



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, March 31, 2016 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Virginia Wilts
Samantha Dahlby
Kim King
Dominique Blank
Anthony Brown

Members Absent: Carletta Knox-Seymour

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

CD Staff: Jennifer Pratt, 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 seven (7) 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 March 10, 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: 4200 C Street SW (Rezoning)

Consideration of a change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District as requested by Hill's Maple Crest Farms Partnership (Applicant/Titleholder)

Case No. RZNE-022666-2016; Case Manager: Johnny Alcivar

Mr. Alcivar presented the Criteria for Recommendation and Action for Rezoning Requests.

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from I-2, General Industrial Zone District to I-1, Light Industrial Zone District to allow for the existing building to be used as a data processing office facility. Mr. Alcivar presented a Location Map, General Information, Aerial Views, Street Views, Zoning, Zoning Map and Rendering. A public hearing on this rezoning will be held on April 12, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District. Commissioner Brown seconded the motion.

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

2. Case Name: 1140 Lincoln Avenue NE and 1135 Weare Avenue NE (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District as requested by Randy Oxley (Applicant) and Ruth M. Cadwallader (Titleholders)

Case No. RZNE-022675-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District to allow for the existing legal nonconforming use to become conforming and in the future allow for a possible expansion of the existing warehouse on the site. Mr. Alcivar presented a Location Map, General Information, Zoning Map, Aerials and Street Views. A public hearing on this rezoning will be held on the April 26, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial 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.

3. Case Name: 613 2nd Avenue SE (Conditional Use)

Consideration of a Conditional Use Request for Repair Garage in a C-4, Central Business Zone District as requested by Blackstock Motorcycle Company (Applicant) and WAB3 LLC (Titleholder)

Case No: COND-022640-2016; Case Manager: Dave Houg

Mr. Houg presented the Criteria for Recommendation and Action of a Conditional Use Request.

A Public Hearing was presented for a Conditional Use Request for Repair Garage in a C-4, Central Business Zone District. Services will include installation of after-market motorcycle parts, engine service and powder coating and sales. Mr. Houg presented a Location Map, General Information, Zoning Map, Aerial View, Street Views and Zoning Map and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Conditional Use Request for Repair Garage in a C-4, Central Business Zone District. Commissioner Brown 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: 1028 3rd Street SE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by MoMe, Inc. (Applicant) New Bohemia Station, LLC (Titleholder)

Case No: COND-022699-2016; Case Manager: Dave Houg

A public hearing was presented for a Conditional Use request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented a Location Map, General Information, Zoning Map, Aerial Views, Site Plan, Street Views and Rendering and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Conditional Use Request for Outdoor Service Area 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.

5. Case Name: 365 33rd Avenue SW (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Cancun Mexican Grill & Bar (Applicant) and Peterson Don A Rev Trust (Titleholder)

Case No: COND-022727-2016; Case Manager: Dave Houg

A Public Hearing was presented for a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Zoning Map, Aerial View, Site Plan as well as Proposed Location and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the Conditional Use Request for Outdoor Service Area 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.

6. Case Name: 8005 C Avenue NE (Extension)

Consideration of a request to extend the expiration date of May 3, 2016 until May 3, 2017 for the approved Preliminary Site Development Plan for the proposed Hy-Vee Store west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE requested by Hy-Vee, Inc.

Case No: PSDP-022687-2016; Case Manager: Dave Houg

A Public Hearing was presented for the request for an extension of the approved Preliminary Site Development Plan for the proposed Hy-Vee Store west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE as requested by Hall & Hall Engineers on behalf of Hy-Vee, Inc. Mr. Houg presented three Preliminary Site Development Plans and two elevations. A CPC Resolution will be prepared and recorded with Linn County extending the date.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the extension until May 3, 2017 for the Preliminary Site Development Plan at C Avenue NE, south of East Main Street and north of Sheffield Drive NE as requested by Hy-Vee, Inc. Commissioner Wilts seconded the motion.

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

The meeting was adjourned at 3:42 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department