

**SPECIAL CITY PLANNING COMMISSION MEETING**

Thursday, August 15, 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: Roger L. French Addition (Preliminary Plat)**

Recommendation for approval of a major preliminary plat in a C-3, Regional Commercial Zone District at 6<sup>th</sup> Street and Tharp Road SW as requested by R. L. French Land Development (Applicant) R. L. French Land Development and Lehman Allsop & Evans LC (Titleholders).

**Case No: PRPT-004661-2013 Case Manager: Vern Zakostecky**

**REGULAR AGENDA**

**1. Case Name: 1320, 1324, 1328, 1332, 1336 and 1338 Ellis Boulevard NW (Rezoning)**

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to PUD-2, Planned Unit Development Zone District as requested by Ahmann Investments, LLC (Applicant) and City of Cedar Rapids (Titleholder).

**Case No: RZNE-004237-2013 Case Manager: Vern Zakostecky**

2. **Case Name:** 906, 908, 912, 916 and 918 10<sup>th</sup> Street SE and 1003 and 1017 9<sup>th</sup> Avenue SE (Rezoning)

Recommendation for approval of a rezoning from R-3D, Two Family Residence Zone District and C-2, Community Commercial Zone District to RMF-2, Multiple Family Residence Zone District as requested by Hatch Development Group (Applicant) and Mercy Medical Center (Titleholder).

**Case No: RZNE-004264-2013 Case Manager: Vern Zakostelecky**

3. **Case Name:** 605 G Avenue NW (Rezoning)

Recommendation for approval of a rezoning from I-2, General Industrial Zone District to RMF-2, Multiple Family Residence Zone District as requested by Neighborhood Development Corporation of Cedar Rapids Inc. (Applicant/Titleholder).

**Case No: RZNE-004282-2013 Case Manager: Vern Zakostelecky**

4. **Case Name:** 416, 422 and 428 2<sup>nd</sup> Street SW and 208 5<sup>th</sup> Avenue SW (Preliminary Site Development Plan)

Recommendation for approval of a preliminary site development plan in an RMF-2, Multi-Family Residence Zone District for a six (6) unit multi-family new construction as requested by Schissel LLC (Applicant) City of Cedar Rapids (Titleholder).

**Case No: PSDP-004529-2013 Case Manager: Vern Zakostelecky**

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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Major Preliminary Plat

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CPC Date: August 15, 2013  
To: City Planning Commission  
From: Development Services Department

Applicant: Brain Engineering, Inc.  
Titleholder: R. L. French Land Development, Inc. and Lehman Allsop & Evans, LC  
Plat Name: Roger L. French Addition  
Case Number: PRPT-004661-2013  
Location: South of Tharp Road SW between 6<sup>th</sup> Street SW and I-380  
Request: Approval of a Major Preliminary Plat  
Case Manager: Vern Zakostecky, Development Services

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**BACKGROUND INFORMATION:**

The property owners are requesting approval of a Major Preliminary Plat for the Roger L. French Addition to Cedar Rapids. The property is approximately 40 acres in size and is zoned C-3, Regional Commercial Zone District. The proposed plat consists of 9 parcels for future commercial/light industrial development.

The Major Preliminary Plat as submitted includes the following:

- Total site area is 40 acres.
- The proposed subdivision includes 9 commercial/light industrial lots.
- Access to the lots will be from an existing public cul-de-sac street, Kenworth Court SW.
- The plat as submitted proposes to change the name of the street to French Court SW
- Storm water management basins have been developed at the northeast and southeast corners of the site to accommodate the overall development area.

**FINDINGS:**

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

- 1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

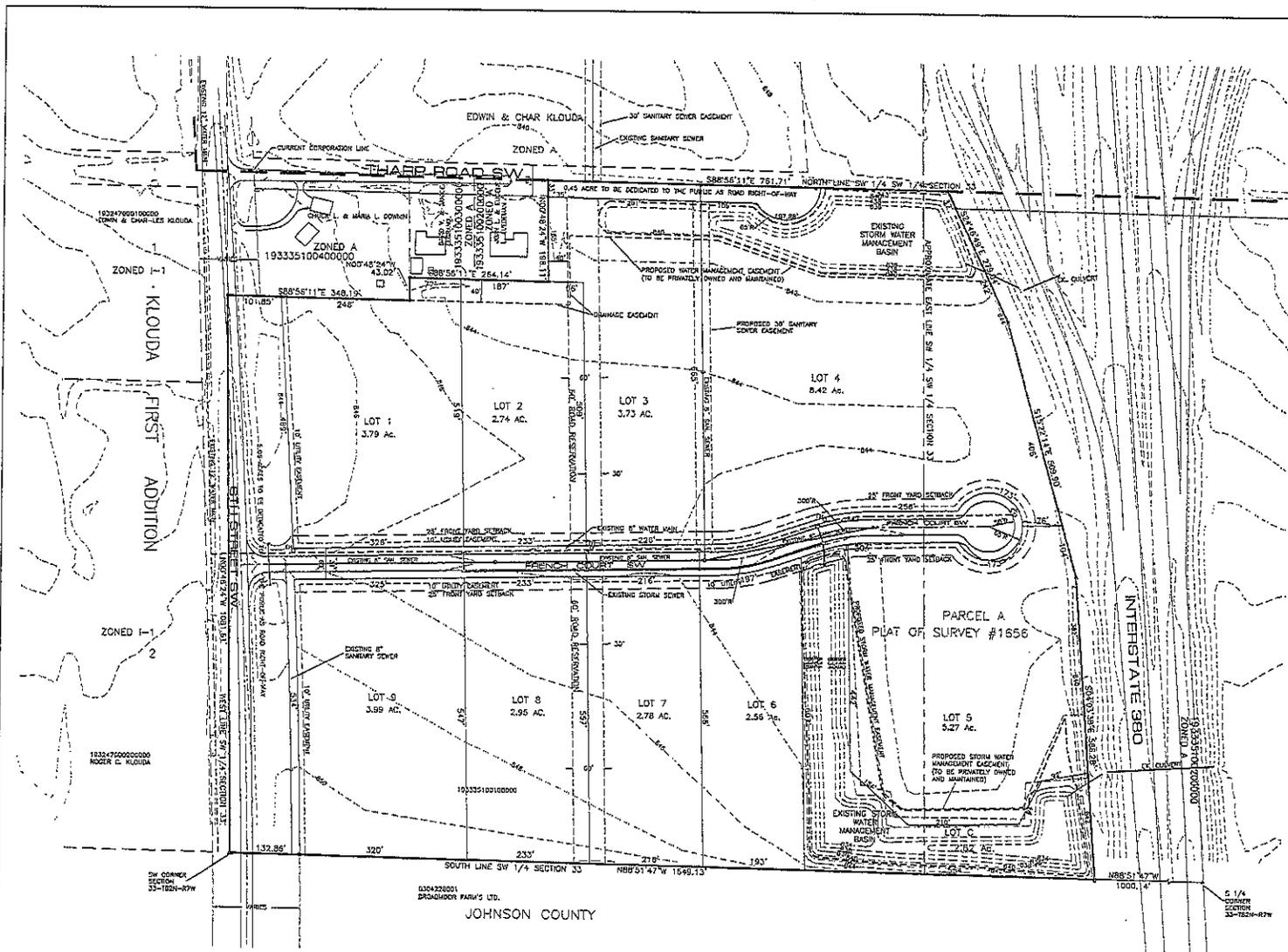
*Staff Comments:* The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan and all City codes and regulations.

## **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. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, the property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
2. AS PART OF FINAL PLAT APPROVAL BY CITY COUNCIL, the property owner shall 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. AS PART OF FINAL PLAT APPROVAL BY CITY COUNCIL, the property owner shall submit to the City a signed Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement obligating the owners of the lots of this addition for costs associated with improvements in the 60' wide street right-of-way reservation centered on the common lot line between Lot 2 and Lot 3 and between Lot 7 and Lot 8 (shown on the preliminary plat). In the agreement the property owner shall agree that each lot of this addition may be assessed a proportionate share of the improvement costs. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
4. AS PART OF FINAL PLAT APPROVAL BY CITY COUNCIL, the property owner shall submit to the City a signed Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement for future improvements along 6th Street SW and Tharp Road SW. The future improvements in 6th Street SW include but are not limited to turn lanes at the French Court SW intersection and urbanization of 6th Street roadway section. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
5. That, AS PART OF FINAL PLAT APPROVAL BY CITY COUNCIL, the property owner shall submit to the City a signed Traffic Signal Petition and Assessment Agreement for the intersections of 6th Street SW and Tharp Road, 6th Street SW and French Court SW and/or any future shared access in accordance with the City traffic signal assessment policy at the time of installation. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
6. That, AS PART OF FINAL PLAT APPROVAL BY CITY COUNCIL, access control shall be established and shown on the final plat such that direct access to 6th Street SW is prohibited.
7. That, AS PART OF THE FIRST PLAT APPROVAL BY THE CITY FOR THIS SITE, the property owner shall be responsible to dedicate to the public for street right-of-way purposes: a minimum 100' half width right-of-way for 6th Street SW adjoining this site; the entire French Court SW right-of-way; a minimum 33' wide half width right-of-way for Tharp Road SW adjoining this site; at the easterly end of Tharp Road SW a half width cul-de-sac right-of-way suitable for commercial/industrial zoning. The property owner shall dedicate applicable sanitary sewer easements and utility easements including a sanitary sewer easement for facilities located north of Tharp Road SW and providing service to this site.





**LEGEND**

PIPE HYDRANT	○
VALVE OR BLOWOFF	○
STREET LIGHT	○
UTILITY POLE	○
GLY WIRE	○
TRAFFIC SIGN	△
PARKING METER	○
HANDHOLE	○
DUSTING STORM SEWER INTAKE	○
PROPOSED RA-2 OR RA-3 INTAKE	○
PROPOSED INVERTED OR RA-5 INTAKE	○
TELEPHONE TERMINAL	○
CABLE TV TERMINAL	○
OVERHEAD ELECTRICAL	—
UNDERGROUND ELECTRICAL	—
OVERHEAD TELEPHONE	—
UNDERGROUND TELEPHONE	—
DES LINE	—
CABLE TV LINE	—
STORM SEWER W/SIZE	—
SUBSTRAIN W/SIZE	—
SANITARY SEWER W/SIZE	—
WATER MAIN W/SIZE	—
FENCE	—
RIGHT-OF-WAY	—
BACK OF CURB TO BACK OF CURB	—
DEODOROUS TREE	—
CONFIDENTIAL TREE	—
PAVEMENT REMOVAL LIMITS	—
SET BACK FOR OPEN CHECK	—
UTILITY EASEMENT	—
DRAINAGE EASEMENT	—
BENCH MARK W/NUMBER	—
CONTROL POINT	—
FOUND SECTION CORNER	—
FOUND 1/2" REBAR OR AS LABELED	—
SET 1/2" REBAR W/YELLOW CAP 10047	—
TOP OF SLAB ELEVATION	—

**LINE TABLE**

BOUNDARY	—
EASEMENT	—
EASEMENT	—
PROPERTY LINE	—
SECTION	—
SET BACK	—
ADJACENT PROPERTY/ROW	—

**SETBACK INFORMATION (C-3)**  
 FRONT YARD - 25 FEET  
 REAR YARD - NONE  
 SIDE YARD - NONE  
 CORNER SIDE YARD - 15 FEET

**PRELIMINARY PLAT**  
 ROGER L. FRENCH ADDITION

Scale: 1" = 100'

DATE: 10/20/07  
 DRAWN BY: JLS  
 CHECKED BY: JLS

Revised Per City Staff Review Comments: 11/11/07

Page 2 of 2  
 Project No. 321710-10



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

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CPC Date: August 15, 2013  
To: City Planning Commission  
From: Development Services Department

Applicant: Ahmann Investments, LLC  
Titleholder: City of Cedar Rapids  
Case Number: RZNE-004237-2013  
Location: 1320, 1324, 1328, 1332, 1336 and 1338 Ellis Boulevard NW  
Request: Rezoning from R-3, Single Family Residence Zone District to PUD-2, Planned Unit Development Zone District  
Case Manager: Vern Zakostelecky, Development Services Department

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**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for the development of 4-unit and 5-unit row house apartment buildings. The property is currently undeveloped and in the Ellis Overlay District. The lots proposed for development had homes on them that were damaged as a result of the Flood of 2008. The City purchased the properties through the Voluntary Acquisition Program and demolished the home, which were beyond repair. The project has been reviewed by City Council and was recommended to be forwarded to the State for possible fund through the fifth round of the Multi Family New Construction Program. The State reviewed the project and awarded funds for the 4-unit row house to assist in developing the project for affordable flood replacement housing. The 5-unit row house was not approved for State funding and the City is working with the applicant to provide ROOT's fund to assist the applicant in developing affordable work force housing.

The site consists of the following:

- Total site area is 28,740 sq. ft.
- Total building area is 8,316 sq. ft. including a 4-plex & 5-plex-all two stories.
- Total paved area, excluding building- proposed is 6,826 sq. ft.
- Total open space- proposed is 13,598 sq. ft. (43.7% of total site area).
- Total parking required are 18spaces-provided are 18 spaces including i-garage per unit and one in front of the garages.
- Accesses are from the public alley to the east.
- Storm water management includes a bio-retention area along the south property line.

A requirement of the PUD-2 Zoning District approval is to enter into a development agreement with the City that is approved by City Council resolution. In this case, the development agreement provisions will be included in the development agreement for the disposition of the property from the City to the applicant. The development agreement includes the following information:

- Estimated phasing for the development, which will essentially develop in a single phase.
- Level of design the property will be developed to including the State green building standards, creative storm water management techniques, landscaping that exceeds the City’s minimum requirements and parking in the rear with the buildings closer to the street.

The development agreement also includes modifications/variances the applicant is asking for in exchange for a higher level of building and site design including:

- Relaxing of the buffer yard requirement where adjacent to existing single-family housing.
- Zero lot line setbacks for the interior yard for the five-unit structure.
- Reduced front yard setbacks.

**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 Framework Plan Map in the City of Cedar Rapids Framework Plan for Reinvestment and Revitalization designates the property for medium intensity uses so the requested zone change is in accord with the Frame Work Map and the goals and objective of said Plan. This proposed multi-family house development provides affordable work force housing in the flood inundated area, which was recently established as the Ellis Overlay District.

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

*Staff Comments:* The property is currently undeveloped, but is property in an area the City desires to see developed with a mix of uses. The proposed use will generate moderate traffic. The surrounding area is primarily developed as single-family residential, but the proposed development will provide a density similar to the rest of the neighborhood and will be consistent with what was on the property pre-flood. Also the two-story structures will be designed to be compatible with the surrounding area with regard to architectural design and building height. 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 PUD-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:* As noted in Finding 3, the proposed structures will be designed to fit in architecturally with the surrounding residential housing in the neighborhood. Also the Ellis Overlay Technical Review Committee has reviewed the design and has recommended approval.

- 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 older in-fill developed area and has 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, 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 or not meeting ADA 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.
2. 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 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. That, 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 Alley Improvements adjoining this site. The City Public Works Department shall furnish the Agreement form upon request by the property owner. In lieu of this agreement, the property owner may enter into a development agreement to pre-pay assessments, or perform alley improvements.
4. That the subject property shall be platted per State and City platting regulations.
5. That lots 14 & 16 of Block 2, Larimer's 2nd Addition are to be combined so as to constitute a single zoning lot and tax parcel.
6. That evidence of acceptable shared access easement agreements for the proposed 5 unit row house is required.
7. That review of the proposal will be required by the Ellis Overlay District Design Review Technical Advisory Committee.
8. That landscaping and buffering/screening shall be provided per the Zoning Ordinance,

Subsection 32.05.030.A. or the applicant shall request City Council waive this requirement.

**GENERAL NOTES**

**APPLICANT**  
AMMAN INVESTMENTS, LLC  
1600 BOYDSON SQUARE DR  
HAWKTHIA, IA 52233  
PHONE: 319-352-7900  
FAX: 319-352-7953

**CONTACT PERSON**  
CHAD M. PELLEY, P.E.  
1800 BOYDSON RD  
HAWKTHIA, IA 52233  
PHONE: 319-352-7948  
FAX: 319-352-7955  
EMAIL: CHAD@HALLENG.COM

**OWNER**  
CITY OF CEDAR RAPIDS

**USE**

ATTACHED SINGLE-FAMILY  
BUILDING W/ 2-4  
BEDROOM UNITS

**ZONING**

EXISTING: R-3  
PROPOSED: PUB-2

**NOTES**

ALL UTILITIES AND INFRASTRUCTURE  
SUPPORTING THE SITE ARE EXISTING AND  
IN PLACE.

**PROPERTY ADDRESS**

1320, 1324, 1328, 1332, 1336 AND 1338  
ELLIS BLVD NW

**LEGAL DESCRIPTION**

NORTH 20 FEET OF LOT 8 AND THE SOUTH  
20 FEET OF LOT 10, BLOCK 2, LARIMER'S  
SECOND ADDITION TO CEDAR RAPIDS, IOWA  
AND  
5 TO 10 FEET OF LOT 12 AND THE N 30 FEET  
OF LOT 10, BLOCK 2, LARIMER'S SECOND  
ADDITION TO CEDAR RAPIDS, IOWA  
AND  
NORTH 40 FEET OF LOT 13, BLOCK 2,  
LARIMER'S SECOND ADDITION TO CEDAR  
RAPIDS, IOWA  
AND  
LOT 14, BLOCK 2, LARIMER'S SECOND  
ADDITION TO CEDAR RAPIDS, IOWA  
AND  
LOT 16, EXCEPTING THEREFROM THE EAST 70  
FEET, BLOCK 2, LARIMER'S SECOND ADDITION  
TO CEDAR RAPIDS, IOWA  
AND  
EAST 70 FEET OF LOT 16, IN BLOCK 2,  
LARIMER'S SECOND ADDITION TO CEDAR  
RAPIDS, IOWA

Contact Person	CHAD M. PELLEY, P.E.
Telephone Number	(319) 352-7948
Fax Number	(319) 352-7953
Mailing Address	1800 BOYDSON ROAD, HAWKTHIA
E-Mail Address	chad@halleng.com
Date Submitted	07/08/13
Date Revised	07/29/13

**REZONING SITE DEVELOPMENT PLAN  
FOR  
THE COMMONS ON ELLIS BOULEVARD  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA**

**AREA CALCULATIONS**

TOTAL EXISTING AREA = 28,740 SF (0.66 AC)  
EXISTING PAVED AREA = 0 SF (0 AC, 0%)  
EXISTING BUILDING AREA = 0 SF (0 AC, 0%)  
EXISTING OPEN AREA = 28,740 SF (0.66 AC, 100%)  
ALL LOTS ARE VACANT DUE TO DESTRUCTION FROM 2008  
FLOOD. ALL PARCELS WERE INDIVIDUALLY SINGLE FAMILY  
HOUSES WITH GARAGES, DRIVES AND ASSOCIATED  
IMPROVEMENTS.  
TOTAL PROPOSED AREA = 28,740 SF (0.66 AC)  
PROPOSED PAVED AREA = 6,820 SF (0.16 AC, 23.8%)  
PROPOSED BUILDING AREA = 4,316 SF (0.10 AC, 15.0%)  
PROPOSED OPEN AREA = 13,598 SF (0.31 AC, 47.2%)

**DIMENSIONAL STANDARDS**

FRONT YARD SETBACK: 10 FT  
INTERIOR SIDE YARD: 10 FT (0 FOR ZERO LOT UNITS)  
CORNER SIDE YARD: N/A  
REAR YARD: 25 FT  
MIN LOT WIDTH: 19.5 FT (ZERO LOT LINES)  
MIN LOT AREA: 2,500 SF (ZERO LOT LINES)  
PROPOSED BUILDINGS ARE 2-STORIES

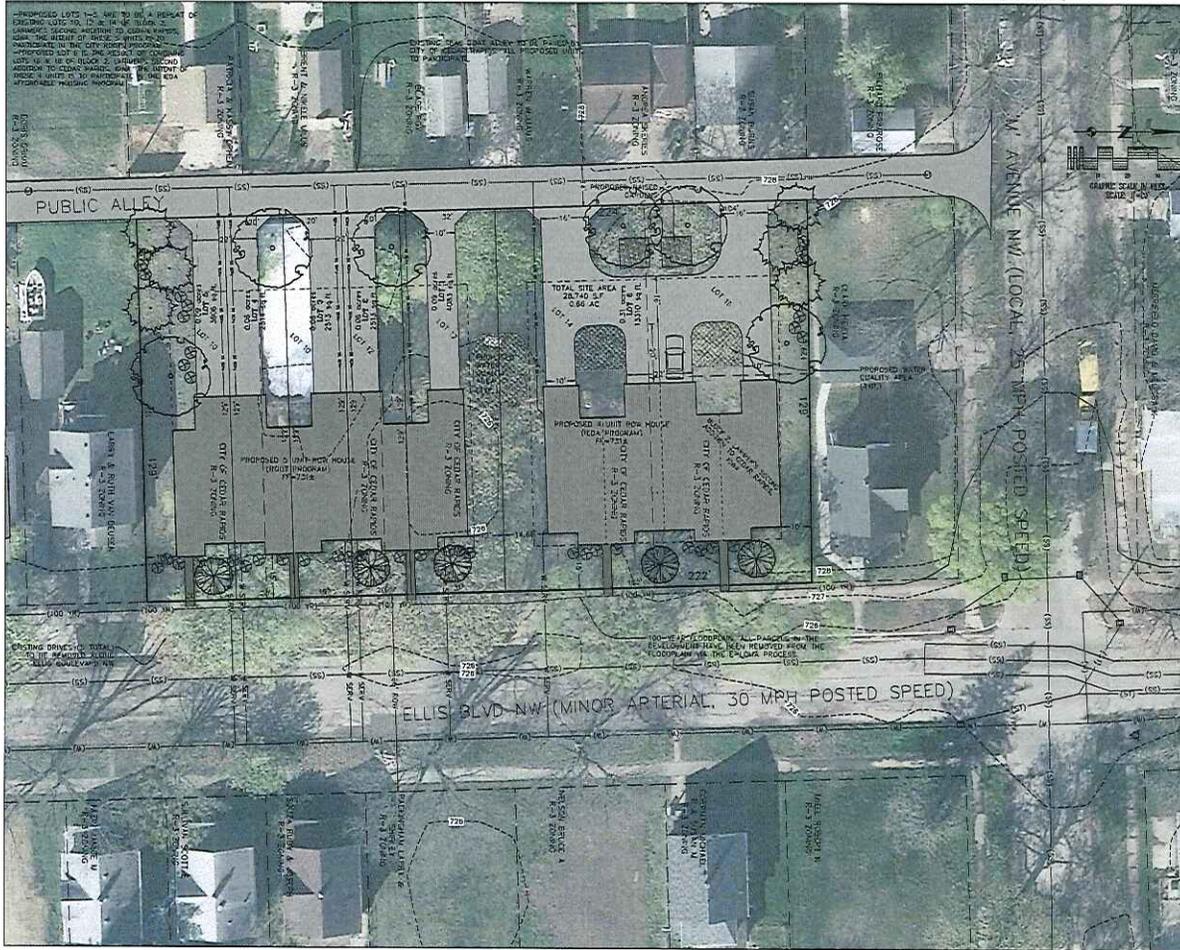
**PARKING REQUIREMENTS**

ROW HOUSE = 3 STALLS PER UNIT  
REQUIRED SPACES = 18  
PROVIDED SPACES = 18  
(9 GARAGE SPACES AND 9 TANDEM SPACES  
IN FRONT OF GARAGES)

**LANDSCAPE REQUIREMENTS**

ELLIS BLVD CURB IN  
TREES: 222'± x 4.0" TREES, 0 PROVIDED (3 EXISTING TREES TO BE  
PROTECTED, 3 ADDITIONAL TO BE PROVIDED)  
SMALL TREES: 12'± x 4.0" TREES, 15'± AVG. SPAN  
TREES: 222'± x 4.0" TREES, 5 PROVIDED  
-THERE ARE 8 EXISTING SPECIMEN TREES ON-SITE. PROTECTED  
TREES SMALL COUNT TOWARDS REQUIRED TREES. ANY TREES  
REMOVED BY CONSTRUCTION SHALL BE REPLANTED PER THE CITY  
REQUIREMENTS.  
SHRUBS (222'± x 10'±/1000'±) = 20.0 SHRUBS, 25 PROVIDED  
-UP TO 20% OF THE SHRUBS SHOWN MAY BE SUBSTITUTED WITH  
PERENNIALS, FLOWERS AND ORNAMENTAL GRASSES AT A RATE OF  
4 PER SHRUB.  
DUFFERY: 15'± x 20'± YARD BUFFER TYPICALLY REQUIRED ADJACENT TO  
EXISTING RESIDENTIAL SINGLE FAMILY LOTS. A MODIFICATION IS  
BEING REQUESTED UNDER THE P-202 APPROVAL PROCESS FOR  
THE SITE DUE TO LOT SIDE CONSTRAINTS, INFILL DEVELOPMENT AND  
THE FACT THAT THE PROPOSED BUILDINGS ARE ARCHITECTURALLY  
COMPATIBLE TO THE ADJACENT HOMES. AS A REQUESTED  
MODIFICATION, THE APPLICANT HAS PROVIDED A 10' SIDE YARD  
SETBACK, A MINIMUM OF 12 TREES AND 15 SHRUBS IN THE REAR  
YARD ADJACENT TO THE RESIDENTIAL PROPERTIES NEAR THE  
DRIVES IN LIEU OF THE BUFFERARY.  
ADDITIONAL LANDSCAPING AROUND THE PROPOSED BUILDINGS WILL  
BE PROVIDED IN ADDITION TO THE CITY REQUIREMENTS.

**LOCATION MAP  
(SCALE 1"=200')**



**LEGEND**

**UTILITY LEGEND—EXISTING**

- (SSB) SANITARY SEWER W/SIZE
- (STS) STORM SEWER W/SIZE
- (FWS) FORCE MAIN W/SIZE
- (WM) WATER MAIN W/SIZE
- (DAS) GAS
- (OHC) ELECTRIC—OVERHEAD
- (EUC) ELECTRIC—UNDERGROUND
- (CUB) CABLE TV—UNDERGROUND
- (OHC) CABLE TV—OVERHEAD
- (OHT) TELEPHONE—OVERHEAD
- (OFT) FIBER OPTIC—UNDERGROUND
- (OHT) FIBER OPTIC—OVERHEAD
- (T) TELEPHONE—UNDERGROUND
- (F) FENCE LINE
- (S) SILT FENCE
- (F) FLOODPLAIN LIMITS
- (F) FLOORPLAN LIMITS
- (CORP) CITY CORPORATE LIMITS
- (C) CONTROL LINE
- (L) LIGHT POLE W/3 WAST
- (L) LIGHT POLE W/4 WAST
- (L) TELEPHONE POLE
- (L) POWER POLE
- (L) GUY ANCHOR
- (L) GUY POLE
- (L) TELEPHONE PEDESTAL
- (L) TELEPHONE MANHOLE
- (L) CABLE TV PEDESTAL
- (L) UTILITY/CONTROL CABINET
- (L) SANITARY MANHOLE
- (L) STORM MANHOLE
- (L) GRATE INTAKE
- (L) RA-3 INTAKE
- (L) RA-5 INTAKE
- (L) RA-6 INTAKE
- (L) RA-8 INTAKE
- (L) HORSESHOE CATCH BASIN W/3 FILLING
- (L) HORSESHOE CATCH BASIN W/4 FILLING
- (L) FLARED END SECTION
- (L) CLEANOUT, STORM OR SANITARY
- (L) TRAFFIC SIGNAL W/4/ST
- (L) BOLLARD
- (L) DOWNSPARK
- (L) STREET SIGN
- (L) WELL
- (L) SOIL BORING
- (L) FIRE HYDRANT
- (L) WATER VALVE
- (L) WATER SHUTOFF
- (L) WATER BLOWOFF

**UTILITY LEGEND—PROPOSED**

- (SSB) SANITARY SEWER W/SIZE
- (STS) STORM SEWER W/SIZE
- (FWS) FORCE MAIN W/SIZE
- (WM) WATER MAIN W/SIZE
- (CORP) CITY CORPORATE LIMITS
- (L) SANITARY MANHOLE
- (L) STORM MANHOLE
- (L) GRATE INTAKE
- (L) RA-3 INTAKE
- (L) RA-5 INTAKE
- (L) RA-6 INTAKE
- (L) RA-8 INTAKE
- (L) HORSESHOE CATCH BASIN W/3 FILLING
- (L) FLARED END SECTION
- (L) CLEANOUT, STORM OR SANITARY
- (L) FIRE HYDRANT
- (L) WATER VALVE
- (L) WATER SHUTOFF
- (L) WATER BLOWOFF

**SURVEY LEGEND**

- (O) SET REBAR W/CAP NO.
- (O) FOUND SURVEY MONUMENT AS NOTED
- (O) FOUND RIGHT OF WAY BAIL
- (O) SECTION CORNER SET AS NOTED
- (O) SECTION CORNER FOUND AS NOTED
- (O) CUT "X" IN CONCRETE
- (O) RECORDED AS
- (O) EASEMENT LINE
- (O) PLAT OR SURVEY BOUNDARY
- (O) PLAT LOT LINE
- (O) CENTERLINE
- (O) SECTION LINE
- (O) 1/4 SECTION LINE
- (O) 1/4-1/4 SECTION LINE
- (O) EXISTING LOT LINE
- (O) BUILDING SETBACK LINE

**PLANT LEGEND**

- (T) DECIDUOUS TREE
- (T) CONIFEROUS TREE
- (T) DECIDUOUS SHRUB
- (T) CONIFEROUS SHRUB
- (T) TREE STUMP
- (T) TREE LINE DRIP EDGE

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

**HALL & HALL ENGINEERS, INC.**  
A Land Development Firm Since 1927  
1800 BOYDSON ROAD, HAWKTHIA, IOWA 52233  
PHONE: 319-352-7948 FAX: 319-352-7953  
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE  
LAND SURVEYING & LAND DEVELOPMENT PLANNING  
www.halleng.com

**CEDAR RAPIDS**  
City of Five Seasons

Revision Number & Date

**HALL & HALL ENGINEERS, INC.**  
1800 Boydson Road, Hawkthia, Iowa 52233  
Phone: 319-352-7948 Fax: 319-352-7953  
www.halleng.com

**REZONING SITE DEVELOPMENT PLAN  
FOR  
THE COMMONS ON ELLIS BOULEVARD  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA**

Sheet No. 1 of 1  
Project Number: 10058

CD: Proj. 1, Ver: 01/10/2013, 10:00 AM, Date Plotted: 04/23/2013, 2:30 PM, Plotted By: CWP



HALL & HALL ENGINEERS, INC.





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

---

CPC Date: August 15, 2013  
To: City Planning Commission  
From: Development Services Department

Applicant: Hatch Development Group  
Titleholder: Mercy Medical Group  
Case Number: RZNE-004264-2013  
Location: 906, 908, 912, 916 and 918 10<sup>th</sup> Street SE and 1003 and 1017 9<sup>th</sup> Avenue SE  
Request: Rezoning from R-3D, Two Family Residence Zone District and C-2, Community Commercial Zone District to RMF-2, Multiple Family Residence Zone District  
Case Manager: Vern Zakostecky, Development Services Department

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**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for the development of a 3-story, 30-unit apartment complex. The property is currently undeveloped. The project has been reviewed by City Council and was recommended to be forwarded to the State for possible fund through the fifth round of the Multi Family New Construction Program. The State reviewed the project and awarded funds to assist in developing the project for affordable flood replacement housing.

The site consists of the following:

- Total site area is 36,974 sq. ft.
- Total building area is 12,800 sq. ft.
- Total hard surface, excluding building- proposed is 11,500 sq. ft.
- Total open space- proposed is 12,674 sq. ft. (34.3% of total site area).
- Total parking required is 44 spaces-provided are 46 spaces including 2 handicap spaces.
- Accesses are from 9<sup>th</sup> Avenue SE and to the public alley to the east.
- Storm water management includes a bio-retention area along the south property line.

**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 Framework Plan Map in the City of Cedar Rapids Framework Plan for Reinvestment and Revitalization designates the property as medium intensity uses so the requested zone change is in accord with the Frame Work Map and the goals and objective of said Plan. The proposed use would provide for affordable workforce housing in close proximity to Mercy Hospital and the Medical District.

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

*Staff Comments:* The property is currently undeveloped, but was previously used for temporary trailers for Mercy Hospital while they repaired flood damage to the Hospital. The proposed use will generate moderate traffic. The property is surrounded by single-family homes on the west, east and south side. The north side of 9<sup>th</sup> Avenue SE is developed with medical and service related uses. There is also commercial and service related use along the Mt. Vernon Road SE corridor to the northeast. Staff has not received any objections for this application. The applicant held a neighborhood meeting and no one in the neighborhood voiced issues or concerns.

- 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 RMF-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:* Although the proposed building is 3-stories, it should not be out of context with the surrounding housing units, which are typically 2-1/2 stories. It should also be noted the Oakhill-Jackson Neighborhood Association has voiced concerns in the past objecting to multi-tenant apartment buildings proposed in the Neighborhood. The applicant met with members of the Association and they had no issues or concerns since this project is on the edge of the Neighborhood boundary and close to Mercy Hospital and the Medical District.

- 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 older in-fill developed area and has 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.

## **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 for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA 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.
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. 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 Alley Improvements adjoining this site. The City Public Works Department shall furnish the Agreement form upon request by the property owner.
4. That said lots are to be combined so as to constitute a single zoning lot and tax parcel.
5. That required off-street parking shall be provided per provisions of the Zoning Ordinance or a variance be obtained.
6. That an open deck including steps may extend no more than 10 feet into the required front yard or a variance must be obtained.
7. That the parking spaces shall be screened where adjoining the public street or a variance must be obtained.
8. That effective screening shall be provided and maintained so as to screen more than 4 open parking spaces and the drive thereto where adjacent to a residential use per provisions of the Zoning Ordinance or a variance be obtained.
9. 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.
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.

PRELIMINARY SITE DEVELOPMENT PLAN  
FOR  
**9TH AVENUE BRICKSTONE**  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

SHEET INDEX  
1) COVER  
2) PRELIMINARY SITE DEVELOPMENT PLAN

LANDSCAPING REQUIREMENTS  
PROPERTY IS LOCATED WITHIN THE CORE AREA AS DESCRIBED IN CITY ORDINANCE SECTION 32.05.030.A.5

ZONING: EXISTING: R-3D  
PROPOSED: RMF-1

ADJACENT ZONING:

NORTHEAST: C-2  
NORTHWEST: 9TH AVENUE SE R.G.W.  
SOUTHEAST: R-3D  
SOUTHWEST: 10TH STREET SE R.G.W.

STREET TYPE CLASSIFICATION & REQUIRED CLEAR ZONE (SEE PLAN)

9TH AVENUE SE: LOCAL = 3' CLEAR ZONE  
10TH STREET SE: LOCAL = 3' CLEAR ZONE

PARKING TREES  
PARKING SPACES (1 TREE/12 STALLS): 30/12 = 2.5  
TREES REQUIRED: 3 TREES PROVIDED

10TH STREET SE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING  
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE A)  
LENGTH OF FRONTAGE: 211 LF x 2 LF = 211 LF  
TREES REQUIRED: 5 TREES PROVIDED  
3 TREES EXISTING

STREET FRONTAGE LANDSCAPE AREA (10' WIDTH)  
1 TREE / 50 LF (LESS DRIVES & ACCESS SIGHT DISTANCE A)  
TOTAL AREA: 211 LF x 15' = 3165 SF  
TREES REQUIRED: 217/50 = 4.22  
4 TREES PROVIDED

SHRUB SCREENING  
SHRUBS IN NON-PARK: 3165 SF / 1,000 (6) = 18.99  
AREAS @ 6/1,000: 19 SHRUBS PROVIDED

9TH AVENUE SE - SIDE YARD 10'

RIGHT-OF-WAY LANDSCAPING  
NO TREES IN R.O.W. INSUFFICIENT PLANTING AREAS VIA EXISTING UTILITIES,  
CLEAR ZONE REQUIREMENTS, ACCESS SIGHT DISTANCE TRIANGLES

STREET FRONTAGE LANDSCAPE AREA (10' WIDTH)  
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE A)  
LENGTH OF FRONTAGE: 194 LF = 45 LF x 140 LF  
TOTAL AREA: 149 LF x 10' = 1490 SF  
TREES REQUIRED: 149/40 = 3.73  
4 TREES PROVIDED

SHRUB SCREENING  
SHRUBS IN NON-PARK: 1490 SF / 1,000 (6) = 8.94  
AREAS @ 6/1,000: 9 TOTAL SHRUBS PROVIDED

NORTHEAST PROPERTY LINE - PARKING LOT SCREENING

SHRUB SCREENING  
SHRUBS TO SCREEN: 100 LF x 0.87 = 90 LF  
30 LF / 4' = 22.5  
(4' AVE SHRUB WIDTH)  
2/3 OF PARKING LOT  
23 TOTAL SHRUBS REQUIRED  
(20X GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO)

SHRUBS PROVIDED: 19  
GRASSES/WILDFLOWERS PROVIDED

BUFFER YARD REQUIREMENTS  
NO BUFFER YARDS ARE REQUIRED PER SECTION 32.05.030.A.5.6

TREE MITIGATION REQUIREMENTS  
NO TREE MITIGATION PER SECTION 32.05.030.A.5

PARKING REQUIREMENTS

PARKING REQUIRED = 44 SPACES  
PARKING PROVIDED = 46 SPACES  
2 STORY + MULTIPLE FAMILY DWELLING:  
TOTAL SPACES REQUIRED = 2 PER D.U. = 30 D.U. x 2 SPACES  
= 60 SPACES - 16 SPACES (CORE AREA REDUCTION\*) = 44 SPACES REQUIRED

\*CORE AREA PARKING REDUCTIONS (16 TOTAL):

- 10% REDUCTION FOR THE SITE HAVING THE FOLLOWING (6 SPACES):
  1. INNOVATIVE STORM WATER MANAGEMENT
  2. ENERGY EFFICIENT CONSTRUCTION
  3. PARKING LOT TO THE REAR OR SIDE OF BUILDING
- FOUR 3 RACK BIKE STANDS PROVIDE (4 SPACES)
- 5% REDUCTION FOR BUILDING WITHIN 500' OF A BUS ROUTE (3 SPACES)
- 5% REDUCTION FROM ADMINISTRATIVE RECOMMENDATION (3 SPACES)

PARKING PROVIDED = 29 ONSITE + 17 ON-STREET\*\* (CORE AREA)  
= 46 SPACES PROVIDED (INCLUDING 2 HANDICAP STALLS)

\*\* ON-STREET PARKING AVAILABLE ADJACENT TO SITE (17 SPACES):  
NORTH SIDE (9TH AVE) = 138 LF. / 23 LF. PER SPACE = 6 SPACES  
WEST SIDE (10TH ST) = 253 LF. / 23 LF. PER SPACE = 11 SPACES

GENERAL

ENTIRE EXISTING PARKING LOT WILL BE REMOVED.

STORM WATER MANAGEMENT IS NOT REQUIRED BECAUSE THERE IS NO INCREASE IN OVERALL HARD SURFACING. STORM WATER QUALITY TO BE DETERMINED AND WILL MOST LIKELY CONSIST OF BIO-RETENTION CELLS, MINOR INFILTRATION AND VEGETATION ENHANCEMENTS.

HALL AND HALL PROJECT NUMBER: 9571

LOCATION MAP  
(NOT TO SCALE)



EXISTING/PROPOSED USE  
EXISTING USE: PARKING LOT FOR MERCY MEDICAL  
PROPOSED USE: RESIDENTIAL - 3 STORY RESIDENTIAL MULTI-FAMILY BUILDING

UTILITY LEGEND		PROPOSED	
EXISTING	(S5B) SANITARY SEWER W/SIZE	PROPOSED	S5B
	(S15) STORM SEWER W/SIZE		S15
	(F5B) FORCE MAIN W/SIZE		F5B
	(W5) WATER MAIN W/SIZE		W5
	(G) GAS		G
	(O) OIL		O
	(E) ELECTRIC-OVERHEAD		E
	(E) ELECTRIC-UNDERGROUND		E
	(C) CABLE TV-UNDERGROUND		C
	(O) CABLE TV-OVERHEAD		O
	(T) TELEPHONE-OVERHEAD		T
	(T) FIBER OPTIC-UNDERGROUND		T
	(T) FIBER OPTIC-OVERHEAD		T
	(T) TELEPHONE-UNDERGROUND		T
	(F) FENCE LINE		F
	(PP) SILT FENCE		PP
	(FP) FLOODPLAIN LIMITS		FP
	(FW) FLOODWAY LIMITS		FW
	(CP) CITY CORPORATION LIMITS		CP
	(C) CONTOUR LINE		C
	(L) LIGHT POLE W/O MAST		L
	(L) LIGHT POLE W/MAST		L
	(P) TELEPHONE POLE		P
	(A) POWER POLE		A
	(A) GUY AND/OR		A
	(P) GUY POLE		P
	(T) TELEPHONE PEDESTAL		T
	(M) TELEPHONE MANHOLE		M
	(C) CABLE TV PEDESTAL		C
	(C) UTILITY/CONTROL CABINET		C
	(M) SANITARY MANHOLE		M
	(M) STORM MANHOLE		M
	(I) GATE INTAKE		I
	(I) RA-3 INTAKE		I
	(I) RA-5 INTAKE		I
	(I) RA-8 INTAKE		I
	(I) RA-8 INTAKE		I
	(I) HORSESHOE CATCH BASIN W/O FLUME		I
	(I) HORSESHOE CATCH BASIN W/FLUME		I
	(V) GAS VALVE		V
	(D) FLARED END SECTION		D
	(D) CLEANOUT, STORM OR SANITARY		D
	(S) TRAFFIC SIGNAL W/MAST		S

UTILITY LEGEND		PROPOSED	
EXISTING	(B) BOLLARD	PROPOSED	(B) BOLLARD
	(M) BENCHMARK		(M) BENCHMARK
	(S) STREET SIGN		(S) STREET SIGN
	(W) WELL		(W) WELL
	(S) SOIL BORING		(S) SOIL BORING
	(F) FIRE HYDRANT		(F) FIRE HYDRANT
	(V) WATER VALVE		(V) WATER VALVE
	(S) WATER SHUTOFF		(S) WATER SHUTOFF
	(S) WATER SHUTOFF		(S) WATER SHUTOFF
	(M) SURVEY CONTROL MONUMENT AS NOTED		(M) SURVEY CONTROL MONUMENT AS NOTED

SURVEY LEGEND	
EXISTING	SET --- CEDAR W/CAP NO.
	SET --- P.V. NAIL
	FOUND SURVEY MONUMENT AS NOTED
	FOUND RIGHT OF WAY BAIL
	SECTION CORNER SET AS NOTED
	SECTION CORNER FOUND AS NOTED
	OUT "X" IN CONCRETE
	RECORDED AS
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	PLAT LOT LINE
	CENTERLINE
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE

PLANT LEGEND	
EXISTING	PROPOSED
(T) DECIDUOUS TREE	(T) DECIDUOUS TREE
(S) CONIFEROUS TREE	(S) CONIFEROUS TREE
(S) CONIFEROUS SHRUB	(S) CONIFEROUS SHRUB
(S) PERENNIAL/WILDFLOWER	(S) PERENNIAL/WILDFLOWER
(S) TREE STRAP	(S) TREE STRAP
(S) TREE LINE DRIP EDGE	(S) TREE LINE DRIP EDGE

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

APPLICANT:  
HATCH DEVELOPMENT GROUP  
TODD  
1150 6TH STREET SE  
CEDAR RAPIDS, IA 52401  
(319) 825-1022  
Email: todd@hatchdevelopment.com

OWNER:  
MERCY MEDICAL CENTER  
701 10TH STREET SE  
CEDAR RAPIDS, IA 52403

PROPERTY ADDRESS  
912 10TH ST SE

DIMENSION STANDARDS: RMF-2  
FRONT YARD SETBACK: 25 FEET - UP TO 3 STORY, 50 FEET - OVER 3 STORY  
SIDE YARD SETBACK: 5 FEET / 14 FEET - UP TO 3 STORY, 15 FEET - OVER 3 STORY  
CORNER SIDE YARD SETBACK: 15 FEET - UP TO 3 STORY, 30 FEET - OVER 3 STORY  
REAR YARD SETBACK: 25 FEET - UP TO 3 STORY, 50 FEET - OVER 3 STORY  
BUILDING MAXIMUM HEIGHT: 150 FEET  
MAXIMUM LOT COVERAGE: 40%  
MINIMUM USABLE OPEN SPACE: 15%

PRELIMINARY SITE PLAN LEGAL DESCRIPTION  
LOT 1, LOT 2, LOT 3 AND THE NW-LY 30 FEET OF LOT 4,  
BLOCK 51, CARPENTERS SEVENTH (7TH) ADDITION TO CEDAR  
RAPIDS, LINN COUNTY, IOWA

AND  
THE SW-LY 38 FEET OF LOT 7, BLOCK 51, CARPENTERS  
SEVENTH (7TH) ADDITION TO THE CITY OF CEDAR RAPIDS, LINN  
COUNTY, IOWA

REZONING R-3D TO RMF-2 LEGAL DESCRIPTION  
LOT 1, LOT 2, LOT 3 AND THE NW-LY 30 FEET OF LOT 4,  
BLOCK 51, CARPENTERS SEVENTH (7TH) ADDITION TO CEDAR  
RAPIDS, LINN COUNTY, IOWA

REZONING C-2 TO RMF-2 LEGAL DESCRIPTION  
THE SW-LY 38 FEET OF LOT 7, BLOCK 51, CARPENTERS  
SEVENTH (7TH) ADDITION TO THE CITY OF CEDAR RAPIDS, LINN  
COUNTY, IOWA

BUILDING SIZE  
PROPOSED BUILDING IS 3 STORIES WITH 30 UNITS



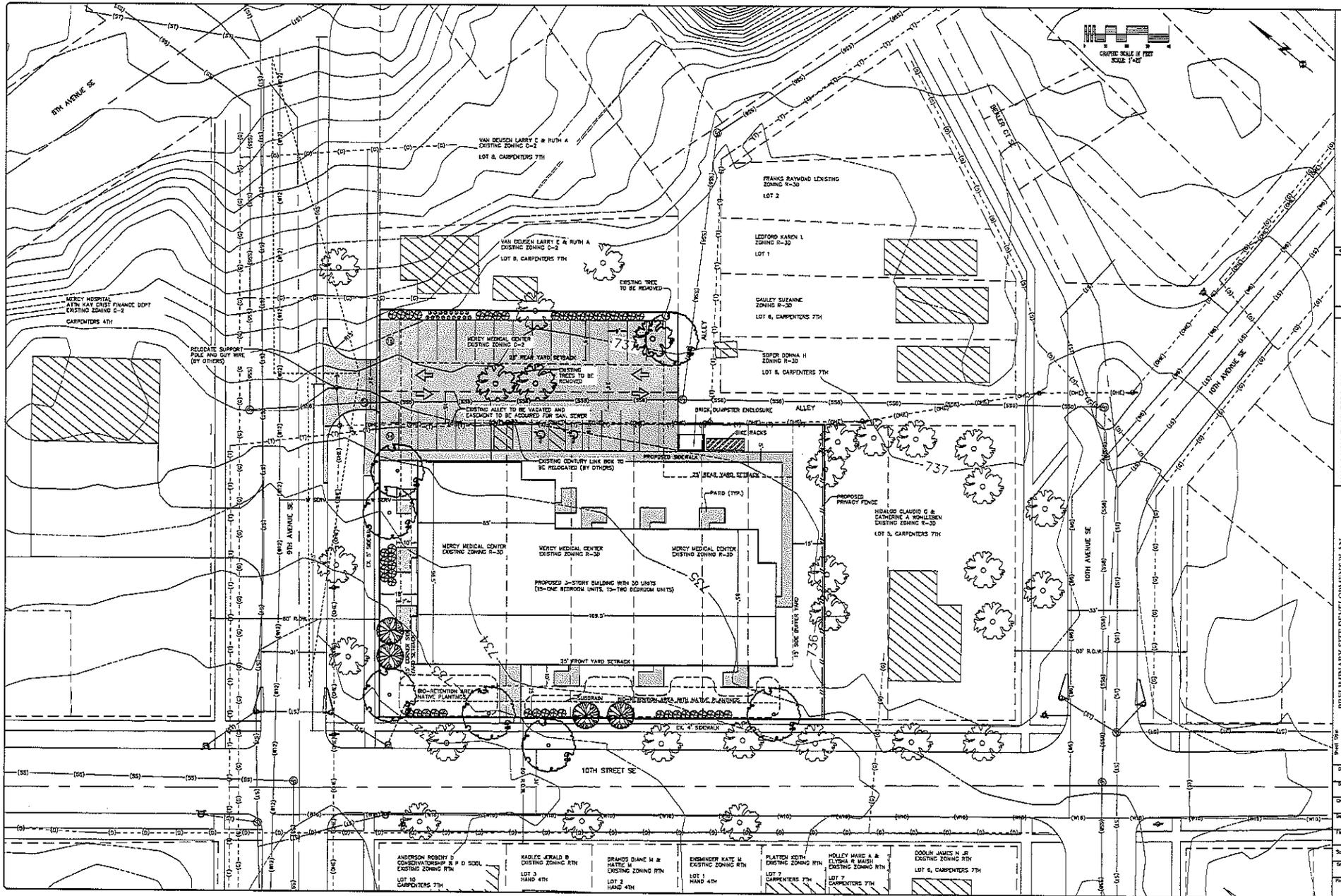
ZONING  
EXISTING: C-2 and R-3D  
PROPOSED: RMF-2

AREA CALCULATIONS  
TOTAL SITE AREA: 36,974 S.F. (0.85 AC.) (SURVEYED)  
AREA OF EXISTING STRUCTURES: 0 S.F. (0%)  
AREA OF PROPOSED STRUCTURES: 12,800 S.F. (34.6%)  
AREA OF EXISTING SURFACING: 30,285 S.F. (81.3%)  
AREA OF PROPOSED SURFACING: 11,500 S.F. (31.1%)  
AREA OF EXISTING OPEN SPACE: 6,965 S.F. (18.7%)  
AREA OF PROPOSED OPEN SPACE: 12,674 S.F. (34.3%)

STREET CLASSIFICATIONS

STREET	DESIGN DATA - URBAN		
	CLASSIFICATION	STREET WIDTH	ROW WIDTH
9TH AVENUE SE	LOCAL	31'	60'
10TH STREET SE	LOCAL	31'	60'
10TH AVENUE SE	LOCAL	33'	80'





<p>   <b>HALL &amp; HALL ENGINEERS, INC.</b>          1450 WEST UNIVERSITY AVENUE SUITE 200          CEDAR RAPIDS, IOWA 52402-1400          (319) 255-1100 FAX (319) 255-1101          www.hallandhall.com       </p>	<p> <b>PRELIMINARY SITE DEVELOPMENT PLAN</b>          FOR  <b>9111 AVENUE BRICKSTONE</b>          IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA       </p>
<p>         Project No. _____          Date _____          Scale _____          Sheet _____ of _____          Project Name _____       </p>	<p>         Drawn by: _____          Check by: _____          Date: 07/19/13          Scale: 1" = 20'          Sheet: 2 of 2          Project Number: 9571       </p>

500 The City of Cedar Rapids, Iowa, is hereby authorized to accept and record this preliminary site development plan for the property described above.



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOVAK  
DESIGN  
GROUP

**HDG**  
Hatch Development Group

**9th Avenue Brickstones**

Cedar Rapids Iowa  
OPTION A

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

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CPC Date: August 15, 2013  
To: City Planning Commission  
From: Development Services Department

Applicant: Neighborhood Development  
Titleholder: Neighborhood Development  
Case Number: RZNE-004529-2013  
Location: 605 G Avenue NW  
Request: Rezoning from I-2, General Industrial District to RMF-2, Multiple Family Residence Zone District  
Case Manager: Vern Zakostelecky, Development Services Department

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**BACKGROUND INFORMATION:**

The property was development in 1915 as a warehouse site. Prior to the Flood of 2008 the property was owned and occupied by the Cedar Rapids Community School District. The buildings have been vacant since the flood. The applicant is requesting rezoning to allow for the two larger buildings on the site to be converted to apartments. The third building on the site, a metal storage building would be demolished to make room for surface parking. The project has been reviewed by City Council and was recommended to be forwarded to the State for possible fund through the fifth round of the Multi Family New Construction Program. The State reviewed the project and awarded funds to assist in developing the project for affordable flood replacement housing.

The site consists of the following:

- Total site area-53,905 sq. ft.
- Total building area-20,327 sq. ft.
- Total hard surface proposed-28,243 sq. ft.
- Total open space proposed-5,335 sq. ft. (9.9% of total site area).
- Total parking required is 64 spaces-provided are 64 spaces including 2 handicap spaces.
- The existing access off G Ave. NW will provide access to the development.
- Storm water management-rain garden and bio-swale at the southwest corner & south boundary of the 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. 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 Framework Plan Map in the City of Cedar Rapids Framework Plan for Reinvestment and Revitalization designates the property as high to medium intensity uses so the requested zone change is in accord with the Frame Work Map and the goals and objective 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 with warehouse buildings that have been vacant since the Flood of 2008. Prior to the flood the property was owned and occupied by the Cedar Rapids Community School District. The proposed renovation of these buildings for residential housing will provide affordable housing in an area that lost a large number of affordable housing units due to the flood. The reuse and restoration of these buildings will not change the site considerably and will be an improvement to the neighborhood. The proposed use will generate moderate traffic. To the west and north is residential housing, although a number of lots in the general area are vacant. To the south and northeast is a mix of commercial, light industrial and service related uses. To the east is an active railroad. Staff has not received objections to 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 Finding does not apply since these are existing buildings and no changes are proposed other than the use and restoration of the exterior of the buildings.

- 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:* The parcel is located in an older in-fill developed area and has 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.

## **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, 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 or not meeting ADA 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.
2. 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 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. That said parcels are to be combined so as to constitute a single zoning lot and tax parcel.
4. That review of the proposal will be required by the Ellis Overlay District Design Review Technical Advisory Committee.
5. 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.
6. 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.

**GENERAL NOTES**

**OWNER/APPLICANT**

SMART DEVELOPMENT CORP.  
275 2ND STREET SE  
CEDAR RAPIDS, IA 52401  
PHONE: 319-338-7332  
EMAIL: NICECEDAR@SMARTDEV.COM

**USE**

TOWN HOMES, MIX OF 1, 2 & 3-BEDROOM UNITS

**ZONING**

EXISTING: R-2  
PROPOSED: RMF-2

**CONTACT PERSON**

CHAD M. PELLEY, P.E.  
1860 BOYSON RD.  
HAMATHA, IA 52233  
PH: 319-362-7595  
FAX: 319-362-7595  
EMAIL: CHAD@HALLENG.COM

Contact Person	CHAD M. PELLEY, P.E.
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD, HAMATHA, IA 52233
E-Mail Address	chad@halleng.com
Date Submitted	07/08/13
Date Revised	07/29/13
Date Revised	

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 8 AND THE NORTH 87 FEET OF LOT 9, ALL IN BLOCK 9, BROWN'S SECOND ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA.

**PROPERTY ADDRESS**

505 G AVENUE NW

**DENSITY CALCULATION**

29 RES. UNITS/24 AC=12.14 UNITS/AC

**AREA CALCULATIONS**

TOTAL EXISTING AREA = 3,905 SF (1.24 AC)  
EXISTING PAVED AREA = 20,343 SF (18.65 AC, 50.4%)  
EXISTING BUILDING AREA = 20,327 SF (18.64 AC, 50.4%)  
EXISTING OPEN AREA = 1,912 SF (1.73 AC, 4.9%)  
TOTAL PROPOSED AREA = 53,905 SF (1.94 AC)  
PROPOSED PAVED AREA = 22,217 SF (20.24 AC, 41.2%)  
PROPOSED BUILDING AREA = 17,377 SF (15.80 AC, 32.2%)  
PROPOSED OPEN AREA = 14,311 SF (13.33 AC, 26.6%)

**DIMENSIONAL STANDARDS**

FRONT YARD SETBACK: 25 FT.  
INTERIOR SIDE YARD: 5 FT.  
CORNER SIDE YARD: 15 FT.  
REAR YARD: 25 FT.  
MIN. LOT WIDTH: 30 FT.  
MIN. LOT AREA: 5,000 S.F. OR 1,000 S.F. PER DWELLING UNIT

\*ALL BUILDINGS ARE EXISTING

**PARKING REQUIREMENTS**

50 STALLS (AT 1000 PER 12 STALLS)=4.2 TREES, 5 PROVIDED  
MULTI-FAMILY = 2 STALLS PER UNIT PLUS ONE GUEST  
REQUIRED SPACES = 84  
PROVIDED SPACES = 84  
(ON-STREET STALLS ADJACENT TO THE SITE WITHIN THE CORE AREA AND ESTABLISHED DISTRICTS SATISFY A PORTION OF THE REQUIRED PARKING)

**REZONING SITE DEVELOPMENT PLAN FOR ELLIS VILLAGE IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA**

**LANDSCAPE REQUIREMENTS**

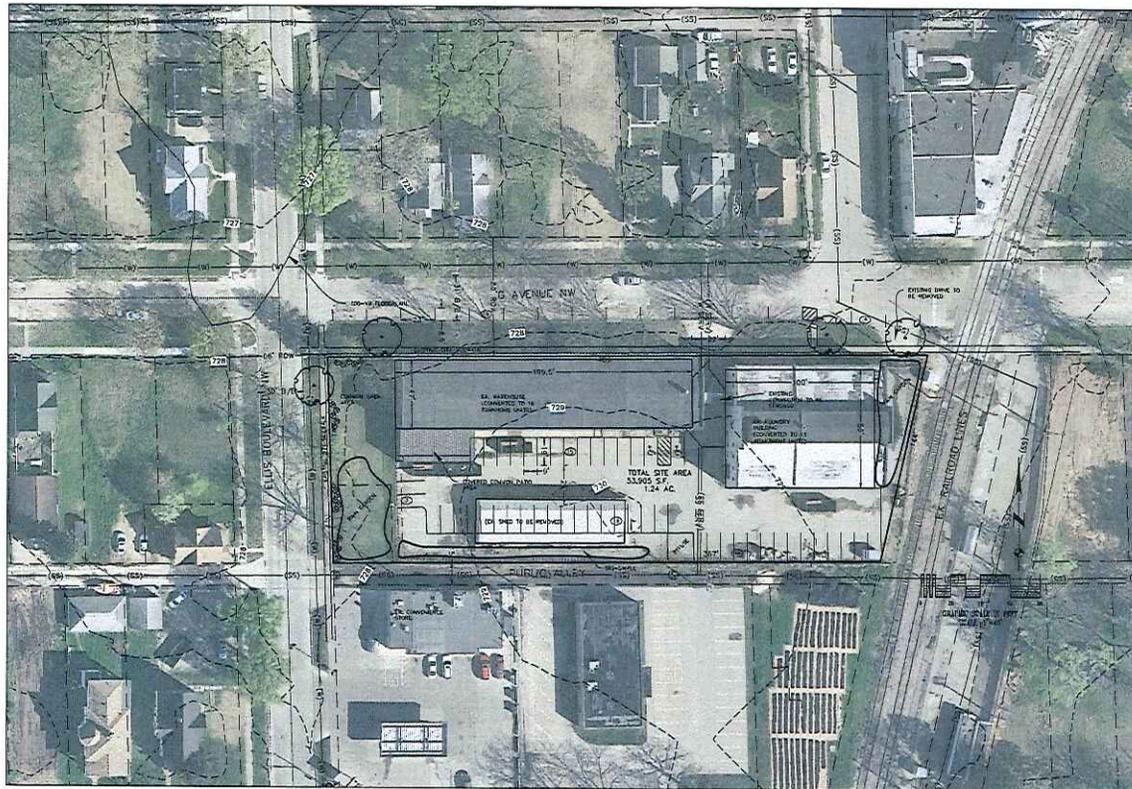
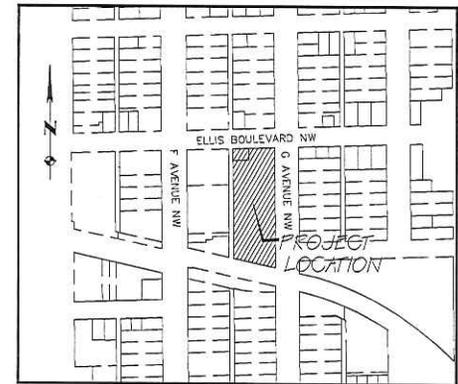
**STREET TREES IN ROW**  
TREES: 140'X40'X3 TREES, 4 PROVIDED (2 EXISTING TREES TO BE PROTECTED, 1 ADDITIONAL TO BE PROVIDED)  
SHRUBS (140'X15'X1000)=12.6 SHRUBS, 15 PROVIDED

**LANDSCAPE SW**  
TREES: 140'X25'X40=8.5 TREES, 10 PROVIDED (7 EXISTING TREES TO BE PROTECTED, 3 ADDITIONAL TO BE PROVIDED)  
SHRUBS (45'X15'X1000)=4.0 SHRUBS, 5 PROVIDED

**PARKING LOT TREES**  
50 STALLS (AT 1000 PER 12 STALLS)=4.2 TREES, 5 PROVIDED  
PARKING LOT TREES: PROPOSED STREET FRONT LANDSCAPING SHRUBS TO SATISFY THIS REQUIREMENT

UP TO 50% OF THE SHRUBS SHOWN MAY BE SUBSTITUTED WITH PERENNIAL FLOWERS AND ORNAMENTAL GRASSES AT A RATE OF 4 PER SHRUB.

**NOTES:**  
NONE REQUIRED, SITE IS ADJACENT TO CITY RIGHT OF WAY ON THE NORTH, WEST AND SOUTH AND IS BORDERED BY INDUSTRIAL ZONING TO THE EAST.



**LEGEND**

UTILITY LEGEND-EXISTING		UTILITY LEGEND-PROPOSED	
---(SSS)---	SANITARY SEWER W/5/2E	SSS	SANITARY SEWER W/5/2E
---(ST13)---	STORM SEWER W/5/2E	ST13	STORM SEWER W/5/2E
---(FM6)---	FORCE MAIN W/5/2E	FM6	FORCE MAIN W/5/2E
---(W8)---	WATER MAIN W/5/2E	W12	WATER MAIN W/5/2E
---(C)---	CABLE TV-UNDERGROUND	COOP	CITY CORPORATE LIMITS
---(E)---	ELECTRIC-UNDERGROUND	SM	SANITARY MANHOLE
---(C)---	CABLE TV-UNDERGROUND	GR	GRATE INTAKE
---(C)---	CABLE TV-OVERHEAD	RA-3	RA-3 INTAKE
---(C)---	TELEPHONE-UNDERGROUND	RA-5	RA-5 INTAKE
---(C)---	TELEPHONE-OVERHEAD	RA-6	RA-6 INTAKE
---(F)---	FIBER OPTIC-UNDERGROUND	RA-8	RA-8 INTAKE
---(F)---	FIBER OPTIC-OVERHEAD	HCB	HORSESHOE CATCH BASIN W/O FLUME
---(DWF)---	DRY WELL	FL	FLARED END SECTION
---	FENCE LINE	CS	CLEANOUT, STORM OR SANITARY
---	SILT FENCE	WV	WATER VALVE
---	FLOODPLAIN LIMITS	WS	WATER SHUTOFF
---	FLOODWAY LIMITS	WB	WATER BLOWOFF
---	CITY CORPORATE LIMITS		
---	CONTOUR LINE		
---	LIGHT POLE W/O MAINT		
---	LIGHT POLE W/ MAINT		
---	TELEPHONE POLE		
---	POWER POLE		
---	GLY ANCHOR		
---	GUY POLE		
---	TELEPHONE PEDESTAL		
---	TELEPHONE MANHOLE		
---	CABLE TV PEDESTAL		
---	UTILITY CONTROL CABINET		
---	SANITARY MANHOLE		
---	STORM MANHOLE		
---	GRATE INTAKE		
---	RA-3 INTAKE		
---	RA-5 INTAKE		
---	RA-6 INTAKE		
---	RA-8 INTAKE		
---	HORSESHOE CATCH BASIN W/O FLUME		
---	HORSESHOE CATCH BASIN W/ FLUME		
---	GAS VALVE		
---	FLARED END SECTION		
---	CLEANOUT, STORM OR SANITARY		
---	TRAFFIC SIGNAL W/MAST		
---	DOLLARD		
---	BENCHMARK		
---	STREET SIGN		
---	WELL		
---	SOL BORING		
---	FIRE HYDRANT		
---	WATER VALVE		
---	WATER SHUTOFF		
---	WATER BLOWOFF		

SURVEY LEGEND	
○	SET --- REBAR W/CAP NO.
○	FOUND SURVEY MONUMENT AS NOTED
○	FOUND RIGHT OF WAY BAIL
△	SECTION CORNER SET AS NOTED
△	SECTION CORNER FOUND AS NOTED
○	CUT 1" IN CONCRETE
( )	RECORDED AS
---	EASEMENT LINE
---	PLAT OR SURVEY BOUNDARY
---	PLAT LOT LINE
---	SECTION LINE
---	1/4 SECTION LINE
---	1/4-1/4 SECTION LINE
---	EXISTING LOT LINE
---	BUILDING SETBACK LINE

PLANT LEGEND	
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	DECIDUOUS SHRUB
○	CONIFEROUS SHRUB
○	TREE STUMP
○	TREE LINE DRIP EDGE

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

Project Number: 10059  
 Drawing Number: 10059-01  
 Date: 07/29/13  
 Scale: 1"=1'  
 Project Number: 10059

**HALL & HALL ENGINEERS, INC.**  
 1860 BOYSON ROAD, SUITE 100  
 CEDAR RAPIDS, IOWA 52401  
 PHONE: 319-362-7595  
 FAX: 319-362-7595  
 WWW.HALL-ENGINEERS.COM

**REZONING SITE DEVELOPMENT PLAN FOR ELLIS VILLAGE IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA**

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Preliminary Site Development Plan

---

CPC Date: August 15, 2013  
To: City Planning Commission  
From: Development Services Department

Applicant: Schissel, LLC  
Titleholder: City of Cedar Rapids  
Case Number: PSDP-004529-2013  
Location: The northwest corner of the intersection of 2<sup>nd</sup> Street and 5<sup>th</sup> Avenue SW  
Request: Preliminary Site Development Plan approval for property zoned RMF-2, Multiple Family Residence Zone District for 6-unit row-house apartments  
Case Manager: Vern Zakostecky, Development Services Department

---

**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for the development of a 6-unit row house apartment building. The property is currently undeveloped and is in the future Kingston Village Overlay District. The lots proposed for development had homes on them that were damaged as a result of the Flood of 2008. The City purchased the properties through the Voluntary Acquisition Program and demolished the homes, which were beyond repair. The project has been reviewed by City Council and was recommended to be forwarded to the State for possible funding through fifth round of the Multi Family New Construction Program. The State reviewed the project and awarded funds for the 6-unit row house to assist in developing the project for affordable flood replacement housing.

The site consists of the following:

- Total site area is 16,796 sq. ft.
- Total building area is 6,930 sq. ft.
- Total hard surface, excluding building- proposed is 3,895 sq. ft.
- Total open space- proposed is 5,435 sq. ft. (33.4% of total site area).
- Total parking required is 12 spaces-provided are 12 spaces.
- Accesses are from 5<sup>th</sup> Avenue SW and to the public alley to the north.
- Storm water management includes a bio-retention and infiltration areas.

**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.

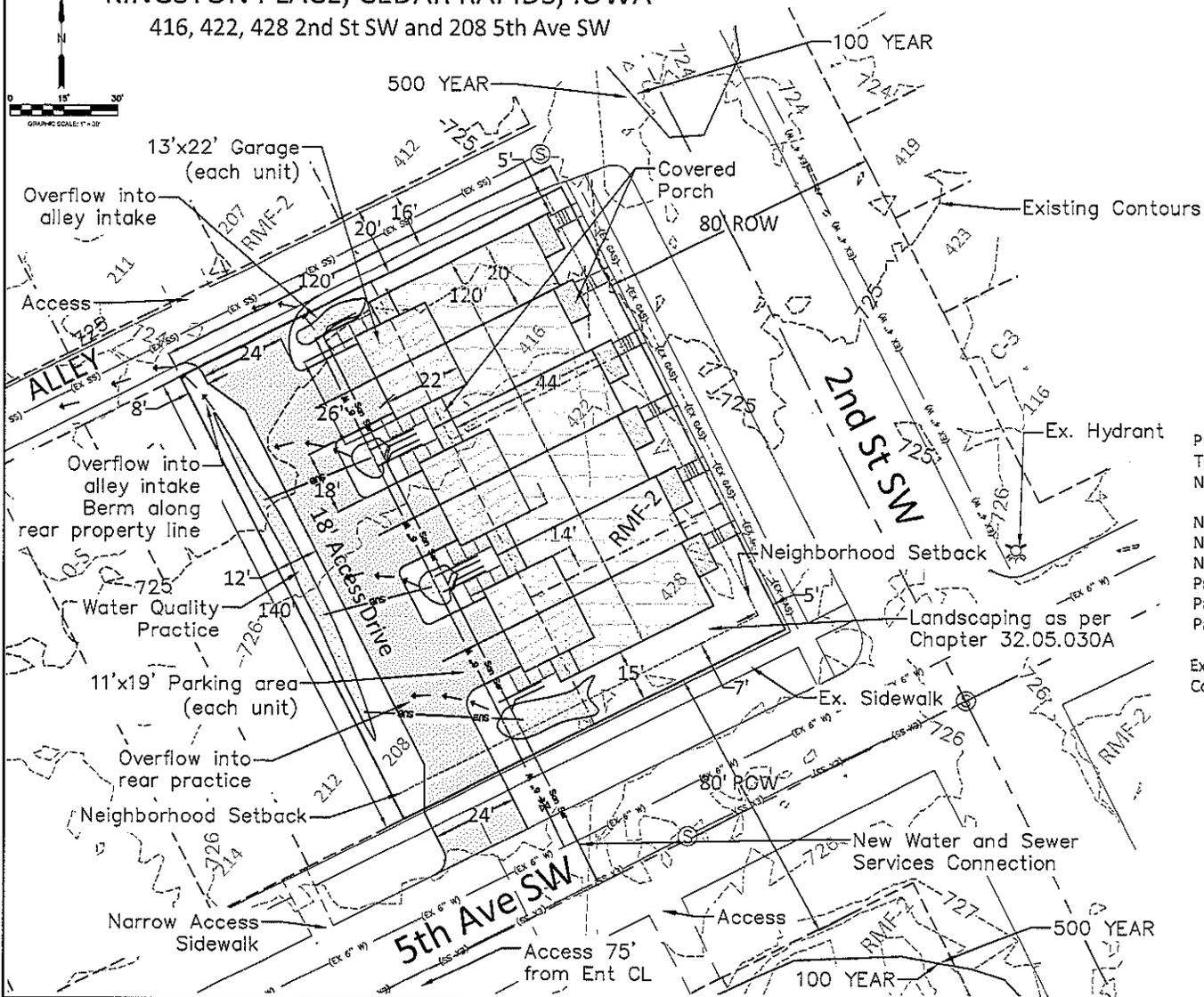
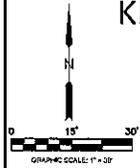
**RECOMMENDED CONDITIONS:**

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA 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.
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. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
5. The parking spaces shall be screened where adjoining the public street or a variance must be obtained.

# PRELIMINARY SITE DEVELOPMENT PLAN

KINGSTON PLACE, CEDAR RAPIDS, IOWA

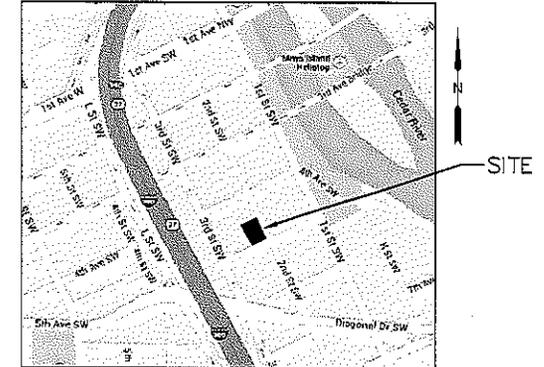
416, 422, 428 2nd St SW and 208 5th Ave SW



## Legal Description

Kingston Lots 9 and 10, Block 19

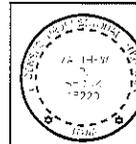
## LOCATION MAP (not to scale)



Proposed 6-unit Townhouse  
 Total Lot Area= 16,796 SF (0.39 Acres)  
 New Building Area= 5,214 SF/1st Floor (With Porches- 6 Units)  
 2-Story with Basement= 13,989 SF Total  
 New Garage Area= 1,716 SF  
 New Parking and Drives= 3,895 SF  
 New Sidewalk= 536 SF  
 Proposed Total Hard Surface= 11,361 SF (68%)  
 Parking Required= 12  
 Parking Provided= 12

Existing Zoning is RMF-2  
 Conforming to existing neighborhood setbacks:  
 Exist Front Front Yard Setback= 5'  
 Proposed Front Yard Setback= 5'  
 Exist Corner Side Yard Setback= 7'  
 Proposed Corner Side Yard Setback= 15'  
 Exist Interior Side Yard to Alley= 0'  
 Proposed Side Yard to Alley= 5'

Current Title Holder: City of Cedar Rapids



I hereby certify that this is a true and correct copy of the original as shown by me or under my direct personal supervision and that I am a duly licensed Engineer under the laws of the State of Iowa.

My State of Iowa License No. 105290  
 My license renewal date is September 31, 2014  
 I am not covered by this seal.

NO.	DATE	REVISION

APPLICANT INFORMATION:  
**Schissel, LLC**  
 3225 Cedar River Ct NE Cedar Rapids  
 Tel: 319-899-7148

APPROVED CONTACT:  
**Bryan Schissel**  
 bryanschissel@gmail.com  
 T: 319-899-7148

PREPARED BY:  
**Matt Shock, PE STS CIVIL**  
 mshock@stscivil.com  
 Tel: 319-350-8120



**Kingston Place**

Preliminary Site Plan

Date: 7/31/2013  
 Sheet No. S.01  
 OF 1



FRONT ELEVATION



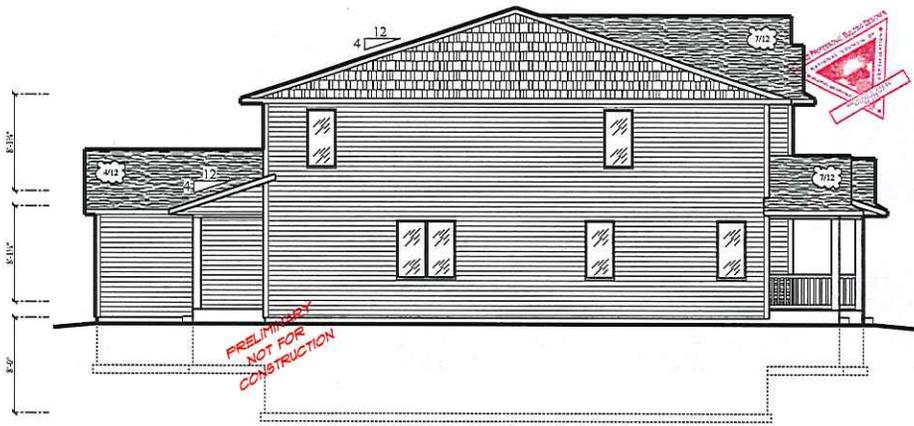
REAR ELEVATION

ALL  
 BLD  
**ROLL**  
 CONSTRUCTION, LLC  
 ARCHITECTS & DESIGNERS  
 OFFICE: 318.546.0313 / FAX: 318.546.9373  
 EMAIL: info@rollconstruction.com  
 1000 W. STATE ST. SUITE 200  
 MONROE, LA 70130  
 A MEMBER FIRM OF THE MONROE DESIGN CENTER  
 CERTIFIED PROFESSIONAL ARCHITECTS

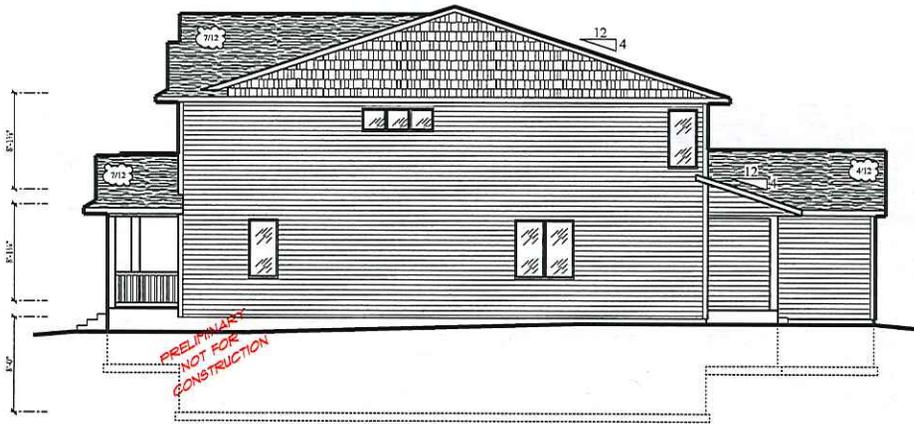
SHEET TITLE  
**FRONT & REAR ELEVATIONS**  
 COPYRIGHT © 2013 ROLL CONSTRUCTION, LLC

PROJECT NAME  
**SCHISSEL, LLC / KINGSTON PLACE**

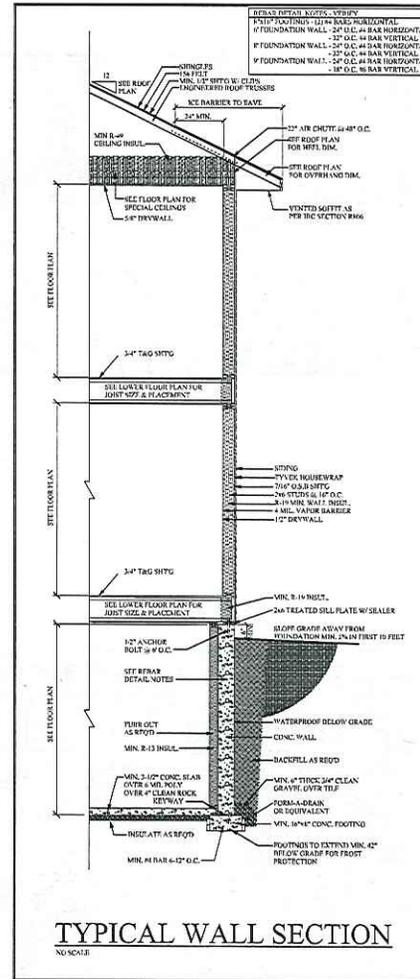
JOB #  
**1106-0713**  
 SCALE: 1/8" = 1'-0"  
 04.23.2013  
 SHEET #  
**1 of 7**  
 PREPARED BY: [NAME]



LEFT ELEVATION



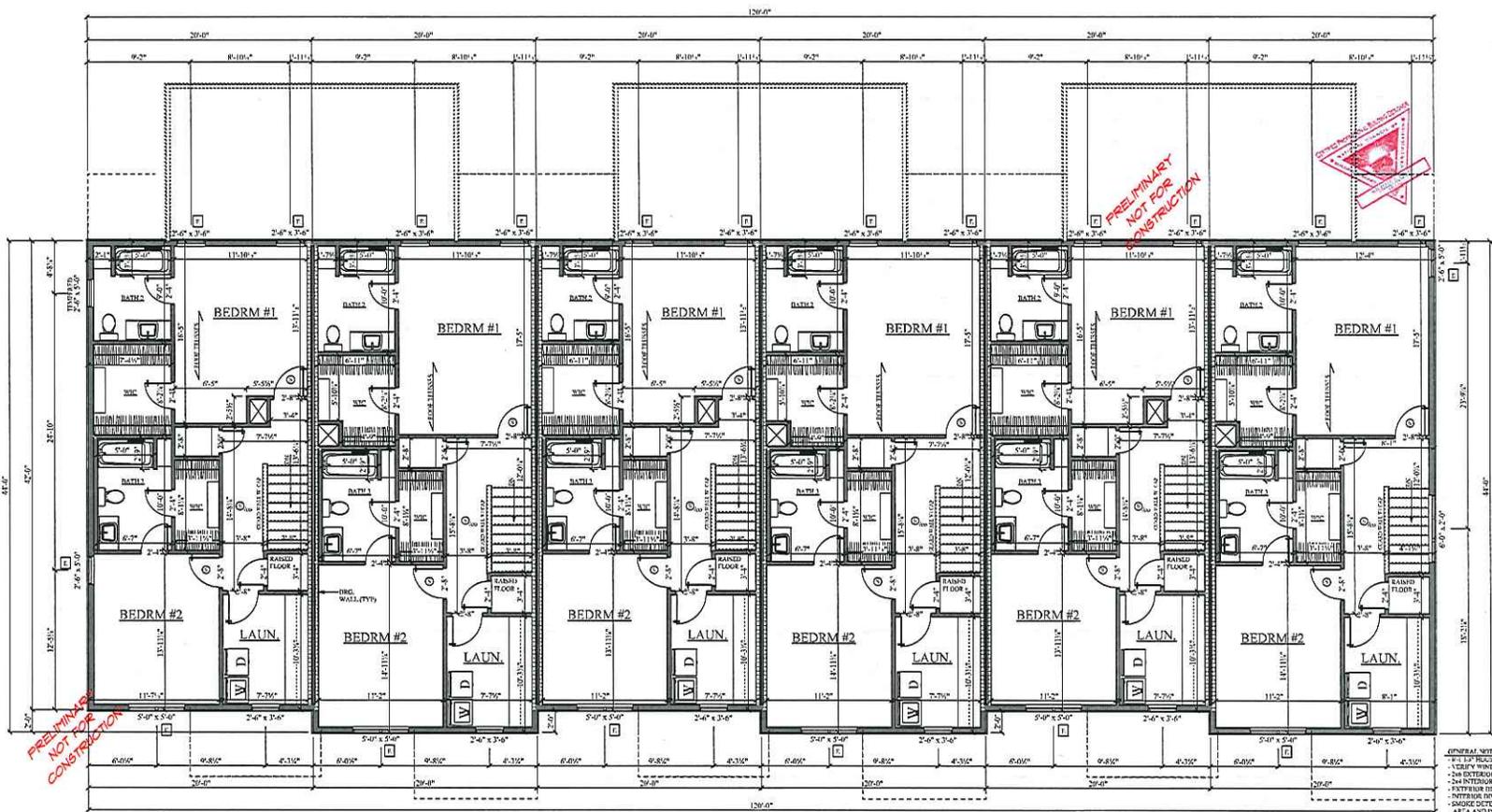
RIGHT ELEVATION



TYPICAL WALL SECTION







2ND FLOOR AREA  
UNIT #1  
813 SQ. FT.

2ND FLOOR AREA  
UNIT #2  
853 SQ. FT.

2ND FLOOR AREA  
UNIT #3  
813 SQ. FT.

2ND FLOOR AREA  
UNIT #4  
853 SQ. FT.

2ND FLOOR AREA  
UNIT #5  
813 SQ. FT.

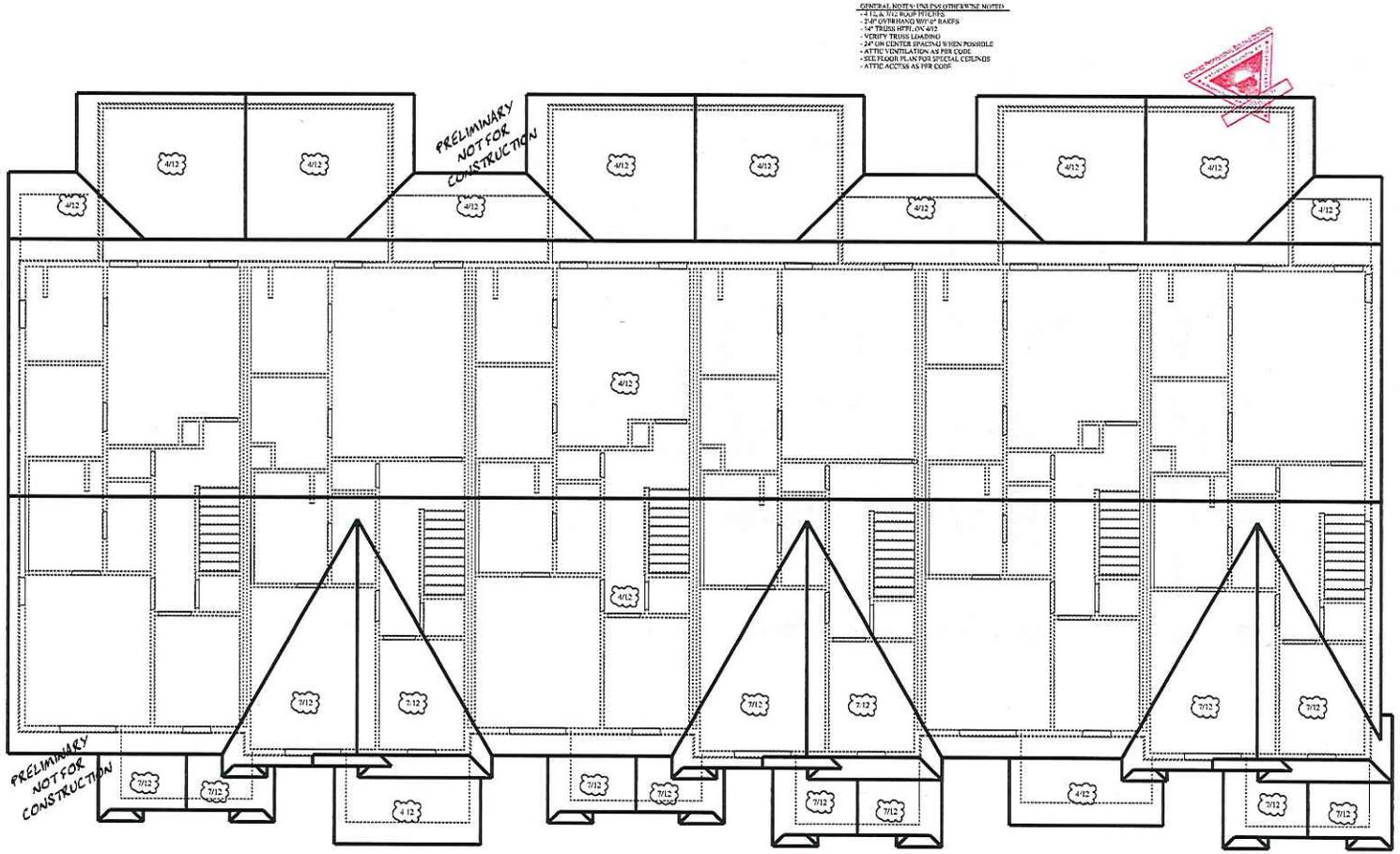
2ND FLOOR AREA  
UNIT #6  
853 SQ. FT.

- GENERAL NOTES: (SEE SPECIFICATIONS FOR DETAILS)
- 1-1" x 1" RECESSED WALL PLUGS
  - 1-VERIFY WINDOW & DOOR ROUGH OPENINGS
  - 2-4" EXTERIOR WALLS
  - 2-4" INTERIOR WALLS
  - 3-VERIFY EMPLOYERS TO DETERMINE IF ATCS
  - 4-INTERIOR DIMENSIONS TO FACE OF STUD
  - 5-CHOOSE DETECTORS IN EACH CEILING AREA AND IN ADJACENT CLOSET AREAS
  - 6-TRIMMED GLASS AS HIGH AS VIEW CODE
  - 7-EACH BATHROOM TO HAVE AN EXHAUST FAN
  - 8-PLAN TO BE SET BY A VENTILATION SUPPLIER
  - 9-VERIFY LOCATION OF ATTIC ACCESS
  - 10-FLUORESCENT WALL & CEILING
  - 11-SMALL DETECTORS
  - 12-SMALL DETECTORS W/ CO. DETECTOR
  - 13-FORSSA WINDOW



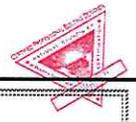
SCHISSEL, LLC / KINGSTON PLACE  
SECOND FLOOR PLAN  
DATE: 11/06/2013  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN  
PROJECT: 1166-0713

SCHISSEL, LLC / KINGSTON PLACE  
JOB # 1166-0713  
SHEET # 5 of 7  
DATE: 11/06/2013  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS



GENERAL NOTES: (AND FOR OTHERS' NOTE)

- 1/2" DIA. TIE ROOF TRUSSES
- 2"X4" OVERHANG MIT' OF RAFTS
- 2"X4" TRUSS DEPT. ON W/2
- VERIFY TRUSS LOADING
- 2"X4" ON CENTER BRACING WHEN POSSIBLE
- ATTIC VENTILATION AS PER ECODE
- SEE TIE ROD PLAN FOR SPECIAL ATTACHE
- ATTIC ACCT'AS AS PER CODE



PRELIMINARY  
NOT FOR  
CONSTRUCTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, August 29, 2013 @ 3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

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

**REGULAR AGENDA**

1. **Case Name:** 113 34<sup>th</sup> Street Drive SE (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Ross Co Auto Sales and Donna R. and Ross R. Neal (Titleholders)

**Case No:** *PSDP-002433-2013* **Case Manager:** *Vern Zakostecky*

2. **Case Name:** 5120 Shadowood Lane SW (Rezoning)

Recommendation for approval of a rezoning from R-T, Single Family Transitional Residence Zone District to R-3D, Two Family Residence Zone District as requested by Melody Vance (Applicant/Titleholder).

**Case No:** *RZNE-003218-2013* **Case Manager:** *Vern Zakostecky*

3. **Case Name:** 1103 and 1201 Blairs Ferry Road NE (Rezoning)

Recommendation for approval of a rezoning from I-I, Light Industrial Zone District and C-2, Community Commercial Zone District to PUD-1, Planned Unit Development Zone District as requested by Hunter Companies LLC (Applicant) and Nash Finch Companies, Chicago Central & Pacific Railroad Co and Northwestern States (Titleholders).

**Case No:** *RZNE-003536-2013* **Case Manager:** *Vern Zakostecky*

4. **Case Name:** 6677 16<sup>th</sup> Avenue SW (Rezoning)

Recommendation for approval of a rezoning from C-2, Community Commercial Zone District and A, Agriculture Zone District to PUD-1, Planned Unit Development Zone District as requested by Sharp Investments LLC (Applicant/Titleholder).

**Case No:** *RZNE-004447-2013* **Case Manager:** *Vern Zakostecky*

5. **Case Name:** 3015 and 3233 Blairs Ferry Road NE (Rezoning)

Recommendation for approval of a rezoning from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Linn Area Credit Union (Applicant/Titleholder) and Assembly of God Church (Titleholder).

**Case No:** *RZNE-004536-2013* **Case Manager:** *Vern Zakostecky*