



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

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, March 10, 2016 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 603 Oakland Road NE (Conditional Use)

Consideration of a Conditional Use Request for Motor Vehicle Sales in a C-2, Community Commercial Zone District as requested by Joseph Blount (Applicant/Titleholder)
Case No: COND-022599-2016; Case Manager: Dave Houg

2. Case Name: South of 66th Avenue SW and west of Kirkwood Boulevard SW (Rezoning with a Preliminary Site Plan)

Consideration of a change of zone from C-1, Mixed Neighborhood Convenience Zone District to C-2, Community Commercial Zone District with a Preliminary Site Plan as requested by The Votroubeck Real Estate Group (Applicant) and Kirkwood Community College (Titleholder)
Case No. RZNE-022606-2016; Case Manager: Johnny Alcivar

New Business



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, February 18, 2016 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Carletta Knox-Seymour
Virginia Wilts
Kim King
Dominique Blank
Anthony Brown
Bill Hunse

Member Absent: Samantha Dahlby

DSD Staff: Vern Zakostelecky, Zoning Administrator
Chris Strecker, Civil Engineer
Johnny Alcivar, Development Services Specialist

CD Staff: Seth Gunnerson, Planner
Jennifer Pratt, Director
William Micheel, Assistant Director
Betty Sheets, Administrative Assistant

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 eight (8) Commissioners present.

A. Approval of the Minutes

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the January 28, 2016 Minutes stand approved.

B. Adoption of the Agenda

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

C. Action Items

1. Case Name: 551 West Side Place SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a I-1, Light Industrial Zone District as requested by West Side Property 103 LLC (Applicant/Titleholder)

Case No. PSDP-021285-2015; Case Manager: Johnny Alcivar

Mr. Alcivar presented the criteria regarding a Preliminary Site Development Plan.

A public hearing was presented for a Preliminary Site Development Plan at 551 West Side Place SW. The applicant is requesting approval to construct a 3-story 60,000 s.f. office building (20,000 per floor) and a 30,000 s.f. maintenance building. Mr. Alcivar presented the Preliminary Site Plan criteria as well as the Location Map, General Information and Street View.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in an I-1, Light Industrial Zone District. Commissioner Knox-Seymour seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously.

2. Case Name: 4350 16th Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Casey's Marketing Company (Applicant) and JAY Holdings LC (Titleholder)

Case No. PSDP-022264-2015; Case Manager: Chris Strecker

A public hearing was presented for a Preliminary Site Development Plan at 4350 16th Avenue SW to construct a 4,069 s.f. convenience store. The property is currently vacant land. Mr. Strecker presented General Information, Aerial Photo/Zoning, Site Layout and Renderings. An Administrative Site Development Plan will be reviewed as part of City process.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Blank seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

3. Case Name: Gardenview Third Addition (Major Preliminary Plat)

Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District as requested by Gardenview, Inc. (Applicant/Titleholder)

Case No. PRPT-022397-2015; Case Manager: Chris Strecker

A public hearing was presented for a Major Preliminary Plat for Gardenview Third Addition. The applicant is requesting approval for the agricultural land located at Belle Street SW and Bryant Boulevard SW. The property is currently used for agriculture and is currently zoned R-2, Single Family Residence Zone District. The proposal is to extend existing streets and subdivide the property into 42 numbered lots for single-family homes, 1 lettered lot for storm water detention and 1 lot for future development. Mr. Strecker presented a Location Map, General Information, Aerial Photo/Zoning and a Preliminary Plat.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Major Preliminary Plat in an R-2, Single Family Residence Zone District. Commissioner Knox-Seymour seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

4. Case Name: Williams Boulevard SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Unity Point Health (Applicant) and Menards, Inc. (Titleholder)
Case No. PSDP-022448-2016; Case Manager: Chris Strecker

A public hearing was presented for a Preliminary Site Development Plan for property that is currently land that is part of the Menards site. The land is being platted to create a separate lot. The applicant is applying for Preliminary Site Development Plan approval to construct a 24,000 s.f. medical clinic with physical therapy and lab facility. An Administrative Site Development Plan will be reviewed as part of the City process.

Following discussion, Commissioner Halverson 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 King seconded the motion.

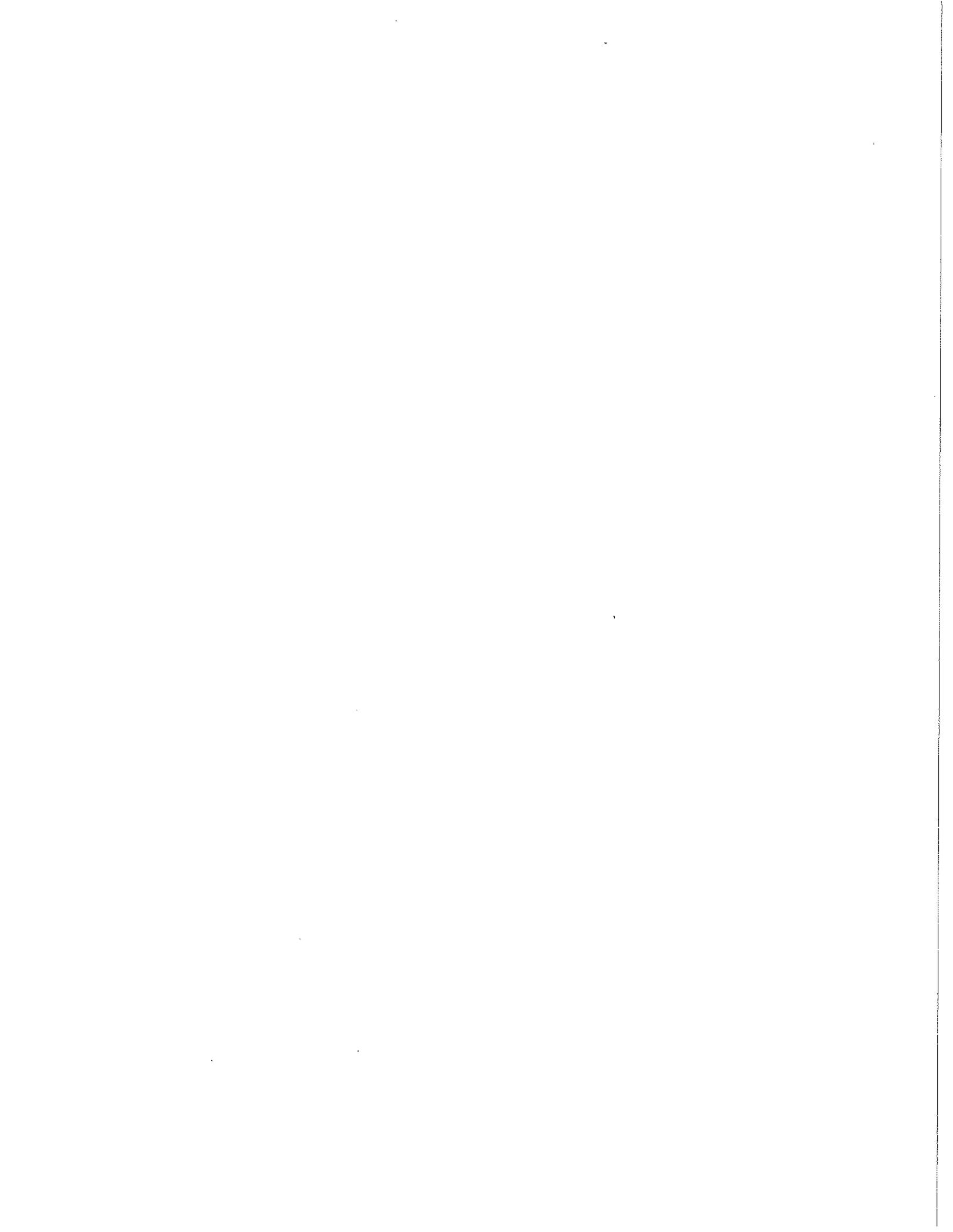
No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

It was suggested that traffic study training would be beneficial for a future City Planning Commission meeting.

The meeting was adjourned at 3:50 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department





Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5168

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use for Vehicle Sales in C-2

CPC Date: March 10, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Joseph Blount
Titleholder: Joseph Blount

Location: 603 Oakland Road NE
Request: Conditional Use approval for Motor Vehicle Sales in a C-2, Community Commercial Zone District

Case Manager: David Houg, Plats & Zoning Conditions Coordinator
Case Number: COND-022599-2016

BACKGROUND INFORMATION:

The applicant is requesting approval of a Conditional Use for Motor Vehicle Sales within a C-2 zoning district at 603 Oakland Road NE as requested by Joseph Blount.

The site details are as follows:

Total site area – 8,840 sf
Existing structure size - 1,562 sf
Percentage of site covered – 100%
Parking required & provided - 4 spaces

FINDINGS:

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

- 1. That the conditional use applied for is permitted in the district within which the property is located.**

Staff Comments: Automobile sales are permitted in a C-2 district as a Conditional Use.

- 2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

Staff Comments: The Future Land Use Map of the City's Comprehensive Plan designates the property as Urban-Medium Intensity. The Comprehensive Plan encourages sites to maintain the character of the neighborhood and protect residential uses from commercial uses, however this site is already developed: originally as a gas station and later used for automotive sales. The residential uses within the area are not adjacent and no objections have been received.

- 3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.**

Staff Comments: The proposed development is consistent with the overall character, uses and density of the neighborhood and is not expected to have adverse effects on the community. The site has functioned as a gas station and then a car dealership since 1954.

- 4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.**

Staff Comments: The site is completely paved and the existing building has been used for auto sales in the past. There are no proposed changes to the current building design or operation of the site other than reconfiguring of parking spaces and creation of a pedestrian access to the public sidewalk.

- 5. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.**

Staff Comments: All services are currently available to serve the lot.

- 6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.**

Staff Comments: The proposed development will comply with all additional standards from the Ordinance.

- 7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

Staff Comments: The applicant is continuing an existing use of the site, and is not proposing additional changes.

- 8. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)**

Staff comments: This item is not applicable.

9. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff comments: The site development plan conforms to all applicable requirements of this Ordinance. The applicant is reusing an existing site, and is not proposing significant changes.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following condition as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions or remove the recommended condition.

1. That prior to issuance of a Certificate of Occupancy, evidence of an acceptable perpetual access agreement to allow access across the Iowa Electric Light & Power Company property is required.

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: March 10, 2015

To: City Planning Commission
From: Development Services Department

Applicant: The Votroubek Real Estate Group
Titleholder: Kirkwood Community College

Location: South of 66th Avenue SW and west of Kirkwood Boulevard SW
Request: Change of zone from C-1, Mixed Neighborhood Convenience Zone District to C-2, Community Commercial Zone District.

Case Manager: Johnny Alcivar, Development Services Specialist r,
Case Number: RZNE-022606-2016

BACKGROUND INFORMATION:

This is a request to rezone 1.8 acres to the C-2 Zone District to allow for the development of a commercial/retail building with drive-thru lanes. The property is currently zoned C-1 and has not been previously developed. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The applicant held a neighborhood meeting on March 2, 2016 and no major issues were identified.

The Preliminary Site Development Plan as submitted includes the following:

- Single story commercial building.
- Total building area – 9,400 SF.
 - 7,000 SF Food Establishments
 - 2,400 SF Retail
- Total parking – 72 spaces including 4 ADA-accessible spaces.
- Two accesses shown from a private street, Preston Terrace Court SW.

Additional information:

- Existing sidewalks and ADA ramps not meeting current standards will be required to be brought up to compliance.
- Storm Water Quality and Detention requirements will be met or exceeded with the detailed design at the time of an Administrative Site Development Plan submittal.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.

Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.

2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: The subject property is shown as “Urban-Medium Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:

a) FORM/USE/INTENSITY CHARACTERISTICS:

i. Residential densities should range from small to lot single-family to four story apartment buildings.

Staff Comments: The proposed development does not include any residential use.

ii. Non-residential or mixed use FAR is maxed at 1.0.

Staff Comments: The proposed FAR (Floor Area Ratio) will be 0.12.

iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.

Staff Comments: Not applicable, as this is an in-fill project.

iv. Encourage more transportation, housing, and shopping choices in close proximity to each other.

Staff Comments: The proposed development will offer commercial uses in close proximity to existing residential areas, the College Community School District Complex and Kirkwood Community College.

b) COMPATABILITY CHARACTERISTICS:

i. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.

Staff Comments: The proposed development does not include any vertical integration but provides the off-street parking required.

ii. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.

Staff Comments: The proposed development provides a transition from a multi-family residential area, located to the north, south, and west of the site, to an office-service area, located to the east of the site.

iii. Larger commercial or office uses should cluster around arterial streets and rail lines.

Staff Comments: Not applicable to this proposal.

iv. Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.

Staff Comments: Not applicable to this proposal.

v. Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.

Staff Comments: The proposed development provides a transition in the intensity of uses.

vi. Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.

Staff Comments: The proposed development will provide neighborhood retail uses at a location with good connectivity.

vii. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.

Staff Comments: The proposed development meets the requirements for landscaping, buffering and screening providing quality streetscapes which will enhance the area's livability.

Based on the analysis above of the "Land Use Criteria and Descriptions" in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City's Comprehensive Plan.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The surrounding area includes residential, educational and office-service uses. Multi-family residential uses lie to the north, south and west of the site. Kirkwood Community College lies to the east of the property. The proposed development is consistent with the goals and objectives of the City Council and the Comprehensive Plan as it would provide a transitional intensity of use between the two areas.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The location is suitable for all uses permitted in the C-2, Community Commercial Zone District.

- 5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.**

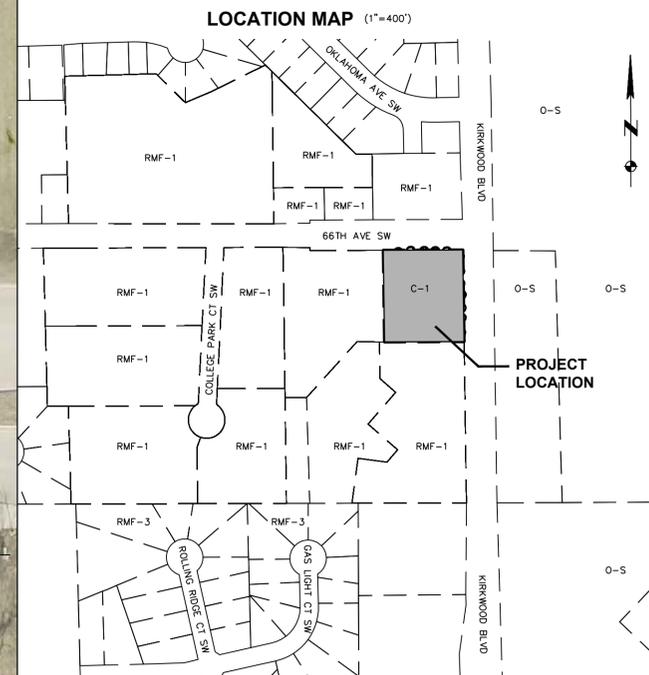
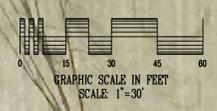
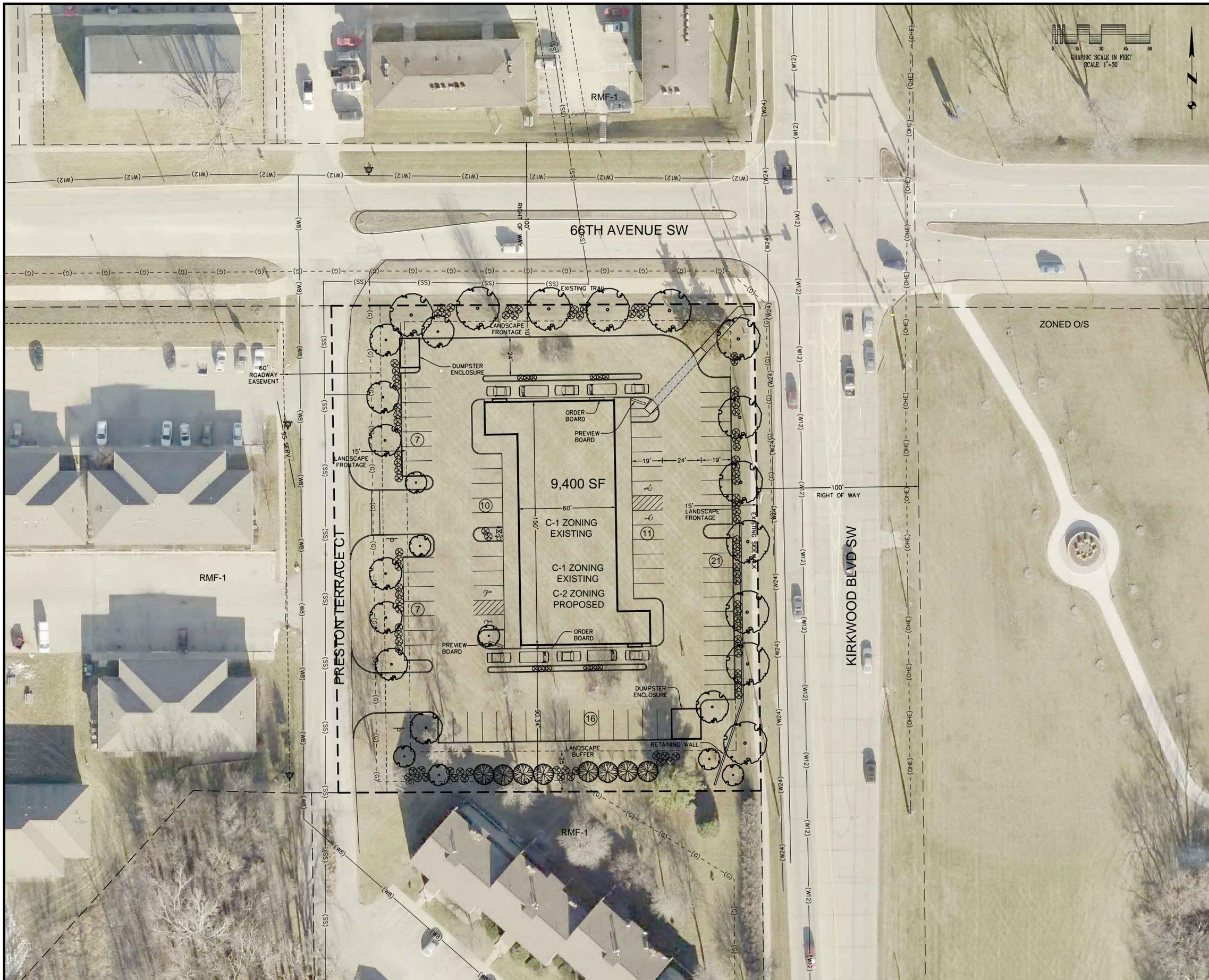
Staff Comments: The proposed rezoning and accompanying site development plan includes a one-story building that falls within the scale of the existing neighborhood. With the property having street frontage on three sides, there will be a separation from the building and existing residential uses to the north and to the west. The required bufferyard is depicted for the residential uses located to the south.

- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Comments: The surrounding land is currently developed, so the property requested for rezoning will be served by all City services. Adequate levels of services to the existing area will not be affected.

RECOMMENDED CONDITIONS:

Staff recommends approval of this request with no conditions at this stage of the process. The City Planning Commission may decide to include conditions prior to a recommendation of approval.



ZONING INFORMATION

APPLICANT

THE VOTROUBEK REAL ESTATE GROUP
 PH: 319-210-2622
 Brent@votroubekgroup.com
 CONTACT: BRENT VOTROUBEK

DIMENSIONAL STANDARDS

FRONT BUILDING: 0 FEET
 SIDE BUILDING: 0 FEET
 CORNER SIDE BUILDING: 0 FEET
 REAR BUILDING: 0 FEET

OWNER

KIRKWOOD COMMUNITY COLLEGE
 FACILITIES FOUNDATION
 6301 KIRKWOOD BLVD SW
 CEDAR RAPIDS, IA 52404

ZONING AND USE

EXISTING ZONING: C-1
 EXISTING USE: VACANT LOT
 PROPOSED ZONING: C-2
 PROPOSED USE: RETAIL AND RESTAURANT

LEGAL DESCRIPTION

LOT 2, HAWKEYE PLAZA,
 FIRST ADDITION

PARKING REQUIREMENTS

FIRST FLOOR: 7,000 SF RESTAURANT (10/1000) AND 2,400 SF RETAIL (3/1000)
 REQUIRED: 70 + 7.2=77.2 SPACES REQUIRED PRIOR TO ALLOWED REDUCTIONS
 REDUCTIONS: 500' OF BUS ROUTE: 3.9
 1/4 MILE OF TRAIL: 3.9
 REQUIRED: 69.4 SPACES REQUIRED
 PROVIDED: 72 SPACES PROVIDED

STORM WATER NOTE

ALL STORM WATER QUALITY AND DETENTION REQUIREMENTS WILL BE MET OR EXCEEDED WITH THE DETAILED DESIGN AND WILL BE SUBMITTED WITH THE PLAN OF IMPROVEMENTS SUBMITTAL

LANDSCAPE REQUIREMENTS

KIRKWOOD BLVD
 STREET TREES - MAJOR ARTERIAL - NONE PROVIDED
 STREET FRONT -
 TREES: 1 TREE/40 LF: 300/40=7.5 = 8 TREES REQUIRED
 7 TREES PROVIDED AFTER SIGHT DISTANCE

SHRUBS: 208 LF PARKING X 0.66= 137 LF
 137 LF/4' PER SHRUB=34 SHRUBS REQUIRED
 34 SHRUBS PROVIDED

66TH AVENUE SW

STREET TREES - NONE PROVIDED
 STREET FRONT -
 TREES: 1 TREE/40 LF: 231/40=5.7 = 6 TREES REQUIRED
 7 TREES PROVIDED AFTER SIGHT DISTANCE

SHRUBS: 6 SHRUBS/ 1000 SF REQUIRED
 10'X300'=3000 SF: (3000 SF/1000 SF)X6=18 REQ'D
 18 SHRUBS PROVIDED

PRESTON TERRACE COURT

STREET TREES - NONE PROVIDED
 STREET FRONT -
 TREES: 1 TREE/40 LF: 300/40=7.5 = 8 TREES REQUIRED
 5 TREES PROVIDED AFTER SIGHT DISTANCE AND DRIVEWAYS

SHRUBS: 128 LF PARKING X 0.66=84.5 LF
 84.5 LF/4' PER SHRUB=21.1 SHRUBS REQUIRED
 22 SHRUBS PROVIDED

REQUIRED BUFFER YARD - SOUTH PROPERTY LINE

25' - LIVE SCREEN OPTION

PARKING LANDSCAPING

TREES: 1 TREE/12 STALLS
 72/12=6 = 6 TREES REQUIRED
 6 TREES PROVIDED

Contact Person	BRENT W. JACKMAN
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E-Mail Address	brent1@halleng.com
Date Submitted	02/10/2016 REZONING
Date Submitted	02/29/2016 REZONING

DRAWN BY: BWJ			
CHECKED BY: XXX			
APPROVED BY: XXX			
DATE: 02/10/2016			
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED DATE

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KIRKWOOD BLVD DEVELOPMENT
 LOT 2, HAWKEYE PLAZA FIRST ADDITION
 CEDAR RAPIDS, IOWA

