



City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Council Chambers
Wednesday, November 16, 2016
3:00 p.m.

The meeting was brought to order at 3:01 p.m.

Present: Council members Poe (Chair), Overland, and Shey. Staff members present: Jennifer Pratt, Community Development Director; Erika Kubly, Housing Redevelopment Analyst; Paula Mitchell, Housing and Redevelopment Manager; Anne Russett, Community Development Planner; Adam Lindenlaub, Community Development Planner; Anne Kroll, Community Development Administrative Assistant.

Council members Overland and Poe approved the minutes from October 20, 2016 with unanimous consent.

Presentations:

1. ReZone Cedar Rapids

Anne Russett, Community Development Planner, introduced Elizabeth Garvin of LSL Planning to present. Ms. Garvin discussed key ideas for the Administrative Procedures update and an overview of the changes.

Council member Poe asked, with the new Zoning Code, if the Blairs Ferry Road proposed development that came to Council at their November 15, 2016 meeting would have had less negotiation and would it have come to Council in the form that it did. Seth Gunnerson, Community Development Planner, stated that that Blairs Ferry Road development was requesting a change in the zone so in the future there will be a zone district that would be a better fit there with more specific guidance about how they would handle the transition. Council member Poe asked in going through this process, will we be looking at those kinds of developable areas and say if this area would require a form-based transition as part of this process and how will the form-based code help with these undeveloped areas in the community. Mr. Gunnerson stated that in the current ordinance transition is twenty-five (25) feet that you mow and put in trees or a fence. In this case, there is a three (3) story apartment building with garages backing up to homes and a best practice in planning is backing up back yard to back yard. Ms. Garvin added that EnvisionCR is specific that it wants that transition place taken care of. There will be residential transition and it will not necessarily be twenty-five (25) feet, but something that speaks to the design on the lot coming forward and how it relates to the lots around it. Council member Overland stated that it creates more flexibility and that one size does not fit all. Mr. Gunnerson stated that the idea is that this update is more descriptive and clear as to what the City wants.

Council member Poe asked if the infill is still being tiered like it was after the 2008 flood. Ms. Pratt stated that the tiers were specifically used for the ROOTs program, but they will still be referred to with the Neighborhood Financing Corporation concepts. Ms. Garvin added that the development standards of urban, suburban, and rural will be included in the ordinance. Urban infill is approached differently than suburban infill so there will be specific standards that will be different for urban and suburban.

Ms. Garvin discussed the analysis of specific changes and the next steps for the draft. Ms. Garvin went on to discuss the background, possible solutions, and possible applications for snout houses.

Council member Poe stated that residents are responsible for the maintenance of alleys, so if the City encourages alleys as a possible solution to snout houses what would we have to do in order to make that more acceptable to residents utilizing the alleys. That is a possible red flag because the residents will have to maintain the alleys, so the City will need to figure this out.

Council member Poe asked, with the new zoning standards, with an entire development will there be a trails, parks or a greenspace component. It is important to have a trail system that connects to the major arteries of the City. As these communities are being developed there needs to be that activity for walkability. Council member Overland stated that it adds value and people want that. Ms. Garvin stated that where there is a trails plan a trail will be put in.

2. Housing Market Analysis Update

Erika Kubly, Housing Redevelopment Analyst, shared the scope of the Housing Market Analysis draft report as well as information on the demographics, rental housing, for sale housing, senior housing, and recommended housing development. Ms. Kubly shared the timeline for the final report.

Council member Overland commented that this report is illustrating that the City has healthy demand across a broad spectrum that gives the City and developers an idea where the focus should be the next four (4) years as far as meeting that demand. There is a lot of demand for senior housing which is opening up a lot of houses for younger families to pick from which will tie into the Neighborhood Finance Corporation well.

Council member Poe asked how this information is shared with the developers. Ms. Pratt stated that staff attends the monthly Developers Council meeting and can present the report to them. A press release can also be done. Ms. Kubly stated that staff can send the report to their list of stakeholders as well.

Council member Overland stated that the biggest shift is that the population is aging and the senior housing option is expanding fairly rapidly. That creates a new dynamic in the City that has not been seen before.

Updates:

Council member Shey arrived to the meeting at 4:01 p.m.

1. Mt. Vernon Road Open House

Adam Lindenlaub, Community Development Planner, stated that the third open house on November 9, 2016 had over ninety (90) people in attendance. Mr. Lindenlaub reviewed the public input summary for circulation, land use, and character including action items, and action

item descriptions. Intersection improvement ideas for circulation, maps and pictures for land use, and pictures of gateway signage ideas for character were shown and discussed. Mr. Lindenlaub shared next steps for plan adoption and implementation.

Council member Overland commented that he is pleased that the public attended the open houses and provided a lot of good information to be able to make some decisions.

Council member Poe stated that the sidewalks on Mt. Vernon Road are dangerous to walk on and she is concerned with taking out a light at 19th Street before there is the opportunity to do any traffic calming. Right now people are forced to stop at 19th Street. Council member Poe urges staff to pay attention to the timing of taking out that light with all the improvements needed on Mt. Vernon Road.

Public Comment:

There was no public comment.

Council member Poe asked Council members Overland and Shey to think about what they would like to see on future agendas. Ms. Pratt stated that could be an agenda topic for the December 14, 2016 meeting. Council member Poe would like an update on the extension of 6th Street from 1st Ave to Ellis Blvd and any discussions with the development community on the development of the viable Ellis Commercial Corridor.

Council member Shey made a motion to adjourn the meeting. Council member Overland seconded the motion. The motion passed unanimously and the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development