



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, November 5, 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
Virginia Wilts
Samantha Dahlby
Richard Pankey
Dominique Blank
Bill Hunse

Members Absent: Kim King

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

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 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 October 15, 2015 Minutes stand approved.

B. Adoption of the Agenda

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated that the first item had been removed and with no additions or corrections, the agenda stands approved.

C. Action Items

1. Case Name: Between 1766 Mallory Street SW and 1770 Mallory Street SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and City of Cedar Rapids and Scallon Custom Homes, LLC (Titleholders)

Case No: RZNE-022169-2015; Case Manager: Dave Houg

Mr. Houg stated the property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit. Mr. Houg presented a Street View and Next Steps.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Dahlby asked if these lots would be as wide as the other lots in the neighborhood. Mr. Houg stated that these lots would be about the same and possibly slightly smaller.

Commissioner Overland asked if this was in the flood area. Mr. Houg stated that the homes in this area were flood affected.

Commissioner Overland called for a representative of the applicant.

Paul Scallon, 3610 Spring Valley Road NE stated that 1770 was 37 feet wide and 1766 was 30 feet wide and he planned to make each lot 33.5 feet wide.

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

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

Commissioner Overland called for a motion. Commissioner Blank made a motion to approve the change of zone from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. 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.

2. Case Name: Oak Ridge Estates Fourth Addition (Major Preliminary Plat)

Consideration of a Major Preliminary Plat for Oak Ridge Estates Fourth Addition in a R-1, Single Family Residence Zone District and R-3, Single Family Residence Zone District as requested by Flynn Homes, Inc. (Applicant/Titleholder)

Case No: PRPT-022053-2015; Case Manager: Dave Houg

Mr. Houg stated the applicant; Flynn Homes, Inc. is requesting approval of a Major Preliminary Plat for land located north of Pioneer Avenue SE at 38th Street SE. The property is zoned R-1 and R-3, Single Family Residence Zone Districts. The property was rezoned in 2000 and the proposal is to subdivide the property into 26 lots for future development of single family homes. Mr. Houg presented a Location Map, General Information, Street View and Site Plan.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Hunse asked if Fire vetted this property for access. Mr. Houg stated that Fire reviewed this project.

Commissioner Overland asked if this was previously a heavily wooded site. Mr. Zakostelecky stated that yes it was. The previous developer removed all the trees, but that developer is no longer in business.

Commissioner Knox-Seymour asked about water retention. Mr. Houg stated that the applicant would have to answer this question.

Commissioner Overland called for a representative of the applicant.

Todd Happel, Anderson Bogert, 4001 River Ridge Drive NE stated there is a regional detention site to the east of this property. A lot of the storm sewers in this development are connected to the storm water detention. Mr. Happel further stated the property does not appear to have a lot of top soil. The previous Preliminary Plat had expired and it needed to be reapproved so that the developer can start building next year.

Commissioner Overland said that he hoped City Council will be looking into getting away from developments like this that have a detention basin and develop lots that absorb their own water. This site was heavily graded and top soil was destroyed.

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 Knox-Seymour made a motion to approve the Major Preliminary Plat in an R-1 and R-3, Single Family Residence 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.

D. New Business

- City Planning Commission Work Plan – Seth Gunnerson

Mr. Zakostelecky stated this was the final draft of the work plan with suggested changes at a previous City Planning Commission meeting. Going forward if there were no changes, the Development Committee will review this on November 18 and City Council will approve on December 15.

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

Commissioner Hunse stated he had missed the meeting regarding the draft work plan and asked if the mechanics in our hearings allowed discussion of cases without an applicant present. Mr. Zakostelecky stated the Commission can take action without an applicant present.

Commissioner Overland called for a motion. Commissioner Blank made a motion to approve the City Planning Commission Work Plan for 2016. 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.

The meeting was adjourned at 3:20 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department