

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, December 3, 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
Kim King
Dominique Blank
Bill Hunse

DSD Staff: Joe Mailander, Manager
Vern Zakosteleyky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Kirsty Sanchez, Planner
Caleb Mason, Economic Development Analyst
Jennifer Pratt, Interim Director
Betty Sheets, Administrative Assistant

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 November 5, 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: Between 1225 Jacolyn Drive SW (Conditional Use)

Consideration of a Conditional Use Request for Residential Dwelling Unit on the ground floor of a property in a C-3, Regional Commercial Zone District as requested by MV Residential Development (Applicant) and J.A.Y. Holdings, LC (Titleholder)
Case No: COND-022191-2015; Case Manager: Dave Houg

Mr. Houg stated the applicant is requesting approval of a conditional use for residential dwelling unit (not senior living as previously reported) on the ground floor of a property zoned C-3, Regional Commercial. The parcel is currently vacant and located at the southeast corner of the intersection of 12th Avenue SW and Jacolyn Drive SW. 51 family apartments are proposed for the site, as well as related amenities including a walking trail and detention pond. The uses will be housed within a 66,000 sq. ft., 3-story structure built toward the northwest corner of the site, with parking located behind the building. Mr. Houg presented General Information, Zoning Map, Renderings and a Site Development Plan. Mr. Houg stated that this project has applied for Iowa Finance Authority tax credits. Mr. Houg stated if approved this project will go before the Board of Adjustments on December 14, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Hunse asked if staff was going to enforce the requirement for pervious paving of those spaces over the minimum number required. Mr. Houg stated this project will not even meet the required number of spaces.

Commissioner Hunse asked if there were provisions made for recycling. Mr. Houg stated that it is not required. Mr. Zakostecky stated that the City does not provide service to multi-family or commercial facilities. Commission Hunse asked that if the City does not pick up at Commercial facilities, then what happens if all Commercial garbage businesses go away. Mr. Zakostecky stated there is plenty of business for the private hauler to keep them in business.

Commissioner Knox-Seymour asked about number three in the Findings which states that the “overall character, uses and density of the neighborhood should have no adverse effects on the community, especially since the development will be senior housing” and now that it is not senior housing will this be different. Mr. Houg stated that since the adjacent property is multi-family housing there is no adverse change to the overall character of the neighborhood.

Commissioner Overland called for a representative of the applicant. No applicant was available.

Commissioner Hunse stated his compliments to the design team. The color rendering is terrific and every bit of this sings quality, joy and delight

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

Commissioner King asked if staff knew why the applicant moved the project from senior housing. Mr. Zakostecky stated that we know of one other application that will be submitted to the State for funding for senior housing which could reduce the chances of this applicant being approved and impact that market. Therefore they may have switched to family residential housing.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Conditional Use Request for Residential Dwelling Units on the ground floor 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 called for a vote on the motion. The motion passed unanimously with none opposed.

2. Case Name: 931 Blairs Ferry Road NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Culver's Water Rock Properties, LLC (Titleholder)
Case No. PSDP-022309-2014; Case Manager: Dave Houg

Mr. Houg stated the applicant is requesting Preliminary Site Development Plan approval for the former industrial site on Blairs Ferry Road NE. A Preliminary Site Development Plan was approved as part of the property's rezoning to commercial in May of this year. The current revisions include a grocery store and a commercial building in addition to a 2-story restaurant and 3-story retail/office building. The proposed development will provide a total of 207 on-site parking spaces. Mr. Houg presented General Information, Zoning Map, Site Development Plan, three Renderings and Turning Movements drawings as well as the conditions of the approval ordinance and site-specification conditions.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Dahlby asked if the plans included bike racks on site. Mr. Houg stated that the applicant is providing bike racks.

Commissioner Hunse stated the reductions for parking have been maxed out including two that are weather-related, that is motorcycles and bicycles. Commissioner Hunse asked if there was another mixed-use project that provided not quite 60% required parking spaces. Mr. Houg stated that he did not know of a project off hand, however, City Council is in favor of parking reductions and approved the reductions that include motorcycle and bicycle parking.

Commissioner Hunse asked about the occupied space above ground. Mr. Houg stated this is a preliminary site plan at this time and that staff does not know what all of the uses will be.

Commissioner Hunse asked if we could consider a condition of approval that all parapets or railings have a sloped or rounded surface so that cell phones or other items would not fall down below. Mr. Houg stated that a condition can be added if the Commission members so vote.

Commissioner Hunse asked for the turning movement plans to be shown again. Commissioner Hunse asked how extended vehicles get out of the spaces shown. Mr. Zakostecky stated that there was a turnaround area by pulling forward and backing up.

Commissioner Hunse asked what the ground use was planned for. This was deferred to applicant.

Commissioner Overland called for a representative of the applicant.

Jacob Hahn, Anderson-Bogert Engineers, 790 11th Street, Marion and Todd Culver, the applicant, 2310 Timber Creek Drive, Marion were available to answer questions.

Mr. Hahn answered as many of the development site plan questions as possible. The restaurant is providing interior grease traps/interceptor.

Commissioner King focused on the last point “The site development plan conforms to all applicable requirements of the City’s Zoning Ordinance and no additional conditions” and we can move for approval. Mr. Zakostelecky said it may not be a preferable design in some people’s eyes but it does meet City code requirements and as we go forward with an Administrative Site Plan and building plans they will have to meet City requirements including building codes. This is a Preliminary Site Plan; it does not show all the details that you will see in an Administrative Site Plan.

Commissioner Pankey stated that if the owners had made their presentation and if there are any members of the public who wish to speak we should hear from them. He stated he believes that the Development Services Department has done a great job of reviewing this project and we should take this and accept recommendations of the staff.

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 Pankey made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Blank stated that the City has done a really good job that there was a pedestrian cross walk put in place to go to the Target shopping center.

Commissioner Overland called for a vote on the motion. The motion passed by a vote of 8 and one opposed.

A. New Business

- Consideration regarding conformity with the City’s Comprehensive Plan for creation of the Miron Construction Urban Renewal Area at 335 French Court SW.
Planner: Caleb Mason

Mr. Mason stated the City Council has initiated proceedings to consider the creation of the Miron Construction Urban Renewal Area Plan. The proposed Urban Renewal Area is approximately 5.27 acres and is generally located on French Court SW between Interstate 380 and 6th Street SW in the City of Cedar Rapids. This district is intended to stimulate private investment, expand economic development through planning and providing land for

new and expanding private development and to achieve a well-balanced diversified economy. Mr. Mason presented a map of businesses near this project, Project Highlights, Renderings and Conformity with EnvisionCR.

Commissioner Overland called for questions of Mr. Mason.

Commissioner Hunse asked if this was adjacent to existing Urban Renewal Area. Mr. Mason said no. Commissioner Hunse asked if five acres was workable size. Mr. Mason stated that in this case there is land out there but we do not know of any projects to include under this Urban Renewal Area and possibly expand the boundaries later. Commissioner Hunse asked if the zoning was appropriate. Mr. Mason stated it was an Industrial zoning. Commissioner Hunse asked if there were more restrictions on the development. Mr. Mason stated that a development agreement will also be negotiated.

Commissioner Knox-Seymour asked to see the slide with the employment statistics.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the creation of the Miron Construction Urban Renewal Area at 335 French Court SW. 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.

- Consider proposed updates to the Czech-Bohemia Overlay District Standards.
Planner: Kirsty Sanchez

Ms. Sanchez stated the proposed Czech Bohemia Overlay District standards will be similar to the MedQuarter Overlay District standards which were adopted earlier this year. Key differences between the current standards and the proposed standards include:

- More detailed design requirements.
- Greater attention to the pedestrian experience.
- The addition of standards regarding site furnishings and landscaping.
- Additional design recommendations that will not be included in the ordinance language but will be part of a proposed Design Guide to give guidance to developers.

Each section of the Guide contains a number of standards which all new development will be required to meet, along with recommendations on best practices. The Guide covers four aspects of building and site design:

1. Building Massing, Orientation and Site Design – Requiring appropriate placement for urban infill development with an emphasis on pedestrian friendly design.
2. Building Design – Requiring high quality of design for new and renovated buildings.
3. Site Furnishings and Landscaping – Recommendations for elements that enhance site design.
4. Signage – Requirements for attractive building signage as well as permitting district wide signage.

Recommendation:

Staff is seeking a recommendation from the City Planning Commission on the following actions:

1. Amend the boundaries of the overlay district to match the boundary of the proposed Czech Village-New Bohemia SSMID (exhibit on next page)
2. Amend Chapter 32 of the Municipal Code, the Zoning Ordinance, Section 32.03.010.C.6.c.i – Czech Bohemia (CB-O) Overlay District through adoption of the Czech Bohemia (CB-O) Overlay District Design Guide, which includes the required Overlay District Standards and Design Recommendations.

Commissioner Overland called for questions of Ms. Sanchez.

Commissioner Knox-Seymour asked how this will encourage pedestrian activity. Ms. Sanchez stated with the standards there is a clear path between parking lots and buildings, making sure to conform to pedestrian friendly standards, clear path, bike rack etc.

Commissioner Hunse assumed this was done by workshops with the City and stakeholders. Ms. Sanchez said staff conducted outreach with several stakeholder groups and held an Open House for property owners to provide feedback on the proposed updates.

Commissioner Overland called for a motion. Commissioner King made a motion to approve the proposed updates to the Czech-Bohemia Overlay District Standards. 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.

- Discussion and Resolution regarding the Highway 30 area study.
Planner: Seth Gunnerson

Commissioner Halverson recused himself.

Mr. Gunnerson is presenting the findings of the Highway 30 Area Study completed by the Corridor MPO with participation by the City of Cedar Rapids and Linn County. This study looked at the effects of development along the corridor. Staff is seeking a recommendation from the City Planning Commission for the City Council to adopt a resolution that would accept the findings of the Highway 30 Area Study. This study was presented to the City Council's Development Committee on November 18, 2015. The Development Committee recommended that the study be sent to the City Planning Commission for review and recommendation prior to going before the full City Council.

Due to recent request for development in the Highway 30 study area and concerns regarding the availability and provision of services, the City of Cedar Rapids submitted a request to the Corridor Metropolitan Planning Organization for the development of a Highway 30 study. In March 2015, the Corridor MPO Policy Board approved executing a contract with HR Green and teaming partner SB Friedman for the project. To view the final study, please visit: http://www.corridormpo.com/images/files/Whats_New/Hwy%2030%20Area%20Study/Amended_Final_Report_102615_with_Policy_Board_Cover.pdf

The study area shown in Figure 1 includes portions of the City of Cedar Rapids and unincorporated Linn County. The study is a technical analysis of the multiple impacts from land development, and includes an associated fiscal impact assessment. It is not a plan. More

specifically, the study examines the following in the context of two growth scenarios:

- Determine how the study area would be served with municipal transportation, water, sanitary sewer, and stormwater maintenance;
- Identify environmental impacts to the area based on available information; and
- Complete a fiscal impact analysis for each development scenario to determine if each development scenario is sustainable.

Two growth scenarios were developed as part of the study. Scenario 1, planned growth, depicts development that is consistent with growth allowed by the City of Cedar Rapids and Linn County comprehensive plans. Scenario 2, market-driven growth, depicts a combination of growth allowed by the comprehensive plans, development that aligns with existing development and recent development proposals.

As part of the development of the study, the MPO convened a task force that included representatives from the City of Cedar Rapids, City of Ely, Linn County, and the Iowa Department of Transportation. Representatives from these member jurisdictions, as well as the Iowa DOT, had the opportunity to comment and provide input on the study throughout the process. The study will serve as a resource to member jurisdictions; it supports the policy direction of both the City of Cedar Rapids and Linn County's comprehensive plans.

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

Commissioner Overland called for a motion. Commissioner Dahlby made a motion to approve the Highway 30 Area Study. Commissioner Knox-Seymour seconded the motion.

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

The meeting was adjourned at 4:25 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department