



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, April 21, 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

Members Absent: Bill Hunse

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

CD Staff: Seth Gunnerson, Planner  
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 March 31, 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. Presentations**

1. Presentation and discussion on the comprehensive update to the Cedar Rapids Zoning Code.  
Anne Russett

Ms. Russett reported that with the adoption of EnvisionCR in January 2015, the Community Development and Planning Department staff was moving forward with a comprehensive update to the City's zoning code.

Ms. Russett further stated that the primary purpose for updating the zoning code is to accomplish the goals and vision established in EnvisionCR. Specifically, the new zoning code will aim to create strong neighborhoods, encourage infill development, and promote environmental stewardship and economic prosperity. EnvisionCR is the foundational policy document that guides growth and development in the city. The zoning code is the implementation tool that helps to ensure that new development achieves the agreed-upon vision outlined in EnvisionCR. Since the City's current zoning code does not result in development projects that align with the vision established in EnvisionCR, the development of a new zoning code is critical.

Elizabeth Garvin, Colorado Planning Manager with LSL Planning provided the presentation.

## **D. Action Items**

1. **Case Name: Williams Boulevard SW and US Highway 30 (Rezoning with a Preliminary Site Development Plan) Tabled on January 28, 2016**

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 Development Plan as requested by Robson Homes, Inc. (Applicant/Titleholder)

**Case No. RZNE-022319-2015; Case Manager: Joe Mailander  
(Tabled from January 28, 2016 City Planning Commission Meeting)**

Commissioner Halverson called for a motion to remove this item from the table. Commissioner Dahlby made a motion to remove the Rezoning at Williams Boulevard SW and US Highway 30 that had been tabled on January 28, 2016. Commissioner Blank seconded the motion.

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

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. 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 three and four residential unit buildings for a total of 129 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. Mr. Mailander presented a Location Map,

Future Land Use Map, Zoning Map, Surrounding Area Development Map, Preliminary Plat as well as Renderings of the 3 and 4-plex units.

Following many objectors and lengthy discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to deny 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 Dahlby seconded the motion.

Further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**2. Case Name: 1004 11<sup>th</sup> Street NE (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan as requested by David J. and Teresa M. Wilford (Applicant/Titleholders)  
*Case No. RZNE-022654-2016; Case Manager: Dave Houg*

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District to allow for redevelopment to replace 2 dwellings with 2 warehouse-type structures. Mr. Houg presented a Location and Zoning Map, views of the previous conditions, a Site Plan, photo of a new warehouse as well as a photo of the house that will be demolished. Mr. Houg stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown 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: North of 74<sup>th</sup> Street NE and east of Crescent View Drive NE / Crescent View 5<sup>th</sup> Addition (Rezoning and Major Preliminary Plat)**

- a. Consideration of a change of zone from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)  
*Case No. RZNE-022776-2016; Case Manager: Dave Houg*
- b. Consideration of a Major Preliminary Plat in an R-3D, Two Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)  
*Case No. PRPT-022777-2016; Case Manager: Dave Houg*

A Public Hearing was presented for a Rezoning and a Major Preliminary Plat. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District of 16.58 acres to allow for development of single-family and two-family

owner-occupied units. The property is currently undeveloped and was initially rezoned to the R-3 Zoning District in 2010 for single-family detached homes. The area is part of an overall development that includes single-family detached, two-family attached and four-family attached housing structures. Since this is a request for rezoning for single and two-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. Houg presented a Location and Zoning Map, Aerial View, Preliminary Plat as well as renderings. Mr. Houg stated that one written objection had been received. Mr. Houg stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion and hearing from one objector, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from R-3, Single Family Residence Zone District to R-3D, Two Family Residence 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.

Commissioner Halverson then called for a motion on the Major Preliminary Plat. Commissioner Wilts made a motion to approve the Major Preliminary Plat in an R-3D, Two Family Residence 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: 1200 Edgewood Road NW (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan as requested by CB Cedar Rapids Housing LLLP (Applicant) and City of Cedar Rapids (Titleholder)

***Case No. RZNE-022803-2016; Case Manager: Johnny Alcivar***

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Zone District to allow for the potential development of a three-story multi-family building. The applicant held a neighborhood meeting on February 9, 2016. Mr. Mailander presented an Aerial, Zoning Map, Aerial of the Site, Street View, Site plan and Elevations. Mr. Mailander stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

At this time Commissioner Knox-Seymour realized since she serves on the Willis Dady Board and that she needed to recuse herself from this project.

Following discussion and several public comments, Commissioner Halverson called for a motion. Commissioner Brown made a motion to deny the change of zone from R-2, Single

Family Residence Zone District to RMF-2, Multiple Family Zone District. Commissioner Blank seconded the motion.

After further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

Commissioner Halverson called for a 10 minute break.

Commissioner Dahlby left the meeting.

**5. Case Name: 708 3<sup>rd</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use Request for Outdoor Service Area in a C-4, Central Business Zone District as requested by Iowa Brewing Company (Applicant) and 708 LLC (Titleholder)

*Case No: COND-022805-2016; Case Manager: Johnny Alcivar*

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 Outdoor Service Area in a C-4, Central Business Zone District. Mr. Houg presented a Rendering of the Outdoor Service Area and stated that this Conditional Use would be considered by the Board of Adjustments at their May 9, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-4, Central Business Zone District. 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.

**6. Case Name: 420, 470 and 550 French Court SW (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan as requested by Caledonia Haulers, Inc. (Applicant/Titleholder)

*Case No. RZNE-022848-2016; Case Manager: Johnny Alcivar*

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan of 10.3 acres to allow for the potential development of a truck wash facility. This site has not been previously developed. Mr. Mailander presented General Information, Aerial, Zoning, Site Plan and Street View. Mr. Mailander stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District. Commissioner Pankey seconded the motion.

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

Commissioner Knox-Seymour left the meeting.

## **7. Amending Chapter 32**

Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions.

***CIP/DID #ZONE-0003-2016 Seth Gunnerson***

A Public Hearing was presented for amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions. Commissioner Pankey 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 6:41 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department