

CITY PLANNING COMMISSION MEETING

Thursday, June 6, 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**

CONSENT AGENDA

Note: The following items will be approved by one motion without separate discussion unless City Planning Commission requests an item be removed to be considered separately. Any interested party may also request such individual consideration for an item by indicating that request to the Commission Chair prior to the motion and vote on the Consent Agenda.

1. Case Name: 3501 Ely Road SW (Rezoning)

Recommendation for approval of a rezoning from I-2, General Industrial Zone District and C-2, Community Commercial Zone District to R-2, Single Family Residence Zone District as requested by Duane and Carol Kalous (Applicants/Titleholders).

Case No: *RZNE-002561-2013* **Case Manager:** *Vern Zakostecky*

REGULAR AGENDA

1. Case Name: 521 3rd Avenue SW (Rezoning)

Recommendation for approval of a rezoning from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District as requested by Judy Keener (Applicant/Titleholder).

Case No: *RZNE-002522-2013* **Case Manager:** *Vern Zakostecky*

2. Case Name: 1020 3rd Street SE (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan for property at 1020 3rd Street SE and zoned C-3, Regional Commercial Zone District as requested by Sky's Edge Development LLC (Applicant) City of Cedar Rapids (Titleholder).

Case No: *PSDP-002518-2013* **Case Manager:** *Vern Zakostecky*

3. **Case Name:** 2925 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 Primus Construction (Applicant) and Gregory Scharf (Titleholder).

Case No: *RZNE-002521-2013* **Case Manager:** *Vern Zakostelecky*

4. **Case Name:** 2811 Wiley Boulevard SW (Conditional Use)

Recommendation for approval of a Conditional Use for an outdoor patio area for a cafe in a C-2, Community Commercial Zone District for property at 2811 Wiley Boulevard SW as requested by Justin Dowie (Applicant) and FH Holdings LLC (Titleholder).

Case No. *COND-002523-2013* **Case Manager:** *Dave Houg*

5. **Case Name:** 2600 Edgewood Road SW (Preliminary Site Development Plan and Major Preliminary Plat)

a) Recommendation for approval of a Preliminary Site Development Plan for property at 2600 Edgewood Road SW and zoned C-2, Community Commercial Zone District as requested by Frew Development Group (Applicant) and A Shapiro LLC (Titleholder).

Case No: *PSDP-002509-2013* **Case Manager:** *Joe Mailander*

b) Approval of a Major Preliminary Plat, for property at 2600 Edgewood Road SW as requested by Frew Development Group (Applicant) and A Shapiro LLC (Titleholder).

Case No. *PRPT-002027-2013* **Case Manager:** *Joe Mailander*

6. **Case Name:** 2300 Bowling Street SW (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan for property at 2300 Bowling Street SW and zoned C-2, Community Commercial Zone District as requested by Hy-Vee Inc. (Applicant/Titleholder).

Case No: *PSDP-002515-2013* **Case Manager:** *Vern Zakostelecky*

- **New Business**

1. Proposed Digital Sign Ordinance Update

2. Recommendation regarding conformity of proposed Amendment No. 2 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area.

3. Recommendation regarding conformity of proposed Amendment No. 4 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area.

- **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: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Duane and Carol Kalous
Titleholder: Duane and Carol Kalous
Case Number: RZNE-002561-2013
Location: 3501 Ely Road SW
Request: Rezoning from I-2, Multiple Family Residence District & C-2, Commercial Zone District to R-2, Single Family Residence Zone District
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for the construction of a new single family home on this 3.65 acre parcel. The property has been developed with the single family home for years. The home was damaged beyond repair due to the Flood of 2008 and was demolished in 2009. The property owner wishes to build a new single family home on the property further to the south out of the record flood level. Since this a request for a single family residential zoning there is no site plan requirement at this time. A site plan will be required at the time of application for a building permit.

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. The property has never been development with anything other than a single family home and accessory buildings. City staff has not been able to determine when this property was zoned I-2, but feels this was a mapping error.

- 2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

Staff Comments: Not applicable, see Finding 1.

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

Staff Comments: Not applicable, see Finding 1.

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

Staff Comments: Not applicable, see Finding 1.

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: Not applicable, see Finding 1.

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: Not applicable, see Finding 1.

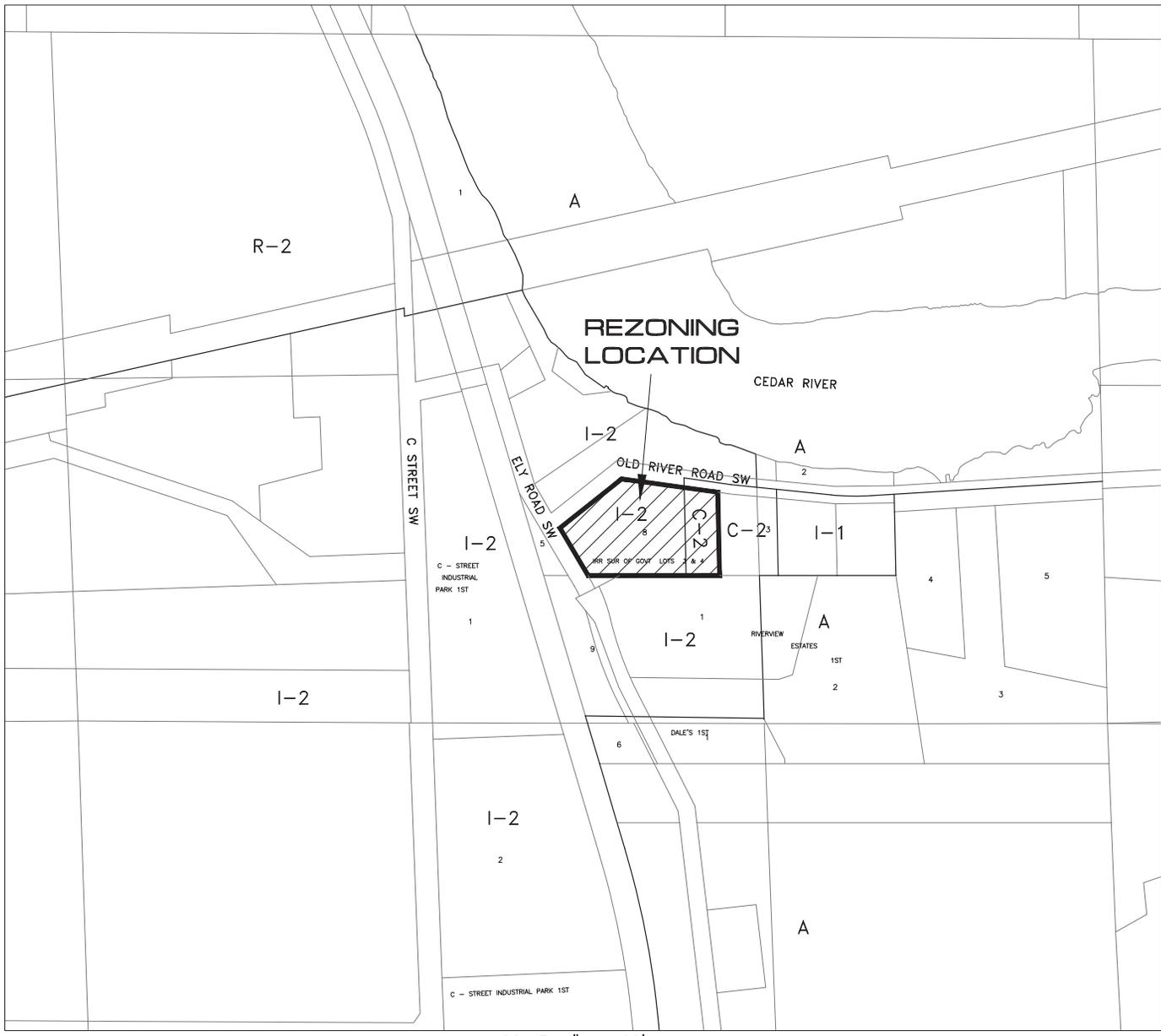
7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).

Staff Comments: This provision is not applicable.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6' wide concrete sidewalk along Old River Road SW adjoining this site. The City will reimburse the property owner for a 2' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct 5' wide concrete sidewalk along Ely Road SW. 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. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).
2. 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 along Old River Road SW and Ely Road SW adjoining this site. The City Public Works Department shall furnish the Agreement form upon request by the property owner.
3. Access from this property to the existing roads shall follow City Design Standards.
4. Subject property shall be platted per State and City platting regulations.
5. That this site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.



OWNER AND APPLICANT:
 DUANE E. AND CAROL S. KALOUS
 1125 18TH AVENUE SW
 CEDAR RAPIDS, IOWA 52404

ENGINEER:
 BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 PH: 294-9424
 FAX: 294-1056

REQUEST:
 REZONE FROM I-2 AND
 C-2 TO R-2

SITE ADDRESS:
 3501 ELY ROAD SW

LEGAL DESCRIPTION

Lot 3, Irregular Survey of Government Lot 3, Section 2-82-7, Linn County, Iowa except that part of the following lying therein: Beginning at the SE corner of Lot 4, Irregular Survey Government Lot 4, Section 2-82-7, Linn County, Iowa which is a point 8.80 chains North of the South line of said Government Lot 4; thence West 1244 feet; thence North 491 feet to the right bank of the Cedar River; thence in an E-ly direction along the right bank of the Cedar River to a point North of the point of beginning; thence South 488 feet to the point of beginning and also excepting therefrom the following described tract: West 225 feet of the East 773 feet of Lot 3, said Irregular Survey.

CONTACT PERSON

Contact Person	Daniel L. Schmidt
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 Midland Court NE
Date Submitted	4/24/2013
Date Revised	



SCALE: 1" = 400'



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: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Judy Keener
Titleholder: Judy Keener
Case Number: RZNE-002522-2013
Location: 521 3rd Avenue SW
Request: Rezoning from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for the operation of a moving company business in a C-3, Regional Commercial Zone District. The applicant is not proposing any new buildings but in order to establish the proposed use, rezoning to the C-3 Zoning District is required to allow for the outdoor storage of the trucks affiliated with the business. The property consists of three parcels, two parking lots and one with the commercial building.

The site consists of the following:

- Three parcels
- Total building area is 25,730 sq. ft., 23,830 sq. ft. retail and 1,900 sq. ft. for the moving company.
- Total parking required is 88 spaces, provided is 88 spaces, 80 for retail & 8 for the moving company.
- Outdoor storage provided for moving vehicles is screened.
- Access will be from 3rd & 4th Avenues SW and the public alley.

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 not 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 Future Land Use Map in the City's Comprehensive Plan designates the property as Commercial. The request is consistent with the Future Land Map and the goals and objective of the City' Comprehensive Plan's and the Kingston Village Plan.

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

Staff Comments: The property is currently zoned C-2, Community Commercial Zone District, but in order to accommodate the moving company use the property needs to be rezoned to the C-3, Regional commercial Zone District. Since the Flood of 2008 the area has been transitioning from residential uses to commercial/office use. The proposed moving company use will generate very little traffic and will be a low key use that will provide a transition in use from the commercial in the area to the residential on the other side of 4th Avenue SW. Staff has not received any objections for this application.

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 permitted in the C-3 Zoning District and the only change to the site will be the addition of the screened enclosure for the moving vehicles.

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: The proposed change will not greatly change the way the property is used to date and will not provide development at heights and densities that are out of scale with the existing neighborhood.

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: These parcels are located in an in-fill older developed area and will 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).

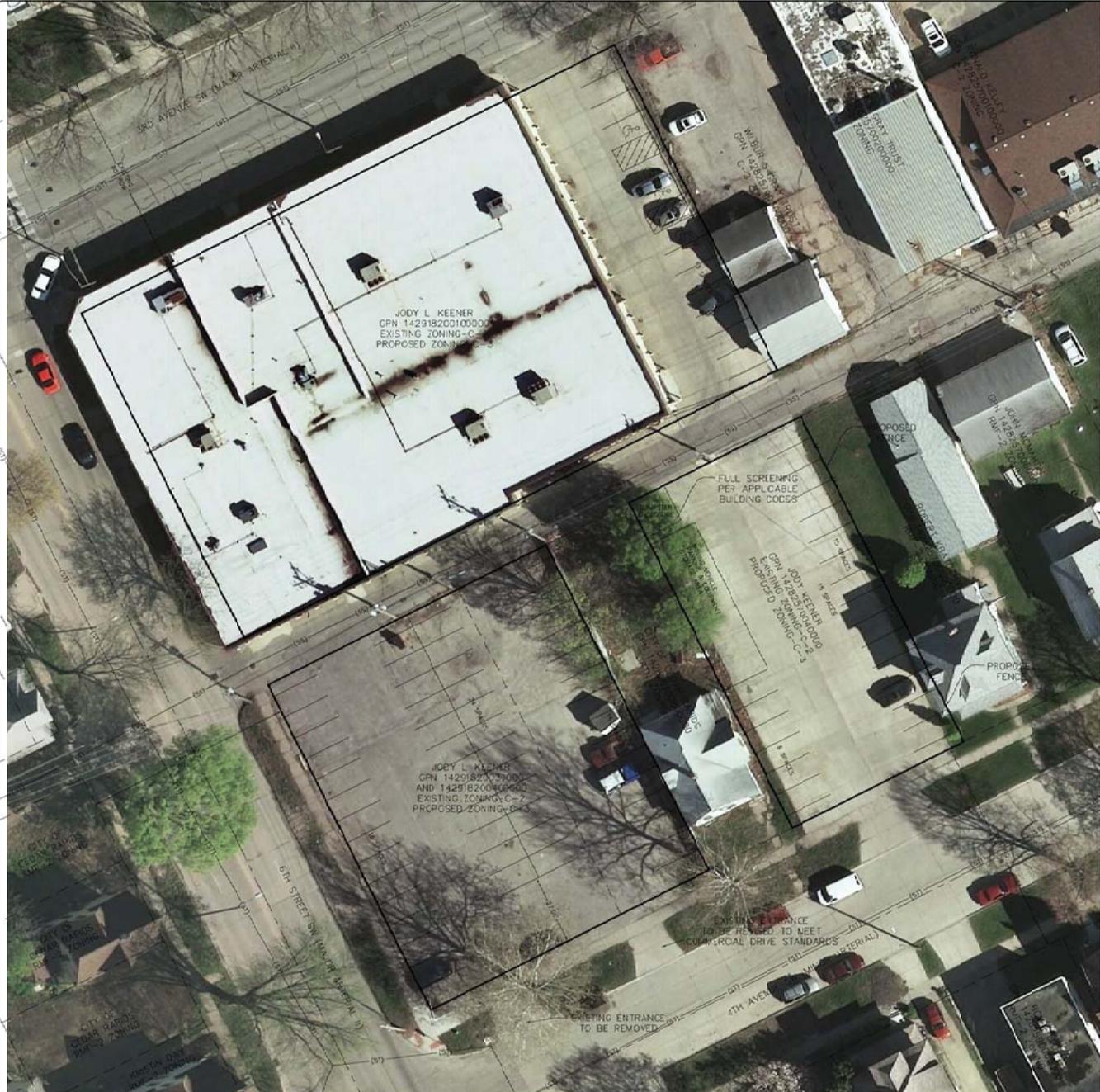
Staff Comments: This provision is not applicable.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. That the access(es) to 4th Avenue SW shall be reconstructed to meet commercial driveway requirements.

2. That 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.
3. 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 as per Subsection 32.05.030.B. of the Zoning Ordinance.
4. 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 (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
5. That landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
6. That evidence of an acceptable recorded shared parking agreement is required.
7. That screening is required where adjacent to a residential district or a variance must be obtained.



UTILITY LEGEND-EXISTING

- SCS- SANITARY SEWER W/SIZE
- STIB- STORM SEWER W/SIZE
- FMS- FURFMAN W/SIZE
- WMS- WATER MAIN W/SIZE
- GS- GAS
- (S) - STEAM
- (E) - ELECTRIC-OVERHEAD
- (E) - ELECTRIC-UNDERGROUND
- (C) - CABLE TV-UNDERGROUND
- (C) - CABLE TV-OVERHEAD
- (HT) - TELEPHONE-OVERHEAD
- (HT) - TELEPHONE-UNDERGROUND
- (HT) - FIBER OPTIC-OVERHEAD
- (HT) - FIBER OPTIC-UNDERGROUND
- (F) - FENCE LINE
- (FP) - SIL FENCE
- (FL) - FLOODPLAIN LIMITS
- (F) - FLOODWAY LIMITS
- (C) - CITY CORPORATE LIMITS
- (C) - CONDUIT LINE
- (L) - LIGHT POLE W/O LAMP
- (L) - LIGHT POLE W/LAMP
- (T) - TELEPHONE POLE
- (P) - POWER POLE
- (G) - GUY WIRE
- (P) - TELEPHONE PEDIESTAL
- (M) - TELEPHONE MANHOLE
- (T) - CABLE TV RECESSED
- (C) - UTILITY/CONTROL CABINET
- (S) - SANITARY MANHOLE
- (S) - STORM MANHOLE
- (I) - GRAE INTAKE
- (I) - RA-1 INTAKE
- (I) - HORSESHOE CATCH BASIN W/O FLUME
- (I) - HORSESHOE CATCH BASIN W/FLUME
- (V) - GAS VALVE
- (S) - FLOOD ONE SECTION
- (S) - CLEAROUT, STORM OR SANITARY
- (S) - TRAFFIC SIGNAL X-MARK
- (S) - BENCHMARK
- (S) - STREET BOUND
- (S) - MBI
- (S) - SOIL BORING
- (S) - FIRE HYDRANT
- (S) - WATER VALVE
- (S) - WATER SHUT-OFF
- (S) - WATER BLOWOFF

UTILITY LEGEND-PROPOSED

- (S) - SANITARY SEWER W/SIZE
- (S) - STORM SEWER W/SIZE
- (F) - FURFMAN W/SIZE
- (W) - WATER MAIN W/SIZE
- (C) - CITY CORPORATE LIMITS
- (S) - SANITARY MANHOLE
- (S) - STORM MANHOLE
- (I) - GRATE INTAKE
- (I) - RA-1 INTAKE
- (I) - RA-1 INTAKE
- (I) - RA-1 INTAKE
- (I) - HORSESHOE CATCH BASIN W/O FLUME
- (I) - FLOOD ONE SECTION
- (S) - CLEAROUT, STORM OR SANITARY
- (S) - FIRE HYDRANT
- (S) - WATER VALVE
- (S) - WATER SHUT-OFF
- (S) - WATER BLOWOFF

SURVEY LEGEND

- (S) - SET ... REBAR W/CAP NO.
- (S) - FOUND SURVEY MONUMENT AS NOTED
- (S) - FOUND RIGHT OF WAY PAL
- (S) - SECTION CORNER Q.T AS NOTED
- (S) - SECTION CORNER FLAG IS NOTED
- (S) - DIT "X" IN CONCRETE
- (S) - EASEMENT LINE
- (S) - PLAT OR SURVEY EMBODIMENT
- (S) - PLAT LOT LINE
- (S) - CONTINGENT SECTION LINE
- (S) - 1/4 SECTION LINE
- (S) - 1/4 SECTION LINE
- (S) - EXISTING LOT LINE
- (S) - SHADING SUBRACK LINE

PLANT LEGEND

- (S) - DECIDUOUS TREE
- (S) - CONIFEROUS TREE
- (S) - DECIDUOUS SHRUB
- (S) - CONIFEROUS SHRUB
- (S) - TREE STUMP
- (S) - TREE LINE (DWP) EDC

OWNER/APPLICANT

JODY L. KEENER
3252 JACOBI DRIVE SW #
CEDAR RAPIDS IA 52404

LEGAL DESCRIPTION

ALL OF LOTS 7, 8, 9, 10, 11, 14 AND 15, AUDRIER'S PLAT NO. 37,
IN CEDAR RAPIDS, LINN COUNTY, IOWA

EXISTING/PROPOSED USE

EXISTING USE: RETAIL/COMMERCIAL
PROPOSED USE: RETAIL/COMMERCIAL/MOVING COMPANY
EXISTING ZONING: C-2
PROPOSED: C-3

DIMENSIONAL STANDARDS

C-3
FRONT YARD: 25'11" STRUCTURE EXCEEDS 45' IN HEIGHT
INTERIOR SIDE YARD: 0' OR 1/2" STRUCTURE EXCEEDS 45' IN HEIGHT
CORNER SIDE YARD: 15'
REAR YARD: 0' OR 1/2" STRUCTURE EXCEEDS 45' IN HEIGHT

PARKING STANDARDS

RETAIL (33,830 S.F.) - 1/300 SF GFA: 79.4 REQ. 80 PROVIDED
MOVING COMPANY (3,900 S.F.) - 4/1,000 GFA: 7.5 REQ. 8 PROVIDED
TOTAL PARKING REQ. 88 STALLS, PROVIDED 88X
(INCLUDES 4 HANDICAP, VAN ACCESSIBLE SPACES)
*ADDITIONAL SPACES FOR MOVING VEHICLES PROVIDED AS NOTED ON SITE PLAN

Contact Person	DWAD W. FELLECK, PE
Telephone Number	(319) 362-8548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSSON ROAD
E-Mail Address	chad@helling.com
Date Submitted	04/24/13
Date Submitted	05/15/13
Date Revised	

REZONING EXHIBIT

FOR

521 3RD AVE SW & 321 6TH ST SW

IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

CAD FILE: A:\Projects\10200\10207-Keener\Rezonning-5th Avenue\DWG\10207-Resonning Exhibit.dwg Date Plotted: May 15, 2013 10:00am Plotted By: SUGAN CHOWHAN

Revised Description	
Revised Number	0014
Revised Date	
Drawn by:	SKF
Checked by:	SKF
Date:	04/24/13
File Log No:	XXX
Scale:	1"=20'
Sheet:	1 of 1
Project Number:	10127



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Sky's Edge Development, LLC
Titleholder: City of Cedar Rapids
Case Number: PSDP-002518-2013
Location: 1020 3rd Street SE
Request: Preliminary Site Development Plan approval for property zoned C-3,
Regional Commercial Zone District for a mixed use development
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting approval of a Preliminary Site Development Plan for the property, which is currently undeveloped. The site was originally developed as a funeral home, but was damaged beyond repair as a result of the Flood of 2008. The City acquired the property and solicited proposals for redevelopment. The applicant was chosen as the preferred developer and is proposing a mix use development including a hotel, apartments, a theater, restaurant and retail. The Project Review Group has reviewed the request and recommends approval subject to the conditions outlined in this staff report. The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 16,940 sq. ft.
- Total proposed building area is 16,940 sq. ft. including a basement and 4-above grading stories:
 - Basement-Theater
 - 1st floor-retail, restaurant, hotel lobby and parking.
 - 2nd floor-hotel rooms.
 - 3rd floor-apartments.
 - 4th floor-apartments.
- Total proposed hard surface area is 16,940 sq. ft.
- Total parking provided is 12 spaces and required parking is 143 spaces. The applicant is working with CR Park to negotiate an agreement for additional parking in the City owned parking lots to the west along the Cedar River.
- Valet parking is proposed for off-site parking.
- Access to the on-site parking will be off the public alley.
- Storm water quality measures are proposed in City right-of-way.

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

Staff comments: The finding does not apply since there was no previous approved site plan for this property.

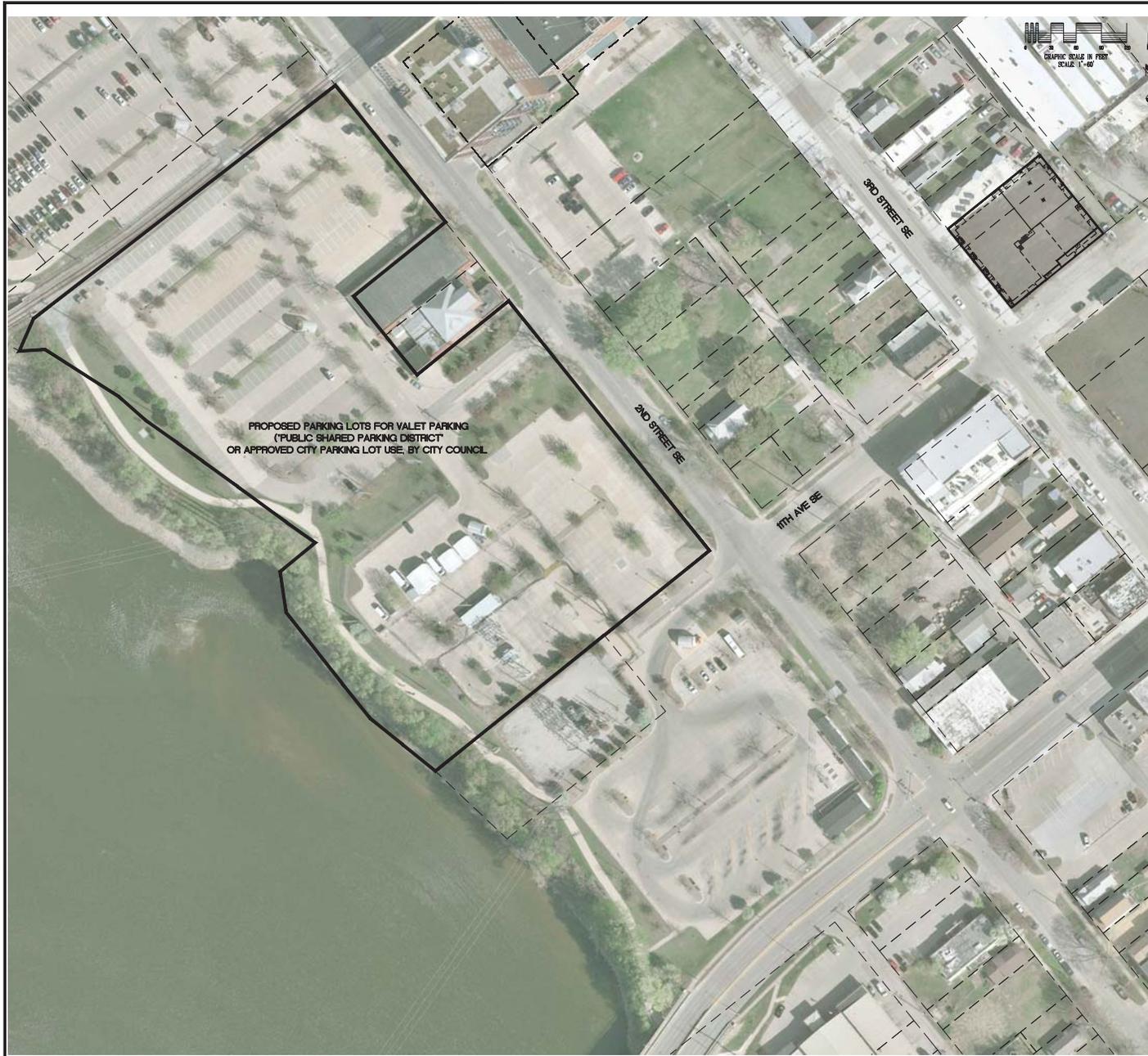
2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance and other applicable codes and regulations provided the conditions proposed by City staff are complied with.

RECOMMENDED CONDITIONS:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk, street scape improvements, alley and street paving adjoining this site, damaged as a result of construction activities on this site. 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.
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 Quality improvements on this site. The City Public Works Department shall provide a copy of the agreement form upon request by the property owner.
3. The Site Plan indicates the existing City parking lot on the east side of the Cedar River will be used for valet parking for the New Bohemia Station project. The appropriate agreement or City approval must be completed prior to the approval of an Administrative Site Development Plan.
4. That prior to approval of an Administrative Site Development Plan the applicant obtains approval from the City Engineer or designee for the storm water quality improvements in the City right-of-way.
5. That the applicant obtains approval from the City Traffic Engineer or designee for the proposed valet parking drop off lane along 11th Avenue SE.
6. That this site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
7. That the lots are to be combined so as to constitute a single zoning lot and tax parcel.
8. That appurtenances that encroach upon right-of-way will require appropriate approval.
9. That an off-street loading berth is required or a variance must be obtained.
10. That review of this proposal is required by the Czech Bohemia Overlay District Design Review Technical Advisory Committee.
11. That any proposed lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties immediately across a street.

12. That the applicant provide the City with documentation of a long term agreement to have the dumpster located on the adjoining property.
13. That 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. These details need to be shown on the application for Administrative Site Plan review.
14. 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 (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
15. That landscaping needs to meet the City's design standards in Subsection 32.05.030.A.
16. That the building design needs to meet the Large Scale Commercial building design standards in Subsection 32.05.030.C. of the City's Zoning Ordinance.
17. That if outdoor service area with serving of alcohol is proposed, conditional use review and approval will be required.
18. A van-accessible handicap parking space needs to be provided on-site.



PRELIMINARY SITE DEVELOPMENT PLAN
FOR
**NEW BOHEMIA
STATION**
IN THE CITY OF CEDAR RAPIDS,
LINN COUNTY, IOWA

LOCATION MAP
(1"=250')



RENDERING



View From 3rd Street



DIAGRAM aerial view



View



EXTERIOR ELEVATIONS



North Elevation



East Elevation



South Elevation



West Elevation





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: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Primus Construction
Titleholder: Gregory Scharf
Case Number: RZNE-002521-2013
Location: 2925 Center Point Road NE
Request: Rezoning from R-3, Single Family Residence District to C23, Community Commercial Zone District
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for the construction of a medical office building. The site plan also shows two additional future buildings that could be a mix of commercial and office uses. The property consists of several parcels with single family homes, which will be demolished and the parcels combined into one for redevelopment of the property.

The site consists of the following:

- Total site area is 96,441 sq. ft.
- Total building area is 8,140 sq. ft. - 4,640 sq. ft. on 1st level & 3,500 sq. ft. on lower level.
- Two future 5,000 sq. ft. buildings on west end of the site.
- Total parking provided- 44 spaces including 4 garage spaces 38 surface spaces & 2 handicap spaces.
- 81 future spaces provided for the two future buildings.
- Total open space is 45,971 sq. ft. (47% of site).
- Screening planting provided along the north property line.
- Storm water management areas along the south property line & at the northwest corner of the site.
- Access will be a single driveway off Center Point Road NE.

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 not 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 Future Land Use Map in the City's Comprehensive Plan designates the property as Commercial so the requested zone change is in accord with the Future Land Use Map in the City's Comprehensive Plan and also the goals and objectives of said plan.

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

Staff Comments: The property is currently zoned and development for single family use. The proposed use will generate moderate traffic, which will be spread out over the course of the day. To the west are railroad tracks and McCloud Run Creek. To the east of Center Point Road are single family homes and a convenience store. To the south is an electrical substation and to the north is the Child's Discovery Montessori. This proposed development will provide a transition of uses in the area going east from I-380 and north from 29th Street NE. Staff has not received objections for this application.

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 permitted in the C-2 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: The proposed development will need to meet or exceed the minimum City design standards including a building design that meets the newly adopted Urban Design Standards. The proposed building height and density is comparable to the surrounding neighborhood.

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 an in-fill older developed area and will have access to all necessary facilities and services without any issues.

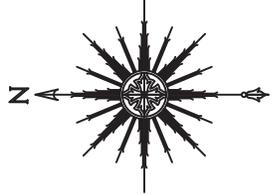
7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).

Staff Comments: This provision does not apply.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. That storm water management shall take into account thermal treatment due to proximity to McCloud Run.
2. That PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site. 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. That 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.
4. That Center Point Road NE right-of-way and utility easement dedications shall be as shown on the Site Development Plan.
5. That the property owner shall be responsible for removing driveways in accordance with approved plan by City Traffic Engineer.
6. That said lots are to be combined so as to constitute a single zoning lot and tax parcel.
7. That the existing structures must be removed under appropriate permit and inspections conducted and approved.
8. That for principal structure 50-years old or older Historic Preservation Commission review is required.
9. That the enclosure for dumpsters 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.
10. 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 as per Subsection 32.05.030.B. of the Zoning Ordinance.
11. That sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 are the Sign Regulations in the Zoning Ordinance).
12. That design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
13. That parking areas shall be screened from the adjacent public street or a variance must be obtained.



1 OF 1

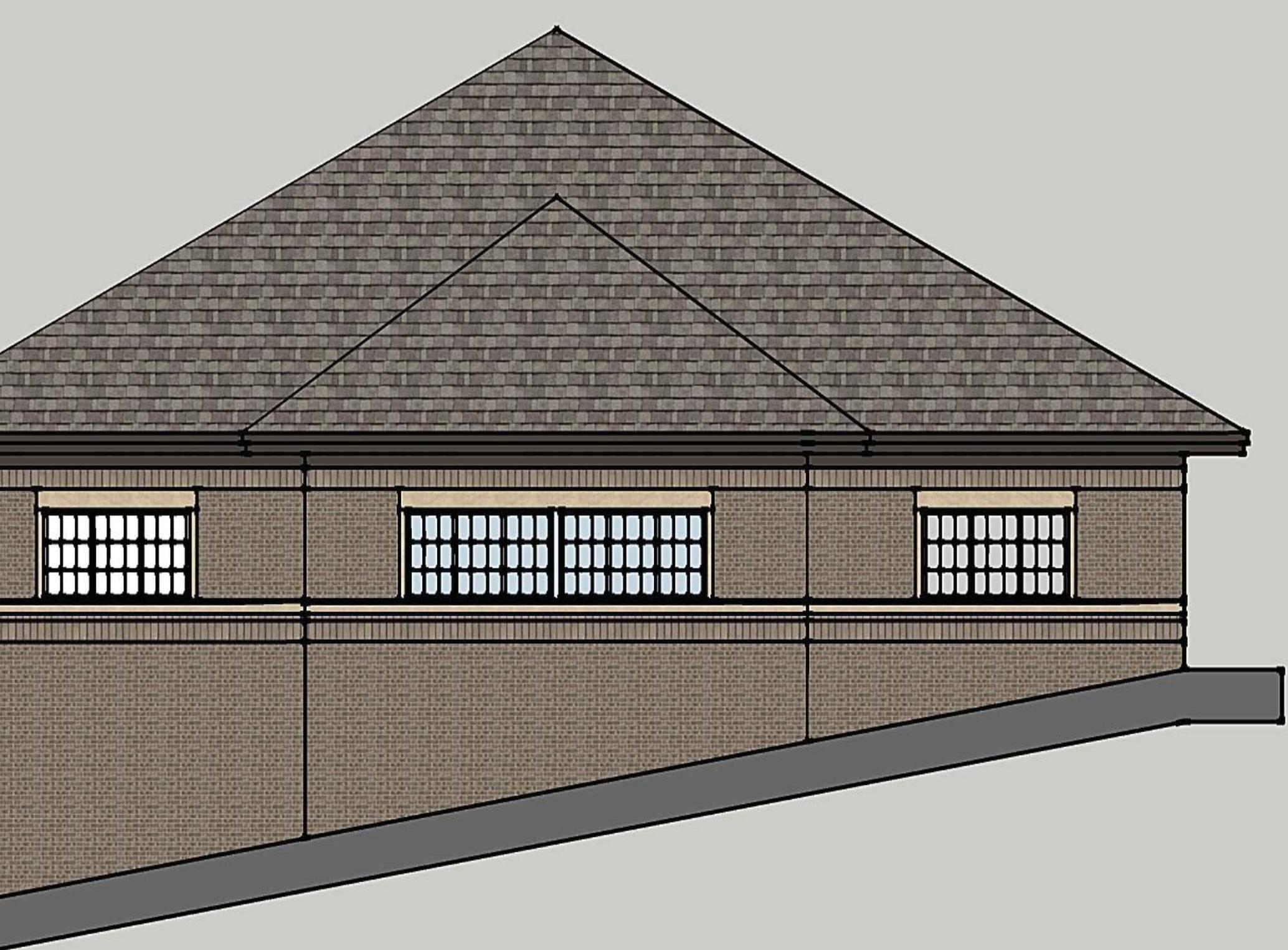
LOCATION MAP
CENTER POINT ROAD NE
CEDAR RAPIDS, IOWA 52402

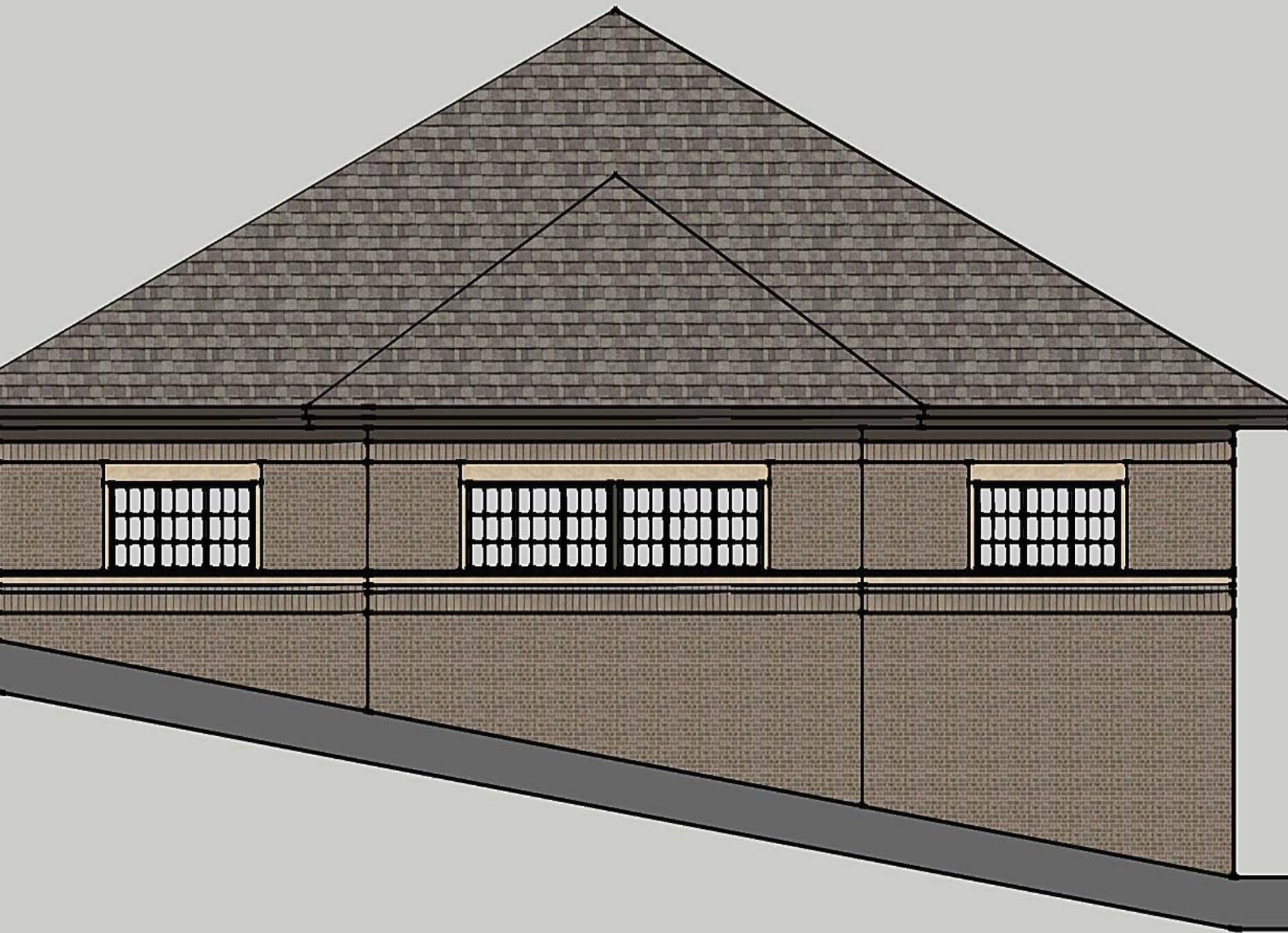
DRAWN:	JED S.
APPROVED:	JED S.
ISSUED FOR:	REVIEW
DATE:	4/10/2013
PROJECT NO.:	13041

SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 2750 FIRST AVE. NE, STE. 110
 CEDAR RAPIDS, IA 52402
 (319) 298-8888 (PHONE)
 (319) 298-8889 (FAX)
 s-b-engineering.com









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

CPC Date: May 30, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Justin Dowie
Titleholder: FH Holdings, L.L.C.
Case Number: COND-002523-2013
Location: 2811 Wiley Boulevard SW (formerly 2750 Edgewood Road SW)
Request: Conditional Use approval for an Outdoor Service Area
Case Manager: Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The plan is to remodel the former theatre at 2811 Wiley Boulevard SW to include a 6082 sq. ft. restaurant with a 380 sq. ft. outdoor service area. The applicant is applying for a Conditional Use for an outdoor service area to allow patrons to eat and have alcoholic beverages outside.

The site plan as submitted includes the following:

Total area of 116,931 sq. ft.

Existing & Proposed building area of 41,448 sq. ft..

Existing & Proposed restaurant area of 6,082 sq. ft.

Vehicle Parking: TBD (pending shared parking agreement with Westdale)

Outdoor Service area is 380 sq. ft. with seating for up to 26 people

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: Outdoor Service areas where alcohol can be consumed can be located in the C-2 Zoning District if approved as a conditional use.

- 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: The proposed site plan conforms to regulations established in Chapter 32 of the Municipal Code and the goals and objectives of the Future Land Use Map in the City's Comprehensive Plan.

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: Staff does not feel this development will have a negative effect on adjacent properties and the character of the neighborhood. The proposal should be a complement to the proposed Westdale redevelopment.

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: A restaurant with outdoor service area will be compatible with the adjoining shopping center.

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: The addition of the restaurant and outdoor service area should not have any impact or burden on City services or traffic.

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 proposed development will comply with all additional standards from the Ordinance.

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: The applicant will be responsible for compliance with the conditions and will take necessary steps as required by the City Zoning Ordinance to minimize any potential adverse impacts.

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

Staff comments: This item is not applicable.

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 this Ordinance.

RECOMMENDED CONDITIONS:

1. That required off-street parking shall be provided per provisions of the Zoning Ordinance or a variance be obtained.
2. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
3. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
4. That the Police Department shall re-inspect the outdoor service area **PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
5. We have received information that a fire sprinkler line will be required. We would recommend that prior to issuance of building permits, a detailed plan showing the proposed fire line be submitted to the City for approval by the Utilities Department. The fire line will require a post-indicator valve for isolation.
6. Provide PIV, FDC with horn strobe over FDC on address side of building.
7. Prior to the issuance of a final certificate of occupancy, please provide any existing shared access or parking agreements for this site.



FOREVER HEALTH CAFE TENANT BUILD-OUT

WESTDALE VILLAGE RETAIL CENTER 2750 EDGEWOOD ROAD S.W., SUITE E1 CEDAR RAPIDS, IOWA

2013

CONSTRUCTION DOCUMENTS



DESIGNED BY	TJG
APPROVED BY	SLC
POST DATE	MARCH 20, 2013
FOR NO.	13004

NO.	DATE	BY

CERTIFICATION

The portion of the technical submission described below has been prepared under the direct supervision and responsible charge of the undersigned:

Signature: STEPHEN L. EMERSON

Division: Architecture

Iowa Registration No.: 2000

Registration expiration date: June 30, 2014

Sheets covered by this stamp: 251 - 252

Date of Issuance: MARCH 18, 2013

ARCHITECT

SHEET INDEX

- GENERAL**
- G000 COVER SHEET
- ARCHITECTURAL**
- AD101 MAIN LEVEL DEMOLITION PLAN
 - AD102 MEZZANINE LEVEL DEMOLITION PLAN
 - AD103 ENLARGED MAIN LEVEL DEMOLITION PLAN
 - A100 MAIN LEVEL FLOOR PLAN
 - A101 ENLARGED MAIN LEVEL FLOOR PLAN
 - A103 ENLARGED MAIN LEVEL DETACHED CEILING PLAN
 - A401 ENLARGED RESTROOM PLAN, INTERIOR AND ELEVATIONS
 - A403 ENLARGED STAIR PLANS AND SECTION
 - A405 ENLARGED STAIR PLANS
 - AS01 DETAILS AND DOOR SCHEDULE

CODE INFORMATION

OCCUPANCY: B, A-2, A-3
 CONSTRUCTION: IB
 FRONTAGE YARD AREA INCREASE (A-2/A-3) 8,477 S.F.
 A-2 AREA SPRINKLED TO NEPA 13
 MAX OCCUPANT LOAD A-2 = 99 PERSONS
 MAX OCCUPANT LOAD A-3 = 100 PERSONS

TABULATED B AREA: 6,190 S.F. (71%)
 TABULATED A-2 AREA: 845 S.F. (8%)
 TABULATED A-3 AREA: 6,000 S.F. (64%)
 TABULATED ALLOWABLE AREA: 13,044 S.F.
 SEPARATION REQUIRED BETWEEN OCCUPANCIES: 3 HR.
 TOTAL ALLOWABLE AREA: 13,044 S.F.

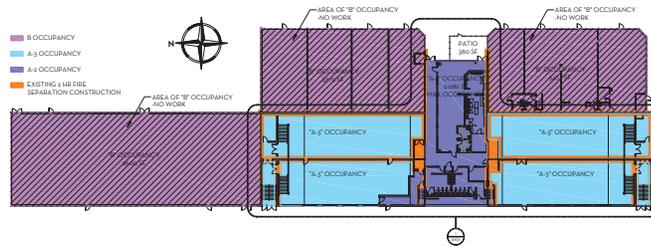
TOTAL ACTUAL AREA: 6,448 S.F.
 ACTUAL B AREA: 1,100 S.F. (17%)
 ACTUAL A-2 AREA: 3,088 S.F. (48%)
 ACTUAL A-3 AREA: 4,060 S.F. (63%)

ACTUAL A-2 OCCUPANT LOAD
 TOTAL S.F.: 4,060 S.F.
 80 S.F. TENANT SEATING @ 15 S.F. / PERSON = 57 PERSONS
 3,497 S.F. MAIN FLOOR SUPPORT @ 100 S.F. / PERSON = 35 PERSONS
 116 S.F. MEZZANINE SUPPORT @ 100 S.F. / PERSON = 12 PERSONS
 TOTAL A-2 OCCUPANT LOAD = 105 PERSONS

PATIO OCCUPANCY LOAD
 TOTAL S.F.: 380 S.F.
 380 S.F. PATIO @ 15 S.F. / PERSON = 26 PERSONS

ACTUAL A-3 OCCUPANT LOAD: 3,799 S.F. / 90 = 42 PERSONS

KEY PLAN



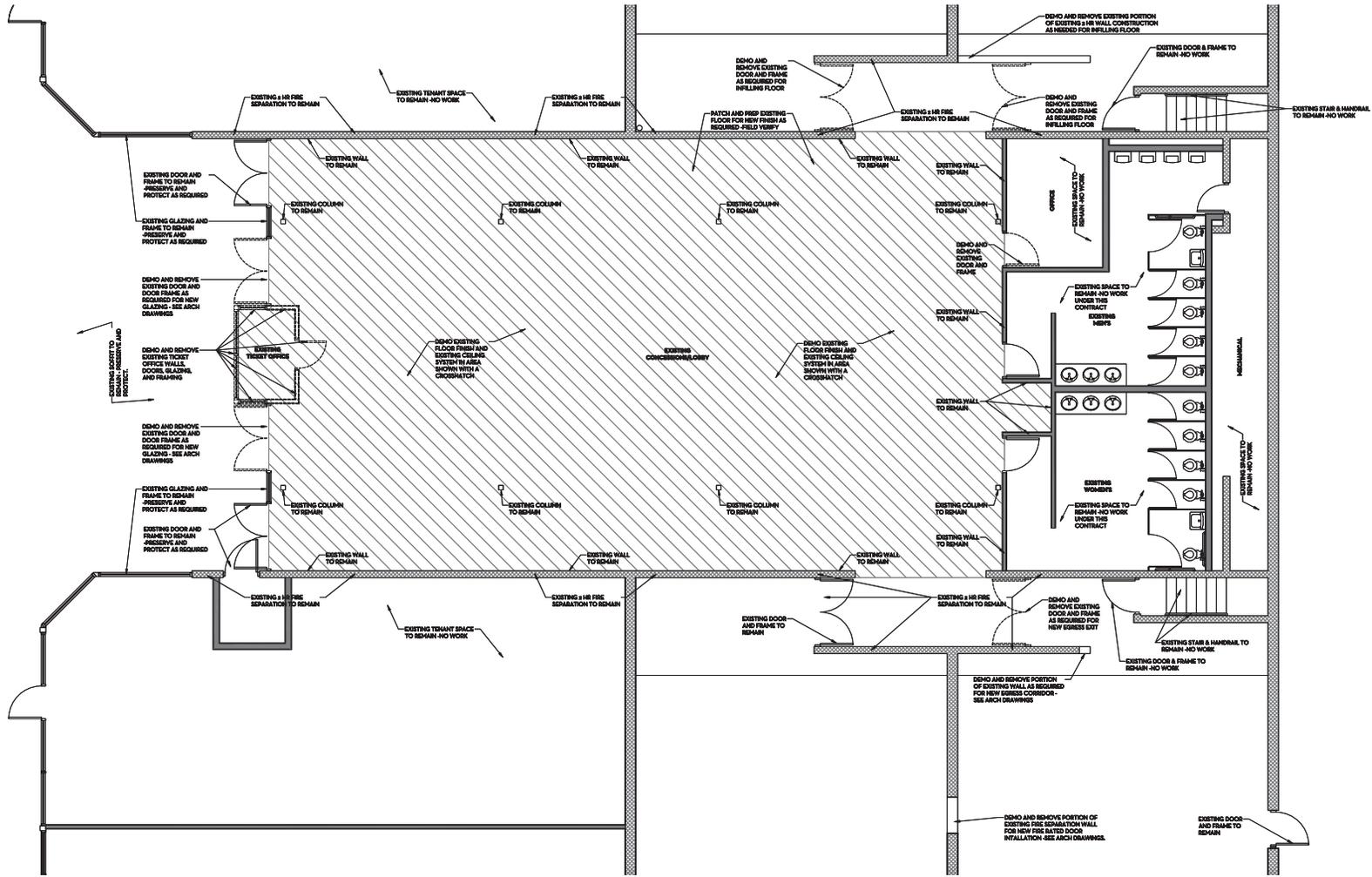
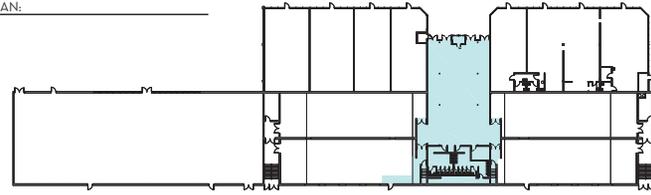
ASPECT architecture+design
 221 2ND STREET SE, STE 400 CEDAR RAPIDS, IOWA 52401
 (319) 364-7444

FOREVER HEALTH CAFE - 2750 EDGEWOOD ROAD S.W.
 WESTDALE VILLAGE RETAIL CENTER
 CEDAR RAPIDS, IA
 ARCHITECTURAL
 MAIN LEVEL FLOOR PLAN

G000

GENERAL NOTES:
 1. CONTRACTOR TO DEMO AND REMOVE ALL COMBUSTIBLE WOOD FRAMING WITH IN FRAMES WALLS AND REPLACE WITH NON COMBUSTIBLE METAL FRAMING AS REQUIRED BY CODE.

KEY PLAN:



1 ENLARGED MAIN LEVEL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

ASPECT architecture+design
 1000 EAST 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.ASPECTARCHITECTURE.COM

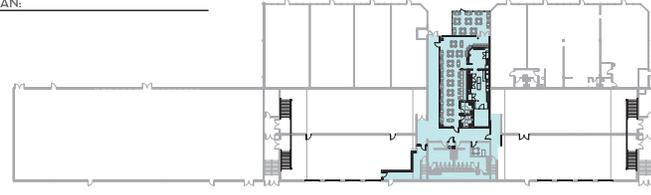
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

NO.	DATE	BY

FOREVER HEALTH CAFE - 2750 EDGEWOOD ROAD S.W.
 WESTDALE VILLAGE RETAIL CENTER
 CEDAR RAPIDS, IA
 ARCHITECTURAL
 ENLARGED MAIN LEVEL DEMOLITION PLAN

AD103

KEY PLAN:



- EQUIPMENT SCHEDULE**
- ① COMBUSTION SINK BY STAR FOOD SERVICE EQUIPMENT
 - ② HAND SINK BY STAR FOOD SERVICE EQUIPMENT
 - ③ TURBO AIR BRED DISPENSER BY STAR FOOD SERVICE EQUIPMENT
 - ④ VITAMIX BLENDER BY STAR FOOD SERVICE EQUIPMENT
 - ⑤ ICE MAKER AND STORAGE BIN BY OWNER. COORDINATE WITH OWNER AS REQUIRED.
 - ⑥ RADIANT BROILER BY STAR FOOD SERVICE EQUIPMENT
 - ⑦ ELECTRIC ITALIAN STYLE PIZZA GRILL BY STAR FOOD SERVICE EQUIPMENT
 - ⑧ MEGA TOP FOOD PREP TABLE BY STAR FOOD SERVICE EQUIPMENT
 - ⑨ MEGA TOP FOOD PREP TABLE BY STAR FOOD SERVICE EQUIPMENT
 - ⑩ 3 COMBUSTION SINK BY STAR FOOD SERVICE EQUIPMENT
 - ⑪ CO-HAUSHENT SINK W/ DRAIN BOARD BY STAR FOOD SERVICE EQUIPMENT
 - ⑫ OPTIONAL SOLID DOOR FREEZER BY STAR FOOD SERVICE EQUIPMENT
 - ⑬ HAND SINK BY STAR FOOD SERVICE EQUIPMENT
 - ⑭ EXHAUST HOOD BY STAR FOOD SERVICE EQUIPMENT - VERIFY FINAL SIZE WITH OWNER
 - ⑮ HECHOWAVE OVEN BY STAR FOOD SERVICE EQUIPMENT
 - ⑯ STAINLESS STEEL WORK TABLE BY STAR FOOD SERVICE EQUIPMENT
 - ⑰ GRIDDLE BY STAR FOOD SERVICE EQUIPMENT
 - ⑱ EQUIPMENT STAND BY STAR FOOD SERVICE EQUIPMENT

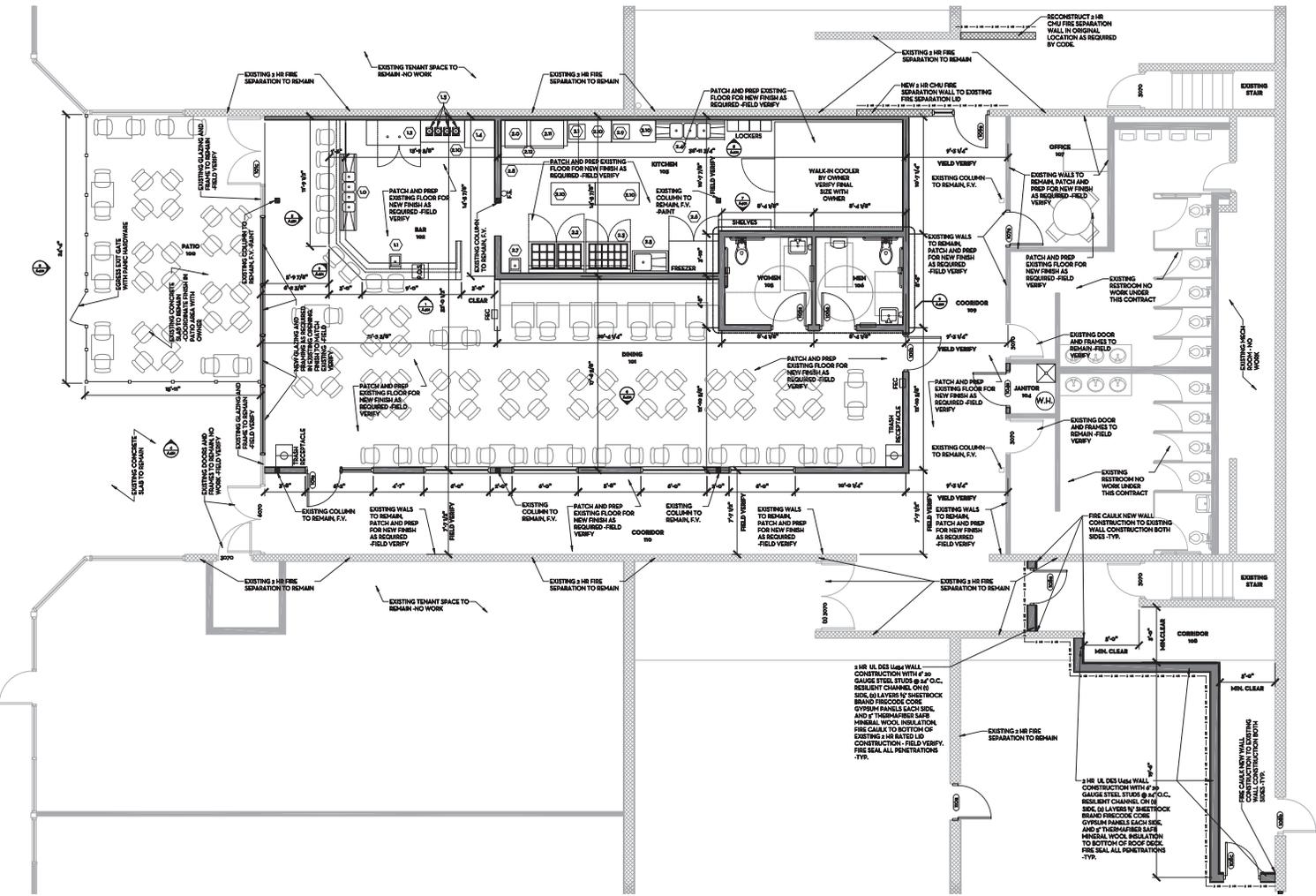
ASPECT architecture+design

1000 WESTDALE VILLAGE CENTER
CEDAR RAPIDS, IA 52405
TEL: 319.261.1111
WWW.ASPECTARCHITECTURE.COM

DATE:	11/20/2018
PROJECT:	FOREVER HEALTH CAFE
DESIGNER:	ASPECT ARCHITECTURE
SCALE:	1/4" = 1'-0"

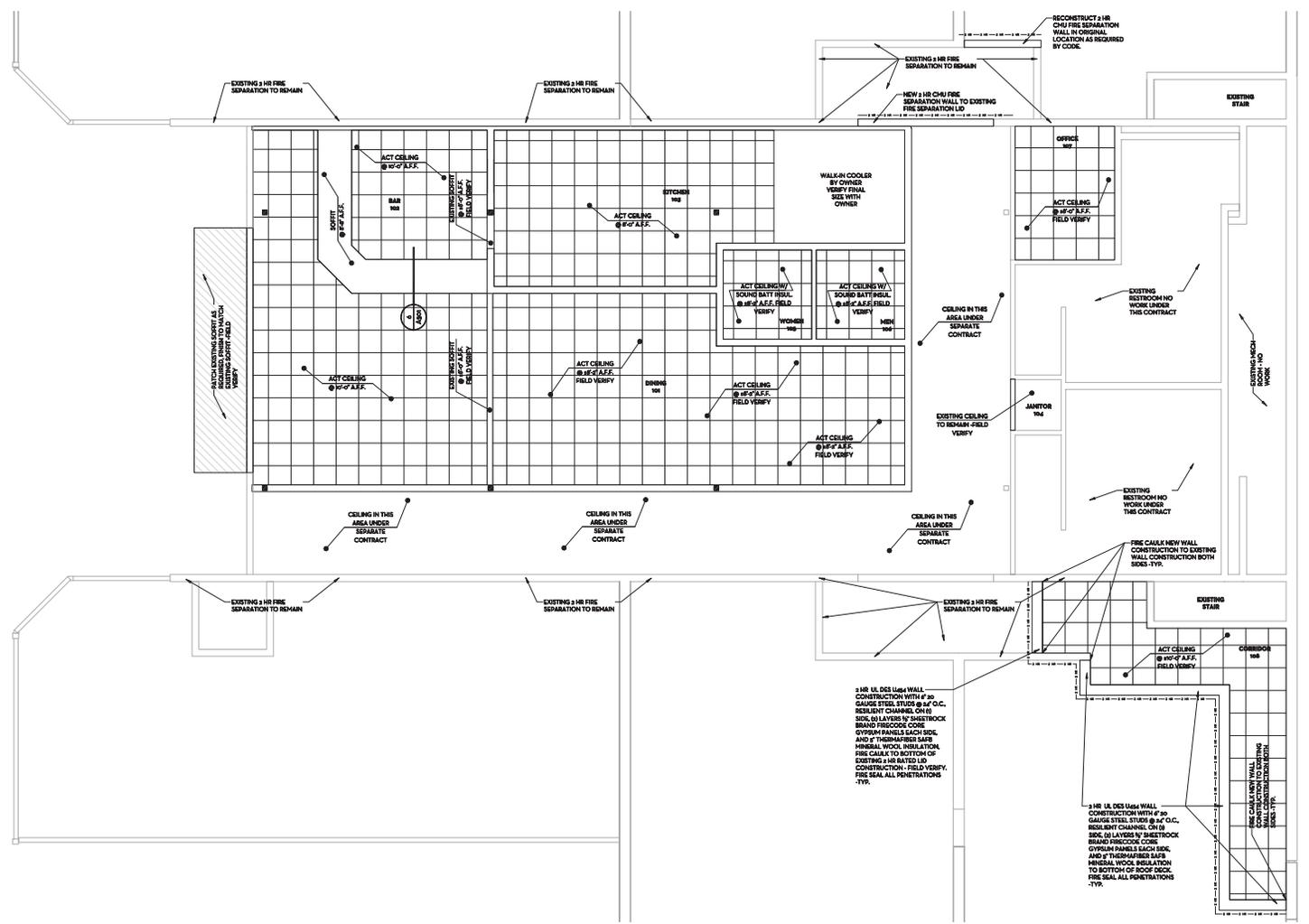
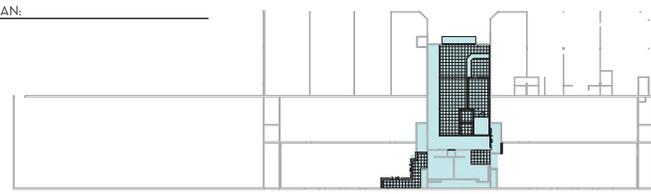
NO.	DATE	BY

FOREVER HEALTH CAFE - 2750 EDGEWOOD ROAD, S.W.
WESTDALE VILLAGE RETAIL CENTER
CEDAR RAPIDS, IA
ARCHITECTURAL
ENLARGED MAIN LEVEL FLOOR PLAN



1 ENLARGED MAIN LEVEL FLOOR PLAN
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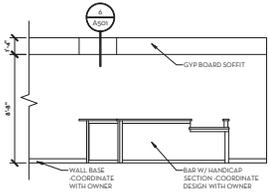
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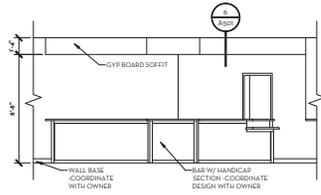
1 ENLARGED MAIN LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

DESIGNED BY:	TJSD
APPROVED BY:	SLC
FOR DATE:	10/20/2016
FOR NO.:	100004

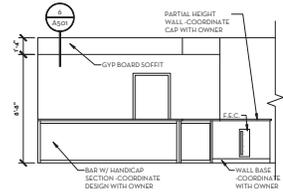
NO.	DATE	BY



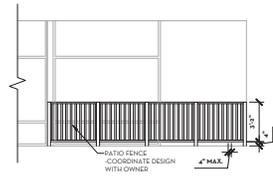
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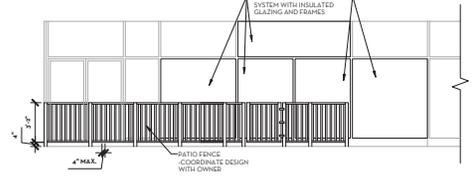
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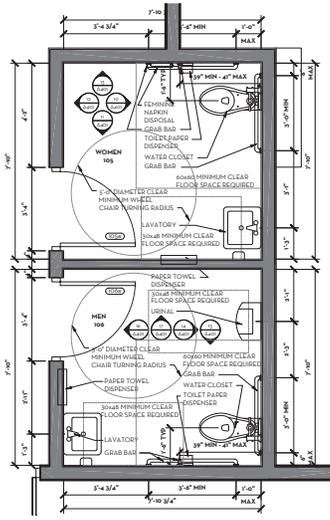
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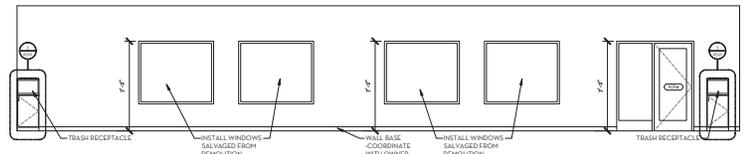
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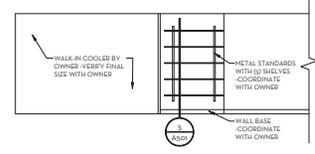
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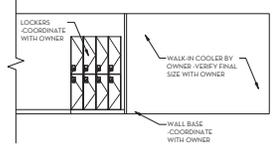
9 ENLARGED RESTROOM PLAN
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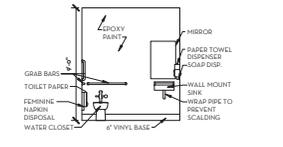
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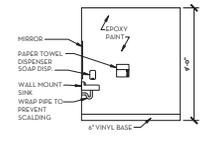
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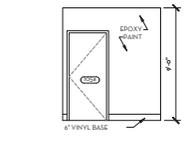
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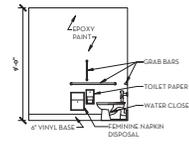
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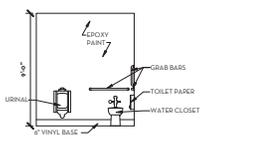
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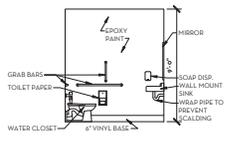
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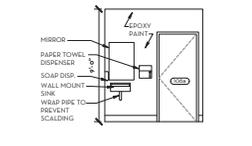
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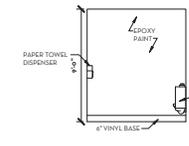
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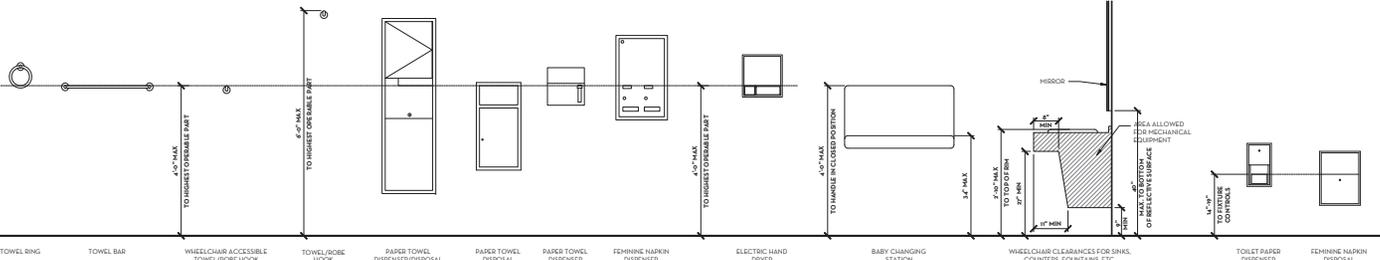
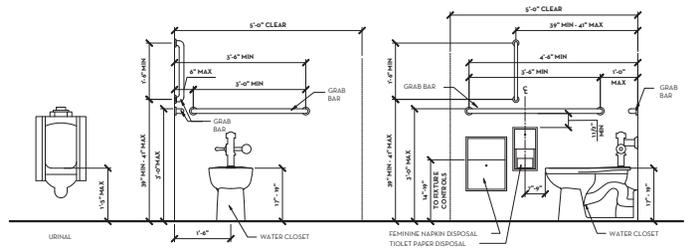
15 INTERIOR ELEVATION
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16 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



17 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

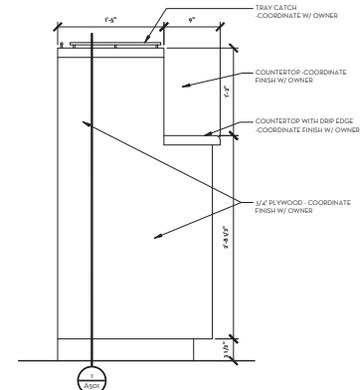
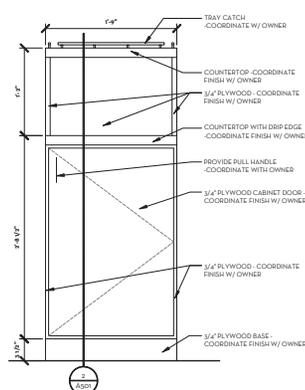
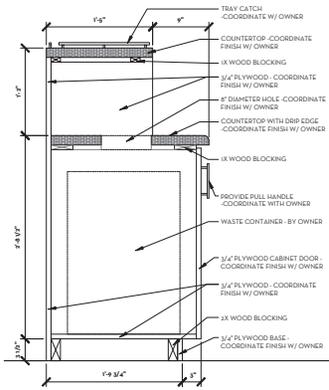
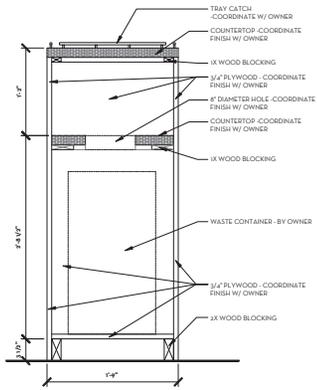


18 ADA REQUIREMENTS
SCALE: N/A

DATE:	2/28/18
APPROVED:	SEE
FOR:	ASPECT_ARCH
FOR NO.:	180004

NO.	DATE	BY

FOREVER HEALTH CAFE - 2750 EDGEWOOD ROAD S.W.
WESTDALE VILLAGE RETAIL CENTER
CEDAR RAPIDS, IA
ARCHITECTURAL
ENLARGED RESTROOM FLOOR PLAN, INTERIOR,
AND EXTERIOR ELEVATIONS

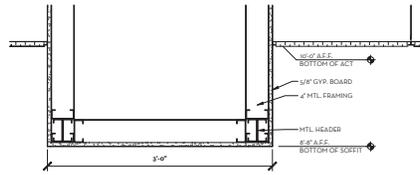
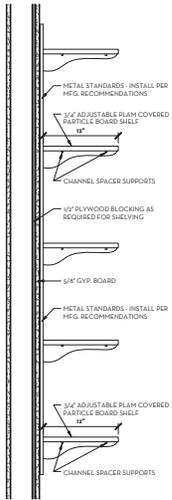


1 TRASH RECEPTACLE SECTION
SCALE: 1/2" = 1'-0"

2 TRASH RECEPTACLE SECTION
SCALE: 1/2" = 1'-0"

3 TRASH RECEPTACLE ELEVATION
SCALE: 1/2" = 1'-0"

4 TRASH RECEPTACLE ELEVATION
SCALE: 1/2" = 1'-0"



6 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	NOTES
100a	3'-0" x 7'-0"	1 1/2"	ALUMINUM/GLASS	DARK BRONZE	ALUMINUM	DARK BRONZE	---	PANIC BAR CLOSURE, THRESHOLD & SWEEP
100b	3'-0" x 7'-0"	1 1/2"	ALUMINUM/GLASS	DARK BRONZE	ALUMINUM	DARK BRONZE	---	PANIC BAR CLOSURE, THRESHOLD & SWEEP
100c	3'-0" x 7'-0"	---	EXISTING - F.V.	EXISTING - F.V.	EXISTING - F.V.	EXISTING - F.V.	---	EXISTING TO REMAIN - FIELD VIEWEY
100d	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	---	LOCK SET
100e	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	---	LOCK SET
100f	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	---	LOCK SET
100g	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100h	EXISTING FIELD VIEWEY	EXISTING	EXISTING - FILD VIEWEY	---	PANIC BAR CLOSURE			
100i	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100j	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100k	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100l	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100m	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100n	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100o	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE
100p	3'-0" x 7'-0"	1 1/2"	SOLID CORE WOOD	STAIN	HOLLOW METAL	PAINT	90 MIN.	PANIC BAR CLOSURE

BASE IS ONE INCH ON
OFFICIAL DRAWING
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

ASPECT
architecture+design

DESIGNED BY: TAD
APPROVED: SLE
FOR DATE: 08/01/2018
FOR NO: 10000

NO.	DATE	BY

FOREVER HEALTH CAFE - 2750 EDGEWOOD ROAD S.W.
WESTDALE VILLAGE RETAIL CENTER
CEDAR RAPIDS, IA
ARCHITECTURAL
DETAILS AND
SCHEDULES

Drawing
A501



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: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Frew Development Group
Titleholder: A. Shapiro, LLC
Case Number: PSDP-002509-2013
Location: 2600 Edgewood Road SW
Request: Preliminary Site Development Plan approval for property zoned C-2, Community Commercial Zone District for a mixed use re-development
Case Manager: Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting approval of a Preliminary Site Development Plan for the redevelopment of Westdale Mall. The applicant is proposing a mixed use site with developments including retail, restaurants, residential housing, a 5-story hotel, senior living community, medical offices, and personal services.

The Cedar Rapids City Council has approved a development agreement with the proposed developer which included a set of design standards. These design standards will maintain a consistent theme throughout the proposed development which meets or exceeds the City's Urban Design Standards requirements. The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 72.07 acres.
- Total existing hard surface area: 64.87 acres
- Proposed hard surface: 52.61 acres
- Total existing open space: 7.2 acres
- Proposed open space: 19.46 acres
- Total parking provided is 3,417 spaces and required parking is 3,236 spaces. The additional spaces are due to existing contracts with anchor tenants for parking spaces.
- Due to the existing site being nearly 100% impervious, no additional storm water detention is required for this site. Water quality will be addressed on each individual site through a mix of Bioswales, Biocells, and the existing detention area along 29th Street and Wiley Boulevard.

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

Staff comments: The finding does not apply since there was no previously approved site plan for this property.

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 and other applicable codes and regulations provided the conditions proposed by City staff are complied with.

RECOMMENDED CONDITIONS:

1. PRIOR TO THE RELEASE OF BUILDING PERMITS minimum yard setbacks are required or variances must be obtained.
2. PRIOR TO THE RELEASE OF BUILDING PERMITS parking areas shall be screened on each side adjoining a public street or a variance must be obtained
3. PRIOR TO THE RELEASE OF BUILDING PERMITS a loading berth is to be provided for each structure containing more than 10,000 square foot of gross floor area or a variance be obtained.
4. PRIOR TO THE RELEASE OF BUILDING PERMITS evidence of acceptable shared parking and access easement agreements are required prior to release of building permits.
5. PRIOR TO THE RELEASE OF BUILDING PERMITS sidewalks are provided along public street frontages or petition and assessment agreements are to be provided based on sidewalk constructability deferrals.
6. PRIOR TO LAND DISTURBING ACTIVITIES a storm water pollution prevention plan and minor erosion control permit application be submitted to the City.
7. That no buildings or building overhangs shall encroach upon any portion of an easement without obtaining appropriate City Council approval.



Community Development Department
City Hall
1211 6th Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5822

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Frew Development Group
Titleholder: A. Shapiro, LLC
Plat Name: Westdale Preliminary Plat
Case Number: PRPT-002027-2013
Location: 2600 Edgewood Road SW
Request: Approval of a Major Preliminary Plat
Case Manager: Joe Mailander

BACKGROUND INFORMATION:

The applicant, Frew Development Group, is requesting approval of a Preliminary Plat for the redevelopment of Westdale Mall at 2600 Edgewood Road SW. The proposed plat has 22 parcels for future development.

The Major Preliminary Plat as submitted includes the following:

- Total project area is 72.07 acres.
- The proposed subdivision includes 22 separate parcels, of which 3 will include the existing anchor buildings of JCPenny's, Younkers, and the former Von Maur.
- The five existing accesses to the proposed lots will be maintained. The proposed streets within the development will be private streets and will be designed to meet City standards with design exceptions for ROW width and sidewalk on 1 side.
- Due to the existing site being nearly 100% impervious, no additional storm water detention is required for this site. Water quality will be addressed on each individual site through a mix of Bioswales, Biocells, and the existing detention area along 29th Street and Wiley Boulevard.

FINDINGS:

The City Planning Commission may review the application based on the following criteria:

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 use and development are consistent with the intent and purposes of the Comprehensive Plan and all City codes and regulations. The site is currently zoned C-2, Community Commercial. There is no plan for a zoning change at this time.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed rezoning, 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. That an agreement shall be recorded with the final plat providing for ownership, tax responsibility, maintenance, and liability for the lettered lots.
2. That the existing structures on proposed Lots 17, 18 & 20 shall be removed prior to City Council action on a final plat or arrangements made that are acceptable to the City for an extension of time for removal of said structures.
3. That on all applicable final plats the private named streets shall show the name and be labeled "Public Access Easement Street and Utility Easement to be Privately Owned and Maintained".
4. The property owner is responsible to extend sanitary sewer to serve the development. 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. If private sanitary sewer facilities are proposed to serve multiple lots, the property owner shall submit acceptable agreements for ownership and maintenance of private sanitary sewer facilities as well as easements as part of the final plat approval.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6' wide concrete sidewalk along Williams Boulevard SW, Wiley Boulevard SW, 29th Avenue SW and Edgewood Road SW 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. If applicable, the property owner may request deferral of the sidewalk installation requirement for portions of the sidewalks noted if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).
6. 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 Quality. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

LEGAL DESCRIPTION:
 PARCEL 1:
 LOTS 1, 2, 5, 6, 10 AND 16, AS SHOWN ON "AUDITOR'S PLAT NO. 492, CEDAR RAPIDS, LINN COUNTY, IOWA", RECORDED MAY 14, 1980 IN BOOK 1782, PAGE 298, EXCEPT THE PUBLIC HIGHWAY, SAME BEING THAT PART OF SAID LOT 15 FALLING IN THE LAND CONVEYED BY THE DEED FROM WESTDALE INVESTMENTS, INC. TO THE CITY OF CEDAR RAPIDS RECORDED JANUARY 2, 2004 IN VOLUME 5923, PAGE 539 (SEE SAID DEED FOR PARTICULARS).

SITE DESIGNER: SHIVE-HATTERY, INC.
CONTACT PERSON: ROXANNE KROFF
TELEPHONE NUMBER: 319.364.0227
FAX NUMBER: 319.364.1778
MAILING ADDRESS: SHIVE-HATTERY, INC.
 316 SECOND STREET SE, SUITE 500
 P.O. BOX 1803
 CEDAR RAPIDS, IA 52406-1803

TITLEHOLDER:
 A. SHAPIRO LLC
 5046 GLASS ROAD NE
 CEDAR RAPIDS, IOWA

APPLICANT INFORMATION:
 FREW DEVELOPMENT GROUP
 101 2ND ST. SE, SUITE 502
 CEDAR RAPIDS, IOWA 52401
 CONTACT: TODD NELSON
 PHONE: 319.735.4040
 EMAIL: tnelson@frewdev.com

PURPOSE OF SITE PLAN SUBMITTAL:
 PRELIMINARY SITE DEVELOPMENT PLAN

TOTAL PROJECT AREA:
 72.07 ACRES

TOTAL EXISTING COVERED SPACE:
 2,625,658 SF = 64.87 ACRES

TOTAL EXISTING OPEN SPACE:
 313,635 SF = 7.2 ACRES

TOTAL PROPOSED COVERED SPACE:
 2,291,630 SF = 52.61 ACRES

TOTAL PROPOSED OPEN SPACE:
 847,763 SF = 19.46 ACRES

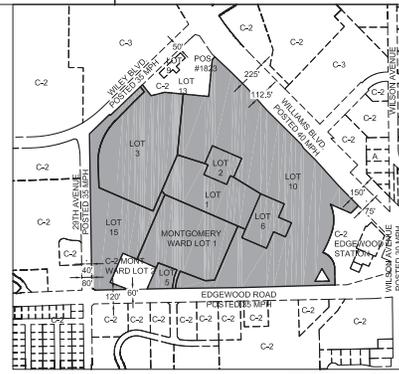
LANDSCAPE REQUIREMENTS:
 REQUIRED PARKING LOT TREES: 1 TREE PER 12 SPACES = 430 PROVIDED
 REQUIRED STREET FRONTAGE TREES: 1 TREE PER 40' = 401 PROVIDED

TOTAL 631 TREES PROVIDED

PARKING REQUIREMENTS:
 RETAIL - 1 SPACE PER 300 SF - 423,879 SF = 1,212 SPACES
 MEDICAL - 2 SPACES PER 1000 SF - 45,000 SF = 315 SPACES
 OFFICE - 4 SPACES PER 1000 SF - 10,000 SF = 40 SPACES
 BANK - 4 SPACES PER 1000 SF - 6,600 SF = 27 SPACES
 RESTAURANT - 10 SPACES PER 1000 SF - 11,400 SF = 32 SPACES
 HOTEL - 1 SPACES PER ROOM - 150 ROOMS = 150 SPACES
 ENTERTAINMENT - 1 SPACES PER 3.5 SEATS - 2,600 SEATS = 743 SPACES
 CONDO RESIDENTIAL - 1.5 PER DU - 300 UNITS = 150 SPACES
 MIXED USE - 4 SPACES PER 1000 SF - 57,200 SF = 229 SPACES
 SENIOR HOUSING - 1 PER 2 BEDS - 100 ROOMS = 50 SPACES

TOTAL SPACES PROVIDED = 3,417 SPACES

HANDICAP PARKING REQUIREMENTS: 20 + 1 FOR EACH 100 OVER 1000 = 45 SPACES
 HANDICAP PARKING PROVIDED - 45 SPACES



SITE LOCATION MAP
 1" = 500'

STORMWATER MANAGEMENT:

- BIOCCELLS WILL BE IMPLEMENTED INTO PARKING LOT AREAS.
- BIOSWALES WILL BE USED ALONG THE ROADWAYS.
- OUTLOT A WILL BE A WATER DETENTION AREA THAT WILL HAVE ITS OUTLET STRUCTURE SIZED TO TREAT THE FIRST FLUSH AND HAVE A RELEASE RATE NO MORE THAN THE 5 YEAR STORM OF THE EXISTING SITE.

NOTE:

- JUNIOR ANCHOR BUILDING ON LOT 16 IS CURRENTLY SHOWN OVER AN EXISTING BOX CULVERT AND SANITARY SEWER EASEMENT. PRIOR TO BUILDING THE DEVELOPER WILL RELOCATE THE BOX CULVERT AND THE SANITARY SEWER PRIOR TO CONSTRUCTION. THE BUILDING WILL BE RELOCATED AND OR SIZED TO AVOID THE EASEMENT OR THE DEVELOPER WILL ACCEPT THE IMPLICATIONS OF BUILDING OVER AN EASEMENT.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE WRITTEN AND SUBMITTED AT A LATER DATE.

DESIGN EXCEPTIONS:

- WESTDALE PARKWAY:
 - RIGHT-OF-WAY WIDTH OF 50' IN LIEU OF 60'
 - MIN. RADIUS OF 150' IN LIEU OF 300'
 - TRAVEL LANE WIDTH OF 11' IN LIEU OF 12'
 - ROADWAY WIDTH OF 36' IN LIEU OF 42'
- WESTDALE DRIVE:
 - RIGHT-OF-WAY WIDTH OF 66' IN LIEU OF 60'
 - TRAVEL LANE WIDTH OF 10.5' IN LIEU OF 12'
 - ROADWAY WIDTH OF 24' IN LIEU OF 42'
 - FRONT YARD SETBACK OF 10' IN LIEU OF 25'
- DALTON WAY:
 - RIGHT-OF-WAY WIDTH OF 54' AND 66' IN LIEU OF 60'
 - MIN. RADIUS OF 37' IN LIEU OF 300'
 - TRAVEL LANE WIDTH OF 10.5' IN LIEU OF 12'
 - ROADWAY WIDTH OF 24' IN LIEU OF 31'
 - FRONT YARD SETBACK OF 10' IN LIEU OF 25'
- MUNSON DRIVE:
 - RIGHT-OF-WAY WIDTH OF 66'
 - MIN. RADIUS OF 37' IN LIEU OF 300'
 - TRAVEL LANE WIDTH OF 10.5' IN LIEU OF 12'
 - ROADWAY WIDTH OF 24' IN LIEU OF 31'
 - FRONT YARD SETBACK OF 10' IN LIEU OF 25'

EXISTING ZONING AND USE:

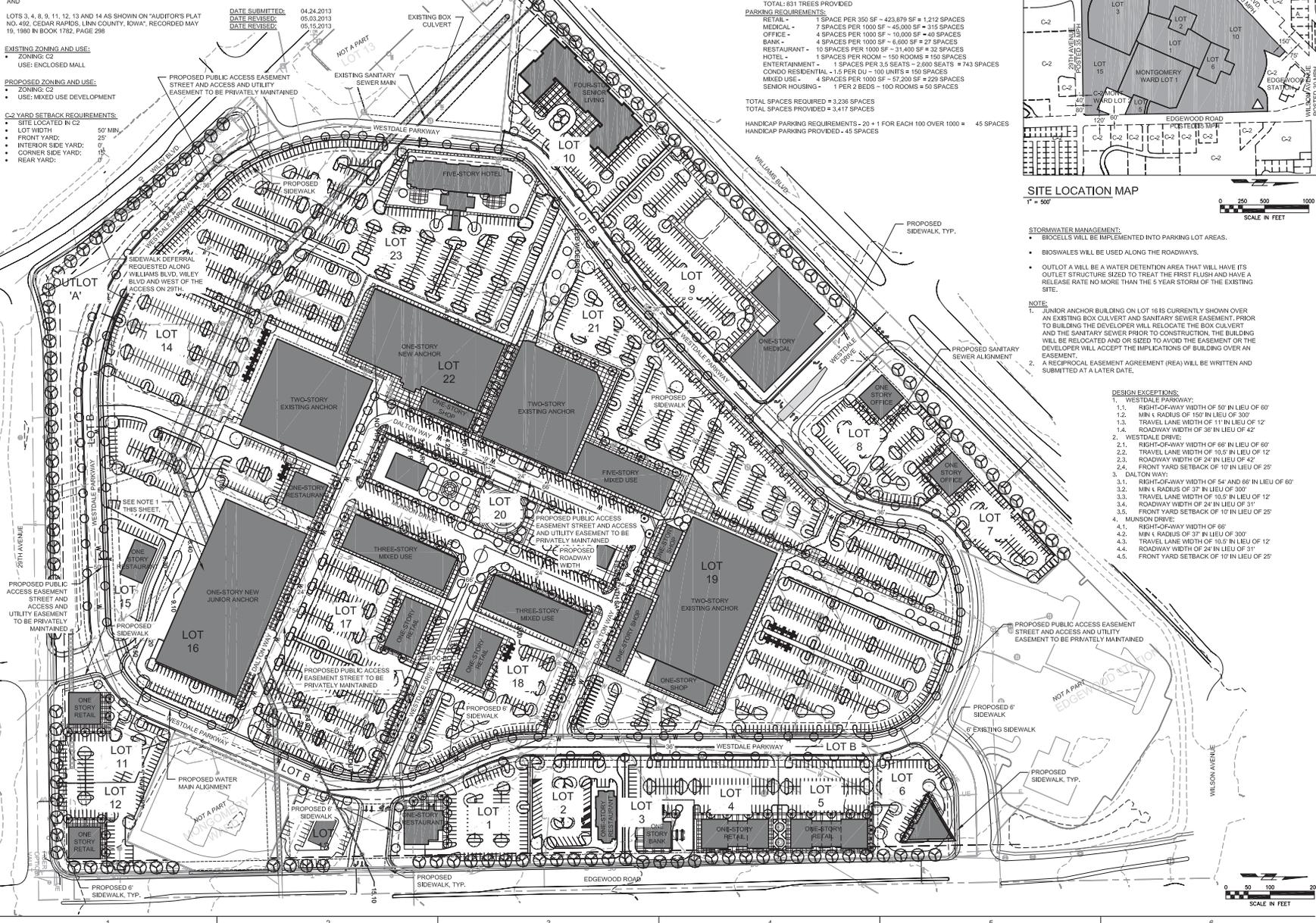
- ZONING: C2
- USE: ENCLOSED MALL

PROPOSED ZONING AND USE:

- ZONING: C2
- USE: MIXED USE DEVELOPMENT

C2 YARD SETBACK REQUIREMENTS:

- SITE LOCATED IN C2
- LOT WIDTH: 50 MIN.
- FRONT YARD: 25'
- INTERIOR SIDE YARD: 7'
- CORNER SIDE YARD: 15'
- REAR YARD: 5'



SHIVE-HATTERY
 ARCHITECTURE + ENGINEERING

316 2nd Street SE Suite 500 | Cedar Rapids, Iowa 52406
 319.364.0227 | Fax: 319.364.4251 | shive-hattery.com
 Draw | Trade | Missouri

WESTDALE DEVELOPMENT

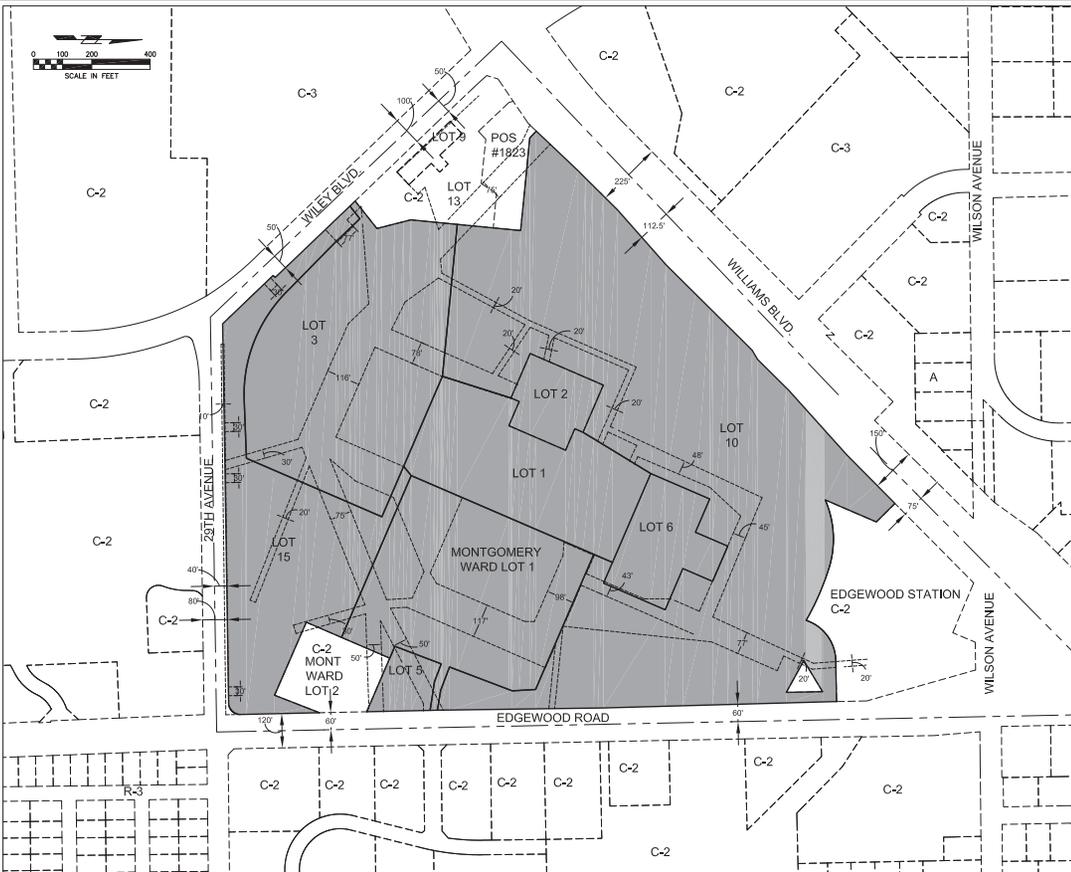
FREW DEVELOPMENT GROUP
 CEDAR RAPIDS, IOWA



KEY PLAN

DRAWN	JRM
APPROVED	
ISSUED FOR	RESUBMITTAL
DATE	05.28.2013
FIELD BOOK	
PROJECT NO.	212315-0

PRELIMINARY SITE DEVELOPMENT PLAN
 WESTDALE MALL



SITE LOCATION MAP
1" = 200'

----- UTILITY EASEMENT PER A.P. 456
 [Shaded Area] PROJECT AREA
 SITE LOCATION MAP ILLUSTRATES EXISTING EASEMENTS & PROPERTY LINES. SEE SHEET 2 OF 2 FOR PROPOSED EASEMENTS & PROPERTY LINES

UTILITIES LEGEND

EXISTING	DESCRIPTION	PROPOSED
—OC—	CABLE LINE - OVERHEAD	—OC—
—C—	CABLE LINE - UNDERGROUND	—C—
—OE—	ELECTRIC LINE - OVERHEAD	—OE—
—E—	ELECTRICAL LINE - UNDERGROUND	—E—
—G—	GAS MAIN	—G—
—S—	SANITARY SEWER	—S—
—ST—	STEAM	—ST—
—SS—	STORM SEWER	—SS—
—OT—	OVERHEAD TELEPHONE	—OT—
—FO—	FIBER OPTICS	—FO—
—T—	UNDERGROUND TELEPHONE	—T—
—W—	WATER MAIN	—W—
---	BOUDARY	---
---	EASEMENT	---

SITE DESIGNER: SHIVE-HATTERY, INC.
CONTACT PERSON: ROXANNE KROFF
TELEPHONE NUMBER: 319.364.0227
FAX NUMBER: 319.364.1776
MAILING ADDRESS: SHIVE-HATTERY, INC.
 316 SECOND STREET SE, SUITE 500
 P.O. BOX 1803
 CEDAR RAPIDS, IA 52406-1803

LAND SURVEYOR:
 WADE D. WAMRE, PLS
 316 2ND ST. SE., SUITE 500
 CEDAR RAPIDS, IOWA 52401
 PHONE: 319-364-0227
 EMAIL: wamre@shive-hattery.com

DATE SUBMITTED: 04.03.2013
DATE REVISED: 04.24.2013
DATE REVISED: 05.03.2013
DATE REVISED: 05.20.2013
APPROVED:
 PURPOSE OF SITE PLAN SUBMITTAL
 PRELIMINARY SITE DEVELOPMENT PLAN

TITLE HOLDER
 • A. SHAPIRO, LLC
 4056 GLASS ROAD NE
 CEDAR RAPIDS, IOWA

SITE ADDRESS
 • WESTDALE MALL
 2000 EDGEWOOD RD. SW.
 CEDAR RAPIDS, IOWA

APPLICANT
 • FREW DEVELOPMENT GROUP
 101 2ND ST. SE, SUITE 502
 CEDAR RAPIDS, IOWA 52401
CONTACT: TODD NELSON
 PHONE: 319.739.4040
 EMAIL: tnelson@frewdev.com

LAND DESCRIPTION
 PARCEL 1:

LOTS 1, 2, 5, 6, 10 AND 15, AS SHOWN ON "AUDITOR'S PLAT NO. 492, CEDAR RAPIDS, LINN COUNTY, IOWA," RECORDED MAY 19, 1980 IN BOOK 1782, PAGE 298, EXCEPT THE PUBLIC HIGHWAY, SAME BEING THAT PART OF SAID LOT 15 FALLING IN THE LAND CONVEYED BY THE DEED FROM WESTDALE INVESTMENTS, INC. TO THE CITY OF CEDAR RAPIDS RECORDED JANUARY 2, 2004 IN VOLUME 5252, PAGE 539 (SEE SAID DEED FOR PARTICULARS).

AND

LOTS 3, 4, 8, 9, 11, 12, 13 AND 14 AS SHOWN ON "AUDITOR'S PLAT NO. 492, CEDAR RAPIDS, LINN COUNTY, IOWA," RECORDED MAY 19, 1980 IN BOOK 1782, PAGE 298

- TOTAL PROJECT AREA**
- 3,139.493 SQUARE FEET
 72.07 ACRES
 - 25 LOTS (INCLUDING 1 NON-SELLABLE PUBLIC ACCESS EASEMENT STREET)
 - 1 OUTLOT

EXISTING ZONING & USE

- ZONING: C2
- USE: ENCLOSED MALL

PROPOSED ZONING & USE

- ZONING: C2
- USE: MIXED USE DEVELOPMENT

C2 SETBACK REQUIREMENTS

- SITE LOCATED IN C2
- LOT WIDTH: 50' MIN.
- FRONT YARD: 25'
- INTERIOR SIDE YARD: 0'
- CORNER SIDE YARD: 15'
- REAR YARD: 0'

NOTES:

EXISTING & PROPOSED EASEMENTS ARE SUBJECT TO CHANGE.

LEGEND	
UTILITIES	
SYMBOL	DESCRIPTION
⊙	LIGHT POST
⊕	UTILITY POLE
—	GUY ANCHOR
⊕	FIRE HYDRANT
—	FLARED END SECTION
⌈	END UTILITY CAP
⊕	VALVE
⊕	POST INDICATOR VALVE
⊕	CABLE TV PEDESTAL
⊕	CLEANOUT
⊕	JUNCTION BOX
⊕	MANHOLE
⊕	DRAINAGE MANHOLE
⊕	ELECTRICAL MANHOLE
⊕	HAND HOLE
⊕	SANITARY MANHOLE
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	SIGNAL BOX
⊕	WELL
⊕	Vault BOX
⊕	CURB INTAKE
⊕	CIRCLE INTAKE
⊕	RECTANGULAR INTAKE

LEGEND	
SURVEY	
SYMBOL	DESCRIPTION
⊕	BENCH MARK/CONTROL POINT
⊕	BRIDGE
⊕	DRILL HOLE
⊕	IRON ROD - FOUND
⊕	IRON ROD - SET
⊕	MONUMENT FOUND
⊕	MONUMENT SET
⊕	PROPERTY CORNER
⊕	RIGHT OF WAY MARKER
⊕	SOIL BORING
⊕	STATION MARKER
⊕	X CUT FOUND
⊕	X CUT SET

WESTDALE DEVELOPMENT

FREW DEVELOPMENT GROUP
 CEDAR RAPIDS, IOWA



KEY PLAN

DRAWN: JBM
 APPROVED:
 ISSUED FOR: RESUBMITTAL
 DATE: 05.28.2013
 FIELD BOOK:

WESTDALE PRELIMINARY PLAT

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LAND SURVEYORS

WADE D. WAMRE, PLS

SHIVE HATTERY, INC.
316 2ND ST. SE., SUITE 500
CEDAR RAPIDS, IOWA 52401

PHONE: 319-364-0227
EMAIL: wwamre@shive-hattery.com

**WESTDALE
DEVELOPMENT**

FREW DEVELOPMENT GROUP

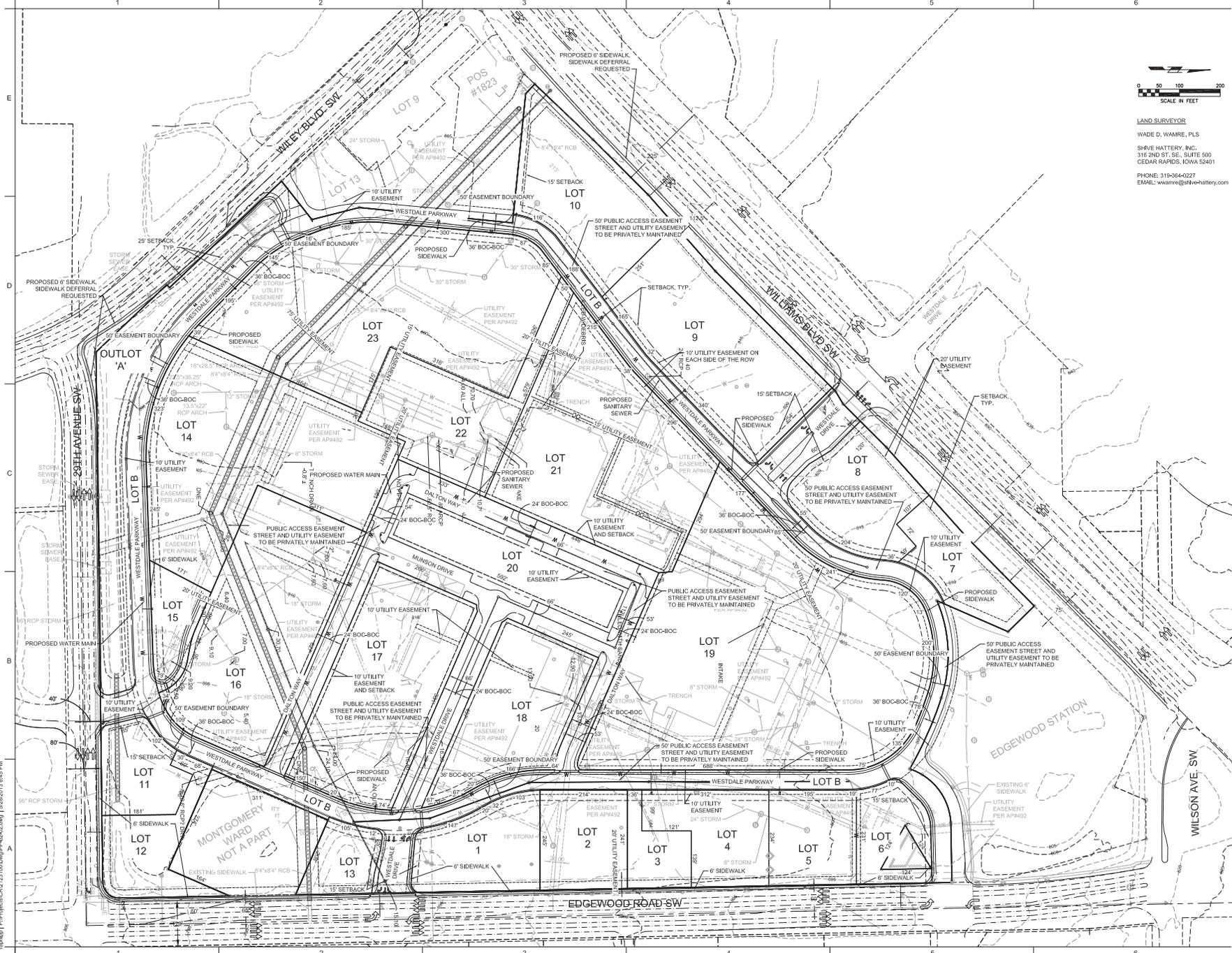
CEDAR RAPIDS, IOWA



KEY PLAN

DRAWN	JRM
APPROVED	
ISSUED FOR	RESUBMITTAL
DATE	05.28.2013
FIELD BOOK	
PROJECT NO.	212315-0

**WESTDALE
PRELIMINARY PLAT**



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WESTDALE | TOWN CENTER CONCEPTUAL RENDERING - VIEW 1
CEDAR RAPIDS, IOWA | APRIL 26, 2012 | FREW DEVELOPMENT

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WESTDALE | TOWN CENTER CONCEPTUAL RENDERING - VIEW 2
CEDAR RAPIDS, IOWA | APRIL 26, 2012 | FREW DEVELOPMENT

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WESTDALE | TOWN CENTER CONCEPTUAL RENDERING - VIEW 3
CEDAR RAPIDS, IOWA | APRIL 26, 2012 | FREW DEVELOPMENT

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WESTDALE | TOWN CENTER CONCEPTUAL RENDERING - VIEW 4
CEDAR RAPIDS, IOWA | APRIL 26, 2012 | FREW DEVELOPMENT

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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: June 6, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Hy-Vee, Inc.
Titleholder: Hy-Vee, Inc.
Case Number: PSDP-002515-2013
Location: 2300 Bowling Street SW
Request: Preliminary Site Development Plan approval for property zoned C-2,
Community Commercial Zone District for addition of a carwash
Case Manager: Vern Zakostecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting approval of a new Preliminary Site Development Plan for the property, which is currently being redevelopment for a Hy-Vee convenience store. The original approval for the site did not include a carwash and since there was at least one neighbor that objected to the rezoning, City staff determined this change needs to go through a public input process. Staff recommended Hy-Vee meet with the neighborhood to share the proposed change in development of this site. The Project Review Group has reviewed the request and recommends approval, subject to the conditions outlined in this staff report and the Conditions of the Ordinance No. 074-12, which rezoned the property to the C-2 Zoning District. The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 55,833 sq. ft.
- Total proposed building area is 10,486 sq. ft. 2,880 sq. ft. convenience store, 5,700 sq. ft. canopy for gas pumps and 1,906 sq. ft. for the carwash.
- Total proposed hard surface area not including structures is 27,770 sq. ft.
- Total proposed green space is 17, 577 sq. ft.
- Total parking provided is 32 spaces including 2 ADA spaces and required parking is 19 spaces.
- Access has not changed and will be from Southland Street, Wilson Avenue and Bowling Street SW.
- Storm water management area will be provided at the northwest corner of the site.

The applicant has submitted a traffic impact study to the City to evaluate access and any other traffic related improvements that are deemed necessary as a result of the proposed development of this site. Traffic related conditions of the study have been accepted by the applicant and will be completed as part of the redevelopment of this site.

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

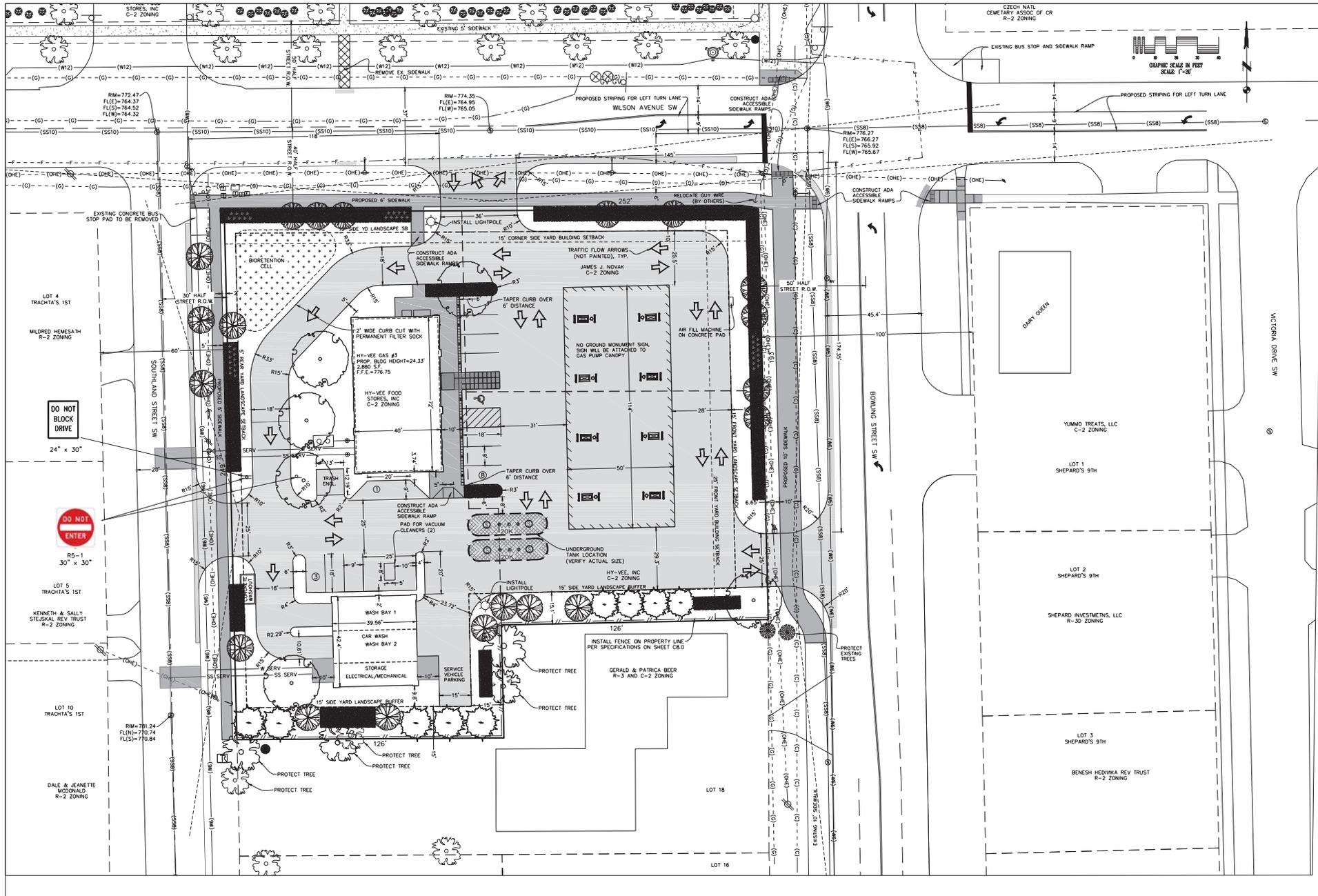
Staff comments: The revised Preliminary Site Development Plan is consistent with the approved plan, but does include the addition of a carwash, which meets all applicable codes and regulations. The carwash, as proposed, is also consistent with the applicant's other sites approved for this type of development in the recent past.

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 and Ordinance No. 074-12, which approved rezoning for this site and the revised Administrative Site Development Plan being reviewed at this time. Also, as mentioned above, the proposed redevelopment of this site meets all applicable codes and regulations.

RECOMMENDED CONDITIONS:

1. Said parcels shall be combined so as to constitute a single zoning lot.
2. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on adjacent residential properties.
3. Screen fencing is not allowed over 3' in height within a required front yard setback.
4. No fence, wall, dense shrubs, or combinations of such items shall be located within 12.5 feet of the rear lot line on a double frontage lot if the abutting right of way is less than 80 feet and is across from the front yard of another residential property.





3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISION	DATE BY

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LOCATION: CEDAR RAPIDS 3 CAR WASH

HY-VEE, INC.
5620 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2680
FAX: (515) 267-2680

HyVee
EMPLOYEE OWNED



EXTERIOR ELEVATIONS

DRAWN: DCW	DATE: 8-22-2012
SCALE: 3/16" = 1'-0"	JOB NUMBER:
SHEET:	

A3.0



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

To: City Planning Commission
From: Seth Gunnerson, Planner
Subject: Proposed Digital Sign Ordinance Update
Date: June 6, 2013

Overview:

At the June 6, 2013 City Planning Commission Meeting, staff will present a recommended ordinance to update Section 32.06.040 of the City Code, which establishes standards for digital billboards and all digital signs.

Staff will present the following Development Committee recommendations regarding the Sign Moratorium:

1. Recommendations for digital billboard signs
2. Recommendations for display attributes for all digital signs in the community
3. Discussion on outstanding digital sign issues and impact on the moratorium
4. Establishing an Entertainment Sign Overlay District

Recommended Criteria for Billboard Signs:

On May 22nd, Development Committee recommended an ordinance addressing concerns over digital billboards and other digital signs in the Community. These criteria will be adopted in addition to the Billboard Ordinance which CPC reviewed on May 16th. The following criteria were recommended by staff for existing and future digital display billboard signs:

Display Criteria:

- Hold Time of a minimum of 8 Seconds between messages
- 500' separation from a sign face visible from the direction of a residential district, historic district, park, school, religious facility or cemetery (measured as a semicircle radiating outward from the center of a sign).
- No flashing, animation, video or scrolling text.
- Dimmer function required to reduce brightness at night. This requirement is in anticipation of a future commercial lighting ordinance.
- Sign shall be made available in the case of emergencies such as Amber Alerts or in the event of a natural disaster.
- A non-conforming sign may not be upgraded to digital (this would clarify a standard that is already in place due to the requirement non-conforming signs may not have improvements over 65% of the assessed value of the sign).

Replacement/New Sign Criteria

Development Committee also recommended that digital billboards have additional replacement criteria.

- Construction of a new digital billboard requires removal of one existing digital billboard OR two static (non-digital) billboards of equal or greater size.
- A static billboard may be upgraded to digital if it is in a conforming location and one static billboard sign is removed elsewhere in the community.

A public hearing for the proposed ordinance is scheduled for June 25, 2013.

Recommended Criteria for Other Digital Signs:

On May 22nd, Development Committee recommended an ordinance addressing concerns over digital signs that are not billboards within the community.

Applicability:

- All new signs must comply with all sections of the ordinance
- All existing signs must comply with hold time, animation, and scrolling text standards by January 1, 2014.
- The criteria for signs do not apply to the following:
 - Signs which display only alphanumeric text and do not change more than once per hour (an example is gas price signs) or only display time and temperature.
 - Signs not meant to be visible from the public right of way (an example is digital menuboard signs for drive thru-facilities)

Content Attributes:

The content attributes for a digital sign determine how the message is conveyed. The attributes and their definitions below are those that Development Committee recommended on May 22nd.

- 8 second hold-time for all signs with a face of sixty-four (64) square feet or larger.
- 4 second hold-time for all signs with a face of less than sixty-four (64) square feet.
- No flashing
- No animation
- No full-motion video
- Scrolling text shall be allowed on all signs provided this is the only medium in which content is displayed.
- Shall not be operated in a way that flashes, blinks, flutters, mimics traffic control devices or emergency vehicles, or purposely is designed to distract the public without providing content to the message.

Hold Times: The amount of time that a message must be “held” on the screen before transitioning to the next message.

Transition: The amount of time it takes a sign to transition between messages. Some animation, such as wipes or fades, may occur during the transition period.

Animation/Video: Whether or not signs can display animation, or constantly changing visual elements. Animation is any form of moving text, pictures, or digital technology where movements of these elements are involved. This includes video.

Scrolling Text: If allowed, signs can display constantly scrolling text (either horizontal or vertical) without a hold time.

Additional Recommended Criteria:

Development Committee reviewed staff recommendations regarding additional criteria for digital display signs which are detailed below:

- All signs must be designed to display a blank screen in the event of a malfunction, or must be turned off when notified by the City that the sign is malfunctioning.
- All new signs must have a dimmer function to adjust brightness settings based on ambient light levels. (Staff will recommend that new signs include the settings for the sign in the application, and signs will be required to meet future commercial lighting standards). This requirement is in anticipation of a future commercial lighting ordinance.

Digital Sign Size, Type and Location Standards

Development Committee recommended limiting digital sign size, type, and height, these recommendations are detailed below:

- Digital pole signs are prohibited; existing digital pole signs are legal non-conforming.
- Digital signs are permitted
- Digital freestanding signs are limited to 20 feet in height, the maximum sign height allowed in the OS district.
- Bracket signs are limited to 50% of their total area as a digital medium

Establishing Entertainment Sign Overlay District

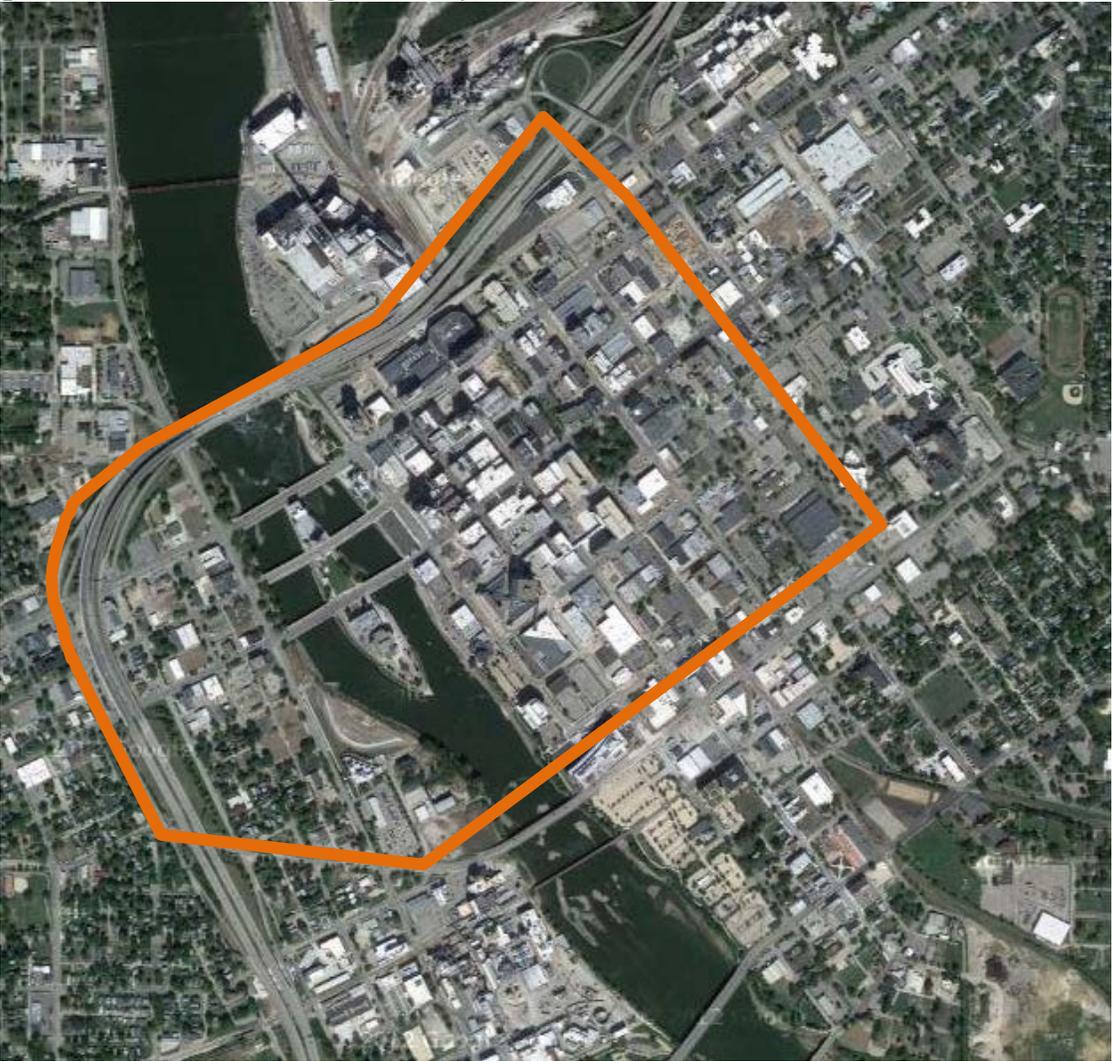
An Entertainment Sign Overlay (ES-O) District would establish an area of the community where signs which incorporate flashing lights, animation, video and other characteristics would be permitted due to the nature of the district in which they are located. Development Committee approved the staff recommendation that this district be established for downtown area. The intent of the overlay district is to define areas of the community which are pedestrian oriented, are removed from residential neighborhoods, and provide a variety of entertainment options. The boundaries and a map of this proposed district are included below.

The proposed boundaries for the overlay district are:

- I-380 to the North and West
- Diagonal Drive SW and 8th Avenue to the South
- 8th Street East to the North.

Digital signs attribute standards would not apply to on-premise signage within the ES-O, provided that the sign is at least 200 feet from a residential district.

Proposed Entertainment Sign Overlay (ES-O) District Boundaries:





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

To: City Planning Commission
From: Jennifer Pratt, Community Development
Subject: Recommendation regarding conformity of proposed Amendment No. 2 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area within the City's Comprehensive Plan.
Date: June 6, 2013

BACKGROUND:

The City Council has initiated proceedings to consider identifying new projects in the existing Central Urban Renewal Plan to further the goals and objectives for the revitalization area. Specifically, the addition will include:

- Rehabilitation of a flood impacted property at the Great Furniture Mart located at 600 and 616 1st Street SE;
- Disposition of City-owned property at the former 1st Street Parkade located on 1st Street SE and bounded by Second and Third Avenues through a competitive proposal process;
- Disposition of City-owned property bounded by 1st Street SW/NW, Interstate 380, 3rd Street SW, and 2nd Avenue SW through a competitive proposal process.

The Central Urban Renewal Area was established in 1966 (formerly known as the Civic Center Urban Renewal Plan) to clarify development objectives for the existing Urban Renewal Area. The Central Urban Renewal Area was established to revitalize a blighted area, contribute to a diversified, well-balanced economy. The Urban Renewal Area will provide for development of commercial, office, and residential facilities within the district, resulting in the creation of new supporting employment opportunities and strengthening the tax base.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation "as to its conformity with the general plan for the development of the municipality as a whole."

The action requested from the City Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 2 to the Second Amended and Restated Urban Renewal Plan for the Central Urban Renewal Area within the City's Comprehensive Plan. In addition to City Planning Commission review, the City is consulting with affected taxing agencies on June 10, 2013. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 25, 2013.



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To: City Planning Commission
From: Jennifer Pratt, Community Development
Subject: Recommendation regarding conformity of proposed Amendment No. 4 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area with the City's Comprehensive Plan.
Date: June 6, 2013

BACKGROUND:

The City Council has initiated proceedings to consider identifying new projects in the existing Consolidated Central Urban Renewal Area Plan to further the goals and objectives for the revitalization of the area. Specifically, the additional projects are:

- Construction of a new office facility to promote continued growth of Geonetric at 415 12th Avenue SE, as detailed in the Development Agreement previously approved by City Council;
- Disposition of City-owned property bounded by 1st Street SW/NW, Interstate 380, Third Street SW, and Second Avenue SW through a competitive proposal process.

The Consolidated Central Urban Renewal Area was established in 2000 to provide a comprehensive approach for redevelopment and revitalization of established blighted areas which surround the Cedar Rapids downtown area. In addition the Urban Renewal Area was established to plan and provide for commercial, office, open-space, industrial, and residential development consistent with City land use and development policies and regulations.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation "as to its conformity with the general plan for the development of the municipality as a whole."

The action requested from Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 4 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City is consulting with affected taxing agencies on June 10, 2013. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 25, 2013.