



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, October 27, 2016 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Jim Halverson, Chair  
Samantha Dahlby  
Kim King  
Dominique Blank  
Karl Cassell  
Lisa Peloquin

Members Absent: Richard Pankey  
Virginia Wilts  
Anthony Brown

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

CD Staff: Seth Gunnerson, Planner  
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

**Call Meeting to Order**

The meeting was called to order at 3:02 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 Five (5) Commissioners present. Commissioner Cassell arrived at 3:06pm therefore making it Six (6) Commissioners that were 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 September 15, 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. Discussion Item**

### **1. Update on ReZone Cedar Rapids – Seth Gunnerson**

Mr. Gunnerson stated 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, known as ReZone Cedar Rapids. Mr. Gunnerson stated that materials related to this project can be found at [www.cityofcr.org/rezone](http://www.cityofcr.org/rezone). Currently the website provides a video that helps explain the importance of zoning and how it impacts the built environment and includes outreach materials and reports. The City Planning Commission will have a continued report on ReZone Cedar Rapids at their November 17, 2016 meeting.

## **D. Action Items**

### **1. Case Name: Knollwood Park Addition (Revised Major Preliminary Plat)**

Consideration of a Revised Major Preliminary Plat in R-3, Single Family Residence Zone District as requested by Midwest Development Company (Applicant) and Horn Land LLC (Titleholder)

*Case No: PRPT-023918-2016; Case Manager: Vern Zakostelecky*

A public hearing was presented for a Revised Major Preliminary Plat for land located east of South Mentzer Road and north of Stratton Drive NE. The property is zoned R-3, Single Family Residence Zone District. There was a previous preliminary plat approved for this site by CPC Resolution No. 1053-10-09 dated October 28, 2009. There was a condition added at that time requiring all the lots along the north and east property lines adjoining the City of Robins Corporate Limit to be a minimum 10,000 s. f. in size. The applicant wishes to have this condition removed to allow lot sizes consistent with the overall development and City standards for the R-3 Zoning District. The proposal is to subdivide the property into 69 lots for future development of single-family homes. The previous approved preliminary plat provided for 61 single-family home building lots for this area. Mr. Zakostelecky presented General Information, Zoning Map, the previous Preliminary Plat and the current Preliminary Plat.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Revised Major Preliminary Plat in an R-3, Single Family Residence Zone District. Commissioner Cassell seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 5 Ayes, Commissioners Dahlby, Cassell, Halverson, King and Blank and 1 Nay, Commissioner Peloquin.

## **2. Case Name: Cottage Grove Avenue SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a RMF-2, Multi Family Residence Zone District as requested by Cottage Grove Place (Applicant/Titleholder)

**Case No. PSDP-023774-2016; Case Manager: Vern Zakostelecky**

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

A public hearing was presented for a Preliminary Site Development Plan at 2150 Cottage Grove Avenue SE. The property is currently developed with a mix of elderly housing and care facilities. The applicant is requesting approval to construct an addition to the east building on the lot. The addition will include underground parking, independent and assisted living and memory and health care living units. The addition will provide for an outdoor court yard surrounding by the existing building and proposed addition.

The proposed use and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban High Intensity” on the Future Land Use Map in the Comprehensive Plan. This proposed addition and the existing uses on the property are allowed uses in this Land Use Typology designation. The development will comply with all other applicable codes, regulations and approvals. Mr. Zakostelecky presented General Information, Site Development Plan, Aerial View and Elevations.

John Rater, 2135 1<sup>st</sup> Avenue SE, Libby Slappey, 190 Cottage Grove Avenue SE #112, Duane Munson, 2131 1<sup>st</sup> Avenue SE, Katie Hill, 127 Cottage Grove Avenue SE, Larry Maiers, East Plaza I, Jean Stoner, 2135 1<sup>st</sup> Avenue SE, Steve Barry, 3450 Cottonwood Lane, Joanne Hayedor, 2131 1<sup>st</sup> Avenue SE, Gretchen Sullivan, 2135 1<sup>st</sup> Avenue SE, Susan Bright, 190 Cottage Grove Avenue SE

- Location of construction equipment construction materials entering and leaving the project
- Location of delivery vehicles
- Parking issues
- Concern on significant wear and tear on streets, driveways and parking lots
- Increase of parking along public street
- Stormwater detention issues
- Traffic safety
- Consider a separate construction access road
- Construction of a parking lot in green space
- No. of parking lots space required
- Proximity to parking lot

Following discussion, Commissioner Halverson called for a motion. Commissioner Peloquin made a motion to approve the Preliminary Site Development Plan in a RMF-2, Multi Family Residence Zone District. Commissioner Dahlby seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 5 Ayes, Commissioners Dahlby, Peloquin, Halverson, King and Blank; 1 Nay, Commissioner Cassell

**3. ~~Case Name: 1721 D Street SW (Conditional Use)~~**

~~Consideration of a Conditional Use for Contractors Shop in a C-3, Regional Commercial Zone District as requested by Four Star Roofing, Inc. (Applicant) and Chad D. and Mindy T. Martin (Titleholders)~~

~~*Case No: COND-023777-2016; Case Manager: Dave Houg*~~

This item was deleted from the agenda and will be considered at a future City Planning Commission Meeting.

**4. Case Name: 4625 and 4497 Tower Terrace Road NE (Rezoning with a Preliminary Site Development Plan) and (Conditional Use)**

- a. Consideration of a change of zone from C-MU, Commercial Mixed Use Zone District and A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)

*Case No: RZNE-023801-2016; Case Manager: Dave Houg*

Mr. Houg presented City Planning Commission Criteria for Recommendation and Action of a Preliminary Site Development Plan and a Conditional Use.

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan from C-MU, Commercial Mixed Use and A, Agriculture Zone Districts to C-3, Regional Commercial Zone District to allow for the development of a joint athletic facility (“Twisters Gymnastics” and “Precision One Volleyball”) with outdoor volleyball courts.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area accommodates commercial and service uses. Mr. Houg presented a Zoning Map, General Information, Existing Development and Site Development Plan.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Rezoning with a Preliminary Site Development Plan from C-MU, Commercial Mixed Use Zone District and A, Agriculture Zone District to 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.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

- b. Consideration of a Conditional Use for Outdoor Sand Volleyball in a C-3, Regional Commercial Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)  
*Case No: COND-023802-2016; Case Manager: Dave Houg*

A public hearing was presented for a Conditional Use approval of Outdoor Sand Volleyball in the C-3, Regional Commercial Zone District to allow for the development of a joint athletic facility (“Twisters Gymnastics” and “Precision One Volleyball”) with outdoor volleyball courts.

Following discussion, Commissioner Halverson called for a motion. Commissioner Blank made a motion to approve the Conditional Use for Outdoor Sand Volleyball in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

#### **5. 4625 Tower Terrace Road NE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-MU, Commercial Mixed Use and A, Agriculture Zone Districts as requested by HJD Investments, LLC (Applicant/Titleholders)

***Case No. PSDP-023800-2016; Case Manager: Dave Houg***

A public hearing was presented for a Preliminary Site Development Plan at 4625 Tower Terrace Road NE. The property is currently developed as a gymnastics center (“Twisters Gymnastics”) and the applicant is seeing approval to construct 62,000 s.f. of additional structures for the addition of a volleyball center (“Precision One Volleyball”) and soccer facility (indoor use only).

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Preliminary Site Development Plan in a C-MU, Commercial Mixed Use and A, Agriculture Zone Districts. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

#### **6. Case Name: 4497 Tower Terrace Road NE (Conditional Use)**

Consideration of a Conditional Use for Parking Lot in A, Agriculture Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)

***Case No: COND-023803-2016; Case Manager: Dave Houg***

A public hearing was presented for a Conditional Use at 4497 Tower Terrace Road NE. The applicant is requesting approval to expand the off-street parking onto this parcel in conjunction with an expansion of the facility.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve the Conditional Use for Parking Lot in A, Agriculture Zone District. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

**7. Case Name: 116 15<sup>th</sup> Street NE (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone from R-3D, Two Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Cameron S. West (Applicant/Titleholder)

***Case No: RZNE-023857-2016; Case Manager: Dave Houg***

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting to rezone a 2,500 s.f. parcel from the R-3D, Two-Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District with a Preliminary Site Development Plan to allow for the restoration of fire-damaged structure. The applicant wishes to restore a mixed-use building. The ground floor will be commercial with 2 residential units above. The property is located in the Mound View Neighborhood. The property is identified as “Urban-High Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, commercial and medium to high density residential uses are suitable. The C-1 District allows for both commercial and residential uses. Mr. Houg presented General Information, Zoning Map, Site Development Plan and Street View.

Rod Pritchard, 1220 First Avenue NE, Cindy Davis, 3200 Feather Road NE and Carol Sindelar, 1754 D Avenue NE stated their objections: concerns regarding the type of businesses that would be on the bottom floor as well as parking issues.

Following discussion, Commissioner Blank made a motion to approve the change of zone from R-3-D, Two Family Residence Zone District to C-1, Mixed Neighborhood Convenience 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.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

The meeting was adjourned at 5:20 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department