AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, February 21, 2019 @ 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: 1901 42nd Street SE (Preliminary Plat)
   PRPT-028261-2019; Case Manager: Vern Zakostelecky

   Consideration of a Preliminary Plat for Frake’s Deer Run Woods Addition in an S-RLL, Suburban Residential Large Lot District as requested by Colleen M. and Jeffery L. Frake (Applicant).

2. Envision CR Element Updates
   Presenters: Sylvia Bochner and Charlie Nichols, Community Development

3. Zoning Code Updates
   Presenter: Seth Gunnerson

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.
STAFF REPORT TO CITY PLANNING COMMISSION  
Major Preliminary Plat

CPC Date: February 21, 2019
To: City Planning Commission
From: Development Services Department
Applicant: Jeffery and Colleen Frake
Titleholder: Jeffery and Colleen Frake
Plat Name: Frake’s Deer Run Woods Addition
Location: 1901 42nd Street SE
Request: Consideration of a Major Preliminary Plat in the S-RLL, Suburban Residential Large Lot District
Case Manager: Vern Zakostelecky
Case Number: PRPT-028261-2019

BACKGROUND INFORMATION:
The applicant is requesting approval of a Major Preliminary Plat for land located south of Pioneer Ave. SE and west of 42nd St. SE (1901 42nd St. SE). The property is currently developed with one single family home and an accessory structure and zoned S-RLL, Suburban Residential Large Lot District. The applicant wishes to subdivide the property for a residential development including 4 new single family home building lots.

The preliminary plat as submitted includes the following:
- The total site area – 9.75 acres
- Total lots – 5
  - Existing home on east lot
  - 4 undeveloped lots for single family residential
- Access to Pioneer Ave. for new homes
- Portions of Lots 1-4 will be either deed restricted, under a restrictive covenant or have a conservation easement to protect existing wooded areas.

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 uses and development are consistent with the intent and purposes of the Comprehensive Plan. The property is shown as “Urban Large Lot” on Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. In the “Urban Large Lot” land use typology area the maximum residential density of 6 units/acre with typical lot sizes between 0.5 and 5

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acres. The S-RLL Zoning District requires a minimum 2-dwelling units per acre. Portions of Lots 1-4 will be either deed restricted, under a restrictive covenant or have a conservation easement to protect existing wooded areas and achieve the minimum density requirement. This proposed subdivision is consistent with the goals and objectives of this land use typology and future development will comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

If the City Planning Commission approves 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. Development shall comply with provisions of the Flood Plain Management Ordinance.
2. That a deed restriction, restrictive covenant or preservation easement shall be established/implemented for each of Lots 1-4 to restrict the buildable lot area including house, hard surfacing such as drives, patios, sidewalks etc. and accessory structures such that the 2 units per acre minimum density required in the S-RLL, Suburban Residential Large Lot District shall be maintained.
3. 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.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
5. 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.
6. Construction of concrete sidewalk along Pioneer Avenue SE 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. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.
Consider recommendation to City Council to approve the updates of EnvisionCR elements (GrowCR and ConnectCR)

BACKGROUND INFORMATION:

EnvisionCR is a living document and key to the success of implementing it is a continuous review process. This is done in two phases. The first phase is the annual review of the Initiatives. This phase was completed and approved in November 2018. The second phase is a review of two Elements every year. This year, GrowCR and ConnectCR were reviewed and updated. City Departments examined these elements for the following:

- Changes to the Element Goals
- Changes to the Element Initiatives
- Changes to the Element text

Based on the review there were no major changes discovered that would impact the Goals and Initiatives of the two Elements. A summary of minor changes is below:

- Updated zoning and future land use maps to reflect the new zoning code.
- Added information on the barriers and benefits of infill development.
- Added discussion on areas where growth is challenging due to the difficulty of providing City services.
- Updated intersection and corridor safety tables based on recent data from the Iowa DOT.
- Updated the list of possible vision projects and possible growth area projects.

The updated document will be posted [here](#) no later than Friday, February 15.

Upon City Planning Commission recommendation, this report will go to City Council for their approval.

NEXT STEPS:

Staff is requesting a recommendation from the City Planning Commission for the City Council to approve the updates of EnvisionCR elements GrowCR and ConnectCR. With this recommendation, City Council will consider approving the report at their February 26, 2019 meeting.
At the February 21 City Planning Commission staff will present an ordinance amending various sections of Chapter 32, the Zoning Code. On January 1, 2019, the new zoning ordinance went into effect. As staff and residents continue to work with the new zoning ordinance, staff is identifying corrections and clarifications that need to be made to the code, along with ideas for future changes. Proposed changes will include amendments to clarify the intent of the new code and grant staff additional authority to administratively approve common issues. On February 26 City Council will consider the creation of a Zoning Advisory Group which will work with staff to identify more substantive policy issues under the code.

A summary of the changes that will be considered by City Planning Commission on February 21 follows below. These changes will go to a Public Hearing at the March 12, 2019 City Council Meeting with final adoption anticipated on March 26. The code language of the proposed changes will be posted at www.cityofcr.com/zoning no later than February 19, and will also be available by contacting the Community Development Department.

**Landscaping Development Standards**

- Street frontage landscaping incorporated into table 32.04.06-2. Current landscaping requirements place excessive demands on development, this addition eases that burden and provides flexibility.

- Added Prairie Grasses as a unique category to table 32.04.06-3. This will compliment the 1000 Acre Pollinator Initiative, while encouraging the planting of native grasses.

**Mobility and Connectivity Development Standards**

- Requires Traffic Impact Analysis to be signed and sealed by a licensed professional engineer. This was a clarification to language requiring TIAs to be “done by an engineering firm approved by the City.”
• Added alternative to the requirement that pedestrian walkways in parking lots be provided at least every three driving aisles or at not more than a 200 foot interval. This alternative allows any layout where all parking spaces are within 150 feet of a pedestrian path which provides access to all building entrances and the public sidewalk. This change is to eliminate the possible construction of arbitrary pedestrian walkways.

Use Specific Standards

• Broke the “Group Home” Residential Use into “Group Home, Large” and “Group Home, Small”. Group Home, Small, is defined as a facility for the residence of eight or fewer individuals requiring care and/or supervision. The definition of Family Home has been integrated into Group Home, Small, and this category of group home is permitted in all the zones Family Homes would be permitted in. Group Home, Large, refers to facilities for the residence of nine or more individuals providing care. Large Group Homes require a conditional use permit in the majority of the zoning districts they are permitted in. A distinction was made between small and large group homes because of their disparate impact on neighborhoods.

• Added language to accessory structure standards stating accessory structures must be removed once the principal structure has been removed unless construction of a new principle structures starts within 120 days.

• Specified that accessory structures without primary structures are not allowed in any residentially zoned districts, unless specifically allowed by Chapter 32.

Review and Approval Procedures

• Adds “Authority to Modify for Contextual Setbacks” to Minor Design Adjustments. This grants staff the ability to reduce the front yard setback if it can be demonstrated that buildings on adjacent parcels do not meet the minimum front yard setback. Additionally, staff can adjust any setback if it can be demonstrated that reduced setbacks were approved as part of a previously approved Planned Unit Development or Site Plan. This was previously in the code but got mistakenly dropped during the planning process. We are adding it back in to give staff the authority to approve construction that fits within the character of the neighborhood.

• Adds a section in Minor Design Adjustments allowing staff to grant adjustments for reduced setbacks, landscaping areas, required parking, or other similar development requirements when right-of-way dedication or other dedication of land or granting of easements is required as part of a development. The reduction must be proportional too and not exceed the amount of land required to be dedicated. This change is proposed to ease the burden on developers when ROW for future street/utility/trail construction is required.
• The language requiring Special Use Permits to be renewed every year has been removed and replaced with language stating activities permitted by a SUP may be reviewed at any time by Development Services.

Parking Standards

• Adds clarification on where parking is allowed for single and two unit uses and establishes requirements for driveway design. Previously, requirements for residential driveways had not been addressed.

• Adds language specifying that parked vehicles shall not obstruct pedestrian facilities. This language is present in other section of City Code, but was not included in Chapter 32.

• Clarified language on where buses, trailers, and recreational vehicles can be stored.

Zoning Advisory Group

• We will be creating a five member advisory group to help identify and analyze changes and corrections to Chapter 32.