



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, August 4, 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
Karl Cassell
Lisa Peloquin

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

CD Staff: Seth Gunnerson, Planner
Caleb Mason, Economic Development Analyst
Betty Sheets, Administrative Assistant

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 July 14, 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: 5400 16th Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a PUB, Public Zone District as requested by State of Iowa (Applicant/Titleholder)

Case No. PSDP-023259-2016; Case Manager: Vern Zakostelecky

A public hearing was presented for a Preliminary Site Development Plan at 5400 16th Avenue SW for property that is currently land that is developed as a public use facility. There is an existing communication tower on the parcel with associated equipment and an office building. The facility is the Iowa Department of Public Safety, District 11 Office. The proposed development plan is the installation of a new tower, antennas, ground shelter, generator and associated equipment as part of Federally mandated Statewide upgrade to the State's Emergency Management System (EMS) communications system. As such, this application is considered an "Essential Service", which is defined in the Chapter 32 of the City's Municipal Code, Zoning Ordinance. The existing communication tower will be taken down.

Mr. Zakostelecky presented a Location Map, General Information, Zoning Map, Aerial View, Site Plan, Layout / Landscape Plan, and elevations of the Tower and Equipment Shelter.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a PUB, Public 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: 730 33rd Avenue SW (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Astha Hospitality (Applicant/Titleholder)

Case No: COND-023497; 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 730 33rd Avenue SW for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Site Development Plan, Service Area views and stated that the Board of Adjustments would consider this request on August 8, 2016.

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

3. Case Name: 5710 and 5830 Gibson Drive NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a O-S, Office/Service Zone District as requested by Agemark Senior Living Communities (Applicant) and Ronald M. Delaney, James A. Sattler and Ridgewood LLC (Titleholders)
Case No. PSDP-023499-2016; Case Manager: Johnny Alcivar

Commissioner King recused herself from this project.

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 for property at 5710 and 5830 Gibson Drive NE to construct a Health Care/Senior Living 3-story facility within an O-S, Office/Service Zone District. If approved, an Administrative Site Development plan will need to be submitted for review by Development Services Department. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and four (4) renderings. The Board of Adjustment will consider this project for a parking variance on August 8, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a O-S Office/Service Zone District. 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.

Commissioner King returned to the daises.

4. Case Name: 221 4th Avenue SW (Rezoning)

Consideration of a change of zone from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant/Titleholder)
Case No: RZNE-023551-2016; 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. The applicant is requesting rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District. The property is currently vacant and located in the Taylor Neighborhood. The applicant wishes to develop the property as a single-family home as part of the City's ROOTs Program. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required for issuance of a building permit. Mr. Alcivar presented a Location Map, General Information and Aerial view.

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the change of zone from C-3, Regional Commercial Zone District to R-3, Single 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.

5. Proposed Stone Creek Urban Renewal Area and Plan

Consideration regarding conformity of the proposed Stone Creek Urban Renewal Area Plan with the City’s Comprehensive Plan generally located north of Williams Boulevard/Highway 151 and East of Dean Road SW

CIP/DID #TIF-0007-2016; Caleb Mason

A public hearing was presented to consider the creation of the Stone Creek Urban Renewal Area and Plan which is generally located north of Williams Boulevard/Highway 151 and East of Dean Road SW which is being precipitated by an economic development project. The proposed Urban Renewal Area is approximately 29 acres.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation “as to its conformity with the general plan for the development of the municipality as a whole.” Mr. Mason presented a Location Map that showed the area

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the Proposed Stone Creek Urban Renewal Area and Plan. 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.

6. Amendment No. 2 to the Council Street Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 2 to the Council Street Urban Renewal Area Plan with EnvisionCR generally located along Council Street NE between Collins Road and Blairs Ferry Road NE and along former railroad right-of-way between Council Street and Rockwell Drive NE.

CIP/DID #OB14576; Caleb Mason

A public hearing was presented for Amendment No. 2 to the Council Street Urban Renewal Plan with EnvisionCR generally located along Council Street NE between Collins Road and Blairs Ferry Road NE and along former railroad right-of-way between Council Street and Rockwell Drive NE.

The purpose of this Amendment removes property from within the URA. In a separate action the land removed from the Council Street URA is being incorporated into the Northtowne Market URA as the property is being combined with other property for development in the Northtowne Market development.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve Amendment No. 2 to the Council Street Urban Renewal 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.

7. Amendment No. 1 to the Northtowne Market Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the Northtowne Market Urban Renewal Area Plan with EnvisionCR generally located along Blairs Ferry Road NE between Council Street and Rockwell Drive NE.

CIP/DID #OB1300915; Caleb Mason

A public hearing was presented for Amendment No. 1 to the Northtowne Market Urban Renewal Plan. The URA is generally located along Blairs Ferry Road NE between Council Street and Rockwell Drive NE.

The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land acquired by the developer of the Northtowne Market project. The attachment provides a draft of Amendment No. 1 to the Northtowne Market Urban Renewal Plan. Mr. Mason presented a Location Map that showed the area being added.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve Amendment No. 1 to the Northtowne Market Urban Renewal Plan. 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.

8. Amendment No. 1 to the Apache Hose and Belting Co., Inc. Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Area Plan with EnvisionCR generally located along the northeastern corner of Bowling Street SW and 49th Avenue Drive SW

CIP/DID #OB1344382; Caleb Mason

Commissioner Pankey recused himself from this project.

A public hearing was presented for Amendment No. 1 to the Apache Hose and Belting co., Inc. Urban Renewal Area Plan. The URA is generally located along the northeastern corner of Bowling Street SW and 49th Avenue Drive SW. The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land. The attachment provides a draft of Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Plan. Mr. Mason presented a Location Map to show the area being added.

Following discussion, Commissioner Halverson called for a motion. Commissioner Blank made a motion to approve Amendment No. 1 to the Apache Hose and Belting co., Inc. Urban Renewal Area 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.

Commissioner Pankey returned to the diosis.

9. Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Area Plan with EnvisionCR generally located at 42nd Street and Edgewood Road NE.

CIP/DID #OB1314912; Caleb Mason

A public hearing was presented for Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan.

The City Council has initiated proceedings to amend the 42nd Street and Edgewood Urban Renewal Area and Plan. The URA is generally located at 42nd Street and Edgewood Road NE. The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land which has been acquired by the developer of the Berthel Fisher building. Mr. Mason presented

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan. 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.

The meeting was adjourned at 4:28pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department