



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, June 23, 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 (Arrived at 3:22pm)
Virginia Wilts
Samantha Dahlby
Kim King
Dominique Blank

Member Absent: Anthony Brown

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

CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner
Jennifer Pratt, Director
Caleb Mason, Economic Development Analyst
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 June 2, 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: 5225 Timber View Drive NE (Future Land Use Map Amendment and Rezoning with Preliminary Site Plan)

Consideration of a Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban-Low Intensity Land Use Typology Area as requested by Carlson Construction, LLC (Applicant/Titleholder)

Case No: FLUMA-023038-2016; Case Manager: Vern Zakostelecky

Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan as requested by Carlson Construction, LLC (Applicant/Titleholder)

Case No. RZNE-022346-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky presented the City Planning Commission Criteria for Recommendation and Action of a Future Land Use Map Amendment and a Rezoning.

A Public Hearing was presented for a Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban-Low Intensity Land Use Typology Area. The applicant is requesting an amendment to the Future Land Use Map (FLUM) in the City's Comprehensive Plan, EnvisionCR to allow for development of a two duplex family attached dwelling units. The applicant has also submitted for annexation and an application for rezoning from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District. Prior to City Council consideration of the Future Land Use Map amendment and rezoning request the property needs to be annexed into the City's corporate limits. Mr. Zakostelecky presented a Zoning Map, General Information, Front Elevation, Rear Elevation, Floor Plan and Next Steps.

12 nearby citizens expressed their objections to this project that included concern for heavier traffic, wetland issues, water issues, multi-family in a single-family area, as well as septic system issue.

Following discussion, Commission Halverson called for a motion. Commissioner Pankey made a motion to deny the Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban-Low Intensity Land Use Typology Area. Commission Dahlby seconded the motion.

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

Commissioner Halverson called for a motion. Commissioner Pankey made a motion to deny the change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan. 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.

2. Case Name: 1010 2nd 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 Beaver Creek Saloon (Applicant) and Lyle C Williams Property LLC (Titleholder)

Case No: COND-023175-2016; Case Manager: Dave Houg

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

A Public Hearing was presented for a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District for the petition of Lyle Williams dba Beaver Creek Saloon. Mr. Houg presented a Zoning Map, General Information and Street Views and stated the next steps if approved would be consideration by the Board of Adjustments on July 11, 2016.

Following discussion, Commissioner King made a motion to approve the Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District for Outdoor Service Area. 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: 1525 Hollywood Boulevard NE (Conditional Use)

Consideration of a Conditional Use Request for Daycare in a R-3, Single Family Residence Zone District as requested by Knox Presbyterian Church (Applicant) and The Presbytery of East Iowa (Titleholder)

Case No: COND-023182-2016; Case Manager: Dave Houg

A Public Hearing was presented for a Conditional Use Request for Daycare in an R-3, Single Family Residence Zone District. The property consists of a single parcel containing a former church. The applicant is requesting a conditional use to allow a Day Care Center to operate from the building. There are no proposed changes to the external site layout. Mr. Houg presented a Zoning Map, General Information, Street View, Site Plan and stated the next steps if approved would be consideration by the Board of Adjustments on July 11, 2016.

Following discussion, Commissioner Knox-Seymour made a motion to approve the Conditional Use for Daycare in an R-3, Single Family Residence 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.

1. Case Name: 1215 Skylee Drive NE (Rezoning) and Northtowne Market Addition (Revised Major Preliminary Plat)

Consideration of a change of zone of a portion of former railroad right-of-way area from I-1, Light Industrial Zone District, to PUD-1, Planned Unit Development One District as requested by Hunter Companies, LLC (Applicant/Titleholder)

Case No. RZNE-023188-2016; Case Manager: Johnny Alcivar

Consideration of a Revised Major Preliminary Plat in PUD-1, Planned Unit Development One Zone District as requested by Hunter Companies, LLC (Applicant/Titleholder)

Case No. PRPT-023189-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a change of zone for a portion of former railroad right-of-way area with a Preliminary Site Plan from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One District to allow for the property to be combined with the rest of the Northtowne Market Additions area for future commercial development. The property is identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning and Site Plan

The applicant is also requesting approval of a Revised Major Preliminary Plat for land located east of Sydney Drive NE and south of Blairs Ferry Road NE. Most of the property is currently zoned PUD-1, Planned Unit Development One District. A portion of the adjacent former railroad right-of-way is being rezoned to PUD-1. The proposal is to subdivide the property into nine (9) lots for future development and one lettered outlot. Mr. Alcivar also presented the Revised Major Preliminary Plat of 9 lots.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve a change of zone from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One 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.

Commission Halverson called for a motion. Commissioner Wilts made a motion to approve the Revised Major Preliminary Plat in PUD-1, Planned Unit Development One 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.

The meeting was adjourned at 4:48pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department