



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, September 24, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice Chair
Virginia Wilts
Samantha Dahlby
Richard Pankey
Dominique Blank
Bill Hunse

Members Absent: Kim King
Carletta Knox-Seymour

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Chris Strecker, Civil Engineer
Johnny Alcivar, Development Services Specialist

CD Staff: Jeff Hintz, Planner
Bill Micheel, Assistant Director
Betty Sheets, Administrative Assistant

Call Meeting to Order

The meeting was called to order at 3:03 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 minutes. Commissioner Overland stated with no additions or corrections, the September 10, 2015 Minutes stand approved.

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: 4015 Mt Vernon Road SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-2, Community Commercial Zone District as requested by Hy-Vee, Inc. (Applicant/Titleholders)

Case No. PSDP-008537-2014; Case Manager: Chris Strecker

Mr. Strecker presented the criteria for a Preliminary Site Development Plan and stated the applicant is requesting Preliminary Site Development Plan approval for the property located at 4015 Mt. Vernon Road SE. The property is currently zoned C-2, Community Commercial Zone District. The proposal is to construct a convenience store and car wash; the existing dental office will be removed. Mr. Strecker presented a Preliminary Site Development Plan, Location Map, Aerial Photo/Zoning and a Site Plan. Mr. Strecker also stated that two objections have been received for this project.

Commissioner Overland called for questions of Mr. Strecker.

Commissioner Hunse asked if there was a city bus route on Mount Vernon. Mr. Strecker said yes. Commissioner Hunse asked if there was a pedestrian connection between the medical facility and the Convenience store. Mr. Strecker stated that currently there is not a connection but it can be addressed with the applicant.

Commissioner Overland called for a representative of the applicant.

Brian Vogel, Hall & Hall Engineers, 1860 Boyson Road and Randy Downs, Hy-Vee Engineering Department and Kacie Bonjour, Hy-Vee Real Estate Department, 5820 Weston Parkway, West Des Moines

Commissioner Overland called for questions of the applicant.

Commissioner Hunse asked again if there was a pedestrian connection between the medical facility and the Convenience store. Mr. Downs stated that they would have to look at the grades between the two facilities. Mr. Downs stated that three driveways have been reduced to one driveway since the beginning of this project.

Commissioner Overland called for members of the public who wished to speak.

Gordon Epping, 1118 Forest Glen Court SE; John Young, 1206 Forest Glen Court; John Lutz, 4024 Mount Vernon Road SE; Feldie Schwab, 1025 39th Street SE; and Keith Sands, 1130 Forest Glen Court SE expressed their concerns:

- Lighting Issues on canopy as well as continuing lighting issues from Hy-Vee store
- Concern for school children safety
- Traffic to main Hy-Vee Store, possible Right-in Right-out restriction?
- Environmental/Sanitary Sewer and storm drains
- Stormwater drainage
- Blocking sidewalk

Mr. Vogel and Mr. Downs were asked to return to answer questions.

Commissioner Overland asked regarding stormwater detention, where is the existing detention basin currently. Mr. Vogel stated the existing basin is behind the Hy-Vee grocery store which was expanded with the Hy-Vee remodel and the storm water will be piped into that basin. Mr. Downs stated that once the convenience store and gas station are built there is capacity based on the expansion.

Commissioner Overland stated that some of the issues will have to be handled when the medical clinic is reviewed.

Commissioner Overland asked about the lighting. Mr. Downs stated that all the lighting is LED and the lighting on the canopy faces down. Mr. Downs stated he would speak with store director about blocking light from the store so that it is not shining on the neighbors.

Commissioner Pankey asked about the pedestrian access to the convenience store to work with the medical center.

Mr. Downs stated the clinic would not have to do anything as there would be only one driveway between the clinic and the gas station. Right-in and right-out was not recommended by City staff.

Commissioner Pankey said it looks like they have done a nice job with safety and access and what they have done is the best solution.

Mr. Downs further stated that the bus goes into the Hy-Vee parking lot.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Preliminary Site Development Plan in a C-2, Light Community Commercial Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Halverson stated that he heard the concerns of the citizens, however the consolidation of the driveway will help satisfy the safety concerns and that Hy-Vee has done a nice job of site design.

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

2. Case Name: 1005 3rd Avenue SW and 328 Rockford Road SW (Rezoning W/Preliminary Site Development Plan)

Consideration of a change of zone from I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District to C-2, Community Commercial Zone District and approval of a Preliminary Site Development Plan as requested by JABAM, LLC (Applicants/Titleholders)

Case No: RZNE-020591-2015; Case Manager: Johnny Alcivar

Mr. Alcivar presented the criteria for a Rezoning and stated this is a request to rezone 1.06 acres to the C-2 Zone District to allow for the development of a two-story multi-use building and a one-story retail building. The properties are currently zoned I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District but are currently used for commercial purposes. The existing building is currently used for general retail purposes housing a locksmith and has previously been used as a convenience store and consignment store. This rezoning request will be followed by a request for Conditional Use approval for ground floor residential in the C-2, Zoning District at the next City Planning Commission meeting. The applicant held a neighborhood meeting and no major issues were identified. Mr. Alcivar presented a Location Map, General Information, Aerial Photo, Zoning, Street View, Site Plan and a Concept plan.

Commissioner Overland called for questions of Mr. Alcivar.

Commissioner Hunse asked about sidewalk to the bus. Mr. Alcivar stated there were three doors to the sidewalk.

Commissioner Overland called for a representative of the applicant.

Bob Butschi, 375 Collins Road NE

Commissioner Overland called for questions of the applicant.

Commissioner Dahlby asked how many apartments would be on the upper level. Mr. Butschi said seven (7) apartments would be on the upper level. On the lower level two apartments and four commercial suites will be built.

Commissioner Hunse asked how the residents will get to the bus. Mr. Butschi said that they will walk out the back to the parking lot and to the bus on 3rd Avenue. Mr. Alcivar stated that City staff would work with the applicant to ensure that the sidewalk would access the street to the bus.

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the change of zone from I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District to C-2, Community Commercial Zone District with a Preliminary Site Development Plan. Commissioner Wilts 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.

3. Case Name: 2360 Edgewood Road SW (Conditional Use W/Preliminary Site Development Plan)

Consideration of a Conditional Use with a Preliminary Site Development Plan for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Chipotle Mexican Grill, Inc. (Applicant) and Edgewood Partners, LLC (Titleholder)
Case No: COND-021486-2015; Case Manager: Dave Houg

Mr. Houg presented the criteria for a Conditional Use and stated that Chipotle Mexican Grill, Inc. is requesting Conditional Use with a Preliminary Site Development Plan approval for an “Outdoor Service Area” for property at 2360 Edgewood Road SW, Suite 110 which is zoned C-2, Community Commercial Zone District. Mr. Houg presented a Location Map, General Information, Zoning Map, Street View, Site Plan, Rendering example of another site.

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

Commissioner Overland called for a representative of the applicant.

Justin Johnson, 15 Ninth Avenue N, Hopkins, MN

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 wished to speak.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Conditional Use with a Preliminary Site Development Plan request for Outdoor Service Area in a C-2, Community Commercial Zone District. Commissioner Blank 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: 1010 3rd Street SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by T.U.S.K. LLC (Applicant/Titleholders)
Case No. PSDP-021975-2015; Case Manager: Dave Houg

Mr. Houg stated the applicant is requesting Preliminary Site Development Plan approval for the property located at 1010 3rd Street SE. This site currently contains a historic commercial building commonly referred to as the “White Elephant”. The property is currently zoned C-3, Regional Commercial Zone District. The proposal is to construct an addition to the existing

structure for commercial and office space. Mr. Houg presented a Preliminary Site Development Plan, Location Map, General Information, Zoning Map, Aerial View, Site Plan and two Renderings.

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

Commissioner Wilts asked why the design review committee asked for the windows. Mr. Houg suggested making the building look nicer.

Commissioner Overland called for a representative of the applicant.

Mr. Botkin and Laurie Konecny of 119 Ridge Drive, Fairfax are co-owners of T.U.S.K. LLC

Commissioner Overland called for questions of the applicant.

Commissioner Overland asked why there were no windows on the one side. Mr. Botkin stated that there were mechanical rooms on that side and it was a fire wall. A kitchen will be on the bottom level, cabinets and kitchen serving area. Mr. Botkin stated that transit lighting would be added.

Commissioner Dahlby asked if bicycle accommodations would be provided. Mr. Botkin stated that they would be provided.

Commissioner Pankey asked if putting in the transit windows created challenges or hardships. Mr. Botkin stated that this would not present a challenge. Since it was a fire wall Mr. Botkin stated that they can be installed. Commissioner Pankey stated that the look of the outside would make it nicer, however, did not want to cause a hardship. Mr. Zakostelecky stated that wall did not need to be a firewall.

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

Commissioner Overland called for a motion. Commissioner Wilts made a motion to approve the Preliminary Site Development Plan in an I-1, Light Industrial Zone District with the addition of a couple windows to the side of the building. Commissioner Halverson 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.

5. Case Name: 107 and 109 4th Avenue SW; 404, 406, 416, 418, 422, 424 and 426 1st Street SW and 108 5th Avenue SW (Rezoning W/Preliminary Site Development Plan)

Consideration of a change of zone from C-3, Regional Commercial Zone District to C-4, Central Business Zone District and approval of a Preliminary Site Development Plan as requested by Hobart Restoration(Applicant) and City of Cedar Rapids (Titleholders)

Case No: RZNE-021491-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated the applicant is requesting rezoning to allow for development of a mixed use six story building on City-owned property. The development would include commercial uses on the ground floor and residential dwellings on the other five floors. The Future Land Use Map

in EnvisionCR, the City's Comprehensive Plan shows the property as "Downtown" Land Use Typology Area. Mr. Zakostelecky presented General Information, Zoning Map, Aerial View, Site Plan, and two Renderings (front and back).

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

Commissioner Overland called for a representative of the applicant.

Mike Dryden, Ament Design 1428 29th Street NE, Al Varney, Ament Design, 625 32nd Avenue SW and B. J. Hobart, Hobart Restoration, 3330 Southgate

Commissioner Halverson left the meeting at 4:06 pm

Commissioner Overland called for questions of the applicant.

Commissioner Hulse asked how the deliveries to the commercial properties would be delivered. Mr. Varney stated that there is access through the elevator lobby in the back to a corridor inside the back of the building.

Commissioner Blank asked about the units being partially owner occupied. Mr. Varney stated that currently levels 2, 3 4 are rental and levels 5 and 6 are owner occupied.

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

Commissioner Overland called for a motion. Commissioner Hulse made a motion to approve change of zone from I-1, Light Industrial Zone District to R-3, Single Family Residence Zone District with a Preliminary Site Development Plan. Commissioner Blank 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.

New Business

- Storm Water Commission update – Stacie Johnson

The PowerPoint presentation was emailed to all Commissioners following the meeting for their information.

The meeting was adjourned at 4:40 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development