



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, January 28, 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  
Samantha Dahlby  
Kim King  
Dominique Blank  
Anthony Brown  
Bill Hunse

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

CD Staff: Seth Gunnerson, Planner  
Jeff Hintz, 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 nine (9) 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 7, 2016 Minutes stand approved.

## **B. Adoption of the Agenda**

Commissioner Halverson called for any additions or corrections to the amended agenda. Commissioner Halverson stated that Case No. 3 and Case No. 4 would be moved to the top of the amended agenda stands approved.

## **C. Action Items**

### **1. Case Name: 510 5<sup>th</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use Request for Day Care Center in an R-3D, Two Family Residence Zone District as requested by Dawn Stephens (Applicant) and St. Wenceslaus Catholic Church (Titleholder)

***Case No: COND-022379-2015; Case Manager: Dave Houg***

Mr. Houg presented the criteria for recommendation and action on a Conditional Use. Mr. Houg stated this was a request for a day care. The property consists of a single parcel containing a church, rectory and community center. The applicant is requesting a conditional use to allow a Day Care Center to operate from the community center. There are no proposed changes to the external site layout. Mr. Houg presented General Information, Zoning Map, Aerial View, Site Plan, and Street View and stated that if approved this case would go before the Board of Adjustments on February 8, 2016.

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

Commissioner Halverson called for a representative of the applicant.

Dawn Stephens, representing the Oak Hill Jackson Neighborhood Association, 1230 5<sup>th</sup> Street SE appeared.

Commissioner Halverson called for questions of the applicant.

Commissioner Blank asked if there would be an outdoor play area. Ms. Stephens stated that Sinclair Park is located next door. Commissioner Brown asked if the park would be fenced. Ms. Stephens stated the park is fenced.

Commissioner Dahlby asked if changes need to be made for flood mitigation. Ms. Stephens said the church has complied with all flood mitigation standards, the Fire Marshall and Zoning said they cannot do anything in the basement of this property.

Commissioner Knox-Seymour asked how many children they planned to have in the day care. Ms. Stephens stated there would be a maximum of 20 children and has 14 currently. Ms. Stephens said she currently has two staff members and parental volunteering.

Commissioner Hunse asked if ADA standards were met. Ms. Stephens stated that they were. Commissioner Hunse stated that he would like to go on the record noting that there are different construction types for buildings serving as a classroom versus day care and asked if the building had been occupied in the past year. Mr. Houg stated that this building is classified as a community center and will not be classified as a change of use.

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

Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Conditional Use Request for Day Care Center in an R-3D, Two Family Residence Zone District. Commissioner Dahlby seconded the motion.

Commissioner Halverson called for discussion on the motion. No further discussion.

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

## **2. Case Name: 3321 and 3415 J Street SW (Conditional Use)**

Consideration of a Conditional Use Request for a Contractor's Shop with an Outdoor Storage Area in a C-3, Regional Commercial Zone District as requested by High Properties (Applicant) and Paul Daniel Pate (Titleholder)  
**Case No: COND-022403-2015; Case Manager: Dave Houg**

Mr. Houg stated that this property consists of two undeveloped parcels. The applicant is requesting conditional use approval to construct a contractor's shop with associated outdoor storage under an acre in size. Mr. Houg presented General Information, Aerial View, Site Plan, Elevation, Street View from J Street, Street SW, View from 33<sup>rd</sup> Avenue SW, Topography. Mr. Houg further stated that if approved, this Conditional Use request would be heard by the Board of Adjustments on February 8, 2016.

Commissioner Halverson called for questions of Mr. Houg.

Commissioner Knox-Seymour asked if there was another storage facility that we heard before. Mr. Mailander stated that there was one near J Street and 33 about a year and half ago.

Mr. Houg stated that one objector had called that lives along 33<sup>rd</sup> and stated that there was a lot of crime along J Street and would not like to see more development.

Commissioner Knox-Seymour asked again if there would be two storage facilities in the area.

Mr. Mailander stated that there was a request for a storage facility at J Street and 33<sup>rd</sup> Avenue from a different applicant. Mr. Mailander further stated that this is not a storage facility but High Properties using this as their maintenance shop and not rental facility.

Commissioner Hunse asked where the trash enclosure was located. Mr. Houg stated it is not a requirement to have a dumpster on site. Commissioner Hunse asked if it was 100% recycle. Commissioner Hunse asked about parking. Mr. Houg suggested the applicant could answer these questions.

Commissioner Halverson called for a representative of the applicant.

Darryl High, 5471 C Street SW appeared.

Commissioner Halverson called for questions of the applicant.

Commissioner Hunse asked where the trash enclosure was located. Mr. High stated that it would be behind the fenced in area of the yard. Commissioner Hunse asked if it was private pick up. Mr. High stated that it was. Commissioner Hunse asked if it was a self-imposed hardship to let them in. Mr. High stated that they would be there to let the private trash company in to pick up the trash.

Commissioner Blank asked what kind of fencing was going to be installed. Mr. High stated that it would be privacy fencing.

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

Commissioner Hunse asked if there was no requirement for trash and they put it behind the fence, what is the ordinance relative to screening trash? Mr. Houg stated the fence would screen it from view of the street.

Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use request for a Contractor's Shop with Outdoor Storage Area in a C-3, Regional Commercial Zone District. Commissioner Blank seconded the motion.

Commissioner Halverson called for discussion on the motion. No further discussion.

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

**3. Case Name: North of Highway 30, East of Union Drive SW and Hay Field Drive SW (Rezoning) and College Farms Fourth Addition (Major Preliminary Plat)**

- a. Consideration of a change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District as requested by College Farms, LLC (Applicant/Titleholder)  
*Case No. RZNE-022288-2015; Case Manager: Joe Mailander*
- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District as requested by College Farms, LLC (Applicant/Titleholder)  
*Case No. PRPT-022277-2015; Case Manager: Joe Mailander*

Mr. Mailander presented the criteria for Rezoning and Preliminary Plat request. Mr. Mailander stated this property was annexed into the City of Cedar Rapids in 2014 and this request is to allow for the platting and future construction of 33 single-family residential lots on 24.2 acres. If approved, this rezoning would be an extension of the College Farms housing development to the west. Since this is a request for rezoning for single-family homes, no site plan is required at this time. Detailed site plans will be submitted on a lot by lot basis at the time of application for

building permits. A preliminary plat has been submitted for City Planning Commission review. Approval of the plat will be contingent upon future City Council approval of the rezoning request. Mr. Mailander presented a Zoning Map, Location Map, Aerial Exhibit, Preliminary Plat, and Master Plan and stated that the rezoning would go to City Council setting a public hearing on February 9, 2016 with the public hearing on February 23, 2016.

Commissioner Halverson called for questions of Mr. Mailander.

Commissioner Dahlby asked if Mr. Mailander would elaborate on what the developer and the City were doing to alleviate the concerns the neighbors had the first time it came before the Commission. Mr. Mailander stated there were three primary concerns: sanitary sewer capacity of a privately owned lift station, water pressure in homes and access to Highway 30. Mr. Mailander went on to explain that in the interim the City implemented a plan to study all the existing privately owned lift stations in town and adopted a policy that the City would take them over as public ownership by 2017. In addition there is a condition that the applicant would only be allowed 14 building permits prior to that sanitary sewer lift station and that 14 would get it up to that capacity of 108 lots. Mr. Mailander stated concerning the water pressure, the city is planning to replace the water tank that feeds this area for reconstruction in the next three years, which will improve the pressure. Regarding the access to Highway 30, it is an existing issue and there is only one access to Highway 30. The Traffic Engineering Department does not warrant adding an acceleration lane.

Commissioner Dahlby asked for clarification on the lift station. Would the replacement handle the existing houses or existing plus the additional 14 homes? Mr. Mailander stated that it would handle the existing as well as the additional 14 homes. The long term solution is to extend gravity sewer. The lift station is a permanent solution for this number of homes. There would be some upcharge of user fees to homeowners.

Commissioner Dahlby asked regarding the traffic if there was any way that they will spearhead a solution before there are more problems. Mr. Mailander stated the City does not have a project funded for that but it would have to be at the residence's request to do so and thus a citizen funded project.

Commissioner Hulse asked if it is proposed that fire hydrant lines be connected to the domestic water lines. Mr. Mailander stated there is a separate fire service and they all meet minimum pressures.

Commissioner Blank asked where the booster pumps would be located. Mr. Mailander answered they would only be installed if the water is under 45 psi and is part of the homeowner cost.

Commissioner Hulse asked if the booster pumps were in-line pressure. Mr. Mailander said he would defer to the applicant to answer this.

Commissioner Halverson called for a representative of the applicant.

Loren Hoffman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha stated in the middle of November they had a neighborhood meeting. He was aware that pressure was a concern for lawn irrigation systems." As far as Highway 30, there is a potential for 4 other streets that will provide connectivity.

Commissioner Halverson asked on behalf of Commissioner Hunse how mechanically the booster pumps function.

Commission Hunse stated the booster pump function was a low impact deal.

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

Jeremy Brigham, 5102 Cotton Court SW stated the concerns were that the lift station was expensive to repair and was still concerned about it breaking down. If there was a peak flow it would not be adequate. Mr. Brigham also said the access to Highway 30 was another concern. Another access would be nice but also very expensive. These issues should be resolved before the additional homes are built.

Kelly Lind-Deufeldt, 4914 Harvest Court SW suggested that the City take over the lift station first. These are primary concerns and then have the additional homes built.

Commissioner Pankey asked if there was a timeline for the City taking over the lift station. Mr. Mailander stated that the City was looking at taking it over by 2017.

Commissioner Pankey said that it had the capacity for an additional 14 homes. Originally designed for 108 homes and right now it has 94 homes and this 14 would get us to those 108 homes. Commissioner Pankey said that the people living in the area have a heightened awareness of the traffic as well as in other highways in the area.

Commission Knox-Seymour asked when the developer would start construction. Mr. Mailander said the developer would like to begin the infrastructure soon but that the homes would not all be built sooner than 2017.

Commissioner Blank confirmed that the fire line is on a separate access line, and if there was a concern that the Fire Department would not have enough pressure? Mr. Mailander stated that during final engineering a booster would be provided. Fire trucks have booster on the trucks also.

Mr. Hoffman stated that the applicant has agreed to construct only 14 additional lots and it was agreed that there is capacity for the additional 14 homes.

Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District. Commissioner Wilts seconded the motion.

Commissioner Halverson called for discussion on the motion.

Commissioner Knox-Seymour asked what would be done about the access to Highway 30. Mr. Mailander stated there is no acceleration lane warranted. Commissioner Knox-Seymour stated that we need to be more proactive on the safety of this situation as well as future projects.

Commissioner Dahlby asked if it had to be a priority on Iowa DOT funding list and if there was a City funded project with the recommendation from the City engineer.

Commissioner Brown confirmed that 14 additional homes for this project would be fine for the lift station.

Mr. Brigham stated that he had looked into the acceleration lane on Highway 30 and did not feel it was a good idea. Mr. Brigham suggested that lowering the speed limit was a better idea.

Commissioner Dahlby stated that the last time we saw this project, she was opposed to this and she continues to oppose the project. Commissioner Dahlby stated that the cost for the City to improve the quality of water is too great and also feels that this area of the City is not a high priority, the improvements are not complete and we are not ready for development in this area.

Commissioner Hunse noted that the roads are responsive to the topography, which is good engineering practice. Commissioner Hunse further stated that being the case, the yielding lots are going to be what we get regardless of phasing and the impact is going to be what we see in front of us. Mr. Mailander said the area is steep and not a lot of additional homes will be added.

Commissioner Halverson stated the motion is a change of zone and is contingent of the update to the Future Land Use Map Amendment.

Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

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

Commissioner Halverson called for discussion on the motion. No further discussion.

Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

#### **4. Case Name: Williams Boulevard SW and US Highway 30 (Rezoning with a Preliminary Site Plan)**

Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan as requested by Robson Homes, Inc. (Applicant/Titleholder)

***Case No. RZNE-022319-2015; Case Manager: Joe Mailander***

Mr. Mailander presented the criteria for a Rezoning with a Preliminary Site Plan. Mr. Mailander stated the applicant is requesting rezoning from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District to allow for the development of 129 townhome style residential units. The proposed development is located between US Hwy 151 and West Post Road SW just south of US Hwy 30. The proposed development is within Cedar Rapids City limits, adjacent to Linn County property. Access to the site is proposed to be along West Post Road SW with a connection to Tarp Drive and a stub street to a future connection with Julie Lane and to US Highway 151. Mr. Mailander presented a Location Map, Future Land Use Map, Zoning Map, Preliminary Site Plan as well as renderings of 3-Plex and 4-Plex housing.

Commissioner Halverson called for questions of Mr. Mailander.

Commissioner Hunse asked if there was any off the ground, exterior use. Mr. Mailander said this had a front door access and back door access. Commissioner Hunse asked if there were balconies. Mr. Mailander deferred to the applicant.

Commissioner Blank asked if the development falls under the new requirement to leave the top soil. Mr. Mailander stated that it was presented to the Council Infrastructure Committee and the City could possibly have something in place by January 1, 2017.

Commissioner Dahlby stated that there are no roads having access to the site that meet the City standards. Mr. Mailander said the site is accessed through Julie, Tapy and West Post Roads, none of which meet the City standards but one requirement is the improvement of West Post.

Commissioner Dahlby noted the developer will improve West Post Road, but who will maintain it? Mr. Mailander stated half is maintained by City and half by the County.

Commissioner Hunse asked about one way north bound Chacane. Mr. Mailander said the developer was proposing this as an alternative access.

Commissioner Knox-Seymour asked if this was getting over crowded in the area, referring to the density of population. Mr. Mailander stated this would be an increase in density to 9 units per acre. Commissioner Knox-Seymour asked if this was market driven. Mr. Mailander stated that there is a demand in the College Community School District.

Commissioner Hunse stated that having single-family residence was probably undesirable.

Commissioner Dahlby asked if the Fire Department is concerned about this project. Mr. Mailander stated that there are two fire stations that are 4 miles away, however, they have not objected to the response time.

Commissioner Blank asked about the annexation. Mr. Mailander said the City is in discussions to annex some of the property nearby. Commissioner Blank asked about annexation of the existing neighborhood. Mr. Mailander said that was not entertained.

Commissioner Brown stated that area is super busy and would the project be built before or after Williams Boulevard will go to two lanes? Mr. Mailander stated the Iowa DOT was asking for that additional lane to be added which was driving up the cost of the project.

Commissioner Brown considers this way too dense for the area and suggested he would like to see a different type of less dense proposal with green space. Commissioner Brown asked how the trail would be incorporated. Mr. Mailander stated that the developer was asked to dedicate a portion of the property to the City for future trail.

Commissioner Dahlby asked if the easement accounts for a second lane on Highway 151 or does it encroach on the trail? Mr. Mailander answered at this time there is no plan for further right-of-way acquisition.

Commissioner Hunse asked for an amendment of the units that are immediately contiguous to the single-family homes. They should not have balconies that look into the back yard of the single-family homes.



Commissioner Blank asked if we are in compliance with EnvisionCR's provisions for a gradual transition in density from the county residences. Mr. Mailander stated this is a fairly rapid transition to higher density. Commissioner Blank asked if this was City land would that be acceptable. Mr. Mailander said we are not treating the County neighborhood any different than if that were City property.

Commissioner Halverson stated rural development will always be less dense and if looking at the least dense single-family development, it would be less dense. Commissioner Halverson further stated that there is a substantial off site cost such as the lane to Williams Boulevard. It is not atypical to see higher density development.

Commissioner Halverson called for a representative of the applicant.

Todd Happel, Anderson-Bogert Engineers, 3216 Falcon View highlighted 129 owner occupied family units, managed by HOA, price point between \$140,000-\$200,000, variation of colors, stone work, exterior deck on main level or optional sunroom on main level, meets all the landscaping, provide additional screening, connectivity to the neighborhood, does provide a good buffer to the neighborhood to south, adequate parking, significant development cost to include a 12" main across Highway 151 to provide proper water; bring sanitary sewer up from Beverly Road, extensive comments with Linn County secondary roads and the Developer is updating West Post Road, this development will be seal coated; construction traffic will be split both on West Post Road and Robson's driveway; and provides additional housing in a stagnant market and had a neighborhood meeting in December.

Commissioner Pankey asked if based on neighborhood meeting, were you able to modify the plan to satisfy the neighbors. Mr. Happel said that yes with respect to access and traffic volumes in the neighborhood. Mr. Happel stated that the developer would prefer not to tie into Julie and willing to build the roadway to the west end of his property. Anderson-Bogert did a concept plan for Iowa DOT and the City and that the Iowa DOT does require an extra lane north bound.

Commissioner Blank asked Mr. Happel to speak about drainage from families living downhill and speak to the capacity of the water retention basins. Mr. Happel said the developer is providing two detention sites on the property. The stormwater will be designed for quantity and quality.

Commissioner Brown asked if it was possible to shut both county roads (Julie and Tarp) except for West Post Road so the access can only be down to Beverly. Mr. Happel said that the developer would be in agreement, however the City has connectivity requirements.

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

Joannie West, 3810 Tarp Drive SW, James West, 3810 Tarp Drive SW, John Zlatohlavek, 3810 Julie Lane SW, Don Lacy, 4760 Everlon Road SW, Terese Beck, 3730 West Post Road SW, Tyler Jimtz, 5225 Beverly Road SW, Robert Fassler, 4001 Tarp Drive SW, Cecilia Neis, 6401 Beverly Road SW, Robert Beck, 3730 West Post Road SW, and John Neuhaus, 5702 Beverly Road SW expressed the following concerns:

Direct Access to Williams Boulevard

Access for Emergency vehicles  
Traffic Problems  
Local traffic only  
Safety Issues  
Hazard to pedestrian  
Too dense to be in harmony with the existing neighborhood  
City property with no City roads  
Closing of Highway 151  
Repair to West Post Road paid for by owners  
Water drains onto West Post Road  
No bus service  
Build the Infrastructure First  
Concern about Rental properties  
Quality of life issue  
West Post Road Repair only, not Tarpy or Julie  
Unable to walk Beverly Road because it is broken down/heavy traffic

Commissioner Halverson asked the engineer and developer to return to the podium to respond to direct access to Highway 151 and stormwater management plans.

Mr. Happel said there is a preliminary grading plan that will relieve the pressure of the water going to the east because of the detention basin proposed. Water will be run under Highway 151. Mr. Happel said a concept plan has been done to signalize Highway 151; the City will be applying for a grant to Iowa DOT. Bridges will be replaced. Discussions were being held with Linn County to reseal West Post Road which is a joint jurisdiction road. Exit mostly West Post Road with some coming out on Tarpy and then possibly Julie as the project builds out. Construction will be started on the West Post Road side.

Commissioner Hunse asked if the only thing driving the connection to 151 is this development. Will that intersection serve any other existing property? Mr. Happel said 6 properties would use that road. Commissioner Hunse said it was otherwise a good and appropriate project for this area. Commissioner Hunse further stated Cedar Rapids doesn't have any streets to serve the site. Commissioner Hunse requested applicant or staff how this can be conditioned so that we don't close on property until Highway 151 is secure and critical. Commissioner Hunse stated that who does what and how we do it but should not be price the neighbors have to pay. Commissioner Hunse further stated Cedar Rapids roads should service Cedar Rapids developments.

Commissioner Brown the county expansion of Beverly Road what the timeline looks like and the tying into the new neighborhood. Happel City and county are in discussion about Beverly Road.

Commissioner Blank asked about 2002 density concerns at 61 single-family homes. Mr. Mailander said the vote was 4-3 and the concern was the density. It was approved by City Council however; the Preliminary Plat was tabled by unanimous vote.

Commissioner Halverson asked what kind of road improvements would materialize before the project begins. Mr. Halverson further stated that perhaps the roads will be urbanized before construction begins. Give us an overview of timing that would happen. It has been stated that construction would begin on east side and transition toward west. Would there be improvements

with West Post Road and Beverly Road prior to development occurring/development of the site? Mr. Happel stated no, other than seal coating of West Post Road.

Commissioner Pankey stated with respect to the density, rapid development, at what point does it become feasible to have 7 units per acre?

Joe Robson, 5901 Williams Boulevard SW wanted to share history, neighbors of everyone and a lot has changed. West Post Road was major hub to get to their neighborhood from Williams Boulevard when the property was annexed into the City. He will upgrade the road and build a beautiful development. Mr. Happel stated the utility and roadway expense was what drove the higher density that is required to cover the expense.

Commissioner Pankey stated that it would be a unique and nice neighborhood and there is always resistance when projects are developed into an established neighborhood but we appreciate that you would step up and make this happen. Commissioner Pankey stated that he does hear the concerns but would support the motion.

***Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan. Commissioner Hunse seconded the motion.***

Commissioner Hunse asked what kind of push Cedar Rapids can give to the County or State to get this connection out there realistically and practically. Five years still waiting what will cause this to happen congruent with this development? Mr. Mailander stated that funding is the concern. There are many competing interests for that road improvement.

Mr. Happel stated that Iowa DOT is completing a study from Highway 30 to the south edge of Fairfax to Highway 151.

Commissioner Hunse said access to Highway 151 is the only thing that is keeping me from approving this project.

Commissioner Brown said realistically this is too dense, however as long as there is a connection to Highway 151 and not just West Post Road to Beverly and back out.

Commissioner Hunse asked if there was a way this could be approved so that it doesn't have to be back here contingent to, wants them to move forward but wants drop dead certainty of access to Highway 151.

Commissioner Halverson stated that based on all the discussion, perhaps it would be best to table the motion.

***Commissioner Pankey made a motion to withdraw his motion to approve and made a motion to table the change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan for further discussion. Commissioner King seconded the motion.***

Commissioner Halverson called for discussion on the motion.

Commissioner Blank asked if we needed to identify a few main points that we are tabling it for. Mr. Mailander stated that they probably had a good idea what the concerns were.

Commissioner Hunse stated on principle he would vote against the motion because the developer deserved to move forward from here and was not sure that tabling does that except that you heard the intentions here so it depends on how confident you are with what you heard here.

Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

#### New Business

- a. Consideration of a recommendation of EnvisionCR 2016 Initiatives Update Report to City Council (**Tabled from January 7, 2016 Meeting**)  
*Planner: Adam Lindenlaub*

Mr. Lindenlaub stated that based on recommendations from the last City Planning Commission Meeting, many changes were made based on suggestions by members of the Commission.

Commissioner Hunse left the meeting at 5:52 pm

Upon City Planning Commission recommendation, this report will go to City Council for their approval on February 23, 2016.

Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve recommendation of EnvisionCR 2016 Initiatives Update Report to City Council. Commissioner Wilts seconded the motion.

Commissioner Halverson called for discussion on the motion. No further discussion.

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

- b. Community Development staff is recommending two land use actions related to the flood control system:
  - Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to rezone publicly owned property in close proximity to the flood control system footprint on both sides of the river to Public Zone District (PUB)
  - Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to expand the Northwest Flood Overlay District.*Planner: Bill Micheel*

Mr. Micheel stated that Community Development staff is recommending two land use actions related to the flood control system:

- Rezoning of publicly owned property in close proximity to the flood control system footprint on both sides of the river to Public Zone District (PUB); and
- Expansion of the Northwest Flood Overlay District on the west side of the river.

The purpose of these two actions is to:

- Apply the appropriate zoning designation to publicly owned property for the future land uses of flood control and parks and open space for the Greenway project; and
- Based on the adopted final alignment of the flood control system, expand the Northwest Overlay District to include all property included in the mandatory buyout area.

On December 16, 2015, the City Council Development Committee reviewed the changes and recommended that staff initiate the land development process to rezone publicly owned property in close proximity to the flood control system footprint and expand the Northwest Flood Overlay District.

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

Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance to rezone publicly owned property in close proximity to the flood control system footprint on both sides of the river to Public Zone District (PUB). Commissioner Knox-Seymour seconded the motion.

Commissioner Halverson called for a motion. Commissioner King made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance to expand the Northwest Flood Overlay District. Commissioner Blank seconded the motion.

Commissioner Halverson called for discussion on the motion. No further discussion.

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

c. Training

Mr. Micheel recommended that City Planning Commission Members take advantage of the Planning and Zoning workshop that will be conducted by Iowa State University Extension & Outreach on Wednesday, April 6, 2016 here in Cedar Rapids at the Clarion Hotel and Convention Center. Betty Sheets will make the reservations and members should let her know by end of February if they plan to attend.

The meeting was adjourned at 6:04 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department