



City of Cedar Rapids
Development Committee Meeting Agenda - Amended
City Hall Council Chambers
Wednesday, June 26, 2013
3:00 pm – 4:30 pm

Purpose of Development Committee:

To enable the City Council to discuss and evaluate in greater detail these specific issues that directly impact the physical, social, and economic vibrancy of the City of Cedar Rapids.

City Council Committee Members:

Monica Vernon, Chair

Council member Pat Shey

Council member Scott Olson

- Mayor Ron Corbett is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:

- Approval of Minutes – May 22, 2013
- Review of Development Committee Issue Processing Chart
- Informational Items
- Updates
 - a) Development Agreements Matrix
 - b) Multi-Family New Construction Round Five Update

1. Prospect Meadows	Jack Roeder	10 Minutes
2. Alcohol and Tobacco Distance Separation	Thomas Smith <i>Community Development</i>	10 Minutes
3. Kingston Design Review Overlay	Seth Gunnerson <i>Community Development</i>	10 Minutes
4. Wellington Heights Plan	Paula Mitchell <i>Community Development</i>	15 Minutes
5. Nuisance Abatement Update	Kevin Ciabatti <i>Building Services</i>	15 Minutes
	Steve O’Konek <i>Police</i>	

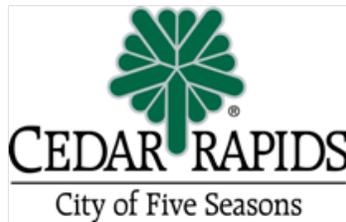
Any discussion, feedback or recommendation by Committee member(s) should not be construed or understood to be an action or decision by or for the Cedar Rapids City Council. Further, any recommendation(s) the Committee may make to the City Council is based on information possessed by the Committee at that point in time.

Future Meetings:

1. Items for **July 24** Agenda –
 - a) Street Typology
 - b) North Gateway Sign
 - c) Section 8 Update
 - d) Design Review Districts – Signage
 - e) Convention Center Parking Structure - 1st Floor Retail
 - f) Historic Preservation Demolition Ordinance Update
 - g) Housing Market Analysis Update
 - h) Sign Phase II

2. Items for **August 28** Agenda –
 - a) City Planning Commission Work Plan
 - b) Historic Preservation Commission Work Plan
 - c) Visual Arts Commission Work Plan

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City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Training Room
Wednesday, May 22, 2013
3:00 p.m.

The meeting was brought to order at 3:00 p.m.

Present: Council members Vernon (Chair), Olson and Shey. Staff members present: Joe O’Hern, Interim Community Development Director; Caleb Mason, Housing Rehabilitation Specialist; Thomas Smith, Community Development Planner; Paula Mitchell, Grant Programs Manager; Kevin Ciabatti, Building Services Manager; Seth Gunnerson, Community Development Planner; Alex Sharpe, Community Development Planner; Adam Lindenlaub, Community Development Planner; and Alicia Abernathey, Community Development Administrative Assistant.

Council member Vernon stated the Development Committee of the City of Cedar Rapids meets monthly and the purpose of the committee is to look at development and economic issues that involve the community. Items are brought forward to the agenda from City staff, Council members and sometimes citizens.

Council member Vernon called for a motion to approve the minutes from April 30, 2013. Council member Olson made a motion to approve the minutes from April 30, 2013. Council member Vernon seconded the motion. The motion passed unanimously with none opposed.

1. Blue Zones Project Community Pledge

Stephanie Neff, Healthway/Blue Zones, stated Cedar Rapids was selected in January to be a demonstration site with the intent of enhancing the wellbeing of Cedar Rapidians through environmental and policy changes that make health living easier. This is done in a number of ways through a variety of different sectors including schools, restaurants, grocery stores, etc. The City has been very progressive in a lot of areas and have met certain standards that will help reach community certification. City Council support is needed to establish an ongoing commitment to the best practices that are listed in the Blue Zones Community Policy Pledge for optimizing the environment to improve wellbeing. Ms. Neff stated she is looking for approval from the Development Committee to take a resolution to the full City Council on June 11th.

Council member Olson asked if cities participating in the program have to adopt ordinances as part of the process. Ms. Neff stated it is one of the many components of participating in the Blue Zones Community Policy Pledge.

Council member Olson made a motion to recommend adoption of the resolution to City Council. Council member Vernon seconded the motion. The motion passed unanimously with none opposed.

2. Restrictive Covenants – City Properties

Caleb Mason, Housing Rehabilitation Specialist, stated the presentation will focus on the establishment of restrictive covenants for properties where the City is involved with the redevelopment. This discussion began when staff brought several proposals to the City Council and City Council directed staff to pursue development agreements. Discussion took place regarding limiting the types of uses permitted in the structures, particularly in the Kingston Village area. Based on the discussion, staff began researching best practices on use restrictions.

Council member Shey joined the meeting at 3:06 p.m.

Mr. Mason defined restrictive covenants and identified the use, purpose and term period. Mr. Mason presented a staff recommendation to establish restrictive covenants that will be incorporated into the Development Agreement and run with the title of the property. The restrictive covenants would incorporate approved uses, prohibited uses, and conditional uses. Mr. Mason identified uses that would fall under approved, prohibited and conditional uses.

Council member Olson stated some of the prohibited uses are currently in the Kingston Village area and asked how that would work with the restrictive covenants. Mr. Mason stated the deed restrictions would only apply to City owned properties and it would not affect properties that are currently developed. Council member Shey asked if uses could be removed from the restrictive covenants if they were determined to be good for economic development. Mr. Mason stated City Council would have the power to modify the restrictive covenants as necessary.

Council member Shey made a motion to bring the recommendation to City Council. Council member Olson seconded the motion. The motion passed unanimously with none opposed.

3. Westdale Design Guidelines

John Frew, Frew Development, stated the development agreement that was approved between Frew Development and the City of Cedar Rapids included certain obligations that Frew Development has to invest \$90 million in improvements. The development agreement also defines design guidelines for the design, construction and maintenance of the improvements. The design guidelines were not complete at the time the development agreement was approved but it was identified that City Council was to adopt the design guidelines upon completion. Mr. Frew identified the purpose of the design guidelines and stated the guidelines are broken into four sections including site design, architecture, urban design and signage. Mr. Frew presented master plans for the structure, pedestrian accessibility, landscaping, parking and renderings.

Council member Shey made a motion to bring the design guidelines to City Council. Council member Olson seconded the motion. The motion passed unanimously with none opposed.

4. Neighborhood Certification Process

Thomas Smith, Community Development Planner, stated the Neighborhood Certification Process would be a step for improving communications and accountability between the City and the neighborhood associations. Desired outcomes include formalizing and enhancing existing relationships, building capacity for leadership and increased participation, establishing the needs and goals of each neighborhood and eventually targeting funding toward neighborhood improvement projects. Mr. Smith discussed in detail the Neighborhood Certification Process.

Council member Olson asked if neighborhood associations could receive City funds if they are not certified. Mr. Smith stated neighborhood associations have to be certified to receive funds.

Council member Olson made a motion to bring the process to City Council. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

5. NDC Request

Paula Mitchell, Grant Programs Manager, stated this request is similar to other requests the City has received and reviewed in the past for City owned parcels that were acquired through the Voluntary Acquisition Program. Neighborhood Development Corporation of Cedar Rapids (NDC) was awarded Multi-Family New Construction funds in July 2010 to construct 10 units. NDC currently owns five units on 2nd Avenue between 6th and 7th Streets and their request is for three additional City owned parcels on the same block. Ms. Mitchell stated staff is recommending the properties go through the typical request for proposals (RFP) process and outlined the proposed criteria for the RFP.

Council member Shey recused himself from discussion.

Council member Olson made a motion to move forward with the process. Council member Vernon seconded the motion. The motion passed unanimously with none opposed.

6. Sign Ordinance Update

Seth Gunnerson, Community Development Planner, stated the Development Committee recommended an ordinance for billboards at the April 30th Meeting that would establish a cap on billboards and reduce maximum size of billboards. It would not allow new billboards downtown and would clarify code language with regard to variance applications. The City Planning Commission (CPC) reviewed the recommendations on May 16th and recommended approval of the ordinance with an additional recommendation that if a new sign applicant owns a non-conforming sign, a non-conforming sign must be removed to satisfy the requirements of the cap.

Mr. Gunnerson presented digital sign recommendations including the following:

- 8 second hold time
- 500 foot separation from residential, and other uses such as parks, schools, and historic districts
- No flashing, animation, video or scrolling text
- Dimmer function required to reduce brightness at night
- Emergency access
- Non-conforming signs may not be upgraded to digital

Council members Olson, Shey and Vernon showed support for the digital sign recommendations.

Mr. Gunnerson stated if City Council is interested in limiting the number of digital billboard signs, options are available for doing so. The three options are as follows:

- **Ban on Digital Billboard Displays:** No new digital display billboards would be permitted in the city. The criteria above would apply to those already existing.
- **Increased Separation:** A digital display sign must be a conforming sign and must be located at least 2,000 feet from another digital display sign. This would limit the number of billboards signs that could be digital.

- **Additional Replacement:** Would require removal of two static signs to build a new digital sign.

Council member Shey made a motion to proceed with the Additional Replacement option. Council member Vernon seconded the motion. The motion passed with a vote of two to one.

Mr. Gunnerson discussed digital display attributes stating all new signs must comply with all sections of the ordinance. In addition, all existing signs must comply with hold time, animation, and scrolling text standards by January 1, 2014. The criteria for signs does not apply to signs which display only alphanumeric text and do not change more than once per hour or only display time and temperature. It also does not apply to signs not meant to be visible from the public right of way such as digital menuboard signs for drive thru-facilities.

Mr. Gunnerson provided the following options for digital display attributes for Development Committee consideration:

Options		Hold time (Signs over 64 sq. ft.)	Hold Time (All other Signs)	Transition	Animation/ Video	Scrolling Text
A	No Animation Minimum Hold Time Scrolling Text Allowed	1 second		n/a	Not allowed	Allowed
B	No Animation Establish Tiered Hold Times Scrolling Text Not Allowed	8 seconds	4 seconds	< 1 second	Not allowed	Not allowed
C	No Animation Establish Tiered Hold Times Scrolling Text Allowed	8 seconds	4 seconds	< 1 second	Not allowed	Allowed

Council member Olson made a motion to move forward with Option C. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

Mr. Gunnerson provided the following options for types and sizes of digital signs:

1. Limit digital displays to monument and marquee signs
2. Limit digital display to 25% of allowable sign area on pole signs
3. Limit digital displays on freestanding signs to 20 feet off the ground (maximum height for monument or bracket sign in O-S District) except along I-380

Council member Vernon stated she was in favor of numbers one and three but was not in favor of number two. Council member Vernon stated she would like all new signs to be bracket signs rather than pole signs and the bracket signs can be limited to 50% of their total area.

Mr. Gunnerson presented the idea of an Entertainment Sign Overlay District that would allow signs that incorporated flashing lights, animation and motion videos. Mr. Gunnerson identified the boundaries for the district. Council members Olson, Shey and Vernon showed support for the Entertainment Sign Overlay District.

7. Comprehensive Plan

Adam Lindenlaub, Community Development Planner, stated the process for moving forward with the Comprehensive Plan is to identify issues that were not addressed or were not planned for during the River Corridor Redevelopment Plan, Neighborhood Planning Process, Parks and

Recreation Master Plan, Facilities Master Plan, and the Downtown Area Plan. Staff will use focus groups, surveys, public meetings and stakeholder meetings to gather feedback.

Mr. Lindenlaub stated the Comprehensive Plan will have seven (7) elements that will form a framework to help guide policy decisions. The seven elements include:

- Housing Strategies
- Community Facilities and Services
- Neighborhoods and Nodes
- Community Vitality
- Parks and Open Space
- Hazard Mitigation
- Connectivity and Corridors

Mr. Lindenlaub stated as part of the process a Steering Committee will be used for guidance and will include representation from several different entities. Mr. Lindenlaub provided a timeline and identified next steps for the Comprehensive Plan.

Council member Olson made a motion to proceed with Comprehensive Plan Update Process. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

8. Wayfinding Signage

Mr. Smith stated staff has returned to provide a concept for the wayfinding signage that will be used in the downtown area. Staff has been working with a designer over the past several months to come up with an idea. The signs will be designed to be attractable and last five to ten years. The Public Works Department will be installing the signs and they believe the colors chosen for the sign will not conflict with any other signage already placed around the city.

Mr. Smith stated there will be 17 locations for the signs downtown with 1st Avenue and 3rd Street SE receiving the majority of the signs. The signs will provide wayfinding to institutions such as the Paramount Theatre, Amphitheatre, Convention Center, NewBo City Market, museums, etc.

Council member Shey made a motion to move forward with the wayfinding signs. Council member Olson seconded the motion. The motion passed unanimously with none opposed.

9. Alcohol and Tobacco Distance Separation Ordinance

Mr. Smith stated in July 2011 the state code was amended to allow the sale of liquor at places that also sell gasoline. Since that time, a number of gas stations or convenience stores and small-scale retail locations around the City have proposed or began the sale of liquor. Some of the stores are located near residential neighborhoods, schools, and other sensitive uses. Other large Iowa cities have adopted stronger regulations around the sale of liquor by businesses that have limited retail operations, like convenience stores and gas stations.

Mr. Smith stated concerns have been received from neighborhood leaders regarding the effects of these businesses and asked the City to explore the issue. Cedar Rapids currently controls the location of businesses selling liquor or beer by requiring a 300 foot separation from a church or school measured from front door to front door along the sidewalk or street right-of-way.

Mr. Smith stated staff researched seven Iowa communities and three have more stringent regulations than Cedar Rapids. Mr. Smith identified how Cedar Rapids, Davenport, Des Moines and Waterloo compare in terms of four categories. The categories include types of uses protected through separation distance, the amount of distance separation, exemptions and other protections.

Mr. Smith stated staff will continue to discuss the matter and will bring back recommendations to Development Committee at upcoming meetings.

10. Parklets

Mr. Gunnerson stated staff is currently in the process of purchasing four parklets and meeting with businesses along 3rd Street for potential places to locate the parklets. The target date for parklet installation is July 1st. Mr. Gunnerson stated some of the parklets may be placed on the avenues as some locations on 3rd Street are not practical for placement of a parklet.

Council member Shey made a motion to adjourn the meeting. Council member Olson seconded the motion. The motion passed unanimously with none opposed.

Meeting adjourned at 5:15 p.m.

Respectfully submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
4/30/2013	CDBG Neighborhood Certification Process			CD	Done	5.13
5/22/2013	Wayfinding Signage			CD	Done	6.13
5/22/2013	Restrictive Covenants - City			CD	Done	6.13
7/25/2011	Med District Design Guidelines			CD/Medical Quarter	April 2013	Will revisit April 2013 - Pending
9/26/2011	Land Development Fees Update	Given to City Council (full) to review for further discussion at November 2011 meeting.		CD		On Hold
1/23/2012	Walkable Community Follow-Up Discussion / Council member Vernon AND Charlotte's Street Elevations / Tom Peterson	Jeff Speck to meet with the City Council and Staff. Bring back to Dev Comte a DRAFT of the Street Elevations for Cedar Rapids in April.	Christine Butterfield to set up meeting with Jeff Speck. Public Works Traffic Engineer and staff to bring back recommendation to Dev Comte in April.	CD / PW	underway	Jeff Speck scheduled to visit Cedar Rapids 4/11 - 4/13. Staff will schedule time with City Council during his visit. Meeting Summary sent to Council 4.27.12. Street Typology underway. Jeff Speck meet with staff in Cedar Rapids on 8.13.12 Back to Comte 12.11.12. Policy presented to City Council by Public Works 6.13
1/23/2012	Additional Rezoning of Flood Impacted Property / Seth Gunnerson	Bring remainder of properties to be rezoned back to Dev Comte in April		CD		Ongoing.
2/23/2012	ACE District / Streetscaping - 3rd Street from 1st to 8th	Send to staff for research on: Can we implement? How? Dollars? Return to Dev Comte in April.		PW	12.11.12	Public Works meeting with stakeholders group. Installation planned by Public Works 6.1.13
2/23/2012	Mound View Coalition for Neighborhood Stabilization	Come back to Dev Comte when Emily Meyer is available.		Mound View Neighborhood		Waiting to hear from neighborhood. On Hold
2/23/2012	Neighborhood Planning Process Implementation	Did not discuss at 2/23 meeting. Bring back at 3/26 meeting.		CD	3/26/2012	Last update to City Council 2.15.13. Next update 6.13
3/26/2012	Chapter 32 Modifications -	Jeff Speck to look at setbacks on Mt. Vernon Road. Shared		CD	5/28/2012, 8/29/2012,	Discussed and reviewed 2006 zoning code. Established build to line. Jeff Speck

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
9/26/2012	Planned Unit Development Overlay Evaluation	City Staff will work with developers to draft and review an ordinance		CD	Jan 2013	Ongoing.
9/26/2012	Distance Separation from Alcohol, Tobacco and Payday Lenders	City Staff will work to create language for Chapter 32 Zoning Ordinance.	Staff is taking to CPC in December to recommend language.	CD	Summer 2013	Payday Lending Slated City Council 5.13. Alcohol & Tobacco to Dev. Comte 5.13
11/28/2012	Tree Planting Policy	City staff will work to draft a policy on tree planting, placement and maintenance		CD	Jan 2013	Early 2013. April 2013.
11/28/2012	Signage	Return with best practices on general signage.		CD	April 2013	Underway.
1/23/2013	Commercial Lighting Requirements	Look into Height requirements, equipment to verify lighting meets standards, interior lighting.		CD	April 2013	
2/27/2013	14th Avenue Alignment	Look into tree lined streets, sidewalks, shared-use lanes,		CD	March 2013	Included in Iowa Steel disposition
2/27/2013	Downtown Parklets	Figure out a minimum number of parklets		CD	March 2013	Completion slated 6.13
4/30/2013	NewBo Volleyball			CD		
4/30/2013	Low Income Housing Tax Credit Policy and Process			CD		
4/30/2013	Ellis Plan			CD		Ongoing. 5.13
4/30/2013	Kingston Village Recommendation			CD		Ongoing. 5.13
5/22/2013	Comprehensive Plan			CD		Ongoing. Fall 2013.

For the Complete Issue Processing Chart, please contact Community Development at (319) 286-5041.



Community Development Department Redevelopment Projects Matrix Updated 6/19/2013

Item	Property	Staff Lead	Project Status			Council Action			Developer Information	
			Current Status	Next Steps	Date for next City or Developer milestone	Council Committee Date	Public Hearing Date	Development Agreement Date	Developer	Developer Contact
1	1118 2nd St SE Frank Kapoun House	Caleb Mason	Property is currently under construction	Construction work on vacant shell to be complete within 180 days (July 2013)	7/1/13	1/27/12	3/17/12	9/25/12	Jelinek Companies, LLC	Jon Jelinek
2	1120 2nd St SE Kapoun Meat Market Building	Caleb Mason	Property is currently under construction	Construction work on vacant shell to be complete within 180 days (July 2013)	7/1/13	1/27/12	3/17/12	9/25/12	Jelinek Companies, LLC	Jon Jelinek
3	208 12th Ave SE Carriage Works Building	Caleb Mason	Property is currently under construction	Construction work on vacant shell to be complete within 180 days (July 2013)	7/1/13	1/27/12	3/17/12	9/25/12	Jelinek Companies, LLC	Jon Jelinek
4	1115 C St SW Riverside Park	Joe O'Hern Adam Lindenlaub	Development Agreement executed and property has been rezoned	Waiting for Penford to submit site development plan for redevelopment of the site - triggers process for disposing of property.	TBD				Peneford Products	Erwin Froelich
5	4 Properties in Kingston (Timko Parking)	Caleb Mason	City Council authorized execution of Deed for the properties	Schedule closing with Fred Timko upon legal counsel's review of abstract.	TBD	N/A	11/13/12	2/26/13	GRR-DTE, LLC	Fred Timko
6	1126 & 1132 Ellis Blvd NW Former A&W Restaurant	Caleb Mason	One proposal submitted by Stark Real Estate Holdings determined non-responsive.	Discussion of options at 6/20/13 Flood Recovery Committee.	6/20/13	N/A	9/27/11			
7	1501/1507 C St SW Kosek Building	Caleb Mason	Property is currently under construction	Construction work on vacant shell to be complete within 180 days (September 2013)	9/1/13	N/A	7/26/11	10/25/11	Stark Real Estate Holdings	Baron Stark
8	1424 B Ave NE B Ave NE Fire Station	Caleb Mason	Staff has received the redlined version of the Development Agreement and reviewing for final draft.	Council consideration of a Development Agreement expected to be in July	7/23/13	10/24/12	11/27/12	TBD	Coe College	Rod Prichard
9	10 Vacant Lots near Cargill	Adam Lindenlaub	City Attorney review of Draft Development Agreement	Send Draft Development Agreement to Cargill for review and comment.	TBD	11/28/12	1/22/13	TBD	Cargill	Darren Ferry
10	1018 2nd St SE	Paula Mitchell	City Council authorized execution of Development Agreement with Acme Electric Co. on 5/14/13	Developer to submit flood proofing plan to obtain amended deed restrictions. Proposals for vacant land due 7/9/13.	7/9/13	11/28/12	1/22/13	5/14/13	Acme Electric Company	Don Barriger
11	213 13th Ave SE	Paula Mitchell	City Council authorized execution of Development Agreement with New Leaf Historic Properties on 5/28/13	Developer to submit information on proposed scope of work and flood proofing to obtain amended deed restrictions	TBD	11/28/12	1/22/13	5/28/13	New Leaf Historic Properties	Emily Meyer
12	1301 3rd St SE	Paula Mitchell	City Council authorized execution of Development Agreement with Little House, LLC on 5/28/13	Developer to submit scope of work and flood proofing plan to obtain amended deed restrictions. Proposals for vacant land due 7/9/13.	7/9/13	11/28/12	1/22/13	5/28/13	Tom & Beth DeBoom	Beth DeBoom
13	415 12th Ave SE Iowa Steel Site	Jennifer Pratt	City Council consideration of Deed and Acquisition Plat on 6/11/13	Closing to be scheduled with Developer pending their final title opinion of abstract	TBD	11/28/13	1/22/13	5/14/13	Geonetric	Eric Engelmann
14	1020 & 1028 3rd St SE Former Brosh Chapel Site	Jennifer Pratt	Developer to review and redline City's Draft Development Agreement	Developer to submit information about project's gap for TIF request to be incorporated into Development Agreement.	TBD	10/24/12	11/27/12	TBD	New Bohemia Station LLC	Allen Lerch
15	102 3rd Ave SW Gatto Building	Caleb Mason	Draft Development Agreement being reviewed by Developer to provide redlines.	City Council consideration the proposal submitted by KHB Redevelopment Group for 100 3rd Ave SW on 6/25/13. Property to be included in Development Agreement with 102 3rd Ave SW.	6/25/13	10/24/12	11/27/13	TBD	KHB Redevelopment Group LLC	Dave Kapler
16	120 3rd Ave SW Rowell Hardware	Caleb Mason	Draft Development Agreement provided to the Developer	Review Developer's redlines and finalize terms of the agreement	TBD	10/24/12	11/27/13	TBD	Rowell Hardware Development LLC	Lance LeTellier
17	207 3rd Ave SW Formerly Acme Graphics	Caleb Mason	Staff has received the redlined version of the Development Agreement.	Finalize the terms of the Agreement and bring back for City Council's consideration in July	7/9/13	10/24/12	11/27/13	TBD	Matthew 25 Ministry Hub	Clint Twedt-Ball



Community Development Department Redevelopment Projects Matrix Updated 6/19/2013

Item	Property	Staff Lead	Project Status			Council Action			Developer Information	
			Current Status	Next Steps	Date for next City or Developer milestone	Council Committee Date	Public Hearing Date	Development Agreement Date	Developer	Developer Contact
18	222 3rd Ave SW Baron Motors Building	Caleb Mason	Draft Development Agreement sent to OPC Allan Investments 5/31/13	Council consideration of Development Agreement projected to be 7/23/13	7/23/13	10/24/12	11/27/13	TBD	Allan Development Company	Paul Brundell
19	423 5th St NW Former E Ave NW Fire Station	Caleb Mason	Drafting Development Agreement	Internal City staff meeting to discuss site considerations, property vacation, and parking	TBD	1/23/13	2/26/13	TBD	OPC Allan Investments LLC	Paul Brundell
20	312 1st ST SE/109 3rd Ave SE Paramount Parking	Caleb Mason	IEDA sent executed Amended Deed Restrictions on 5/17/13.	Establish Viable Business Corridor to allow for future redevelopment.	TBD	N/A	N/A	TBD		
21	1st Street SW/NW, Interstate 380, 3rd Street SW, and 2nd Avenue SW	Joe O'Hern Jennifer Pratt	City received one proposal from Cedar Rapids Development Group, LLC for a casino	City Council to consider the proposal submitted by Cedar Real Estate Group, LLP on 6/25/13	6/25/13	N/A	5/14/13	TBD		
22	Westdale Redevelopment	Joe O'Hern Jennifer Pratt Casey Drew	Development Agreement executed on 5/14/13, Design Standards on 5/28/13.	Developer to request City grant for site preparation work when ready to proceed.	TBD	N/A	N/A	5/14/13	Frew Development Group	John Frew
23	1st St SE Parkade	Adam Lindenlaub Jennifer Pratt	City received one proposal for redevelopment from Cedar Real Estate Group, LLP for 8-story office and structured parking	City Council to consider the proposal submitted by Cedar Real Estate Group, LLP on 6/25/13	6/25/13	TBD	TBD	TBD		
24	1st Ave SE Parkade Commercial Space	Caleb Mason	Staff researching Condo regime model language and drafting terms and conditions	Development Committee to review approach for establishing Condo Regime and selling the commercial space on 7/24/13	7/24/13	TBD	TBD	TBD		
25	602, 606 & 622 2nd Ave SW Property requested by NDC	Paula Mitchell	Public Hearing to consider the disposition of the properties on 6/25/13	Staff to hold an informational meeting for interest proposers	6/25/13	5/22/13	TBD	TBD		



**Prospect Meadows will be
discussed at the June 26, 2013
Development Committee
Meeting.**



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401-1256
Telephone: (319) 286-5041

To: City Council Development Committee
From: Thomas Smith through Joe O’Hern, Executive Administrator of Development Services
Subject: Distance Separation Requirements for Alcohol and Tobacco Sales
Date: June 26, 2013

Background

At its May 22 meeting, the Development Committee reviewed current best practices for distance separation and zoning regulation of liquor and tobacco outlet stores in Iowa, and requested that staff return over the course of multiple meetings with options to implement similar regulations in Cedar Rapids. Staff is returning to the June 26 Development Committee meeting to discuss:

- a.) the amount of distance, and
- b.) types of uses to be protected under the proposed new ordinance.

Other details of the proposed ordinance, such as which types of alcohol and tobacco sellers should be covered by the new regulations, and whether a conditional use permit should be required to establish these businesses, will be presented at the July Development Committee meeting.

The city does not currently regulate alcohol and tobacco sales through zoning. Instead, alcohol is regulated through Chapter 51, a separate chapter of the City’s Municipal Code, and is not restricted in any zoning districts. The city’s current distance separation requires that a business selling liquor or beer may not be established within 300 feet of a church or school.

Best Practices for Alcohol and Tobacco Distance Separation Regulations

Staff surveyed seven Iowa communities to examine best practices related to the control of alcohol and tobacco sales through zoning. The following is a breakdown of zoning regulations established by the cities of Davenport, Des Moines and Waterloo to limit alcohol and tobacco sales in retail establishments.

	<u>Cedar Rapids</u> <i>(Present)</i>	<u>Davenport</u>	<u>Des Moines</u>	<u>Waterloo</u>
1. Types of Uses Protected Under Distance Separation Regulations	Churches, schools	A. State registered child development homes, state licensed child care centers, schools; B. Residentially zoned parcels	Churches, schools, public parks, licensed child care centers	Residences, day care centers, houses of worship, public libraries, schools, public parks, public recreation facilities, civic/convention centers, missions

	<u>Cedar Rapids</u> <i>(Present)</i>	<u>Davenport</u>	<u>Des Moines</u>	<u>Waterloo</u>
2. Distance Separation Requirement	300 ft	<ul style="list-style-type: none"> • Between any use under A (see above) and a proposed liquor licensed establishment: 600 ft • Between two liquor licensed establishments in a C-1 or C-2 zone: 2,700 ft • Between any use under B and a proposed liquor licensed establishment: 300 ft 	150 ft	<ul style="list-style-type: none"> • Between any use above and a proposed “carry-out” liquor store: 600 ft • Between two businesses requiring a “carry-out” liquor license that are not limited alcohol sales uses (as defined above): 600 ft • Between two businesses that are not limited alcohol sales uses (as defined above): 250 ft

Staff Recommendations

The current Cedar Rapids ordinance measures the distance between a business selling alcohol and any protected use along a line that runs from the front door of a business down the center of the sidewalk or street to the front door of a protected use. Other communities use a straight-line approach from the nearest part of one building to the nearest part of the other building. Maintaining the current amount of distance separation (300 feet), but measuring it along a straight line between the nearest points of buildings to each other would create a broader buffer without becoming overly restrictive.

Additionally, the current Cedar Rapids ordinance only considers churches and schools as protected uses. City staff currently considers any place of worship as a “church,” and any educational facility with a structured curriculum as a “school.” However, the terms should be better defined to make the ordinances clear and consistent in interpretation. Staff recommends considering the following uses as protected uses in the proposed ordinance:

- Licensed daycare centers,
- Educational facilities,
- Parks and open spaces, and
- Religious uses.

Next Steps

A recommendation on additional elements of the ordinance, such as which types of alcohol and tobacco sellers should be covered by the new regulations and whether a conditional use permit should be required to establish these businesses, will be presented at the July Development Committee meeting. Based on the items selected at that meeting, staff will return to the August Development Committee with a final recommendation combining all of the items discussed into

a single ordinance for final consideration to send to the City Council. The remaining timeline is as follows:

June 26:	Review and recommend initial items for the ordinance
July 24:	Review and recommend additional items for the ordinance
August 28:	Review final ordinance recommendation, send to City Council
September 10:	Motion setting a public hearing
September 24:	Public hearing and first reading
October 8:	Second and third readings combined



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Seth Gunnerson through Joe O'Hern, Executive Director of Development Services
Subject: Kingston Village Overlay District
Date: June 26, 2013

On June 26th City Staff will discuss the formation of an overlay zoning district to guide future development in the Kingston Village neighborhood. Staff will review the zoning criteria and review the process established by the two existing overlay districts. Staff will also discuss options to improve the efficiency of the design review process by combining code language and potentially combining membership in the Design Review Committees.

At the meeting staff will be looking for input from the Development Committee on the following:

- Interest in establishing an overlay district for Kingston Village
- Zoning criteria for the overlay district.
- Formation and composition of a Design Review Technical Advisory Committee

Overlay Districts:

In order to ensure development in certain neighborhoods is consistent with its historic character and neighborhood goals, the City of Cedar Rapids has created two Design Review Overlay Districts, they are:

- **Czech Bohemia Overlay District** – which encompasses Czech Village and the New Bohemia Neighborhoods
- **Ellis Boulevard Overlay District** – which covers all development within one block of Edgewood Boulevard between E Avenue and Ellis Park.

The requirements of the overlay districts apply to all new and expanded development except for single and two family housing. The overlay districts primarily serve two functions:

- 1.) **Establish uniform zoning standards unique to the area** – Overlay districts set uniform design standards meant to preserve and enhance the look of the neighborhood, these include:
 - Uniform building setback and heights
 - Principal entrance to buildings shall face the street
 - Higher quality building materials
 - Parking behind buildings
 - Require increased architectural detailing

- 2.) Create a Design Review Technical Advisory Committee** – Both existing overlay districts establish a DRTAC. The DRTAC meets to review all applications for site plans, conditional use requests, building permits, and variances within the overlay districts. The DRTAC’s function is to:
- Provide recommendations to the approval body (City Planning Commission, Board of Adjustment or Staff) for cases on the suitability of a proposed project.
 - Provide a forum for developers to engage with stakeholders in the neighborhood and discuss ways to improve a project.

The recommendations of the DRTAC’s are advisory in nature. For projects which require approval of the City Planning Commission, Board of Adjustment or City Council, the recommendation of DRTAC is included in staff reports.

Kingston Village Overlay District

At the June 26th Development Committee meeting staff will discuss the formation of an overlay district in the Kingston Village Area.

The Kingston Village Plan, which was reviewed by the Development Committee in April, was developed to provide guidance for future development in the Kingston Village area. The plan identifies areas more appropriate for higher density infill development and calls for preservation of the historic commercial corridor along 3rd Avenue SW.

Timeline:

Based on Development Committee feedback, staff proposes the following timeline:

- July – Meet with stakeholders to discuss neighborhood goals and objectives
- July 24 – Recommendations presented at Development Committee meeting
- August 29 – City Planning Commission review of proposed ordinance
- September 24 – Public Hearing on proposed ordinance at City Council



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To: City Council Development Committee
From: Paula Mitchell through Joe O'Hern, Executive Administrator of Development Services
Subject: Wellington Heights Neighborhood Plan
Date: June 26, 2013

Background:

In May 2012, the City Council adopted a budget for the Community Development Block Grant (CDBG) program year covering July 1, 2012 – June 30, 2013 that included funding for a Wellington Heights Neighborhood Plan. This effort is intended to be the first in a series of area plans for qualifying CDBG neighborhoods that are not currently covered by any existing plans.

On May 1st and 2nd, two neighborhood charrette meetings were held for neighborhood members to provide feedback through focus group table discussions and hands-on activities regarding how they would like the neighborhood to look and feel in the future. Approximately 60 stakeholders participated in those sessions.

The feedback received at the charrette meetings was assembled into a framework plan document that was presented at an open house on May 30, 2013. Topics addressed included Social Capital and Public Safety, Housing and Historic Character, Economic Vitality, Transportation and Connectivity, Open Space and Recreation, Aesthetics and Neighborhood Design, and Sustainability. In addition, staff presented drafts of the planning documents at the May 14th and June 11th meetings of the Wellington Heights Neighborhood Association. While it is important to note that the proposed plan is not able to represent every point of view heard at the community meetings, it does represent the areas around which there was consensus from a majority of participants. Detailed information about the public process, including feedback received at the meetings, is viewable online at www.CityofCR.com/WellingtonHeights.

An overview of the proposed plan will be presented at the June 26, 2013 meeting of the Development Committee. If recommended for adoption, it will move forward for consideration by the full City Council in July 2013. The plan may be used to:

- Identify public and private investment needs, such as district branding, housing reinvestment, signage, and streetscaping.
- Inform future City policy development as it relates to neighborhood livability.
- Provide a guide for future land development cases for review by City Council and appointed boards and commissions.

Recommendations:

Staff recommends adoption of the Wellington Heights Neighborhood Plan.

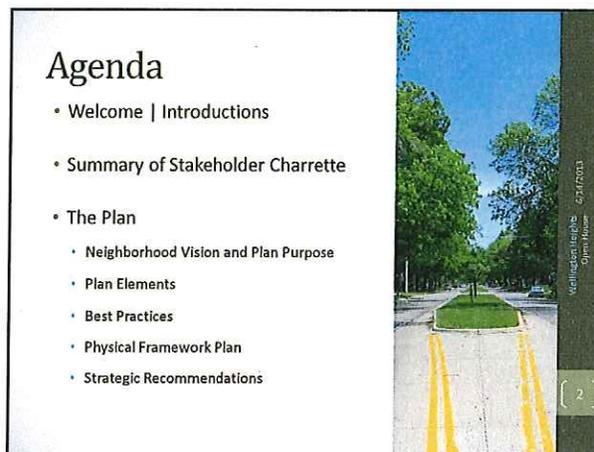
Timeline and Next Steps:

- May 1-2, 2013 – Neighborhood Charrettes held at St. Paul’s United Methodist Church.
- May 14, 2013 – Staff presented initial findings and analysis of feedback at Wellington Heights Neighborhood Association meeting.
- May 30, 2013 – Open House held at McKinley Middle School.
- June 11, 2013 – Staff presented second plan draft at Wellington Heights Neighborhood Association meeting.
- June 26, 2013 – Presentation to City Council Development Committee.
- July 2013 – City Council consideration of plan adoption.



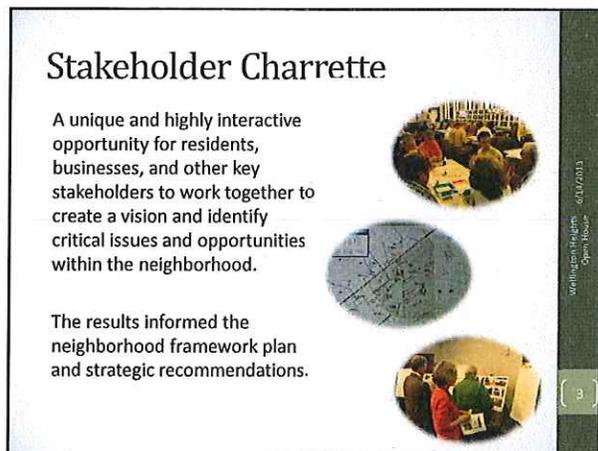
**Wellington Heights
Neighborhood Plan**

Stakeholder Open House | May 30, 2013



Agenda

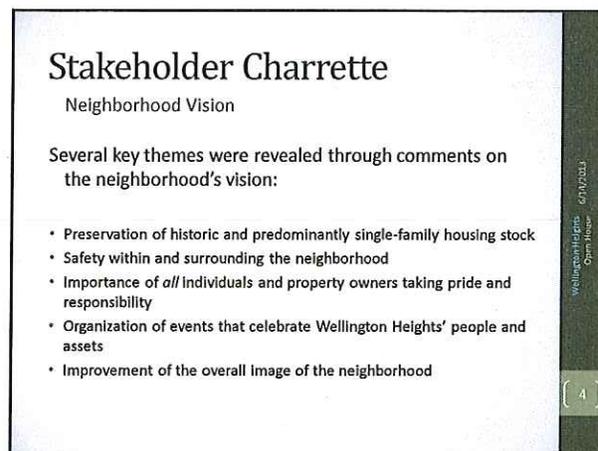
- Welcome | Introductions
- Summary of Stakeholder Charrette
- The Plan
 - Neighborhood Vision and Plan Purpose
 - Plan Elements
 - Best Practices
 - Physical Framework Plan
 - Strategic Recommendations



Stakeholder Charrette

A unique and highly interactive opportunity for residents, businesses, and other key stakeholders to work together to create a vision and identify critical issues and opportunities within the neighborhood.

The results informed the neighborhood framework plan and strategic recommendations.



Stakeholder Charrette

Neighborhood Vision

Several key themes were revealed through comments on the neighborhood's vision:

- Preservation of historic and predominantly single-family housing stock
- Safety within and surrounding the neighborhood
- Importance of *all* individuals and property owners taking pride and responsibility
- Organization of events that celebrate Wellington Heights' people and assets
- Improvement of the overall image of the neighborhood

Stakeholder Charrette

Issues

Important issues to neighborhood stakeholders surfaced through issue mapping and an investment exercise:

- Lack of Owner-Occupancy
- Proactive Crime Prevention and Enforcement
- Personal Safety and Health
- Property Maintenance and Code Enforcement
- Lack of Safe Activities and Spaces for All Age Groups
- Image/Public Perception
- Automobile Traffic and Safety
- Density
- Single Entities Owning a Large Amount of Property
- Aesthetics of Public Realm
- Poor Bicycle and Pedestrian Facilities

Wellington Heights Open House 6/14/2013

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Plan Organization

- Neighborhood Vision and Plan Purpose
- Opportunity Analysis
- Elements
 - Social Capital and Public Safety
 - Housing and Historic Character
 - Economic Vitality
 - Transportation and Connectivity
 - Open Space and Recreation
 - Aesthetics and Neighborhood Design
 - Sustainability
- Implementation and Action Plan



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Neighborhood Vision

It's the year 2025, and the Wellington Heights Neighborhood is recognized both within the neighborhood and throughout the City of Cedar Rapids as...

- ...Rich in historical and architectural character
- ...Friendly and neighborly
- ...Ideally located with excellent bike, bus, pedestrian, and automobile access to culture, the arts, dining, shopping, jobs, and education
- ...A stable, safe neighborhood with a sense of pride and community service evident throughout
- ...A neighborhood where all individuals and families from all walks of life can afford safe, sanitary, and sustainable housing
- ...A truly diverse neighborhood where people of all ages, ethnicities, backgrounds, and beliefs, are welcome and integral to the neighborhood's identity
- ...A neighborhood with well-lit, tree-lined, walkable streets
- ...A neighborhood enriched with public spaces and invested institutions that provide opportunities for children and families to play, learn, and celebrate together

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Plan Purpose

- Assess current neighborhood conditions and needs
- Engage neighborhood stakeholders in identifying the types of activities they view as beneficial
- Develop goals and strategies that address the neighborhood's needs



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Plan Principles

Each goal and strategy in the plan works toward achieving these overarching principles:

- Preserve Historic Character
- Promote Neighborhood Safety
- Encourage an Increase in Owner-Occupied Housing
- Enforce Applicable Codes and Ordinances
- Project Neighborhood Pride and Identity
- Boost Accountability of Residents, Property Owners, and the City
- Provide Safe and Usable Public Spaces
- Cultivate Neighborliness
- Leverage Proximity to and Redevelopment Momentum of Medical District and Downtown Cedar Rapids

Wellington Heights 6/14/2013
Open House

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Opportunity Analysis

A multitude of assets exist both within and surrounding the neighborhood that can be leveraged, including:

- Past preservation and neighborhood investment
- Proximity to transportation, schools, institutions, and service providers
- Existing infrastructure (sidewalks, streets, alleys)
- Downtown, MedQuarter, and Coe College investment momentum
- Pedestrian and auto traffic on 1st Avenue



Wellington Heights 6/14/2013
Open House

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Social Capital and Public Safety

Issues

- Inadequate lighting
- High concentration of "enablers" on 1st Avenue
- Limited hours of police substation
- Relatively high crime compared to remainder of city

Opportunities

- Stakeholders and the WHNA are active and serious about change
- Service organizations with vested stakes in the neighborhood exist
- Crime has been declining over the past few years
- Crime prevention programs are already in place
- Educational and religious institutions program stability and community

Wellington Heights 6/14/2013
Open House

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Social Capital and Public Safety

Goals

1. Decrease the instance of crime throughout the neighborhood
2. Promote positive public relations to the media and to potential homeowners and employers
3. Increase opportunities for neighborhood engagement, celebration, and involvement



Wellington Heights 6/14/2013
Open House

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Housing and Historic Character

Issues

- Ongoing maintenance due to age of housing stock
- Conversion to multi-family dwellings
- Contribution of renter-occupied units to disinvestment and unstable property values
- Lack of landlord investment in neighborhood

Opportunities

- Stakeholder desire and motivation to preserve historic nature of neighborhood
- Existence of the city's only two historic districts
- Programs administered by Cedar Rapids' Housing Services Division
- Public and private organization assistance
- Proximity to popular destinations and employment centers

Wellington Heights Open House 6/14/2013

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Housing and Historic Character

Goals

1. Preserve the historic character of the neighborhood
2. Foster reinvestment of deteriorating housing stock
3. Clearly communicate a standard of quality and accountability for property maintenance
4. Promote homeownership opportunities within the neighborhood for current residents and for individuals employed in proximity to the neighborhood

Wellington Heights Open House 6/14/2013

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Economic Vitality

Issues

- Undesirable or unattractive commercial uses create unattractive gateways and promote dissident behavior
- Conflict between new medical uses and existing residential uses
- Commercial uses along neighborhood edges do not always meet residents' needs

Opportunities

- Potential to leverage medical investment in a way that benefits the neighborhood
- Diverse market consisting of Coe students, medical staff, and neighborhood residents, among others
- Neighborhood appetite for appropriate mixed-use development

Wellington Heights Open House 6/14/2013

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Economic Vitality

Goals

1. Develop 1st Avenue as an accessible, attractive commercial corridor with businesses serving both neighborhood and regional demand
2. Promote context-sensitive aesthetics and business types along 1st Avenue
3. Accommodate a range of high-quality shopping service uses that increases the neighborhood's aesthetic appeal and desirability for homeowners and businesses alike



Wellington Heights Open House 6/14/2013

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Transportation and Connectivity

Issues

- Generally poor condition of sidewalks, streets, and alleys
- Unsafe routes to schools to neighborhood children
- Confusion and uneven traffic distribution created by one-way and dead-end streets
- Difficulty of crossing major thoroughfares

Opportunities

- Width and traffic volume of 3rd and 4th Avenues make them prime for developing designated bicycle routes
- Certain streets are well-suited to streetscape and safety improvements
- Well-served by existing transit routes

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Transportation and Connectivity

Goals

1. Place a high priority on street, alley, and sidewalk maintenance in the neighborhood
2. Encourage neighborhood feedback regarding traffic impacts of new development
3. Increase neighborhood connectivity for buses, bicycles, and pedestrians
4. Identify safe routes to and from neighborhood schools



Wellington Heights Open House 6/14/2013

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Open Space and Recreation

Issues

- Often unsafe conditions in parks
- Lack of usable space for larger, structured events
- Lack of programming within parks
- Somewhat difficult access to surrounding open space

Opportunities

- Past successes in programming and hosting events
- Grassroots community garden initiatives
- Location of parks along well-traveled streets
- Wellington Park's potential to be a practical neighborhood gathering place

Wellington Heights Open House 6/14/2013

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Open Space and Recreation

Goals

1. Enhance the safety and usability of existing parks and open spaces in the neighborhood
2. Increase opportunities for year-round, neighborhood focused activities and events
3. Increase the amount of public parks and open space accessible to all neighborhood residents



Wellington Heights Open House 6/14/2013

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Aesthetics and Neighborhood Design

Issues

- Sometimes poor property maintenance and upkeep
- Litter and large items of trash
- Poor aesthetic quality of major gateway roads (1st Ave, Mt Vernon Road)
- Lack of celebration of historically- or architecturally-significant buildings

Opportunities

- Vigilance of neighborhood residents
- Recently-adopted nuisance abatement ordinance
- Past success of neighborhood cleanup events
- Wide rights-of-way along many streets can accommodate streetscape improvements

William Barlow
Open House
6/14/2013

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Aesthetics and Neighborhood Design

Goals

1. Enhance the visual image and expression of public spaces such as streets, alleys, and parks to send a consistent and positive message about the neighborhood as a unique and beautiful place
2. Establish and clearly communicate a standard of quality and accountability for the maintenance of all private properties
3. Improve wayfinding and identity signage within the neighborhood
4. Reduce the visual impact of parking areas and other "blank" spaces in the neighborhood
5. Improve street, alley, and park lighting throughout the neighborhood

William Barlow
Open House
6/14/2013

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Sustainability

Issues

- Few people both live and work in the neighborhood
- Historic district regulations do not always encourage sustainable practices
- Commercial centers within the neighborhood are subject to minimum parking standards which result in large amounts of impervious area (paved parking lots)

Opportunities

- Existing programs to rehabilitate and sell dilapidated properties
- Young professionals hired by neighborhood employers may be considering homeownership
- Progressive guidelines have been developed for historic properties
- Redevelopment sites can act as pilot projects for sustainable practices

William Barlow
Open House
6/14/2013

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Sustainability

Goals

1. Enable all neighborhood residents to contribute to the success of the neighborhood through inclusion in neighborhood affairs, activities, and activism
2. Promote a live-work neighborhood that offers quality residential and employment opportunities
3. Incentivize stormwater management practices that promote the efficient use of water and eliminate overuse of storm sewers
4. Implement and incentivize sustainable practices in all new or re-development on both residential and commercial sites
5. Market vacant lots for infill development that is appropriate for the neighborhood

William Barlow
Open House
6/14/2013

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Best Practices

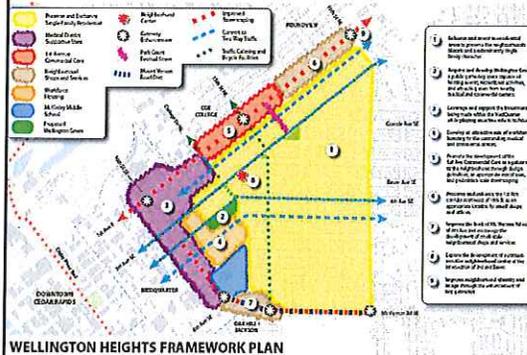
Each plan element includes several examples of best practices that have proven successful in other municipalities. These examples aid in generating ideas for improving Wellington Heights.

- Hot Spots Policing**
 Increases police presence in areas with higher incidences of crime while engaging in community events and affairs
- Medical District Housing Partnership**
 City-hospital partnership provides financial assistance for employees who buy homes in neighborhoods surrounding medical centers
- Landlord Engagement and Education**
 Establishes communication between landlords and the city and educates landlords on screening tenants and improving safety around their properties

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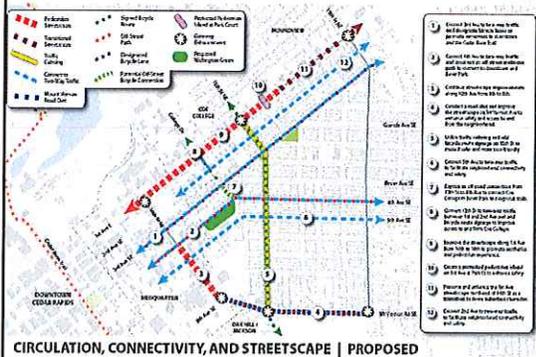
Framework Plan



Wellington Heights Open House 6/14/2013

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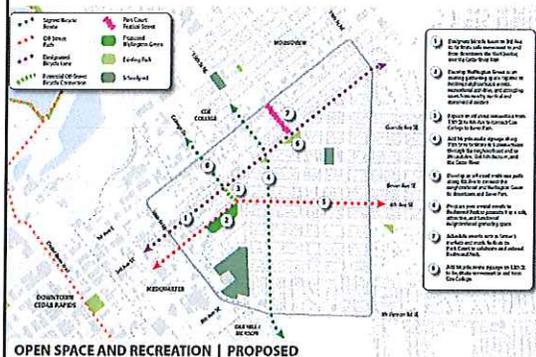
Connectivity and Streetscape



Wellington Heights Open House 6/14/2013

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Open Space and Recreation



Wellington Heights Open House 6/14/2013

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Strategic Recommendations

Social Capital and Public Safety

- Improve street lighting
- Improve police outreach, patrol, and enforcement
- Fully utilize community institutions within the neighborhood

Housing and Historic Character

- Educate and inform citizens of existing housing programs offered by the city
- Collaborate with employers/institutions to market and incentivize housing opportunities within Wellington Heights
- Incentivize the de-conversion of homes from multi-family to single-family

Wellington Heights Open House 6/14/2013

Strategic Recommendations

Economic Vitality

- Promote higher and better uses for the Uptown/College district
- Prepare design guidelines for all new and re-development along 1st Ave
- Density and promote mixed-use development along 1st Ave from 10th to 16th

Transportation and Connectivity

- Retain all on-street parking within the neighborhood
- Consider providing structured parking in the western/northwestern portion of the planning area
- Improve bus stops within the neighborhood

Wellington Heights Open House 6/14/2013

Strategic Recommendations

Open Space and Recreation

- Encourage continued neighborhood-driven and maintained public gardens
- Utilize Park Court as a "Festival Street"
- Acquire and develop the half-block along 4th Ave from 12th St to 13th St as a public park space

Aesthetics and Neighborhood Design

- Educate all neighborhood stakeholders about the proper contacts and procedures for reporting all types of violations
- Hold seasonal "clean sweep" days to support a litter-free neighborhood
- Improve the condition of shared public spaces such as terraces, curbs, and alleys

Wellington Heights Open House 6/14/2013

Strategic Recommendations

Sustainability

- Assure that zoning, historic district standards, and other regulations do not discourage the utilization of sustainable practices
- Encourage stormwater management practices to divert surface water runoff from the city's drainage system and local waterways
- Explore the feasibility of converting neighborhood alleys into "green alleys"





Wellington Heights Open House 6/14/2013

Next Steps

- ♦ Review draft and provide comments
- ♦ Work through adoption process
- ♦ Take action



Willingboro High School
Open House
6/14/2013

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THANK YOU!

Ryan Garcia, AICP – Project Manager
rgarcia@saa-madison.com



**Staff will give an update on
the Nuisance Abatement
Program at the June 26, 2013
Development Committee
Meeting.**



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Telephone: (319) 286-5041

To: City Council Development Committee
From: Seth Gunnerson through Joe O'Hern, Executive Director of Development Services
Subject: Sign Ordinance Update
Date: June 26, 2013

On June 26th City Staff will update the Development Committee on the status of the proposed Digital Sign Ordinance.

On June 25th, a public hearing will be held to consider the ordinance that was recommended by the Development Committee at its May 22nd meeting. Staff will update the Development Committee on the status of that ordinance and any next steps.

At the June Development Committee meeting staff will also be seeking feedback from the committee on outstanding sign issues. The following have been identified:

- Size/Height requirements for all digital signs based on street type and speed limit
- Sign development standards – options to improve quality of signage in Cedar Rapids
- Permit or Conditional Use process to allow signs which display video
- Improve code to allow more flexibility for directional signage on parcels
- Digital signs in residential districts (separation distance from homes or limiting animation at night)

Proposed timeline for future code updates is as follows:

- June 25th – Feedback from Development Committee on outstanding sign issues
- July/August – Staff conducts research and meets with stakeholders to discuss sign issues
- August 28 – Development Committee meeting to review options
- September 19 – City Planning Commission meeting to review proposed ordinance updates
- October 22 – Public Hearing on proposed ordinance