



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, May 12, 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
Samantha Dahlby
Kim King
Dominique Blank
Anthony Brown

Members Absent: Virginia Wilts
Bill Hunse

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Johnny Alcivar, Development Services Specialist

CD Staff: Seth Gunnerson, Planner
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 April 21, 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 the applicant had requested that item 6 be removed from the agenda and anyone that was present for this project could leave a name and address to be notified when it would return to the City Planning Commission for consideration. Commissioner Halverson then stated with no additions or corrections, the amended agenda stands approved.

C. Action Items

Mr. Houg presented the City Planning Commission Criteria for Recommendation and Action of a Conditional Use.

1. Case Name: 4201 42nd Street NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by WineStyles Tasting Station (Applicant) and 42nd & Edgewood LLC (Titleholder)

Case No: COND-022886-2016; Case Manager: Dave Houg

A public hearing was presented for a Conditional Use at 4201 42nd Street NE. The applicant is requesting approval for Outdoor Service Area in a C-2, Community Commercial Zone District. Mr. Houg presented a Zoning Map, General Information, Site Plan, Patio Details, Street View and Patio Location. Mr. Houg stated that this Conditional Use request would be considered by the Board of Adjustments on May 16, 2016 at a special 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-2, Community 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.

2. Case Name: 5325 18th Avenue SW (Conditional Use)

Consideration of a Conditional Use Request for Contractor Shop in a C-3, Regional Commercial Zone District as requested by CRM Properties, L.L.C. (Applicant/Titleholder)

Case No: COND-022891-2016; Case Manager: Dave Houg

A public hearing was presented for a Conditional Use at 5325 18th Avenue SW. The applicant is requesting approval for a Contractor Shop in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Zoning Map, Street View, Site Plan and Renderings. Mr. Houg stated that this Conditional Use request would be considered by the Board of Adjustments at the June 13, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use Request for a Contractor Shop in a C-3, Regional Commercial 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.

3. Case Name: 951 Blairs Ferry Road NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Rock Top, Inc. (Applicant) and Culver Enterprises, LLC (Titleholder)

Case No: COND-022923-2016; Case Manager: Dave Houg

A public hearing was presented for a Conditional Use at 951 Blairs Ferry Road NE. The applicant is requesting approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Zoning Map, Site Plan and Rendering. Mr. Houg stated that this Conditional Use request would be considered by the Board of Adjustments at the June 13, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use Request for an 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.

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of a Rezoning.

4. Case Name: 1400 and 1412 6th Street SW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from O-S, Office/Service Zone District to C-2, Community Commercial Zone District as requested by George Elossais (Applicant/Titleholder)

Case No. RZNE-022874-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from O-S, Office/Service Zone District to C-2, Community Commercial Zone District to allow for the development of a commercial/retail building. Mr. Alcivar presented General Information, Aerial, Zoning Map, Site Plan, Elevation and Street View. Mr. Alcivar further stated that the public hearing will be held on the May 24, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from O-S, Office/Service Zone District to C-2, Community Commercial Zone District with a Preliminary Site Plan. 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.

5. Case Name: North of Stone Creek Circle and East of Dean Road SW (Rezoning with a Preliminary Site Plan) and Stone Creek Commercial Addition (Major Preliminary Plat)

Consideration of a change of zone from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Multiple Family Residence Zone District as requested by Vintage Living, LLC (Applicant) and Legacy Commercial Group, LLC (Titleholder)

Case No. RZNE-022893-2016; Case Manager: Johnny Alcivar

Consideration of a Major Preliminary Plat in RMF-2, Multiple Family Residence Zone District and C-1, Mixed Neighborhood Convenience Zone District as requested by Legacy Commercial Group, LLC (Applicant/Titleholder)

Case No. PRPT-022894-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Multiple Family Residence Zone District to allow for the potential development of an 82 room Continuing Care Facility of Lot 1 of 5 Lots. Mr. Alcivar presented a Location Map, General Information, Rezoning, Site Plan and Street View. Mr. Alcivar stated that the public hearing will be held on June 14, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Plan. 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.

A public hearing was presented for a Major Preliminary Plat for Stone Creek Commercial Addition. The applicant is requesting approval to subdivide the property into five (5) lots for future development. Lot 1 will be rezoned to RMF-2, Multiple Family Residence Zone District to allow for a Continuing Care Facility to be developed. The remaining lots will remain in the C-1, Mixed Neighborhood Convenience Zone District.

No further discussion was held; Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Major Preliminary Plat in an RMF-2, Multiple Family Residence Zone District & C-1, Mixed Neighborhood Convenience Zone District. Commissioner Dahlby 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: 1727 2nd Street SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to RTN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and Joseph W. Zachar III (Titleholder)

Case No. RZNE-022098-2015; Case Manager: Dave Houg

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to RTN, Traditional Neighborhood Residence Zone District. The property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant.

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 RTN, Traditional Neighborhood Residence Zone District. Commissioner Pankey seconded the motion.

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

7. Case Name: 1528 A Avenue NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from R-3D, Two Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Lori Kintzle and Cameron West (Applicants/Titleholders)

Case No. RZNE-022883-2016; Case Manager: Dave Houg

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to RTN, Traditional Neighborhood Residence Zone District to allow for the restoration of a duplex. The property has previously been used as a duplex, but was converted to a single-family dwelling in 2003. Flash flooding damaged the structure in 2014 and the appellant now wishes to reinstate the duplex use. Mr. Houg presented a Location Map, General Information, Zoning, Street View, Site Layout and Single vs. Multiple Family information.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the change of zone with a Preliminary Site Development Plan from R-3D, Two Family Residence Zone District to RMF-1, Multiple Residence Zone District. Commissioner Brown seconded the motion.

Following additional discussion, Commissioner Halverson called for a vote on the motion. The motion passed with two opposed.

Commissioner Halverson recused himself from the next agenda item and asked Vice Chair Pankey to chair the meeting.

8. Consideration for Adoption of the Highway 100 Corridor Management Plan

Seth Gunnerson

A Public Hearing was presented on the Highway 100 Corridor Management Plan. Mr. Gunnerson stated that the plan was commissioned through the Corridor Metropolitan Planning Organization (MPO) with work being completed with MPO and City staff. On March 17, 2016 the MPO's Policy Board reviewed and approved the plan and referred it to the City of Cedar

Rapids and Linn County for adoption. The Plan was reviewed by the City Council's Development Committee and unanimously recommended for review by the CPC on April 20, 2016.

The document looks at future land use and infrastructure requirements for future development which may occur around the Highway 100 corridor after the extended road opens over the coming years. The land use plan was developed in conjunction with EnvisionCR, which is the City of Cedar Rapids' comprehensive plan. Public input as a result of this process showed a preference for conservation-focused neighborhood development around walkable, more traditionally developed neighborhood commercial centers. Based on this land use scheme the plan projects population yields for future developable land and identifies major infrastructure needs for the transportation network along with public utilities such as water, sewer, and stormwater management.

Mr. Gunnerson stated that this is scheduled for the May 24, 2016 City Council Meeting and that City staff will also coordinate adoption of the plan with Linn County.

Following discussion, Commissioner Pankey called for a motion. Commissioner Brown made a motion to approve the Highway 100 Corridor Management Plan. Commissioner Knox-Seymour seconded the motion.

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

The meeting was adjourned at 4:43 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department