AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, August 10, 2017 @ 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: 217 7th Avenue SW (Preliminary Site Development Plan)
   Consideration of a Preliminary Site Development Plan in a RMF-2, Multiple Family
   Residence Zone District as requested by TWG Development, LLC, Sam Rogers
   (Applicant).

   PSDP-025178-2017 Case Manager: Vern Zakostelecky

2. Case Name: 2800 76th Ave SW (Rezoning)
   Consideration of a change of zone from A, Agriculture Zone District to I-2, General
   Industrial Zone District as requested by Septagon Construction Co., Inc., Michael Russell
   (Applicant) and Swishport Farms, Inc., Phillip Hynek (Titleholder).

   RZNE-025185-2017 Case Manager: Vern Zakostelecky

3. Case Name: Beringer Court NE (Preliminary Plat)
   Consideration of a Preliminary Plat for Stags Leap Estates Third Addition in an R-2,
   Single Family Residence Zone District as requested by Ament Design, Chad Macke
   (Applicant).

   PRPT-025032-2017 Case Manager: Chris Strecker

4. Case Name: South of Wright Brothers Boulevard SW off Earhart Lane SW,
   East of I-380 (Preliminary Plat Name Change)

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to
participate in a City program, service, or activity, should contact Dani Blin at 319 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
Consideration of a name change for the Preliminary Plat, A-J-B Addition to Wright Brothers Commerce Park Addition as requested by ForeFold Real Estate I, LLC and FH Development, LLC (Applicant).

**PRPT-024390-2017 Case Manager: Vern Zakostelecky**

5. **ReZone Cedar Rapids Update**  
*Presenter: Seth Gunnerson and Anne Russett, Community Development*

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STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: August 10, 2017
To: City Planning Commission
From: Development Services Department
Applicant: TWG Development, LLC
Titleholder: City of Cedar Rapids, Todd Whitters, Jason Beauregard and Jose and Maria Canales
Location: 217 7th Avenue SW (Southeasterly corner of the intersection of Diagonal Dr. and 3rd St. SW)
Request: Preliminary Site Development Plan approval
Case Manager: Vern Zakostelecky, Development Services Department
Case Number: PSDP-025178-2017

BACKGROUND INFORMATION:

This is a request for Preliminary Site Development Plan approval for property zoned RMF-2 Zone District. The development proposal is a 4-story apartment building for affordable housing. The properties are currently vacant and identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. City Council approved rezoning for the property in 2015.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

8. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)

Staff comments: There are no previously approved site plans for this property. The property is undeveloped land.

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

If the City Planning Commission recommends approval of the proposed Preliminary Site Development Plan, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The existing structures must be removed under appropriate permit and inspections conducted and approved. This includes review by the Historic Preservation Commission for structures 50-years old or older.
2. Said lots must be combined as a single zoning lot and tax parcel.
3. Buffer yards are required where adjacent to residential uses. A variance approval will be required from the Board of Adjustment for any proposed reductions.
4. Effective screening shall be provided and maintained so as to screen more than 4 open parking spaces and the drive thereto where adjacent to a residential use per provisions of the Zoning Ordinance or a variance be obtained.
5. Lighting fixtures shall be designed and shielded so that the light source is not visible from any single family or two family use located adjacent to or across a street or alley from the subject property, or from any public right-of-way.
6. Review will be required by the Kingston Village Overlay District Design Review Technical Advisory Committee.
7. The site and building design will need to comply with the Zoning Ordinance Multi-Family Residential Design Standards, Subsection 32. 05.030.D.
8. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
9. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8” OC), architectural paneling, or other similar high quality materials.
10. THE DEVELOPER shall be responsible for all costs including for design, construction, permitting, preparation of easements, etc. to construct a 16-inch public water main routed along an alignment through the development site to replace an existing 16-inch water main located in the vacated 7th Ave. right-of-way. Public improvements associated with the replacement of the 16-inch public water main and abandonment of the existing 16-inch water main for the proposed development shall be completed in accordance with construction documents approved by the City Engineer.
11. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Public Water Main Facilities in a Private Street, Private Drive or Public Utility Easement on this
site. The Development Services Department shall provide a copy of the Agreement form upon request by the property owner.

12. PRIOR TO THE ACCEPTANCE OF THE PUBLIC WATER MAIN, easements shall be established over the new alignments and maintenance bonds submitted per Cedar Rapids requirements.

13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, easements shall be established over the alignment of the existing public sanitary sewer through the site.

14. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality on this site. The Development Services Department shall provide a copy of the Agreement form upon request by the property owner.
S H I F F L E R  A S S O C I A T E S

TWG DEVELOPMENT - KINGSTON FAMILY APARTMENTS

11/17/2016  SCALE: 1"=40'-0"

SITE INFORMATION:

Zoning: RMF-2 Residential Mult-Family
Total Units: 52 (12 - 1BR; 24 - 2BR; 16 - 3BR)
Accessible: 1-1BR; 3 - 2BR; 2 - 3BR
ANSI Type A: 3-1BR; 9 - 2BR; 4 - 3BR
ANSI Type B (VISITABLE): 8 - 1BR; 12 - 2BR; 10 - 3BR
(ACCESSIBLE COMMUNICATION: 1 - 1BR; 1 - 2BR)
Gross Area (4 floors): 64,344 SF
Residential Area: 51,520 SF
Community Space: 2,984 SF
Common Space: 9,840 SF
Total Parking: 60 spaces
Accessible Routes Cover All Units

EXISTING EASEMENTS:
There is a 2’x48’ Easement between the property and the property owner to the south along the south line of Lot 9, Block 5 of May and Covell’s Addition (marked in yellow).

A blanket Utility easement granted to the City of Cedar Rapids exists and shall remain in place over the entire additional parcel (outlined in red).

A blanket Storm Sewer easement granted to the City of Cedar Rapids exists and shall remain in place over the entire additional parcel (outlined in red).

PROPOSED EASEMENTS:
As part of the vacation of 7th Avenue SW by the City of Cedar Rapids, the Project will have to move the City’s 16” water line in order to construct the project and will grant the City a water line easement for the relocated water line.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning

CPC Date: August 10, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Septagon Construction Co., Inc
Titleholder: Swishport Farms, Inc.

Location: Northwest corner of the Intersection of 76th Avenue SW and 26th Street SW
Request: Consideration of a change of zone from A, Agriculture Zone District to I-2, General Industrial Zone District

Case Number: RZNE-025185-2017
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:
The applicant is requesting rezoning of 19 acres of vacant land to allow for the development of an industrial use(s). The property is identified as “Employment Reserve” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. A site plan(s) are not included with the request. Site plans will be required prior to development of the parcels. A preliminary plat has also been submitted for City Planning Commission review.

FINDINGS:
Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.
   Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.

2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.
   Staff Comments: The subject property is shown as “Employment Reserve” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:
a) FORM/USE/INTENSITY CHARACTERISTICS:
   i. Areas most suitable for large-scale industrial and business development.
      Staff Comments: The subject property is suitable for large-scale industrial
      and business development given the location, size and proposed zoning.
   
   ii. Desire retention of large land parcels to accommodate major employers.
      Staff Comments: Based on the size of the parcel any proposed development
      should be able to accommodate major employers.
   
   iii. New uses to be employment or employment related, such as manufacturing,
        office, distribution, warehousing, technology and research centers.
      Staff Comments: The proposed zoning will accommodate employment or
      employment related uses, such as manufacturing, office, distribution,
      warehousing, technology and research centers.

b) COMPATIBILITY CHARACTERISTICS:
   i. Good freeway and rail access. Access to airport.
      Staff Comments: The property is in close proximity to the Eastern Iowa
      Airport, a railroad and I-380 and Hwy. 30.
   
   ii. Availability of water and sewer infrastructure.
      Staff Comments: City records indicate that the closest water main to serve
      this property is about 1/2 mile away and the closest sewer is about 1/4 mile
      away. The Developer shall be responsible to extend utilities as required to
      provide water and sewer service to the site.
   
   iii. Proximity to other employment centers and accessibility from residential
        areas for workers.
      Staff Comments: There are other employment centers in the general area,
      but the closest residential developments are north of Hwy. 30 and east of I-
      380.
   
   iv. Compatibility with adjacent land uses. Need for appropriate buffering
       and screening from residential areas.
      Staff Comments: Used allowed in the I-2 Zoning District will be
      compatible with the existing and contemplated uses for this general area.
   
   v. Proximity to sensitive environmental areas, especially flood-prone areas.
      Staff Comments: Not applicable to this request.

c) SERVICE AND INFRASTRUCTURE CONSIDERATIONS:
   i. Depending on nature of business, may have extraordinary water and
      sewer discharge/treatment needs.
      Staff Comments: Sanitary sewer and water will need to be provided to the
      site and should be adequate to serve any proposed development.
   
   ii. Employee and truck service traffic require extensive street and highway
       infrastructure.
Staff Comments: The streets in the general area are adequate to serve vehicular traffic generated by any proposed development.

iii. High-speed internet infrastructure needed for most new employment uses.
Staff Comments: There are fiber lines in Edgewood Rd. to the west and 76th Ave. to east. High-speed internet infrastructure should be adequate to serve any development on the property.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.
Staff Comments: The surrounding area is non-residential uses. As such, the proposed development is consistent with characteristics of the surrounding area.

4. Whether the property is suitable for all of the uses permitted in the proposed district.
Staff Comments: The location is suitable for all uses permitted in the I-2, Light Industrial Zone District.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.
Staff Comments: The proposed development will be consistent and in scale with the existing and contemplated development for the area.

6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.
Staff Comments: Facilities and services are already in place or will need to be extended to serve any contemplated development for the site. Adequate levels of services to the existing neighborhood will not be affected.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. Future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
2. Subject property shall be platted per State and City plating regulations.
3. All proposed development shall be reviewed by the Eastern Iowa Airport/FAA.
STAFF REPORT TO CITY PLANNING COMMISSION

Major Preliminary Plat

CPC Date: August 10, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Jerry’s Homes, Inc.
Titleholder: Jerry’s Homes, Inc.

Plat Name: Stags Leap Estates 3rd Addition
Location: North of Opus One Drive NE and East of Council Street NE
Request: Consideration of a Major Preliminary Plat in an R-2, Single Family Residence Zone District

Case Manager: Chris Strecker
Case Number: PRPT-025032-2017

BACKGROUND INFORMATION:

The applicant is requesting approval of a Major Preliminary Plat for land located north of Opus One Drive NE and east of Council Street NE. The property is proposed to be zoned R-2, Single Family Residence Zone District. The proposal is to subdivide the property into 15 lots for future development of single family homes.

The Preliminary Plat as submitted includes the following:
- Total site area is 4.23 acres
- Total lots - 15

FINDINGS:

The City Planning Commission shall review the application based on the following criteria:

1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.

   Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban Low Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed development is consistent with the goals and objective of the “Urban Low Intensity” land use and will also comply with all other applicable codes, regulations and approvals.
RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The property owner is responsible to extend sanitary sewer to serve the development. If sewer 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.

2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. For the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, or, the property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
   B. Construction of concrete sidewalk along the public street frontage adjoining each lot. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans approved by the City.
LEGEND

PARCEL BOUNDARY

FOUND MONUMENT AS NOTED

FOUND SECTION CORNER MONUMENT

FOUND 3' DIAM REBAR w/CAP #14809

UTILITY EASEMENT

POINT OF BEGINNING

S

W

PROPOSED SANITARY SEWER

PROPOSED WATER MAIN

PROPOSED STORM SEWER

 pipeline

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LINE TABLE

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<th>DESCRIPTION</th>
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<tr>
<td>L2</td>
<td>S 89°10'03&quot; W 12.17'</td>
</tr>
<tr>
<td>L3</td>
<td>S 89°13'15&quot; W 2.46'</td>
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NOTES:
1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. POINTS ARE DETERMINED BY THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83 (2011) AS DERIVED FROM THE IOWA REAL TIME NETWORK.
3. LOT A IS BEING DEDICATED TO THE PUBLIC AT THIS TIME AS PUBLIC STREET RIGHT OF WAY.
4. OUTLOT B IS A NON-BUILDABLE LOT RESERVED FOR FUTURE DEVELOPMENT.
5. IT IS PROHIBITED TO PLACE ANY ABOVE GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE OR ACCESS EASEMENTS, OR IN CORNER VISUAL CLEARANCE AREAS.
August 10, 2017

DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT
TO THE CITY PLANNING COMMISSION

SUBJECT: PROPOSED PRELIMINARY PLAT NAME CHANGE (PRPT-024390-2017)

The City Planning Commission approved the Major Preliminary Plat, A-J-B Addition on March 16, 2017. The property owner has submitted a request to change the name of said preliminary plat to Wright Brothers Commerce Park Addition. City staff has reviewed the requested name change and have no issues or concerns. The Development Service Department recommends City Planning Commission approve the request to rename A-J-B Addition to Wright Brothers Commerce Park Addition to Cedar Rapids, Linn County, Iowa.
To: City Planning Commission  
From: Anne Russett and Seth Gunnerson, Community Development & Planning  
Subject: ReZone Cedar Rapids Update  
Date: August 10, 2017

Introduction
At the City Planning Commission’s June 8th meeting Community Development staff provided an update on the comprehensive update to the City’s zoning ordinance, known as ReZone Cedar Rapids. Specifically, staff provided an overview of the public open house held on May 2, 2017 to obtain feedback on the following eight issue items:

- Issue #1: Accessory Dwelling Units  
- Issue #2: “Missing Middle” Housing  
- Issue #3: Beekeeping  
- Issue #4: Transitions between Single-family Neighborhoods and Other Land Uses  
- Issue #5: Garage Forward Houses  
- Issue #6: Complexity of Infill Development  
- Issue #7: Live/Work Units  
- Issue #8: Low Impact Development

For the Commission’s meeting on August 10th, City staff will provide a more detailed overview of Accessory Dwelling Units and “Missing Middle” Housing, and request input from the Commission on these issues.

Accessory Dwelling Units
Accessory dwelling units, second units, granny flats, and in-law suites are all terms that refer to the same thing: an additional dwelling unit of limited size on the same parcel of land as a single-family home. This type of housing offers the following benefits:

- Independent living space for aging adults that’s located close to family  
- Alternative to multi-unit housing  
- Infill development with little to no burden on public services, especially when increased property values are considered  
- Affordable option for students, recent graduates, and others  
- Potential income generation for property owners.

Currently the zoning code does not include standards for accessory dwelling units. ADUs are only allowed by rezoning to the Planned Unit Development (PUD) district. However, the City’s comprehensive plan, EnvisionCR supports the provision of offering a variety of housing types. Therefore, staff wants to explore incorporating provisions for accessory dwelling units as part of ReZone Cedar Rapids.
“Missing Middle” Housing
EnvisionCR calls for the city’s housing stock to accommodate residents at all life stages, incomes, and preferences. This includes providing for “missing middle” housing. The “missing middle” refers to those housing types that are in between single-family homes and large-scale, multi-unit developments and integrated into neighborhoods with a variety of housing types. Examples of “missing middle” housing include duplexes, townhomes, rowhouses, and bungalow courtyards.

Data shows that achieving a diverse housing stock could be difficult to achieve under our current zoning code:

- Only 4% of the city is zoned for multi-family housing.
- Of the land that is vacant, very little (2.17%) is zoned for multi-family housing.
- Nearly 40% of the city is zoned for single-family housing.

This issue requires discussion for several reasons:

- Demand is growing for housing options other than single-family housing, primarily amongst millennials, young professionals, and empty nesters.
- The current amount of land zoned for multi-family housing (including townhomes, row homes, etc.) may not adequately meet the demand for this type of housing.
- Creating vibrancy and equity in our community requires a variety of housing options. This includes offering single-family, two-family, and multi-family housing options that are both for sale and for rent at a variety of price points and in a range of locations.
- Providing a variety of choices helps to attract and retain residents and contributes to overall community vitality and economic well-being.
- Neighborhoods that offer a variety of housing types, including single-family, “missing middle”, and others, is attractive to residents who desire to stay in the same neighborhood over time.

Survey Results
City staff asked members of the public to identify whether they were interested, not interested, or needed more information on a handful of approaches related to accessory dwelling units and “missing middle” housing. The opportunity to provide input was made available at the public open house on May 2, 2017 and through an online survey. Figures 1 and 2 outline the percentage of respondents interested in each approach.
Figure 1. Accessory Dwelling Units – Survey Results

<table>
<thead>
<tr>
<th>Possible Approach</th>
<th>% of respondents interested</th>
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<tbody>
<tr>
<td>Allow these units in single-family neighborhoods with certain restrictions, such as requiring the owner of the primary residence to live in the primary residence.</td>
<td>75%</td>
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<tr>
<td>Allow these units only in areas that allow two-unit dwellings (i.e. duplexes) and multi-unit dwellings.</td>
<td>50%</td>
</tr>
<tr>
<td>Allow these units to be built in certain single-family neighborhoods.</td>
<td>75%</td>
</tr>
<tr>
<td>Allow these units to be built in all single-family neighborhoods.</td>
<td>50%</td>
</tr>
</tbody>
</table>

Figure 2. “Missing Middle” Housing – Survey Results

<table>
<thead>
<tr>
<th>Possible Approach</th>
<th>% of respondents interested</th>
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<tbody>
<tr>
<td>Require new, large-scale developments to include a portion of &quot;missing middle&quot; housing.</td>
<td>75%</td>
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<tr>
<td>Encourage &quot;missing middle&quot; housing in key areas of the city, such as core neighborhoods.</td>
<td>75%</td>
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<tr>
<td>Address the issue of &quot;missing middle&quot; housing by identifying areas in neighborhoods to target for &quot;missing middle&quot; housing.</td>
<td>75%</td>
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Conclusion
On August 10th, Community Development staff will discuss these issues with the Commission. Should you have any questions please feel free to contact Anne Russett at a.russett@cedar-rapids.org or (319) 286-5075 or Seth Gunnerson at s.gunnerson@cedar-rapids.org or (319) 286-5129.