

PUBLIC HEARING

1. A public hearing will be held to consider granting a change of zone for property at 1200 Edgewood Road NW from R-2, Single Family Residence Zone District, to RMF-2, Multiple Family Zone District, as requested by CB Cedar Rapids Housing LLLP and the City of Cedar Rapids (#RZNE-022803-2016)
 - a) First Reading: Ordinance granting a change of zone for property at 1200 Edgewood Road NW from R-2, Single Family Residence Zone District, to RMF-2, Multiple Family Residence Zone District, as requested by CB Cedar Rapids Housing LLLP and the City of Cedar Rapids

1200 Edgewood Road NW

Rezoning w/Preliminary Site Development Plan



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- February 9, 2016 – City Council accepted a bid from CommonBond Communities for purchase of City-owned property.
- March 8, 2016 – City Council supports project application for State of Iowa Low Income Housing Tax Credit (LITHC) program.
- March 30, 2016 – Rezoning application filed with City.
- April 21, 2016 – City Planning Commission recommends denial of rezoning request.
- June 2016 – Iowa Finance Authority selects project for LITHC award.
- July 28, 2016 – Public information meeting held with neighbors.

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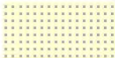

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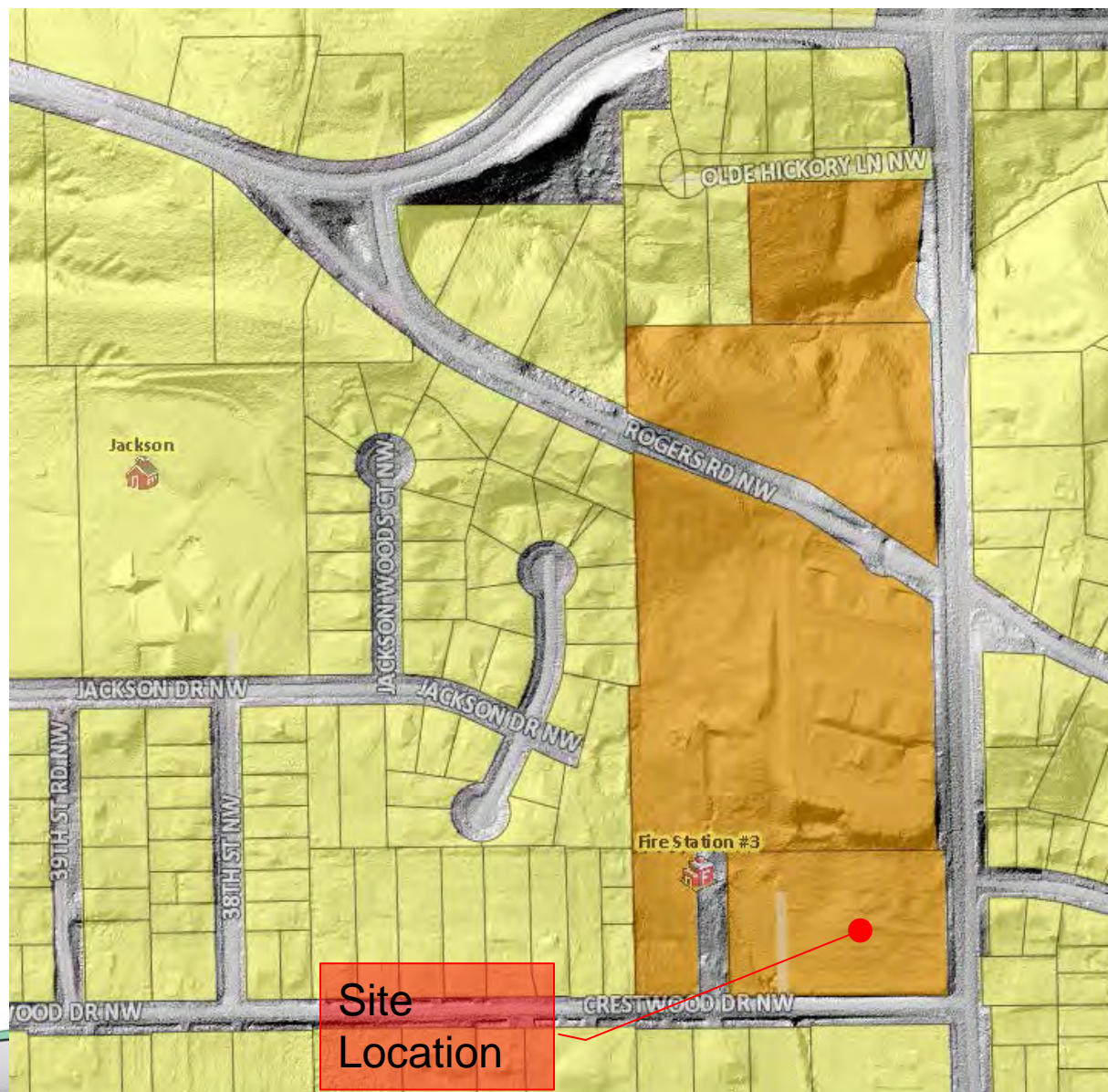
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1200 Edgewood Road NW

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-  Rural
-  Urban Low Intensity
-  Urban Large Lot
-  Urban Medium Intensity



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The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

- Maximum density is 24 units/acre, proposed project is 23 units/acre
- Maximum Floor-Area Ratio (FAR) is 0.50, proposed project FAR is 0.21
- This proposal meets the criteria of Urban Medium-Intensity and is in compliance with the Future Land Use Map

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STRENGTHENCR

- Goal 3: Adopt policies that create choices in housing types and prices throughout the City.
- Goal 4: Create a City that is affordable and accessible to all members of the community.

GROWCR Goals

- Goal 1: Encourage mixed-use and infill development.

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Proposed storm water improvements will decrease downstream runoff through the use of detention basins and infiltration measures.

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Trip Generation Calculation

Total Number of Units = 45

Increased Trips/Day = 300

Current Vehicles/Day (Edgewood) = 19,300

% Increase in Vehicles/Day = 1.6%

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Quadrant	# LIHTC Projects	# LIHTC Affordable Units	# MFNC Projects	# MFNC Affordable Units	Total Subsidized
Northeast	6	544	5	108	652
Northwest	3	84	10	121	205
Southeast	3	243	4	55	308
Southwest	6	286	20	80	366
Total	18	1080	39	364	1531

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- October 25, 2016 – Public Hearing and 1st reading for rezoning.
 - Petitions of objection were received from 40.5% of the property owners within 200 feet of the subject property.
 - An affirmative vote from 6 of the 8 Council Members will be required for approval of the rezoning request.
- November 1, 2016 – 2nd and possible 3rd Reading

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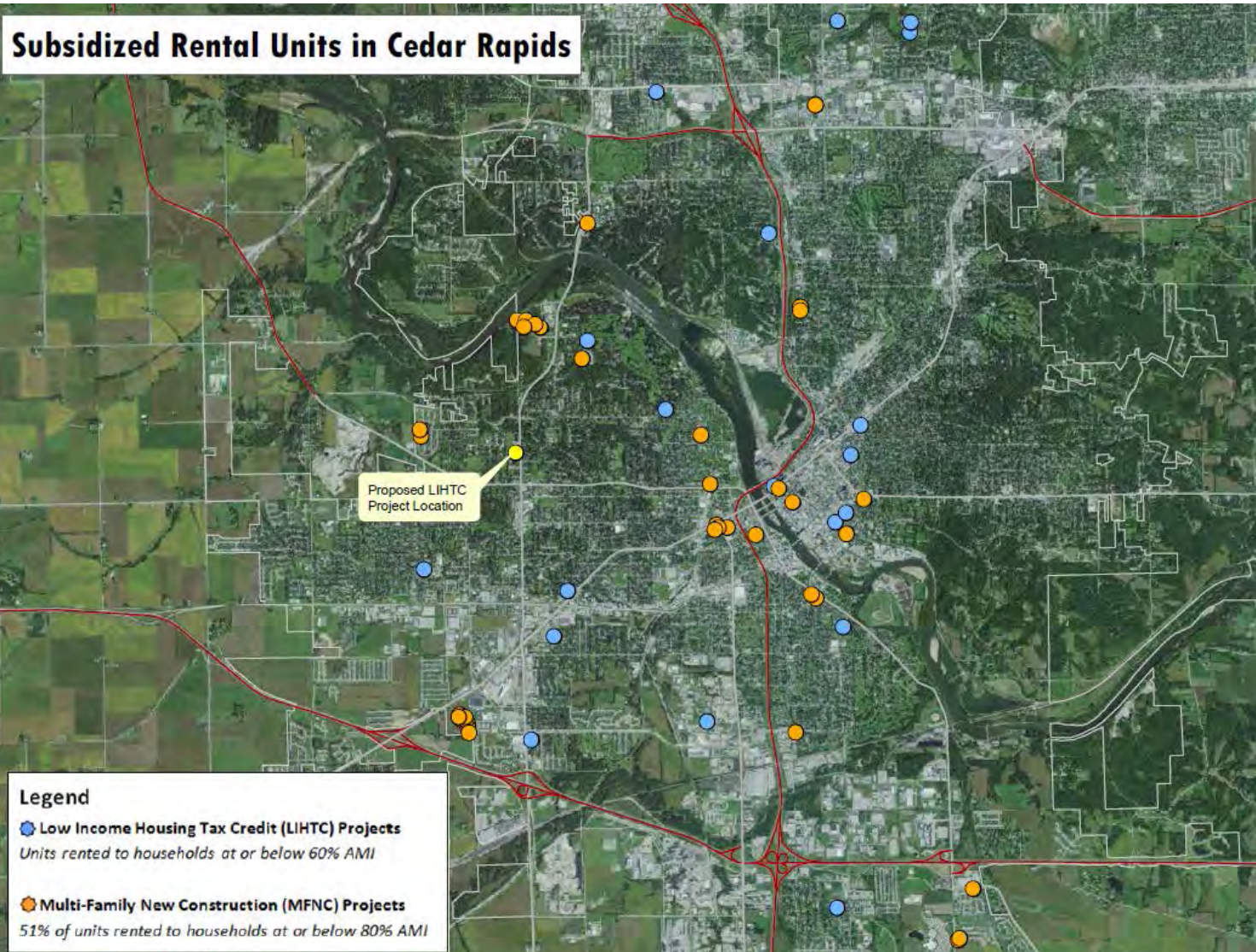


www.Cedar-Rapids.org



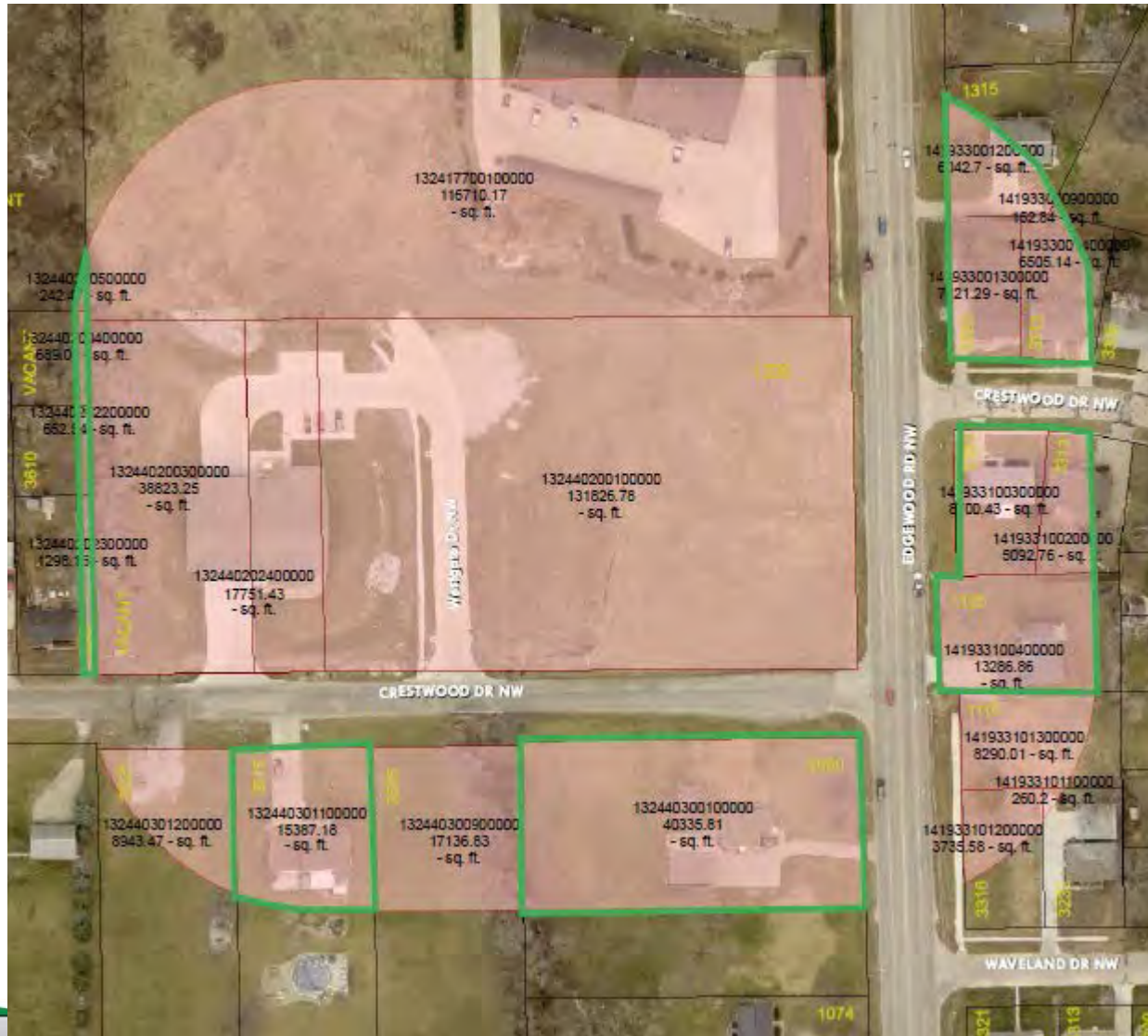
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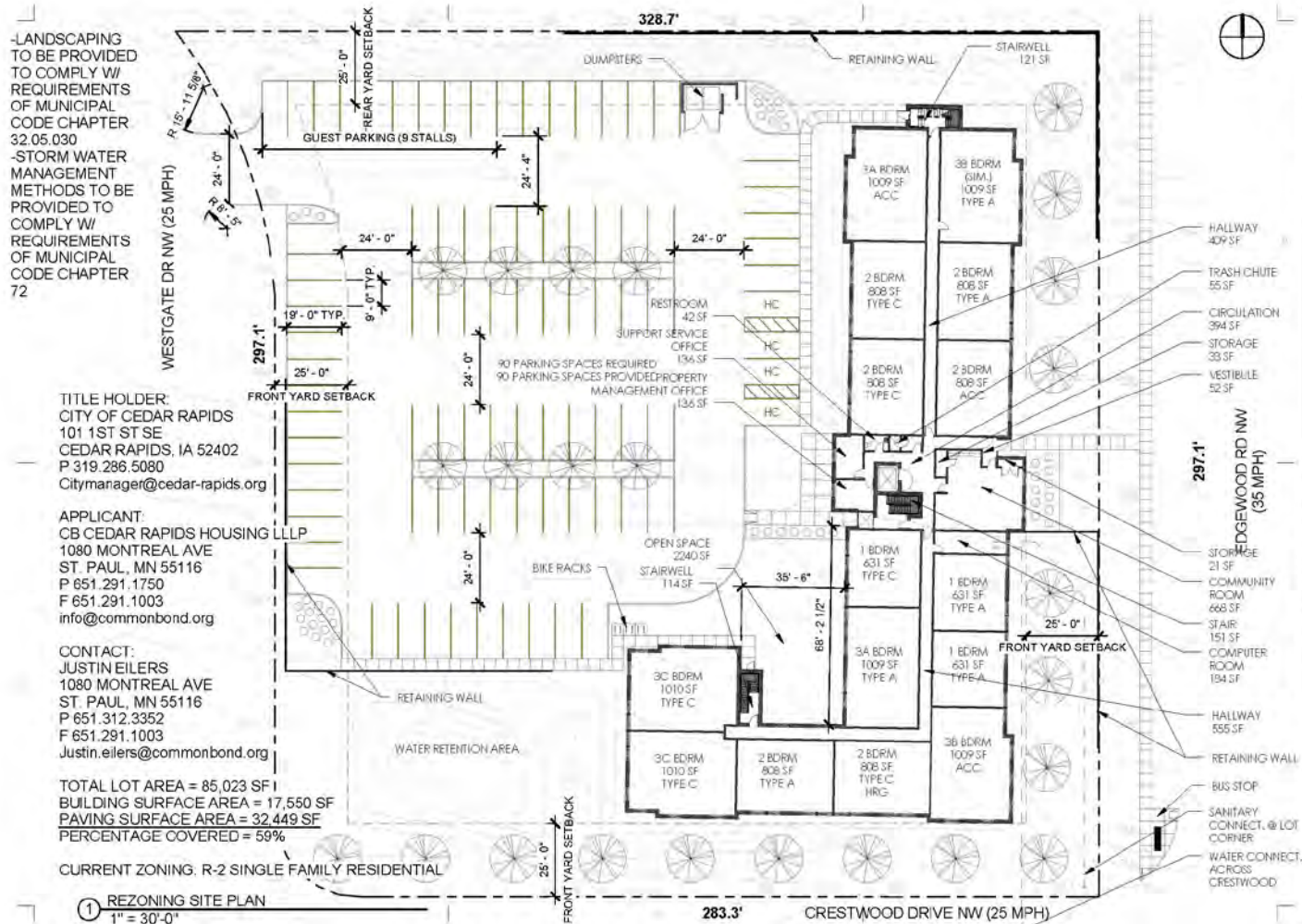
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City Council shall consider the following criteria in making its decision on the rezoning request (32.02.030.C.5.e):

- Consistent with the Future Land Use Policy Plan & Comprehensive Plan.
- Consistent with the characteristics of the surrounding area, including any changing conditions.
- Is the property suitable for all uses permitted in the proposed district.
- Will this rezoning protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.
- Are facilities and services available to serve the subject property while maintaining adequate levels of service to existing development.

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If the owners of 20 percent of the land within 200 feet of the boundary of the area to be rezoned oppose the change, a favorable vote of at least 75 percent of all members of the Council is required before the change can be made effective. (414.5 Iowa Code).

- Petitions of objection were received from 40.5% of the property owners within 200 feet of the subject property.
- An affirmative vote from 6 of the 8 (75%) Council Members will be required for approval of the rezoning request.
- If only 7 Council Members are voting, 6 of the 7 (85%) will be required, 5 of 7 (71.4%) does not qualify as a super majority.

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**Bridge Replacement –
McCloud Place NE over McCloud Run
Contract Number 305031-03
Bid Date: October 18, 2016**

Iowa Bridge & Culvert, L.C., Washington, IA	\$1,187,312.90
Peterson Contractors, Inc., Reinbeck, IA	\$1,402,008.58
Taylor Construction, Inc., New Vienna, IA	\$1,817,146.82