



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, June 11, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Carletta Knox-Seymour
Virginia Wilts
Samantha Dahlby
Richard Pankey
Kim King
Bill Hunse (Arrived Late)

Members Absent: Jim Halverson
Dominique Blank

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

BSD Staff: Kevin Ciabbati, Director

CD Staff: Betty Sheets, Administrative Assistant
Caleb Mason, Redevelopment Analyst

City Council Liaison: Justin Shields

Call Meeting to Order

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll Call

Roll call was answered with seven (7) Commissioners present.

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the May 21, 2015 minutes. Commissioner Overland stated that Commissioner Halverson seconded Commissioner Hulse motion to approve the Preliminary Site Development Plan at 3730 Williams Boulevard SW in a C-2, Community Commercial Zone District with the added condition that no outside sales of merchandise be allowed. Minutes stand approved with corrections.

B. Adoption of the Agenda

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

C. Action Items

1. Case Name: 1225 13th Street NW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by The Meth-Wick Community (Applicant/Titleholder)

Case No: RZNE-017699-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated this is a request to rezone a portion of 1.605 acres to the RMF-2 Zoning District. The bulk of the property is already zoned RMF-2. The rezoning and site plan application is to allow for development of a four-story residential structure on the Meth-Wick Community Campus. The property is vacant land with the exception of the parcel proposed for rezoning, which has a single-family home. The home would be demolished if the rezoning and site plan are approved. The proposed structure will have parking, storage units and a lobby on the ground floor and 18 residential units on the other three levels. Mr. Zakostecky presented a Location Map, General Information, Aerial Photo, Site Plan and Renderings.

Commissioner Overland called for questions of Mr. Zakostecky. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Tred Schnoor, Schnoor-Bonifazi Engineering, 431 5th Avenue SW stated he would be happy to answer questions of the Commission.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Wilts made a motion to approve the change of zone from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Hunse arrived at 3:10pm

2. Case Name: 102 16th Avenue SW (Conditional Use)

Consideration of a Conditional Use for Dwelling Unit on the Ground Floor in a C-3, Regional Commercial Zone District as requested by Robert and Jitka Schaffer (Applicants/Titleholders)

Case No: COND-018013-2015; Case Manager: Dave Houg

Mr. Houg stated this is a request for a Conditional Use to allow for a dwelling unit on the ground floor in a C-3, Regional Commercial Zone District as part of a proposal to construct a 2-story mixed-use building at 102 16th Avenue SW near the Czech Village. The project will add seven (7) residential units to the site and will provide 4,981 s. f. of commercial space on the ground floor. Residential units above the ground floor are allowed in all commercial districts per the Municipal Code. Mr. Houg presented General Information, 2014 Aerial View, Site Plan, Street View and Renderings. Mr. Houg stated that the Board of Adjustments will consider this Conditional Use request at its meeting on July 13, 2015.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Dahlby asked if this project would front the street or the parking lot. Mr. Houg stated it fronts to the street.

Commissioner Wilts asked if the resident next to the building was contacted. Mr. Houg stated that the applicant owns that home.

Commissioner King asked why it had to go to the Board of Adjustments. Mr. Houg stated that because it was residential on the ground floor in a commercial district.

Commissioner Overland called for a representative of the applicant. The applicant did not wish to speak.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No member of the public was present.

Commissioner Overland called for a motion. Commissioner Dahlby made a motion to approve of a Conditional Use for Dwelling Unit on the Ground Floor in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated that he thought it was a cool design and there had not been anything on that site for as long as he can remember.

Commissioner Wilts stated that it was going to add to the Czech Village also.

Commissioner Hunse lauded the mixed-use aspect of the project.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

3. Case Name: 600 1st Street SE (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-4, Central Business Zone District as requested by Clock House, LLC (Applicants/Titleholders)

Case No: COND-018044-2015; Case Manager: Dave Houg

Mr. Houg stated this is a request for a Conditional Use approval for an Outdoor Service Area for property owned by Clock House, LLC at 600 First Street SE and zoned C-4, Central Business Zone District. Mr. Houg presented an Aerial Photo, Site Plan, Renderings and stated that this project would go before the Board of Adjustments on July 13, 2015 for final determination.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Hunse asked if the scope of the work was only the patio. Commissioner Overland stated that was correct.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Ahmann Companies, 1641 Boyson Square Drive, Hiawatha, Iowa stated he was available to answer any questions of the Commissioners.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use for Outdoor Service Area in a C-4, Central Business Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

4. Case Name: 200, 210 and 212 3rd Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Kingston Lofts, LLC (Applicant/Titleholder)

Case No. PSDP-018873-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this is a request for Preliminary Site Development Plan approval for the property which are vacant lots formerly developed commercially. The former buildings were demolished due to extensive damage from the Flood of 2008. The proposed improvements on the property are construction of a new four story residential condo building with parking on the

ground level. Since there are no residential units on the ground floor a conditional use is not required. The property is currently zoned C-3, Regional Commercial Zone District. Mr. Zakostecky presented a Location Map, General Information, Aerial Photo, Site Plan and Renderings.

Commissioner Overland called for questions of Mr. Zakostecky.

Commissioner Hunse asked if the City was comfortable with the parking ratio. Mr. Zakostecky stated that the two parking per unit has never been a problem.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Ahmann Companies, 1641 Boyson Square Drive, Hiawatha, Iowa stated he was available to answer any questions of the Commissioners.

Commissioner Overland called for questions of the applicant.

Mr. Pelley stated there would be 2 three bedrooms, even split of one and two bedrooms for the balance with some dens.

Mr. Pelley stated that there is Core Area reduction for required parking due to being in close proximity to the trail system which reduces the required amount down. Parking is provided inside the building at a rate of one stall per bedroom and there is off-site parking space totally 17 spaces.

Commissioner Hunse stated he trusts they feel that is good for the market. Mr. Pelley stated that for this high end of condo that they felt they needed one per bedroom.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland stated that this was an extremely exciting project and the design will make a nice complement to what else is on that street and badly needs to be filled.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Overland stated that was the end of our meeting and there was no new business.

Mr. Mailander asked if anyone was not available for the next meeting which would be July 2nd and prior to the July 4th holiday to let Betty know so that we would have a quorum.

Commissioner Hunse stated that because he was late he missed the minutes and was concerned about one case. Commissioner Overland asked which case. Commissioner Hunse stated it was the Nash Finch project and that the minutes did not reflect several of the items he brought up at the meeting and were missing from the minutes. Commissioner Hunse asked if the minutes were recorded and then transcribed. Commissioner Overland stated that the minutes are recorded and then transcribed after the meeting. Commissioner Overland stated that if Commissioner Hunse felt some comments were missed, they would be added and the minutes will be approved at the next meeting. Commissioner Hunse wanted these concerns added to the minutes: about fire truck routes and maneuver space, semi-truck routes and maneuver space, trash enclosures, parking impact, traffic visibility triangle impacts, and sidewalk/pedestrian access to the southern buildings, sand / oil interceptors throughout the site and required egress from the rear of larger buildings and ADA route to R/W.

The meeting was adjourned at 3:30 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development