

CITY PLANNING COMMISSION MEETING

Thursday, April 4, 2013

3:00 PM

City Hall Council Chambers

101 First Street SE, Cedar Rapids, IA 52401

AGENDA

- **Opening Statement**
- **Roll Call**
- **Approval of the Minutes**
- **Adoption of the Agenda**

REGULAR AGENDA

1. **Case Name:** 1854 42nd Street NE & 4242 Center Point Road NE (Rezoning)

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to C-2, Community Commercial Zone District as requested by R W Rinderknecht (Applicant/Titleholder)

Case No: RZNE-001400-2013 Case Manager: Vern Zakostecky

2. **Case Name:** 112 31st Street NE (Rezoning)

Recommendation for approval of a rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District as requested by Mark Bolton (Applicant/Titleholder).

Case No: RZNE-001437-2013 Case Manager: Vern Zakostecky

3. **Case Name:** 415 12th Avenue SE (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan for property at 415 12th Avenue SE and zoned C-3, Regional Commercial Zone District as requested by Geonetric, Inc. (Applicant) and City of Cedar Rapids (Titleholder).

Case No: PSDP-001421-2013 Case Manager: Vern Zakostecky

4. **Case Name:** 1000 3rd Street SE (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan for property at 1000 3rd Street SE and zoned C-3, Regional Commercial Zone District as requested by Ryan Companies US, Inc. (Applicant) and US First Holdings, LLC (Titleholder).

Case No: *PSDP-001405-2013 Case Manager: Joe Mailander*

5. **Case Name:** 1238 Lake Avenue NE (Conditional Use)

Recommendation for approval of a Conditional Use for a contractor shop in a C-3, Regional Commercial Zone District for property at 1238 Lake Avenue NE as requested by Brad Robison (Applicant) and Scott and Cindy Turkal (Titleholders).

Case No. *COND-001413-2013 Case Manager: Dave Houg*

- **New Business**
- **Training Opportunities**
- **Announcements**



Development Services Department
Public Works Building
1211 Sixth Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: April 4, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Parco, LTD.
Titleholder: RW Rinderknecht
Case Number: RZNE-001400-2013
Location: 1854 42nd Street and 4242 Center Point Road NE
Request: Rezoning from R-3, Single Family Residence Zone District to C-2, Community Commercial Zone District and Preliminary Site Development Plan approval
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The site is currently developed with Wendy's fast food restaurant on at the corner of the intersection 42nd St. and Center Point Rd. NE and another restaurant to the north of Wendy's. The applicant is applying for a rezoning of the easterly portion of the north property from R-3, Single Family Residence Zone District to C-2, Community Commercial Zone District to allow demolition of both restaurants and redevelopment of the site with a new Wendy's Restaurant. The site plan as submitted includes the following:

- Total area of the site is 72,996 sq. ft.
- Existing building area is 5,376 sq. ft.
- Proposed building area is 3,950 sq. ft.
- Existing open area of 29,212 sq. ft.
- Proposed open space is 30,464 sq. ft.
- Vehicle Parking: 53 spaces (40 required)
- Existing access to Center Point Rd. NE closest to 42nd St. NE will be closed.
- Access to the site will be from Center Point Rd. and 42nd St. NE.
- Buffering and screening is proposed along the east property line adjacent to the single family homes year yards.

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:

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

Staff Comments: This provision is not applicable.

8. **The Site Development Plan conforms to all applicable requirements of Chapter 32 with all applicable requirements as modified by a request for an Administrative Adjustment meeting.**

Staff Comments: This preliminary site development plan to redevelop this site meets or exceeds the requirements of Chapter 32 of the Municipal Code, the Zoning Ordinance.

RECOMMENDED CONDITIONS:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to provide storm water quality improvements on this site in accordance with plans approved by the City Engineer. The property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of existing City sidewalk along 42nd Street NE and Center Point Road NE adjoining this site, damaged as a result of construction activities on this site, or does not meet current ADA requirements or City Standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 5' wide concrete sidewalk along 43rd St NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
4. That the existing structures shall be removed under appropriate permits and inspections conducted and approved.
5. That said lots are to be combined so as to constitute a single zoning lot and tax parcel.
6. Effective screening shall be provided and maintained so as to screen the open parking spaces where adjacent to an R District per provisions of the Zoning Ordinance or a variance be obtained.
7. That lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way.
8. That signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage.
9. That garbage pick-up needs to be scheduled so as to not adversely impact the residential neighbors in close proximity. City Noise Ordinance indicates noise must be minimized between 10:00 PM and 7:00 AM.
10. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.



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STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: April 4, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Mark Bolton
Titleholder: Mark Bolton
Case Number: RZNE-001437-2013
Location: 112 31st Street NE
Request: Rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District for the property at 112 31st Street NE since the property has been developed as a single-family home since 1900. The property is considered a legal non-conforming use in a commercial zoning district. The existing commercial zoning of this property appears to have been a technical error on the City's behalf since City staff finds no record of a request to rezone the property to commercial. Since this is a request for rezoning to a single-family zoning district no site plan is required.

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 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 City's Future Land Use Map shows the subject property on the line between residential and commercial. As such, City staff is of the opinion the requested

rezoning is in accord with the Future Land Use Map and the goals and objectives of the City's Comprehensive Plan.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The requested rezoning is consistent with the area to the west which is primarily residential in nature.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The subject property is suitable for all uses be permitted in the R-3 Zoning 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: Since the property is already developed this finding does not apply.

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: This parcel is located in a fully developed neighborhood and would have access to all necessary facilities and services without any issues.

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

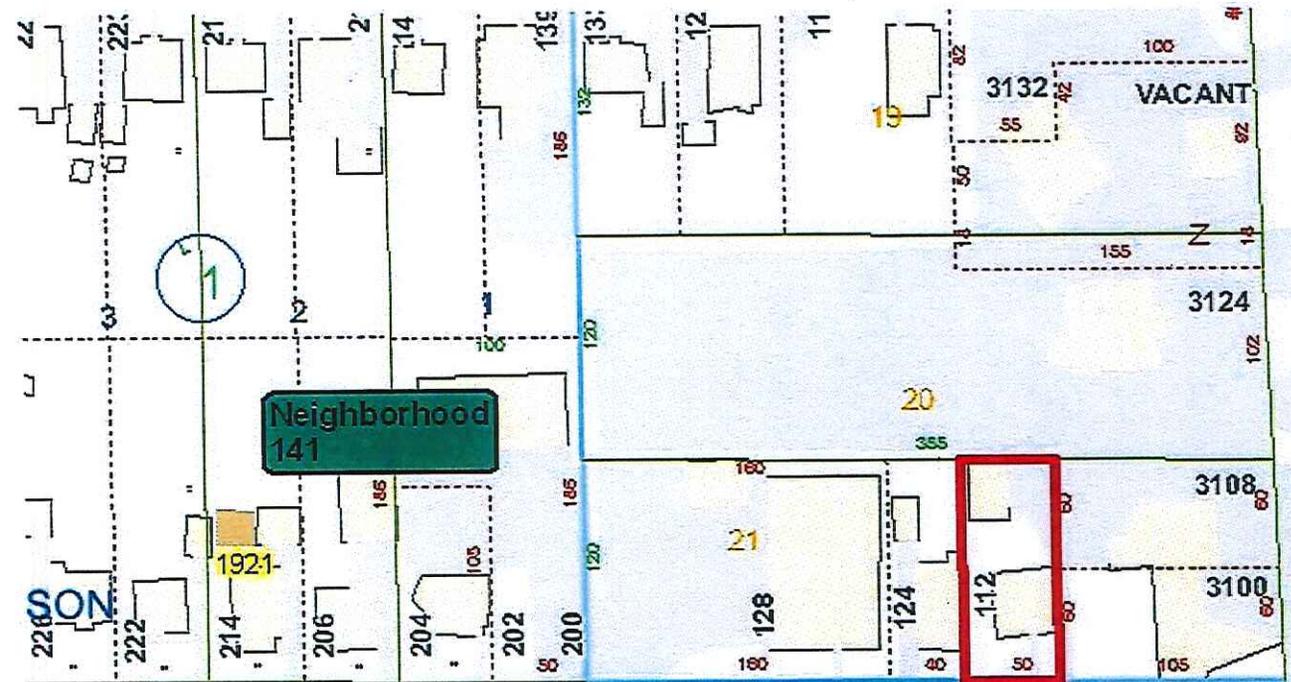
Staff Comments: This provision does not applicable.

8. The Site Development Plan conforms to all applicable requirements of Chapter 32 with all applicable requirements as modified by a request for an Administrative Adjustment meeting.

Staff Comments: This provision also does not apply since there is no site development plan requirement for rezoning to single-family residential.

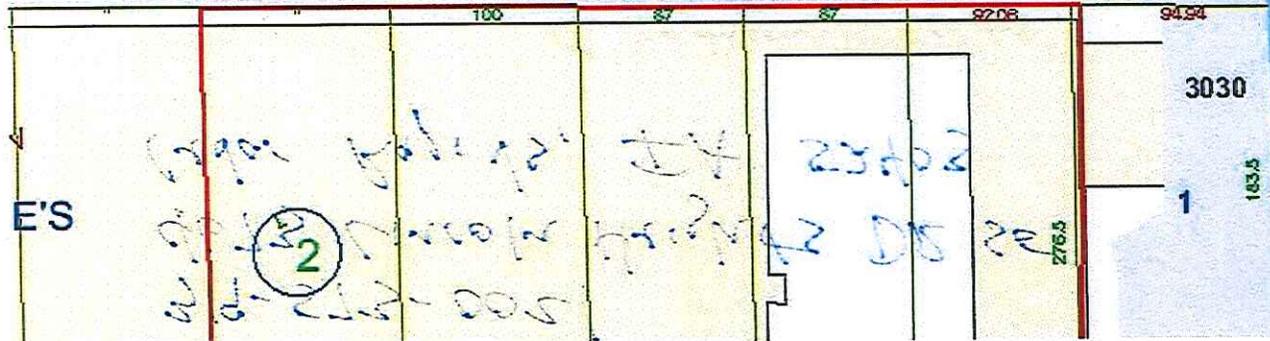
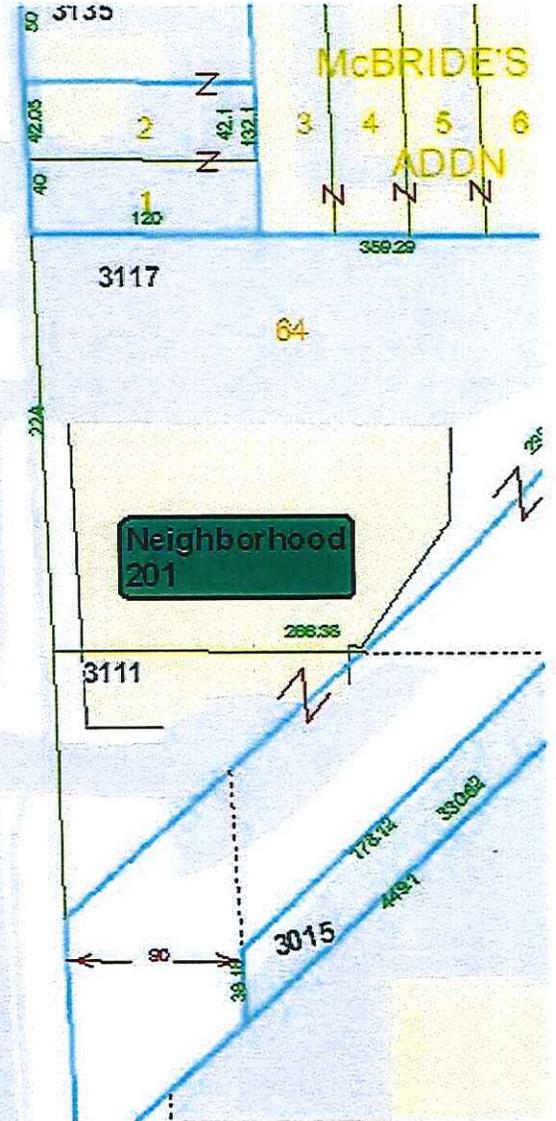
RECOMMENDED CONDITIONS:

1. That the concrete paved parking in the rear yard shall only be used for parking for the house located on this property.
2. That the property owner verify that the driveway on the east side of the house is on the subject property or a perpetual access easement agreement is in place and is a recorded document to assure the residents of the subject property have vehicular access to the rear yard.



31ST ST NE

1ST AVE



E'S

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STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 4, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Geonetric, Inc.
Titleholder: City of Cedar Rapids
Case Number: PSDP-001421-2013
Location: 415 12th Avenue SE
Request: Approval of a Preliminary Site Development Plan
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting Preliminary Site Development Plan approval for the property owned by the City, which is the former site of the Iowa Steel manufacturing facility. The site is a vacant parcel that has been through the brownfield clean-up process. The property is currently zoned C-3, Regional Commercial Zone District. The proposal is to construct a new 3-story building for commercial and office space. The extension of 14th Avenue SE through the site is planned and in doing so will create an additional lot for future development on the southerly portion of the site.

On March 26, 2013 the City Council reviewed two proposals to development this site. City Council directed City staff to enter into negotiations with the applicant to structure a development agreement for purchase of the property and develop it based on the plan as submitted.

The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 159,506 sq ft (3.66 acres).
- Total number of lot is 2, plus a Lot A for 14th Avenue SE Right-of-Way.
- Total proposed building area is 57,200 sq ft

Lot 1:

- Total site area is 99,979 sq ft (2.29 acres).
- Total building stories is 3.
- Total building area is 15,000 sq ft per floor (45,000 sq ft total).
- Total proposed hard surface area is 64,533 sq ft (64.5 % of total site).

- Total open space is 35,446 sq ft (35.5 % of total site).
- Total parking spaces provided are 139 spaces including 6 ADA spaces/required is 168 spaces. The applicant has indicated there will be shared parking agreement(s) to address the parking shortfall.
- Accesses will be from 12th Avenue SE and 14th Avenue SE once constructed.
- Storm water management areas will be provided on the site that will incorporate best practices.

Lot 2:

- Total site area is 43,120 sq ft (.99 acres).
- Total building stories is 2.
- Total building area is 6,100 sq ft per floor (12,200 sq ft total).
- Total proposed hard surface area is 25,159 sq ft (58.3 % of total site).
- Total open space is 17,961 sq ft (41.7 % of total site).
- Total parking spaces provided are 52 spaces.
- Accesses will be from 14th Avenue SE once constructed.
- Storm water management areas will be provided on the site that will incorporate best practices.

Lot A:

- Total site area is 16,407 sq ft (.38 acres).
- The 14th Avenue SE extension shown on the SDP is schematic in nature as the City is still working on the overall design.

FINDINGS:

Section 32.02.030.G.7 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

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

Staff comments: N/A

- 2. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance, provided the buildings are designed to meet the requirements of the newly adopted Urban Design Standards and there are shared parking agreements in place.

Also the development plan for this site has been reviewed by the Czech Bohemia Overlay District Design Review Technical Advisory Committee to assure it meets the goals and objective of the Czech Bohemia Design Guidelines. The applicant has submitted for review to the Czech Bohemia Overlay District Design Review Technical Advisory Committee, which has been completed. The findings from the Czech Bohemia Overlay District Design Review Technical Advisory Committee are attached.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed preliminary site development plan, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions or remove any of the recommended conditions.

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR LOT 1, the property owner shall be responsible to dedicate additional right-of-way along 12th Avenue SE providing a minimum 40' half-width right-of-way (as shown on the Site Development Plan).
2. 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 Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6' wide concrete sidewalk along 12th Avenue SE adjoining this site. The City will reimburse the property owner for a 1' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR LOT 1, the property owner shall be responsible to establish a street right-of-way reservation for 14th Avenue SE crossing through this site on an alignment approved by the City. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR LOT 4, the 14th Avenue SE street improvements and right-of-way dedication shall be completed and the right-of-way dedication and improvements accepted by the City.
5. That subject property be platted per State and City platting regulations.
6. That this site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
7. That the minimum parking be provided on-site or evidence of acceptable long-term shared parking agreements be provided to meet the minimum requirement or a variance be obtained.
8. An off-street loading berth is required or a variance must be obtained.



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE REPORT

Date: March 21, 2013
To: Brent Jackman
From: Alex Sharpe, Community Development staff

Applicant: Geonetric
Location: 415 12th Avenue SE
Request: Building site plan and elevation endorsement
Date Application Received: March 6, 2013

OVERLAY DISTRICT REQUIREMENTS

Note: Items listed below are *requirements* of any project in the overlay district. The requirements applicable to this project must be satisfied upon completion of the project.

1. Facade heights for new buildings and additions must fall within the height range of the surrounding block.
2. Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.
3. Proposed façades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.
4. Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.
5. Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.
6. Principal building entrances shall be a prominent feature of the building's façade and should face the primary street serving the development.
7. Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.
8. The façade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the CB-O District.

9. The top edge of the building shall be defined by a cornice line or similar articulation.
10. Windows and doors shall be located, spaced and aligned on the building façade in a manner consistent with the established context of the block.
11. The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.
12. Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.
13. All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.
14. Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.
15. New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District.
16. New signage shall not obscure significant architectural details of a historic structure.
17. Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.

**At its March 19, 2013 meeting, the Design Review Technical Advisory Committee endorsed the request for approval of the site plan and building elevations based on the proposed drawings attached to this report.
The Committee has requested further review of the project as it progresses.**

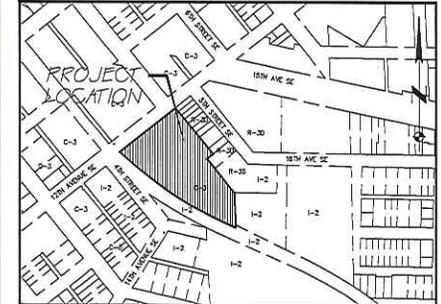
MEETING NOTES & RECOMMENDATIONS

Note: Items listed below are *recommendations* for the project. These items are not required, but may be helpful in creating a more successful final design. Satisfactory inclusion or consideration of these items in the building design will assist you in gaining the endorsement of the Committee.

1. All rooftop mechanical units to be screened.
2. The base wall at the primary entrance of the building should be of a textured material, preferably of higher quality than formed concrete.
3. Further review of the site is requested as the project progresses.
4. Add brick detailing where possible.

PRELIMINARY SITE DEVELOPMENT PLAN FOR GEONETRIC IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

LOCATION MAP (1" = 300')



ZONING INFORMATION

APPLICANT	TITLE HOLDER	EXISTING ZONING & USE
<ul style="list-style-type: none"> GEONETRIC, INC. 4211 GLASS ROAD NE, SUITE A CEDAR RAPIDS, IOWA 52402 ATTN: ANNE O'BRIEN PH: 319-229-1687 FAX: 319-229-1403 	<ul style="list-style-type: none"> ZONING: C-3 CITY ALDERTON 151 1ST STREET SE CEDAR RAPIDS, IOWA 	<ul style="list-style-type: none"> VACANT LAND
		PROPOSED ZONING & USE
		<ul style="list-style-type: none"> ZONING: C-3 USE: OFFICE/RETAIL
		FLOODPLAIN INFORMATION
		<ul style="list-style-type: none"> 100-YEAR FLOODPLAIN ELEV= 722.00

C-3 CORE AREA YARD SETBACK REQUIREMENTS

- FRONT YARD: 0 FEET
- SIDE YARD: 0 FEET
- REAR YARD: 0 FEET

TOTAL EXISTING SITE AREA

- 158,631 SQUARE FEET= 3.60 ACRES (per applicant summary)
- 158,504 SQUARE FEET= 3.58 ACRES (per GIS)

TOTAL EXISTING OPEN SPACE

- 158,504 SQUARE FEET= 3.58 ACRES

PROPOSED LOT 1

- 99,978 SQUARE FEET= 2.28 ACRES
- BLDG AREA: 15,000 SQUARE FEET= 0.34 AC
- PAVED AREA: 46,528 SQUARE FEET= 1.13 AC
- OPEN AREA: 35,448 SQUARE FEET= 0.82 AC

PROPOSED LOT 2

- 16,407.3 SQUARE FEET= 0.38 ACRES
- LOT 2 TO BECOME CITY PUBLIC RIGHT OF WAY FOR THE EXTENSION OF 14TH AVE. SE
- NOTE: THE 14TH AVE. SE EXTENSION ROADWAY AND RIGHT OF WAY BARRIERS SHOWN ON THIS SITE DEVELOPMENT PLAN ARE SCHEMATIC IN NATURE AND ARE NOT A PART OF THIS PROJECT APPLICATION

PROPOSED LOT 3

- 43,104 SQUARE FEET= 0.99 ACRES
- BLDG AREA: 8,100 SQUARE FEET= 0.18 AC
- PAVED AREA: 19,039 SQUARE FEET= 0.44 AC
- OPEN AREA: 17,965 SQUARE FEET= 0.41 AC
- NOTE: LOT 3 IS FOR FUTURE DEVELOPMENT. THE LAYOUT SHOWN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE.

PARKING REQUIREMENTS (LOT 1)

- TOTAL PARKING SPACES REQUIRED: TOTAL REQUIRED: 210
- OFFICE: 15,000 SF; 4,000, 120 REQUIRED
- RETAIL: 15,000 SF; 4,000, 90 REQUIRED
- DISC. PARKING PROVIDED: 138 SPACES
- MFR. ADA REQUIRED: 6, PROVIDED: 6
- NOTE: CHANGES IN THE MFR. REQUIRED PARKING MAY BE IMPLEMENTED BASED ON THE TURNING OF THE MANDATORY TO 33% OF THE ZONING ORDINANCE TO ADDRESS PARKING IN THE CORE AREA.
- THIS SITE WOULD BE ALLOWED A 20% REDUCTION TOE - INDICATING STORM WATER MANAGEMENT PARKING ON SIDE OF BUS ROUTE
- LANDSCAPING EXISTING REQUIREMENTS
- 35 - WITHIN 1/4 MI. OF BUS ROUTE
- 38 - WITHIN 300 FEET OF BUS ROUTE
- 20% - ALLOWED REDUCTION - REQUIRED PARKING: 188
- BALANCE OF REQUIRED PARKING PROVIDED OFF-SITE.
- NOTE: SHARED PARKING AGREEMENTS WILL BE PROVIDED COORDINATING A TIME OF USE AGREEMENT BETWEEN THE BUSINESSES USING THE PROPOSED PARKING AREA.

REQUIRED LANDSCAPING (IN CORE AREA)

BUFFERYARDS/SCREENING

- WHEN A LOT IS ADJACENT TO A RESIDENTIAL ZONING DISTRICT A BUFFERYARD SHALL BE REQUIRED, AND UNLESS SEPARATED BY A PUBLIC STREET, NO NON-RESIDENTIAL STRUCTURE SHALL BE LOCATED LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT UNLESS THE STRUCTURE IS EFFECTIVELY SCREENED FROM THE RESIDENTIAL DISTRICT.
- THE PROPERTY LINE OF AND ADJACENT TO PROPOSED LOT 1 IS ZONED R3-2, HOWEVER THESE LOTS HAVE BEEN ACQUIRED BY THE CITY OF CEDAR RAPIDS AS FLOOD DAMAGED PROPERTIES. THE PROPERTIES ARE PROPOSED TO BECOME OPEN (DRAIN) SPACE, THEREFORE NO BUFFERYARD IS PROPOSED, AND THE EXISTING/PROPOSED 8TH STREET SE RIGHT OF WAY PROVIDES THE REQUIRED SCREENATION.

PARKING LOT LANDSCAPING

- NOT REQUIRED IN CORE AREA, 6 REQUIRED
- PARKING LOT TREES: 18 PROVIDED
- SCREENING OF PARKING AREA: 18 SHRUBS, 5 TREES

CONTACT PERSON

- CONTACT PERSON: BRENT W. JACKMAN
- TELEPHONE NUMBER: (319) 362-0548
- FAX NUMBER: (319) 362-7929
- MAILING ADDRESS: 1180 DODDSON ROAD
- E-MAIL ADDRESS: bren@molting.com

- DATE SUBMITTED: 01/19/13 CONCEPT PLAN
- DATE SUBMITTED: 02/20/13 PSDP PLAN
- DATE SUBMITTED: 03/13/13 PSDP PLAN



DRAWN BY: BWJ	NO.	REVISION DESCRIPTION	APPROVED	DATE
CHECKED BY: GMP				
APPROVED BY: BWJ				
DATE: 03/13/13				
FIELD BOOK: NA				

HALL & HALL ENGINEERS, INC.
 1400 UNIVERSITY AVENUE, SUITE 100
 CEDAR RAPIDS, IOWA 52402
 PHONE: (319) 262-9944 FAX: (319) 262-9950
 WWW.HALLANDHALL.COM

GEONETRIC
 415 12TH AVENUE SE
 CEDAR RAPIDS, IOWA

PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET 1 OF 1
 PROJECT NO: T0046

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Development Services Department
Public Works Building
1211 Sixth Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5822

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 4, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Ryan Companies US, Inc.
Titleholder: US First Holdings LLC
Case Number: PSDP-001405-2013
Location: 1000 3rd Street SE
Request: Approval of a Preliminary Site Development Plan
Case Manager: Joe Mailander, Development Service Department

BACKGROUND INFORMATION:

The applicant is requesting Preliminary Site Development Plan approval for the property located at 1000 3rd Street SE. This site currently contains a historic home commonly referred to as the "Dostal House". The property is currently zoned C-3, Regional Commercial Zone District. The proposal is to construct an addition to the existing historic home for retail space. The proposed development plan as submitted includes the following:

- Total site area is 4,237 sq ft (0.10 Acres)
- Total proposed building floor area is 3,961 sq ft
- Total building stories 2
- Total proposed hard surface area is 3,086 (73% of total site)
- Total open space is 1,151 sq ft (27% of total site)
- Parking is provided through the use of a shared parking agreement with the adjoining lot to the east, and 4 on-street parking spaces
- Storm water management is obtained through the use of a vegetated swale which drains to an onsite intake

FINDINGS:

Section 32.02.030.G.7 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

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

Staff comments: N/A

2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance, provided the buildings are designed to meet the requirements of the newly adopted Urban Design Standards and there are shared parking agreements in place.

Also the development plan for this site has been reviewed by the Czech Bohemia Overlay District Design Review Technical Advisory Committee to assure it meets the goals and objective of the Czech Bohemia Design Guidelines. The findings from the Czech Bohemia Overlay District Design Review Technical Advisory Committee are attached. In addition, this development plan has been reviewed by the City's Historical Preservation Committee.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed preliminary site development plan, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions or remove any of the recommended conditions.

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to remove and replace existing sidewalk and street scape improvements along 3rd Street SE and 10th Avenue SE adjoining this site which are damaged as a result of construction activities on site, or which do not meet current ADA standards. The removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
2. That this site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance. Should an exemption be desired, then proof of the building's historical designation must be provided, along with proof that the proposed improvements will not preclude this designation.
3. That the minimum parking is provided on-site or evidence of acceptable long-term shared parking agreements be provided to meet the minimum requirement or a variance be obtained.



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE REPORT

Date: December 11, 2012
To: Heather Lynxwiler, OPN Architects
From: Thomas Smith, Community Development staff

Applicant: Heather Lynxwiler
Location: 1000 3rd Street SE
Request: Preliminary Site Development Plan endorsement
Date Application Received: November 15, 2012

OVERLAY DISTRICT REQUIREMENTS

Note: Items listed below are *requirements* of any project in the overlay district. The requirements applicable to this project must be satisfied upon completion of the project.

1. Facade heights for new buildings and additions must fall within the height range of the surrounding block.
2. Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.
3. Proposed façades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.
4. Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.
5. Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.
6. Principal building entrances shall be a prominent feature of the building's façade and should face the primary street serving the development.
7. Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.

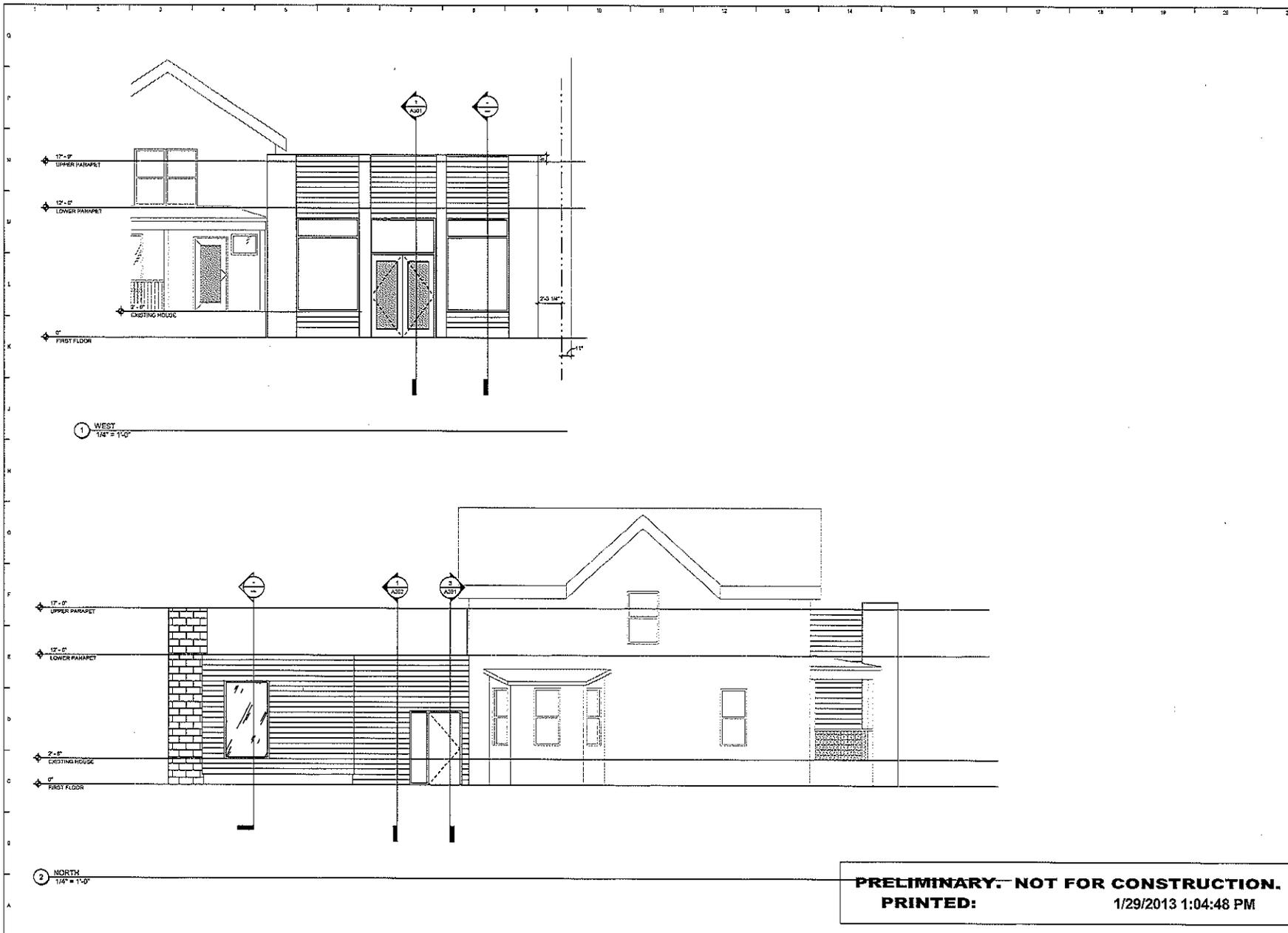
8. The façade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the CB-O District.
9. The top edge of the building shall be defined by a cornice line or similar articulation.
10. Windows and doors shall be located, spaced and aligned on the building façade in a manner consistent with the established context of the block.
11. The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.
12. Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.
13. All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.
14. Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.
15. New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District.
16. New signage shall not obscure significant architectural details of a historic structure.
17. Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.

At its December 12, 2012 meeting, the Design Review Technical Advisory Committee endorsed this project based on the proposed drawings attached to this report.

MEETING NOTES & RECOMMENDATIONS

Note: Items listed below are *recommendations* for the project. These items are not required, but may be helpful in creating a more successful final design.

1. No additional items. Elevations and site plan recommended as-is.



OPN ARCHITECTS
CEDAR RAPIDS - ONE MONROE

OPN ARCHITECTS
200 0TH AVENUE SE SUITE 201
CEDAR RAPIDS, IA 52401
252-2401 (5 TRUNK)
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opn@opnarchitects.com

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Owner:
OWNER'S NAME
DWF ABRAHAM

Project:
DISTAL II - BLOCK & TRILINETTE
HARDING STREET SE
SUITE 2000
CEDAR RAPIDS, IOWA 52401

Owner's Representative:
RYAN COMPANIES US, INC.
105 FIRST STREET SUITE 105
CEDAR RAPIDS, IOWA 52401
P.319-271-2500
F.319-271-2580

Engineer:
CIVIL ENGINEER
JOHN C. BOWMAN
2000 1ST ST SE
CEDAR RAPIDS, IA 52401
P.319-271-2500

STRUCTURAL ENGINEER
AND ELECTRICAL ENGINEER
105 FIRST STREET SUITE 105
CEDAR RAPIDS, IA 52401
P.319-271-2500

MECHANICAL ENGINEER
2000 1ST ST SE
CEDAR RAPIDS, IA 52401
P.319-271-2500

ELECTRICAL ENGINEER
2000 1ST ST SE
CEDAR RAPIDS, IA 52401
P.319-271-2500

Sheet Issue Date:
Project Code: 1218172

Prepared Issue Date:
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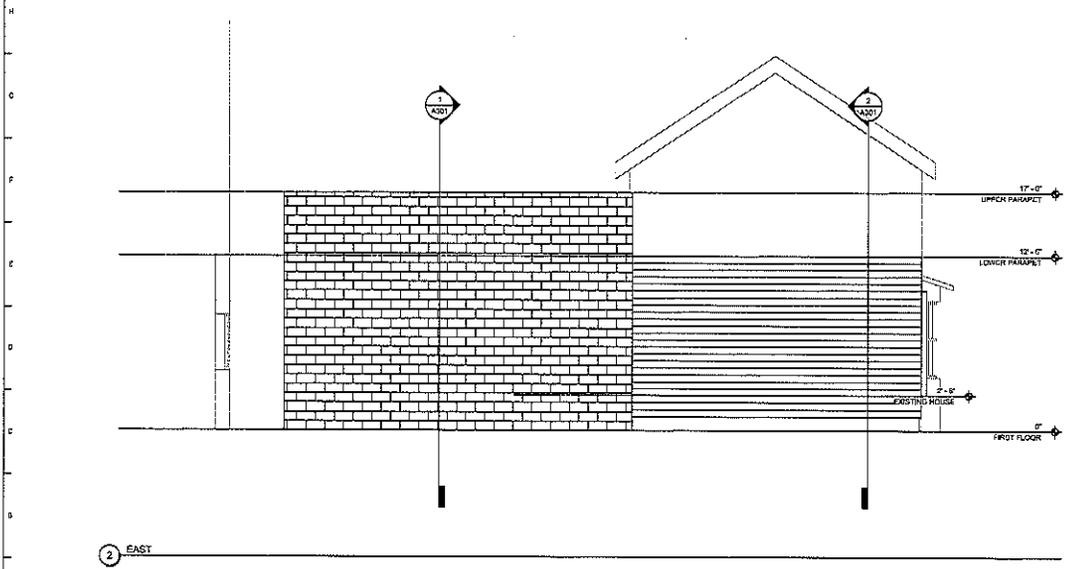
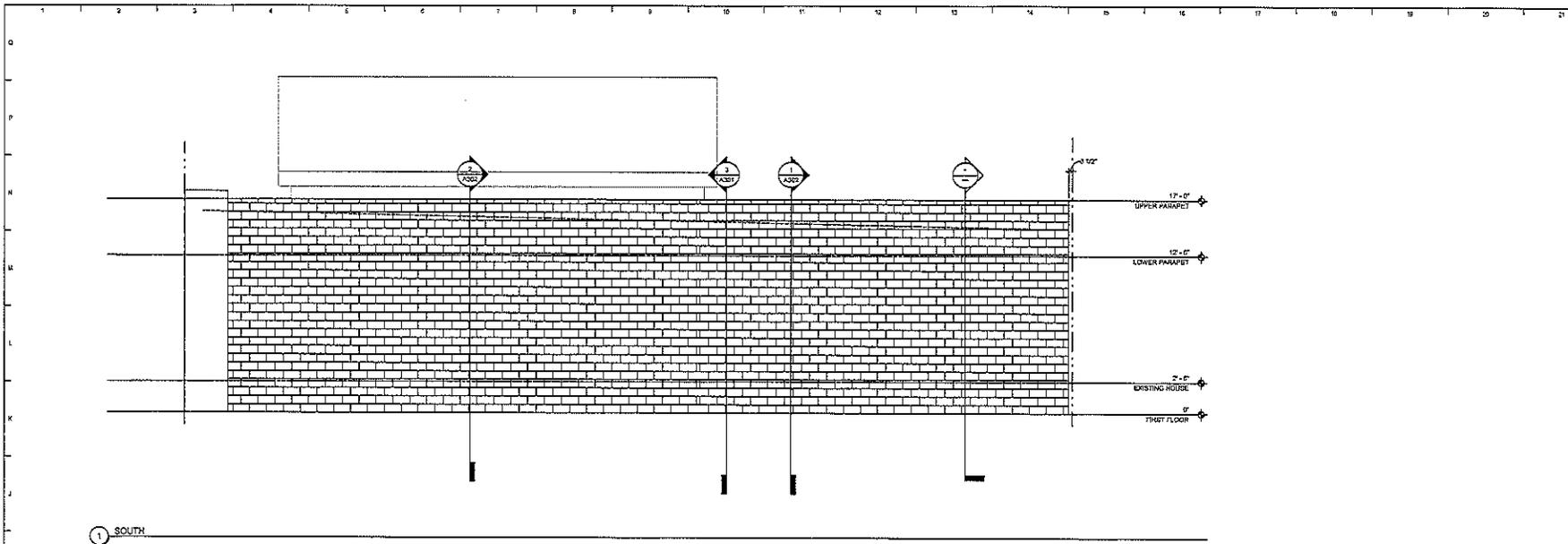
Person Name:

SCHEMATIC DESIGN
PRICING
NOT FOR CONSTRUCTION
Project:
EXTERIOR ELEVATIONS

OPN Project ID: 1218172

PRELIMINARY - NOT FOR CONSTRUCTION.
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OPN
ARCHITECTS
CHICAGO, ILLINOIS

OPN ARCHITECTS
208 8TH AVENUE 8th FLOOR 201
CHICAGO, ILLINOIS 60601
312-353-7240 FAX
WWW.OPNARCHITECTS.COM
WWW.OPNINTERIORS.COM

Owner
DANNERS NAME
Owner Address

Project
DOSTAL II - REFINED & STRUCTURE
1000 3RD STREET NE
CEDAR RAPIDS, IOWA 52401

General Contractor
RYAN COMPANIES US, INC.
100 WEST CENTER ST. SUITE 100
CEDAR RAPIDS, IA 52401
P. 319-242-0200
F. 319-241-0200

Consultants

CIVIL ENGINEER
SOMMER BOWMAN
200 FIRST AVE. NE. SUITE 110
CEDAR RAPIDS, IA 52401
P. 319-254-1000

STRUCTURAL ENGINEER
M&E STRUCTURAL ENGINEERS LLP
422 2ND AVE. SE. SUITE 3
CEDAR RAPIDS, IA 52403
P. 319-344-8800

MECHANICAL ENGINEER
XXXX
XXXX 1ST ST.
DES MOINES, IA 50309
P. 515-266-0000

ELECTRICAL ENGINEER
XXXX
XXXX 1ST ST.
DES MOINES, IA 50309
P. 515-266-0000

Sheet Issue Date
Project Status: 01/29/13

Architect Report Dates
Schematic: 01/29/13

Revision Dates

SCHEMATIC DESIGN
PRICING
NOT FOR CONSTRUCTION

Contents
EXTERIOR ELEVATIONS

City/Project No. / Project Number

PRELIMINARY. NOT FOR CONSTRUCTION.
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A202



Development Services Department
Public Works Building
1211 Sixth Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5168

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use with a Preliminary Site Development Plan

CPC Date: April 4, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Brad Robison
Titleholder: Scott and Cindy Turkal
Case Number: COND-001413-2013
Location: 1238 Lake Avenue NE
Request: Conditional Use approval for a "Contractors Shop" in a C-3, Regional Commercial Zone District
Case Manager: Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting approval of a conditional use in order to operate a contractor's shop in the C-3, Regional Commercial Zone District. The requested conditional use and proposed business would not significantly increase the intensity of the use for the parcel, based on the current use as a warehouse.

There are no significant proposed changes to the site other than additional hard surfacing of the parking area and drive. A possible outdoor storage area is depicted and requires fully-enclosed screening if used, which is so noted on the plan.

The site plan submitted for the conditional use shows the following characteristics:

- Total site area: 9,800 sq ft (0.23 acres)
- Total square feet of structures (existing & proposed): 3,840 sq ft (39.2% of site area)
- Hard surfaced area (including structures):
 - Existing: 5,250 sq ft (53.6% of site area)
 - Proposed: 8,329 sq ft (85.0% of site area)
- Parking spaces provided: 4 spaces including 1 handicap spaces.

FINDINGS:

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. That the conditional use applied for is permitted in the district within which the property is located.

Staff Comments: The conditional use requested is permitted within a C-3, Regional Commercial Zone District.

2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: This area is designated as Commercial/Industrial on the City's Future Land Use Map. Conditional Use approval for a "contractor shop or yard" in the C-3, Regional Commercial Zone District would be in line with the subject property and surrounding areas existing uses and future land use designations.

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

Staff Comments: This property is currently the sole occupied site along the north side of Lake Avenue NE, which consists of a single block terminating at I-380. The existing businesses on to the south of Lake Avenue NE are a mix of warehousing, service shops and retail. Based upon the existing and proposed operation at the subject site and the minimal changes proposed, any effects of the proposed conditional use should be negligible and compatible with the existing conditions and infrastructure in the area.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

Staff Comments: As noted in the Background Information above, there are no significant proposed changes to the site other than additional hard surfacing.

5. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

Staff Comments: Any changes to the traffic patterns or required public services and facilities necessary to serve the site and the proposed use should be minimal, and are not of major concern. An existing fire hydrant will be relocated as part of the driveway improvement, which will afford enhanced protection of the hydrant from accidental damage.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

Staff Comments: The building and site will comply with all provisions of the Ordinance and the C-3 Zoning District.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

Staff Comments: There are no changes to the site other than additional hard surfacing. If outdoor storage is utilized, it will be provided fully-enclosed screening per Code.

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

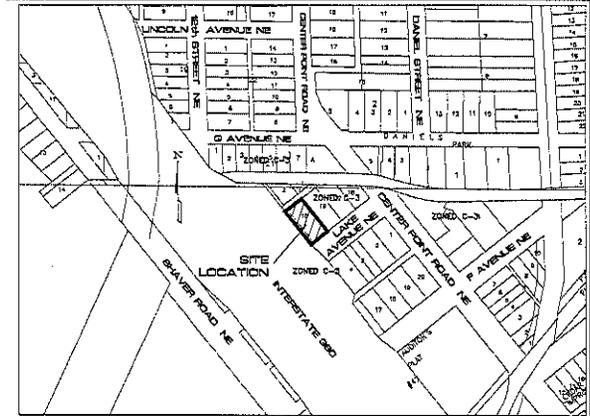
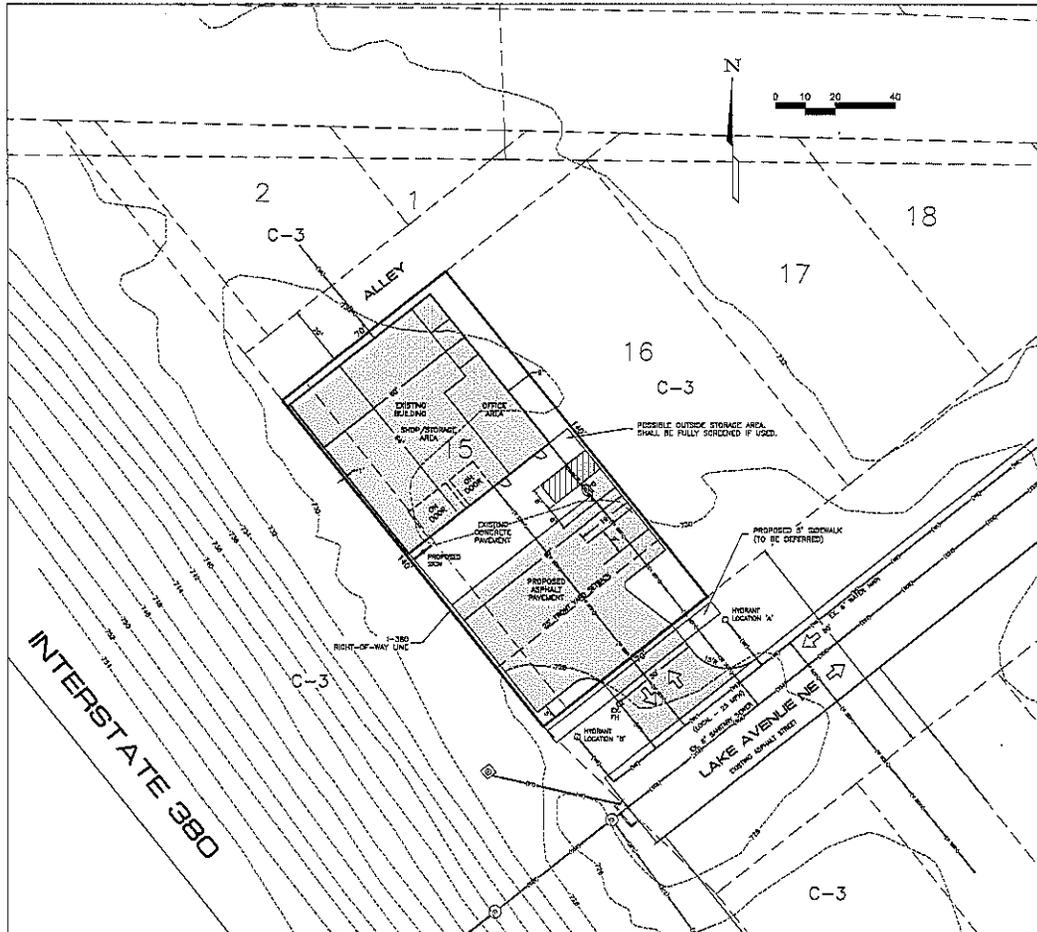
Staff Comments: This plan is consistent with previously approved site development plans for the property and brings the site conditions up to current City standards.

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

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32.

RECOMMENDED CONDITIONS:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Concrete Pavement Petition and Assessment Agreement for future improvements in Lake Avenue NE adjoining this site. The City Public Works Department shall furnish the Agreement form upon request by the property owner.
2. The outdoor storage areas will be required to be fully screened. This included areas for storage of construction equipment and materials.
3. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage.
4. If an outdoor dumpster is proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.



LEGAL DESCRIPTION:
 LOT 15 AND THE NE-1/4 TO FEET OF LOT 14, BLOCK 4,
 CEDAR RAPIDS IMPROVEMENT COMPANY'S THIRD ADDITION
 TO CEDAR RAPIDS, LINN COUNTY, IOWA.

OWNER: SCOTT AND DINOY TURKAL
 2138 LAKEVIEW RIDGE DRIVE
 SOLON, IA 52333

APPLICANT: BRAD ROBISON
 1210 WEST SUMMIT AVENUE SW
 MT. VERNON, IA 52314
 PH: 319-294-9424
 PH: 319-330-0533
 EMAIL: brad_robison@hotmail.com

ENGINEER: BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 PH: 319-294-9424
 PH: 319-294-1056
 FAX: 319-294-1056
 EMAIL: DANA@BRAIN-ENG.COM

REQUESTS:
 CONDITIONAL USE - CONTRACTOR SHOP IN C-3 DISTRICT

SITE ADDRESS: 1238 LAKE AVENUE NE

EXISTING ZONING: C-3 (REGIONAL COMMERCIAL)

PROPOSED USE: BUILDING CONSTRUCTION CONTRACTOR

SITE AREA: 9,800 SQ. FT. = 0.23 ACRES

BUILDING INFORMATION:
 SINGLE STORY CONTRACTOR = 3,840 SQ. FEET

TOTAL SQ. FT. OF STRUCTURES:
 EXISTING: 3,840 SQ. FEET = 39.2%

TOTAL HARD SURFACE AREA (INCLUDING STRUCTURES):
 EXISTING: 5,250 SQ. FEET = 53.6%
 PROPOSED: 6,329 SQ. FEET = 64.6%

TOTAL OPEN SPACE:
 EXISTING: 4,550 SQ. FEET = 46.4%
 PROPOSED: 1,471 SQ. FEET = 15.0%

SETBACKS: C-3
 FRONT YARD: 25 FEET
 INTERIOR SIDE YARD: NONE
 CORNER SIDE: 15 FEET-N/A
 REAR YARD: NONE

PARKING SPACES REQUIRED:
 2 PER EMPLOYEE OF LARGEST SHIFT = 4 SPACES (2 EMPLOYEES)

TOTAL SPACES REQUIRED = 4 SPACES
TOTAL SPACES PROVIDED = 4 SPACES

HANDICAP SPACES REQUIRED = 1 SPACE (1 VAN ACCESSIBLE).
HANDICAP SPACES PROVIDED = 1 SPACE (1 VAN ACCESSIBLE).

PARKING NOTES:
 1. REGULAR PARKING SPACES ARE 9'x18'.
 2. PROPOSED PAVING IS ASPHALT.

- NOTES:**
- 1) NO EXTERIOR BUILDING CHANGES ARE PROPOSED.
 - 2) PROPERTY IS NOT IN A FLOOD ZONE
 - 3) SEWER AND WATER SERVICES ARE CURRENTLY INSTALLED AND ACTIVE.
 - 4) THE EXISTING FIRE HYDRANT SHALL BE RELOCATED TO LOCATION 'A' OR 'B'. LOCATION 'A' IS THE PREFERRED LOCATION BUT FINAL LOCATION WILL BE DETERMINED WITH THE WATER DEPARTMENT.
 - 5) AN EXTERIOR CLAMPIETER IS NOT PROPOSED. IF NEEDED IT SHALL BE WITHIN AN ENCLOSURE AS REQUIRED.

CONTACT PERSON

Contact Person	Donal L. Schmidt
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 Midland Court NE
Email Address	dona@brain-eng.com
Date Submitted	2/20/2013
Date Revised	3/12/2013

DATE: 2/20/13
 SHEET: 1 OF 1
 PROJECT: 352513-10
 352513-10

BRAIN ENGINEERING, INC.
 1238 LAKE AVENUE NE

