City Planning Commission

101 First Street SE

Cedar Rapids, IA 52401

Telephone: (319) 286-5780

**MINUTES**

**CITY PLANNING COMMISSION MEETING**

Thursday, July 11, 2022@ 3:00 PM

City Hall Council Chambers

101 First Street SE, Cedar Rapids, IA 52401

Members Present: Jim Halverson

Fred Timko

Kim King

Lisa Peloquin

Samantha Dahlby

Virginia Wilts

Amy Homan

` Dina Dusek

Members Absent:

DSD Staff: Seth Gunnerson – Zoning Administrator

Dave Houg - DSD Engineer I

Ty Gingerich

Mathew Langley

**Call Meeting to Order**

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

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

**Roll Call**

8 Commissioners present.

1. **Approval of the Minutes**

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the minutes from the June 2, 2022 meeting stand approved.

1. **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.

1. **Action Items**
2. **Discussion Item**

**Action Items**

**1. ~~Case Name: 627 6~~~~th~~ ~~St SE (Major Design Exception)~~**

***~~ADMD-032929-2022Case Manager: Seth Gunnerson~~***

~~Consideration of a Major Design Exception to reduce required fenestration, in a U-DG, Urban Downtown General District, as requested by Jack Hatch. (Applicant).~~  Pulled by Case Manager.

**2. Case Name: 1105 Wright Bros Blvd SW (Rezoning)**

**RZNE-033009-2022 *Case Manager: Dave Houg***

Consideration of a rezoning from S-RLL, Suburban Residential Large Lot District, to I-LI, Light Industrial District as requested by Sunny Ridge, LLC. (Applicant)

After discussion, Commissioner Kim King made a motion to approve the Rezoning with the following condition:

1. The proposed access drive shall be screened from adjacent residential uses per provisions of Subsection 32.04.07.H.1. of the Zoning Ordinance.

Commissioner Samantha Dahlby seconded the motion.

Result: **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

**3. Case Name: Kestrel Heights (Preliminary Plat)**

**PRPT-033043-2022 *Case Manager: Ty Gingerich***

Consideration of a Preliminary Plat for Kestrel Heights in an S-RLL, Suburban Residential Large Lot District as requested by Greyhurst Enterprises, LLC (Titleholder).

After discussion, Commissioner Amy Homan made a motion to approve the Rezoning with the following conditions:

1. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall dedicate additional street right-of-way along Otis Road SW providing a minimum 40’ half width right-of-way for said street adjoining this site.
2. The property owner is responsible to extend sanitary sewer and water to serve the development. If sewer or water extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
4. Prior to the issuance of any certificate of occupancy, a professional civil engineer licensed in the State of Iowa shall certify in writing that the lowest as-built building opening elevation(s) on applicable Lot(s) are equal to or higher than the lowest allowable building opening elevation(s), or higher than the water surface elevation(s) of the overland conveyance of the 100-year storm water runoff, as stated on the approved improvement plans by the engineer of record.
5. Construction of concrete sidewalk along Otis Road SW adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City.
6. Storm water management in Outlot A shall be completed with Phase 1 of the subdivision.
7. The Developer agrees the storm water drainage swales graded as part of the overall storm water management plan approved by the City for this site shall not be modified in such a manner that may impair the function of the swales without prior approval by the City. The Developer agrees that fill materials or other obstructions will not be placed within the drainage swales without permission by the City. The Developer also agrees that if the property owners do not maintain the drainage swale areas in a manner acceptable to the City, the City may take necessary action to restore the drainage swales in accordance with the storm water management plan and invoice the property owners for the costs incurred by the City.
8. The Developer agrees to maintain the public storm water detention basin(s) in the development for a period of ten years, or until such time as ninety five percent (95%) of the lots, or other number of lots approved by the City, that are tributary to the detention basin(s) have been built and stabilized, whichever occurs first. OR,
9. The Developer agrees the City will not take over maintenance of the public storm water detention basin(s) in the development until ninety five percent (95%) of the lots, or other number of lots approved by the City, that are tributary to the detention basin(s) have been built, building construction and grading have been completed, and sod/grass have been established in the lots as approved by the City Engineer. The City Engineer may authorize the City take over maintenance of the detention basin(s) after a period of time if the site is stabilized and deemed appropriate. The Developer agrees to be responsible to remove all sediment and debris from the detention basin(s) and restore grading to the original design and stabilize the basin establishing permanent vegetation as approved by the City Engineer, prior to the City taking over maintenance of the basin(s).
10. Upon completion of the detention basin(s) construction and stabilization, and after the agreed upon time period for the Developer to maintain the basin(s), the City Engineer shall cause to be filed a release instrument of this condition. Such release instrument will indicate that the improvements have been completed and the detention basin(s) maintenance responsibilities are being assumed by the City and will release the Developer and the Real Estate from all obligations due under this Agreement and will specifically discharge and release the Developer and the Real Estate from any lien.
11. A sewer study shall be completed with the public improvement plans to determine if offsite areas adjacent to the preliminary plat can be served by gravity sewer. Extensions of sanitary sewer stubs to the property boundary(ies) may be necessary based upon said study.
12. Tree mitigation will be required based on either a tree inventory or canopy calculation. See Zoning Ordinance 32.04.06.C.2 for more information.

Commissioner Kim King seconded the motion.

Result:  **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

**4. Case Name: 710-712 O Ave NW (Rezoning)**

**RZNE-033003-2022 *Case Manager: Mathew Langley***

Consideration of a rezoning from T-R1, Traditional Residential Single Unit District, to T-RF, Traditional Residential Flex District as requested by JPAC Investments. (Applicant)

After discussion, Commissioner Lisa Peloquin made a motion to approve the Conditional Expansion with no conditions.

Commissioner Virginia Wilts seconded the motion.

Result: **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

**5. Recommendation for approval of Chapter 32 Zoning Map Updates.**

***Presenter: Jeff Wozencraft***

After discussion, Commissioner Kim King made a motion to approve the Conditional Expansion with no conditions.

Commissioner Lisa Peloquin seconded the motion.

Result: **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

**6. Recommendation for approval the Future Land Use Map Updates.**

***Presenter: Jeff Wozencraft***

After discussion, Commissioner Samantha Dahlby made a motion to approve the Conditional Expansion with no conditions.

Commissioner Virginia Wilts seconded the motion.

Result: **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

**7. Consideration regarding conformity of the proposed Amendment No. 1 to the**

**Consolidated I-380 Corridor Urban Renewal Area with EnvisionCR.**

***Presenter: Jeff Wozencraft***

After discussion, Commissioner Kim King made a motion to approve the Conditional Expansion with no conditions.

Commissioner Samantha Peloquin seconded the motion.

Result: **Approved**

8 Ayes, Commissioners: Jim Halverson, Fred Timko, Kim King, Lisa Peloquin, Samantha Dahlby, Virginia Wilts,

Amy Homan, Dina Dusek

The meeting adjourned at 4:13 pm

Respectfully Submitted,

Jennifer Goerg, Administrative Assistant

Development Services Department