

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, December 12, 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**

1. **Case Name: 880 74th Street NE (Rezoning)**

Case No: RZNE-006757-2013 Case Manager: Vern Zakostecky

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)

2. **Case Name: 4001 and 4009 Blairs Ferry Road NE (Rezoning)**

RZNE-006769-2013 Case Manager: Vern Zakostecky

Recommendation for approval of a rezoning from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Buffalo Evangelical United Brethren Church (Applicant/Titleholders)

3. **Case Name: 5940 Rockwell Drive NE (Preliminary Site Development Plan)**

Case No: PSDP006973-2013 Case Manager: Dave Houg

Recommendation for approval of a Preliminary Site Development Plan zoned O-S, Office Service Zone District as requested by Martin Combs Custom Homes (Applicant) and Juan Valles-Zamora (Titleholder).

- **New Business**

1. Digital Sign Ordinance – Seth Gunnerson

- **Training Opportunities**

- **Announcements**



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

**Minutes of
CITY PLANNING COMMISSION MEETING
Thursday, November 21, 2013 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Allan Thoms
Mike Tertinger
Virginia Wilts

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Jennifer Pratt, Assistant Director
Betty Sheets, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll call was answered with eight (8) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the October 31, 2013 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

REGULAR AGENDA

- 1. Case Name: 4444 1st Avenue NE (Conditional Use)
Case No: COND-006321-2013; Case Manager: Dave Houg***

Recommendation for a conditional use for Alcohol Service in Outdoor Patio in a C-2, Community Commercial Zone District as requested by Chipotle Mexican Grill (Applicant) and SDG Macerich Properties (Titleholder)

Mr. Houg stated this request is for outdoor service with alcohol at Lindale Mall for Chipotle Mexican Grill on a site facing Collins Road. It will have a 3500 sq ft restaurant with seating for 24 outside. The Elevation, Site Plan, Floor Plan and Patio Elevation were presented. Mr. Houg indicated there were 5 standard conditions.

Commissioner Overland called for questions of Mr. Houg. Commissioner Dahlby asked if the patio would be staffed all the time. Mr. Houg indicated that it would be staffed all the time.

Commissioner Overland called for a representative of the applicant.

Danielle Rew, 8826 Santa Fe Drive, Overland Park, KS stated she is the Architect for this project. Ms. Rew stated that Chipotle's liquor sales are less than 1% of their business and did not feel there was any issue.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Halverson made a motion to approve the conditional use for Alcohol Service in an Outdoor Patio in a C-2, Community Commercial Zone District. Commissioner Tertinger seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion on the motion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

**2. Case Name: 77 16th Avenue SW (Conditional Use)
Case No: COND-006332-2013; Case Manager: Dave Houg**

Recommendation for a conditional use for Residential Unit on ground floor of Babi Buresh Center in a C-3, Regional Commercial Zone District as requested by Roger Gwinnup Construction (Applicant) and National Czech & Slovak Museum & Library (Titleholder)

Mr. Houg stated this request involves restoration of a building in Czech Village to provide a bathroom and kitchen on the ground floor for dwelling on the second floor. Mr. Houg provided a site plan, aerial photo and street view of the project.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Roger Gwinnup, 2430 Echo Avenue NW, Oxford, IA stated that they were also installing a second bathroom to accommodate ADA requirements. He further stated that a kitchen had been in the house when first built and that nothing was changing.

Commissioner Overland called for questions of the applicant. Commissioner Thoms was confused as to which building was being restored. Mr. Gwinnup pointed out the building that was being restored.

Commissioner Overland called for members of the public who wished to speak. No members from the public wished to speak

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Halverson made a motion to approve the Conditional Use for Residential Unit on ground floor of the Babi Buresh Center in a C-3, Regional Commercial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion on the motion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

- 3. Case Name: 606 J Avenue NW, 610 J Avenue NW, 1111 Ellis Boulevard NW, 1113 Ellis Boulevard NW, 1100 6th Street NW, 1106 6th Street NW, 1108 6th Street NW, 1110 6th Street NW and 1116 6th Street NW and Lot 1 & 2 of Block 24 located at the northwest corner of J Avenue NW and Ellis Boulevard NW**
Case No: RZNE-006864-2013 Case Manager: Joe Mailander

Recommendation for approval of a rezoning from C-1, Mixed Neighborhood Convenience Zone District and R-3D, Two Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by High Development (Applicant) and City of Cedar Rapids and Leslie E. Stokke (Titleholders).

Mr. Mailander stated the request is for City-owned property in the Ellis Overlay District for 48 unit Senior Living facility. The area is undeveloped; the City purchased the lots as part of the acquisition program. This project will be submitted to the Iowa Finance Authority for the Low Income Housing Tax Credit program which is due by December 9, 2013. Mr. Mailander provided an aerial photo, site plan and elevation and a photo taken from the Ellis Viable Business Plan which shows the area as high intensity use for commercial development. Because the area has no flood protection, the first level will be parking. It will be three residential floors.

Commissioner Overland called for questions of Mr. Mailander. Commissioner Tertinger asked why the project was going as a PUD. Mr. Mailander stated that it was a recommendation by staff in case the Low Income Housing Tax Credit program was not approved, the City has more flexibility in the future.

Commissioner Thoms asked if the elevation slide for the project could be on the screen and asked if staff had no concerns about the height of the building. Mr. Mailander stated that it will definitely be the highest structure in the area, however, in the future it is anticipated more

structures will be as high. Commissioner Thoms expressed his concern that the building was stark in comparison to other projects being built in the area. Mr. Mailander stated there are design standards for the area and this is a preliminary plan for the building and could discuss adding more brick to the building with the developer.

Commission Knox-Seymour asked when the project would be complete. Mr. Mailander stated the program deadline for submission was December 9 and once that was approved the developer would begin construction.

Commissioner Overland called for a representative of the applicant.

Darryl High, 1100 Old Marion Road NE, Cedar Rapids, IA stated the concept of the building is a white washed hardy plank and brick design and did not want to go real trendy and looking for an older look. The developer wants to do this with respect to the neighborhood adding blue lights on the face of this building. Mr. High further stated that they met with the neighborhood association this morning with Linda Seger, Don Karr, David Keys, Angie Doyle, Don Gallagher. If the staff feels that additions should be made to the elevation, they were ready to do that.

Commissioner Knox-Seymour stated that she appreciated more senior citizen projects were being built. Mr. High stated that there is a real need for the 55 and older projects and was excited to have the opportunity.

Commissioner Wilts asked if there was a plan if the Low Income Housing Tax Credit was not approved. Mr. High stated he did not have a plan for the property if they were not successful in this is not approved.

Commissioner Tertinger asked if Mr. High could speak about the stormwater management plan. Mr. High stated that they will meet all the City required standards. Water quality was the largest issue and they wanted to catch the rain water for a garden for the project as 55 and older like to garden. There will also be a fitness center and community room. Commissioner Tertinger stated that the Commissioners would like to see more projects like this and hope that you can make it happen.

Commissioner Thoms wanted to follow up on design and parking stating there were 40 more spaces than required. Mr. High stated that a seniors-only development requires less, but typical apartment projects require two spaces per unit plus 10% for guest parking. Mr. High stated he seldom has the space to provide for more parking due to the fact that most couples have two cars and space for grandchildren to visit.

Commissioner Pankey stated he was appreciative that this area was building up.

Commissioner Overland stated he was happy to see that parking was provided under the building to alleviate so many cars outside.

Commission Knox-Seymour asked if this was in the 100 or 500 year flood plain. Mr. High stated this was in the 100 year flood plain and mandated to raise the building to provide parking on the lower level.

Commissioner Thoms asked if they would give some consideration to soften the stark look of the building.

Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Tertinger made a motion to approve the rezoning from C-1, Mixed Neighborhood Convenience Zone District and R-3D, Two Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District. Commissioner Knox-Seymour seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Tertinger asked if no street parking could be utilized for this project. Mr. Mailander stated that street parking could be utilized and there would be no parking lots (but there is a parking lot (?)).

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

- **New Business**

- a. Kingston Village Overlay District

Mr. Gunnerson stated he is requesting a recommendation for an ordinance to update Section 32.03.010.C of the City Code to establish a new Design Review Overlay District and make two modifications that would apply to all Design Review Overlay Districts.

The recommendations were presented to the City Council's Development Committee on October 23, 2013 and now recommended for review by the City Planning Commission. Input on the recommendations has also been gathered from the Developer's Council and from representatives from sign companies in Cedar Rapids.

Mr. Gunnerson asked that the following were asked of the City Planning Commission:

1. Recommendations to establish a Kingston Village Overlay (KV-O) District to guide future development of the Kingston Village District.
2. Recommendation to establish a Design Review Technical Advisory Committee (DRTAC) to review requests within the KV-O District.
3. Recommendations to modify requirements for all overlay districts allowing Sign Permits to be reviewed by the DRTAC
4. Establishment of a timeline for review of cases by the DRTAC

The establishment of an overlay district is to guide future development as one of the goals of the 2013 Kingston Village Plan. Two similar overlay districts currently exist in Cedar Rapids, the Czech Bohemia Overlay (CB-O) District and the Ellis Area Overlay (EA-O) District. The purpose of the overlay district is to establish dimensional and design standards for development within the district. Overlay district standards apply to all development except one and two family residential developments.

Commissioner Overland called for questions of Mr. Gunnerson. No questions were presented.

Commissioner Pankey asked if the technical advisory committee did not like a sign design would this mean another layer of approval for the project. Mr. Gunnerson stated the intent was not to add time to the review process and more of a review body.

Commissioner Tertinger asked if the design committee said no the sign is not approved what is the next step. Mr. Gunnerson stated that the sign would be approved by staff and perhaps if it was a pole sign. Commissioner Tertinger stated the point of the design committee is design so we are not talking about function. Mr. Gunnerson stated the function of the design committee is to be a recommended body. Commissioner Tertinger asked how the other design committees are working. Mr. Gunnerson said the Czech Bohemia Overlay Committee has been in existing longer and is working well.

Commissioner Pankey asked what the need for the Technical Design Committee was. Mr. Gunnerson said that the stakeholders in the neighborhoods that were interested in having their input on projects. Mr. Pankey stated that as a developer his concern was more and more layers to have a project approved and thanked Mr. Gunnerson for his efforts.

Commissioner Thoms asked about the signage section, and the design committee must work with those standards that have been created. Mr. Gunnerson stated that Building Services approves the signs and standards and the role of the Technical Advisory Committee is the forum for them to make recommendations.

Commissioner Overland called for a motion to approve the Kingston Village Overlay District recommendations. Commissioner Halverson made a motion to approve the recommendations to establish a Kingston Village Overlay (KV-O) District to guide future development of the Kingston Village District; recommendation to establish a Design Review Technical Advisory Committee (DRTAC) to review requests within the KV-O District; recommendations to modify requirements for all overlay districts allowing Sign Permits to be reviewed by the DRTAC and establishment of a timeline for review of cases by the DRTAC. Commissioner Thoms seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

- b. Proposed Amendment No. 5 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area. CIP/DID #283396

Jennifer Pratt stated the next two items are similar in nature looking for CPC confirmation the amendments are consistent with the Comprehensive Plan, per state code.

The first is for the Consolidated Central Urban Renewal Area that circles the downtown. The requested amendment is to add one block that was inadvertently missed. The proposal is to include this block in the Consolidated Central Urban Renewal Area.

Second, the removal of a number of properties located in the area identified for the construction of a proposed casino, as these currently lie in both the Consolidated Central Urban Renewal Area as well as the Central Urban Renewal Area. It is proposed to remove from Consolidated Central Urban Renewal Area and at a future date be included in the Central Urban Renewal Area.

The third item on this amendment is a proposed activity which is funding for the development of historic preservation curriculum by Kirkwood Community College. Due to the flood, many structures were demolished, so this is an activity to mitigate the impact to historic preservation which was identified by the City's Historic Preservation Commission. It is being proposed to be funded through the tax increment generated from this TIF District, since the City's historic buildings are located in this core area of the city.

Commissioner Overland called for questions of Ms. Pratt.

Commissioner Thoms wanted clarification and asked if this was compatible to include the area across the river. Ms. Pratt stated that it is to clarify that the Central Urban Area is existing and includes property on both sides of the river.

Commissioner Halverson added that ultimately the proposed casino site is more compatible with the Central Urban Renewal Area than the Consolidated Central Urban Renewal Area.

Commissioner Tertinger stated that the Casino will be in boundary of the Kingston Overlay District and will be subject to that Design Review Technical Committee. Ms. Pratt said yes that was correct.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Thoms made a motion to approve the action being requested from Planning Commission to make a finding regarding the consistency of Amendment No. 5 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area with the Comprehensive Plan. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

- c. Proposed Amendment No. 2 to the Amended and Restated Urban Renewal Plan for the Southwest Urban Renewal Area. CIP/DID #669673

Ms. Pratt stated the expansion of the Southwest Urban Renewal Area is adding right of way property along Edgewood Road to cross over Highway 30 and is part of a shared use path that is being constructed by Public Works. The majority of this is in the existing Southwest Urban Renewal Area making it a simpler project.

Commissioner Overland called for questions of Ms. Pratt. No questions were presented.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Dahlby made a motion to approve Amendment No. 2 to the Amended and Restated Urban Renewal Plan

for the Southwest Urban Renewal Area with the Comprehensive Plan. Commissioner Knox-Seymour seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:55 p.m.

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development

DRAFT



Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

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

CPC Date: December 12, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Abode Construction, Inc.
Titleholder: Phyllis M. Rausch
Case Number: RZNE-006757-2013
Location: 880 74th Street NE
Request: Rezoning from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for development of single-family attached dwelling units that will be owner occupied. The property is currently undeveloped and was initially rezoned to the R-3 Zoning District in 2010 for single-family detached homes. The area is part of an overall development that includes single-family detached, two-family attached and four-family attached housing structures. The demand for the attached housing units has exceeded expectations, which is why the developer is requesting the rezoning. The applicant held a neighborhood meeting and no major issues or concerns were expressed.

The Preliminary Site Development Plan consists of the following:

- Total site area is 8.38 acres (364,990 s. f.).
- Total units include eleven (11) 4-plex buildings for a total of 44 units.
- Total hard surface area proposed including buildings is 91,695 s. f.
- Total open space- proposed is 273,295 s. f. (74.9% of total site area).
- Each unit has a two stall garage.
- Total parking required is 88 spaces-provided are 88 spaces.
- Access to the units will be from the public street system within the development.
- Street trees are provided along the public streets.
- Buffer-yard landscaping is provided around the perimeter of the site.
- Storm water management is provided for in the regional basin for the overall development.

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 subject property and overall development area is shown as Low and Medium Density Residential on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. This designation was a result of the initial approvals for the overall development in 2010. The proposed density is approximately 8,300 sq. ft. per dwelling unit. This exceeds the minimum density required for R-3 by 2,300 sq. ft. As such, the requested amendment is in accord with the FLUM designation.

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

Staff Comments: The property proposed for rezoning is currently undeveloped and previously rezoned from Agriculture to R-3 Zone in 2010. At that time the developer indicated, based on market demand, some of this property might be rezoned to allow for single-family attached units. The area proposed for rezoning is surrounded by property owned and /or developed by the applicant. With buffer-yard screening around the perimeter of the site, the proposed rezoning will be consistent with the surrounding area. City staff has received no 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 RMF-1 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 amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. The proposed development is low density and the building height limitation is the same as in the single-family residential zoning districts.

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: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place or will be built to adequately serve the proposed development. The proposed development will not negatively impact levels of service to existing development in the general area.

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

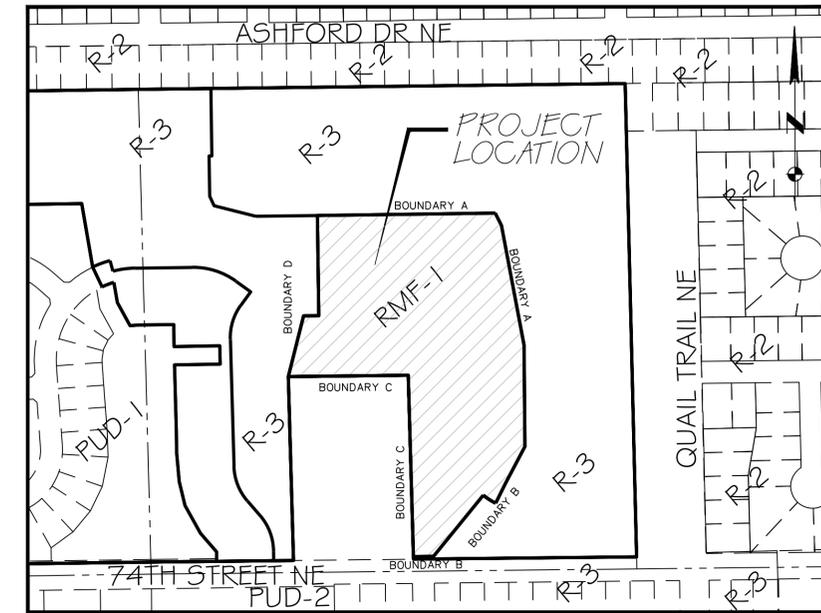
Staff Comments: This provision does not apply since the previous plan for developing the property was for single-family homes, which does not require a site plan. The proposed development generally does comply with the approved preliminary plat in that the overall street layout is not changing.

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.

1. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
2. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. The subject property shall be subdivided per State of Iowa and Cedar Rapids Subdivision Regulations.

REZONING SITE DEVELOPMENT PLAN FOR CRESCENT VIEW THIRD ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



LOCATION MAP
(1"=250')

APPLICANT

ABODE CONSTRUCTION, INC.
BHANNAH KUSTES
3405 7TH STREET, SUITE 102
MARION, IA 52302
(319)363-0709
hkustes@abodeconstruction.com

OWNER

PHYLLIS RAUSCH
4297 QUAIL TRAIL DRIVE
MARION, IA 52302

PURPOSE

4-PLEX CONDO'S, (11) BUILDINGS FOR (44) UNITS

EXISTING ZONING

R-3

PROPOSED ZONING

RMF-1

DIMENSIONAL STANDARDS (RMF-1)

AREA: GREATER OF 5,000 S.F. OR 2,000 S.F./DWELLING UNIT
FRONT YARD SETBACK: 25 FT.
INTERIOR SIDE YARD: 5 FT./14 FT.
CORNER SIDE YARD: 15 FT.
REAR YARD: 25 FT.
MAXIMUM HEIGHT/STORIES: GREATER OF 35 FT./3-STORIES
MAXIMUM LOT COVERAGE: 40%

PARKING REQUIREMENTS

ROW HOUSE - 2 STALLS PER UNIT
REQUIRED SPACES - 88
PROVIDED SPACES - 88
(ADDITIONAL GUEST PARKING IN TANDEM SPACES IN FRONT OF GARAGES)

AREA CALCULATIONS

TOTAL EXISTING AREA - 364,990 SF (8.38 AC)
EXISTING PAVED AREA - 0 SF (0 AC, 0%)
EXISTING BUILDING AREA - 0 SF (0 AC, 0%)
EXISTING OPEN AREA - 364,990 SF (8.38 AC, 100%)
TOTAL PROPOSED AREA - 364,990 SF (8.38 AC)
PROPOSED PAVED AREA - 25,145 SF (0.58 AC, 6.9%)
PROPOSED BUILDING AREA - 66,550 SF (1.53 AC, 18.2%)
PROPOSED OPEN AREA - 273,295 SF (6.27 AC, 74.9%)

CONTACT PERSON

BRIAN VOGEL, PE
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IA 52233
(319)362-9548
brianv@halleng.com

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE N89°22'57"E ALONG THE SOUTH LINE OF SAID SECTION 27, 781.18 FEET; THENCE N1°39'04"W, 33.01 FEET TO THE NORTH RIGHT OF WAY OF 74TH STREET N.E. AND THE POINT OF BEGINNING; THENCE CONTINUING N1°39'04"W, 501.76 FEET; THENCE S89°22'48"W, 325.87 FEET; THENCE N13°32'10"E, 170.30 FEET; THENCE N89°12'49"E, 41.48 FEET; THENCE N0°47'11"W, 273.25 FEET; THENCE N89°12'49"E, 486.04 FEET; THENCE S27°08'20"E, 37.93 FEET; THENCE S10°43'03"E, 332.25 FEET; THENCE S02°28'03"E, 276.53 FEET; THENCE S27°52'37"W, 114.19 FEET; THENCE S26°23'30"W, 60.00 FEET; THENCE NORTHWESTERLY, 40.31 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (CHORD BEARS N57°11'32"W, 40.23 FEET); THENCE S39°13'26"W, 224.46 FEET TO SAID NORTH RIGHT OF WAY; THENCE S89°22'57"W ALONG SAID NORTH RIGHT OF WAY, 48.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 365,171 SQ.FT., 8.38 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT TO BE HANDLED IN REGIONAL DETENTION FOR CRESCENT VIEW ADDITIONS.

LANDSCAPE CALCULATIONS

STREET TYPE CLASSIFICATION & REQUIRED CLEAR ZONE

CRESCENT VIEW DRIVE NW: LOCAL = 3' CLEAR ZONE
CRESCENT VIEW DRIVE NW - FRONT YARD 25'

RIGHT-OF-WAY LANDSCAPING NORTH
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
LENGTH OF FRONTAGE: 912.35 LF - 288 LF = 624.35 LF
TREES REQUIRED: 15.61
16 TREES PROVIDED

RIGHT-OF-WAY LANDSCAPING SOUTH
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
LENGTH OF FRONTAGE: 885.03 LF - 240 LF = 645.03 LF
TREES REQUIRED: 16.13
17 TREES PROVIDED

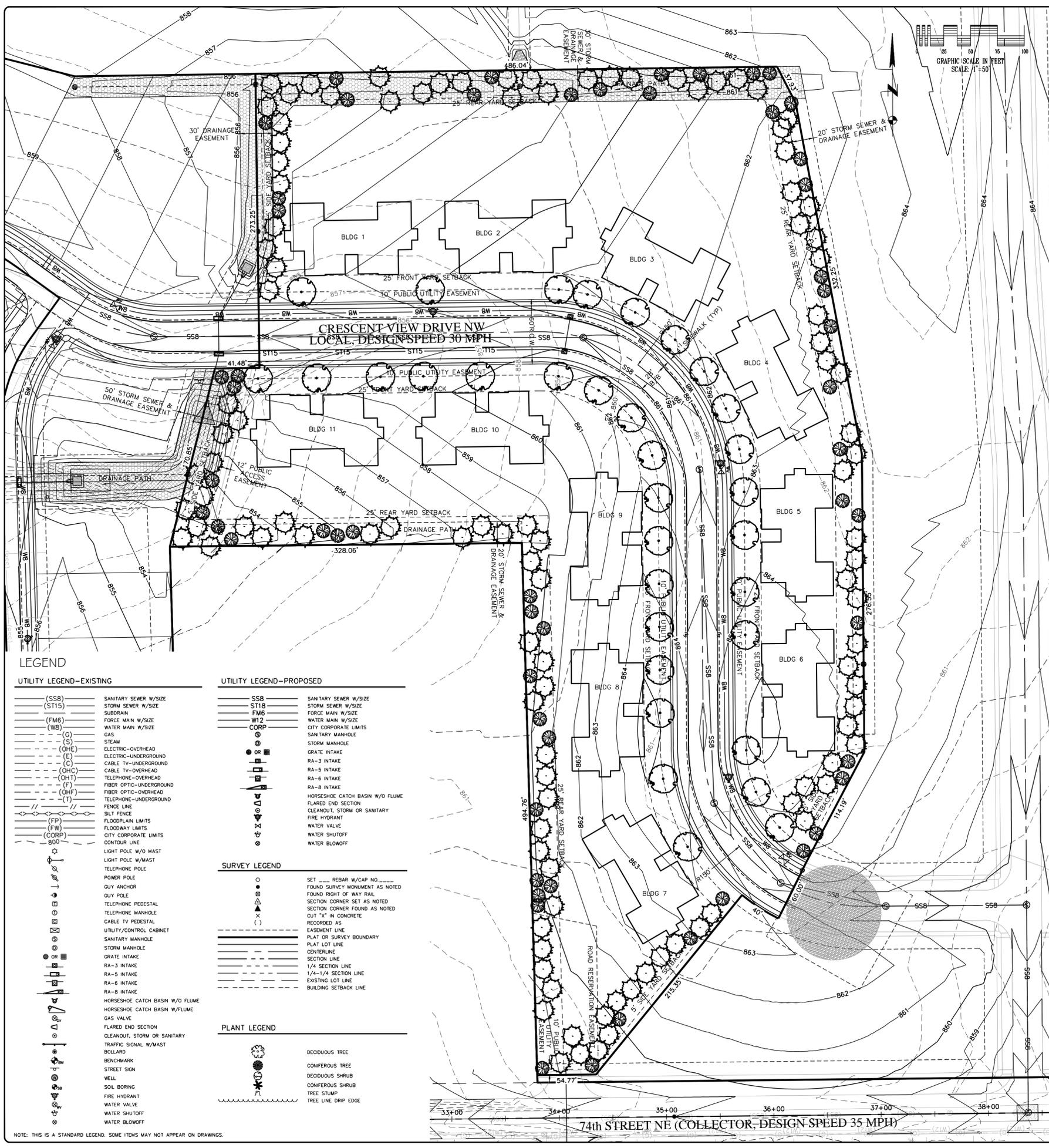
BUFFER YARD REQUIREMENTS

BOUNDARY A - REAR BUFFER YARD (25' WIDTH)
TOTAL LENGTH: 1132.78 LF (25' WIDE BUFFER)
(LIVE SCREEN OPTION)
REQUIRED EVERGREENS: 4/100 LF, 4(11.33) = 45.31
TREES PROVIDED: 46
REQUIRED FLOWERING TREES: 2/100 LF, 2(11.33) = 22.66
TREES PROVIDED: 23
REQUIRED SHRUBS: 10/100 LF, 10(11.33) = 113.30
SHRUBS PROVIDED: 114

BOUNDARY C - REAR BUFFER YARD (15' WIDTH)
TOTAL LENGTH: 822.82 LF (25' WIDE BUFFER)
(LIVE SCREEN OPTION)
REQUIRED EVERGREENS: 4/100 LF, 4(8.23) = 32.92
TREES PROVIDED: 33
REQUIRED FLOWERING TREES: 2/100 LF, 2(8.23) = 16.46
TREES PROVIDED: 17
REQUIRED SHRUBS: 10/100 LF, 10(8.23) = 82.30
SHRUBS PROVIDED: 83

BOUNDARY B SIDE BUFFER YARD (15' WIDTH)
TOTAL LENGTH: 384.31 LF (15' WIDE BUFFER)
(EVERGREEN SCREEN OPTION)
REQUIRED EVERGREENS: 4/100 LF, 4(3.84) = 15.36
TREES PROVIDED: 16
REQUIRED FLOWERING TREES: 2/100 LF, 2(3.84) = 7.68
TREES PROVIDED: 8
REQUIRED SHRUBS: 10/100 LF, 10(3.84) = 38.4
SHRUBS PROVIDED: 39

BOUNDARY D SIDE BUFFER YARD (15' WIDTH)
TOTAL LENGTH: 384.10 LF (15' WIDE BUFFER)
(EVERGREEN SCREEN OPTION)
REQUIRED EVERGREENS: 4/100 LF, 4(3.84) = 15.36
TREES PROVIDED: 16
REQUIRED FLOWERING TREES: 2/100 LF, 2(3.84) = 7.68
TREES PROVIDED: 8
REQUIRED SHRUBS: 10/100 LF, 10(3.84) = 38.4
SHRUBS PROVIDED: 39



- ### LEGEND
- | | | | |
|--|---------------------------------|--|-----------------------|
| | SANITARY SEWER W/SIZE | | STORM SEWER W/SIZE |
| | SUBDRAIN | | FORCE MAIN W/SIZE |
| | WATER MAIN W/SIZE | | GAS |
| | CITY CORPORATE LIMITS | | SANITARY MANHOLE |
| | STORM MANHOLE | | ELECTRIC-OVERHEAD |
| | ELECTRIC-UNDERGROUND | | CABLE-TV-UNDERGROUND |
| | CABLE-TV-OVERHEAD | | TELEPHONE-OVERHEAD |
| | FIBER OPTIC-UNDERGROUND | | FIBER OPTIC-OVERHEAD |
| | TELEPHONE-UNDERGROUND | | FENCE LINE |
| | FLOODPLAIN LIMITS | | CITY CORPORATE LIMITS |
| | CONTOUR LINE | | LIGHT POLE W/O MAST |
| | TELEPHONE POLE | | POWER POLE |
| | GUY ANCHOR | | 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 | | FLARED END SECTION |
| | FLARED END SECTION | | TRAFFIC SIGNAL W/MAST |
| | TRAFFIC SIGNAL W/MAST | | BOLLARD |
| | BENCHMARK | | STREET SIGN |
| | WELL | | SOIL BORING |
| | FIRE HYDRANT | | WATER VALVE |
| | WATER SHUTOFF | | WATER BLOWOFF |
-
- ### UTILITY LEGEND-EXISTING
- | | |
|--|---------------------------------|
| | SANITARY SEWER W/SIZE |
| | STORM SEWER W/SIZE |
| | SUBDRAIN |
| | FORCE MAIN W/SIZE |
| | WATER MAIN W/SIZE |
| | GAS |
| | CITY CORPORATE LIMITS |
| | SANITARY MANHOLE |
| | STORM MANHOLE |
| | ELECTRIC-OVERHEAD |
| | ELECTRIC-UNDERGROUND |
| | CABLE-TV-UNDERGROUND |
| | CABLE-TV-OVERHEAD |
| | TELEPHONE-OVERHEAD |
| | FIBER OPTIC-UNDERGROUND |
| | FIBER OPTIC-OVERHEAD |
| | TELEPHONE-UNDERGROUND |
| | FENCE LINE |
| | FLOODPLAIN LIMITS |
| | CITY CORPORATE LIMITS |
| | CONTOUR LINE |
| | LIGHT POLE W/O MAST |
| | TELEPHONE POLE |
| | POWER POLE |
| | GUY ANCHOR |
| | 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 |
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| | TRAFFIC SIGNAL W/MAST |
| | BOLLARD |
| | BENCHMARK |
| | STREET SIGN |
| | WELL |
| | SOIL BORING |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER SHUTOFF |
| | WATER BLOWOFF |
-
- ### UTILITY LEGEND-PROPOSED
- | | |
|--|---------------------------------|
| | SANITARY SEWER W/SIZE |
| | STORM SEWER W/SIZE |
| | FORCE MAIN W/SIZE |
| | WATER MAIN W/SIZE |
| | GAS |
| | CITY CORPORATE LIMITS |
| | SANITARY MANHOLE |
| | STORM MANHOLE |
| | ELECTRIC-OVERHEAD |
| | ELECTRIC-UNDERGROUND |
| | CABLE-TV-UNDERGROUND |
| | CABLE-TV-OVERHEAD |
| | TELEPHONE-OVERHEAD |
| | FIBER OPTIC-UNDERGROUND |
| | FIBER OPTIC-OVERHEAD |
| | TELEPHONE-UNDERGROUND |
| | FENCE LINE |
| | FLOODPLAIN LIMITS |
| | CITY CORPORATE LIMITS |
| | CONTOUR LINE |
| | LIGHT POLE W/O MAST |
| | TELEPHONE POLE |
| | POWER POLE |
| | GUY ANCHOR |
| | TELEPHONE PEDESTAL |
| | TELEPHONE MANHOLE |
| | CABLE TV PEDESTAL |
| | UTILITY CONTROL CABINET |
| | SANITARY MANHOLE |
| | STORM MANHOLE |
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| | RA-3 INTAKE |
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| | RA-6 INTAKE |
| | RA-8 INTAKE |
| | HORSESHOE CATCH BASIN W/O FLUME |
| | FLARED END SECTION |
| | TRAFFIC SIGNAL W/MAST |
| | BOLLARD |
| | BENCHMARK |
| | STREET SIGN |
| | WELL |
| | SOIL BORING |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER SHUTOFF |
| | WATER BLOWOFF |
-
- ### 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.

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 1860 BOYSON ROAD, HIAWATHA, IOWA 52233
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 LAND SURVEYING • LAND DEVELOPMENT PLANNING
 www.halleng.com

CEDAR RAPIDS
 City of Five Seasons

| | |
|------------------------|----------|
| Revision Description | |
| Revision Number & Date | |
| Designed by: | CMP |
| Drawn by: | JLE |
| Checked by: | NJB |
| Date: | 10/28/13 |
| Field Book No: | NA |
| Scale: | 1"=50' |
| Sheet: | 1 of 1 |
| Project Number: | 9404-03 |





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

CPC Date: December 12, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Buffalo Evangelical United Brethren Church
Titleholder: Buffalo Evangelical United Brethren Church
Case Number: RZNE-006769-2013
Location: 4001 and 4009 Blairs Ferry Road NE
Request: Rezoning from A, Agriculture Zone District to C-2, Community Commercial Zone District
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The property is currently developed with a church and parsonage. The applicant is requesting rezoning to allow redevelopment of the property for a Goodyear Tire Store. If approved, the existing buildings would be demolished to make way for a new commercial building. The applicant has met informally with the Historic Preservation Commission (HPC) and will be working with HPC to document the properties and salvage components of the structures for re-use.

The Preliminary Site Development Plan consists of the following improvements:

- Total site area of 30,197 s. f. (0.69 acres).
- Total area of proposed new commercial building is 6,832 s. f.
- Total proposed parking is 31 spaces including 2-handicap spaces-required is 28 spaces.
- Access from will be off Blairs Ferry Road NE.
- Screen fencing is proposed along a portion of the south property.
- Storm water management will be provided along the Blairs Ferry Rd. frontage.

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 subject property proposed is generally shown as commercial on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the request to rezone to the C-2 Zoning District is in accord with the FLUM and the Goals and Objectives of the City's Comprehensive Plan.

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

Staff Comments: The property is currently developed with a church and parsonage. The proposed development will generate commercial traffic that will be spread out over the course of a business day. The City Traffic Engineering Department has no issues or concerns. The area to the north across Blairs Ferry Road NE is in the City of Hiawatha and developed commercially. The areas to the west and south are undeveloped, but designated for non-residential uses on the Future Land Use Map in the City's Comprehensive Plan. The property to the east is zone C-2 and developed as a convenience store. The proposed development is consistent with the characteristics of the surrounding area, including any changing conditions. Staff has not received any 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 proposed development will be designed to meet minimum design standards with regard to building design, storm water management, landscaping and other site design elements. The applicant is proposing a one story building that should not be out of scale with 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 area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Redevelopment of this property will not have a negative impact on the levels of service to the existing development in the general area.

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.

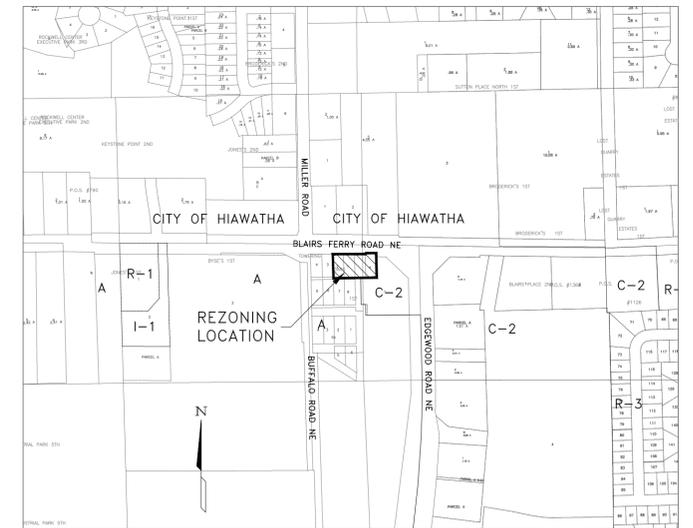
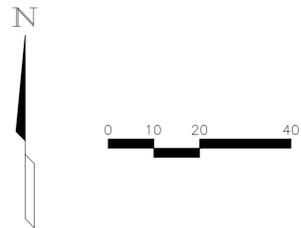
RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed rezoning 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 Blairs Ferry Road NE 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. 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 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. Effective screening must be provided and maintained so as to screen the proposed structure and open parking from adjacent residential districts or a variance must be obtained.
5. 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.
6. 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.
7. 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).
8. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. including 15' side and 25' rear bufferyards are required or a variance must be obtained.
9. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.
10. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
11. The existing structures must be removed under appropriate permit and inspections conducted and approved.

| 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 | 10/30/2013 |
| Date Revised | 11/19/2013 |

LANDSCAPING REQUIREMENTS:
 - BUFFERYARDS: NOT APPLICABLE PER CURRENT ZONING AND FUTURE LAND USES OF ADJACENT PROPERTIES.
 - STREET FRONT LANDSCAPING: TREES - 1/40' OF FRONTAGE = 8 TREES (216' OF FRONTAGE)
 SHRUBS - 6/1,000 SF = 20 SHRUBS (3,240 SF)
 - PARKING LOT LANDSCAPING: 1/12 PARKING SPACES = 3 TREES (31 SPACES).



SITE LOCATION MAP
 SCALE: 1" = 500'

OWNER/APPLICANT:
 BUFFALO EVANGELICAL UNITED
 BROTHERS CHURCH
 4009 BLAIRS FERRY ROAD NE
 CEDAR RAPIDS, IOWA 52411

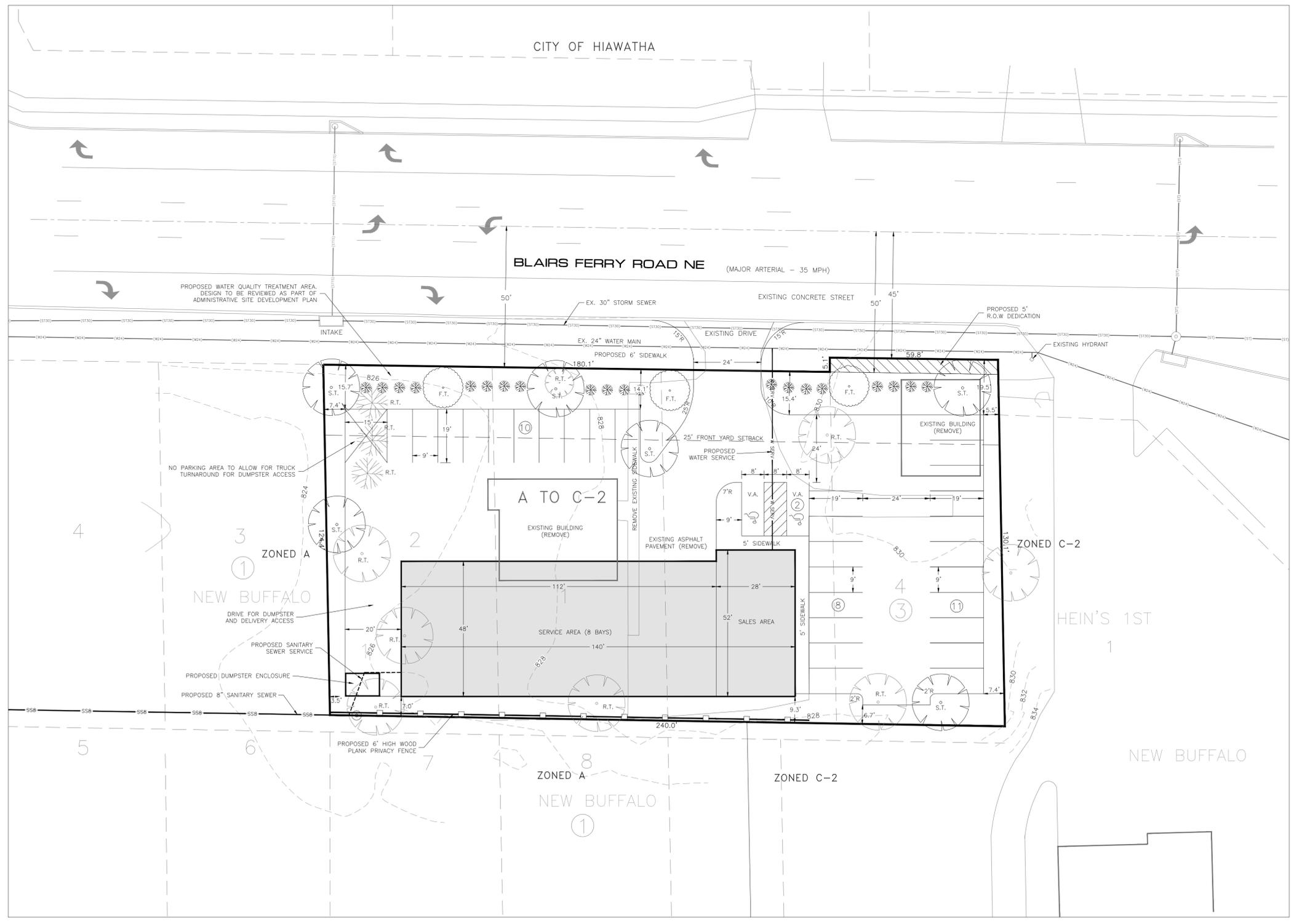
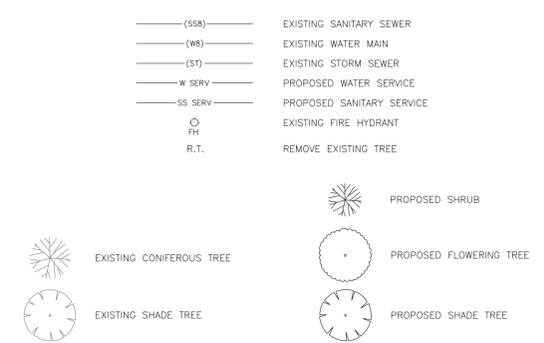
ENGINEER:
 BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 PH: 294-9424
 FAX: 294-1056

LEGAL DESCRIPTION
 LOTS 1, 2, AND THAT PART OF BUCKEYE STREET LYING EAST OF LOT 1, BLOCK 1 AND THE NORTH ONE-HALF OF ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS 1 AND 2 OF BLOCK 1 OF THE PLAT OF NEW BUFFALO, LINN COUNTY, IOWA.
 AND
 LOT 4, BLOCK 3, AND THAT PART OF BUCKEYE STREET FROM THE CENTERLINE (EXTENDED) OF THE EAST-WEST ALLEY OF BLOCK 3, NEW BUFFALO ADDITION, NORTH TO THE NORTH LINE (EXTENDED) OF SAID ALLEY AND THE NORTH HALF OF SAID ALLEY ADJACENT TO LOT 4 OF SAID BLOCK 3, SECTION 6-83-7, LINN COUNTY, IOWA.

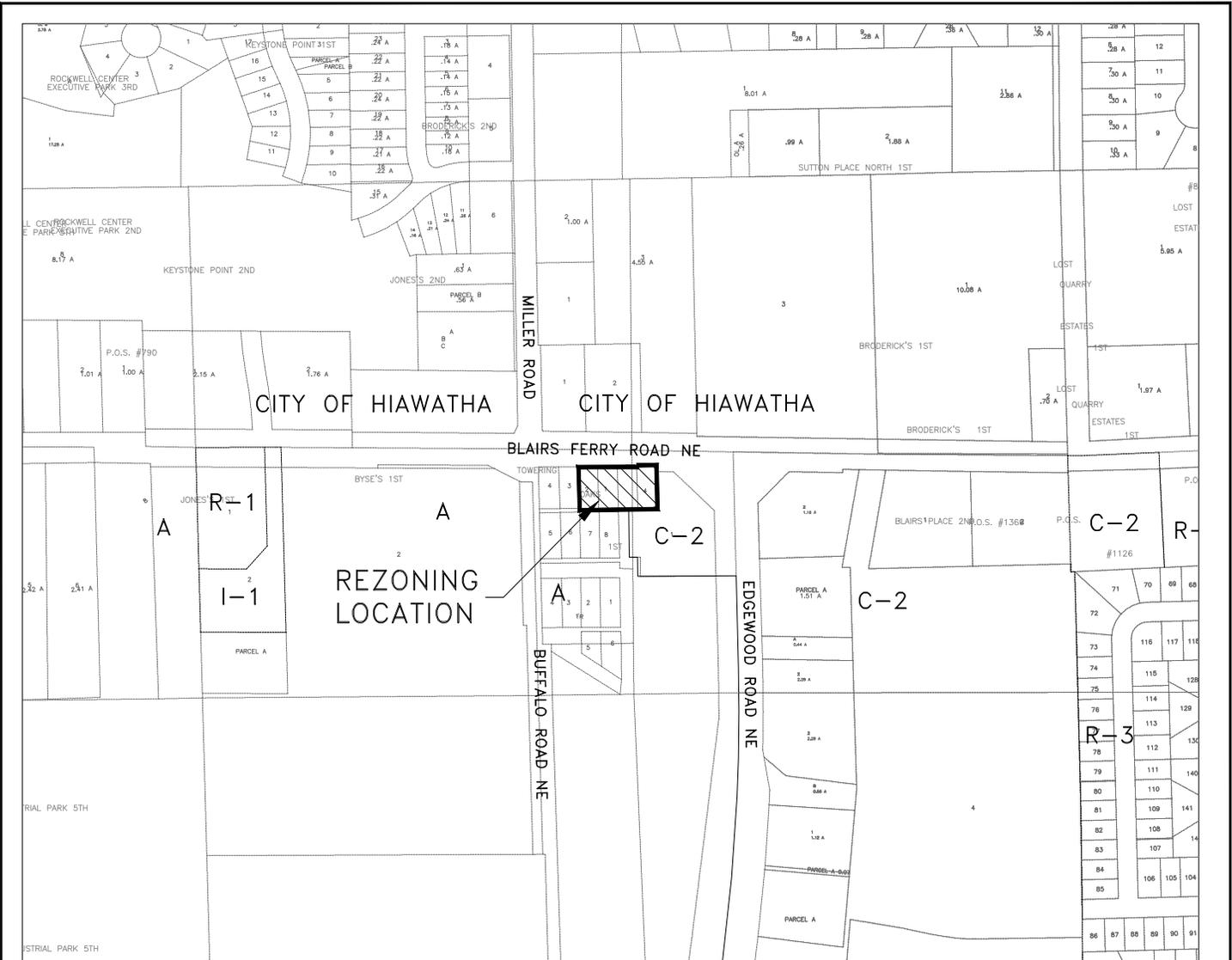
REQUEST: REZONE FROM A TO C-2
SITE ADDRESS: 4009 BLAIRS FERRY ROAD NE
EXISTING ZONING: A (AGRICULTURE)
PROPOSED ZONING: C-2 (COMMUNITY COMMERCIAL)
PROPOSED USE: AUTOMOBILE SERVICE STATION
BUILDING INFORMATION:
 6,832 SQ. FEET WITH 1,456 SQ. FOR SALES AND 5,376 SQ. FEET SERVICE AREA.
PARKING REQUIREMENTS:
 PARKING SPACES REQUIRED:
 4 PER 1,000 SQ. FT. GFA = 28 SPACES (6,832 SF)
 TOTAL PARKING PROVIDED = 31 SPACES
 HANDICAP SPACES REQUIRED = 2 SPACES (1 VAN ACCESSIBLE)
 HANDICAP SPACES PROVIDED = 2 SPACES (1 VAN ACCESSIBLE)
YARD SETBACK REQUIREMENTS: C-2
 FRONT YARD: 25 FEET
 SIDE YARD: NONE
 REAR YARD: NONE
TOTAL SITE AREA: 29,890 SQ. FT. = 0.69 ACRES
TOTAL SQ. FT. OF STRUCTURES:
 EXISTING: 2,512 SQ. FEET = 8.4%
 PROPOSED: 6,832 SQ. FEET = 22.9%
TOTAL HARD SURFACE AREA:
 EXISTING: 9,965 SQ. FEET = 33.3%
 PROPOSED: 23,002 SQ. FEET = 77.0%
TOTAL OPEN SPACE:
 EXISTING: 19,925 SQ. FEET = 66.7%
 PROPOSED: 6,888 SQ. FEET = 23.0%

- NOTES:**
- SANITARY SEWER TO BE EXTENDED ALONG BUFFALO ROAD NE FROM EXISTING 10" TRUNK SEWER TO THE SOUTH.
 - EXISTING BUILDINGS AND PAVEMENT ON SITE SHALL BE REMOVED. EXISTING ENTRANCE FROM BLAIRS FERRY ROAD NE SHALL REMAIN AND MODIFICATIONS MADE TO CONFORM TO CURRENT DESIGN STANDARDS.
 - PROPOSED BUILDING WILL HAVE A SPRINKLER SYSTEM OR FIRE PROTECTION.

LEGEND



| | |
|---|-----------|
| Book: | 10/25/13 |
| Drawn: | DLS |
| Checked: | |
| Reviewed: | |
| Scale: | 1" = 20' |
| No.: | |
| Revision: | |
| Date: | |
| REZONING SITE DEVELOPMENT PLAN | |
| GOODYEAR - 4009 BLAIRS FERRY ROAD NE | |
| Page: | 1 |
| of | 1 |
| Project No.: | 472313-10 |



SCALE: 1" = 500'

OWNER/APPLICANT:
 BUFFALO EVANGELICAL UNITED
 BROTHERS CHURCH
 4009 BLAIRS FERRY ROAD NE
 CEDAR RAPIDS, IOWA 52411

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



LEGAL DESCRIPTION

LOTS 1, 2, AND THAT PART OF BUCKEYE STREET LYING EAST OF LOT 1, BLOCK 1 AND THE NORTH ONE-HALF OF ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS 1 AND 2 OF BLOCK 1 OF THE PLAT OF NEW BUFFALO, LINN COUNTY, IOWA.

AND

LOT 4, BLOCK 3, AND THAT PART OF BUCKEYE STREET FROM THE CENTERLINE (EXTENDED) OF THE EAST-WEST ALLEY OF BLOCK 3, NEW BUFFALO ADDITION, NORTH TO THE NORTH LINE (EXTENDED) OF SAID ALLEY AND THE NORTH HALF OF SAID ALLEY ADJACENT TO LOT 4 OF SAID BLOCK 3, SECTION 6-83-7, LINN COUNTY, IOWA.

Project No.
472313-10



Drawing Title:

REZONING LOCATION MAP
 GOODYEAR - 4009 BLAIRS FERRY ROAD NE



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

NOT FOR
CONSTRUCTION

Laugerman + Architects, INC.
ARCHITECTURAL DESIGN & PLANNERS
1801 Industrial Circle | West Des Moines | IA 50265
P (515) 222-5644 | F (515) 222-9152 | www.laugermanarch.com



GOODYEAR TIRE CENTER

ADD./REV.
DATE
00/00/00

DATE
00/00/00

DRAWING#

A0.0



Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5168

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: December 12, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Martin Combs Custom Homes
Titleholder: Juan Valles-Zamora and Danielle Valles
Case Number: PSDP-006973-2013
Location: 5940 Rockwell Drive NE
Request: Preliminary Site Development Plan approval for property zoned O-S,
Office/Service Zone District
Case Manager: David Houg, Development Services Department

BACKGROUND INFORMATION:

The site is currently undeveloped. The proposed plan is to construct a single-story office building on the site. The site plan as submitted includes the following:

- Total area of the site is 16,117 sq. ft.
- Proposed building area is 1,505 sq. ft.
- Proposed hard surface area is 4,393 sq. ft.
- Proposed open space is 10,219 sq. ft.
- Vehicle Parking: 6 spaces (6 required).
- Buffering and screening are provided to the south and east, but a variance for a 15' rear buffer-yard in lieu of the required 25' was requested.

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 comment: The lot has not been developed to date.

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 with the exception of the reduced depth of the rear buffer-yard.

RECOMMENDED CONDITIONS:

1. A required 25' rear buffer-yard shall be provided or a variance must be obtained.
2. Effective screening shall be provided and maintained so as to screen the building and open parking spaces where adjacent to a residential use per provisions of the Zoning Ordinance or a variance be obtained.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 5' wide concrete sidewalk along Rockwell Drive NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. 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.).
5. 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.

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|-----|----------------------|----------|------|
| | | | |
| | | | |

Client: Brandon Combs
 Martin Combs Custom Homes
 1378 Marlon Airport Road
 Marion, IA 52302
 (319) 981-5428

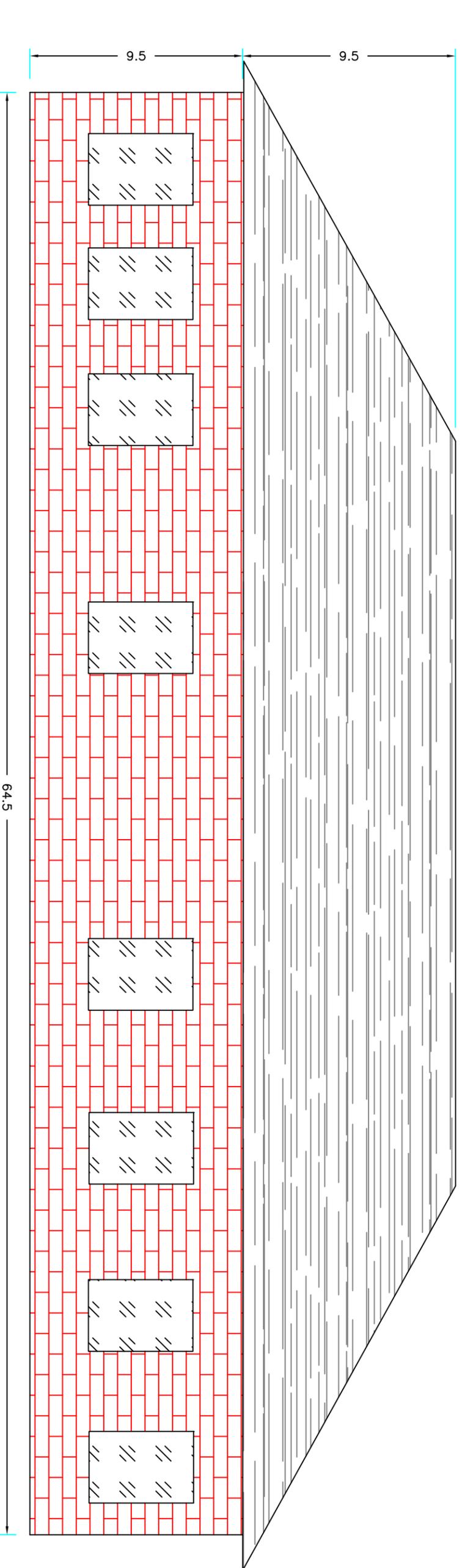


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 Project No. _____

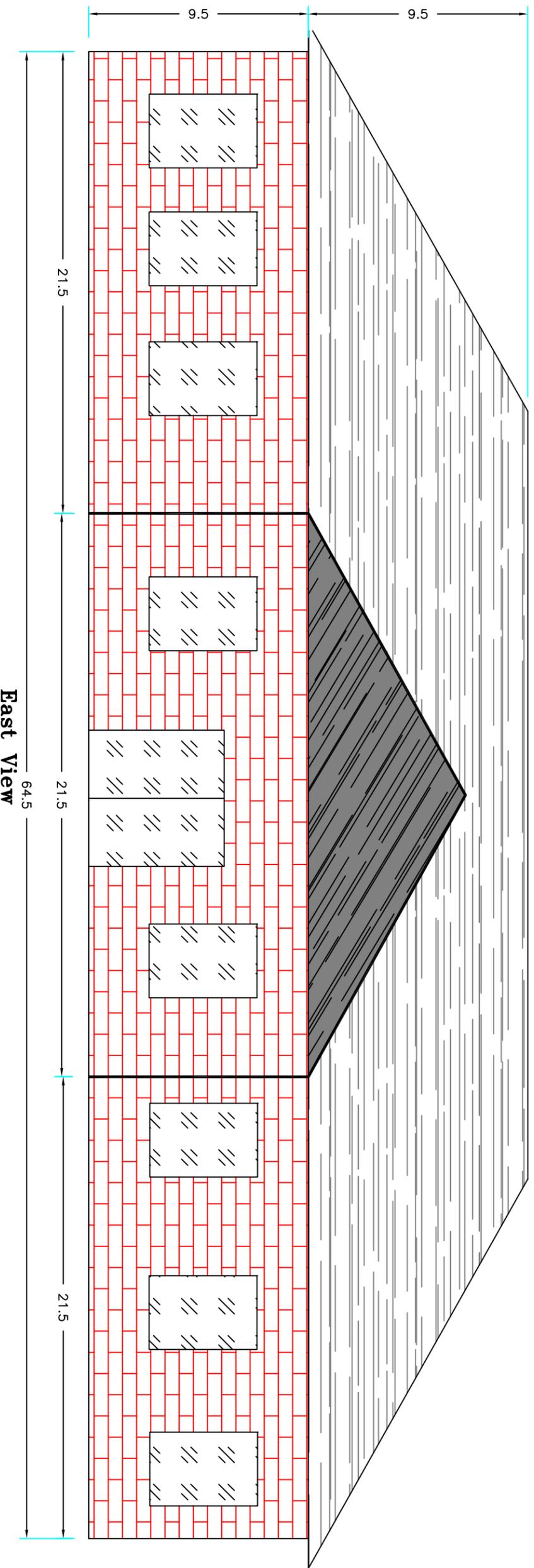
Approved By: GMH
 Scale: See Bar

Site Development Plan
 Rockwell Drive Property

Rockwell Drive
 Cedar Rapids, Iowa



West View



East View

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|-----|----------------------|----------|------|
| | | | |
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| | | | |

Client: Brandon Combs
 Martin Combs Custom Homes
 1378 Marlon Airport Road
 Marion, IA 52302
 (319) 981-5428

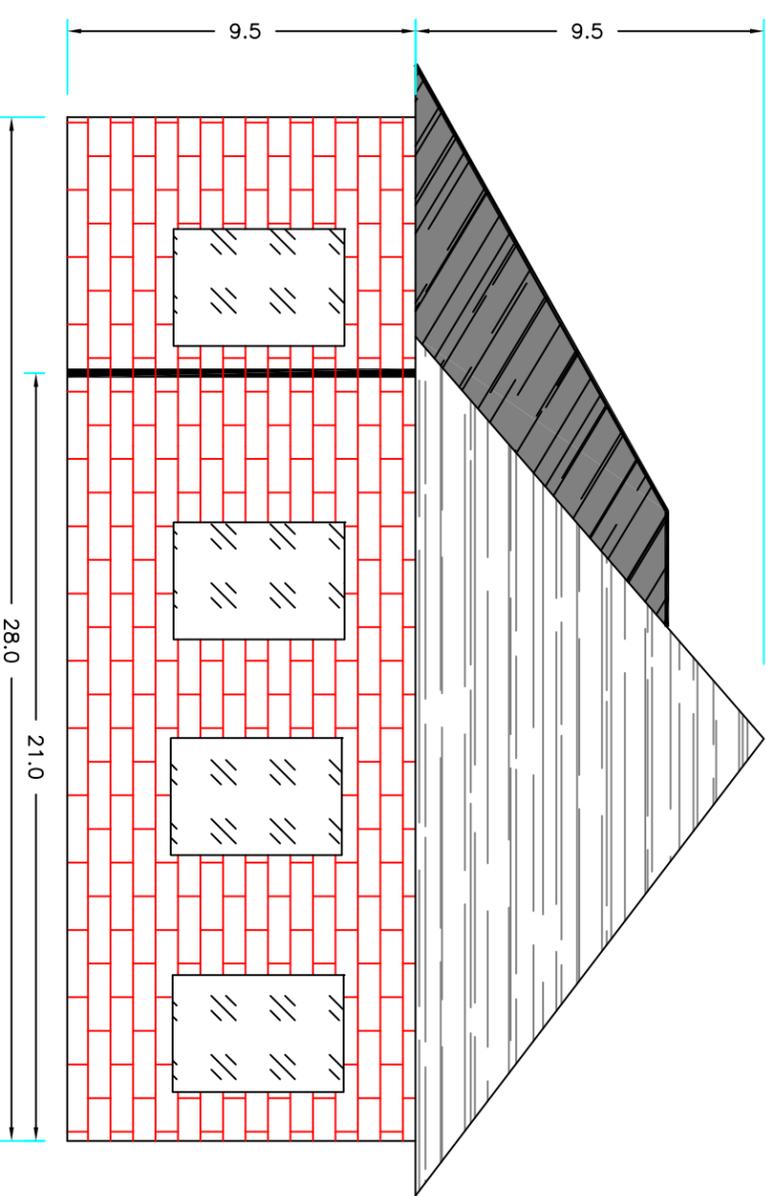


Drawn By: BGA
 Date: _____
 Project No. _____
 Approved By: GMH
 Scale: See Bar

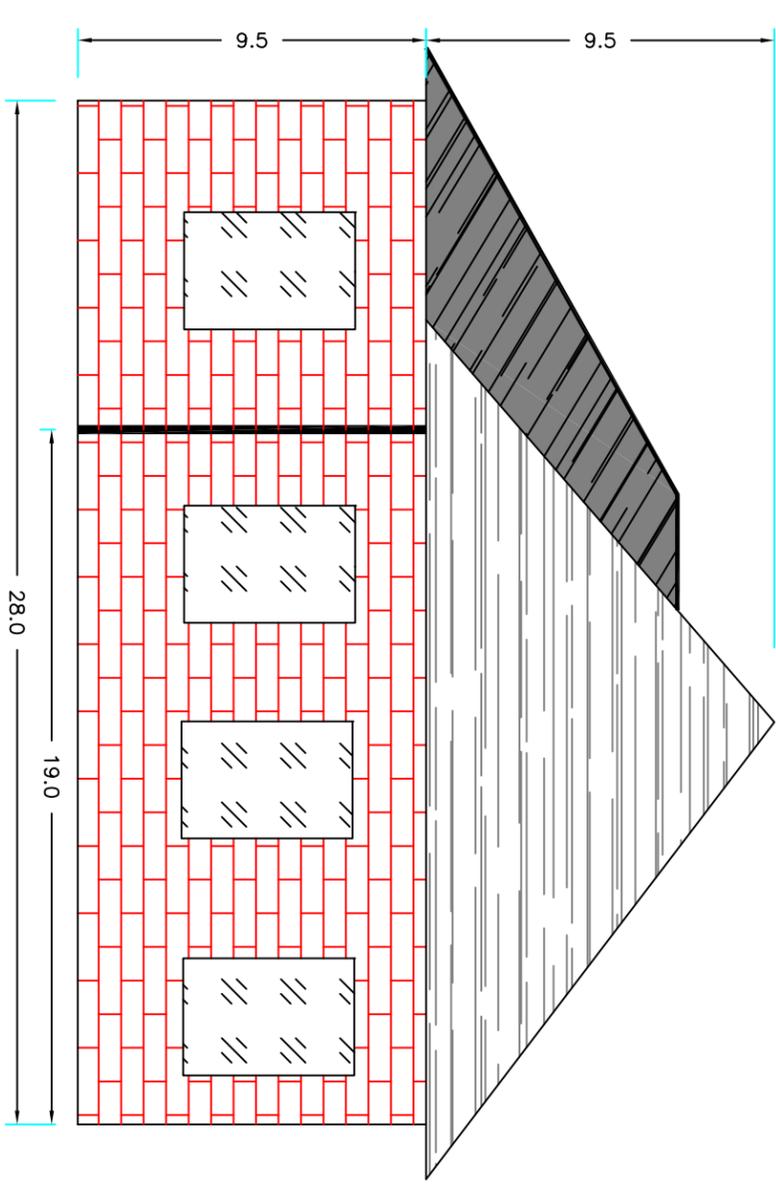
Site Development Plan
 Rockwell Drive Property

Rockwell Drive
 Cedar Rapids, Iowa

SHEET NO.
 2
 of
 3



North View



South View

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, January 2, 2014 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

1. **Case Name:** 2123, 2133, 2135 Mt. Vernon Road SE (Conditional Use)
Case No: *COND-004948-2013* **Case Manager:** *Dave Houg*
Recommendation for a conditional use for construction of a 69 KV Electrical Substation in a R-3, Single Family Residential Zone District; also retaining walls/landscaping/earth berms to screen substation view from adjacent properties as requested by Alliant Energy (Applicant), Garret Karns, Sarah Vittetoe and Interstate Power & Light Co (Titleholders)
2. **Case Name:** 1103 and 1201 Blairs Ferry Road NE (Rezoning)
Case No: *RZNE-003536-2013* **Case Manager:** *Vern Zakostelecky*
Recommendation for approval of a rezoning from I-1, 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), Nash Finch Companies, Chicago Central & Pacific Railroad Co and Northwestern States (Titleholders).
3. **Case Name:** 418, 420, 424 and 428 9th Street NW (Rezoning)
Case No: *RZNE-007160-2013*; **Case Manager:** *Vern Zakostelecky*
Recommendation for approval of a rezoning from RMF-1, Multiple Family Residential Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Richard Lendemann (Applicant) and Christopher A. and Jesse K. Meyers (Titleholders).
4. **Case Name:** 837 44th Street SE (FLUMA and Rezoning)
Case No: *FLUMA-007145-2013* **Case Manager:** *Vern Zakostelecky*
 - a) Request for an amendment to the Future Land Use Map in the City's Comprehensive Plan from Low Density Residential to Institution as requested by Randall J. and Christine C. Maher (Applicants/Titleholders).
 - b) Recommendation for approval of a rezoning from RMF-1, Multiple Family Residence Zone District to I-1, Light Industrial Zone District as requested by Randall J. and Christine C. Maher (Applicants/Titleholders).
Case No: *RZNE-007144-2013* **Case Manager:** *Vern Zakostelecky*
5. **Case Name:** 3135 J Street SW (Rezoning)
Case No: *RZNE-007161-2013*; **Case Manager:** *Joe Mailander*
Recommendation for approval of a rezoning from R-3, Single Family Residential Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC (Applicant) and James H. Hoke (Titleholder).