AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, June 7, 2018@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 2747 16th Avenue SW (Conditional Use) COND-026973-2018; Case Manager: Dave Houg

   Consideration of a Conditional Use for an outdoor service area in a C-3, Regional Commercial Zone District as requested by Jose Vega (Applicant).

2. Case Name: 5418 Center Point Road NE (Conditional Use) COND-027072-2018; Case Manager: Dave Houg

   Consideration of a Conditional Use for a contractor shop in a C-3, Regional Commercial Zone District as requested by Matt Scoville (Applicant) and LR Properties (Titleholder).
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: June 7, 2018
To: City Planning Commission
From: Development Services Department
Applicant: Jose Vega / El Rancho
Titleholder: Jose L. & Zoralda Vega
Location: 2747 16th Avenue SW
Request: Consideration of a Conditional Use approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District
Case Manager: David Houg
Case Number: COND-026973-2018

BACKGROUND INFORMATION:
This is to certify that the Development Services staff has examined the petition of Jose Vega dba El Rancho requesting Conditional Use approval for an “Outdoor Service Area” for property at 2747 16th Avenue SW and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:
The plan submitted shows the following characteristics:
• Total lot area: 23,543 sq. ft. / 0.54 acres
• Total area of structure: 4,877 sq. ft.
• Total size of outdoor service area: approx. 1,500 sq. ft. / 67 seats
• Parking required / provided: 57 spaces via shared parking agreement

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

FINDINGS:

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. That the conditional use applied for is permitted in the district within which the property is located.
Staff Comments: The conditional use as requested is permitted within the C-3, Regional Commercial District.

2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: This area is designated as Urban High Intensity on the City’s Future Land Use Map. As such, an outdoor service area conforms to the intent of the Comprehensive Plan.

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

Staff Comments: Due to the size and location of the proposed service area, adverse effects are not expected for the neighborhood.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

Staff Comments: The proposed service area is expected to be compatible with the immediate neighborhood.

5. That adequate measure have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

Staff Comments: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve the site.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

Staff Comments: The building and site are required to comply with all provisions of the Zoning Ordinance and the C-3 Zoning District, the staff recommended conditions and all other applicable codes and regulations, including the Noise Ordinance.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

Staff Comments: The service area must comply with all applicable requirements of the Police Department for staffing and fencing as well as municipal requirements regarding lighting and sound.
8. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)

_Staff Comments:_ The proposed service area is in conformance with the previously-approved Preliminary Site Plan.

9. The Site Development Plan conforms to all applicable requirements of this Ordinance.

_Staff Comments:_ The site development plan conforms to all applicable requirements of Chapter 32, The City’s Zoning Ordinance. Off-street parking reductions are granted for shared parking agreements.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by Development Services should be considered:

**RECOMMENDED CONDITIONS:**

1. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: June 7, 2018

To: City Planning Commission
From: Development Services Department

Applicant: Matt Scoville / Superior Siding and Exteriors
Titleholder: LR Properties LLC

Location: 5418 Center Point Road NE
Request: Consideration of Conditional Use approval for a Contractor’s Shop in a C-3, Regional Commercial Zone District

Case Manager: David Houg
Case Number: COND-027072-2018

BACKGROUND INFORMATION:
This is to certify that the Development Services staff has examined the petition of Matt Scoville dba Superior Siding and Exteriors requesting Conditional Use approval for a contractor’s shop for property at 5418 Center Point Road NE and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:
The site details are as follows:
- Site area – 16,698 s.f.
- Building area – 4,400 s.f.
- Proposed contractor’s shop – 1,520 s.f.
- Parking required – 16 spaces
- Parking provided - 19 spaces

FINDINGS:
Section 32.02.030.D. of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. That the Conditional Use applied for is permitted in the district within which the property is located.

Staff Comments: A contractor’s shop is permitted as a conditional use within the C-3, Regional Commercial zone district.
2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

*Staff Comments:* The Future Land Use Map of the City’s Comprehensive Plan designates the property and surrounding area as Urban High-Intensity. The use proposed is allowed within this Typology Area (LUTA).

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

*Staff Comments:* Surrounding properties are a variety of commercial uses. The proposed conditional use is not expected to have substantial adverse effects upon adjacent properties.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

*Staff Comments:* The development is expected to be compatible with the immediate neighborhood.

5. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

*Staff Comments:* The property is being adequately served by the facilities and services present.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

*Staff Comments:* The applicant has agreed to the additional conditions listed below.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

*Staff Comments:* The project will be required to meet all applicable zoning requirements.

**RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions or remove the recommended condition (Chapter 32.02.020.I).
1. Any outdoor storage area must be fully screened. This includes areas for storage of construction equipment and materials.

2. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.

3. If exterior lighting is proposed, provide a lighting plan with photometrics to demonstrate minimal lighting impact at property lines. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties, adjacent uses, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance. Electrical permits will be required prior to the installation of any light poles.
Parking:
- 13 - (19' x 9') 90°
- 5 - (20' x 9') Parallel
- 1 - (10' x 14') HC 90°
- 19 Cars
- 3 Motorcycle (4' x 9') 90°

Site Plan:

Touch of Glass
Laurie Renda

Proposed

As Is

WINKEL DESIGN FORUM
4444 1st Ave NE Suite 228
Cedar Rapids, IA 52402-3223

ReLocate Water HTR