Purpose of Development Committee:
To enable the City Council to discuss and evaluate in greater detail these specific issues that directly impact the physical, social, and economic vibrancy of the City of Cedar Rapids.

City Council Committee Members:
Council member Ann Poe, Chair
Council member Pat Shey
Council member Scott Overland
Mayor Ron Corbett is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:
- Approval of Minutes – September 20, 2017

  Presentations
  1. Downtown Vision Plan Update  
     Casey Prince  
     Downtown SSMID  
     15 Minutes

  Recommendation Items
  1. Zoning Code Amendment for Fireworks Sales  
     Seth Gunnerson  
     Community Development  
     10 Minutes

  2. Low Income Housing Tax Credit Projects  
     Ali Suntken  
     Community Development  
     10 Minutes

  Updates
  1. ReZone Cedar Rapids  
     Anne Russett  
     Community Development  
     10 Minutes

  Future Discussion Items

  Public Comment

Next Meeting: November 15, 2017
City of Cedar Rapids  
DEVELOPMENT COMMITTEE MINUTES  
Cedar Rapids City Hall, Council Chambers  
Wednesday, September 20, 2017  
3:00 p.m.

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

Present: Council members Poe, Shey and Overland. Staff members present: Jennifer Pratt, Community Development Director; Caleb Mason, Economic Development Analyst; Paula Mitchell, Housing Programs Manager; Anne Russett, Community Development Planner; Anne Kroll, Community Development Administrative Assistant.

Council member Shey made a motion to approve the minutes from August 16, 2017. Council member Overland seconded the motion. The motion passed unanimously.

Recommendation Items:

1. Disposition of 5131 Council St NE

Caleb Mason, Economic Development Analyst, stated that City staff received a request from Pat McGrath of McGrath Automotive Group, requesting the City initiate the process to invite development proposals for the property at 5131 Council St NE. The property was acquired in 2004 for the 51st Street NE realignment project. The realignment project is slated to be completed within the next month. The parcel remaining after completion of the 51st ST NE realignment is one (1) acre. The property was acquired using tax increment financing (TIF) funds and is located in the Council Street Urban Renewal Area. Staff recommends initiating a request for competitive redevelopment proposals for the site based upon the criteria of: proposer capacity and experience, overall investment, community benefit, and the timeline for completion. Mr. Mason shared a map of the location and the proposed next steps that lead to City Council’s consideration of the proposal(s).

Council member Shey asked if McGrath is vacating the current 51st Street NE for another access to the site. Mr. Mason stated that is a separate request that would follow a separate process subsequent to the proposal process for this property. A future road improvement project on Council Street will influence access in and to the site.

Council member Shey made a motion to approve staff’s recommendation to initiate a request for competitive redevelopment proposals for the site based upon the criteria of proposer capacity and experience, overall investment, community benefit, and the timeline for completion. Council member Overland seconded the motion. The motion passed unanimously.
2. Annual CDBG and HOME Priorities
Paula Mitchell, Housing and Redevelopment Manager, stated that this is the annual process adopted to establish priorities for CDBG and HOME funds for July 1, 2018 through June 30, 2019. CDBG funding has decreased by thirty-one (31) percent and HOME funds have decreased forty-nine (49) percent since 2010. Some assumptions are the recommendations are based upon FY2017 final allocation amounts as FY2018 numbers will not be available until the spring of 2018 and both CDBG and HOME priority recommendations are consistent on a percentage basis with past practice. Ms. Mitchell shared a chart of CDBG and HOME percentage recommendations and recommendations for the Neighborhood Certification Program as well as the next steps that lead to the City Council’s adoption of the final Annual Action Plan.

Council member Poe asked how many Neighborhood Associations are certified. Ms. Mitchell stated that there are five (5) CDBG eligible neighborhoods and of those there are three (3) or four (4) that are certified. Jennifer Pratt, Community Development Director, added that of all of the Neighborhood Associations there are six (6) that are certified. Council member Poe asked if any of the other Neighborhood Associations are working towards certification and asked if staff could email Council with that information. Ms. Pratt stated that there are and that an email will be sent to Council.

Council member Shey made a motion to recommend City Council’s approval of the annual CDBG and HOME priorities. Council member Overland seconded the motion. The motion passed unanimously.

Updates:

1. ReZone Cedar Rapids
Anne Russett, Community Development Planner, provided an update on outreach staff has done regarding form-based regulations. Initial areas for form-based regulations include NewBo/Czech Village, Ellis Boulevard, Kingston Village, the MedQuarter, and downtown. Initial comments from public outreach include the following topics: parking, process, and aesthetics. There will be an open house in October where staff will seek feedback on a number of issues, such as: signs, exterior lighting, parking (location and amount), predictability in the review process, and trees. Ms. Russett noted that the City of Des Moines is also working on updating their Zoning Ordinance and are facing similar issues. Staff is following their progression to learn from them as they are a little ahead of Cedar Rapids in the process.

Council member Overland asked if the form-based code will eventually be rolled out to the entire city. Ms. Russett stated that after certain planning processes, such as the College District Area Action Plan, an action step after that would be to look at form-based zoning for those areas. Ms. Pratt added that some of the corridor focused areas, such as 1st Avenue, would be a logical area to include, but public input is needed for that. Once the developer community is used to the form-based code, there will be opportunities in additional areas.

Council member Poe asked if the form-based code will be applicable for the Mount Vernon Road Corridor. Ms. Russett stated that it is unknown at this time, but if it becomes clear from the community that they want Mt. Vernon Road to be form-based then staff can look into that. Council member Poe stated that she felt like that is what the community wanted during the Mount Vernon Road Corridor Action Plan process. Ms. Russett stated that the direction from the plan is to restrict certain uses in the commercial areas and staff will be looking at ways to do that.
Council member Poe commented that she wants to see the 360 vision of buildings in future development. Going forward, she encourages staff to have developers focus on all sides of a building instead of concentrating on just the front side looking nice. Council member Overland agreed and used the example of seeing dumpsters in a parking lot every day. Ms. Pratt stated that all new construction is required to hide dumpsters and mechanical items, so the key is to figure out ways to get older buildings to do that as well. Council member Shey agrees with Council members Poe and Overland, but noted that it is expensive to make all sides look exactly the same, so the other three (3) sides will not look as good as the front, but they do need to look better.

**Future Discussion Items:**

Council member Poe has a contact person for state trails funding that she would like to pass onto staff for the Sleeping Giant Bridge since they have funded trestle bridges in the past. Council member Poe would also like a trails update in a future meeting.

**Public Comment:**

There was no public comment.

Council member Shey made a motion to adjourn the meeting. Council member Overland seconded the motion. The motion passed unanimously and the meeting adjourned at 3:36 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development
To: City Council Development Committee  
From: Seth Gunnerson, Planner through Jennifer Pratt, Community Development and Planning Director  
Subject: Zoning Code Amendment for Fireworks Sales  
Date: September 11, 2017  

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**Background:**
In the spring of 2017, the State of Iowa adopted new legislation allowing for the sale and use of consumer fireworks for limited periods during the year, coinciding with the Fourth of July holiday and New Year’s. The City received a significant number of calls during and after the Fourth of July sale window about the use of fireworks in the community. Based on this feedback, the City is proposing two separate ordinances for the use and sale of consumer fireworks. This ordinance will specifically address zoning issues related to the sale of fireworks that have been created as a result of the new state legislation. A separate ordinance will be presented to City Council addressing the use of fireworks within the City Limits.

**Recommendations:**
While amendments to Chapter 32 have been avoided during the ReZone Cedar Rapids process, this ordinance is necessary to deal with a change to State Law which affects current land use and impacts residents of Cedar Rapids. State Law prevents cities from banning the sale of consumer fireworks, but allows for the regulation of firework sales within the framework of their local zoning ordinance.

The zoning ordinance defines different activities, or Uses, that occur within the City and restricts them to appropriate Zone Districts. The proposed ordinance will define Firework Sales as a new use, and will regulate sales as follows:

- **Limit Firework Sales to the I-1 and I-2 Industrial Zone Districts.** The I-1 and I-2 districts do not allow residential uses, which may be incompatible with fireworks sales, and are more appropriate for the storage and sale of potentially hazardous materials.
- **Prohibit sales in the Urban Core.** The Urban Core is a defined area within the Zoning Ordinance that covers the downtown, and core area neighborhoods.
- **Prohibit sales within 450 feet of any Residential Zone District.** The separation distance will push sales away from residential neighborhoods.

In addition, any firework sales locations will be required to provide parking for customers and meet all applicable building and fire codes.
Preliminary timeline and Next Steps:
The timeline below will allow for adoption of the ordinance prior to the December sales window around the New Years holiday.

1. October 24, 2017 – City Council Motion Setting a Public Hearing for November 7.
2. November 2, 2017 – City Planning Commission Review and Recommendation of proposed ordinance
To: City Council Development Committee  
From: Ali Suntken through Jennifer Pratt, Director of Community Development & Planning  
Subject: Requests for City Support – Low Income Housing Tax Credit (LIHTC) Project  
Date: October 10, 2017

Background:
The City has received a request for financial assistance, from Landover Corporation, requesting a resolution of support and City financial participation for a family housing project located on Kirkwood Pkwy SW. The 3.5-acre parcel (to be platted) is approximately 1,000 ft. West of C Street SW. The developer has entered into a purchase agreement with a private owner, for the sale of land, contingent on developer obtaining tax credits from the Iowa Finance Authority.

The project currently proposes new construction of 52 units, providing 1, 2 and 3-bedroom units with rents ranging from $599-830. This includes 6 market rate units and 32 units restricted to households at or below 60% of the Area Median Income, which is currently $33,600 for a household of one, or $47,940 for a household of four. This also includes 14 units restricted to households at or below 50% of the Area Median Income, which is currently $28,000 for a household of one, or $39,950 for a household of four.

Recommendation:
Staff recommends the standard Economic Development incentive of 10 years, 100% tax exemption. The project qualifies under the City’s Economic Development – Local Match Program, as it would be contingent upon a Low-Income Housing Tax Credit award by the Iowa Finance Authority (IFA). The City’s match can be satisfied through an Urban Revitalization Tax Exemption, since it is located within an existing designated district.

Timeline and Next Steps:

- October 18, 2017 – Request reviewed at Development Committee.
- October 24, 2017 – City Council consideration of financial requests.
- November 16, 2017 – Applications due to Iowa Finance Authority.