



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, October 15, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Carletta Knox-Seymour (Arrived at 3:00pm)
Virginia Wilts
Samantha Dahlby
Richard Pankey
Kim King
Dominique Blank
Bill Hunse

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

CD Staff: Jennifer Pratt, Interim Director
Caleb Mason, Economic Development Analyst
Betty Sheets, Administrative Assistant

Call Meeting to Order

The meeting was called to order at 2:58 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 nine (9) 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 24, 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: 217 and 221 7th Avenue SW and 709 3rd Street SW (Rezoning)

Consideration of a change of zone from R-TN, Traditional Neighborhood Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by Cedar Venture LLC (Applicant) and City of Cedar Rapids (Titleholder)
Case No: RZNE-022039-2015; Case Manager: Johnny Alcivar

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of this rezoning request.

Mr. Alcivar stated this is a request to rezone two City-owned lots from the R-TN, Traditional Neighborhood Residence Zone District to the RMF-2, Multiple Family Residence Zone District to allow for the potential development of a multi-story senior housing building. The properties are currently vacant and were zoned by the City to R-TN to allow construction of single-family homes as part of the ROOTs Program. If the proposed senior housing project moves forward, a Preliminary Site Development Plan application will be required showing site and building design details. Mr. Alcivar presented a Location Map, General Information, Aerial Photo, Zoning Map, Street View and Next Steps.

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

Commissioner Overland called for a representative of the applicant. No applicant wished to speak.

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 Blank made a motion to approve the change of zone from R-TN, Traditional Neighborhood Residence Zone District to the 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.

2. Case Name: 1005 3rd Avenue SW and 328 Rockford Road SW (Conditional Use)

Consideration of a Conditional Use Request for Dwelling Units on Ground Floor in a C-2, Community Commercial Zone District as requested by JABAM, LLC (Applicants/Titleholders)
Case No: COND-022045-2015; Case Manager: Johnny Alcivar

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of this conditional use request.

Mr. Alcivar stated the titleholder for the property is JABAM, LLC and is requesting a Conditional Use to allow for dwelling units located on the ground floor following a rezoning to a C-2, Community Commercial Zone District.

Mr. Alcivar stated the Preliminary Site Development Plan shows a two-story building, where the first floor provides a mix of commercial/retail and residential space, with one or two dwelling units, and all residential space on the second floor. Residential units above the ground floor are allowed in all commercial districts per the Municipal Code. The Planning Commission is being asked to weigh in on whether residential units on the ground floor are appropriate for this site. Mr. Alcivar presented a Location Map, General Information, Aerial Photo, Zoning Map, Street View, Site Plan and Next Steps.

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

Commissioner Hunse stated that the comments made previously by the Commission on this application were not reflected on the site plan. Mr. Alcivar stated that the applicant was aware of the comments and was going to reflect them prior to the public hearing to City Council on October 20th.

Commissioner Blank asked staff to clarify the stormwater management area. Mr. Alcivar showed the Commissioners the area of the stormwater management on the site plan.

Commissioner Hunse asked about ADA access to the retail area. Mr. Alcivar stated that there would be ADA parking near the retail area.

Commissioner Overland called for a representative of the applicant.

Bob Butschi, 375 Collins Road NE stated that he was able to add a sidewalk to the bus stop.

Commissioner Hunse asked about the ADA access to the retail area. Mr. Butschi stated that it was required by City code and would be made available.

Commissioner Hunse stated careful review of what constitutes point of arrival relative to public transportation to access of a site would be worth looking into.

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 Pankey made a motion to approve the conditional use request for Dwelling Units on ground floor in a C-2, Community Commercial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Pankey stated that he was happy to see this property being redeveloped.

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

3. Case Name: 1033 10th Street NW, Vacant Land between 806 and 818 10th Street SW (GPN 142943201100000), 421 5th Avenue SW and 427 th Avenue SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by City of Cedar Rapids (Applicant/Titleholder)
Case No: RZNE-022127-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky presented the City Planning Commission Criteria for Recommendation and Action.

Mr. Zakostelecky stated this is another round of City-owned properties brought before the City Planning Commission for rezoning. These properties are being requested for rezoning to R-TN, Residential Traditional Neighborhood Zone District in order to remove technical barriers to redevelopment.

Mr. Zakostelecky further stated that it is anticipated that these properties will be developed as part of the City's ROOTs Program. The Administrative Plan directed by City Council limited the program to infill within the Neighborhood Revitalization Area, the area outside the Construction/Study Area and Greenway as well as the 100-year floodplain. In addition, the City would utilize lots that are being acquired through the Voluntary Acquisition Program and provide those to developers at no cost and in exchange for consideration of the reinvestment of new housing. Mr. Zakostelecky presented three Location Maps, General Information and Next Steps.

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

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 King made a motion to approve the change of zone from R-3, Single Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Knox-Seymour 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.

The meeting was adjourned at 3:18 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development