MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, June 2, 2016 @ 3:00 p.m.
Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Carletta Knox-Seymour
Virginia Wilts
Samantha Dahlby
Kim King
Dominique Blank
Anthony Brown

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Johnny Alcivar, Development Services Specialist

CD Staff: Seth Gunnerson, Planner
Jennifer Pratt, Director
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

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

Roll call was answered with eight (8) 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 May 12, 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: 118 2nd Avenue SE (Conditional Use)**

   Consideration of a Conditional Use Request for Roof Top Sign in a C-4, Central Business Zone District as requested by Nesper Sign Advertising, Inc. (Applicant) and United Fire & Casualty Co. (Titleholder)

   **Case No: COND-023044-2016; Case Manager: Dave Houg**

   Mr. Houg presented the Criteria for Recommendation and Action of a Conditional Use.

   A public hearing was presented for a Conditional Use approval for a roof sign for property at 118 2nd Avenue SE and zoned C-4, Central Business Zone District. The property houses a 5-story office building. The proposed sign will be oriented towards the northwest, visible from First Avenue and the interstate. The size of the sign will be 15’ high by 26’ wide or 390 square feet. Mr. Houg presented a Zoning Map, General Information, Renderings, View from 1st Avenue SE and View from I-380. This Conditional Use goes before the Board of Adjustment on June 13, 2016.

   Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use request for a roof sign in a C-4, Central Business Zone District. Commissioner Pankey seconded the motion.

   No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

2. **Case Name: 430 16th Avenue SW (Rezoning)**

   Consideration of a change of zone from PUB, Public Zone District to O-S, Office/Service Zone District as requested by Succession LC (Applicant/Titleholder)

   **Case No. RZNE-022975-2016; Case Manager: Johnny Alcivar**

   Mr. Alcivar presented the Criteria for Recommendation and Action of a Rezoning.

   A Public Hearing was presented for a Rezoning of property currently in the PUB, Public Zone District to the O-S, Office/Service Zone District. The request is to allow for the existing building to be used as a daycare. The building was formerly used by the Iowa Department of Transportation. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and Street View. Following City Planning Commission recommendation a motion setting a public hearing for June 28, 2016 will be presented at the June 14, 2016 City Council meeting.
Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the change of zone from PUB, Public Zone District to O-S, Office/Service Zone District. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

3. **Case Name: 6677 16th Avenue SW (Rezoning)**

   Consideration of a change of zone from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence Zone District as requested by Hart-Frederick Consultants (Applicant) and Sharp Investments LLC (Titleholder)

   **Case No. RZNE-023095-2015; Case Manager: Johnny Alcivar**

   A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence Zone District to allow for the potential development of a continuing care/senior living facility. The property is currently zoned PUD-1 and was used as a golf course prior to 2014. Prior to development of the site, a Preliminary Site Development Plan will be required showing additional site and building design details. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map and Concept Plan.

   Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence Zone District. Commissioner King seconded the motion.

   No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

4. **Consideration regarding conformity of the proposed Grand Living Urban Renewal Area Plan with the City’s Comprehensive Plan**

   **CIP/DID #TIF-0006-2016; Caleb Mason**

   Mr. Mason stated that the City Council has initiated proceedings to consider the creation of the Grand Living Urban Renewal Area Plan generally located south of 1st Avenue East and West of Collins Rd SE which is being precipitated by an economic development project. The proposed Urban Renewal Area is approximately 42 acres.

   Mr. Mason further stated this district is being established as an economic development area provided under Iowa Code to, among other things, stimulate private investment, expand economic development through planning, creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy. The attachment provides a draft of the Grand Living Urban Renewal Plan.

   Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the proposed Grand Living Urban Renewal Area Plan. Commissioner Pankey seconded the motion.
No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:35 pm

Respectfully Submitted,
Betty Sheets, Administrative Assistant
Community Development and Planning Department