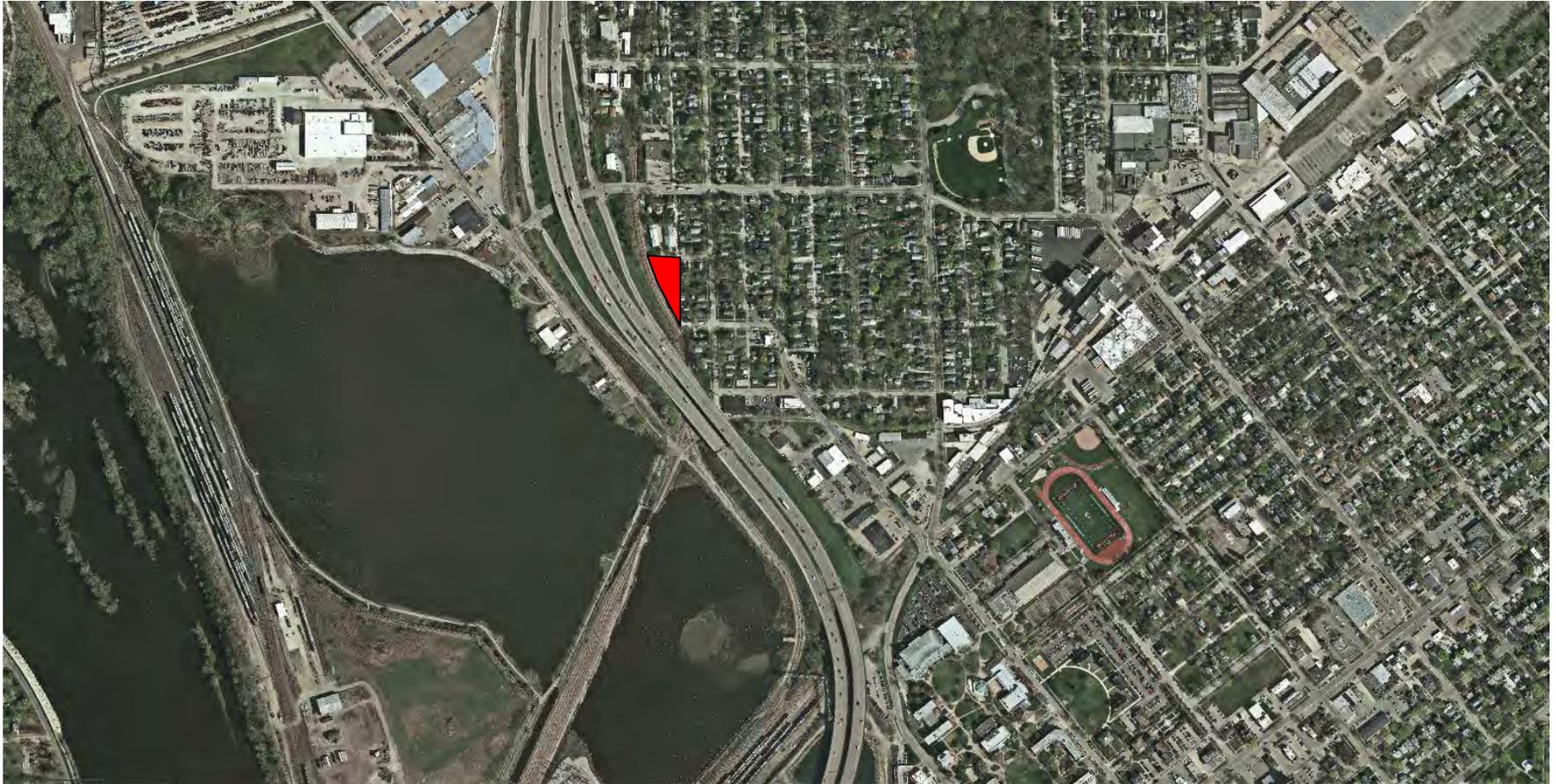


1140 Lincoln Avenue & 1135 Weare Avenue NE Rezoning

General Information

- Request to rezone property from R-3 (Single Family Zone) to I-1 (Light Industrial Zone)
- Applicant is Randy Oxley, owner of Granite Transformations in Hiawatha
- Property is identified as “Urban Medium-Intensity” in City’s Comprehensive Plan – which allows for limited industrial uses such as light manufacturing, assembly, warehousing and distribution
- Records show the property has been used as warehousing since 1961

1140 Lincoln Avenue & 1135 Weare Avenue NE Rezoning



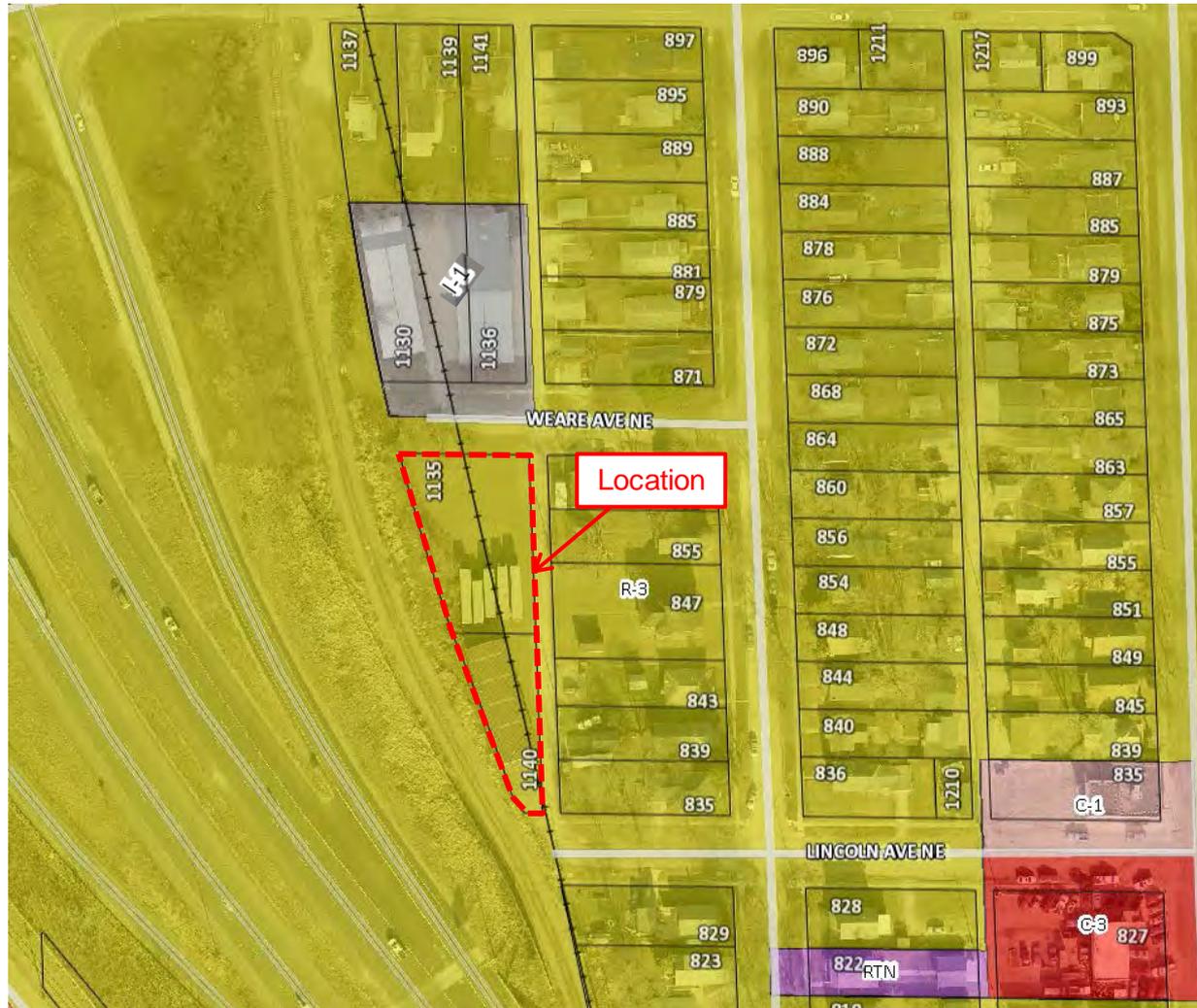
1140 Lincoln Avenue & 1135 Weare Avenue NE Rezoning



1140 Lincoln Avenue & 1135 Weare Avenue NE Rezoning



1140 Lincoln Avenue & 1135 Weare Avenue NE



Conditions of Approval

- Any future development of this site shall be subject to the review of the City Planning Commission and shall meet the Commercial Design Standards given proximity to residential
- Occupants shall be required to meet City lighting, screening, and noise ordinances
- Prior to occupancy, building must be inspected and comply with applicable building codes

1140 Lincoln Avenue & 1135 Weare Avenue NE

- March 31, 2016 – Project was presented to City Planning Commission and recommended for approval 7-0
- No objections to this rezoning have been received by the City

Next Steps

- April 26, 2016 – City Council Public Hearing & Possible 1st Reading of the Ordinance.
- May 10, 2016 – City Council 2nd & Possible 3rd Reading of the Ordinance.
- May 14, 2016 – Ordinance published in The Gazette.

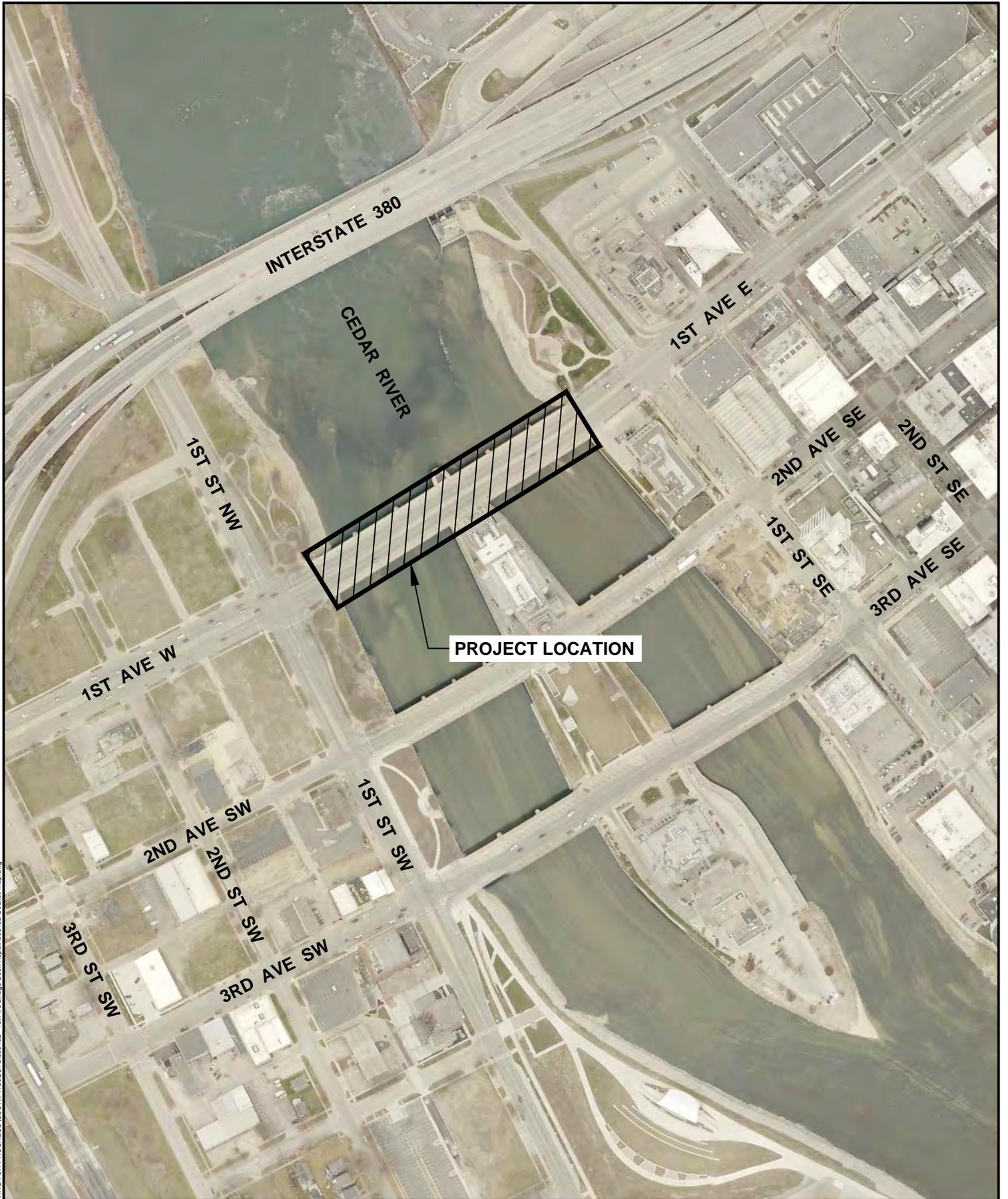


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**BEVERLY ROAD SW
CULVERT REPLACEMENT PROJECT**





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**1ST AVENUE BRIDGE OVER
CEDAR RIVER REPAIR PROJECT**





7TH STREET SE FROM 4TH AVENUE SE TO 12TH AVENUE SE ROADWAY RECONSTRUCTION AND ONE-WAY TO TWO-WAY CONVERSION PROJECT

Zoning Code Amendments

City Council Meeting

April 26, 2016

Intent:

- Clarify policy and correct errors
- Larger changes for the Zoning Code Update
 - Avoid changing policy twice in a short period of time
 - Allow Zoning Code Update Process to play out

Amendments:

- Allow Projecting Signs in Design Review Overlay Districts
- Self-Service Storage Facilities
- Text error

Projecting Signs

- Not permitted in Residential Districts
- Encouraged within Design Review

Overlay Districts

- Kingston Village
 - Czech Bohemia
 - MedQuarter
 - Ellis Boulevard
- Would be allowed with amendment



Self-Service Storage Facilities

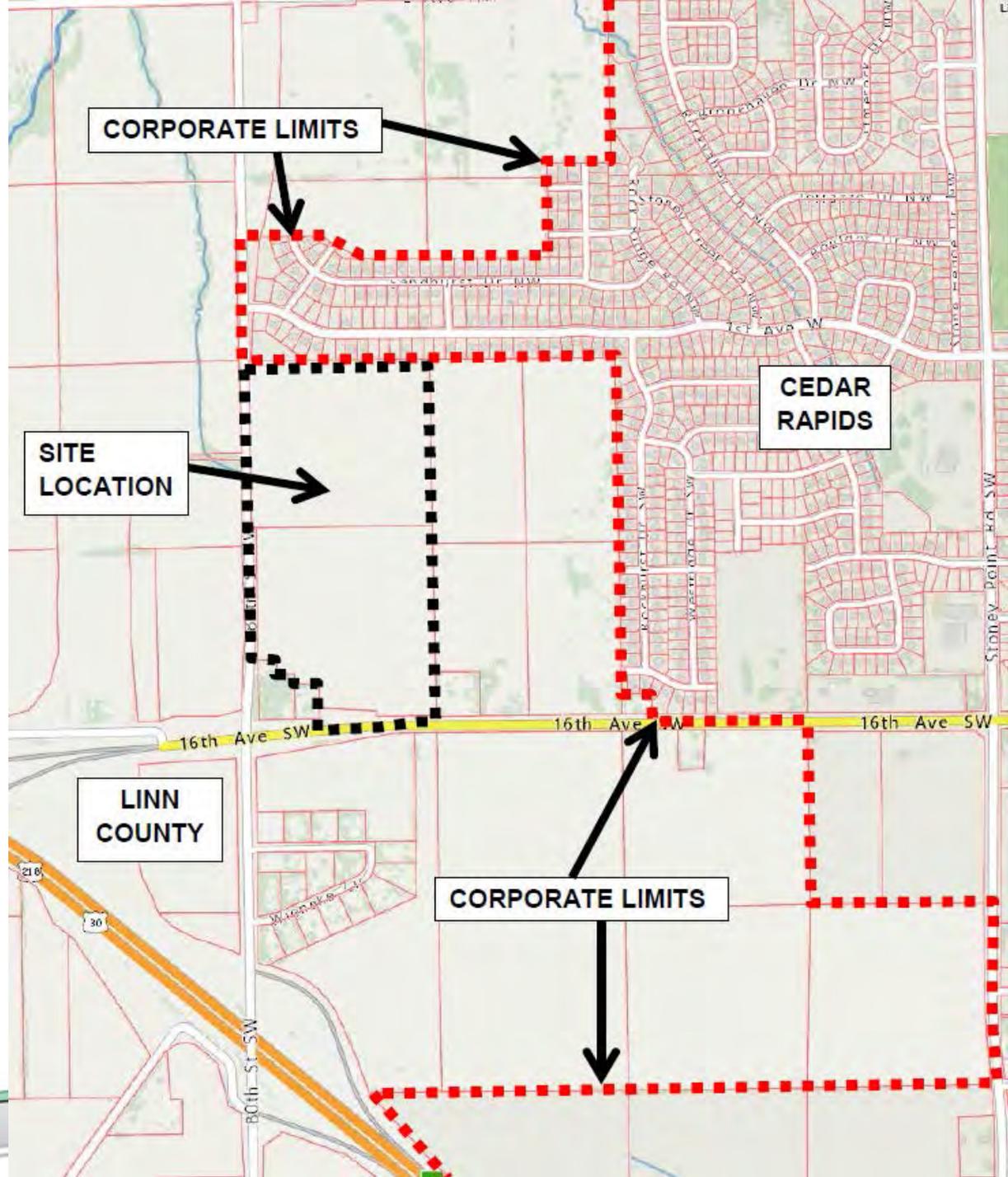
- Consistent use of “Self-Service Storage Facilities” (removed “mini-warehouses”)
- Changes parking from 1 per 3,000 sq ft of Gross Land Area to 1 per 3,000 sq ft of floor area

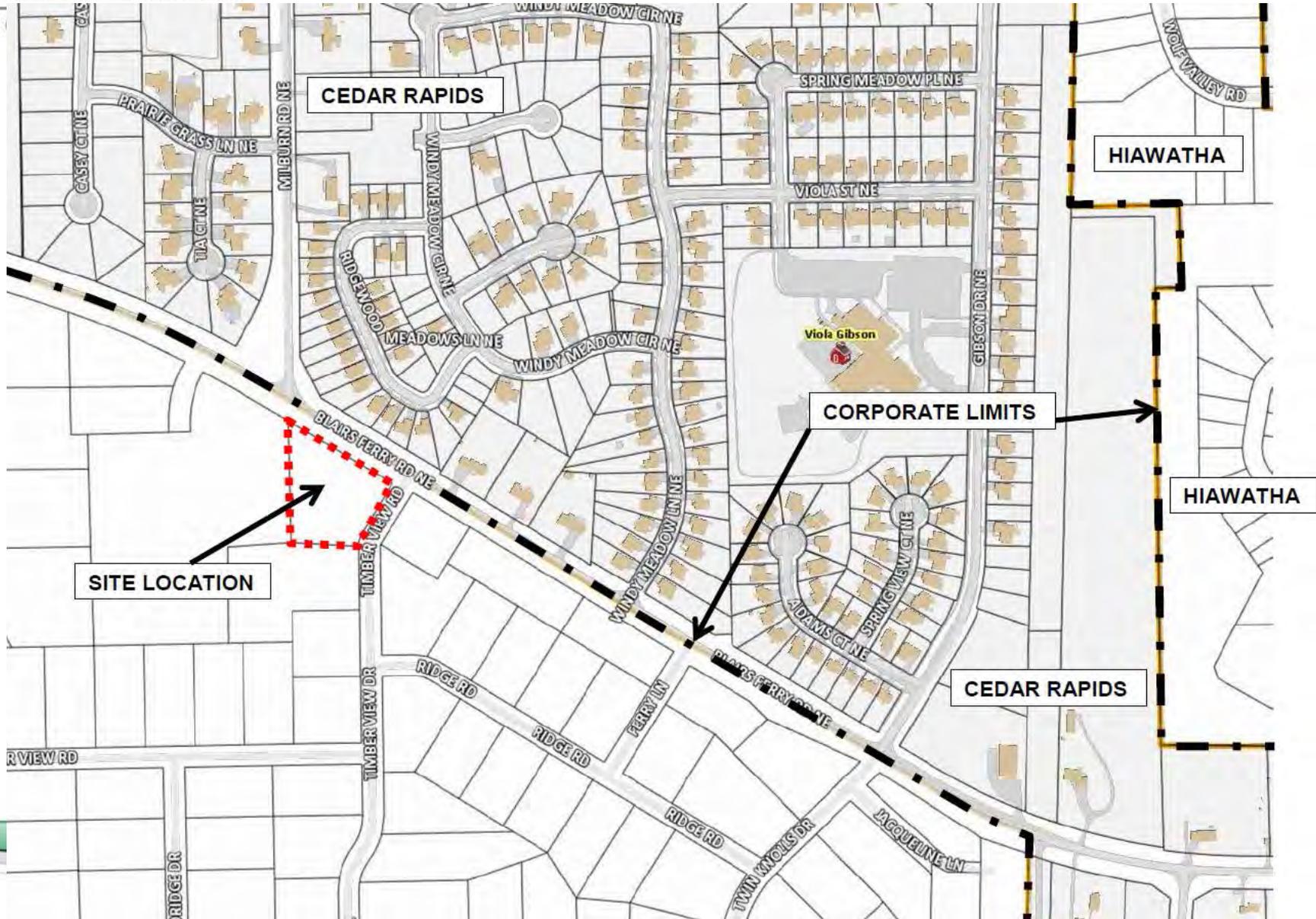


Timeline

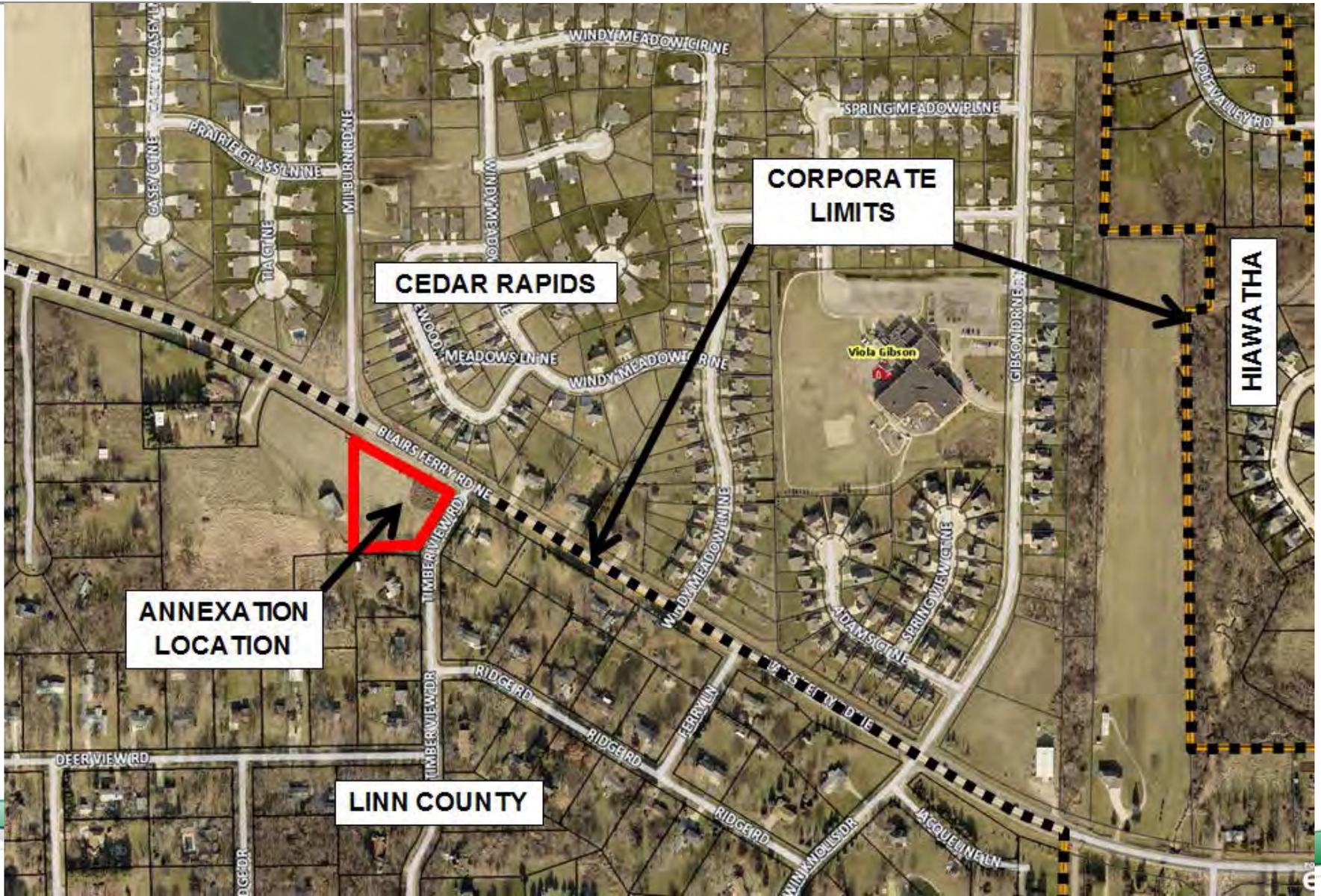
- April 20 – Development Committee Consideration
- April 21 – City Planning Commission Review
- April 26 – City Council Public Hearing and 1st Reading of Ordinance
- May 10 – 2nd and Potential 3rd Reading

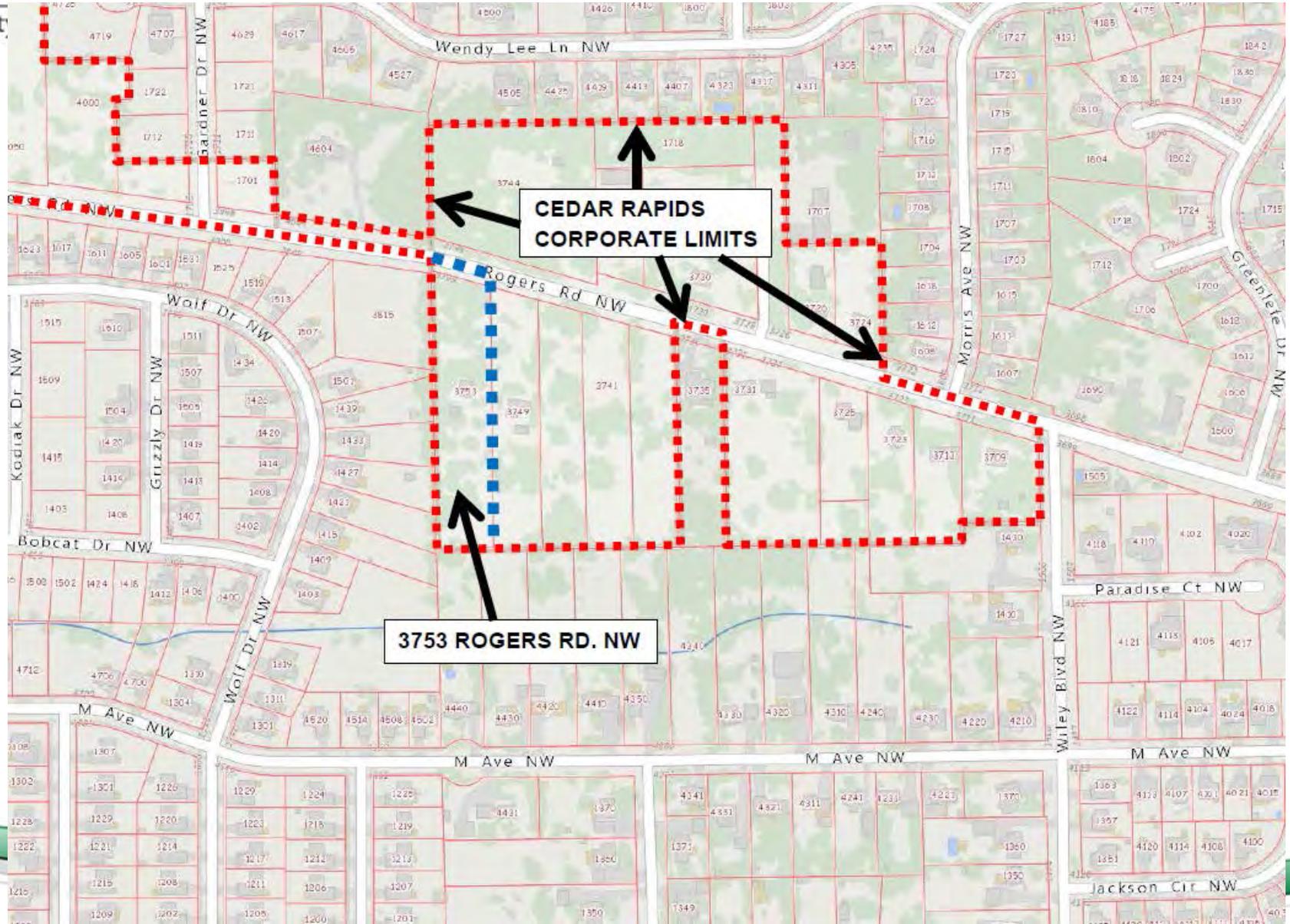
Location





Aerial





Aerial



Laurence A. Schulte Trust

Annexation Request

GENERAL INFORMATION:

Request to annex property generally located at the northeast corner of the intersection of 80th St. and 16th Ave. SW as requested by the Laurence A. Schulte Trust.

The annexation details are as follows:

- 100% Voluntary Annexation in Urbanized Area (within 2-miles of Fairfax)
- Total annexation area including right-of-way – 76.28 acres
- Undeveloped agriculture land.
- Annexing so owners can market the property for development.
- Notices were mailed and published in accordance with State Code requirements.
- Next step-send to State's City Development Board.

Carlson Construction, LLC

Annexation Request

GENERAL INFORMATION:

Request to annex property generally located at the southwest corner of the intersection of Blairs Ferry Rd. NE and Timber View Rd. as requested by Carlson Construction, LLC.

The annexation details are as follows:

- 100% Voluntary Annexation in Urbanized Area (within 2-miles of Hiawatha).
- Total annexation area – 2.6 acres including right-of-way.
- Undeveloped parcel.
- Plan is to develop two duplexes on the property.
- Notices were mailed and published in accordance with State Code requirements.
- Send to State’s City Development Board.

Christopher & Christine Luke

Annexation Request

GENERAL INFORMATION:

Request to annex property generally located west of Wiley Blvd. and south of Rogers Rd. NW as requested by Christopher and Christine Luke.

The annexation details are as follows:

- 100% Voluntary Annexation in Non-Urbanized Area (not within 2-miles of any other city).
- Total annexation area – 1.8 acres including right-of-way.
- Developed with newer single family home.
- Property being annex since City sewer and water is being utilized.
- Send to Secretary of State and record.

**26th Street SW Improvements from 76th Avenue SW to
60th Avenue SW
Contract Number 3012004-02
Bid Date: April 13, 2016**

BWC Excavating LC, Solon, IA		
	Base Bid (Roadway)	\$1,534,484.85
	Base Bid (Culvert)	\$239,405.48
Horsfield Construction, Inc., Epworth, IA		
	Base Bid (Roadway)	\$1,667,924.55
	Base Bid (Culvert)	\$227,947.00
Peterson Contractors, Inc., Reinbeck, IA		
	Base Bid (Roadway)	*\$1,692,552.95
	Base Bid (Culvert)	\$240,337.30
E & F Paving, Co., Cedar Rapids, IA		
	Base Bid (Roadway)	\$1,766,940.65
	Base Bid (Culvert)	\$203,559.50
Rathje Construction Co., Marion, IA		
	Base Bid (Roadway)	\$1,790,261.80
	Base Bid (Culvert)	\$240,265.75
Pirc-Tobin Construction, Inc., Alburnett, IA		
	Base Bid (Roadway)	\$1,795,006.86
	Base Bid (Culvert)	\$246,404.25
Ricklefs Excavating, Ltd., Anamosa, IA		
	Base Bid (Roadway)	\$1,818,176.65
	Base Bid (Culvert)	\$248,041.50
Dave Schmitt Construction, Inc., Cedar Rapids, IA		
	Base Bid (Roadway)	\$1,898,187.76
	Base Bid (Culvert)	\$229,020.25
Cornerstone Excavating, Inc., Washington, IA		
	Base Bid (Roadway)	*\$2,117,972.45
	Base Bid (Culvert)	\$216,264.50

*Error found in bid

**Curb Ramp Repair Project – NW Bid Package
No. 1, Contract Number 3016016-01**

Bid Date: April 13, 2016

Ti-Zack Concrete, Inc., LeCenter, MN \$427,499

FY 2016 Sidewalk Repair Program – Contract No. 2
Contract Number 3017016-02
Bid Date: April 20, 2016

Possibilities Unlimited, LLC, Cedar Rapids, IA	\$576,154.50
Midwest Concrete, Inc., Peosta, IA	\$644,696.00
Ti-Zack Concrete, Inc., LeCenter, MN	\$742,899.00



Knutson Building RFP
525, 529 & 533 Valor Way SW

April 20, 2016

RFP Scope

March 22 – City Council directs staff to initiate RFP process:

- Proposals may include range from full restoration to partial restoration
- Proposers may submit one proposal for each treatment option of the building - full or partial restoration
- Adjacent vacant land is part of the RFP - proposers may include new construction or other creative improvements

Property available
for redevelopment

Property to be retained
for Flood Control System



Review Criteria

(1) Developer Capacity and Project Feasibility

- a. Capacity, experience, and capability of the Proposer
- b. Market feasibility
- c. Financial feasibility
- d. Timeline for redevelopment and built-out

(2) Historic Preservation

- a. Promotes the local historic architectural character and nature of the City's industrial development along the Cedar River
- b. Promotes sense of place unique to Cedar Rapids

Review Criteria

(3) Community Benefit

- a. Site and development amenities
- b. Innovative sustainability features in the site and building design
- c. Quality design and architecture for any new construction

(4) Economic impact

- a. Overall project investment
- b. Jobs created or retained
- c. Amenities or services provided

Next Steps

- April 12** Motion setting a public hearing
- April 20** Development Committee
- Today** City Council Public Hearing
- May 3** Informational Meeting
- June 6** Deadline to request proposal extension
- June 27** Proposal Deadline
- July 12** City Council recommendation on proposals