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

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, March 6, 2014
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: 127 28th Street Drive SE (Rezoning)***

   Recommendation for approval of a rezoning from R-2, Single Family Residence Zone District to O-S, Office/Service Zone District as requested by Cornerhouse Properties, LLC (Application/Titleholder)
   Case No: RZNE-007395-2013; Case Manager: Vern Zakostelecky

2. ***Case Name: 4719 J Street SW (Rezoning)***
   Recommendation for approval of a rezoning from I-2, General Industrial Zone District to C-3, Regional Commercial Zone District as requested by American Baking Systems (Applicant) and Albert E. and Sonda K. Farrington (Titleholders)
   Case No: RZNE-008132-2014; Case Manager: Joe Mailander

3. ***Case Name: 1424 B Avenue NE (Rezoning)***

   Recommendation for approval of a rezoning from PUB, Public Zone District to RMF-2, Two Family Residence Zone District as requested by Coe College (Applicant/Titleholder)
   Case No: RZNE-008354-2014; Case Manager: Joe Mailander

- **Training Opportunities**
  - **Introduction to Planning & Zoning Workshop - April 14, 2014**
- **Announcements**

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

MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, February 13, 2014 @ 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 Allan Thoms – Via Phone Virginia Wilts Kim King
Members Absent:	Richard Pankey Mike Tertinger
DSD Staff:	Joe Mailander, Manager
CD Staff:	Seth Gunnerson, Planner Jeff Hintz, Planner

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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 seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the January 2, 2014 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.

1. ***Case Name:*** 837 44th Street SE (FLUMA and Rezoning)

   a) Request for an amendment to the Future Land Use Map in the City's Comprehensive Plan from Low Density Residential to Industrial as requested by Randall J. and Christine C. Maher (Applicants/Titleholders).
   Case No: FLUMA-007145-2013 Case Manager: Vern Zakostelecky

   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

Joe Mailander presented background memo on the property. It is currently a Roto-Rooter establishment and it was believed to have existed prior to annexation. Mr. Mailander used photos and maps to orient the commission with the property and the surrounding area. The site plan with some details of the development was shown and some general access and stormwater details were discussed. The site will have approximately 50% free space. Landscaping, screening and berming are all proposed at this time. There will be full screening from the residential area; a neighborhood meeting was held but no objections were received at this time. Mr. Mailander offered to answer any questions

Commissioner Halverson asked about a berm on the western end of the site and if a berm planting combination would be used for screening. Mr. Mailander conformed this was the case.

Commissioner Thoms asked about the current use of the property and some parking on the site for approximately 36 vehicles, there seemed to be some excess. The building appears to be 14,000 square feet and there is a lot of other free space. Commissioner Thoms asked about a provision protecting single-family residential neighborhoods from industrial type uses and had some general questions about hours of operation and stated the impacts on environment for surrounding neighborhoods.

Mr. Mailander answered the building would improve the current situation and deferred parking questions and site layout questions to the applicant. Commissioner Thoms asked about the light industry against the R-1 zoning. There were no objections from the neighbors.

Loren Hoffman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha represent the applicant and stated there were no objections from neighbors at the neighborhood meeting. One neighbor had some concern about leaving some of the property as green space. The neighbor was satisfied that the storm water area would be better than a parking lot. There are no loading docks and the shop and garage has doors facing away from the neighborhood. There are occasional night calls, but with screening and setbacks being met, the neighbors appeared satisfied. There are more parking spots planned now for proposed business growth at this location and hopefully the trucks would be parked inside. The immediately adjacent neighbor to this property was satisfied.

Nathan Maher, 852 44th Street SE, the owner of the property came forward to discuss the parking arrangements and equipment on the site. The extra spaces are mainly for maneuvering and other temporary uses as opposed to a parking lot.

Commissioner King asked about other noises. The owner clarified that the noises were just from vehicles coming and going.

Commissioner Knox-Seymour asked about the hours. The owner stated it is a 24 hour business for occasional emergency calls.

Commissioner Overland stated the building would block the light pollution from the neighborhood

Commissioner Thoms asked about security lights. The owner clarified the security lights would be used to light the lot. Commissioner Thoms also asked if the neighbors were aware of this. Mr. Maher stated that the neighbors were aware.

Commissioner Halverson asked about the lights being focused on the property. They will be, confirmed the owner.

Commissioner Overland called for members of the public who wished to speak. None wished to speak.

Commissioner Overland called for a motion to approve the future land use. Commissioner Halverson made a motion to approve the Future Land Use Map in the City's Comprehensive Plan from Low Density Residential to Industrial. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Thoms asked about future uses down the road and what could possibly go into the property in the future.

Commissioner Overland echoed Commissioner Thom's concern and stated he had visited the site. This appears to be a stretch but appears to work in this case.

Commissioner Wilts agreed with Commissioner Overland that this project would enhance the area.

Commissioner Halverson asked about properties near the project and if they were in the city limits. Mr. Mailander stated that they are in the city limits. Commissioner Halverson stated the applicant has done a good job screening the property.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with one opposed.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Halverson made a motion to approve the rezoning from RMF-2, Multiple Family Residence Zone District to I-1, Light Industrial Zone District. Commissioner Wilts seconded the motion.

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

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

The meeting adjourned at 3:21 PM.

Respectfully Submitted,
Jeff Hintz, Planner
Community Development and Planning

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 Without Preliminary Site Development Plan

CPC Date:	March 6, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Cornerhouse Properties, LLC
Titleholder:	Cornerhouse Properties, LLC
Case Number:	RZNE-007395-2013
Location:	127 28th Street Drive SE
Request:	Rezoning from R-2, Single Family Residence Zone District to O-S, Office/Service Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

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BACKGROUND INFORMATION:

The property is currently developed with a single-family home built in 1910. At some point the home was converted to a two-family duplex. The applicant is requesting rezoning to allow the property to be added to an overall development site that is between 1st Avenue and 2nd Avenue SE for a multi-story office building. This application has been submitted without a site development plan. The applicant has received site development plan approval for the overall development, but will be resubmitting an application for revised site development plan approval, which will include the subject property. It should be noted the applicant has submitted for informal review by the City's Historic Preservation Commission and will be working to document the property and salvage re-useable components from the structure prior to demolition.

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 designation on the Future Land Use Map (FLUM) in the

City's Comprehensive Plan was changed to Office when the applicant rezoned the overall development site last year. As such, the request to rezone to the O-S, Office/Service Zone District is in accord with the FLUM 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 single-family home, which was converted to the duplex. The applicant tried to purchase this property last year to include in the approved development for a new office building, but was unsuccessful in negotiating a purchase agreement at that time. To the northeast and east of the proposed overall development site is single-family residential. The rest of the surrounding area is developed with a mix of commercial and office uses. The proposed use will generate moderate traffic that should not have an adverse impact on the residential neighborhood. The City Traffic Engineering Department has no issues or concerns. The proposed development is consistent with the characteristics of the development to the north, west and south. Street front landscaping/screening along 28th Street Drive and 2nd Avenue SE should minimize any negative impacts to the residential uses in the neighborhood. Staff has not received any objections from the neighborhood regarding 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 O-S 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 the City's required design standards with regard to building design, storm water management, landscaping and other site design elements. The applicant is proposing a multiple story office building with associated parking. The buildings will be on the 1st Avenue side of the overall development site and should not be out of scale with the surrounding neighborhood based on location (close to 1st Avenue), site design and topography.

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).**

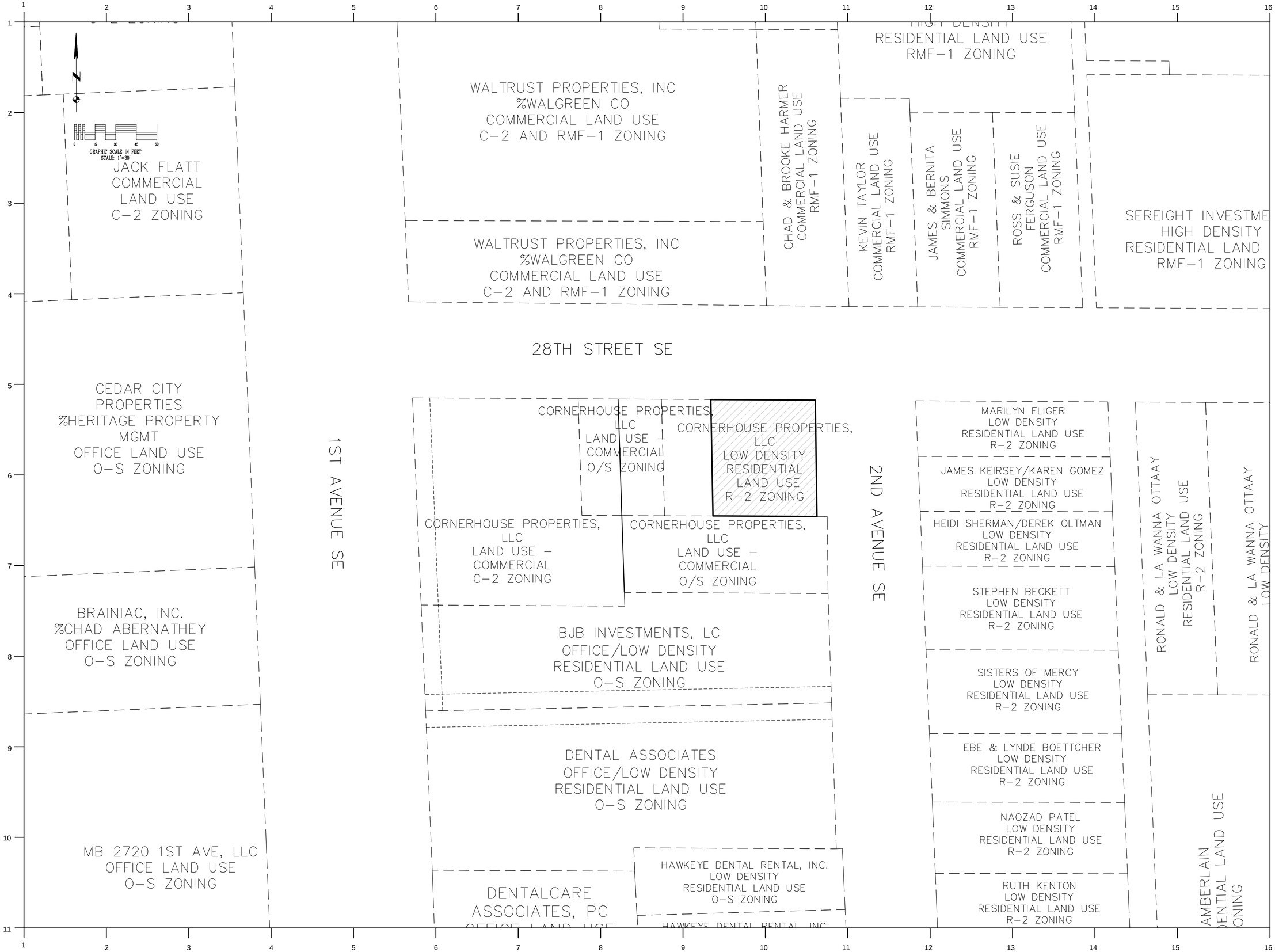
   Staff Comments: The previous approved site development plan for this overall development was

for an office building along 1st Avenue and associated parking. In the near future the applicant will be submitting for revised site development plan approval for the overall site including the subject property.

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. That future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
2. 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.
3. The existing structures must be removed under appropriate permit and inspections conducted and approved.
4. 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.



FUSION ARCHITECTS, INC.

1641 BOYSON SQAURE DRIVE
SUITE 100
CEDAR RAPIDS, IOWA 52314

PHONE 319.393.9011
877.393.9022
FAX 319.395.7933

PRINTED

DATE	REMARKS

Revision Schedule

Rev#	Description	Date

CORNERHOUSE SITE

1ST AVENUE AND 28TH STREET
DRIVE SE

SITE LOCATION MAP

DATE. **05 DECEMBER, 2013**

PROJECT NO.
Project Number

A101

NOT FOR CONSTRUCTION

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5822

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning Without Preliminary Site Development Plan

CPC Date:	March 6, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	American Baking Systems
Titleholder:	Albert E. and Sandra K. Farrington
Case Number:	RZNE-008132-2014
Location:	4719 J Street SW
Request:	Rezoning from I-2, General Industrial Zone District to C-3, Regional Commercial Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:
The property is currently developed with an existing commercial building that was formerly occupied as a lodge, which was a legal non-conforming use in the I-2 Zoning District. As such, the property should already be zoned C-3. The applicant is applying for rezoning in order to use the building for multiple commercial uses including a restaurant, general retail and a bakery. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area-30,600 s. f.
- Total existing & proposed building area-6,000 s. f.
  - Restaurant-1,092 s. f.
  - General retail-698 s. f.
  - Bakery-3,000 s. f.
- Total parking-28 spaces including 3 handicap spaces/required 28.
- Single access drive from J Street SW.
- No change to existing exterior site features.

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: A case could be made that this request is to correct a technical mistake on the existing Zoning Map. As noted above, the facility was formerly occupied as a lodge, which was a legal non-conforming use in the I-2 Zoning District. As such, the property should already be zoned C-3.

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 designation on the Future Land Use Map (FLUM) in the Comprehensive Plan is Industrial, but as noted should have been Commercial due to the existing use at the time the Plan was adopted in 1999. The former lodge was built in 1994. As such, the request to rezone to the C-3, Regional Commercial Zone District is technically a correction to the FLUM.

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 commercial structure, which was former used as a lodge. To the south is a single-family residence, which is a legal non-conforming use in the I-2 Zoning District. The rest of the surrounding area is developed with a mix of commercial, office, warehousing, contractor shops and light and heavy industrial uses. The proposed use will generate moderate traffic that should not have an adverse impact on the neighborhood. The City Traffic Engineering Department has no issues or concerns. The proposed development is consistent with the characteristics of the development in the surrounding area with the exception of the residential use to the south. The proposed uses will have less of a negative impact on the residential uses than the former use as a lodge. Staff has not received any objections from the neighborhood regarding this application.

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

   Staff Comments: The subject property is suitable for all uses permitted in the C-3 Zoning District.

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: To the extent possible, the proposed reuse will be designed to meet the City's required design standards with regard to building design, storm water management, landscaping and other site design elements. Since there are no proposed changes to the exterior features of the site the proposed amendment will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

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. Reuse 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: With not significant changes being proposed Site Development Plan is consistent with the previously approved Preliminary Plan for the property.

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 J Street SW adjoining this site. The City will reimburse the property owner for a 1' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. 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.).

N

0 10 20 40

EXISTING ZONING I-2
PROPOSED ZOING C-3

DATE SUBMITTED	JANUARY 29, 2014
DATE REVISED	

OWNER:
Albert E. & Sondra K. Farrington
290 Legion Ct. S.W.
Cedar Rapids , Iowa 52404-4928
Phone: (319) 373-5006
Fax: (319) 373-5008
Cell PHONE: (319) 533-0165
E-Mail: aef@abs.net

PETITIONER:
American Baking Systems
Al Farrington President
290 Legion Ct. S. W.
Cedar Rapids, Iowa 52404-4928
Phone: (319) 373-5006
Fax: (319) 373-5008
Cell: (319) 533-0165
E-Mail: AEF@ABS1.NET

ENGINEER:
Ament Design
C/O Mike Dryden
625 32nd Avenue SW
Cedar Rapids, Iowa 52404
Phone: (319) 378-1401
Fax: (319) 378-1975
E-Mail: MDRYDEN@AMENT.COM

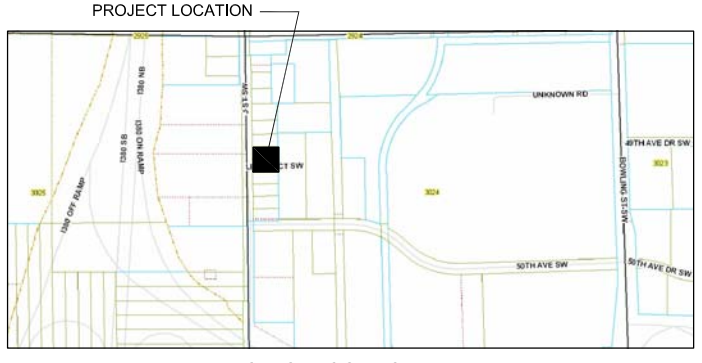
	REQUIRED	PROVIDED
FRONT YARD	25 FEET	25 FEET
SIDE YARD	15 FEET	20 FEET
REAR YARD	0	75 FEET
CORNER SIDEYARD	25	N/A

NOTES:
1. ALL PARKING SPACES ARE 9' X 19'
   ALL HANDICAP SPACES ARE 8'X 19'.
2. EXTERIOR LIGHTING SHALL COMPLY WITH CITY ZONING ORDINANCE , SUBSECTION 32.05.030.B.
3. DUMPSTER ENCLOSURES SHALL COMPLY WITH THE REQUIIREMENTS OF CITY ZONING ORDINANCE, SUBSECTION 32.05.030.A.7.
4. NO EXTERIOR CONSTRUCTION IS PLANNED FOR THIS SITE.

PARKING SPACES PROVIDED = 50
PARKING SPACES REQUIRED = RESTAURANT 1387 SF-
10 SPACES/1000SF = 11
RETAIL- 4908SF =
1 SPACES/300SF = 17
TOTAL SPACES REQUIRED = 28

LEGAL DESCRIPTION
LOTS 7 & 8 OF HUNTERS FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

PROJECT LOCATION



PROJECT LOCATION MAP

NO.	REVISION	DATE

DRAWN BY: TPM
APPROVED BY: MGD
DATE: 1/14/14

Ament DESIGN

ZONING PLAN
AMERICAN BAKING SYSTEMS
CITY OF CEDAR RAPIDS IOWA

SHEET NO. 1 OF 1

FILE NAME
Z4044.R0213

OWNER:
Albert E. and Sondra K. Farrington
290 Legion Ct. S.W.
Cedar Rapids , Iowa 52404-4928
Phone: (319) 373-5006
Fax: (319) 373-5008
Cell PHONE: (319) 533-0165
E-Mail: aef@abs.net

PETITIONER:
American Baking Systems
Al Farrington President
290 Legion Ct. S. W.
Cedar Rapids, Iowa 52404-4928
Phone: (319) 373-5006
Fax: (319) 373-5008
Cell: (319) 533-0165
E-Mail: AEF@ABS1.NET

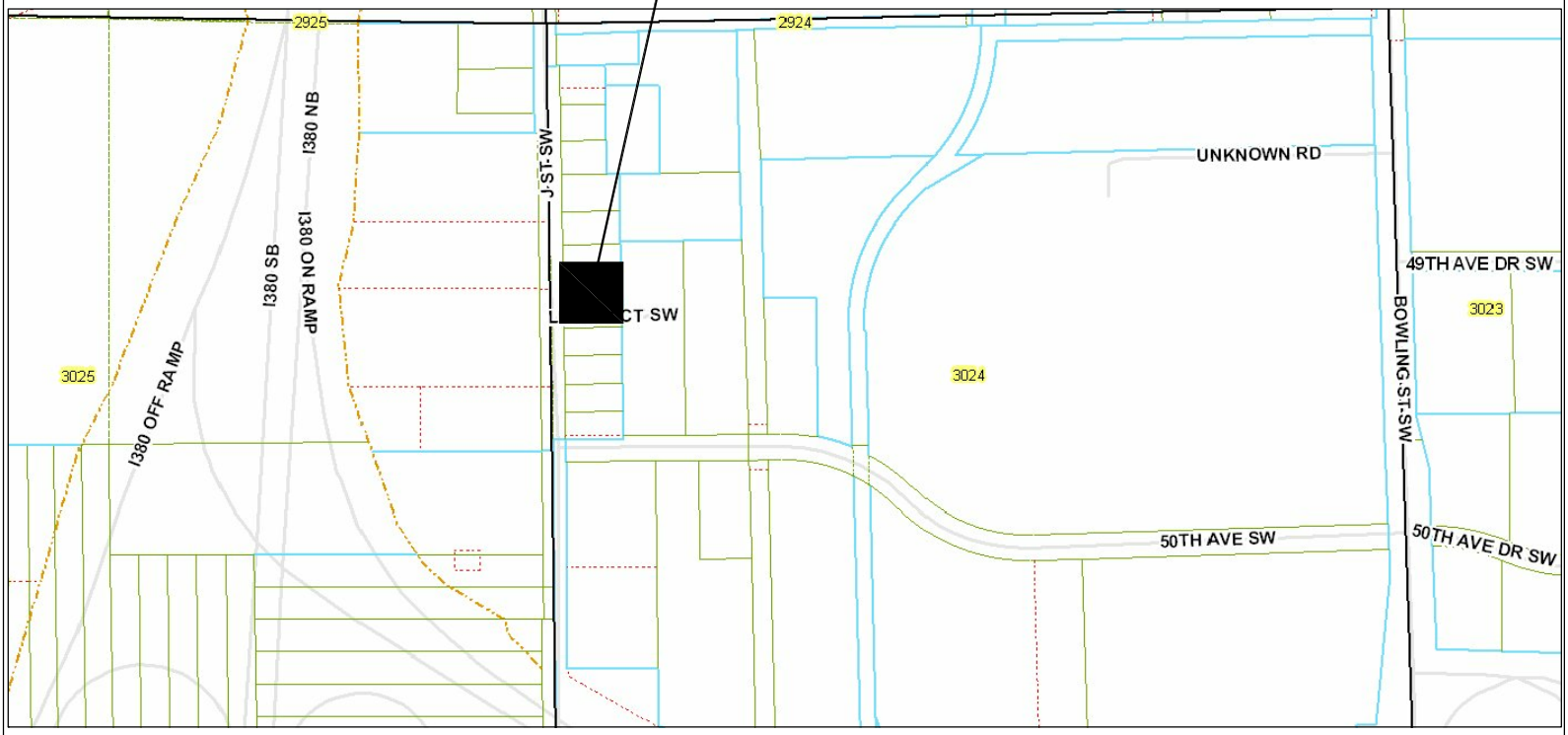
ENGINEER:
Ament Design
C/O Mike Dryden
625 32nd Avenue SW
Cedar Rapids, Iowa 52404
Phone: (319) 378-1401
Fax: (319) 378-1975
E-Mail: MDRYDEN@AMENT.COM

EXISTING ZONING I-2
PROPOSED ZOING C-3

DATE SUBMITTED JANUARY 29, 2014
DATE REVISED

LEGAL DESCRIPTION
LOTS 7 & 8 OF HUNTERS FIRST ADDITION TO
THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

PROJECT LOCATION



PROJECT LOCATION MAP

LOCATION MAP
AMERICAN BAKING SYSTEMS
CITY OF CEDAR RAPIDS, IOWA

Ament INC DESIGN

Front Elevation

Southeast Building Elevation

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5822

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning Without Preliminary Site Development Plan

CPC Date:	March 6, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Coe College
Titleholder:	Coe College
Case Number:	RZNE-008354-2014
Location:	1424 B Avenue NE
Request:	Rezoning from PUB, Public Zone District to RMF-2, Two Family Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property is currently developed with a former fire station, which the applicant purchased from the City. The applicant is requesting rezoning to allow the structure to be converted to student housing for Coe College. This application has been submitted without a site development plan. Prior to the structure being converted to student housing the applicant will need to submit for Preliminary Site Development Plan approval.

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 designation on the Future Land Use Map (FLUM) in the City's Comprehensive Plan is Public/Institutional. This designation was based on the former use of the facility as a fire station, which has been decommissioned due to the construction of the new central fire station in close proximity. The City has sold the facility to Coe College to allow reuse of the facility for student housing in the RMF-2 Zoning District. The following

City general policies and Comprehensive Plan Goals, Objectives and Policies support this rezoning request and potential use:

- Provide for an ample supply of secure, stable housing that is financially attainable by all residents whether purchased or rented;
- Policy1.1.2 Maintain compatible transitions between different land use and housing types through effective land use and site design regulations. This policy is intended to allow for development of a planned mix of uses within neighborhoods.
- Policy 1.1.3 Protect stable single-family neighborhoods from the intrusion of incompatible residential and non-residential land uses. This policy is intended to protect neighborhoods from blighting influences; it is not intended to preclude development of different types of residences, local commercial centers or community services within neighborhoods if they can be designed and maintained in a manner that enhances neighborhood stability.
- Policy 3.3.3 Prior to sale of publicly owned properties, evaluate potential for development of affordable housing units in partnership with the private sector or other housing agency.
- Retrofit or re-use of existing buildings to the extent possible.
- Utilize in-fill sites for development/redevelopment rather than development on the fringe/greenfield development sites.

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 former City fire station. The applicant, Coe College purchased this property to allow for expansion of their campus and student housing. The surrounding neighborhood is zoned R-3D, Two Family Residence Zone District, which allows for duplex housing. It should be noted that many of the properties are legal non-conforming and contain more than two housing units. Also important to note is Coe College owns the adjacent properties and most of the properties in the surrounding area. The proposed use will generate moderate traffic that should not have an adverse impact on the residential neighborhood. The City Traffic Engineering Department has no issues or concerns. Staff has not received any objections from the neighborhood regarding 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-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: To the extent possible, proposed reuse of this facility will be designed to meet the City's required design standards with regard to building design, storm water management, landscaping and other site design elements. Since this is a reuse of an existing building the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

6. **Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

   Staff Comments: 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. Reuse 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 Finding doesn't apply since there has never been a previously approved site plan for this parcel.

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 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.

OWNER/APPLICANT:
COE COLLEGE
%MIKE WHITE
1200 1ST AVENUE NE
CEDAR RAPIDS, IOWA 52402
(319) 399-8643
MWHITE@COE.EDU

CONTACT:
HALL & HALL ENGINEERS, INC.
%LOREN HOFFMAN, ASLA
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
(319) 362-9548
LOREN@HALLENG.COM

LEGAL DESCRIPTION:
ALL OF LOT 12 AND THE NE-LY 40 FEET OF LOT 13, BLOCK 18, "COE COLLEGE ADDITION TO CEDAR RAPIDS", LINN COUNTY, IOWA

EXISTING ZONING: PUB
PROPOSED ZONING: RMF-2

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING
www.halleng.com

Designed by:
Drawn by:
Checked by:

Sheet Title:

REZONING EXHIBIT
1424 B AVENUE NE
CEDAR RAPIDS, LINN COUNTY, IOWA

Date: 02/20/14
Field Book No: FBK
Scale: 1"=80'
Sheet: 1 of 1
Project Number: 9697-R

CAD File: I:\projects\9600\9697-R-Coe Rezoning\DWG\9697-R-Rezoning Exhibit.dwg Date Plotted : Feb 20, 2014 - 12:29pm Plotted By : SUSAN-FORINASH

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

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, March 27, 2014
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: 5015 Center Point Road NE (Rezoning)***

   Recommendation for approval of a rezoning from C-3, Regional Commercial Zone District, O-S, Office/Service Zone District and R-3, Single Family Residence Zone District to C-3, Regional Commercial Zone District as requested by D&S Building Co, Inc. (Applicant/Titleholder)
   Case No: RZNE-008136-2014; Case Manager: Joe Mailander

2. **Case Name: 1508 6th Avenue SE (Rezoning)**

   Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. (Applicant/Titleholder)
   Case No: RZNE-008228-2014; Case Manager: Joe Mailander

3. **Case Name: 1707 Washington Avenue SE (Rezoning)**

   Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. (Applicant/Titleholder)
   Case No: RZNE-008230-2014; Case Manager: Joe Mailander

4. ***Case Name: Armar Square Addition (Major Preliminary Plat)***

   Recommendation for approval of a Major Preliminary Plat, for property at 4850 Armar Drive SE as requested by Armar Ventures, L.C. (Applicant/Titleholder).
   Case No. PRPT-008250-2014; Case Manager: Chris Strecker

DRAFT

5. ***Case Name: 4420 Bowling Street SW (Rezoning)***

Recommendation for approval of a rezoning from I-2, General Industrial Zone District to I-1, Light Industrial Zone District and RMH-O, Residential Manufactured/Mobile Home Park Overlay District as requested by Prairie Oaks Homes LLC (Applicant/Titleholder)
Case No: RZNE-008252-2014; Case Manager: Joe Mailander

6. ***Case Name: 3338 Center Point Road NE (Preliminary Site Development Plan)***

Recommendation for approval of a preliminary site development plan zoned C-2, Community Commercial Zone District, as requested by New Pioneer's Cooperative Society (Applicant/Titleholder) and Orkin Exterminating Co., Inc. (Titleholder)
Case No: PSDP-008253-2014; Case Manager: Joe Mailander

7. **Case Name: Tech Place Addition (Major Preliminary Plat)**

Recommendation for approval of a Major Preliminary Plat, for property east of C Street SW, south of Prairie Rose Drive SW and west of Hoover Trail as requested by Jerry's Homes, Inc. (Applicant/Titleholder).
Case No: PRPT-008256-2014; Case Manager: Chris Strecker

8. **Case Name: Wexford Heights First Addition (Major Preliminary Plat and Rezoning)**

a) Recommendation for approval of a Major Preliminary Plat, for property west of Rapids Ridge Drive NE as requested by Wexford, Inc. (Applicant) Galilee Baptist Church of Cedar Rapids, Russell and Marjorie Morris, Salem United Methodist Church of Cedar Rapids and LaVonne Hudson (Titleholders).
Case No: PRPT-008261-2014; Case Manager: Chris Strecker

b) Recommendation for approval of a rezoning for property west of Rapids Ridge Drive NE from A, Agriculture Zone District to R-1, Single Family Zone District as requested by Wexford, Inc. (Applicant) Galilee Baptist Church of Cedar Rapids, Russell and Marjorie Morris, Salem United Methodist Church of Cedar Rapids and LaVonne Hudson (Titleholders).
Case No: RZNE-008263-2014; Case Manager: Joe Mailander

9. **Case Name: 2773 East Robins Road NE (Conditional Use)**

Recommendation for approval of a conditional use for 130' cell tower in an A, Agriculture Zone District as requested by SSC, Inc. (Applicant) and New Life Pentecostal (Titleholder)
Case No: COND-008266-2014; Case Manager: Dave Houg

TABLED AGENDA

1. **Case Name: 2123, 2133, 2135 Mt. Vernon Road SE (Conditional Use)**

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)
Case No: COND-004948-2013 Case Manager: Dave Houg

2014 Locations

The Introduction to Planning and Zoning for Local Officials workshops are offered annually across the state. Locations change from year to year so that city officials can attend a location near them at least once every two years.

March 31 Mon — **Okoboji**
Arrowwood Resort
1405 Hwy 71 South

April 1 Tue — **Carroll**
Carrollton Inn
18th Street & Hwy 71 N

April 7 Mon — **Decorah**
Hotel Winneshiek
104 E. Water Street

April 8 Tue — **Clear Lake**
Best Western Holiday Lodge
2023 7th Ave. N

April 14 Mon — **Cedar Rapids**
Clarion Hotel and Convention Center
525 33rd Avenue SW

April 21 Mon — **Sioux City**
Bev's On The River
1110 Larsen Park Road

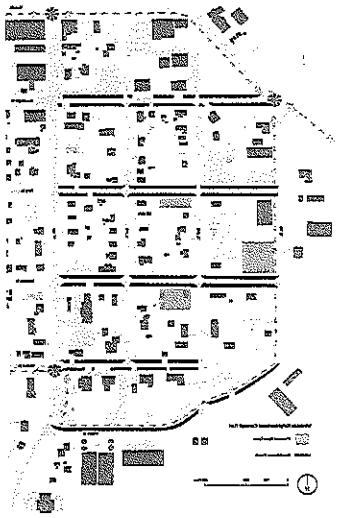
April 22 Tue — **Creston**
Supertel Inn & Conf Center
800 Laurel

Registration Information

The Introduction to Planning and Zoning Workshops will be held in seven locations throughout Iowa in April 2014.

All programs will begin with registration and a light supper at 5:30 p.m. The program will begin at 6:00 p.m. and conclude by 8:45p.m.

The registration fee is $65 per individual. This fee is reduced to $50 per individual if a city or country registers 5 or more officials to attend. This fee covers supper and the workshop materials.



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Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Register Online

We have moved exclusively to an online registration system for the Planning and Zoning for Local Officials workshops.

To register, go to

http://blogs.extension.iastate.edu/planningBLUZ

Click on the "Intro to Planning and Zoning Workshops" tab at the top of the page, then click on the "Register Online Here" link. When you register you will have the option to pay by credit card, or to be invoiced via email.

To register online and receive a meal you must register at least one week before the scheduled date of the workshop you wish to attend. You may register and pay at the door on the day of the workshop if you cannot register by the one-week deadline; however, no meal will be provided.

If you have registered but find you cannot attend you may send a substitute or cancel your registration; however, no refunds will be made for cancellations received less than 3 business days prior to the workshop. No exceptions.

For registration questions please contact:

Registration Services
515-294-6222
registrations@iastate.edu

For other information about the workshops please contact:

Gary Taylor
515-290-0214
gtaylor@iastate.edu

Alan Vandehaar
515-231-6513
alanv@iastate.edu

Linda Doering
515-294-8707
ldoering@iastate.edu

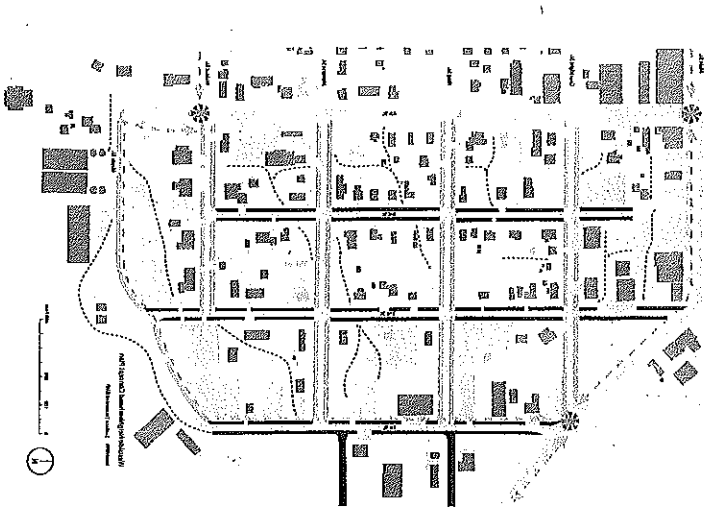
To download additional brochures and link to registration page please visit

http://blogs.extension.iastate.edu/planningBLUZ

WHAT YOU WILL LEARN

Elected officials and citizen-led boards and commissions make up the backbone of the local planning and zoning process. Unfortunately, the issues surrounding land use, and the tools and techniques available to address them, are becoming increasingly complex. At the same time developers, landowners, and residents are increasingly likely to litigate over unfavorable decisions.

The Introduction to Planning and Zoning workshop is designed as a "basic training" for local elected and appointed officials on the land use issues facing them today. Using case scenarios in a highly-interactive format, it will provide participants with an overview of the roles and responsibilities of the planning commission, the board of adjustment, and the elected council and board of supervisors. It also will highlight legal issues frequently faced by local officials, such as variances, special uses, nonconforming uses, spot zoning, hearing procedures, and conflicts of interest. The workshop is intended primarily for local officials new to planning and zoning issues, though it also will serve as a refresher for veteran members.



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COMMUNITY AND ECONOMIC DEVELOPMENT
2321 North Loop Drive, Suite 121
Ames, Iowa 50010

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INTRODUCTION TO
Planning & Zoning for Local Officials
WORKSHOP

APRIL 2014

Presented by
IOWA STATE UNIVERSITY EXTENSION
COMMUNITY AND ECONOMIC DEVELOPMENT
with assistance from
Iowa League of Cities
Iowa's Regional Councils of Government
Iowa State Association of Counties
ISU Extension County Offices