



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, December 8, 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
Dominique Blank
Anthony Brown
Lisa Peloquin

Members Absent: Kim King
Karl Cassell

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Kirsty Sanchez, Development Services Project Planner

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

Commissioner Halverson called the meeting 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 November 17, 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: 0 Vacant Land NW and 3010 Johnson Avenue NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Keith Billick (Applicant/Titleholder)

Case No: RZNE-023969-2016; Case Manager: Kirsty Sanchez

Ms. Sanchez presented City Planning Commission Criteria for Recommendation and Action for a Rezoning.

Ms. Sanchez reported that this is a request to rezone a 31,363 sq. ft. parcel from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Development Plan to allow for the construction of live-work units. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, commercial and medium density residential uses are suitable.

Ms. Sanchez presented a Location Map, General Information, View from Johnson Avenue NW, View from 31st Street NW, Zoning, Site Plan, 3 Aerial Renderings, Rendering and Proposed PUD Modifications. This rezoning is tentatively scheduled for a public hearing at City Council on February 14, 2017 pending negotiation of a Development Agreement.

Commissioner Halverson asked for a high level overview of a Planned Unit Development. Ms. Sanchez stated that the Planned Unit Development District One District (PUD-1 District) and the Planned Unit Two District (PUD-2 District) are intended to provide flexibility in the design of planned projects; to encourage innovation in project design that incorporates open space and other amenities; and to insure the compatibility of developments with the surrounding urban environment. The Planned Unit Development Districts are intended to promote developments which will be advantageous to the City and its urban form by permitting project design that will surpass the quality of development resulting from a strict application of the regulations of conventional zoning districts. The PUD-2 District is intended to accommodate projects that are intended to be developed in a single phase, particularly for infill development sites where the specific design of an individual building or buildings and elements may be determined.

Mr. Gunnerson further stated it is a customized zone district and gives the applicant an opportunity to request modification to some standards.

Ms. Sanchez further stated that we had received three oppositions to this rezoning along with a petition with 51 signatures.

Mr. Zakostelecky stated that granting a PUD-2 rezoning gives City Planning Commission and City Council the ability to negotiate what types of uses are allowed and what types of uses are not allowed.

Katie Hiatt-Braasch, 2921 B Avenue NW, William Ronnenberg, 412 31st Street NW, Barbara Fortune, 324 30th Street NW; Jerry Rowray, 2909 B Avenue NW and Della Rank, 336 30th Street NW stated the following objections:

1. Concerned about PUD Rezoning
2. Stormwater issues and water run off
3. Traffic
4. Quiet neighborhood

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Plan. Commissioner Brown seconded the motion with proposed amendment contingent upon improving conditional time period of operation for the businesses as well as working with neighbors on establishing adequate screening from the raised parking lot and to ensure that the runoff factor of the current property is better suited for the neighborhood to retain water on site. Commissioner Pankey agreed to the amended conditions.

Mr. Zakostelecky stated that all these conditions can be addressed in the Development Agreement.

Further Discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 7 Ayes, Commissioners Wilts, Dahlby, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

2. Case Name: 2937 Johnson Avenue NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Keith Billick (Applicant/Titleholder)

Case No: RZNE-023968-2016; Case Manager: Kirsty Sanchez

Ms. Sanchez presented City Planning Commission Criteria for Recommendation and Action for a Rezoning.

Ms. Sanchez stated that this is a request to rezone 112,844.5 sq. ft. (2.6 acres) parcel from R-2, Single-Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Development Plan to allow for the construction of a mix of live/work condominiums, townhomes, and single-family homes. The property is identified as “Urban-Low Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, low density residential and neighborhood commercial uses are suitable for this area.

Ms. Sanchez presented a Location Map, General Information, Aerial, View from Johnson Avenue NW, Zoning, Site Plan, 3 Aerial Renderings, Rendering and Proposed PUD Modifications. This rezoning is tentatively scheduled for a public hearing at City Council on February 14, 2017 pending negotiation of a Development Agreement.

John Huiskamp, 144 Jacob Circle, NW, Lee Sutter, 217 31st Street NW and Della Rank, 336 30th Street NW stated the following objections:

1. Characteristic of the Neighborhood
2. Congestion on Johnson Avenue
3. Set back issue
4. Not a good fit

Following discussion, Commissioner Halverson called for a motion. Commissioner Peloquin made a motion to approve the change of zone from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Plan with Commissioner Brown seconded the motion with proposed amendment contingent upon improving conditional time period of operation for the businesses as well as working with neighbors on establishing adequate screening from the raised parking lot and to ensure that the runoff factor of the current property is better suited for the neighborhood to retain water on site. Commissioner Peloquin agreed to the amended conditions.

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

Voting: Adopted, 7 Ayes, Commissioners Wilts, Dahlby, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

3. Case Name: 1247 4th Avenue SE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District as requested by Willis Dady Emergency Shelter Inc. (Applicant/Titleholder)
Case No: RZNE-024069-2016; Case Manager: Kirsty Sanchez

Ms. Sanchez presented City Planning Commission Criteria for Recommendation and Action for a Rezoning.

Commissioner Dahlby left the meeting at 4:45 pm

Ms. Sanchez stated that this is a request to rezone a 31,363 sq. ft. parcel from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan to allow for the construction of a two-story addition to the existing emergency shelter. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, medium density residential uses are suitable.

Ms. Sanchez presented a Location Map, General Information, Aerial, View from 4th Avenue SE, Zoning, Site Plan, Front Elevation and Rear Elevation. Ms. Sanchez further stated that the City Council will hold a public hearing on January 10, 2017.

Several attendees spoke in favor on the project including Phoebe Trepp, 1247 4th Avenue SE, Justin Watson, 1500 3rd Avenue SE and Carletta Knox-Seymour, 1902 J Street SW.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the change of zone from O-S Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Plan. Commissioner Blank seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Wilts, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

4. Case Name: 617 Ellis Boulevard NW (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in C-3, Regional Commercial Zone District as requested by Blue 42, LLC (Applicant/Titleholder)

Case No: COND-024048-2016; Case Manager: Dave Houg

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

Mr. Houg stated that this is to certify that the Development Services staff has examined the petition of Blue 42, LLC submitted by Jake Roetman requesting Conditional Use approval for an Outdoor Service Area for property at 617 Ellis Boulevard NW and zoned C-3, Regional Commercial Zone District.

Mr. Houg presented a Location Map, General Information, Zoning Map, Street View, Site Plan, Fencing and stated that the Board of Adjustments will consider this project at their meeting on December 12, 2016.

The applicant confirmed that the correct address is 629 Ellis Boulevard NW

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use request in a C-3 District. Commissioner Wilts seconded the motion.

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

Voting: Adopted, 6 Ayes, Commissioners Wilts, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

5. Case Name: 1305 3rd Street SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Little Woods NewBo LLC (Applicant) and the City of Cedar Rapids (Titleholder)

Case No: PSDP-024104-2016; Case Manager: David Houg

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

Mr. Houg stated that the applicant is requesting Preliminary Site Development Plan approval for the property located at 1305 3rd Street SE. This site has been vacant since 2011. The proposal is to relocate another historic commercial building commonly referred to as the “White Elephant” to this site. A 241 sq. ft. single-story addition is planned for the rear of the structure. The first floor is proposed as commercial use and a single-family living unit is proposed for the 2nd floor. The property is currently zoned C-3, Regional Commercial Zone District.

Mr. Houg further stated the proposed use and development plan 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.

Mr. Houg presented a Location Map, General Information, Site Development Plan, and 3 Elevations. The NewBo Design Review Committee has recommended approved of this project.

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

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

Voting: Adopted, 6 Ayes, Commissioners Wilts, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

6. Case Name: 1871 and 1895 Ellis Boulevard NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from C-3, Regional Commercial Zone District and R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Happel Enterprises LLC (Applicant) and City of Cedar Rapids (Titleholder)
Case No: RZNE-024044-2016; Case Manager: Vern Zakostecky

Commissioner Halverson recused himself from this project and asked Commissioner Pankey to preside over the case.

Mr. Zakostecky stated that the property is located in the Ellis Area Overlay District and the proposed development is a 4-story residential housing structure. The project was reviewed by the Ellis Area Overlay District Design Review Technical Advisory Committee on November 28, 2016. The only suggested change was to try and add some stone element on the lower level of the building.

Mr. Zakostecky further stated the ground level will be parking and the other 3-levels will include 27 residential dwelling units and 54 parking spaces will be provided. Since the project is adjacent to the Cedar River a floodwall will be incorporated. The property is shown in the “Flood Control Study Area” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area states that “Development or establishment of new uses should not be

permitted unless it is determined that they will have no impact on the Future Flood Control System.” Conversely, this project will contribute to construction of a portion of the flood control system, so the proposed use is in accord with the goals and objectives of Envision CR, the City’s Comprehensive Plan. The Preliminary Site Development Plan as submitted includes the following improvements: missing

Mr. Zakostelecky presented a Location Map, General Information, Requested Modifications, Aerial Photo, View from Ellis Boulevard, Zoning Map, Site Plan, Ground Floor Parking Plan, Front Elevation and Side and Rear Elevations. Mr. Zakostelecky further states that the City Council will consider the Public Hearing on December 20, 2016.

Following discussion, Commissioner Pankey called for a motion. Commissioner Blank made a motion to approve the change of zone from C-3, Regional Commercial Zone District and R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Plan. Commissioner Wilts seconded the motion.

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

Voting: Adopted, 5 Ayes, Commissioners Wilts, Peloquin, Pankey, Blank and Brown; 0 Nays

Commissioner Halverson returned to the dais.

7. City Planning Commission Work Plan – Seth Gunnerson

Commissioner Halverson stated that the 2017 City Planning Commission Work Plan required approval and called for a motion. Commissioner Pankey made a motion to approve the 2017 Work Plan. Commissioner Blank seconded the motion.

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

Voting: Adopted, 6 Ayes, Commissioners Wilts, Peloquin, Halverson, Pankey, Blank and Brown; 0 Nays

The meeting was adjourned at 5:13 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department