



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, July 14, 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
Kim King
Anthony Brown
Karl Cassell
Lisa Peloquin

Members Absent: Samantha Dahlby
Dominique Blank

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
William Micheel, Assistant 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 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 June 23, 2016. Minutes stand approved.

Commissioner Halverson introduced two new members to the City Planning Commission: Karl Cassell and Lisa Peloquin and thanked them for their willingness to serve on the Commission.

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: 5200 Fountains Drive NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Hooks Iowa, Inc. dba Tanner's Bar and Grill (Applicant) and The Fountains, LLC (Titleholder)

Case No: COND-023164-2016; 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 at 5200 Fountains Drive NE. The applicant Hooks Iowa, Inc. dba Tanner's Bar and Grill requesting Conditional Use approval for an Outdoor Service Area in a C-2, Community Commercial Zone District.

Mr. Houg presented a Zoning Map, General Information, Aerial View, Street View, Seating layout and stated that the next step was approval by the Board of Adjustments on August 8, 2016.

Commission 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 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.

2. Case Name: 1834 Blairs Ferry Road NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by VUA Property Management LC (Applicant/Titleholder)

Case No: RZNE-023328-2016; Case Manager: Johnny Alcivar

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

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from I-1, Light Industrial Zone District to the C-3, Regional Commercial Zone District to allow for the property to be redeveloped for a beauty shop. The size

of the lot is approximately 19,788 SF or about half an acre. 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 and stated the next step would be a public hearing on the August 9, 2016 City Council Agenda.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the change of zone from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District with a Preliminary Site Plan. Commissioner Cassell 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: 1731 Center Point Road NE (Rezoning)

Consideration of a change of zone from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District as requested by DJ Auto Sales, Inc. (Applicant) and Ronald L. and Karen S. White and Jason C. Jones (Titleholder)

Case No: RZNE-023324-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from C-2, Community Commercial Zone District to the C-3, Regional Commercial Zone District. The request is to allow for the existing building to be used as a car service repair shop in addition to the existing car dealership. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. A neighborhood meeting was held on July 11th 2016 with no neighbors attending.

Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map and Site Plan and stated that the next steps would be a public hearing on the August 9, 2016 City Council Agenda.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District adding a provision of a pedestrian designated path to the street be required as a condition. Commissioner Peloquin 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: 325 Collins Road SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Ryan Companies US Inc. (Applicant) and Indian Creek Nature Center (Titleholder)

Case No. PSDP-023380-2016; Case Manager: Johnny Alcivar

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of a Preliminary Site Development Plan.

A public hearing was presented for a Preliminary Site Development Plan approval to construct a

4-story structure with underground parking within a C-3, Regional Commercial Zone District. If approved, an Administrative Site Development plan will need to be submitted for review by Development Services Department.

The proposed use and development plans are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Commercial” on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and Renderings.

Commissioner Halverson called for a representative of the applicant.

Eric Anderson, Ryan Companies, Cedar Rapids stated that this facility is called an Age-In-Place Lifestyle Community.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Cassell 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. Presentation

➤ *ReZone Cedar Rapids Project Update – Bill Micheel and Seth Gunnerson*

With the adoption of EnvisionCR in January 2015 the Community Development staff is moving forward with a comprehensive update to the City’s zoning code branded ReZone Cedar Rapids. Mr. Micheel and Mr. Gunnerson provided an overview of the project progress to date.

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.

The meeting was adjourned at 3:47 pm

Respectfully Submitted,
Betty Sheets, Administrative Assistant
Community Development and Planning Department