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**

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

Consideration of a Conditional Use for construction of an Electrical Substation in a R-3, Single Family Residential Zone District; 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

2. **Case Name: 1410 Tower Lane NE (Rezoning)**

Consideration of a Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District as requested by Capital Commercial Division, LLC. (Applicant/Titleholder)
Case No: RZNE-005870-2013; Case Manager: Joe Mailander

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

Consideration of a Conditional Use for 130' communications tower in an A, Agriculture Zone District as requested by Verizon Wireless (Applicant) and New Life Pentecostal (Titleholder)
Case No: COND-008266-2014; Case Manager: Dave Houg

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

Consideration of a Rezoning from R-3, Single Family 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

5. **Case Name: 1542 Bever Avenue SE (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. (Applicant/Titleholder)
Case No: RZNE-008229-2014; Case Manager: Joe Mailander

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

Consideration of a Rezoning from R-3, Single Family 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

7. **Case Name: 5015 Center Point Road NE, 2025 Sylvia Avenue NE and 5020 Louisa Street NE (Rezoning)**

Consideration of a Rezoning from 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

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

Consideration of a Rezoning from I-2, General Industrial Zone District to I-1, Light Industrial Zone District, R-3, Single Family Residence 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

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

Consideration of a Preliminary Site Development Plan for property 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

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

a) Consideration of a Major Preliminary Plat, for property north of Blairs Ferry Road NW and east of Michael Drive and Sanden Road 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) Consideration of a Rezoning for property north of Blairs Ferry Road NW and east of Michael Drive and Sanden Road 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

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

Consideration of a Major Preliminary Plat, for property on Scarlett Sage Drive 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

12. **Case Name: 568 Boyson Road NE (Conditional Use)**

Consideration of a Conditional Use for an outdoor service area in an C-2, Community Commercial Zone District as requested by Yeknap 1, Inc. (Applicant) and Culver's Bowman Square Properties, LLC (Titleholder)
Case No: COND-008349-2014; Case Manager: Dave Houg

13. **Case Name: 101 1st Avenue SW and 200 1st Avenue NW (Rezoning)**

Consideration of a Rezoning from C-3, Regional Commercial Zone District and C-4, Central Business Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Cedar Rapids Development Group (Applicant) and City of Cedar Rapids, Steven M. and Jean M. Novak and Cedar Rapids Development Group (Titleholders)
Case No: RZNE-008542-2014; Case Manager: Joe Mailander

Other Business

- Consideration to amend Chapter 32 of the Municipal Code, the Zoning Ordinance, to clarify roles and responsibilities and amend various sections. – Seth Gunnerson

- **Training Opportunities**

- **Announcements**

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

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

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Alliant Energy
Titleholder:	Interstate Power & Light Co., Garret Karns, and Sarah Vittetoe
Case Number:	COND-004948-2013
Location:	2123 Mt. Vernon Road SE
Request:	Conditional Use approval for an electrical substation in an R-3 District
Case Manager:	Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The applicant wishes to remove 2 single-family dwellings and construct an electrical substation at 2123, 2133 and 2135 Mt. Vernon Road SE. A utility substation is allowed in the R-3 Zoning District as a conditional use provided there is adequate buffering and screening incorporated into the development plan.

This case was presented to the City Planning Commission on September 19, 2013 and was tabled pending additional information requested of the Applicant. The additional information included:

- Evidence of the effects on adjacent property values
- Noise level information
- Health effects information
- Additional information on the Historic Preservation Commission review
- Additional information on screening/plantings at time of installation

FINDINGS:

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

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

   Staff Comments: The conditional use requested is permitted within an R-3, Single Family Residence District.

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

   Staff Comments: This area is designated as Low Density Residential on the City's Future Land Use Map. Conditional Use approval for a utility substation in the R-3 Zone District would be in line with the subject property and surrounding area's existing uses and future land use designations.

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

   Staff Comments: This property is currently developed with two (2) single-family dwellings. Based upon the proposed setbacks, screening and berming, any effects of the proposed conditional use should be negligible and compatible with the existing conditions and infrastructure in the area.

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

   Staff Comments: The substation's setback from the street will be over 200 feet. The placement will be within a currently-forested area that is substantially lower than the adjacent homes. Berms will surround the drive and enhance the street-level view of the property.

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

   Staff Comments: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve the site.

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

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

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

   Staff Comments: As previously described, steps have been taken to both separate and screen the substation from the adjacent residential neighborhood.

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

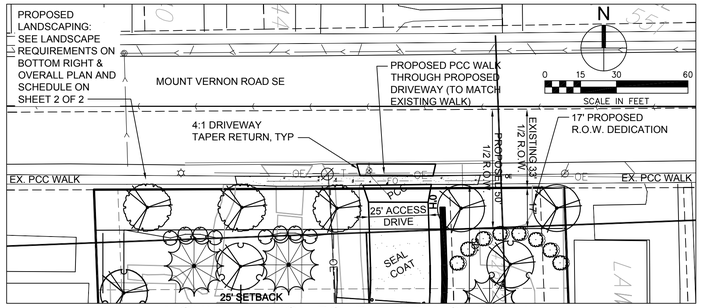
   Staff Comments: This plan expands the land area of a previously-approved substation proposal (CU #2-2004, which was approved by the Board of Adjustment on 1/12/04).

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

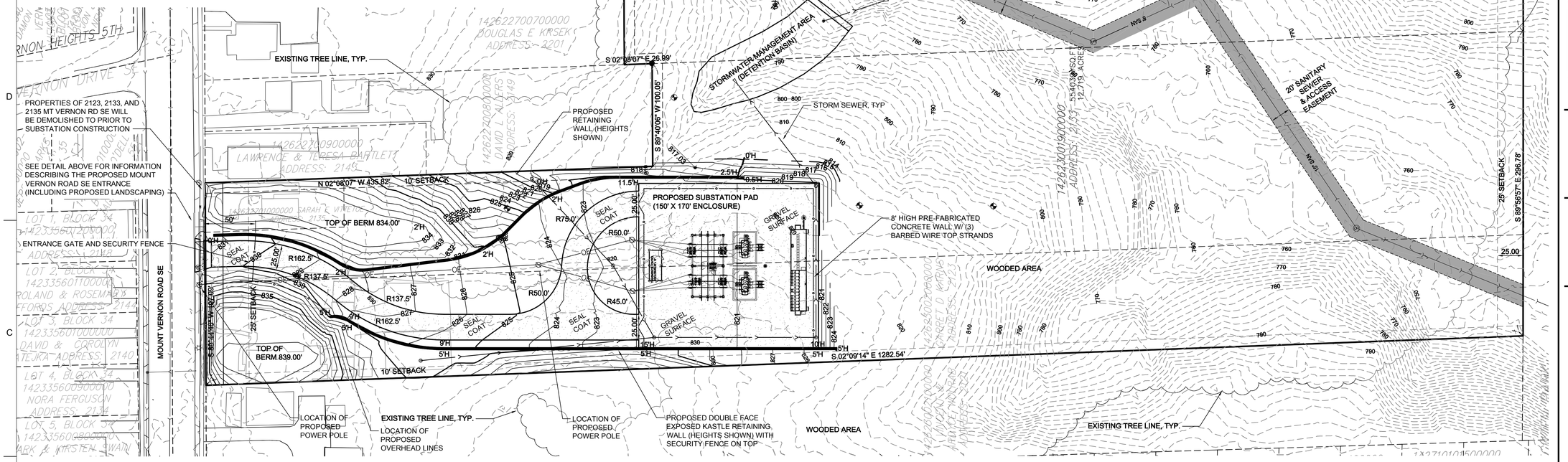
   Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32.

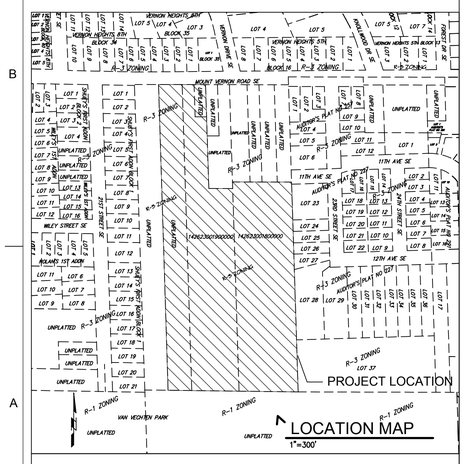
RECOMMENDED CONDITIONS:

1. That the existing structures be removed under appropriate permit prior to a building permit being issued for the proposed substation.
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. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. That where adjacent to or immediately across the street from a lot in a Residence District, all lighting shall be of a type, design, and placement, and also be directed away from and shielded in a manner to minimize impact on the said residential district or use.
5. Existing water services for buildings to be demolished must be cut off at the main per Metro specifications.
6. 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.
7. 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.



1 MOUNT VERNON ROAD ENTRANCE DETAIL
AS NOTED





LOCATION MAP
1"=300'

ROADWAY DESIGN DATA

MOUNT VERNON ROAD SE
AADT: 19,685 VPD (2008)
FUNCTIONAL CLASSIFICATION: MAJOR ARTERIAL
DESIGN SPEED = 40 MPH
POSTED SPEED = 35 MPH

GENERAL NOTES

SITE LOCATION
2123 MT VERNON ROAD SE
2133 MT VERNON ROAD SE
2135 MT VERNON ROAD SE
GPN 14262300180000
(VACANT LAND OWNED BY IPL)
CEDAR RAPIDS, IOWA 52403

PETITIONER
ALLIANT ENERGY
200 1ST STREET SE
CEDAR RAPIDS, IA 52401
CONTACT: TERESA DAVIS

TITLEHOLDERS
2123 MT. VERNON RD. SE
KARNS, GARRETT D
CEDAR RAPIDS, IA 52403

2133 MT. VERNON RD. SE &
GPN 142623001800000
(VACANT LAND OWNED BY IPL)
INTERSTATE POWER AND LIGHT CO.
ATTN: TAX DEPT
P.O. BOX 192
MADISON, WI 53701

2135 MOUNT VERNON RD. SE
VITTETOE, SARAH E
2135 MT. VERNON RD. SE
CEDAR RAPIDS, IA 52403

ENGINEER
SHIVE-HATTERY, INC.
316 2ND ST. SE SUITE 500
CEDAR RAPIDS, IA 52401
CONTACT: ISAAC HODGINS
(319)-364-0227

ZONING
EXISTING: RESIDENTIAL: R-3
PROPOSED: NO CHANGE

R-3 YARD REQUIREMENTS:
FRONT - 25 FEET
SIDE - 10 FEET
REAR - 25 FEET

COVERAGES:
TOTAL LOT AREA
13.04 ACRES

TOTAL EXISTING COVERED AREA
0.21 ACRES (DRIVEWAYS AND SIDEWALKS)
0.14 ACRES (HOUSES AND GARAGES)

TOTAL EXISTING OPEN AREA
12.69 ACRES

TOTAL PROPOSED COVERED AREA
0.93 ACRES (GRANULAR SURFACE SUBSTATION PAD AND SEAL COAT DRIVEWAY)

TOTAL PROPOSED GREEN AREA
12.11 ACRES

TOTAL PROPOSED BUILDING AREA
0.00 ACRES

PARKING:
TOTAL REQUIRED PARKING - 0 SPACES
TOTAL PROVIDED PARKING - 0 SPACES

EXISTING USE
SINGLE FAMILY RESIDENTIAL
(2123 & 2135 MT. VERNON RD. SE)
VACANT LAND
(2133 MOUNT VERNON RD. AND
GPN 142623001800000)

FLOOD PLAIN ZONES
PROJECT IS NOT WITHIN FLOOD PLAIN OR FLOODWAY BOUNDARIES

BUILDING HEIGHT
PROPOSED EQUIPMENT HEIGHT: N/A

SITE DESIGNER:	SHIVE-HATTERY, INC.
CONTACT PERSON:	ISAAC HODGINS
TELEPHONE NUMBER:	(319) 364-0227
FAX NUMBER:	(319) 364-1778
MAILING ADDRESS:	SHIVE-HATTERY, INC. 316 2ND ST SE, SUITE 500 CEDAR RAPIDS, IA 52401
DATE SUBMITTED	8/7/2013
DATE REVISED:	3/14/2014

LEGAL DESCRIPTION
LEGAL DESCRIPTION, AS RECORDED IN BOOK 3987, PAGE 252 IN THE OFFICE OF THE LINN COUNTY RECORDER:

The East 6 acres of Lot 1, Irregular Survey NW 1/4 NW 1/4 Section 26, Township 83 North, Range 7, West of the 5th P.M. except that part described as follows: The North 468.6 feet of the East 100 feet and also excepting therefrom the East 48 feet of the West 98 feet of the North 168 feet.
EXCEPTING THE PUBLIC HIGHWAYS.

AND

LEGAL DESCRIPTION, AS RECORDED IN BOOK 3987, PAGE 255 IN THE OFFICE OF THE LINN COUNTY RECORDER:

Beginning at a point 441 18/37 feet S of the NE corner of the W 15 3/4 acres of the NW 1/4 NW 1/4, Sec. 26-83-7; thence W 124 feet; thence S at right angles with the last named line to the S line of said NW 1/4 NW 1/4; thence E 124 feet to the SE corner of the said W 15 3/4 acres of said NW 1/4 NW 1/4; thence N to the place of beginning.

The E 3 3/4 acres of the W 7 1/2 acres of the E 8 acres of the W 1/3 NW 1/4 NW 1/4 Sec. 26-83-7, excepting therefrom the N 441 18/37 feet thereof.

AND

LEGAL DESCRIPTION, AS RECORDED IN BOOK 7934, PAGE 536 IN THE OFFICE OF THE LINN COUNTY RECORDER:

East 48 feet of the West 98 feet of the North 168 feet of the East 6 acres of Lot 1, Irregular Survey NW 1/4 NW 1/4 Section 26-83-7, Linn County, Iowa Subject to Public Highway Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

AND

LEGAL DESCRIPTION, AS RECORDED IN BOOK 1683, PAGE 63 IN THE OFFICE OF THE LINN COUNTY RECORDER:

East Fifty (50) feet of the West Three (3) acres of the Northwest Quarter (NW 1/4) of Section Twenty-six (26), Township Eighty-three (83), North Range Seven (7), West of the 5th P.M., Linn Count, Iowa.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
OC	CABLE LINE - OVERHEAD	OC
C	CABLE LINE - UNDERGROUND	C
OE	ELECTRIC LINE - OVERHEAD	OE
E	ELECTRICAL LINE - UNDERGROUND	E
G	GAS MAIN	G
S	SANITARY SEWER	S
ST	STEAM	ST
SS	STORM SEWER	SS
OT	OVERHEAD TELEPHONE	T
FO	FIBER OPTICS	FO
T	UNDERGROUND TELEPHONE	T
W	WATER MAIN	W
	UTILITY EASEMENT	
	PROPERTY BOUNDARY	
	ADJACENT PROPERTY	
	CHAIN LINK FENCE	
	SITE PROJECT BOUNDARY	
760	CONTOUR	780

TELEPHONE PEDESTAL		LIGHT POLE	
GAS VALVE		POWER POLE	
SANITARY MANHOLE		TRANSFORMER	TRANS
WATER VALVE		ELECTRIC MANHOLE	E
FIRE HYDRANT		TRAFFIC SIGN	
WATER MAIN REDUCER		CURB INTAKE	
WATER MANHOLE	W	AREA INTAKE	
SIGNAL BASE		CURB INTAKE W/ GRATE	
SIGNAL CONTROLLER		STORM MANHOLE	D
HANDHOLE		FLARED END SECTION	
SIGNAL HEAD		PROPERTY PIN	
EVERGREEN TREE		BUILDING/STRUCTURE FOOTPRINT	EXISTING / PROPOSED
DECIDUOUS TREE		PROPOSED PAVEMENT LIMITS	
SHRUB		PARKING SPACE COUNT	X

LANDSCAPE REQUIREMENTS:
REQ'D STREET TREES= 197' FRONTAGE X 1 TREE/40' = 4.9 TREE
TOTAL STREET TREES PROVIDED = 5 TREE

REQ'D PARKING LOT TREES= 2 SPACES X 1 TREE/12 SPACES = N/A
TOTAL PARKING LOT TREES PROVIDED = N/A

REQ'D STREET FRONT LANDSCAPING:
LANDSCAPE DEPTH= 15'
TREES: 1 TREE / 50' FRONTAGE EXCLUDING DRIVEWAYS
197' FRONTAGE - 25' DRIVEWAY WIDTH = 4 TREES PROVIDED
SHRUBS: 6/1000 SF LANDSCAPE AREA
15' X (196'-25') = 2565 SF
6 X .54 = 3.24 SHRUBS
SHRUBS PROVIDED = 16 SHRUBS

BUFFER YARD - NOT REQ'D PER BUFFERYARD MATRIX

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
316 2nd Street SE Suite 500 | Cedar Rapids, Iowa 52406
319.364.0227 | fax: 319.364.4251 | shive-hattery.com
Iowa | Illinois | Missouri Illinois Firm Number: 184-000214

Alliant Oak Hill
Substation

ALLIANT ENERGY

2133 Mount Vernon Road SE
Cedar Rapids, IA 52403

PRELIMINARY
NOT FOR CONSTRUCTION

KEY PLAN

DRAWN	NJL/IJH
APPROVED	IJH
ISSUED FOR	City Review
DATE	3/14/2014
FIELD BOOK	
PROJECT NO.:	212306-0

SITE PLAN FOR CONDITIONAL USE PERMIT

1 OF 2

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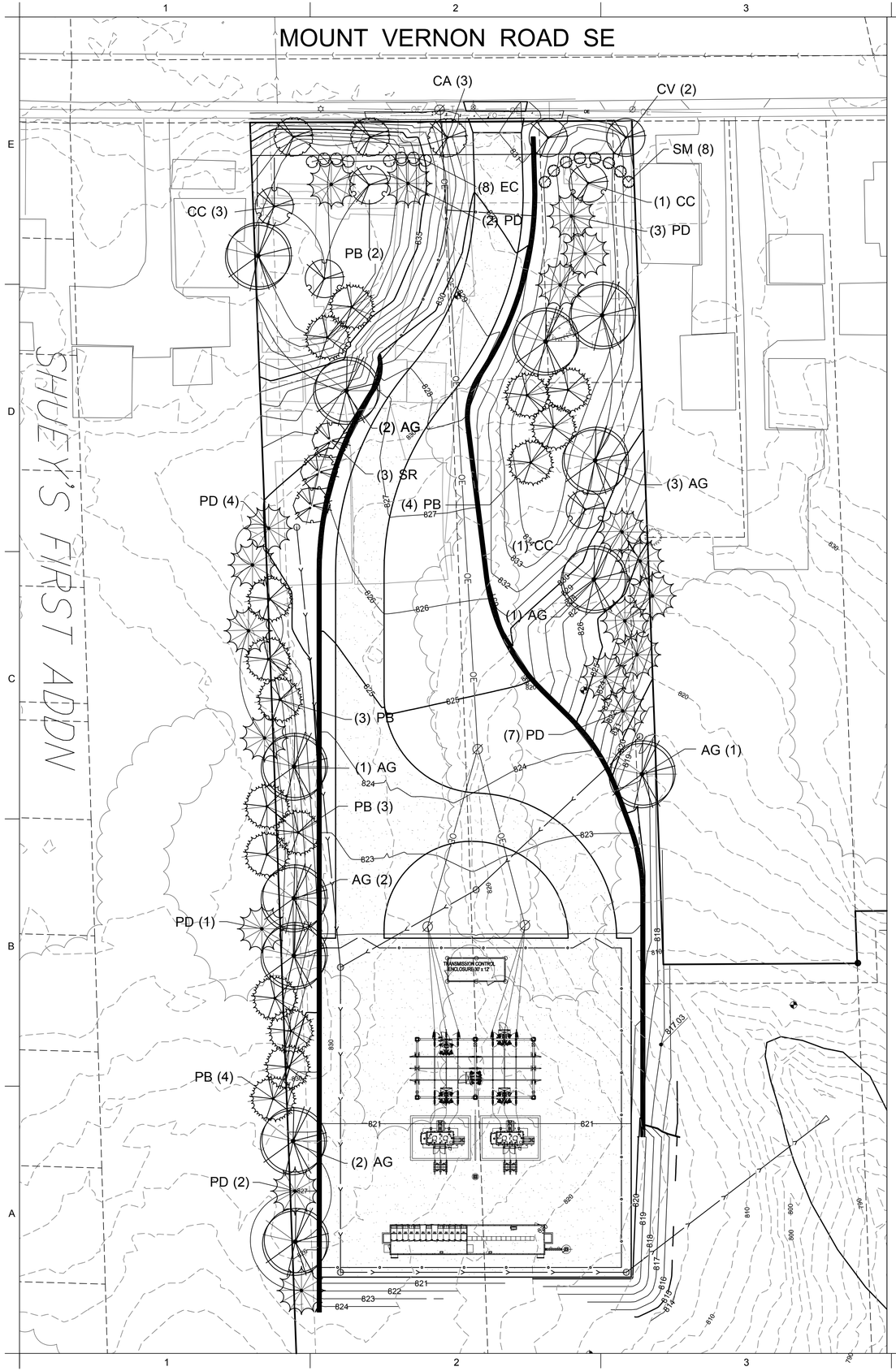


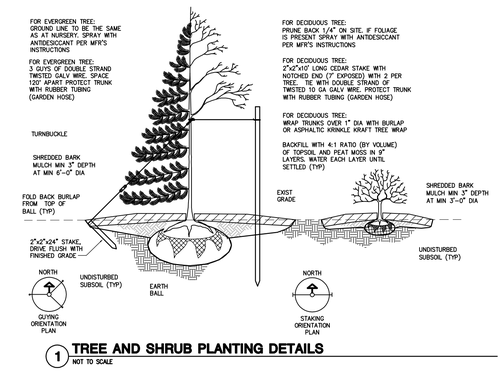
PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
AG	12	Acer rubrum `October Glory` TM	October Glory Maple	B & B	5"Cal		35` SPD. x 50` HT. @ MATURE
CA	3	Carpinus caroliniana	American Hornbeam	B & B	5"Cal		25` SPD. x 30` HT. @ MATURE
CC	5	Cercis canadensis	Eastern Redbud	B & B	5"Cal		25` SPD. x 30` HT. @ MATURE
CV	2	Crataegus viridis `Winter King`	`Winter King` Hawthorn	B & B	4"Cal		25` SPD. x 30` HT. @ MATURE, TREE FORM
PD	19	Picea glauca `Densata`	Black Hills Spruce	B & B	14-15` HT.		25` SPD. x 40` HT. @ MATURE
PB	16	Picea pungens glauca	Colorado Blue Spruce	B & B	14-15` HT.		25` SPD. x 50`+ HT. @ MATURE
SR	3	Syringa reticulata	Japanese Tree Lilac	B & B	12` HT.		20` SPD. x 25` HT. @ MATURE; QUALITY MULTI-STEM SPECIES
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT			REMARKS
EC	8	Euonymus alatus `Compactus`	Compact Burning Bush	36" HT., CONT.			5` SPD. x 5` HT. @ MATURE
SM	8	Syringa meyeri `Palibin`	Dwarf Korean Lilac	36" HT., CONT.			5` SPD. x 5` HT. @ MATURE

PLANTING NOTES

1. ALL LANDSCAPE WORK SHALL CONFORM TO SECTIONS 2610 AND 4170 OF IDOT "SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, SERIES 2009".
2. CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
3. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS. PLANT LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANT MATERIAL INSTALLATION.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANZI Z60.1 – LATEST EDITION). PLANTS SHALL BE FRESHLY DUG OR WELL-ESTABLISHED IN CONTAINER AS APPLICABLE; NOT ROOT-BOUND IN THE CONTAINER.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF LANDSCAPE ARCHITECT.
6. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE CONFLICT OCCURS.
7. ALL PLANTING BED SHALL BE AMENDED WITH PEAT IN A RATIO OF 1 PART PEAT TO 4 PARTS SOIL (BY VOLUME), AND ROTOTILLED TO A MIN. DEPTH OF 9".
8. REMOVE AND DISPOSE ALL BURLAP OR WIRE CAGE FROM ROOTBALL PRIOR TO PLANT INSTALLATION. PULL ROOTS OUT OF ROO MAT AND CUT CIRCLING ROOTS ON TOP 1/3 ROOT BALL WITH A SHARP KNIFE TO PREVENT FUTURE GIRDLING AROUND TREE TRUNK.
9. WOOD MULCH SHALL BE 3" DEEP, COMPOSED OF CEDAR OR CYPRESS WOOD OF UNIFORM COLOR AND LONG FIBROUS NATURE (2–4 INCHES IN LENGTH). DO NOT USE WALNUT. APPLY PRE-EMERGENCE HERBICIDE OVER THE TOP OF ALL WOOD MULCH AREAS.
10. MULCH ALL TREES AND SHRUBS LOCATED OUTSIDE OF DESIGNATED MULCH BEDS WITH A MINIMUM 3" DEPTH CIRCULAR (3-FOOT DIAMETER FOR SHRUBS AND 6-FOOT DIAMETER FOR TREES) OF WOOD MULCH. MULCH PLANTING WELL.
11. SEED ALL DISTURBED AREAS OUTSIDE PLANTING BEDS AND PAVEMENT AREAS WITH "NO-MOW" SEED MIXTURE BY WWW.PRAIRIENURSERY.COM OR APPROVED EQUIVALENT. FOLLOW SEED SUPPLIER'S RECOMMENDATIONS ON SOIL PREPARATION, SEEDING, APPLICATION RATE, MULCHING, WATERING, AND MAINTENANCE.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTING BEDS, PLANT MATERIAL, AND NEW TURF AREAS UNTIL SUBSTANTIAL COMPLETION. WEEDING, WATERING, MOWING, AND REPLACEMENT OF DEAD/DYING PLANTS ARE INCLUDED IN THIS MAINTENANCE.
13. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
14. ALL GUY WIRES, STAKES AND TRUNK WRAP SHALL BE REMOVED FROM TREES AFTER A PERIOD OF 1 YEAR BY THE CONTRACTOR.

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL REVIEW ROUGH GRADING AND EROSION CONTROL MEASURES WITH GENERAL CONTRACTOR AND GRADING CONTRACTOR PRIOR TO COMMENCING LANDSCAPE WORK. GRADING CONTRACTOR SHALL CORRECT DEFICIENCIES IN ROUGH GRADING AND EROSION CONTROL TO A CONDITION ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR. COMMENCEMENT OF WORK BY LANDSCAPE CONTRACTOR IMPLIES ACCEPTANCE OF GRADING CONDITIONS AND EROSION CONTROL MEASURES, AND RESPONSIBILITY FOR CONTROL AND REPAIR OF SUBSEQUENT DEFICIENCIES.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO MAINTAIN POSITIVE DRAINAGE ON THE SITE FOLLOWING ACCEPTANCE OF GRADING CONDITIONS. REFER TO GRADING PLAN FOR CONTOURS AND SPOT ELEVATIONS.
3. LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY CONFLICTS BETWEEN GRADING DESIGN AND ANY ON-SITE UTILITIES. WORK SHALL NOT COMMENCE UNTIL ISSUE IS RESOLVED AND DOCUMENTED IN WRITING BY OWNER'S REPRESENTATIVE.
4. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
5. EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE GOVERNMENTAL REGULATIONS.
6. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS, OR BARRICADES IN ACCORDANCE WITH OSHA.



1 **TREE AND SHRUB PLANTING DETAILS**
NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
316 2nd Street SE Suite 500 | Cedar Rapids, Iowa 52406
319.364.0227 | fax: 319.364.4251 | shive-hattery.com
Iowa | Illinois | Missouri Illinois Firm Number: 184-000214

Alliant Oak Hill
Substation

ALLIANT ENERGY

2133 Mount Vernon Road SE
Cedar Rapids, IA 52403

PRELIMINARY
NOT FOR CONSTRUCTION

KEY PLAN

DRAWN	KDF
APPROVED	IJH
ISSUED FOR	City Review
DATE	3/14/2014
FIELD BOOK	
PROJECT NO.:	212306-0

LANDSCAPE SCHEDULE, NOTES AND DETAILS

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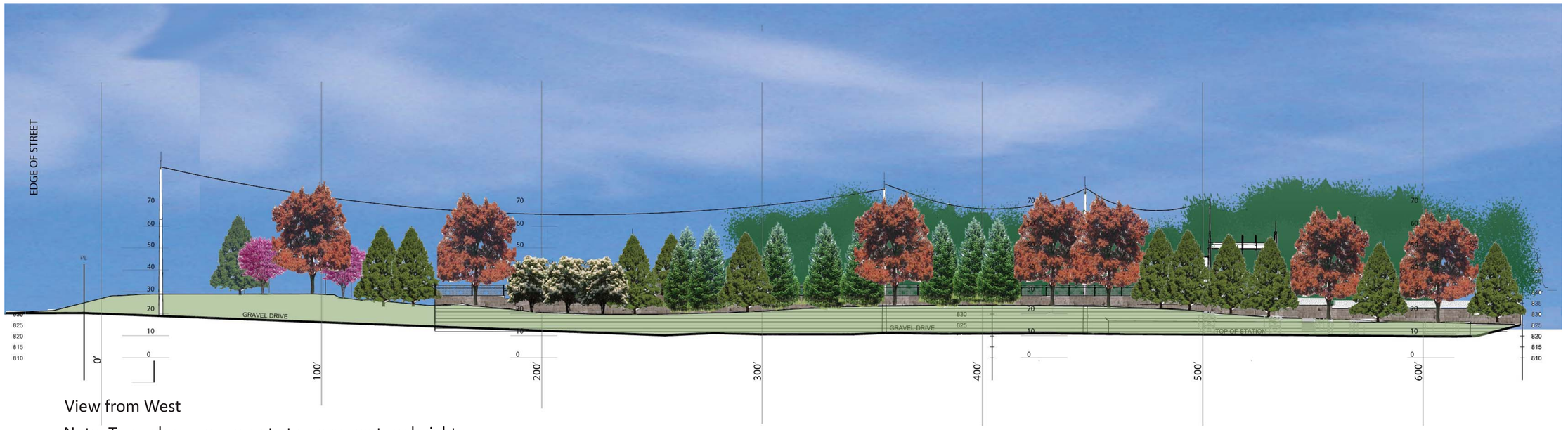
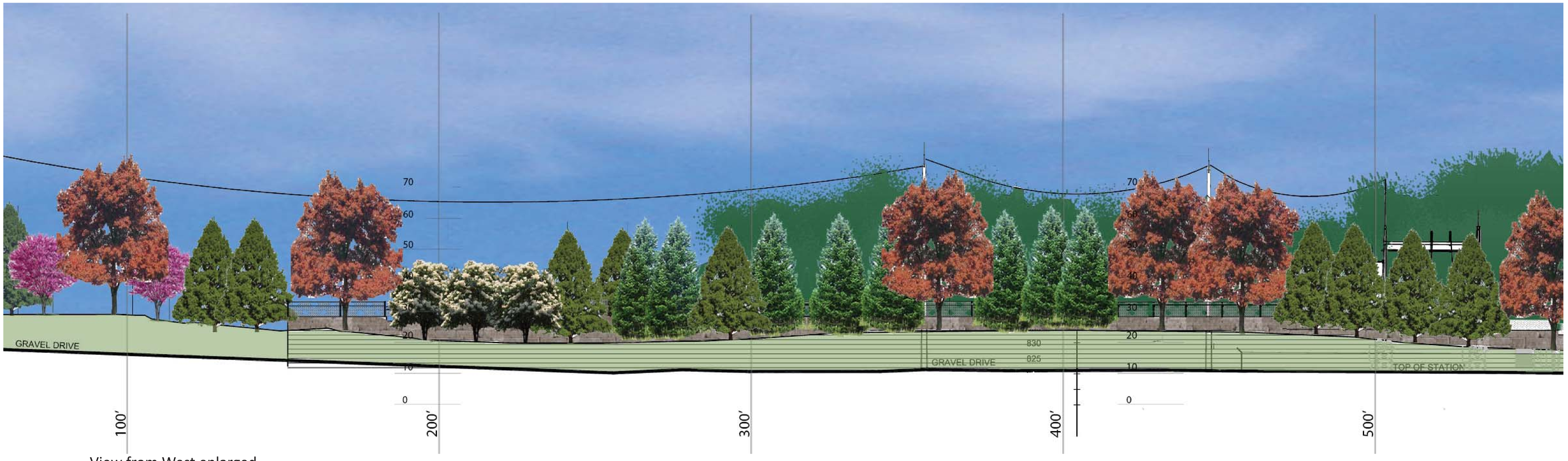


View from West

Note: Trees shown represent at or near mature heights



View from West enlarged

Note: Trees shown represent at or near mature heights

ALLIANT ENERGY

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Oak Hill Substation
City Planning Commission Meeting (CPC)
March 2014

View from Mount Vernon Road
Note: Trees shown represent at or near mature heights

ALLIANT ENERGY

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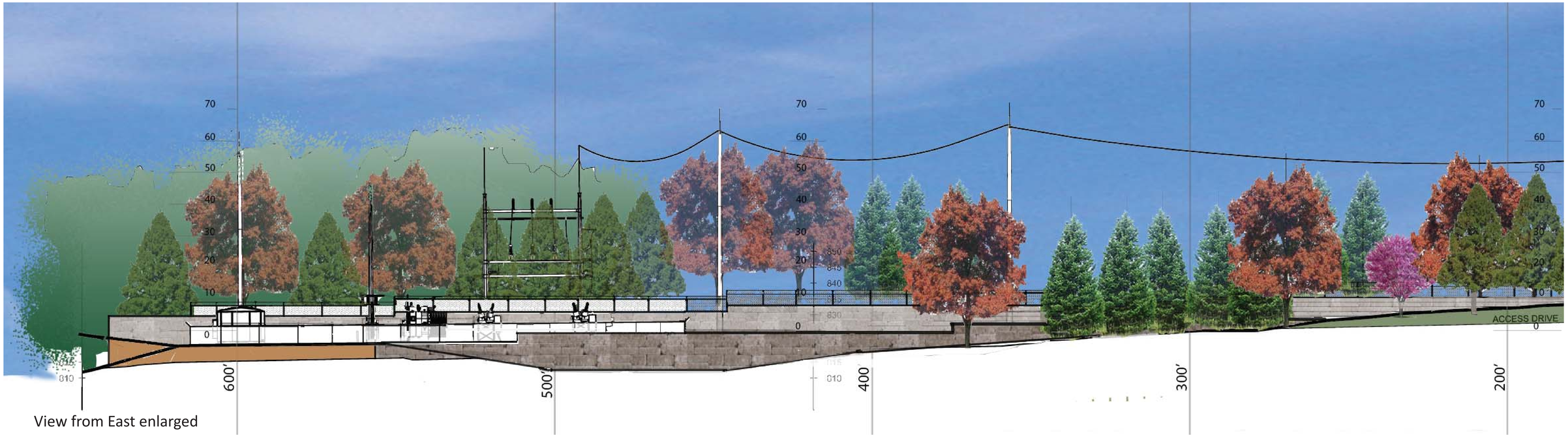
Oak Hill Substation
City Planning Commission Meeting (CPC)
March 2014

View from East

Note: Trees shown represent approximate as planted size



View from East enlarged

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Oak Hill Substation
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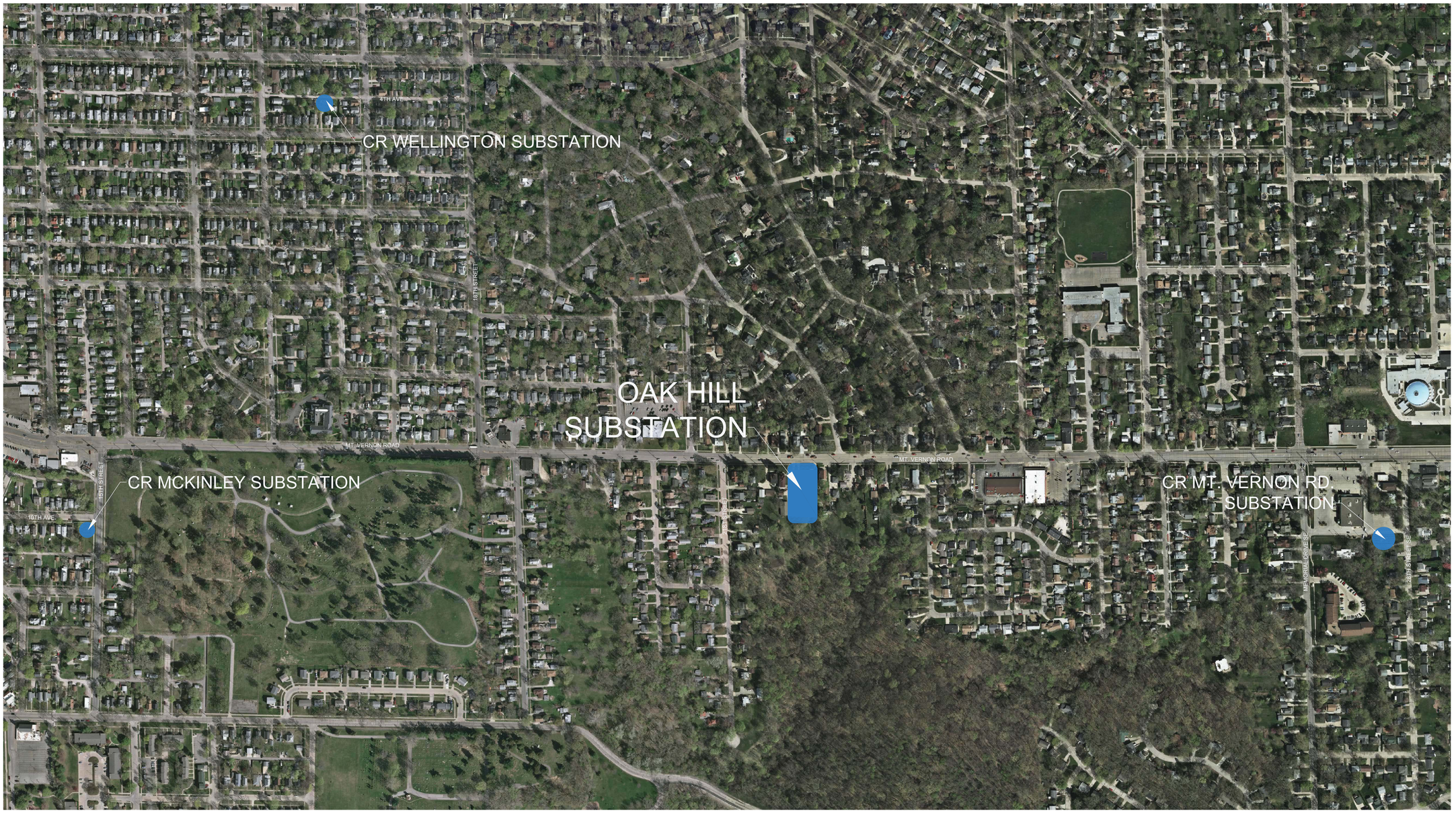
March 2014



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Oak Hill Substation
Neighborhood Input Meetings
September 2013

CR Oak Hill Substation
2135, 2133, 2123 Mt Vernon Rd SE
Summary Response

Benefits and Purpose of the Substation

- Part of the overall plan to improve electric reliability for the City of Cedar Rapids. This plan includes a better transmission network and upgraded distribution system throughout Cedar Rapids.

Site Selection/Conditional Use Request

- This site was selected as it provides us with the best opportunity to provide screening and appropriate setbacks from the adjacent properties.
- The site development plan changed from the conditional use permit issued in 2004 to address safety and economic pressures due to changes in standards and equipment for installation and maintenance.

Neighborhood Concerns

- We have met with and discussed several concerns with the neighborhood. Although we are not able to resolve every concern, we have responded to the following…
    - Concern about bringing closer to Mt. Vernon Road
        - The substation has been moved ~175' to the south to provide additional set back to this home.
    - Effect on Property Values
        - An appraisal was ordered for the project to identify any adverse effects on the adjacent property values.
        - Per the appraiser's report, at the time of construction there is a perceived problem, but in reality there is minimal impact, if any.
        - Impacts are lessened with man-made barriers (berms, garages, etc.) and setbacks.
    - Noise Levels
        - Equipment is engineered to limit the audible noise.
        - At 50' from the equipment the audible noise is 47dB – similar to refrigerator hum or office noise.
        - At 392', near the edge of Mt. Vernon Rd, the audible noise level is 31dB – similar to a soft whisper or quiet library.
    - Health Effects
        - Electric and Magnetic Fields (EMF)
        - Construction standards shield the electric fields to near zero outside the perimeter of the substation.
        - Magnetic fields are produced, but fields fall with distance often to background levels within 4-6'. At 4 - 6' the magnetic fields are similar to what may be produced by a washing machine or television.

Historic Preservation Committee Review

- Presented the properties at 2135 and 2123 Mt. Vernon Road to the HPC on 10-10-13.
- HPC requested permission to photo document the properties and that we donate materials to Habitat for Humanity
- Demolition permit application will be submitted to HPC prior to removal of buildings

Landscaping Plan

- Updated plan includes type of plantings and size at time of planting
- Plan to begin grading and landscaping work in 2014
- Substation construction to occur in the next 3-4 years.

Interstate Power and Light Co.
An Alliant Energy Company

1001 Shaver Road NE
Cedar Rapids, IA 52402-4501

1-800-ALLIANT (255-4268)
www.alliantenergy.com

March 13, 2014

City of Cedar Rapids
City Planning Commission
Cedar Rapids, IA

Dear Commission Members,

Per the commission meeting on September 19, 2013, I would like to address the concern about the effect of the new substation being planned on Mt. Vernon Rd SE on adjacent property values.

Interstate Power & Light Company commissioned Keith J. Westercamp, MAI and Iowa State General Certified Real Estate Appraiser, to prepare a Consultation Appraisal Report to determine damages (potential loss in value) of surrounding properties in the area of the proposed electrical substation. The report was prepared in accordance with Standard Rule 5-2(b) of the Uniform Standards of Professional Appraisal Practice. Keith has worked in Cedar Rapids and East Central Iowa markets as an appraiser for over thirty years and his MAI designation is the highest trade designation for the industry.

The appraiser collected relevant data from a search of public records, local multiple listing service, and realtors. Interstate Power & Light Company provided the appraiser with the proposed site plan and elevation renderings of the proposed facilities for consideration. The appraiser made a physical inspection of the substation site and adjacent properties on October 4, 2013.

The appraiser provided this conclusion: "The appraiser has researched data for similar types of potential adverse impacts. The data (shows) that generally at the time of construction there is a perceived problem. After the construction the reality is that the properties tend to have minimal impact, if any. Sales data was reviewed. The conclusion is that from all directions the substation will have man-made barrier as well as an existing setback from nearby properties. Several of the properties have the living area separated from the subject by garages. Therefore the substation will likely have no negative impact on the value of surrounding properties."

Interstate Power and Light has further mitigated any loss in property values by moving the substation ~175' south, further away from the adjacent properties. Additionally, we have offered a privacy fence for the Wolrab family at 2121 Mt Vernon Road, adjacent to the West, to provide additional screening.

Sincerely yours,

Teresa C Davis

Teresa C Davis
Manager, Project Management

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March 13, 2014

City of Cedar Rapids
City Planning Commission
Cedar Rapids, IA

Dear Commission Members,

Per the commission meeting on September 19, 2013, I would like to address the concern about the noise levels for the new substation being planned on Mt. Vernon Rd SE. The power transformer is the item within the substation that produces noise. The power transformer, that Interstate Power and Light plans to install, will be engineered to limit its audible noise levels to the standards established by NEMA, or National Electrical Manufacturers Association. NEMA was established to create consistent high standards that apply throughout the North American Power Industry. In the NEMA standard TR-1, you can find a table that states the maximum allowable sound levels for power transformers. Following the table, you will find that the decibels levels for the transformer planned would be 70/72/73 dB for a 15/20/25 MVA transformer. The different rating factors on the transformer are for when we experience load growth or peak power days. Fans are then used to increase the rating on the transformer, which accounts for an increase in decibels. The factory sound tests are taken at a 3 foot distance around the transformer. The first doubling of distance away from the transformer reduces the noise by 3dB, and then 6dB for each subsequent doubling of distance. An example:

3'	6'	12'	24'	48'	96'	192'	384'
70db	67db	61dB	55dB	49dB	43dB	37dB	31dB

At 50 feet away, the decibel level would be approximately 47dB. This level would be comparable to a refrigerator hum or average office noise. At the edge of Mt. Vernon Rd which would be approximately 400 feet away, the noise produced by the transformer would be approximately 31dB. This is comparable to a soft whisper or quiet library. These sound levels do not take into account the traffic on Mt Vernon Rd, wind, wildlife, or any other possible noises.

Sincerely yours,

Teresa C Davis

Teresa C Davis
Manager, Project Management

NEMA Standards Publication No. TR 1-1993 (R2000)

Transformers, Regulators and Reactors

Published by:

National Electrical Manufacturers Association
1300 North 17th Street, Suite 1847
Rosslyn, VA 22209

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PERFORMANCE

0.03 RADIO INFLUENCE VOLTAGE LEVELS

The following values apply to liquid-filled transformers. They do not apply to load tap changing during switching or to operation of auxiliary relays and control switches.

0.03.1 Distribution Transformers

Radio influence voltage levels for distribution transformers, for systems rated 69 kV and less, shall not exceed 100 microvolts when measured in accordance with Section 7.01. The test voltage shall be the line-to-neutral voltage corresponding to 110 percent excitation of the transformer. This will be the coil voltage for wye connections and 1/3 times the coil voltage for delta connections.

0.04 POWER FACTOR OF INSULATION OF OIL-IMMERSED TRANSFORMERS

While the real significance which can be attached to the power factor of oil-immersed transformers is still a matter of opinion, experience has shown that power factor is helpful in assessing the probable conditions of the insulation when good judgement is used.

The proper interpretation of power factor of oil-immersed transformers is being given careful attention by manufacturers in connection with the problems of (1) selecting insulating materials, (2) sealing, and (3) processing the transformers. However, it is the comparative values which are guides for the successful solution for these problems rather than an absolute value of power factor.

The generally accepted factory tests for proving the insulation level are the prescribed low-frequency tests and impulse tests given in the American National Standard C57.12.90-1993.

When required, a factory power-factor test can be made, and this measurement will be of value for comparison with field power-factor measurements to assess the probable condition of the insulation. It is not feasible to establish standard power-factor values for oil-immersed transformers because:

a. Experience has definitely proved that little or no relation exists between power factor and the ability of the transformer to withstand the prescribed dielectric tests.

b. Experience has definitely proved that the variation in power factor with temperature is substantial and erratic so that no single correction curve will fit all cases.

When a factory power-factor measurement of a transformer is required, the measurement should be made with the insulation at room temperature, preferably at or close to 20°C.

0.05 AUDIBLE SOUND LEVELS

Transformers shall be so designed that the average sound level will not exceed the values given in Tables 0-2 through 0-4 when measured at the factory in accordance with the conditions outlined in ANSI/IEEE C57.12.90-1993.

The guaranteed sound levels should continue to be per Tables 0-2 through 0-4 until such time as enough data on measured noise power levels becomes available.

Sound pressure levels are established and published in this document. Sound power may be calculated from sound pressure, using the method described in C57.12.90-1993.

Rectifier, railway, furnace, grounding, mobile and mobile unit substation transformers are not covered by the tables. The tables do not apply during the time that power switches are operating in load-tap-changing transformers and in transformers with integral power switches.

69K = 350kV BIL

ble 0-2
AUDIBLE SOUND LEVELS F[ ].-IMMERSED POWER TRANSFORMERS

Column 1 - Class*OA, Ow and FOW Ratings
Column 2 - Class* FA and FOA First stage Auxiliary Cooling**†
Column 3 - Straight FOA* Ratings, FA* FOA* Second-stage Auxiliary Cooling*†

Average Sound Level †† Decibels	Equivalent Two-winding Rating▲																	
	350 kV BIL and Below			450, 550, 650 kV BIL			750 and 825 kV BIL			900 and 1050 kV BIL			1175 kV BIL			1300 kV BIL and Above		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
57	700	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...
58	1000	.	..	...	..	..	...	...	...	...	...	...	...	...	...	...	...	...
59	--	..	...	700	...	...	...	...	...	...	...	...	...	...	...	...	...	...
60	1500	..	..	1000	...	...	..	..	...	...	...	...	...	...	...	...	...	...
61	2000	.	..	...	...	.	...	...	..	...	...	...	...	...	...	...	...	...
62	2500	...	...	1500	...	.	.	..	..	..	...	...	...	..	..	...	...	...
63	3000	...	...	2000	...	..	..	...	...	...	...	...	...	..	...	...	...	...
64	4000	...	...	2500	...	...	...	...	...	...	...	...	...	...	...	...	...	...
65	5000	...	...	3000	...	...	...	...	...	...	...	...	...	..	...	...	...	...
66	6000	...	...	4000	.	.	3000	...	...	...	...	...	...	...	...	...	...	...
67	7500	6250▲▲	..	5000	3750▲▲	..	4000	3125▲▲	..	..	...	..	...	..	...	...	...	...
68	10000	7500		6000	5000	.	5000	3750	...	..	...	..	...	..	...	...	...	...
69	12500	9375	.	7500	6250	..	6000	5000	...	...	...	...	...	...	...	...	...	...
70	15000	12500	.	10000	7500	..	7500	6250	..	...	...	...	..	..	...	...	...	...
71	20000	16667		12500	9375		10000	7500	...	...	...	...	...	...	...	...	...	...
72	25000	20000	20800	15000	12500	..	12500	9375	...	...	...	...	...	..	...	...	...	...
73	30000	26667	25000	20000	16667	...	15000	12500	...	12500	...	..	...	...	..	...	...	...
74	40000	33333	33333	25000	20000	20800	20000	16667	...	15000	...	...	12500	...	...	...	...	...
75	50000	40000	41667	30000	26667	25000	25000	20000	20800	20000	16667	...	15000	...	...	12500	...	...
76	60000	53333	50000	40000	33333	33333	30000	26667	25000	25000	20000	20800	20000	16667	..	15000	...	...
77	80000	66667	66667	50000	40000	41667	40000	33333	33333	30000	26667	25000	25000	20000	20800	20000	16667	...
78	100000	80000	83333	60000	53333	50000	50000	40000	41667	40000	33333	33333	30000	26667	25000	25000	20000	20800
79	...	106667	100000	80000	66667	66667	60000	53333	50000	50000	40000	41667	40000	33333	33333	30000	26667	25000
80	..	133333	133333	100000	80000	83333	80000	66667	66667	80000	53333	50000	50000	40000	41667	40000	33333	33333
81	...	...	166667	...	106667	100000	100000	80000	83333	80000	66667	66667	60000	53333	50000	50000	40000	41667
82	...	...	200000	...	133333	133333	...	106667	100000	100000	80000	83333	80000	66667	66667	60000	53333	50000
83	..	...	250000	...	...	166667	...	133333	133333	...	106667	100000	100000	80000	83333	80000	66667	66667
84	..	...	300000	...	...	200000	...	...	166667	...	133333	133333	...	106667	100000	100000	80000	83333
85	..	...	400000	...	...	250000	...	...	200000	...	...	166667	...	133333	133333	...	106667	100000
86	...	...	...	...	...	300000	...	...	250000	...	...	200000	...	...	166667	...	133333	133333
87	...	...	...	...	...	400000	...	...	300000	...	...	250000	...	...	200000	...	...	166667
88	...	...	...	...	...	...	...	...	400000	...	...	300000	...	...	250000	...	...	200000
89	...	...	...	...	...	...	...	...	...	...	...	400000	...	...	300000	...	...	250000
90	...	...	...	...	...	..	...	...	...	...	...	...	...	...	400000	...	...	300000
91	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	400000

*Classes of cooling (see 2.6.1 of American National Standard C57.12.00-1988.
**First- and second-stage auxiliary cooling (see TR 1.0.02).
†For column 2 and 3 ratings, the sound levels are with the auxiliary cooling equipment in operation.
††For intermediate kVA ratings, use the average sound level of the next larger kVA rating.
▲The equivalent two-winding 55°C or 65°C rating is defined as one-half the sum of the kVA rating of all windings.
▲▲Sixty-seven decibels for all kVA ratings equal to this or smaller.

Common Environmental Noise Levels Factsheet

How Loud is Too Loud? Experts agree that continued exposure to noise above 85 dBA over time, will cause hearing loss. To know if a sound is loud enough to damage your ears, it is important to know both the loudness level (measured in decibels, dBA) and the length of exposure to the sound. In general, the louder the noise, the less time required before hearing loss will occur. According to the National Institute for Occupational Safety and Health (1998), the maximum exposure time at 85 dBA is 8 hours. At 110 dBA, the maximum exposure time is one minute and 29 seconds. If you must be exposed to noise, it is recommended that you limit the exposure time and/or wear hearing protection.

Measure Up and Turn it Down: Decibel Levels Around Us The following are decibel levels of common noise sources around us. These are typical levels, however, actual noise levels may vary depending on the particular item. Remember noise levels above 85 dBA will harm hearing over time. Noise levels above 140dBA can cause damage to hearing after just one exposure.

Points of Reference *measured in dBA or decibels

- 0 The softest sound a person can hear with normal hearing
- 10 normal breathing
- 20 whispering at 5 feet
- 30 soft whisper
- 50 rainfall
- 60 normal conversation
- 110 shouting in ear
- 120 thunder

Home

- 50 refrigerator
- 50 - 60 electric toothbrush
- 50 - 75 washing machine
- 50 - 75 air conditioner
- 50 - 80 electric shaver
- 55 coffee percolator
- 55 - 70 dishwasher
- 60 sewing machine
- 60 - 85 vacuum cleaner
- 60 - 95 hair dryer
- 65 - 80 alarm clock
- 70 TV audio
- 70 - 80 coffee grinder
- 70 - 95 garbage disposal
- 75 - 85 flush toilet
- 80 pop-up toaster

Work

- 40 quiet office, library
- 50 large office
- 65 - 95 power lawn mower
- 80 manual machine, tools
- 85 handsaw
- 90 tractor
- 90 - 115 subway
- 95 electric drill
- 100 factory machinery
- 100 woodworking class
- 105 snow blower
- 110 power saw
- 110 leafblower
- 120 chain saw, hammer on nail
- 120 pneumatic drills,

Recreation

- 40 quiet residential area
- 70 freeway traffic
- 85 heavy traffic, noisy restaurant
- 90 truck, shouted conversation
- 95 - 110 motorcycle
- 100 snowmobile
- 100 school dance, boom box
- 110 disco
- 110 busy video arcade
- 110 symphony concert
- 110 car horn
- 110 -120 rock concert
- 112 personal cassette player on high
- 117 football game

- 80 doorbell
- 80 ringing telephone
- 80 whistling kettle
- 80 - 90 food mixer or processor
- 80 - 90 blender
- 80 - 95 garbage disposal
- 110 baby crying
- 110 squeaky toy held close to the ear
- 135 noisy squeeze toys
- heavy machine
- 120 jet plane (at ramp)
- 120 ambulance siren
- 125 chain saw
- 130 jackhammer, power drill
- 130 air raid
- 130 percussion section at symphony
- 140 airplane taking off
- 150 jet engine taking off
- 150 artillery fire at 500 feet
- 180 rocket launching from pad
- (stadium)
- 120 band concert
- 125 auto stereo (factory installed)
- 130 stock car races
- 143 bicycle horn
- 150 firecracker
- 156 capgun
- 157 balloon pop
- 162 fireworks (at 3 feet)
- 163 rifle
- 166 handgun
- 170 shotgun

Reference: Center for Hearing and Communication - http://www.chchearing.org/noise-center-home/facts-noise/common-environmental-noise-levels

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March 13, 2014

City of Cedar Rapids
City Planning Commission
Cedar Rapids, IA

Dear Commission Members,

Per the commission meeting on September 19, 2013, I would like to address the concern about the health effects of the substation being planned off Mt. Vernon Rd SE. EMF, or Electric and Magnetic Fields are frequently brought forth as a concern.

The WHO, or World Health Organization, states that electric "substations rarely produce significant electrical fields outside their perimeter. In the case of a ground mounted final distribution substation this is because all the busbars and other equipment are contained in either metal cabinets and pillars or in a building, both of which screen electric fields. Higher-voltage substations are not so rigorously enclosed, but are usually surrounded by a security fence, which because it is metal again screens the electric field." [1] Additionally, walls, roofs, trees and vegetation weaken or shield electric fields.

The WHO also reports that the magnetic field measure at the substation boundary measures 1.6 microtesla and this measurement drops by ½ at about 4 ½ feet. In comparison, magnetic fields within our homes are...

- Washing Machine or Television - 0.7 microtesla
- Refrigerator - 0.2 microtesla
- Vacuum Cleaner - 6.0 microtesla
- Dishwasher or Mixer - 1 microtesla

Typically one compares these levels to exposure limits to identify what level may pose a harmful affect. The federal government and the State of Iowa have no exposure limits for extremely low frequency EMFs.

We acknowledge that EMFs are produced within electric substations, but the field falls with distance, and usually, falls to background levels within 4-6 feet. Therefore, the substation on Mt. Vernon Rd is not a significant source of exposure in the neighborhood homes.

Sincerely yours,

Teresa C Davis

Teresa C Davis
Manager, Project Management

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[1] Report: Environmental Health Criteria 238: Extremely Low Frequency Fields – Published under joint sponsorship of the International Labour Organization, The International Commission on Non-Ionizing Radiation Protection, and the World Health Organization. Published 2007. Electric Fields Quote – page 27 Section 2.2.1.2.3. Magnetic Fields Reference – page 41-44

This report contains the collective views of an international group of experts and does not necessarily represent the decisions or the stated policy of the International Commission of Non-Ionizing Radiation Protection, the International Labour Organization, or the World Health Organization.

Environmental Health Criteria 238

EXTREMELY LOW FREQUENCY FIELDS

Published under the joint sponsorship of
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the International Commission on
Non-Ionizing Radiation Protection, and
the World Health Organization.

WHO Library Cataloguing-in-Publication Data

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materials are sufficiently conducting to screen fields, and the ratio of the field outside to the field inside typically ranges from 10 to 100 or more (AGNIR, 2001b).

Within homes, however, there are sources of electric field just as there are sources of magnetic field. House wiring can produce electric fields, which are clearly strongest close to the wiring but which can be significant over the volume of a house as well. The electric field produced by wiring depends partly on how it is installed; wiring installed in metal trunking or conduit produces very small external fields, and the fields produced by wiring installed within walls is attenuated by an amount depending on the building materials (AGNIR, 2001b).

The other main source of electric fields within a home is mains appliances. Any mains appliance produces power-frequency electric fields whenever it is connected to the mains (in contrast to magnetic fields, which are produced only when current is being drawn), and appliances are often left plugged in even when not operating. The size of the electric field depends on the wiring of the appliance, and on how much of the wiring is enclosed by metal which will screen the electric field. The electric field from an appliance falls rapidly with distance from the appliance, just as the magnetic field does. The magnetic field from an appliance typically merges into the background magnetic field within a metre or two. With electric fields, except in those few homes very close to a source of high electric field, there is no background field from sources outside the home. Therefore the electric field from an appliance is still appreciable, albeit rather small, at greater distances from the appliance than is the case for magnetic fields.

Because electric fields are so easily perturbed by conducting objects, fields within the volume of a room are rarely uniform or smoothly varying. Many objects, in particular metal objects, perturb the field and can create local areas of high electric field strength.

2.2.1.2.3 Underground cables and substations

When a cable is buried underground, it still produces a magnetic field above the ground (see section 2.2.2.2.2). By contrast, a buried cable produces no electric field above ground, partly because of the screening effect of the ground itself, but mainly because underground cables practically always include a metal sheath which screens the electric field.

Substations also rarely produce significant electric fields outside their perimeter. In the case of a ground-mounted final distribution substation, this is because all the busbars and other equipment are contained either in metal cabinets and pillars or in a building, both of which screen electric fields. Higher-voltage substations are not so rigorously enclosed, but are usually surrounded by a security fence, which because it is metal again screens the electric field.

Data on fields in different countries

Several authors (e.g. Kaune et al., 1994; Kaune & Zaffanella, 1994; Merchant, Renew & Swanson, 1994a; Merchant, Renew & Swanson, 1994c; Perry et al., 1981; Silva et al., 1989; UKCCSI, 2000) have found that the distribution of fields in domestic settings was approximately lognormal, and other published data also appear to exhibit this structure. It is therefore assumed here that all distributions are approximately lognormal and, thus, are better characterised by their geometric mean (GM) and geometric standard deviation (GSD) than by their arithmetic mean (AM) and standard deviation (SD). For a log-normal distribution, GM and GSD can be calculated from AM and SD using the following formulae (Swanson & Kaune, 1999):

$$GM = \frac{AM^2}{\sqrt{AM^2 + SD^2}}$$

$$GSD = e^{\sqrt{\ln\left[1 + \left(\frac{SD}{AM}\right)^2\right]}}$$

Data from various countries show, that the geometric mean of spot measurements in homes do not vary dramatically. Geometric means of the data provided range between 48 nT and 107 nT in Canada (Donnelly & Agnew, 1991; Mader et al., 1990; McBride, 1998), 60 nT in Finland (Juutilainen, 1989), 26 nT to 29 nT in Germany (Michaelis et al., 1997; Schüz et al., 2000), 29 nT in New Zealand (Dockerty et al., 1998; 1999), 37 nT to 48 nT in Sweden (Eriksson et al., 1987; Tomenius, 1986), 29 nT to 64 nT in the UK (Coghill, Steward & Philips, 1996; Merchant, Renew & Swanson, 1994c; Preece et al., 1996; UKCCSI, 1999), and 47 nT to 99 nT in the USA (Banks et al., 2002; Bracken et al., 1994; Davis, Mirick & Stevens, 2002; Kaune et al., 1987; Kaune et al., 1994; Kaune & Zaffanella, 1994; Kavet, Silva & Thornton, 1992; Linet et al., 1997; London et al., 1991; Zaffanella, 1993; Zaffanella & Kalton, 1998). There is a tendency of higher fields in countries with lower distribution voltage. These data should, however, be interpreted with care, given great differences in the evaluation conditions (e.g. number of homes included).

2.2.2.2.4 Electrical equipment, appliances, and devices

The commonest source of magnetic field within a home is not the fixed wiring of the home but mains appliances. Every mains appliance produces a magnetic field when it is drawing current (and with some appliances, the mains transformer is still connected and drawing current whenever the appliance is plugged in, regardless of whether it is switched on or not). In a typical home the magnetic field consists of the background field with "peaks" of field surrounding each appliance. Exposure to magnetic fields from home appliances can sometimes usefully be considered separately from

exposure to fields due to power lines. Power lines produce relatively low-intensity, small-gradient fields that are always present throughout the home, whereas fields produced by appliances are invariably more intense, have much steeper spatial gradients, and are, for the most part, experienced only sporadically. The appropriate way of combining the two field types into a single measure of exposure depends critically on the exposure metric considered.

Magnetic fields from appliances are produced by electric current used by the devices. Currents in an appliance can often be approximated as small closed loops. Appliances of that type usually produce a comparatively small field, because any current within the appliance is balanced by a return current a comparatively short distance away. It is usually only in some appliances such as kettles, convection fires, electric blankets, that the current flows in the heating element round a reasonably large loop.

However, many appliances contain an electric motor, a transformer, or a choke or inductor. These all depend on magnetic fields for their operation: that is, they deliberately create a magnetic field inside the appliance. The magnetic field around those appliances (stray field) depends strongly on the design, which aims to keep stray fields as low as possible. If the design priorities are not efficiency but low cost, small size or low weight, the result will be an appliance that produces higher magnetic fields.

Thus higher fields are often produced by small and cheap transformers (e.g. mains adaptors, transistor radios) and small, cheap and compact motors (e.g. mains razors, electric can openers). A survey of 57 mains appliances conducted for National Grid in 1992 (Swanson, 1996) found that the field produced by an appliance was, on average, independent of the power consumed by the appliance.

Whether it is produced directly by the currents or indirectly by leakage field from a transformer or motor, the magnetic field produced by an appliance usually falls as one over the distance cubed. In consequence, magnetic fields from appliances tend to be significant only close to the appliance itself. More than a metre or two away, they have usually become so small that they have effectively merged into the background field. Very close to an appliance, the fields can rise to quite high levels; hundreds of microteslas on the surface of many mains radios, and over a millitesla on the surface of some mains razors. Exactly how high the field rises depends not just on the size of the field produced by the source (motor or transformer) inside the appliance, but also on how close the source can be approached. This depends on where within the volume of the appliance the source is located.

Examples of the field levels likely to be encountered at short distances from various appliances are presented in Table 9.

Table 9. Examples of magnetic flux densities from 50 and 60 Hz domestic electrical appliances [a]

	Source	Magnetic flux densities (μT)			
		60 Hz at 30 cm [b]		50 Hz at 50 cm [c]	
		Median	Range [d]	Computed field	SD
Bathroom	Hair dryers	1	bg***–7	0.12	0.1
	Electric shavers	2	bg–10	0.84	
	Electric showers			0.44	0.75
	Shaver socket			1.24	0.27
Kitchen	Blenders	1	0.5–2	0.97	1.05
	Can openers	15	4–30	1.33	1.33
	Coffee makers	bg	bg–0.1	0.06	0.07
	Dishwashers	1	0.6–3	0.8	0.46
	Food processors	0.6	0.5–2	0.23	0.23
	Microwave ovens	0.4	0.1–20	1.66	0.63
	Mixers	1	0.5–10	0.69	0.69
	Electric ovens	0.4	0.1–0.5	0.39	0.23
	Refrigerators	0.2	bg–2	0.05	0.03
	Freezers			0.04	0.02
	Toasters	0.3	bg–0.7	0.09	0.08
	Electric knives			0.12	0.05
	Liquidisers			0.29	0.35
	Kettle			0.26	0.11
	Extractor fan			0.5	0.93
	Cooker hood			0.26	0.10
	Hobs			0.08	0.05
Laundry/Utility	Clothes dryers	0.2	bg–0.3	0.34	0.42
	Washing machines	0.7	0.1–3	0.96	0.56
	Irons	0.1	0.1–0.3	0.03	0.02
	Portable heaters	2	0.1–4	0.22	0.18
	Vacuum cleaners	6	2–20	0.78	0.74
	Central heating boiler			0.27	0.26
	Central heating timer			0.14	0.17
Living room	TVs	0.7	bg–2	0.26	0.11
	VCRs			0.06	0.05
	Fish tank pumps			0.32	0.09
	Tuners/tape players	bg	bg–0.1	0.24	

Table 9. Continued.					
	Audio systems			0.08	0.14
	Radios			0.06	0.04
	Bedroom				
	Clock alarm	0-50		0.05	0.05
Office	Air cleaners	3.5	2–5		
	Copy machines	2	0.2–4		
	Fax machines	bg	bg–0.2		
	Fluorescent lights	0.6	bg–3		
	VDUs	0.5	0.2–0.6	0.14	0.07
Tools	Battery chargers	0.3	0.2-0.4		
	Drills	3	2-4		
	Power saws	4	0.9-30		
Miscellaneous	Central heating pump			0.51	0.47
	Burglar alarm			0.18	0.11

[a] Source: ICNIRP, 2003.

[b] Source: EPA, 1992.

[c] Source: Preece et al., 1997.

[d] bg: background.

Preece et al. (1997) assessed broadband magnetic fields at various distances from domestic appliances in use in the United Kingdom. The magnetic fields were calculated from a mathematical model fitted to actual measurements made on the numbers of appliances. They reported that few appliances generated fields in excess of 0.2 μT at 1 meter distance: microwave cookers 0.37 ± 0.14 μT; washing machines 0.27 ± 0.14 μT; dishwashers 0.23 ± 0.13 μT; some electric showers 0.11 ± 0.25 μT and can openers 0.20 ± 0.21 μT.

Gauger (1984) and Zaffanella & Kalton (1998) reported narrow band and broadband data, respectively, for the USA. In Gauger's analysis of hand held hair dryers, at 3 cm from their surfaces, magnetic felds of about 6, 15, and 22 μT were produced for three types of hair dryers. Zaffanella (1993) found that at a distance of 27 cm from digital and analog clocks/clock radios, the median fields were 0.13 μT and 1.5 μT for digital and analog clocks, respectively. Preece et al. (1997) also measured the magnetic fields produced by hair dryers and electric clocks. At distances of 5 and 50 cm from hair dryers field measurements were 17 and 0.12 μT, respectively, and from electric clocks 5.0 and 0.04 μT, respectively.

Florig & Hoburg (1990) characterized fields from electric blankets, using a three-dimensional computer model; maximum, minimum, and volume-average fields within human forms were presented as a function of blanket type and geometric factors such as body size, body-blanket separation,

and lateral body position. They reported that when blankets are heating, typical flux densities range from a few tenths of microtesla on the side of the body farthest from the blanket to a few tens of microtesla on the side closest to the blanket. Wilson et al. (1996) used spot measurements made in the home and in the laboratory. They reported that the average magnetic fields from electric blankets to which the whole body is exposed are between 1 and 3T. More recently, from eight-hour measurements, Lee et al. (2000) estimated that the time-weighted average magnetic field exposures from overnight use of electric blankets ranged between 0.1 and 2 μT.

It should be noted that many appliances produce a wide range of harmonics. The interpretation of results from broad band measurements can be misleading, if the spectral content of the fields is not known. Another problem with the interpretation of field measurements from appliances may result from the huge spatial and temporal variability of the fields.

2.2.2.2.5 Distribution substations and transformers

Overhead lines and underground cables at whatever voltage usually terminate at substations. All substations usually contain apparatus to perform similar functions: transforming, switching metering and monitoring. Substations range from large complexes several hundred metres in extent at one end of the scale to simple pole-mounted transformers at the other end of the scale. One feature they all have in common is that members of the general public are excluded from most of the functional regions of the substation, either by a perimeter fence or enclosure (for ground-based substations) or by the height of the pole (for pole-mounted substations).

Although substations vary in their complexity and size, the principles which determine the magnetic fields they produce are common. Firstly, in all substations, there are a number of components which produce a negligible magnetic field outside the confines of the substation. These include the transformers, virtually all switches and circuit breakers, and virtually all metering and monitoring equipment. Secondly, in many cases the largest fields in publicly accessible regions are produced by the overhead lines and underground cables running in and out of the substation. Thirdly, all substations contain a system of conductors (often referred to as ‘busbars’) which connect the various components within it, and these busbars usually constitute the main source of magnetic field within the substation producing appreciable field outside.

The size of the currents and the separation of the busbars are both larger in higher-voltage substations than in lower-voltage ones. However, the perimeter fence also tends to be further away from the busbars in higher-voltage substations. Therefore, the resulting field to which the public can be exposed can be somewhat greater at higher-voltage substations than at lower-voltage ones. In both cases, the magnetic field falls very rapidly with distance from the substation.

Typical values in the United Kingdom for substations of 275 and 400 kV at the perimeter fence is 10 μT, and 1.6 μT for an 11 kV substation. Renew, Male & Maddock found the mean field at the substation boundary, measured at about 0.5 m above ground level, to be 1.6 μT (range: 0.3–10.4 μT) (Renew, Male & Maddock, 1990). They also found (for the 19 substations where the background field was low enough to enable this measurement to be made) the mean distance at which the field at the substation boundary was halved to be 1.4 m (range: 0.6–2.0 m). NRPB has performed similar measurements on 27 substations in the UK with similar findings (Maslanyj, 1996). The mean field at the substation boundary was 1.1 μT, with a field of 0.2 μT at between 0–1.5 m from the boundary and a field of 0.05 μT at between 1–5 m.

2.2.2.2.6 Transport

Dietrich & Jacobs (1999) have reported magnetic fields associated with various transportation systems across a range of frequencies. AC currents of several hundred amperes are commonly used in electric railway systems, and magnetic fields are highly variable with time, the maxima often occurring during braking and acceleration. Up to a few millitesla can be generated near motor equipment, and up to a few tens of microteslas elsewhere on the trains (Table 10). Elevated ELF exposure levels also occur in the areas adjacent to electrified rail lines. Peak magnetic flux densities up to a few tens of microteslas have been recorded on the platform of a local city railway line (EC, 1996). Magnetic flux densities of a few microteslas were measured at 5 m from the line reducing to a microtesla or so at 10 m. In France, measurements inside a high-speed train and at a distance of 10 m outside the train showed peak values around 6 to 7 μT during high-speed drive (Gourdon, 1993). In a Swedish study (Anger, Berglund & Hansson Mild, 1997) field values in the driver cabinet range from a few to over 100 μT with mean values for a working day between a few to up to tens of microteslas depending on the engine. Some UK results are summarized in Table 10.

The magnetic fields encountered in electrified rail systems vary considerably because of the large variety of possible arrangements of power supply and traction. Many of the conventional rail systems use DC traction motors and AC power supplies with frequencies of 16 2/3 Hz or 50 Hz AC power in Europe and 25 Hz or 60 Hz in North America. Such systems often rely on pulse rectification either carried out on board or prior to supply and this gives rise to a significant alternating component in the static or quasi–static magnetic fields from the traction components of the trains (Chadwick & Lowes, 1998). Major sources of static and alternating magnetic fields are the smoothing and line filter inductors and not the motors themselves, which are designed to minimise flux leakage. Alternatively where DC supplies are used, voltage choppers are used to control the power by switching the power supply on and off regularly. Recently AC motors have become more common with the advances in high capacity solid-state technologies. When the required frequency differs from that of the supply frequency, converters are used to supply the correct frequency, or inverters are used when the power supply is DC (Muc, 2001).

From: Jen Van Hyfte [mailto:liljenn318@hotmail.com]
Sent: Saturday, March 15, 2014 4:23 PM
To: Poe, Ann J.; Weinacht, Susie A.; Russell, Ralph J.; Guilick, Kris G.; Vernon, Monica W.; Shey, Pat S.; Olson, Scott E.; Shields, Justin K.; OnBase-City Clerk; Corbett, Ron J.
Subject: FW: Hello Ron

Hello City Council Members, please read the following and I'll try my hardest to get as many people I can into that meeting on March 27th!!!!

It's about the attitude of the city. Getting people to want to live here for ever and wanting to work here. You got one of those families right here!!!!!

From: liljenn318@hotmail.com
To: ron.corbett@cedar-rapids.org
Subject: Hello Ron
Date: Sat, 15 Mar 2014 16:47:58 -0400

Hello Ron, please read the following. Thank you. Any advice you would have for me please send me. Thank you, Jennifer Van Hyfte

---

From: liljenn318@hotmail.com
To: t.smith@cedar-rapids.org
Subject: Hello Tom
Date: Sat, 15 Mar 2014 11:51:35 -0400

Hi Tom,

My names Jennifer Van Hyfte. I live with my 3 children (3,5,7) and husband, at 1032 21st st SE. I'd like to talk to you about quality of sleep. Which is SOOOO important to the quality of life people live, or the growth and learning of children. I personally have not been able to sleep due to the anxiety I've been feeling concerning the plans for construction of the Oak Hill substation on Mt Vernon Rd SE.

My family has picked Cedar Rapids to purchase our home. YEAH, right!?! We purchased a home to grow our family, not near a substation. I have so many feelings about this...it's hard to calmly explain myself without jumping around. But I will try my hardest.

I do not want my family to continue living in this house if that substation goes up. My peaceful home will no longer be my home!!! Move, someone might say!?! Not so easy. My 5 year old son was diagnosed with Autism 2 years ago. Which has been slowly progressing. Last fall my husband finished a fence to help keep our son in the backyard, as he was letting himself out at all hours by himself. Yes we included more locks and alarms to sound when the doors open. He hasn't shown interest in going out the front door. Thank GOD!!! He really would like to just jump on the trampoline. But for wandering purposes, safety really, a fence had to be put up. 3 maxed out credit cards later. each with close to $100 payments a month. I may be a Nationally Certified Massage Therapist, but my childrens needs come first. So my husband is the only one

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

who works. He installs and fabricates granite for the Rock Shop in Hiawatha, has for the last 7 years. Anyway, ends meat his rough for us to come up with.

Alliant Energy doesn't have trouble with money!!!!! They serve the community and thats it. They aren't a resident or a neighbor!!! Cedar Rapids should respect it's residents wishes!!!! Take the substation deeper in to Van Vechten Woods away from people. Have Alliant fund to cultivate the land so it can be used for a substation.

100 feet from my childrens tree house will be the substation. Not blocked by an existing tree line, like Alliant's rendering plans say. Ardyc and Vincent Walrab, property owners at 2121 Mt Vernon rd SE cleared that area of land 2 years ago. Making the substation viewable to everyone on 21st ST SE.

One of my concerns is my autistic sons favorite movie is the Iron Giant. When I say favorite I mean watched over and over again EVERYDAY!!! He recites movie lines from this movie. Hogarth meets the giant at a substation. It worries me because without knowing I have no idea whats going on in my son's mind. If he were to see this substation staring him in the face everytime he looked out his bedroom window, playing in our backyard, jumping on his trampoline, or up in his tree house. It adds another fear in to my life. I watch my children ALL the time, but I am human, and accidents happen!!! I'm asking Cedar Rapids to please help me protect my children from harm that a substation being located so close to their home increases.

We can now mention EMF. This controversial topic. I don't want my family to be guinea pigs to something I can't prove harms people, because someone was paid to bring results to a study that says otherwise!!!!! Ask your Dr. if you should sleep with your cell phone, or your lap top plugged in next to your bed!!! Why not? Does it interfere with your sleep? Have topics like, Do cell phones increase the chances of brain cancer? ever come to light? Alliant energy will tell you that EMF is everywhere being released from the ground at all times. So is arsenic!!! That doesn't mean I want to saturate my family in either one!!!

Alliant gets to decrease the value of our property with no benefit to us. I was told by Alliant Energy this substation is needed to improve the quality of service in this neighborhood. B.S. I petitioned this neighborhood. No one confessed to needing their service improved. So Whats the real reason all of us homeowners in this neighborhood get to absorb the downfall of living practically inside a substation with our children!!!!!

YouTube substation fires or explosions.

Does Cedar Rapids care about it's existing residence or just the future ones that this substation will help service out Mt Vernon Rd? Or is it the hospital growth??? I would like to know the real reason for this substation. The benefits does not outweigh the cost...my children!!!! MY FAMILIES HOME!!!!! Everyone has family even the people at Alliant or is this all just about money!?! Well Alliant might as well buy my home too if this thing goes up.

Please Share this Email with the members on City Council with Alliant Energy. I'll see you all March 27. Thank you for your time.

Jennifer Van Hyfte

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 With Preliminary Site Development Plan

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Capital Commercial Division, LLC
Titleholder:	Capital Commercial Division, LLC
Case Number:	RZNE-005870-2013
Location:	1410 Tower Lane NE
Request:	Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for development of an apartment complex. The property is currently undeveloped and was initially rezoned to the O-S Zoning District in 1999. The previous property owner was unable to market the site for office uses. The applicant originally proposed a more dense development and was recommended for denial by the City Planning Commission on October 31, 2013 for the following reasons:

- The applicant didn't provide enough lead time with notices of neighborhood meeting.
- Shared access drive with the daycare center not adequate and safe to serve the proposed apartment complex and daycare both.
- Density of the development too high.
- Three story buildings out of scale with the surrounding development.

The applicant has made significant changes to the development proposal and held another neighborhood meeting on February 24, 2014. Fourteen residents from the neighborhood attended. The Preliminary Site Development Plan consists of the following:

- Total site area is 1.88 acres (82,034 s. f.).
- Total building area footprint is 14,500 s. f. including 1-2 story apartment building and 5,500 s. f. for two garages with a total of 25 spaces. (Previous-3-3 story buildings).
- Total of 24-units (Previous-40-units)
- Total hard surface area proposed including buildings is 34,380 s. f. (Previous-40,689 s. f).
- Total open space- proposed is 47,654 s. f. / 58.0% of total site area (Previous-39,897 s. f. / 49.5% of total site area).
- Total parking required is 53 spaces-provided is 54 spaces (Previous-required-83 spaces-provided-62 spaces including 2-handicap spaces).
- Access change from shared access with daycare at southwest corner of site to access drive at southeast corner of site.
- Storm water management for the new improvements will be provided on the south side of the site.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

   Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.

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

   Staff Comments: The subject property is shown as Office on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. At the time the FLUM was adopted high density residential was allowed in the O-S Zoning District. As such, the requested amendment was in accord with the FLUM designation for this property at the time the Comprehensive Plan was adopted. Staff will flag this site and adjust the FLUM in the future to accurately reflect the correct land use should this request be granted.

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 the previous property owner was trying, with no success, to market the property since 1999 for office uses. The property to the north of Boyson Road NE is developed as single-family. To the south and west are multi-family residential and a large daycare center. To the east is property owned by the previous owner of this property, which is undeveloped and zoned O-S. 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-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 amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. The proposed development will not have a negative impact on the area. Important to note is the applicant has significantly change the development proposal to reduce the number of units by16, reduced the building height from 3-stories to 1-story, increased green space from 39,897 s. f. / 49.5% of total site area to 47,654 s. f. / 58.0% of total site, and change the access from a shared access with the daycare center to an access further east solely for the proposed development.

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 and serving the existing neighborhood and are readily available to adequately serve the applicant's property. 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).**

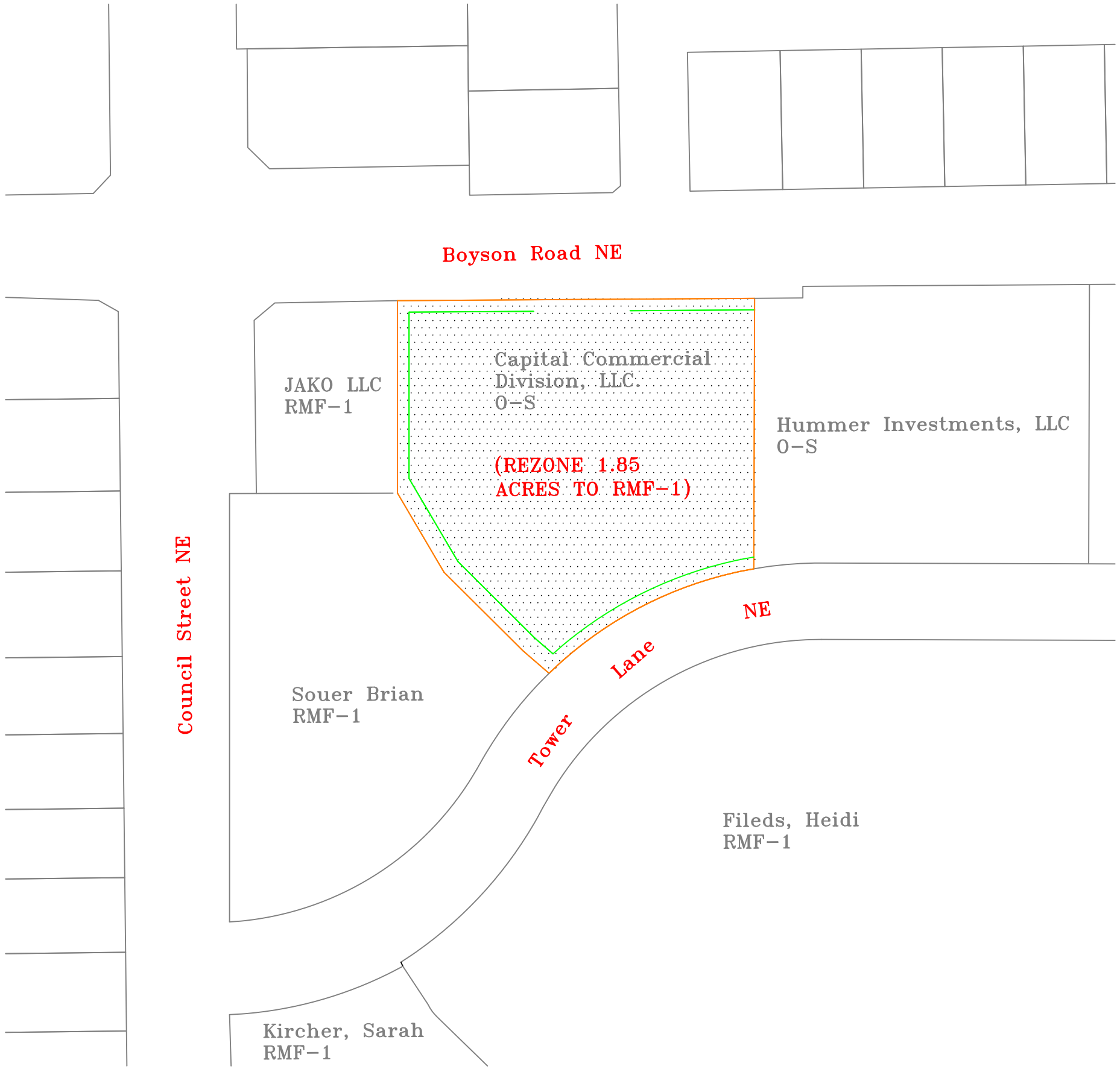
   Staff Comments: This provision does not applicable since the previous site plan was for an office development.

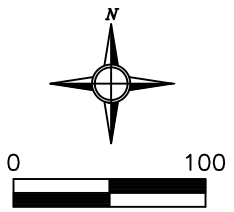
RECOMMENDED CONDITIONS:

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.

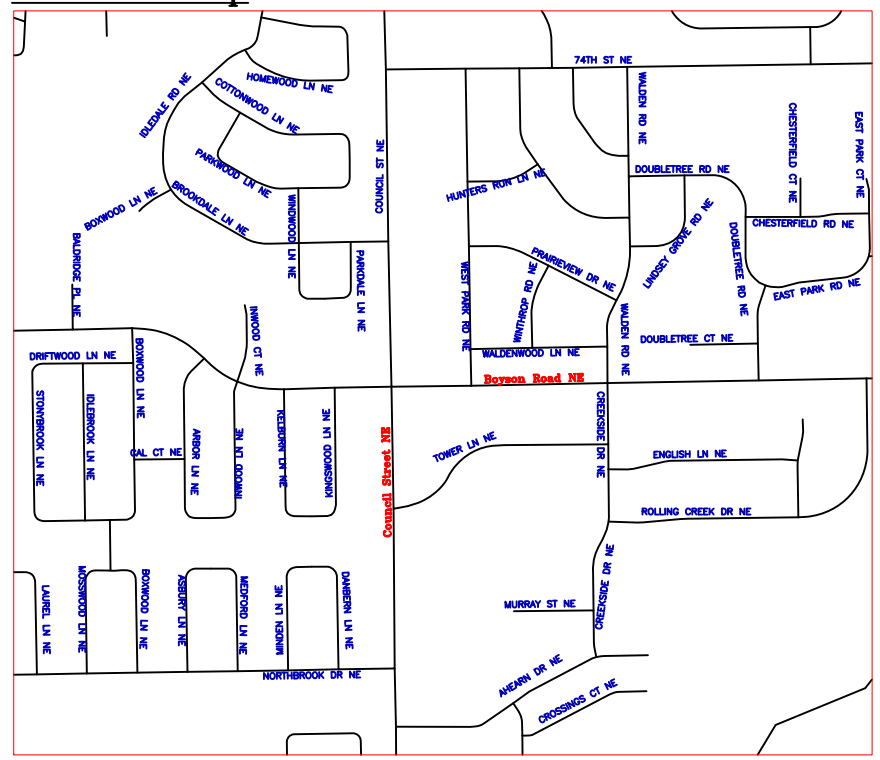
1. Design guidelines and standards as specified in Subsection 32.05.030.D. shall be met or a variance must be obtained.
2. The parking spaces shall be screened from the public street and adjacent residential properties or a variance must be obtained.
3. That all lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on adjacent residential properties per Subsection 32.05.030.B. of the Zoning Ordinance.
4. 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.
5. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. This includes parking lot trees at one per every 12 parking spaces, street front landscaping for parking area adjoining public streets, street front landscaping including 15' on one public street frontage and 5' on the other, etc.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
7. 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 Ownership and Maintenance of Private Water Main to be located on this site. The City Public Works Department shall furnish said Agreement form upon request by the property owner.
8. 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.

REZONING PLAT





Location Map



Deed Holder:
Capital Commercial Division, LLC
1649 Weakland Lane
Marion, IA 52302
(319) 981-3231
jsiamis@aol.com

Applicant Info:
Steven A. Stefani
Capital Commercial Division, LLC
1649 Weakland Lane
Marion, Iowa 52303
stefanidevelopment@gmail.com
Tel. 319-450-4339

Legal Description:
GPN No.: 113425700300000
Lot 78 Boyson Park Second Addition
Cedar Rapids, iowa
Lot Area: 1.85 Acres (82,034 sq ft)
Existing Zoning: O-S
Proposed Zoning: RFM-1
Address: 1410 Town Lane NE

Technical Contact Person:
Ghassan Halloush
1930 St. Andrews CT NE
Cedar Rapids, IA 52402
(319) 393-8726
ghalloush@alltransinc.com

Proposed Use:
Two Story Residential Building (24 Units)
14,500 sq ft x 2 = 29,000 sq ft
Two One Story Garage Buildings:
160'x22'=3,520 sq ft
90'x22'=1,980 sq ft
Total Garage sq ft: 5,500 sq ft

Developer:
Capital Commercial Division, LLC
1649 Weakland Lane
Marion, IA 52302
jsiamis@aol.com
(319) 981-3231

NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: .

ALLTRANS, INC.
1930 ST. ANDREWS CT. N.E
Cedar Rapids, Iowa 52402
Phone: (319) 393-8726

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

1410 Tower Lane NE

Rezoning Plat

SHEET NO.
OF

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

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

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Verizon Wireless
Titleholder:	New Life Pentecostal
Case Number:	COND-008266-2014
Location:	2773 East Robins Road NE
Request:	Conditional Use approval for a Communications Tower
Case Manager:	Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use for a 138 foot high Communications Tower in an A, Agriculture Zone District for the property at 2773 East Robins Road NE as requested by Selective Site Consultants / Verizon Wireless.

The site details are as follows:

- The proposed site hosting the communications tower is 5.24 acres.
- No parking is required or provided; the communication tower does not require any employees.
- Landscaping requirements include an evergreen screen and 8 foot high security fence surrounding the tower and equipment.
- The communications tower is self-supporting, not requiring guy wires or anchors.

FINDINGS:

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

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

   Staff Comments: "Communication Towers" require conditional use approval in the Agricultural Zoning District if the height of the tower exceeds 80 feet. This proposed tower would be 138 feet in height.

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

   Staff Comments: The proposed development will be consistent with the intent and purpose of the Zoning Ordinance since communication towers are allowed as a conditional use in the Agricultural Zoning District. The general area is developed with residential development to the south and east. Commercially-zoned land lies directly to the west at the corner of "C" Avenue NE & East Robins Road NE.

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

   Staff Comments: The proposed use is not expected to have a substantial adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

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

   Staff Comments: The proposed 138-foot tall monopole tower will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood. The ground mounted equipment will be screened with a combination of an 8-foot high solid fence and screen plantings. As noted in the above finding, the proposed development should not interfere with the orderly use, development and improvement of surrounding property.

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

   Staff Comments: The proposed communication tower will not create any additional traffic and the only facilities required are electrical service. It should be noted that the City Zoning Ordinance requires new tower construction to be built to accommodate at least two additional service providers equipment including antennas and ground mounted equipment.

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

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

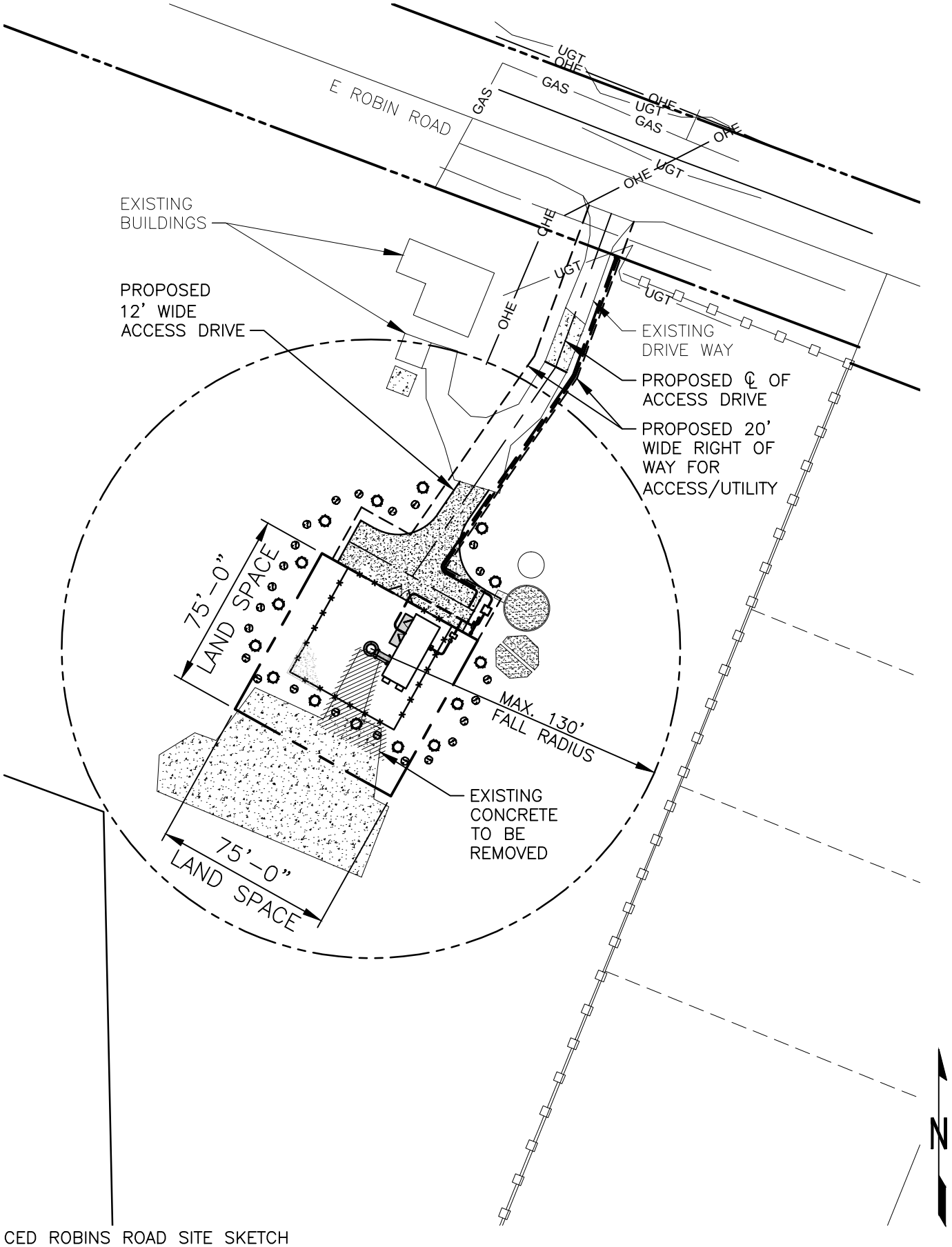
7. **Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

   Staff Comments: Screen fencing and landscaping is planned to reduce the visual impact associated with the ground-mounted equipment. The communication tower regulation in the City Zoning Ordinance required the tower to be painted a color that blends with the backdrop/skyline.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following condition as recommended by staff should be considered:

1. That development of said property shall be in accord with the Site Development Plan approved by the CPC and BOA.



CED ROBINS ROAD SITE SKETCH

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 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Affordable Housing Network, Inc.
Titleholder:	Affordable Housing Network, Inc.
Case Number:	RZNE-008228-2014
Location:	1508 6th Avenue SE
Request:	Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

   Staff Comments: The R-TN Zoning classification was created as part of the 2006 Cedar Rapids Zoning Ordinance to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. The lot proposed for rezoning was previously developed with a single-family home which was legal, non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lot developable without requiring a variance.

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

Staff Comments: The rezoning is consistent with the Future Land Use Map and the goals and objectives of the Wellington Heights Neighborhood Association.

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

Staff Comments: The proposed home design will be consistent with the type of housing currently located in this neighborhood.

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

Staff Comments: The property has been identified as suitable for single-family home development.

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: Staff believes the development will be in line with the historical size and scale of housing in the neighborhood.

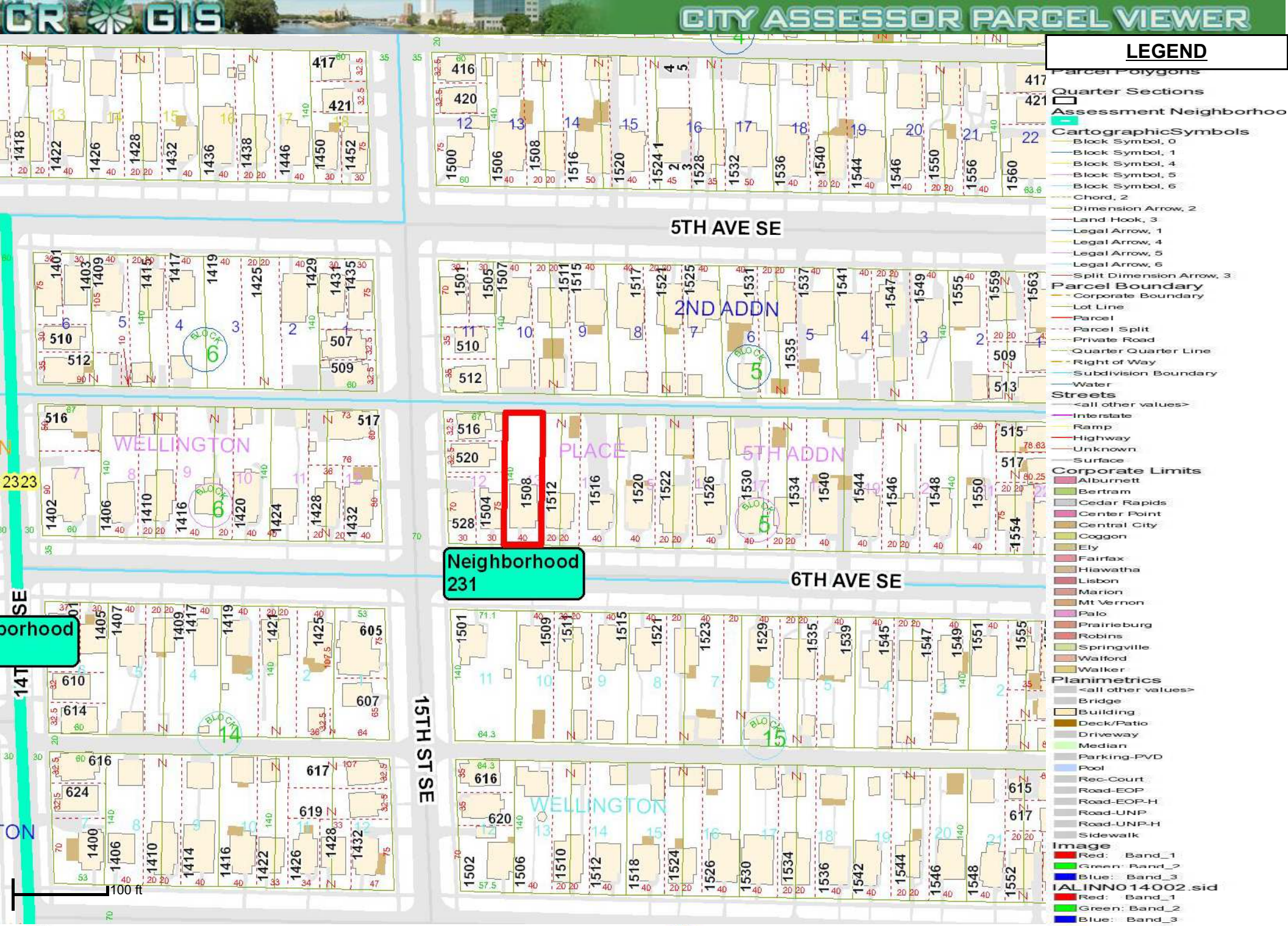
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: No issues have been raised by City Staff about providing services since the parcel has been previously developed.

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.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk along 6th Avenue SE adjoining this site, damaged as a result of construction activities or not meeting ADA requirements will be required to be replaced on this site. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. Work within the right of way will require separate excavation permits.



LEGEND

Parcel Polygons

Quarter Sections

Assessment Neighborhoo

CartographicSymbols
- Block Symbol, 0
- Block Symbol, 1
- Block Symbol, 4
- Block Symbol, 5
- Block Symbol, 6
- Chord, 2
- Dimension Arrow, 2
- Land Hook, 3
- Legal Arrow, 1
- Legal Arrow, 4
- Legal Arrow, 5
- Legal Arrow, 6
- Split Dimension Arrow, 3

Parcel Boundary
- Corporate Boundary
- Lot Line
- Parcel
- Parcel Split
- Private Road
- Quarter Quarter Line
- Right of Way
- Subdivision Boundary
- Water

Streets
- <all other values>
- Interstate
- Ramp
- Highway
- Unknown
- Surface

Corporate Limits
- Alburnett
- Bertram
- Cedar Rapids
- Center Point
- Central City
- Coggon
- Ely
- Fairfax
- Hiawatha
- Lisbon
- Marion
- Mt Vernon
- Palo
- Prairieburg
- Robins
- Springville
- Walford
- Walker

Planimetrics
- <all other values>
- Bridge
- Building
- Deck/Patio
- Driveway
- Median
- Parking-PVD
- Pool
- Rec-Court
- Road-EOP
- Road-EOP-H
- Road-UNP
- Road-UNP-H
- Sidewalk

Image
- Red: Band_1
- Green: Band_2
- Blue: Band_3

IALINN014002.sid
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- Green: Band_2
- Blue: Band_3

IALINN023002.sid
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- Green: Band_2
- Blue: Band_3

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Mon Feb 3 12:21:55 CST 2014

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 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Affordable Housing Network, Inc.
Titleholder:	Affordable Housing Network, Inc.
Case Number:	RZNE-008229-2014
Location:	1542 Bever Avenue SE
Request:	Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

   Staff Comments: The R-TN Zoning classification was created as part of the 2006 Cedar Rapids Zoning Ordinance to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. The lot proposed for rezoning was previously developed with a single-family home which was legal, non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lot developable without requiring a variance.

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

Staff Comments: The rezoning is consistent with the Future Land Use Map and the goals and objectives of the Wellington Heights Neighborhood Association.

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

Staff Comments: The proposed home design will be consistent with the type of housing currently located in this neighborhood.

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

Staff Comments: The property has been identified as suitable for single-family home development.

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: Staff believes the development will be in line with the historical size and scale of housing in the neighborhood.

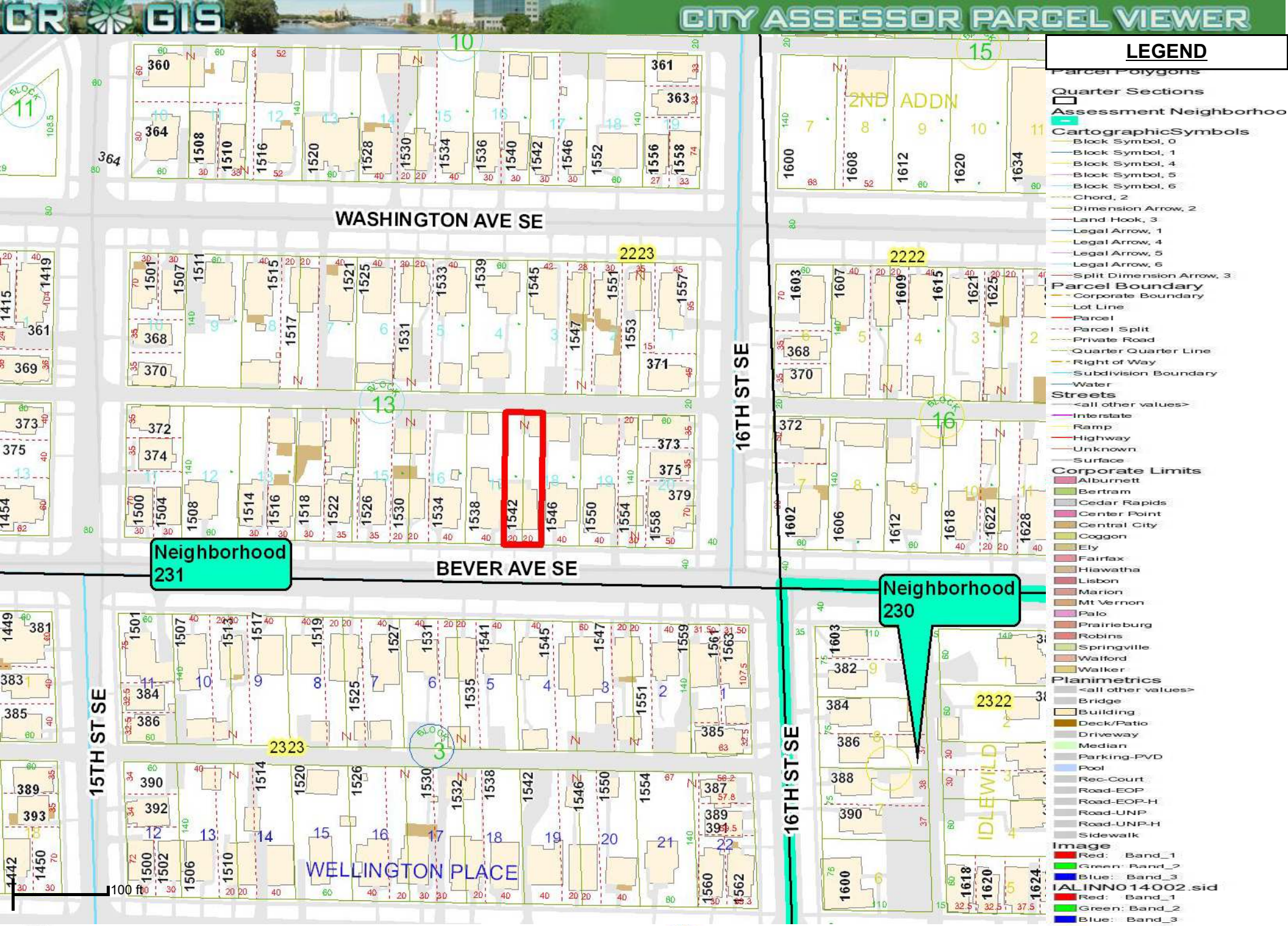
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: No issues have been raised by City Staff about providing services since the parcel has been previously developed.

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.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk along 6th Avenue SE adjoining this site, damaged as a result of construction activities or not meeting ADA requirements will be required to be replaced on this site. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. Work within the right of way will require separate excavation permits.



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Mon Feb 3 12:18:19 CST 2014

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 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Affordable Housing Network, Inc.
Titleholder:	Affordable Housing Network, Inc.
Case Number:	RZNE-008230-2014
Location:	1707 Washington Avenue SE
Request:	Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Wellington Heights Neighborhood. The applicant wishes to develop the lot with a single-family home, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

   Staff Comments: The R-TN Zoning classification was created as part of the 2006 Cedar Rapids Zoning Ordinance to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. The lot proposed for rezoning was previously developed with a single-family home which was legal, non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lot developable without requiring a variance.

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

Staff Comments: The rezoning is consistent with the Future Land Use Map and the goals and objectives of the Wellington Heights Neighborhood Association.

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

Staff Comments: The proposed home design will be consistent with the type of housing currently located in this neighborhood.

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

Staff Comments: The property has been identified as suitable for single-family home development.

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: Staff believes the development will be in line with the historical size and scale of housing in the neighborhood.

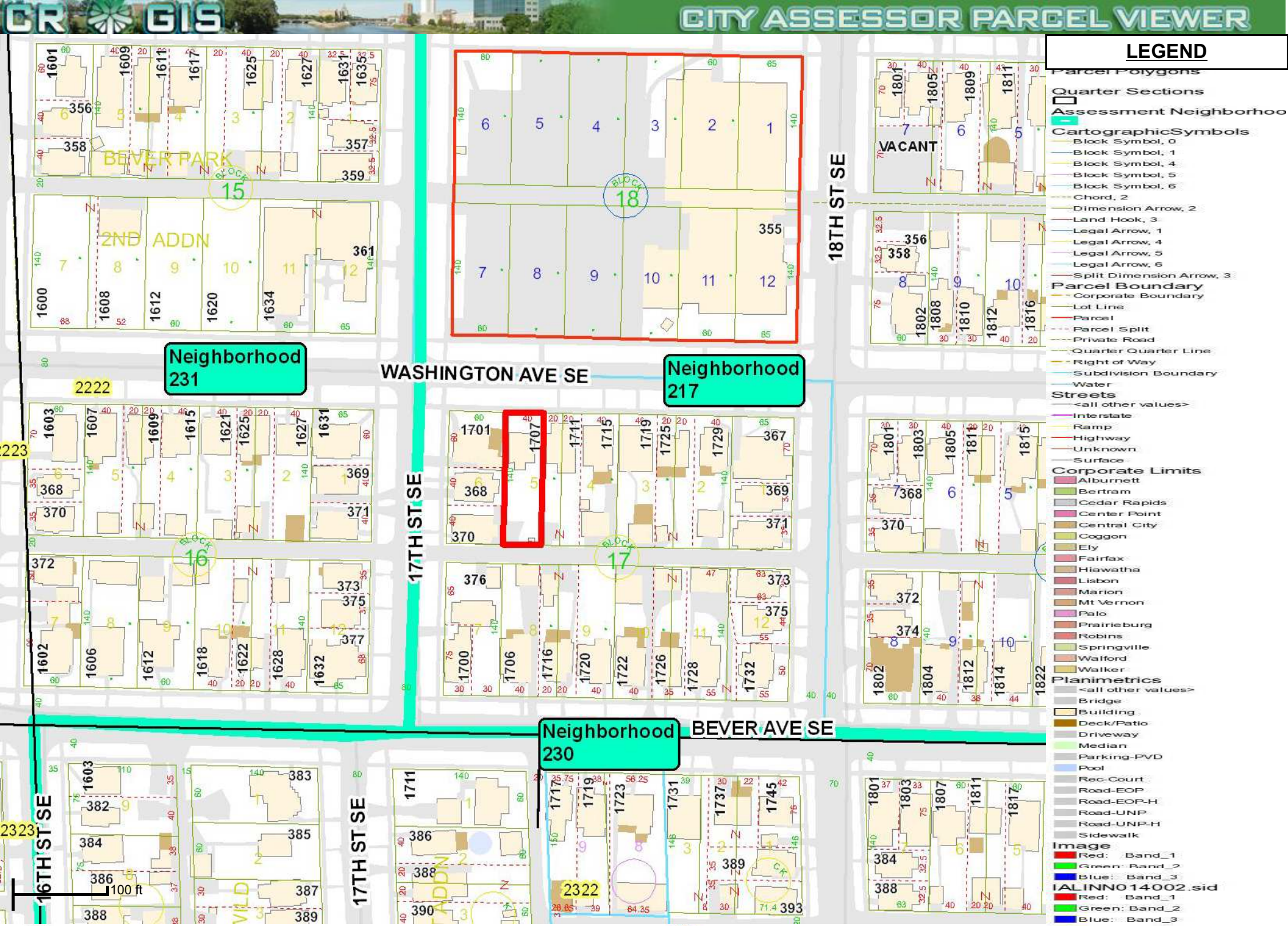
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: No issues have been raised by City Staff about providing services since the parcel has been previously developed.

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.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk along 6th Avenue SE adjoining this site, damaged as a result of construction activities or not meeting ADA requirements will be required to be replaced on this site. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. Work within the right of way will require separate excavation permits.



LEGEND

Parcel Polygons

Quarter Sections

Assessment Neighborhoo

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- Block Symbol, 1
- Block Symbol, 4
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- Alburnett
- Bertram
- Cedar Rapids
- Center Point
- Central City
- Coggon
- Ely
- Fairfax
- Hiawatha
- Lisbon
- Marion
- Mt Vernon
- Palo
- Prairieburg
- Robins
- Springville
- Walford
- Walker

Planimetrics
- <all other values>
- Bridge
- Building
- Deck/Patio
- Driveway
- Median
- Parking-PVD
- Pool
- Rec-Court
- Road-EOP
- Road-EOP-H
- Road-UNP
- Road-UNP-H
- Sidewalk

Image
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- Green: Band_2
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IALINN014002.sid
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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 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	D & S Building Co., Inc.
Titleholder:	D & S Building Co., Inc.
Case Number:	RZNE-008136-2014
Location:	5015 Center Point Road NE, 2025 Sylvia Avenue NE and 5020 Louisa Street NE
Request:	Rezoning from O-S, Office/Service Zone District and R-3, Single Family Residence 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 on 5015 Center Point Road and the other two parcels at 2025 Louisa Street and Sylvia Drive NE are vacant parcels. The applicant is rezoning the property to allow for the potential for expansion of the existing commercial development or redevelopment of commercial at this location. The applicant also has a pole sign on the O-S zoned property, which is non-conforming and is working with the City to upgrade the sign. In order to make future improvements to the sign, the C-3 Zoning is necessary. This application was submitted without a Preliminary Site Development Plan, so prior to major expansion or redevelopment of the site the property owner will need to submit an application for Preliminary Site Development Plan review and 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 finding most likely applies for the commercial site, but necessarily for the other two properties.

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 High Density Residential and Commercial. Important to note is the existing commercially developed property is shown as High Density Residential and the other two parcels are shown as commercial. This area has been considered for some time as a prime location for non-residential development due to the proximity to Hwy. 100, I-380 and Center Point Road NE. As such a case can be made, the rezoning as applied for, is in accord with the Goals and Objective 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 commercial structure. The surrounding area is developed with a mix of commercial, office, warehousing, contractor shops and light industrial uses. The only residential development is a few single-family homes to the west. Commercial uses at this location will generate moderate traffic that should not have an adverse impact on the neighborhood since all traffic will be directed to the signalized intersection at Sylvia Drive/51st Street Drive and Center Point Road NE. The City Traffic Engineering Department has no issues or concerns. Commercial development will be consistent with the characteristics of the development in the surrounding area with the exception of the residential uses to the west. The proposed commercial will have less of a negative impact on the residential uses as long as adequate buffering and screening are provided, lighting is designed appropriately and all other design standards are met. 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, any expansion of the existing commercial or redevelopment of the property 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 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. 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, the 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. 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. Direct access to Center Point Road NE shall be prohibited.
3. Sidewalk connections to the existing trail system will be required with future development.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 5‘ wide concrete sidewalk along Sylvia Avenue NE and Louisa Street 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 Concrete Pavement Petition and Assessment Agreement for Street Improvements along Sylvia Avenue NE and Louisa Street NE adjoining this site. The City Public Works Department shall furnish the Agreement form upon request by the property owner.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

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 With Preliminary Site Development Plan

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Prairie Oaks Homes, LLC
Titleholder:	Prairie Oaks Homes, LLC
Case Number:	RZNE-008252-2014
Location:	4420 Bowling Street SW
Request:	Rezoning from I-2, General Industrial Zone District to I-1, Light Industrial Zone District and R-3, Single Family Residence Zone District with RMH-O, Residential Manufactured/Mobile Home Park Overlay District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property is currently developed with an existing manufactured home park, which is a legal non-conforming use in the I-2 Zoning District. The property should already be zoned R-3 with the RMH-O Overlay since the manufactured home park existed prior to the adoption in 2006 of the current Zoning Ordinance. The applicant is applying for rezoning in order to continue the manufactured home park use and to allow for development of self-storage garages for the residents of the park and the general public. The Preliminary Site Development Plan submitted includes the general layout of the existing park which is not changing other than the addition of storage garages and a more detail site plan for the proposed self-storage garages. The following proposed improvements are shown on the detailed site plan for the self-storage garages:

- Total site area-25,475 s. f.
- Removal/relocation of 7 manufactured housing units.
- Total proposed building area-7,400 s. f.
- Total of 41 storage units.
- Total parking-3 spaces including 1 handicap space.
- Access from existing driveway onto Bowling St. SW.
- No change to the rest of the existing manufactured home park..

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: The rezoning to R-3 Zoning District with the RMH-Overlay is to correct a technical mistake on the existing Zoning Map. The manufactured home park has been in existence since 1942 and is a legal non-conforming use in the I-2 Zoning District. The property should have been zoned R-3 with the RMH-O in 2006 when the current Zoning Ordinance was adopted. Since the applicant wishes to make the storage units available to the general public as well as the residents of the park, it is necessary to rezone this area to the I-1 Zoning District.

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 Medium Density Residential, which is consistent with the current use of the property. A case could be made that the storage garages are accessory to the existing manufactured home park use, but since the property owner wishes to make the garages available to the general public, the I-1 Zoning is required. As such, staff recommends the FLUM not be changed, but the storage units are allowed.

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 manufactured home park, 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 storage garages will generate little traffic and will not have an adverse impact on the neighborhood. The City Traffic Engineering Department has no issues or concerns. The proposed development will provide storage options for the park residents and will not adversely impact the characteristics of the development in the surrounding area. Staff has not received 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 I-1 and R-3 Zoning District with RMH-Overlay.

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 development of the storage garages 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 existing park features other than the addition of the storages garages, which will be internal to the park, 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. The proposed changes to 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 does not apply since there is no previously approved Preliminary Plan for the property on file with the City.

RECOMMENDED CONDITIONS:

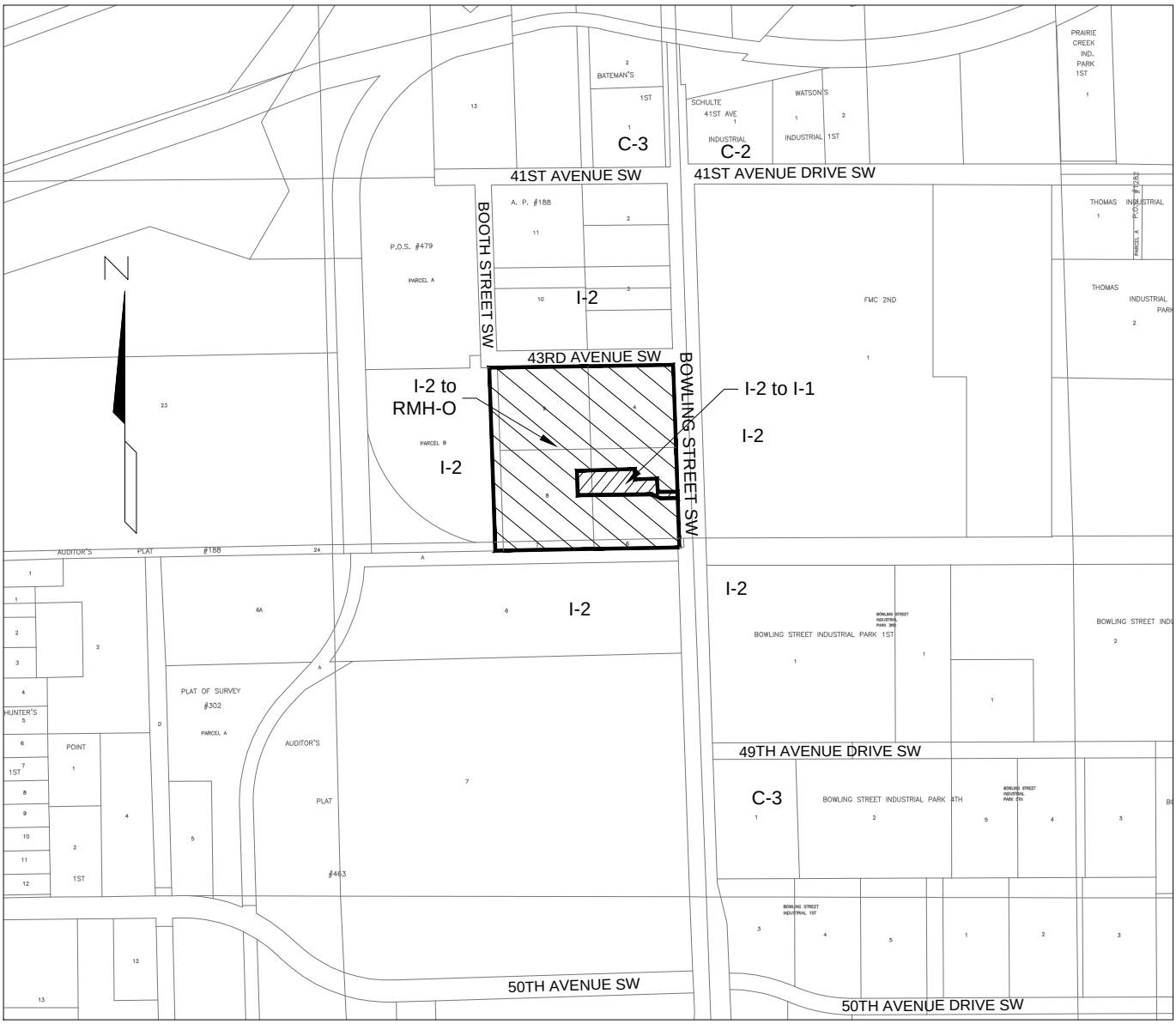
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

Conditions for I-1 Zoning District:

1. Subject property shall be platted per State and City platting regulations.
2. That prior to the issuance of a building permit, evidence of recorded shared access and parking easement agreements must be submitted.
3. Required side and rear buffer-yards shall be provided or a variance must be obtained.
4. PRIOR TO ISSUANCE OF A BUILDING PERMIT, the property owner shall provide evidence of shared access easements across lot lines to accommodate traffic in and out of the development.

Conditions for R-3 with RMH-O Zoning Districts:

1. Subject property shall be platted per State and City platting regulations.
2. Development on subject property shall comply with provisions of Chapter 65 of the Cedar Rapids Municipal Code.



SCALE: 1" = 600'

OWNER/APPLICANT:
PRAIRIE OAKS HOMES, LLC
C/O PERRY AND JANE SCHOFF
4420 BOWLING STREET SW
CEDAR RAPIDS, IOWA 52404
PH: 319-362-2467

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

REZONING REQUESTS: 1) I-1 FOR STORAGE FACILITY AREA
2) R-3 WITH RMH-O OVERLAY FOR REMAINING EXISTING MOBILE HOME PARK

Project No. 471914-10

BRAIN
CIVIL · LAND DEVELOPMENT · SURVEYING · TRANSPORTATION
ENGINEERING, INC.

Drawing Title:

REZONING LOCATION MAP

4420 BOWLING STREET SW

OWNER/APPLICANT: PRAIRIE OAKS HOMES, LLC
C/O PERRY AND JANE SCHOFF
4420 BOWLING STREET SW
CEDAR RAPIDS, IOWA 52404
PH: 319-362-2467

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

PROPERTY ADDRESS: 4420 BOWLING STREET SW
CEDAR RAPIDS, IA. 52404

REQUEST: REZONING

USE:
CURRENT - MANUFACTURED/MOBILE HOME PARK
PROPOSED - SELF SERVICE STORAGE FACILITY WITHIN MOBILE HOME PARK

EXISTING ZONING: I-2

PROPOSED ZONING:
1) I-1 FOR STORAGE FACILITY AREA
2) R-3 WITH RMH-O OVERLAY FOR REMAINING EXISTING MOBILE HOME PARK

TOTAL SITE AREA = 445,618 SQ. FT. - 10.23 ACRES
PROPOSED RMHO AREA = 420,143 - 9.65 ACRES
PROPOSED I-1 AREA (LOT 1) = 25,475 - 0.58 ACRES

TOTAL SQ. FT. OF STRUCTURES (OVERALL):
EXISTING: 101,290 SQ. FEET = 22.7%
PROPOSED: 102,188 SQ. FEET = 22.9%

HARD SURFACE AREA (OVERALL):
EXISTING: 221,463 SQ. FEET = 49.7%
PROPOSED: 227,337 SQ. FEET = 51.0%

OPEN AREA (OVERALL):
EXISTING: 224,155 SQ. FEET = 50.3%
PROPOSED: 218,821 SQ. FT = 49.0%

TOTAL SQ. FT. OF STRUCTURES ON LOT 1 (PROPOSED I-1 AREA):
EXISTING: 6,469 SQ. FEET = 25.4%
PROPOSED: 7,600 SQ. FEET = 29.8%

HARD SURFACE AREA OF LOT 1 (PROPOSED I-1 AREA):
EXISTING: 16,241 SQ. FEET = 63.8%
PROPOSED: 22,520 SQ. FEET = 88.4%

OPEN AREA OF LOT 1 (PROPOSED I-1 AREA):
EXISTING: 9,234 SQ. FEET = 36.2%
PROPOSED: 3,355 SQ. FT = 13.2%

SETBACKS: I-1
FRONT YARD: 25 FEET MINIMUM
INTERIOR SIDE YARD: 15 FEET MINIMUM
CORNER SIDE: 25 FEET MINIMUM
REAR YARD: 25 FEET MINIMUM

SETBACKS: RMHO
FRONT YARD: 15 FEET MINIMUM
INTERIOR SIDE YARD: 3 FEET MINIMUM-SINGLE
10 FEET MINIMUM - COMBINED
CORNER SIDE: 15 FEET MINIMUM
REAR YARD: 10 FEET MINIMUM
25 FEET MINIMUM (BACKING UP TO PUBLIC STREET)

PARKING REQUIRED:
1/3,000 SQ. FT. = 3 SPACES(7,600 SQ. FT. - NO EMPLOYEES)

PARKING PROVIDED = 3 SPACES

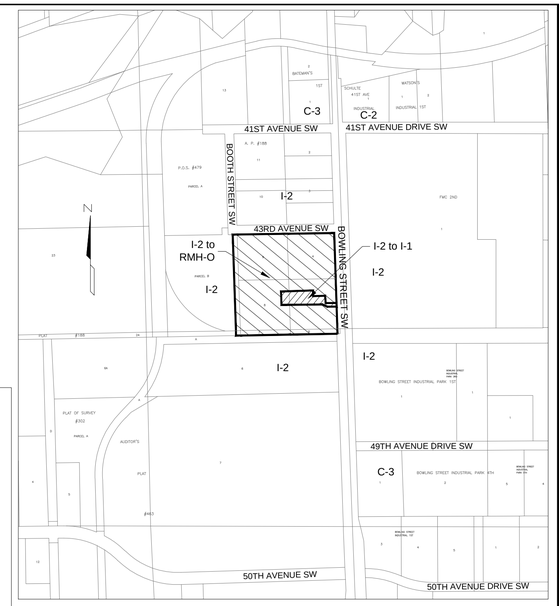
NOTES:
1) ADDITIONAL PROPOSED PAVING FOR ACCESS AND PARKING SHALL BE ASPHALT OR CONCRETE.

2) PROPOSED STORAGE FACILITY WILL NOT REQUIRE SEWER AND WATER SERVICE.

3) LOT 1 WILL INCLUDE ACCESS EASEMENTS TO PROVIDE PROPER ACCESS TO THE PROPOSED FACILITY AND MAINTAIN PROPER TRAFFIC PATTERNS OF EXISTING DRIVES.

'A' - 10'x20' STORAGE UNIT
'B' - 10'x10' STORAGE UNIT

0 10 20 40



LOCATION MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION (I-2 TO I-1)

Commencing as a point of reference at the intersection of the south right-of-way line of 43rd Avenue SW and the west right-of-way line of Bowling Street SW;
thence S-ly along said west right-of-way line, 461 feet to the point-of-beginning;
thence continuing S-ly along said west right-of-way line, 24 feet:
thence W-ly, 62 feet;
thence NW-ly, 35 feet;
thence W-ly, 270 feet;
thence N-ly, 89 feet;
thence E-ly, 211 feet;
thence S-ly, 37 feet;
thence E-ly, 79 feet;
thence S-ly, 48 feet;
thence E-ly, 72 feet to the west right-of-way line of said Bowling Street SW and the point-of-beginning.

LEGAL DESCRIPTION (I-2 TO RMH-O)

Lots 5, 6, 7, and 8, Auditor's Plat No. 188, Linn County, Iowa, excepting therefrom all public highways; and

Lot 4, excepting therefrom the East 17 feet, and all of Lot 9, Auditor's Plat No. 188, Linn County, Iowa and

the East 1/2 of vacated Booth Street S.W., lying westerly of and adjacent to the west line of Lot 7, Lot 8 and Lot 9, Auditor's Plat No. 188, Linn County, Iowa.

Except;

Commencing as a point of reference at the intersection of the south right-of-way line of 43rd Avenue SW and the west right-of-way line of Bowling Street SW;
thence S-ly along said west right-of-way line, 461 feet to the point-of-beginning;
thence continuing S-ly along said west right-of-way line, 24 feet:
thence W-ly, 62 feet;
thence NW-ly, 35 feet;
thence W-ly, 270 feet;
thence N-ly, 89 feet;
thence E-ly, 211 feet;
thence S-ly, 37 feet;
thence E-ly, 79 feet;
thence S-ly, 48 feet;
thence E-ly, 72 feet to the west right-of-way line of said Bowling Street SW and the point-of-beginning.

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	2/11/2014
Date Revised	

File Name: k:\proj\471914-10\471914-10_REZ.dwg

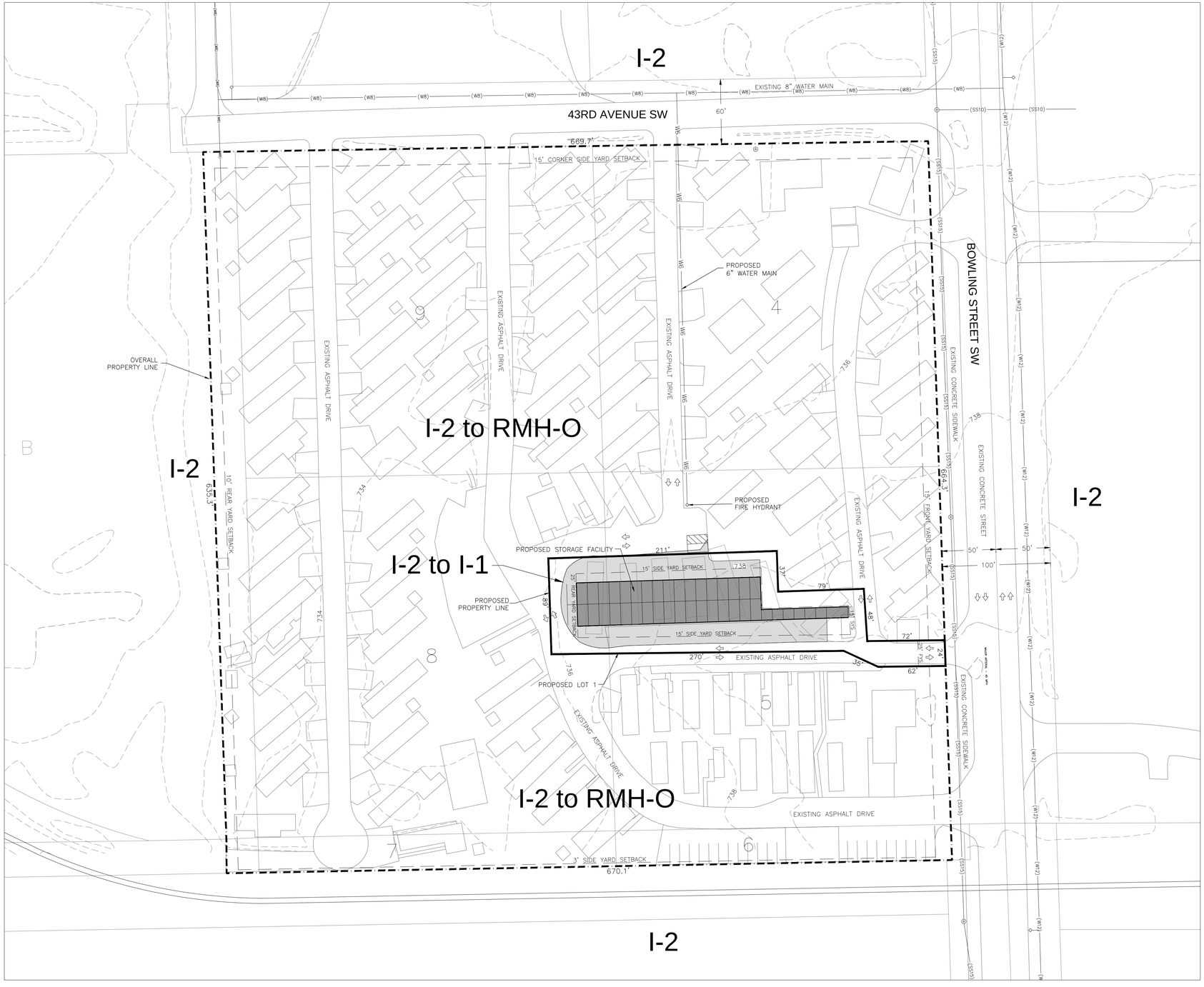
No.	Revision	Date
3.		
2.		
1.		

Book:
Scale: 1" = 20'
2/8/14
Drawn: DLS
Checked:
Reviewed:

BRAIN ENGINEERING, INC.
CIVIL & LAND DEVELOPMENT CONSULTANTS

REZONING SITE DEVELOPMENT PLAN
PRAIRIE OAKS STORAGE FACILITY

Title:
Page 1 of 2
Project No. 471914-10



OVERALL PROPERTY VIEW
SCALE" 1" = 50'

N

0 25 50 100

No.	Revision	Date
1.		
2.		
3.		

Book:
Scale: 1" = 50'
Drawn: DLS
Checked:
Reviewed:
2/8/14

BRAUN INTERTEC CORPORATION
ENGINEERING, INC.

REZONING SITE DEVELOPMENT PLAN
PRAIRIE OAKS STORAGE FACILITY

Title:

Page 2 of 2

Project No. 471913–10

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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	New Pioneer's Cooperative Society
Titleholder:	New Pioneer's Cooperative Society
Case Number:	PSDP-008253-2013
Location:	3338 Center Point Road NE
Request:	Preliminary Site Development Plan approval for property zoned C-2, Community Commercial Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The site is currently developed and was formerly the Fin & Feather building. The proposed plan is to redevelop the existing building as a New Pioneer Coop grocery store. The site plan as submitted includes the following:

- Total area of the site is 2.17 acres (94,688 s. f.)
- Proposed building area is 17,048 s. f.
- Proposed hard surface area is 1.527 acres (66,491 s. f.)
- Proposed open space is 0.536 acres (23,323 s. f.)
- Vehicle Parking: 99 spaces (57 required)
- Buffering and screening are provided to the north and east

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)**

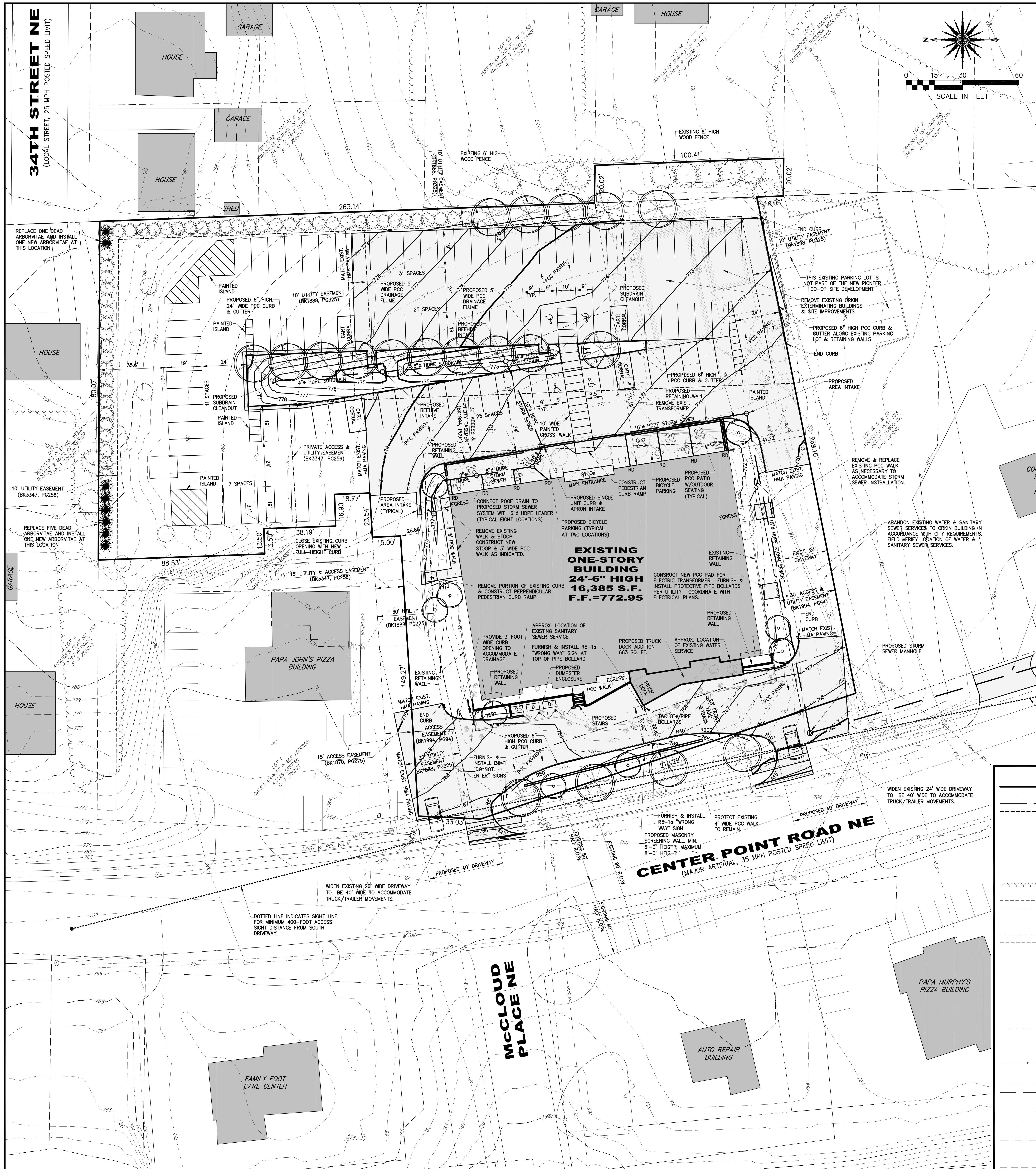
   Staff comment: The proposed project is consistent with previously approved plans for this site.

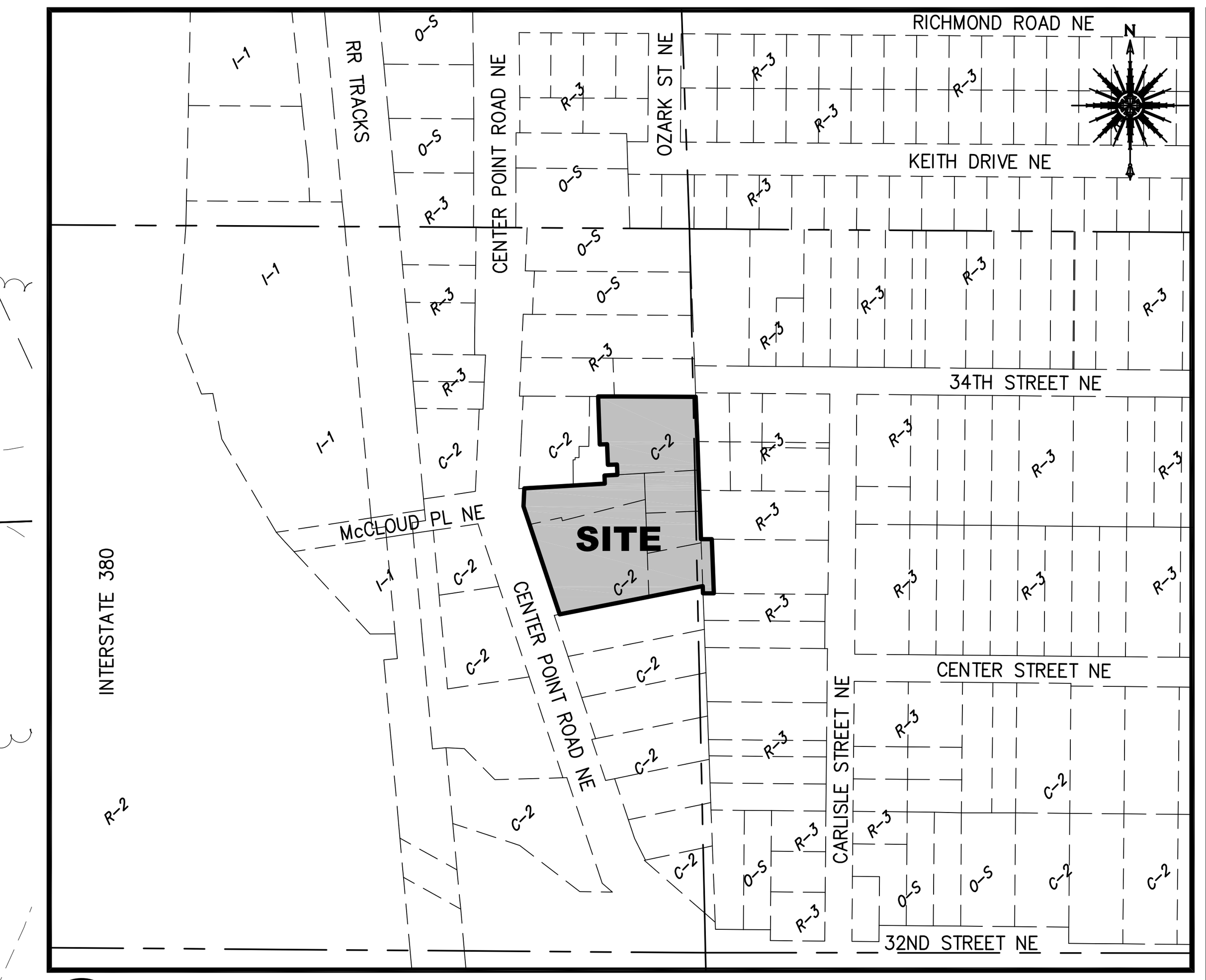
2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance with the exception of a proposed screening wall along Center Point Road.

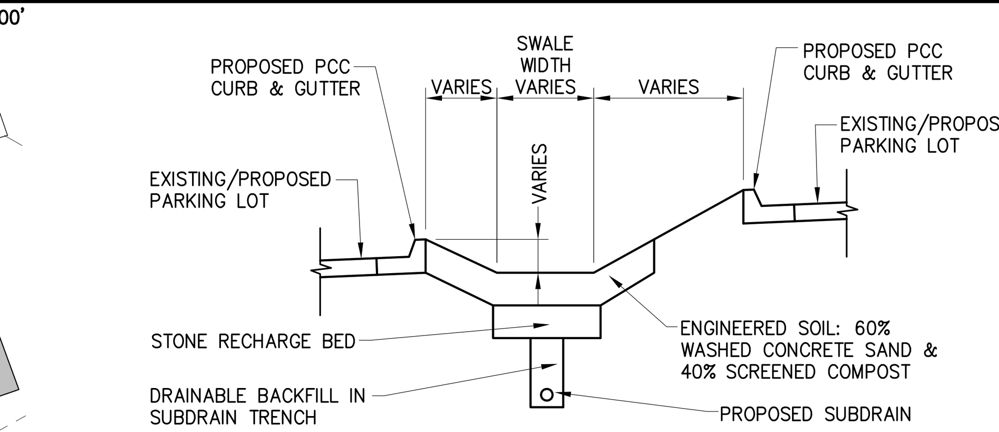
RECOMMENDED CONDITIONS:

1. 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.
2. 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.
3. The proposed screening wall within the front yard setback shall not be more than 3' in height or a variance must be obtained.
4. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
5. 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.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site.





1 SITE LOCATION MAP
1"=200'



2 INFILTRATION SWALE CROSS-SECTION
NOT TO SCALE

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
SECTION LINE
EASEMENT LINE
EXISTING TRAFFIC SIGN
EXISTING PARKING METER
EXISTING BOLLARD POLE
EXISTING SHRUB/BUSH
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE LINE
EXISTING OVERHEAD CABLE TV
EXISTING UNDERGROUND FIBER OPTIC
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING TELEPHONE MANHOLE
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING TRANSFORMER
EXISTING ELECTRIC MANHOLE
EXISTING HANDHOLE
EXISTING POWER POLE
EXISTING POWER POLE W/GUY WIRE & ANCHOR
EXISTING AIR CONDITIONER
EXISTING LIGHT POLE
EXISTING MONITORING WELL
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING WOOD FENCE
EXISTING STEAM MANHOLE
EXISTING STEAM PIPE
EXISTING STORM SEWER
EXISTING STORM MANHOLE
EXISTING AREA INTAKE
EXISTING SANITARY SEWER
EXISTING SANITARY MANHOLE
EXISTING WATER MAIN
EXISTING WATER GATE VALVE
EXISTING FIRE HYDRANT
EXISTING GRADE CONTOUR

A.P.	AUDITOR'S PLAT
R.O.W.	RIGHT-OF-WAY
PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALTIC CEMENT CONCRETE
HMA	HOT MIX ASPHALT
XFMR	ELECTRIC TRANSFORMER
SAN.	SANITARY
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IE	PIPE INVERT ELEVATION
EXIST.	EXISTING
O.H.D.	OVERHEAD DOOR
FFE	FINISH FLOOR ELEVATION
RIM	RIM ELEVATION
TC	TOP OF CURB ELEVATION
G	GUTTER ELEVATION
TS	TOP OF SLAB ELEVATION
GR	FINISH GROUND ELEVATION

PROPOSED STORM SEWER MANHOLE
PROPOSED FLARED END SECTION
PROPOSED AREA OR BEEHIVE INTAKE
PROPOSED CURB & APRON INTAKE
PROPOSED STORM SEWER CLEANOUT
PROPOSED STORM SEWER SUBDRAIN
PROPOSED STORM SEWER
HANDICAPPED PARKING
PROPOSED SIGN
PROPOSED FINISH GRADE CONTOUR
PROPOSED CONIFEROUS TREE
PROPOSED ORNAMENTAL TREE
PROPOSED SHADE TREE

GENERAL NOTES

TITLE HOLDERS
- NEW PIONEER'S COOPERATIVE SOCIETY
  22 S. LINN STREET, #2A
  IOWA CITY, IOWA 52240
- ORKIN EXTERMINATING CO., INC
  ATTN: REAL ESTATE DEPT.
  2170 PIEDMONT ROAD NE
  ATLANTA, GA 30324

APPLICANT
- NEW PIONEER'S COOPERATIVE SOCIETY
  22 S. LINN STREET, #2A
  IOWA CITY, IOWA 52240
  CONTACT: MR. MATT HARTZ
  PHONE: (319) 248-6400
  EMAIL: mhartz@newpi.coop

PREPARED BY

CONTACT PERSON:	TRED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
E-MAIL ADDRESS	tschnoor@s-b-engineering.com
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
DATE SUBMITTED:	02/12/2014
DATE REVISED:	03/06/2014

LEGAL DESCRIPTION
Warranty Deed (Book 7549, Page 301)
Lot 2, Luense's First Addition to Cedar Rapids, Iowa; Lots 1 and 2, Dale's Market Place Second Addition to the City of Cedar Rapids, Iowa, and Lots 3 and 4, Dale's Market Place Addition to Cedar Rapids, Iowa, subject to easements and restrictions of record.

Warranty Deed (Book 3545, Page 204)
Lot 5, Dale's Market Place Addition to Cedar Rapids, Iowa.

Quit Claim Deed (Book 3560, Page 446)
West Twenty Feet of Lot 54 Irregular Survey NE 1/4 SE 1/4 Section 9-83-7, Linn County, Iowa.

ZONING & USE
- EXISTING ZONING & USE: C-2, VACANT RETAIL BUILDING
- PROPOSED ZONING & USE: C-2, GROCERY STORE

YARD SETBACK REQUIREMENTS
- FRONT YARD SETBACK – 25 FEET
- SIDE YARD SETBACK – 0 FEET
- REAR YARD SETBACK – 0 FEET

FLOOD PLAIN
- THE PROJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY.
- FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 19113C0295D – EFFECTIVE DATE APRIL 5, 2010.

STORM WATER QUALITY/DETENTION
STORM WATER QUALITY & DETENTION WILL BE PROVIDED FOR THE ADDITIONAL 4874 SQUARE FEET OF HARD SURFACED AREA IN THE PROPOSED INFILTRATION SWALE LOCATED IN THE CENTER OF THE PARKING LOT.

LOT AREA
- 94,688 FT. = 2.174 ACRES

TOTAL EXISTING COVERED AREA
- 66,491 SQUARE FEET= 1.527 ACRES (70% OF TOTAL AREA)

TOTAL EXISTING OPEN SPACE
- 28,197 SQ. FT. = 0.647 ACRES (30% OF TOTAL AREA)

PROPOSED COVERED AREA
- 71,365 SQ. FT. = 1.638 ACRES (75% OF TOTAL AREA)

TOTAL PROPOSED OPEN SPACE
- 23,323 SQ. FT. = 0.536 ACRES (25% OF TOTAL AREA)

PROPOSED BUILDING AREA
- EXISTING BUILDING AREA = 16,385 SQ. FT.
- PROPOSED BUILDING ADDITION AREA = 663 SQ. FT.
- TOTAL BUILDING AREA = 17,048 SQ. FT.

REQUIRED PARKING
- RETAIL SALES OR SERVICE: 1 SPACE PER 300 SQ. FT. GROSS FLOOR AREA.
- REQ'D PARKING = 17,048 S.F. x 1 SP/300 SF = 57 SPACES

PROVIDED PARKING
- TOTAL PARKING PROVIDED:
  95 STANDARD SPACES
  \+ 4 HANDICAPPED ACCESSIBLE SPACES
  99 TOTAL PARKING SPACES PROVIDED

LANDSCAPING REQUIREMENTS
STREET TREES
- REQ'D TREES: 1 TREE/40' OF FRONTAGE EXCLUDING DRIVES
- CENTER POINT ROAD NE FRONTAGE:
  REQ'D TREES = (243.32' – 80') x 1/40' = 4 TREES
  4 NEW TREES PROVIDED

STREET FRONT LANDSCAPING
- REQ'D TREES: 1 TREE/40' OF FRONTAGE EXCLUDING DRIVES
- LANDSCAPING DEPTH: 15' FOR FRONT YARD
- CENTER POINT ROAD NE FRONTAGE:
  REQ'D TREES = (243.32' – 80') x 1 TREE/40' = 4 TREES
  4 STREET FRONT TREES PROVIDED

PARKING LOT LANDSCAPING
- PARKING LOT TREES SHALL BE PROVIDED AT A RATE OF ONE TREE PER TWELVE (12) PARKING SPACES. REQUIRED PARKING AREA TREES SHALL BE LARGE SHADE TREE VARIETIES AND HAVE A MINIMUM OF TWO (2) INCH DBH AT THE TIME OF PLANTING.
  REQ'D PKNG LOT TREES=99 SP. x 1 TREE/12 SP. = 9 TREES
  PROVIDED PKNG LOT TREES=1 EXIST. + 8 NEW = 9 TREES
- PARKING LOT SCREENING: ALL OPEN VEHICULAR PARKING AREAS CONTAINING FOUR (4) OR MORE PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING PROPERTY IN A RESIDENTIAL USE OR A CIVIC OR INSTITUTIONAL USE, BY A WALL, A SOLID OPAQUE FENCE, OR A CONTINUOUS WALL OF SHRUBS. SUCH SCREEN SHALL BE NOT LESS THAN FIVE AND ONE-HALF (5 ½) FEET.

  PARKING LOT SCREENING IS REQUIRED ALONG THE NORTH AND EAST SIDE OF THE PARKING AREA. THE PARKING LOT SCREENING REQUIREMENT WILL BE MET BY THE FOLLOWING SITE FEATURES:
  – NORTH PROPERTY LINE: UTILIZE THE EXISTING ARBORVITAE HEDGE. WILL REPLANT SIX (6) ARBORVITAE TREES THAT ARE DEAD, AND ALSO PLANT TWO (2) ADDITIONAL ARBORVITAE TREES TO FILL IN GAPS.
  – NORTHERLY 173-FEET OF THE EAST PROPERTY LINE: UTILIZE THE EXISTING ARBORVITAE HEDGE.
  – SOUTHERLY 177-FEET OF THE EAST PROPERTY LINE: UTILIZE THE EXISTING 6-FOOT HIGH SOLID WOOD FENCING.

  TREE MITIGATION
  - 27 TREES WILL BE REMOVED DURING CONSTRUCTION
    – 7 TREES LESS THAN 5" DIA. = 0 REPLACEMENT TREES
    – 14 TREES 5"–14" DIA. = 14 REPLACEMENT TREES
    – 5 TREES 15"–24" DIA. = 10 REPLACEMENT TREES
    – 1 TREE 36" DIA. = 4 REPLACEMENT TREES
    TOTAL OF 28 REPLACEMENT TREES REQUIRED.
  - 17 EXIST. TREES (NOT INCLUDING EXISTING ARBORVITAE TREES FOR PARKING LOT SCREENING) WILL BE RETAINED.
  - THEREFORE, PROVIDE 11 NEW TREES FOR REPLACEMENT OF THE SIGNIFICANT TREES REMOVED FOR DEVELOPMENT.

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)
(319) 298-8889 (FAX)
s-b-engineering.com

REVISIONS

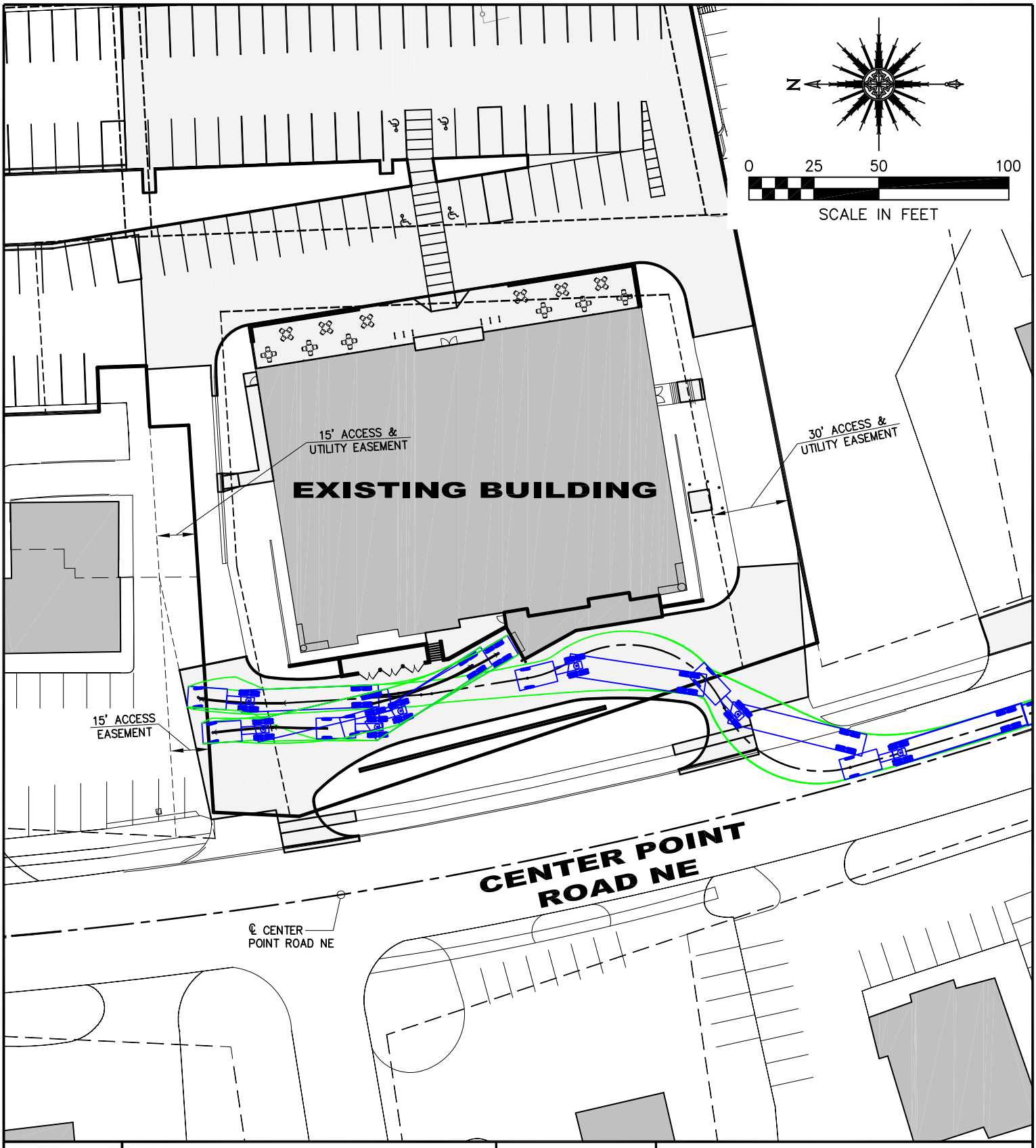
DRAWN:	TRED SCHNOOR
APPROVED:	TRED SCHNOOR
ISSUED FOR:	APPROVAL
DATE:	03/06/2014
PROJECT NO.:	13141

RYAN®
BUILDING LASTING RELATIONSHIPS

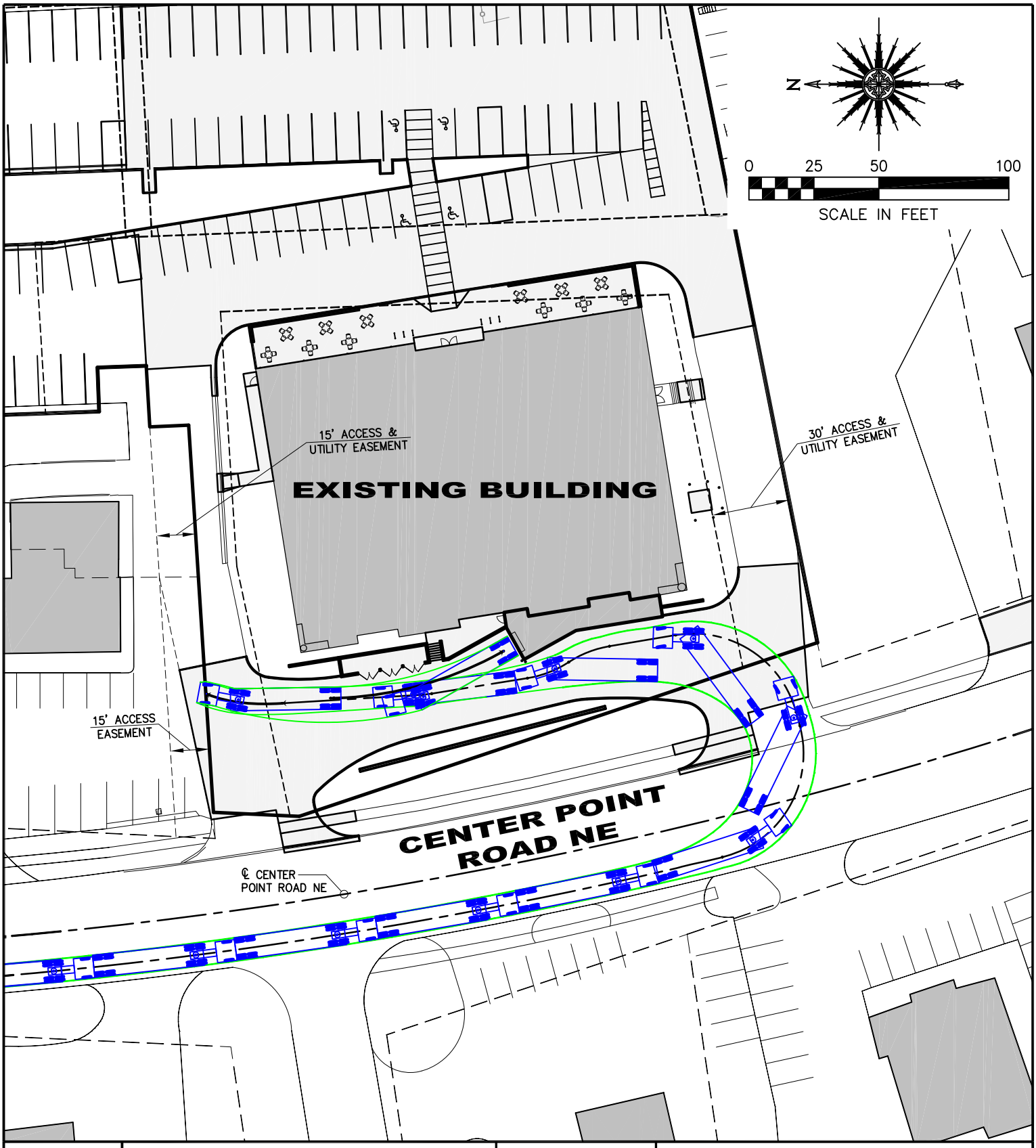
DRAWINGS OF PROPOSED PRIVATE SITE IMPROVEMENTS FOR NEW PIONEER FOOD CO-OP
3338 CENTER POINT ROAD NE
CEDAR RAPIDS, IOWA 52402

PRELIMINARY SITE PLAN

C2.0



1 OF 4	**TURNING MOVEMENTS FOR A WB-65 TRUCK & TRAILER ENTERING THE SITE FROM NORTHBOUND CENTER POINT ROAD & BACKING UP TO THE DOCK NEW PIONEER FOOD CO-OP**	DRAWN: TRED S. APPROVED: TRED S. ISSUED FOR: REVIEW DATE: 03/06/2014 PROJECT NO.: 13141	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) (319) 298-8889 (FAX) s-b-engineering.com



2 OF 4

TURNING MOVEMENTS FOR A WB-50 TRUCK & TRAILER ENTERING THE SITE FROM SOUTHBOUND CENTER POINT ROAD & BACKING UP TO THE DOCK
NEW PIONEER FOOD CO-OP

DRAWN:	TRED S.
APPROVED:	TRED S.
ISSUED FOR:	REVIEW
DATE:	03/06/2014
PROJECT NO.:	13141

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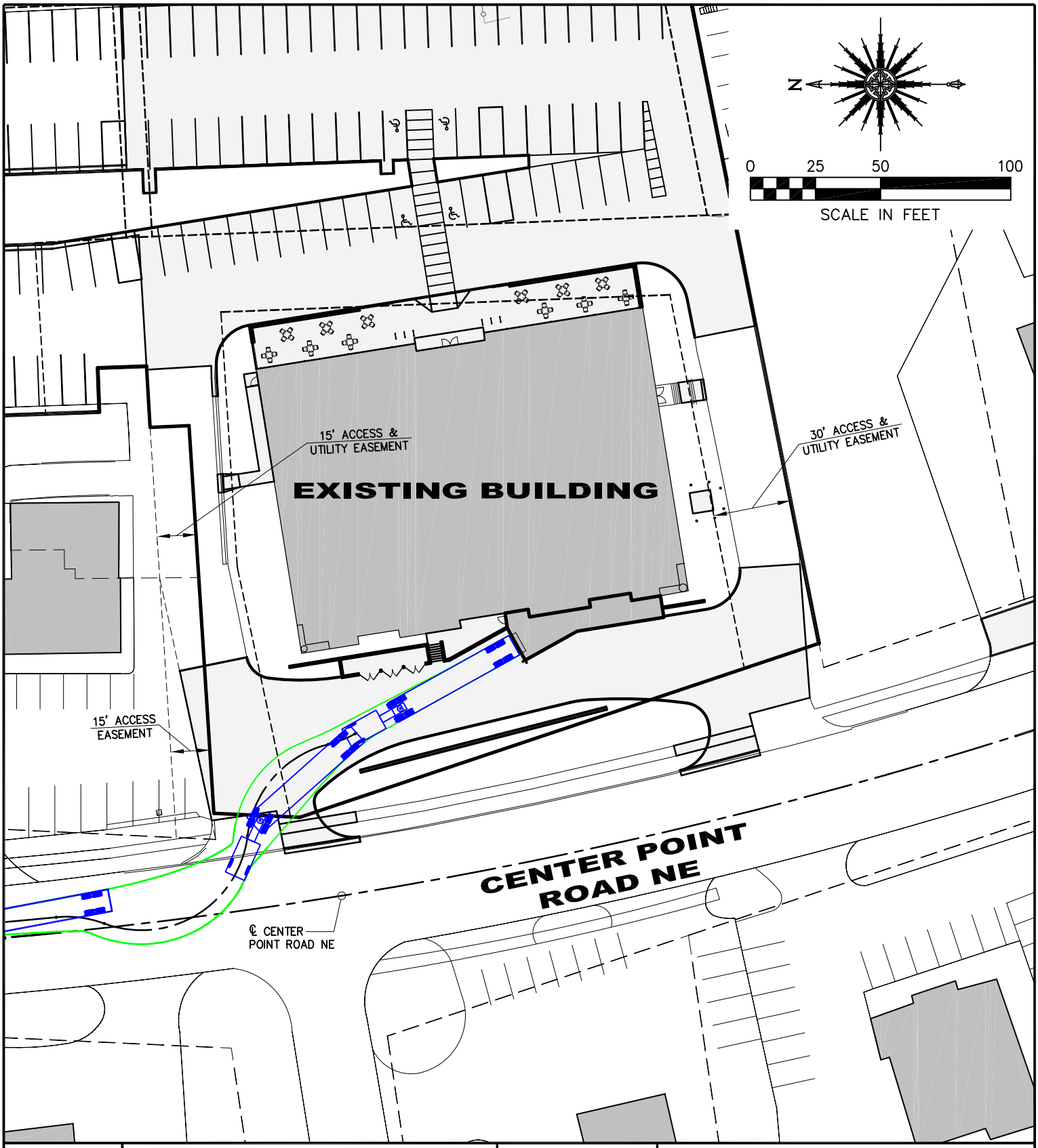
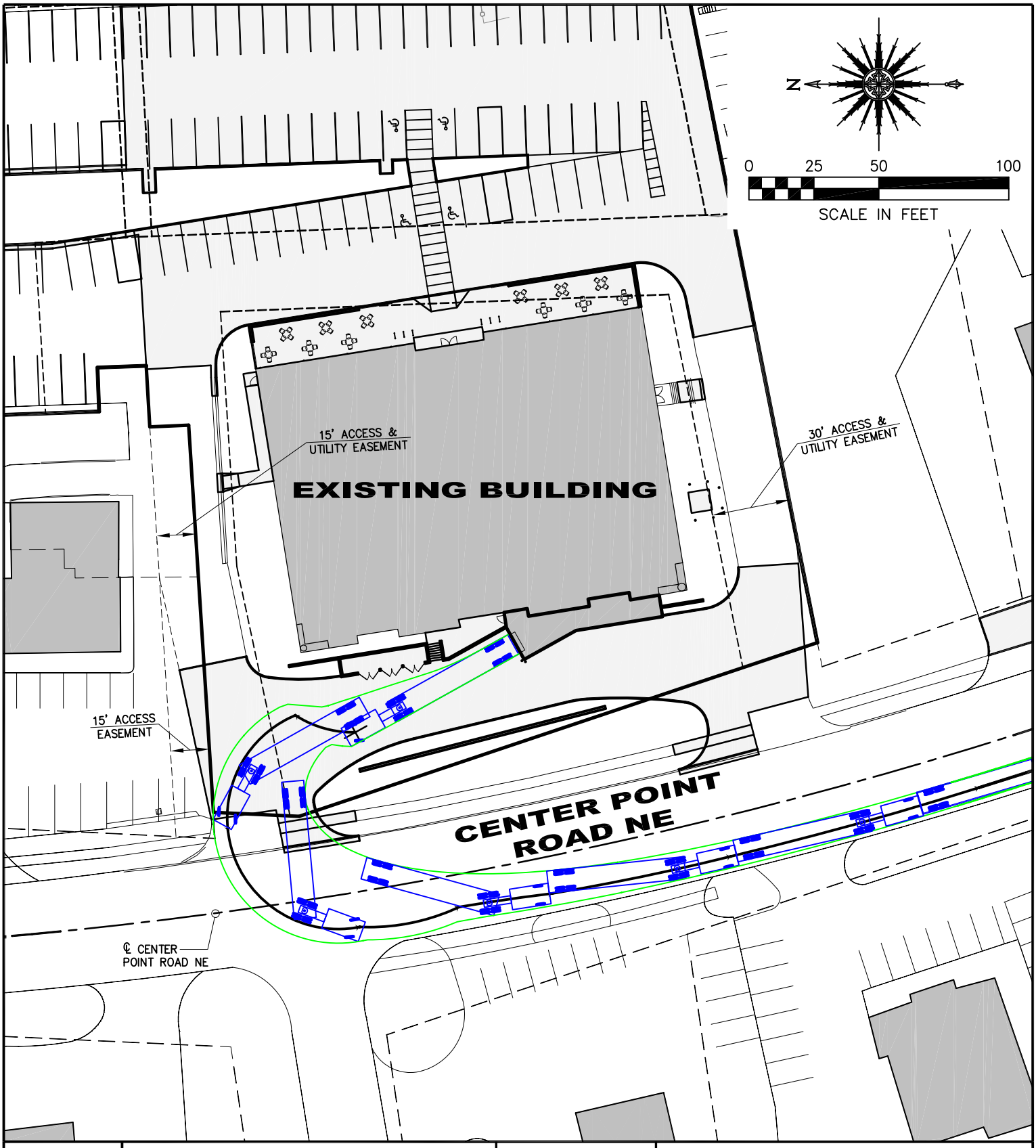
Schnoor Bonifazi
Engineering & Surveying



3 OF 4	**TURNING MOVEMENTS FOR A WB-65 TRUCK & TRAILER EXITING THE DOCK ONTO NORTHBOUND CENTER POINT ROAD** **NEW PIONEER FOOD CO-OP**	DRAWN: TRED S. APPROVED: TRED S. ISSUED FOR: REVIEW DATE: 03/06/2014 PROJECT NO.: 13141	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) (319) 298-8889 (FAX) s-b-engineering.com Schnoor Bonifazi Engineering & Surveying



4 OF 4

TURNING MOVEMENTS FOR A WB-65 TRUCK & TRAILER EXITING THE DOCK ONTO SOUTHBOUND CENTER POINT ROAD
NEW PIONEER FOOD CO-OP

DRAWN:	TRED S.
APPROVED:	TRED S.
ISSUED FOR:	REVIEW
DATE:	03/06/2014
PROJECT NO.:	13141

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Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5820

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Wexford, Inc.
Titleholder:	Salem United Methodist Church of Cedar Rapids, Galilee Baptist Church of Cedar Rapids, Russell and Marjorie Morris and La Vonne Hudson
Plat Name:	Preliminary Plat Wexford Heights First Addition
Case Number:	PRPT-008261-2014
Location:	North of Blairs Ferry Road NW and east of Michael Drive and Sanden Road
Request:	Approval of a Major Preliminary Plat
Case Manager:	Chris Strecker

BACKGROUND INFORMATION:

The applicant, Wexford, Inc. is requesting approval of a Preliminary Plat for the Wexford Heights First Addition north of Blairs Ferry Road NW and east of Michael Drive and Sanden Road. The proposed plat is an area recently annexed to the City and has 83 parcels for future single family home development.

The Major Preliminary Plat as submitted includes the following:

- Total project area is 49.05 acres.
- The proposed subdivision includes 83 numbered lots for single-family residential and 3 lettered lots for right of way, storm water detention and a sanitary sewer lift station.
- Access to lots will be from existing streets; Rapids Ridge Drive NE, Michael Drive NE and Sanden Road NE.
- Storm water management basins have been developed at the west property line and the center of the site to accommodate the overall development area.

FINDINGS:

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

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

   Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan and all City codes and regulations. The site is currently zoned A, and is in process to be rezoned to R-1, Single Family Residence Zone District.

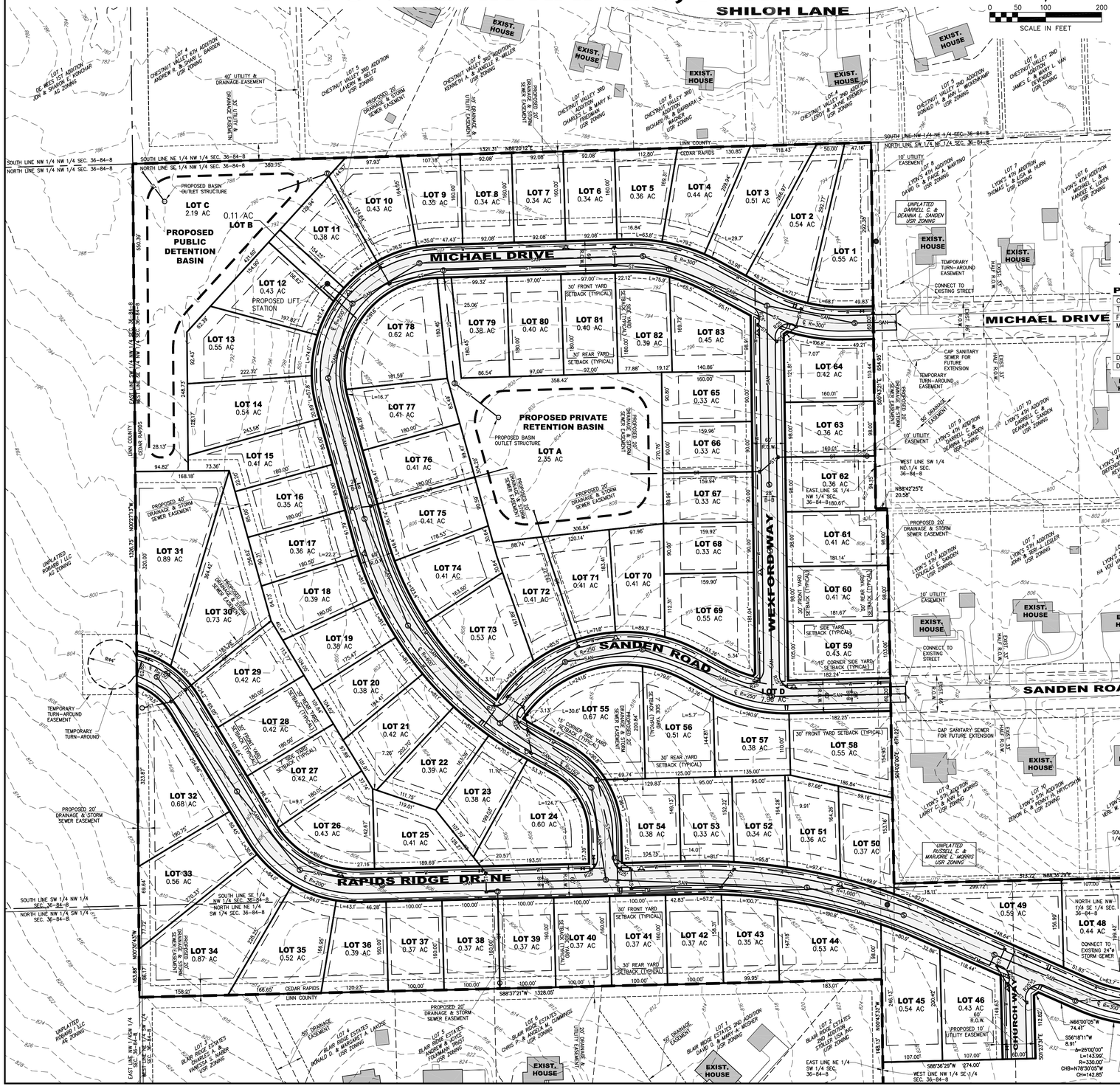
RECOMMENDED CONDITIONS:

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

1. That an agreement shall be recorded with the final plat providing for ownership, tax responsibility, maintenance, and liability for the lettered lots.
2. At such time as this area is final platted, the lots shall comply with minimum lot area and width requirements as set forth in the Zoning Ordinance.
3. Those Lots 1-10, 34-45, 47-50 and 58-64 as shown on the preliminary plat shall meet the minimum lot size for the R-T, Single Family Transitional Residence Zone District as set forth in the City Zoning Ordinance.
4. REGARDING SANITARY SEWER FACILITIES PROVIDING SERVICE TO THIS DEVELOPMENT:
    A. The property owner is responsible to design and construct sanitary sewer facilities to serve this development. The property owner shall be responsible to extend the proposed force main and construct all improvements in accordance with improvement plans approved by the City. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City Public Works Director/City Engineer, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
    B. Prior to submittal to the City of the first final plat for this site, a sanitary sewer study for this site shall be completed. A determination shall be made as to which party will be responsible for ownership and maintenance of sanitary lift station and force main facilities shown to service this development, either the property owner(s) or the City. Any agreements pertaining to ownership, operation, and maintenance of the facilities shall be included in final plat documents, if applicable, after review and approval of the agreements by the City Public Works Director/City Engineer.
5. AS PART OF FINAL PLAT APPROVAL FOR THOSE AREAS TRIBUTARY TO THE PROPOSED PRIVATE STORM WATER RETENTION BASIN SHOWN ON LOT A, the property owner shall submit to the City an acceptable Agreement for Private Storm Water Detention. The City will provide a copy of the agreement form upon request by the property owner.
6. The property owner shall be responsible for all costs associated with street and utility extensions to make the connections shown to Michael Drive and Sanden Road (County streets). The property owner shall be responsible to obtain any permits required by Linn County, or others, prior to construction in these streets.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.

8. The developer shall be responsible to maintain the public detention basin(s) following acceptance of all maintenance bonds for a minimum of one year or until erosion and sediment control is established and accepted by the City. Following City acceptance and maintenance of said detention basin(s), the Developer will use all reasonable measures to protect detention basin(s) from sediment runoff and damage. All construction activities are subject to the Municipal Code Chapter 71 "Erosion and Sediment Control for Construction Sites" until such time that all disturbed areas are completely stabilized and developed. The Developer agrees to remove sediment from, reseed, and otherwise repair said detention basin should development related damage occur after the basin has been accepted by the City.
9. Prior to acceptance of maintenance bonds for the street improvements for Michael Drive NE (adjoining the public detention basin lot), the property owner shall construct concrete sidewalk along Michael Drive NE adjoining the public detention basin lot frontage with a thickness capable of supporting City maintenance vehicles and along Michael Drive NE adjoining the private retention basin. The sidewalk improvements shall be constructed in accordance with improvement plans approved by the City.

PRELIMINARY PLAT
WEXFORD HEIGHTS FIRST ADDITION TO CEDAR RAPIDS, IOWA

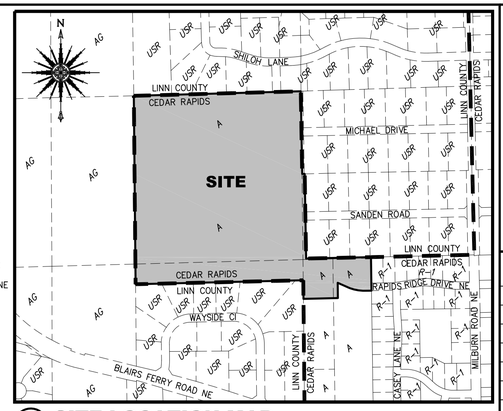


LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- YARD SETBACK LINE
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING RA CURB INTAKE
- EXISTING CURB INTAKE
- EXISTING AREA INTAKE
- EXISTING STORM SEWER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE/FIXTURE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CABLE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FLARED END SECTION
- PROPOSED INTAKE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER

PREPARED BY

CONTACT PERSON:	TRED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
FAX NUMBER:	(319) 298-8889
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
DATE SUBMITTED:	02/12/2014
DATE REVISED:	



1 SITE LOCATION MAP
1"=600'

OWNERS

- GALILEE BAPTIST CHURCH OF CEDAR RAPIDS 4502 BLAIRS FERRY ROAD CEDAR RAPIDS, IA 52411
- SALEM UNITED METHODIST CHURCH OF CEDAR RAPIDS 4480 BLAIRS FERRY ROAD CEDAR RAPIDS, IA 52411
- RUSSELL & MARJORIE MORRIS 4490 BLAIRS FERRY ROAD CEDAR RAPIDS, IA 52411
- LAVONNE HUDSON 4200 BLAIRS FERRY ROAD CEDAR RAPIDS, IA 52411

APPLICANT

WEXFORD, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT: MR. DUSTIN KERN
PHONE: 319-654-6706
E-MAIL: dustin@dklandservices.com

DATE SUBMITTED

FEBRUARAY 12, 2014

DATE REVISED

ZONING

- EXISTING: A
- PROPOSED: R-1

GPN NUMBERS

123627600100000, 123630100100000, 123642600300000, 123642600500000, & 123642600400000 (LINN COUNTY)

AREA TO BE INCLUDED IN PRELIMINARY PLAT

- 49.27 ACRES

LEGAL DESCRIPTION

Wexford Heights First Addition to Cedar Rapids, Iowa is that part of Blair–Winds First Addition to Linn County, Iowa, that part of the Southwest Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Southwest Quarter, that part of the Northwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter of Section 36, Township 84 North, Range 8 West of the 5th P.M., described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Northwest Quarter of said Section 36; thence North 00° 27' 13" West 1,326.75 feet along the West line, to the Northwest corner thereof; thence North 88° 20' 12" East 1,321.31 feet along the North line of said Southeast Quarter of the Northwest Quarter the the Northeast corner thereof; thence South 00° 43' 21" East 654.95 feet along the East line of said Southeast Quarter of the Northwest Quarter of said Section 36; thence North 88° 42' 25" East 20.58 feet to the Northwest corner of Lot 8, Lyon's Fifth Addition to Linn County, Iowa; thence South 01° 02' 00" East 671.22 feet along the West line of said Lyon's Fifth Addition to the Southwest corner of Lot 9, Lyon's Fifth Addition to Linn County Iowa also being a point on the North line of Blair–Winds First Addition to Linn County, Iowa; thence North 88° 36' 29" East 513.72 feet along said North line to the Northeast corner thereof; thence South 00° 59' 11" East 265.56 feet along the East line of said Blair–Winds First Addition; thence South 88° 59' 55" West 51.78 feet to the beginning of a 330.00 foot radius curve concave Northeasterly; thence Northwesterly through a central angle of 25° 00' 00" an arc distance of 143.99 feet (chord bearing North 78° 30' 05" West 142.85 feet); thence North 66° 00' 05" West 74.41 feet; thence South 56° 18' 11" West 8.91 feet; thence South 01° 23' 31" East 112.82 feet; thence South 88° 36' 29" West 274.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter of said Section 36; thence North 00° 43' 32" West 148.13 feet along said East line to the Northeast corner of Blair Ridge Estates Addition to Linn County, Iowa; thence South 88° 37' 21" West 1,328.05 feet along the North line of said Blair Ridge Estates Addition to a point of intersection with the West line of the Northeast Quarter of the Southwest Quarter of said Section 36; thence North 00° 30' 43" West 163.88 feet along said West line to the Point of Beginning, containing 49.27 acres, subject to Covenants, Easements and Restrictions of Records.

For purposes of this description, the West line of the Southeast Quarter of the Northwest Quarter of Section 36, Township 84 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, is assumed to bear North 00° 27' 13" West.

STORM WATER MANAGEMENT

- THE REQUIRED STORM WATER DETENTION AND STORM WATER QUALITY VOLUME WILL BE PROVIDED IN A PRIVATE RETENTION BASIN LOCATED IN THE CENTER OF THE SITE AS WELL AS A PUBLIC DETENTION BASIN LOCATED IN THE NORTHWEST CORNER OF THE SITE.

FLOOD PLAIN

- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. FLOOD INSURANCE RATE MAP NUMBER 19113C0290D, EFFECTIVE DATE APRIL 5, 2010.

NOTES

1. THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CEDAR RAPIDS METROPOLITAN AREA ENGINEERING DESIGN STANDARDS MANUAL.

2. ALL PROPOSED LOTS THAT BORDER A COUNTY SUBDIVISION (LOTS 1–10, 34–45, 47–50, & 58–64) SHALL MEET THE MINIMUM SIZE REQUIREMENT FOR R-T ZONING.

DIRECTOR, DEPARTMENT OF DEVELOPMENT DATE

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)
(319) 298-8889 (FAX)
s-b-engineering.com

REVISIONS

DRAWN:	MATT AMELON
APPROVED:	TRED SCHNOOR
ISSUED FOR:	REVIEW
DATE:	02/12/2014
PROJECT NO.:	12103

PRELIMINARY PLAT
WEXFORD HEIGHTS FIRST ADDITION TO CEDAR RAPIDS, IOWA

PRELIMINARY PLAT

1 OF 1

WEXFORD HEIGHTS 1ST ADD.
PRPT-008261-2014
BLAIRS FERRY ROAD NE
MICHAEL DR NE
SCHENCK RD
Basin C-124
Basin 124
Basin 85
Basin C-126
Basin 137
Basin 222

1"=400'±

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 with a Preliminary Plat

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Wexford, Inc.
Titleholder:	Salem United Methodist Church of Cedar Rapids, Galilee Baptist Church of Cedar Rapids, Russell and Marjorie Morris and La Vonne Hudson
Plat Name:	Preliminary Plat Wexford Heights First Addition
Case Number:	RZNE-008263-2014
Location:	Wexford Heights First Addition North of Blairs Ferry Road NW and east of Michael Drive and Sanden Road
Request:	Rezoning from Agricultural Zone District to R-1, Single Family Residence Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for the residential development of Wexford Heights First Addition to the City of Cedar Rapids.

The Preliminary Plat consists of the following:

- Total site area is 49.05 acres
- Total number of proposed lots is 83
- Proposed access to the development will be through Rapids Ridge Drive NE, Sanden Road NE and Michael Drive NE
- Storm water management will be provided for in two separate basins, one public owned and one privately owned.

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 was recently annexed into the City of Cedar Rapids and is shown as Future Growth Area on the Future Land Use Map (FLUM) in 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 proposed for rezoning is currently undeveloped land being used for farming. The area to the north, east and south is developed as single-family residential. The proposed rezoning will not have a negative impact on the surrounding neighborhoods and 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 R-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 development amendment will protect existing neighborhoods by configuring all lots which will border a county subdivision to meet the minimum lot size requirements for the R-T, Single Family Transitional Residence Zone District as set forth in the City Zoning Ordinance. The proposed use will not have a negative impact on the area.

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 will be constructed and installed by the developer and the proposed change in use will not negatively impact the levels of service to existing development in the general area.

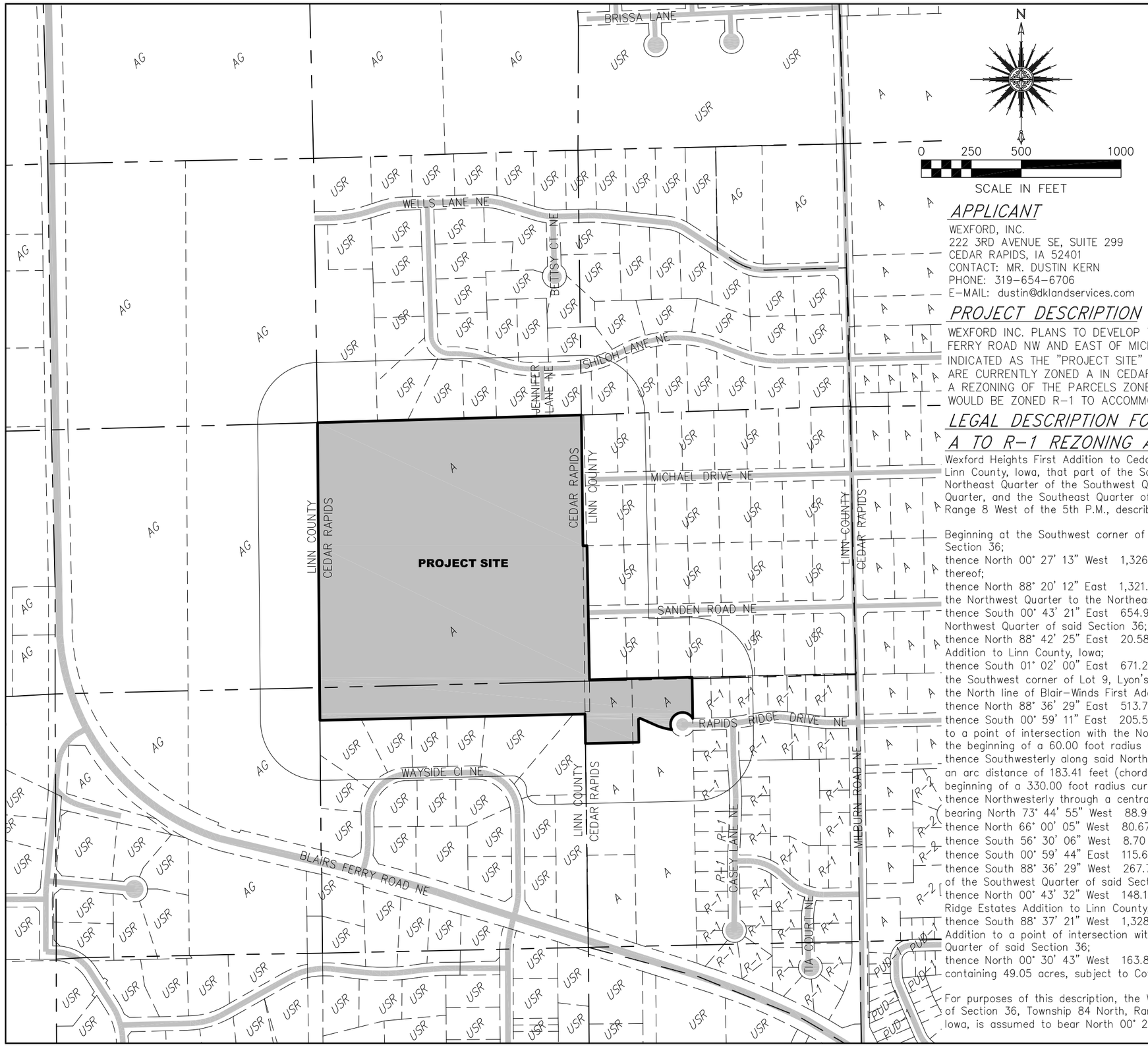
7. **The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).**

   Staff Comments: This provision does not applicable.

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. Those Lots 1-10, 34-45, 47-50 and 58-64 as shown on the preliminary plat shall meet the minimum lot size for the R-T, Single Family Transitional Residence Zone District as set forth in the City Zoning Ordinance.



PREPARED BY

CONTACT PERSON:	TRED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
FAX NUMBER:	(319) 298-8889
E-MAIL ADDRESS	tschnoor@s-b-engineering.com
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
DATE SUBMITTED:	02/12/2014
DATE REVISED:	03/06/2014

APPLICANT

WEXFORD, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT: MR. DUSTIN KERN
PHONE: 319-654-6706
E-MAIL: dustin@dklandservices.com

EXISTING ZONING & USE

EXISTING ZONING: A
EXISTING USE: AGRICULTURAL LAND

PROPOSED ZONING & USE

PROPOSED ZONING: R-1
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOTS

PROJECT DESCRIPTION

WEXFORD INC. PLANS TO DEVELOP THE PROPERTIES LOCATED TO THE NORTH OF BLAIRS FERRY ROAD NW AND EAST OF MICHAEL DRIVE AND SANDEN ROAD. THIS PROPERTY IS INDICATED AS THE "PROJECT SITE" ON THIS REZONING LOCATION MAP. THE PROPERTIES ARE CURRENTLY ZONED A IN CEDAR RAPIDS. THE OWNER IS RESPECTFULLY REQUESTING A REZONING OF THE PARCELS ZONED A ZONING, SUCH THAT THE ENTIRE PROJECT SITE WOULD BE ZONED R-1 TO ACCOMMODATE FUTURE RESIDENTIAL DEVELOPMENT.

LEGAL DESCRIPTION FOR PROPOSED A TO R-1 REZONING AREA

Wexford Heights First Addition to Cedar Rapids, Iowa is that part of Blair-Winds First Addition to Linn County, Iowa, that part of the Southwest Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Southwest Quarter, that part of the Northwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter of Section 36, Township 84 North, Range 8 West of the 5th P.M., described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Northwest Quarter of said Section 36;
thence North 00° 27' 13" West 1,326.75 feet along the West line, to the Northwest corner thereof;
thence North 88° 20' 12" East 1,321.31 feet along the North line of said Southeast Quarter of the Northwest Quarter to the Northeast corner thereof;
thence South 00° 43' 21" East 654.95 feet along the East line of said Southeast Quarter of the Northwest Quarter of said Section 36;
thence North 88° 42' 25" East 20.58 feet to the Northwest corner of Lot 8, Lyon's Fifth Addition to Linn County, Iowa;
thence South 01° 02' 00" East 671.22 feet along the West line of said Lyon's Fifth Addition to the Southwest corner of Lot 9, Lyon's Fifth Addition to Linn County Iowa also being a point on the North line of Blair-Winds First Addition to Linn County, Iowa;
thence North 88° 36' 29" East 513.72 feet along said North line to the Northeast corner thereof;
thence South 00° 59' 11" East 205.55 feet along the East line of said Blair-Winds First Addition to a point of intersection with the North right-of-way line of Rapids Ridge Road NE, also being the beginning of a 60.00 foot radius curve concave Southeasterly;
thence Southwesterly along said North right-of-way line through a central angle of 175° 08' 51" an arc distance of 183.41 feet (chord bearing South 61° 26' 24" West 119.89 feet) to the beginning of a 330.00 foot radius curve concave Northeasterly;
thence Northwesterly through a central angle of 15° 29' 42" an arc distance of 89.24 feet (chord bearing North 73° 44' 55" West 88.97 feet);
thence North 66° 00' 05" West 80.67 feet;
thence North 56° 30' 06" West 8.70 feet;
thence South 00° 59' 44" East 115.64 feet;
thence South 88° 36' 29" West 267.71 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter of said Section 36;
thence North 00° 43' 32" West 148.13 feet along said East line to the Northeast corner of Blair Ridge Estates Addition to Linn County, Iowa;
thence South 88° 37' 21" West 1,328.05 feet along the North line of said Blair Ridge Estates Addition to a point of intersection with the West line of the Northeast Quarter of the Southwest Quarter of said Section 36;
thence North 00° 30' 43" West 163.88 feet along said West line to the Point of Beginning, containing 49.05 acres, subject to Covenants, Easements and Restrictions of Records.

For purposes of this description, the West line of the Southeast Quarter of the Northwest Quarter of Section 36, Township 84 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, is assumed to bear North 00° 27' 13" West.

Schnoor Bonifazi Engineering & Surveying

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431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)
(319) 298-8889 (FAX)
s-b-engineering.com

DRAWN:	MATT AMELON
APPROVED:	TRED SCHNOOR
ISSUED FOR:	REVIEW
DATE:	03/06/2014
PROJECT NO.:	12103

REZONING LOCATION MAP
WEXFORD HEIGHTS FIRST ADDITION TO CEDAR RAPIDS, IOWA

Development Services Department
City Services
500 15th Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5820

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Jerry's Homes, Inc.
Titleholder:	Jerry's Homes, Inc.
Plat Name:	Revised Preliminary Plat for Tech Place Addition
Case Number:	PRPT-008256-2014
Location:	East of C Street SW and south of Scarlet Sage Drive SW
Request:	Approval of a Major Revised Preliminary Plat
Case Manager:	Chris Strecker

BACKGROUND INFORMATION:

The applicant, Jerry's Homes, Inc. is requesting approval of a Revised Preliminary Plat for the Tech Place Addition located east of C Street SW and south of Scarlet Sage Drive SW. The proposed plat has 101 parcels for future development.

The Major Preliminary Plat as submitted includes the following:

- Total project area is 34.91 acres.
- The proposed subdivision includes 101 numbered lots for single-family residential and 7 lettered lots for right of way, storm water detention and a sanitary sewer lift station.
- Access will be from existing streets, Prairie Rose Drive and Scarlet Sage Drive SW.
- The plat provides streets stubbed to the west and south for future street connectivity to undeveloped agriculture land, which will most likely develop in the future.
- Storm water management basins have been developed at the south property line of the site to accommodate the overall development area.

FINDINGS:

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

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

   Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan and all City codes and regulations. The site is currently zoned R-3, Single Family Residence District. There is no plan for a zoning change at this time.

RECOMMENDED CONDITIONS:

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

1. That an agreement shall be recorded with the final plat providing for ownership, tax responsibility, maintenance, and liability for the lettered lots.
2. At the time the plan of improvements for Prairie Rose Ct. SW are built, the Developer shall be responsible to install a 12-inch connection to end of the existing 12-inch in Roosevelt Rd. SW.
3. As part of final plat submittal to the City Council, the property owner shall submit an acceptable quit claim deed for any right, title, interest, estate, claim and demand, including railroad abandonment reversionary ownership rights for the former Cedar Rapids and Iowa City Railroad right-of-way located east of and adjoining this site.
4. Prior to acceptance of maintenance bonds for the street improvements for Prairie Rose Drive SW and Scarlet Sage Drive SW, the property owner shall construct concrete sidewalks adjoining the frontages of these streets that adjoin the public detention basins. The sidewalk improvements shall be constructed in accordance with improvement plans approved by the City.
5. With respect to sanitary facilities providing service to this site, the developer shall be responsible to complete the following:
    a. Extension of sanitary sewer to service this site. The developer shall be responsible for all costs associated with design, construction, and City approval of all facilities providing service. This shall include acquisition and dedication of any off site easements, if applicable, public and/or private.
    b. If a sanitary lift station and force main facilities are required to service portions of this site, said facilities shall be owned and maintained by the lot owners being serviced by said system.
    c. Prior to final plat approval by City Council, the property owner shall provide to the City Engineer a sanitary sewer analysis certified by a civil engineer licensed in the State of Iowa providing downstream capacity analysis. The owners of lots being served by a private lift station and force main shall be responsible to extend a force main to gravity sewer with adequate capacity. The force main extension shall be at such time as deemed necessary by City Council based on a recommendation by the City Engineer, or, said owners shall participate in a proportional share of the cost to the City of downstream capacity improvements.
    d. As part of final plat consideration by City Council, the property owner shall submit a signed agreement for any private sanitary sewer facilities as applicable. The agreement shall hold the lot owners being serviced by said system responsible for all costs associated with construction, ownership, operation, and maintenance of any private sanitary sewer facilities including lift station and force main. The owner shall hold the City of Cedar Rapids harmless from any damages incurred by the lot owners as a result of the lot owners' failure to maintain the private sanitary sewer facilities. The agreement shall also state the City shall have the right to maintain, or remove and replace, the private sanitary sewer facilities if

deemed necessary by the City Engineer, and assess all costs to the lot owners being serviced by said system. The City Public Works Department shall provide copies of the agreement form upon request by the property owner.

6. The property owner shall be responsible to complete the design, construction, and dedication to the City of a 12 foot total width, 6 inch thick (with 4 inch granular sub base), trail access/utility improvement from this site to the Hoover Trail property and utilities east of and adjoining this site. Said trail access/utility will allow the public a reasonable means of access to the Hoover Trail and will allow the City a reasonable means of utility access to the facilities located within the former CRANDIC right-of-way. The property owner shall dedicate the necessary right-of-way and/or easement to complete a 25 foot wide right-of-way and/or easement area for said facilities as approved by the City Engineer.
7. PRIOR TO ISSUANCE OF FINAL CERTIFICATES OF OCCUPANCY, the installation of appropriate public and/or private street name signs for home addressing will be required.
8. PRIOR TO ISSUANCE OF BUILDING PERMITS, the developer shall provide fire hydrants to city standards and provide hard surface to support fire apparatus.
9. No dead ends greater than 150’ without approved turnaround.

REVISED PRELIMINARY PLAT
FOR

TECH PLACE ADDITION

IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

LEGAL DESCRIPTION

THAT PART OF THE SW ¼ OF THE NE ¼ LYING SW–LY OF THE RIGHT–OF–WAY OF THE CHICAGO, ROCK ISLAND RAILROAD

AND

THAT PART OF THE SE ¼ NW ¼ LYING SW–LY OF THE RIGHT–OF–WAY OF THE CHICAGO ROCK ISLAND RAILROAD ALL IN SECTION 14–82–7, LINN COUNTY IOWA

AND

LOT 1, PHILLIPSON ADDITION TO LINN COUNTY, IOWA, EXCEPTING THEREFROM THE WEST 290.0 FEET OF THE SOUTH 144.50 FEET OF SAID LOT 1.

EXCEPTING

TECH PLACE FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA, TECH PLACE SECOND ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA, TECH PLACE THIRD ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AND HIDDEN SPRINGS FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

NOTE

THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET REQUIREMENTS OF THE CEDAR RAPIDS METROPOLITAN AREA ENGINEERING DESIGN STANDARDS MANUAL.

SHEET INDEX

SHEET P1.0: COVER SHEET
SHEET P2.0: PRELIMINARY PLAT
SHEET P2.1: PRELIMINARY PLAT

CONTACT PERSON

MARVIN HOUG, P.E.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
PHONE: (319) 362–9548
FAX: (319) 362–7595
marv@halleng.com

TITLEHOLDER / APPLICANT

JERRY'S HOMES, INC.
C/O DREW RETZ
935 33RD AVENUE SW
CEDAR RAPIDS, IOWA 52404

ZONING

EXISTING: R–3
PROPOSED: R–3

ZONE R3 REQUIREMENTS

MINIMUM YARD REQUIREMENTS:

LOT AREA – 6,000 SQ.FT.

LOT WIDTH AT SETBACK – 50'

FRONTAGE – 50'

FRONT YARD – 25'

INTERIOR SIDE YARDS – 5'/14'

CORNER SIDE YARD – 15'

REAR YARD – 25'

MAXIMUM HEIGHT – GREATER OF 35' OR 3 STORIES

MAXIMUM LOT COVERAGE – 50%

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LOCATION MAP

(SCALE: 1"=300')

STREET CLASSIFICATIONS

DESIGN DATA–URBAN

PRAIRIE ROSE DRIVE SW (LOCAL STREET)
PRAIRIE ROSE CIRCLE SW (LOCAL STREET)
PRAIRIE ROSE COURT SW (LOCAL STREET)
PRAIRIE SAGE DRIVE SW (LOCAL STREET)
SCARLETT SAGE DRIVE SW (LOCAL STREET)
SCARLETT SAGE CIRCLE SW (LOCAL STREET)
RED CLOVER DRIVE SW (LOCAL STREET)
– DESIGN SPEED: 30 MPH
– POSTED SPEED: 25 MPH
– RIGHT OF WAY WIDTH: 60'
– PAVEMENT WIDTH: 28' CONCRETE SURFACE

FUTURE ROOSEVELT ROAD SW (COLLECTOR STREET)
– DESIGN SPEED: 30 MPH
– POSTED SPEED: 25 MPH
– RIGHT OF WAY WIDTH: 60'
– PAVEMENT WIDTH: 33' CONCRETE SURFACE

NOTES:
1. LOT A, B, C, AND G TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS FOR PUBLIC RIGHT OF WAY.
2. LOT D AND LOT F TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS FOR STORM WATER MANAGEMENT
3. LOT E IS FOR LIFT STATION

UTILITY LEGEND–EXISTING

(SS8)	SANITARY SEWER W/SIZE
(ST15)	STORM SEWER W/SIZE
	SUBDRAIN
(FM6)	FORCE MAIN W/SIZE
(W8)	WATER MAIN W/SIZE
(G)	GAS
(S)	STEAM
(OHE)	ELECTRIC–OVERHEAD
(E)	ELECTRIC–UNDERGROUND
(C)	CABLE TV–UNDERGROUND
(OHC)	CABLE TV–OVERHEAD
(OHT)	TELEPHONE–OVERHEAD
(F)	FIBER OPTIC–UNDERGROUND
(OHF)	FIBER OPTIC–OVERHEAD
(T)	TELEPHONE–UNDERGROUND
//	FENCE LINE
	SILT FENCE
(FP)	FLOODPLAIN LIMITS
(FW)	FLOODWAY LIMITS
(CORP)	CITY CORPORATE LIMITS
800	CONTOUR LINE
	LIGHT POLE W/O MAST
	LIGHT POLE W/MAST
	TELEPHONE POLE
	POWER POLE
	GUY ANCHOR
	GUY POLE
	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE TV PEDESTAL
	UTILITY/CONTROL CABINET
S	SANITARY MANHOLE
D	STORM MANHOLE
OR	GRATE INTAKE
	RA–3 INTAKE
	RA–5 INTAKE
	RA–6 INTAKE
	RA–8 INTAKE
	HORSESHOE CATCH BASIN W/O FLUME
	HORSESHOE CATCH BASIN W/FLUME
GV	GAS VALVE
	FLARED END SECTION
	CLEANOUT, STORM OR SANITARY
	TRAFFIC SIGNAL W/MAST
	BOLLARD
BM	BENCHMARK
	STREET SIGN
W	WELL
SB	SOIL BORING
	FIRE HYDRANT
WV	WATER VALVE
	WATER SHUTOFF
	WATER BLOWOFF

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

UTILITY LEGEND–PROPOSED

SS8	SANITARY SEWER W/SIZE
ST18	STORM SEWER W/SIZE
FM6	FORCE MAIN W/SIZE
W12	WATER MAIN W/SIZE
CORP	CITY CORPORATE LIMITS
S	SANITARY MANHOLE
D	STORM MANHOLE
OR	GRATE INTAKE
	RA–3 INTAKE
	RA–5 INTAKE
	RA–6 INTAKE
	RA–8 INTAKE
	HORSESHOE CATCH BASIN W/O FLUME
	FLARED END SECTION
	CLEANOUT, STORM OR SANITARY
	FIRE HYDRANT
	WATER VALVE
	WATER SHUTOFF
	WATER BLOWOFF

SURVEY LEGEND

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

PLANT LEGEND

	DECIDUOUS TREE
	CONIFEROUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	TREE STUMP
	TREE LINE DRIP EDGE

Contact Person	MARVIN HOUG, P.E.
Telephone Number	(319) 362–9548
Fax Number	(319) 362–7595
E–Mail Address	marv@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	2/12/14
Date Revised	3/6/14
Date Revised	
Date Revised	

Revision Description

Revision Number & Date

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REVISED PRELIMINARY PLAT
FOR
TECH PLACE ADDITION
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet Title:

Designed by: MGH
Drawn by: NJB
Checked by: MGH
Date: 03/06/14
Field Book No: XXX
Scale: NONE
Sheet: P1.0
Project Number: 8337-04-PP

CAD File: I:\projects\8300\8337-04 Tech Place 4th Addition\DWG\8337-04-P01.dwg Date Plotted : Mar 06, 2014 - 10:38am Plotted By : NJB

PRAIRIE ROSE DRIVE SW

TECH PLACE 3RD ADDITION

HIDDEN SPRINGS ADDITION

MURFIELD DRIVE SW

SCARLET SAGE DRIVE SW

HOOVER TRAIL CIRCLE SW

PRAIRIE SAGE DRIVE SW

LOT A
660 sq.ft.
0.02 acres

24' BB PRIVATE DRIVE

EXISTING 60' SANITARY SEWER EASEMENT

EXISTING 20' STORM SEWER EASEMENT

LOT 48
15677 sq.ft.
0.36 acres

LOT B
2857 sq.ft.
0.07 acres

LOT 49
14607 sq.ft.
0.34 acres

LOT 50
8809 sq.ft.
0.20 acres

LOT 51
9605 sq.ft.
0.22 acres

LOT 52
10217 sq.ft.
0.23 acres

LOT 53
11000 sq.ft.
0.25 acres

LOT 54
10161 sq.ft.
0.23 acres

LOT 55
11668 sq.ft.
0.27 acres

LOT 56
9681 sq.ft.
0.22 acres

LOT 57
8918 sq.ft.
0.20 acres

LOT 58
9386 sq.ft.
0.22 acres

LOT 59
9861 sq.ft.
0.23 acres

LOT 60
9993 sq.ft.
0.23 acres

LOT 61
9948 sq.ft.
0.23 acres

LOT 62
10364 sq.ft.
0.24 acres

LOT 63
10551 sq.ft.
0.24 acres

LOT 64
10205 sq.ft.
0.23 acres

LOT 65
10009 sq.ft.
0.23 acres

LOT 66
9862 sq.ft.

LOT 1
7578 sq.ft.
0.17 acres

LOT 2
8119 sq.ft.
0.19 acres

LOT 3
10602 sq.ft.
0.24 acres

LOT 4
9962 sq.ft.
0.23 acres

LOT 5
9874 sq.ft.
0.23 acres

LOT 6
9596 sq.ft.
0.22 acres

LOT 7
9124 sq.ft.
0.21 acres

LOT 8
8707 sq.ft.
0.20 acres

LOT 9
9837 sq.ft.
0.23 acres

LOT 10
10054 sq.ft.
0.23 acres

LOT 11
9655 sq.ft.
0.22 acres

LOT 12
11652 sq.ft.
0.27 acres

LOT 13
8813 sq.ft.
0.20 acres

LOT 86
11509 sq.ft.
0.26 acres

LOT 87
10583 sq.ft.
0.24 acres

LOT 88
12207 sq.ft.
0.28 acres

LOT 89
10428 sq.ft.
0.24 acres

LOT 90
10053 sq.ft.
0.23 acres

LOT 91
10529 sq.ft.
0.24 acres

LOT 92
10140 sq.ft.
0.23 acres

LOT 93
10209 sq.ft.
0.23 acres

LOT 94
10521 sq.ft.
0.24 acres

LOT 95
10245 sq.ft.
0.24 acres

LOT 96
13217 sq.ft.
0.30 acres

LOT 97
10929 sq.ft.
0.25 acres

LOT 98
14423 sq.ft.
0.33 acres

LOT 99
15677 sq.ft.
0.36 acres

LOT 100
15214 sq.ft.
0.35 acres

LOT 101
11889 sq.ft.
0.27 acres

LOT C
329279 sq.ft.
7.56 acres

LOT 78
13103 sq.ft.
0.30 acres

LOT 79
11876 sq.ft.
0.27 acres

LOT 80
9282 sq.ft.
0.21 acres

LOT 81
10790 sq.ft.
0.25 acres

LOT 82
13117 sq.ft.
0.30 acres

LOT 83
13450 sq.ft.
0.31 acres

LOT 84
10669 sq.ft.
0.24 acres

LOT 85
11002 sq.ft.
0.25 acres

LOT 71
11675 sq.ft.
0.27 acres

LOT 72
9761 sq.ft.
0.22 acres

LOT 73
10696 sq.ft.
0.25 acres

LOT 74
10976 sq.ft.
0.25 acres

LOT 75
10415 sq.ft.
0.24 acres

LOT 76
9446 sq.ft.
0.22 acres

LOT 77
9534 sq.ft.
0.22 acres

LOT 22
10531 sq.ft.
0.24 acres

LOT 32
12812 sq.ft.
0.29 acres

LOT 33
17294 sq.ft.
0.40 acres

LOT 34
11487 sq.ft.
0.26 acres

LOT 35
10003 sq.ft.
0.23 acres

LOT 36
15420 sq.ft.
0.35 acres

LOT 37
11893 sq.ft.
0.27 acres

LOT 38
10817 sq.ft.
0.25 acres

LOT 39
10547 sq.ft.
0.24 acres

LOT 40
10351 sq.ft.
0.24 acres

LOT 41
10521 sq.ft.
0.24 acres

LOT 42
10635 sq.ft.
0.24 acres

LOT 43
11603 sq.ft.
0.27 acres

LOT 44
10226 sq.ft.
0.23 acres

LOT 45
9368 sq.ft.
0.22 acres

LOT 46
9682 sq.ft.
0.22 acres

LOT 47
10169 sq.ft.
0.23 acres

TEMPORARY 100' X 100' TURN-AROUND EASEMENT

20' SANITARY SEWER EASEMENT

10' STORM SEWER EASEMENT

10' UTILITY EASEMENT

28' BB PAVEMENT

80' ROW

RED CLOVER DRIVE SW

PRAIRIE ROSE DRIVE SW

SCARLET ROSE CIRCLE SW

SCARLET SAGE DRIVE SW

PRAIRIE ROSE CIRCLE SW

CEDAR RIVER TRAIL

TAFT DRIVE SW

HARRISON ROAD SW

HOOVER ADDITION

MATCH LINE

GRAPHIC SCALE IN FEET
SCALE: 1"=60'

0 30 60 90 120

N

Revision Description

Revision Number & Date

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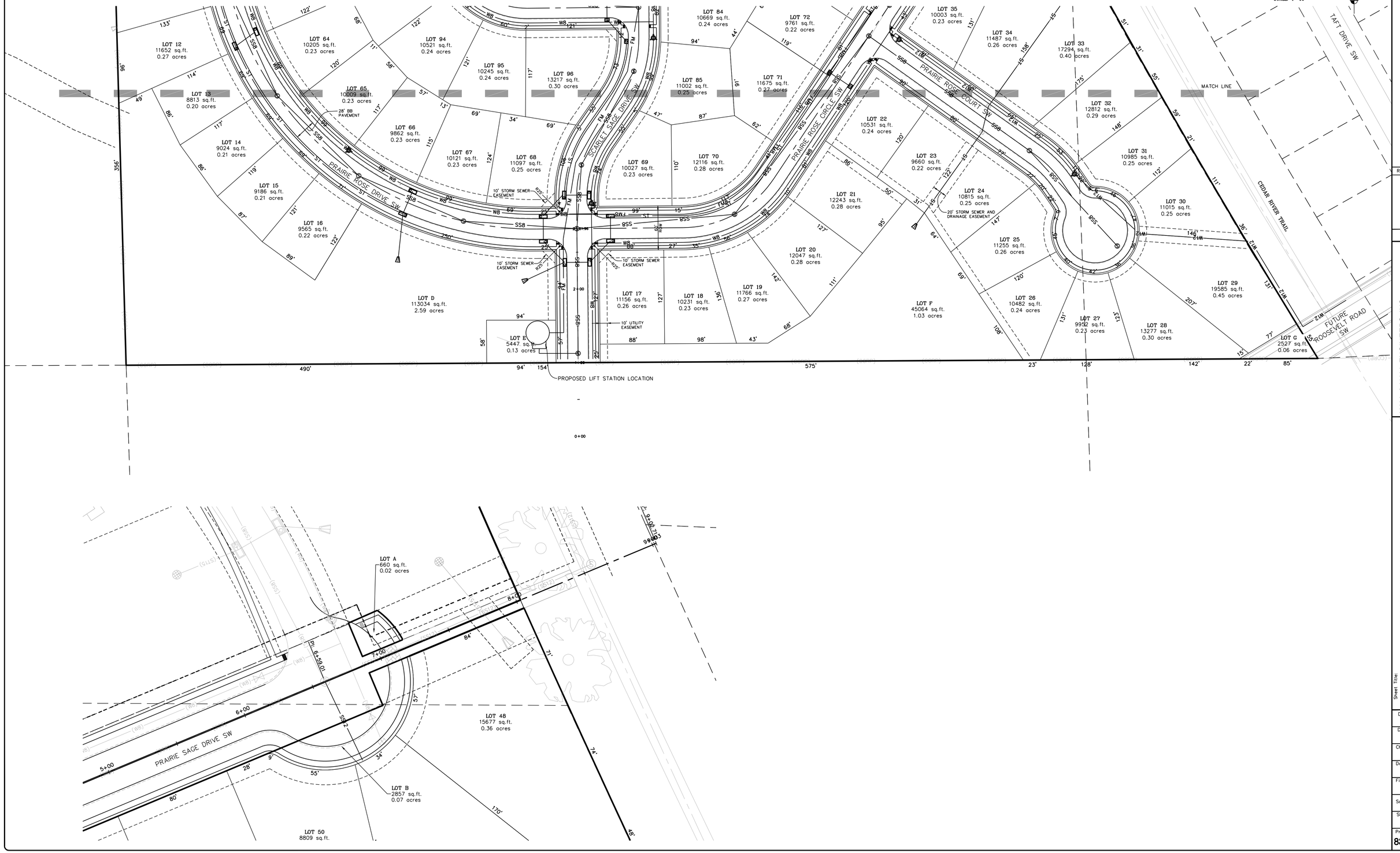
REVISED PRELIMINARY PLAT
FOR
TECH PLACE ADDITION
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet Title:

Designed by:	MGH
Drawn by:	NJB
Checked by:	MGH
Date:	03/06/14
Field Book No:	XXX
Scale:	1" = 60'
Sheet:	P2.0
Project Number:	8337-04-PP

Mar 06, 2014 - 10:38am Plotted By: NJB

CAD File: I:\projects\8300\8337-04 Tech Place 4th Addition\DWG\8337-04-PP01.dwg Date Plotted:



Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
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REVISED PRELIMINARY PLAT
FOR
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CAD File: I:\projects\8300\8337-04 Tech Place 4th Addition\DWG\8337-04-P01.dwg Date Plotted : Mar 06, 2014 - 10:38am Plotted By : NJB

Basin 50
Basin 1231
Basin 246
Basin 239
Basin 1233
Basin 1232
Basin 1666
Basin C-414
Basin 6503
TECH PLACE ADD PRPT-8256-2014
Scarlet Sage Dr
Prairie Rose Dr
Prairie Sage Dr
Prairie Clover Dr
Hoover Rd
Monroe Dr
Harding Dr
ELY
RD
SW
ST
Roosevelt Rd

1"=400' ±

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

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

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Yeknap 1, Inc.
Titleholder:	Culver's Bowman Square Properties, L.L.C.
Case Number:	COND-008349-2014
Location:	568 Boyson Road NE
Request:	Conditional Use approval for an Outdoor Service Area
Case Manager:	Dave Houg, Development Services Department

BACKGROUND INFORMATION:

This is to certify that Development Services staff has examined the petition of Yeknap 1, Inc. requesting Conditional Use approval for an "outdoor service area", a Butcher Block Steakhouse for property at 568 Boyson Road NE and zoned C-2, Community Commercial Zone District.

GENERAL INFORMATION:

Butcher Block Steakhouse wishes to receive approval for an outdoor service area where alcohol can be served.

The site plan submitted shows the following characteristics:

- Total area of building: 16,053 s. f.
- Total area of restaurant: 7,605 s. f.
- Total size of proposed outdoor service area: 2,000 s. f. (70 seats)
- Total parking required: 243 spaces
  Total parking provided: 295 spaces

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

FINDINGS:

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

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

   Staff Comments: The conditional use as requested is permitted within the C-2, Community Commercial District.

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

   Staff Comments: This area is designated as Commercial on the City's Future Land Use Map. Situated in the middle of an existing retail center, the Conditional Use request for an outdoor service area has little potential to be disruptive to the neighborhood due to hours of operation or noise generated from the outdoor activities at the site.

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

   Staff Comments: The effects of the proposed conditional use have minimal potential to be incompatible with the existing conditions in the surrounding area.

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

   Staff Comments: The proposed service area will be compatible with the immediate commercial neighborhood.

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

   Staff Comments: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve the site.

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

   Staff Comments: The building and site will be required to comply with all provisions of the Zoning Ordinance and the C-2 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

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

Staff Comments: The service area will comply with all applicable requirements of the Police Department for fencing.

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

   Staff Comments: This request is consistent with the retail center's overall Site Development Plan.

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

   Staff Comments: The Site Development Plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by staff should be considered:

RECOMMENDED CONDITIONS:

1. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.
4. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.

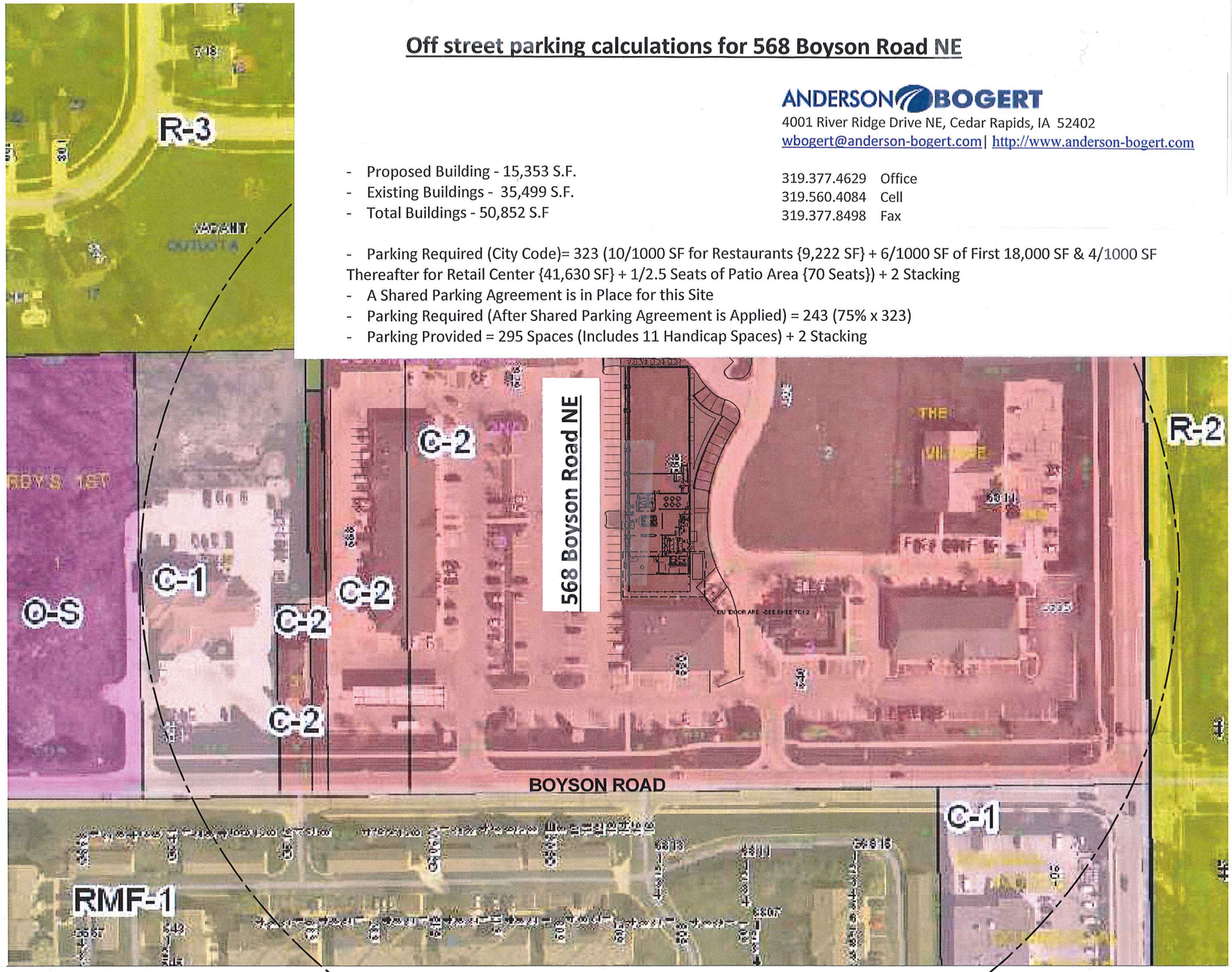
Off street parking calculations for 568 Boyson Road NE

ANDERSON BOGERT
4001 River Ridge Drive NE, Cedar Rapids, IA 52402
wbogert@anderson-bogert.com | http://www.anderson-bogert.com

319.377.4629 Office
319.560.4084 Cell
319.377.8498 Fax

- Proposed Building - 15,353 S.F.
- Existing Buildings - 35,499 S.F.
- Total Buildings - 50,852 S.F

- Parking Required (City Code)= 323 (10/1000 SF for Restaurants {9,222 SF} + 6/1000 SF of First 18,000 SF & 4/1000 SF Thereafter for Retail Center {41,630 SF} + 1/2.5 Seats of Patio Area {70 Seats}) + 2 Stacking
- A Shared Parking Agreement is in Place for this Site
- Parking Required (After Shared Parking Agreement is Applied) = 243 (75% x 323)
- Parking Provided = 295 Spaces (Includes 11 Handicap Spaces) + 2 Stacking



TITLE HOLDER

CULVER'S BOWMAN SQUARE PROPERTIES, LLC
TODD CULVER
2310 TIMBER CREEK DRIVE
MARION, IA 52302
319 533-8686
TODDCULVER@CULVERSLANDSCAPE.COM

APPLICANT:

YEKNAP 1, INC
RICHARD PANKEY
1725 APPLEWOOD PLACE NE
CEDAR RAPIDS, IA 52402
319 533-3574
RPANKEY@POINTBUILDERS.COM

CONTACT PERSON:

YEKNAP 1, INC
RICHARD PANKEY
1725 APPLEWOOD PLACE NE
CEDAR RAPIDS, IA 52402
319 533-3574
RPANKEY@POINTBUILDERS.COM

EXISTING ZONING:

C-2

TOTAL LOT AREA AND EXISTING LOT DIMENSIONS:

~400' X 400' = 160,000 SQ FT

PROPOSED BUILDING USES AND ASSOCIATED SQUARE FOOTAGE

RETAIL COMMERCIAL (RESTAURANT WITH OUTDOOR SEATING AND SERVING OF ALCOHOL
RESTAURANT AREA IS 7605 SQUARE FEET OF A TOTAL BUILDING CONTAINING 16,053 SQUARE FEET
FENCED OUTDOOR SEATING AREA IS 2000 SQUARE FEET

SITE PLAN

1" = 60'-0"

PLAN NORTH

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I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

KERMIT R. SCHMIDT JR
Printed or typed name | License Number

Signature | Date

Registration expires | Date Issued

DATE	REVISIONS	BY
09-20-201	AS BUILT	RF

DATE	APPROVED BY

VANTAGE POINT LLC
ARCHITECTURAL SERVICES
101 3RD AVENUE SW, SUITE 218
CEDAR RAPIDS, IOWA 52404
319/862-1736
WWW.VP-ARCH.COM

BUTCHER BLOCK
BOWMAN SQUARE
568 BOYSON RD NE
CEDAR RAPIDS, IOWA

REVIEW SET

DRAWN	CHECKED
JLR	KS
SCALE	JOB NO.
AS NOTED	1536
DATE	
JANUARY 12, 2014	

OVERALL PLAN

5. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.
6. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
7. Review of this proposal is required by the Kingston Village Overlay District Design Review Technical Advisory Committee.
8. The existing structures shall be removed under appropriate permit and inspections conducted and approved.
9. No buildings or building overhangs shall encroach upon any portion of right-of-way or easement without obtaining appropriate City Council approval.
10. Said lots are to be combined so as to constitute a single zoning lot and tax parcel on each the north and south sides of 1st Avenue West.

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 With Preliminary Site Development Plan

CPC Date:	March 27, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Cedar Rapids Development Group
Titleholder:	City of Cedar Rapids, Steven M. and Jean M. Novak and Cedar Rapids Development Group
Case Number:	RZNE-008542-2014
Location:	101 1st Avenue SW and 200 1st Avenue NW
Request:	Rezoning from C-3, Regional Commercial Zone District and C-4 Central Business Zone District to PUD-2, Planned Unit Development Two Zone District
Case Manager:	Joe Mailander, Development Services Department

BACKGROUND INFORMATION:

The property on the north side of 1st Avenue West is undeveloped and proposed for development of a City owned parking ramp to support the proposed Casino across 1st Avenue and other venues in the downtown area. The property on the south side of 1st Avenue West is currently undeveloped with the exception of a single-family home and a few commercial buildings. This site is proposed for construction of the Cedar Crossing Casino. The applicants are requesting the PUD-2 zoning district to allow for increased flexibility in site design. The PUD-2 zoning agreement will be combined with the Development Agreements for the Casino and Parking Ramp which will be amended as needed. The Preliminary Site Development Plan submitted includes the following proposed improvements:

Parking Ramp Site:

- Total site area-147,818 s. f.
- Total of 4-levels.
- Total building area-121,168 s. f.
- Total parking-1,192 spaces including 69 handicap spaces.
- Single access drive to 1st Street and 1st Avenue
- Storm water quality management will be provided on-site.

Casino Site:

- Total site area including canopy-205,534 s. f.
- Total of 3-levels.
- Total building area-128,641 s. f.
- Structure elevated with parking on the ground level.
- Total parking-277 spaces including 8 handicap spaces.

- Single access drive to 1st Avenue & 3rd Street & two drives to 2nd Avenue
- Valet drop-off & pick-up at the intersection of 1st Street & 1st Avenue
- Storm water quality management will be provided on-site.

Variances-Modification Requested of City Council:

- Building Setbacks
- Signage design. Staff encourages the development group to submit a master signage plan for review and recommendation to City Council.
- Parking to allow flexibility to provide parking to meet the development and City's needs.

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 request is not to correct an error to the 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 Comprehensive Plan is Central Business District. As such, the request to rezone to the PUD-2, Planned Unit Development Two Zone District and the proposed uses are in accord with the FLUM and the Goals and Objectives of the City's Comprehensive Plan. The proposed zoning and development is also in accord with the City's Neighborhood Planning Process land use designation and Goals and Objectives.

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

   Staff Comments: The property for the proposed parking ramp is currently undeveloped and the site for the proposed Casino is mostly undeveloped with the exception of a single-family home and a few commercial structures. The development group has purchase agreements for these properties and has worked with the City's Historic Preservation Commission to document the structures and salvage re-useable components prior to demolition. The surrounding area is developed or intended for development with a mix of commercial, office, entertainment, and housing uses. The development group has submitted a Traffic Impact Study to the City and the Iowa Department of Transportation and is actively working with both to design the site to accommodate improvements to alleviate traffic concerns and not have an adverse impact on the neighborhood. The proposed development is consistent with the characteristics of the development and planned development in the surrounding area. 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 PUD-2 Zoning District.

5. **Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.**

   Staff Comments: The proposed uses 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 proposed amendment will protect the existing neighborhood from nearby development at heights and densities that are out of scale. Also important to note is that this is an area redeveloping as a result of the Flood of 2008 and this development would aid in setting the tone for development in the general area and encourage significant new development and reinvestment in the area.

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

   Staff Comments: These parcels are located in an 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. Development of these properties 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).**

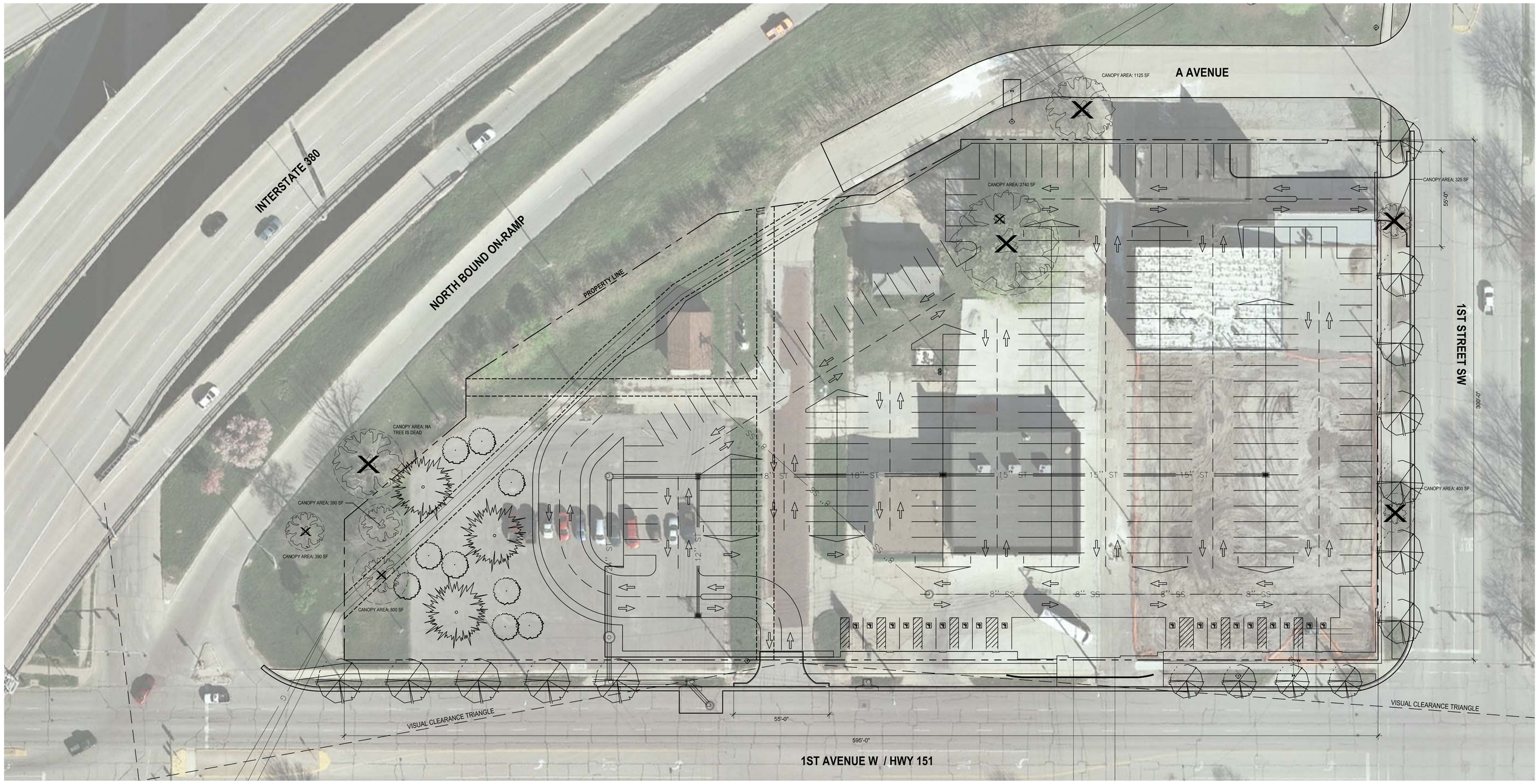
   Staff Comments: This Finding does not apply since there are no previously approved Preliminary Plans for the properties.

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. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure.
2. 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.
3. 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.
4. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met.

5. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.
6. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
7. Review of this proposal is required by the Kingston Village Overlay District Design Review Technical Advisory Committee.
8. The existing structures shall be removed under appropriate permit and inspections conducted and approved.
9. No buildings or building overhangs shall encroach upon any portion of right-of-way or easement without obtaining appropriate City Council approval.
10. Said lots are to be combined so as to constitute a single zoning lot and tax parcel on each the north and south sides of 1st Avenue West.



1 PRELIMINARY SITE LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE REQUIREMENTS

GENERAL NOTES:
SITE ZONING: C3 / C4, WITHIN CORE DISTRICT
SURROUNDING SITE ZONING: C3/C4 AND PUBLIC

TREE MITAGATION:
EXISTING TREE CANOPY AREA TO REMAIN: 390 SF
EXISTING TREE CANOPY AREA TO BE REMOVED: 5,060 SF

REQUIRED TREES FOR REPLACEMENT: 5,060 SF / 1 TREE PER 2,00SF OF CANOPY AREA TO BE REMOVED = 3 TREES
3 REPLACEMENT TREES - 1 PRESERVED TREE = 2 NEW TREE REQ.
AN ORNAMENTAL PLANTING CONSISTING OF EVERGREEN TREES, ORNAMENTAL TREES, SHRUBS AND PERENNIALS WILL BE PROVIDED AT THE SITE'S WESTERN CORNER.

BUFFERYARDS:
NOT REQUIRED

SCREENING:
NOT REQUIRED

STREET TREES / GROUNDCOVER IN PUBLIC RIGHTS OF WAY:
1ST AVE: 595 LF STREET FRONTAGE - 55 LF DRIVE OPENING = 540 LF STREET FRONTAGE
540 LF / 40' TREE SPACING = 14 TREES REQ.
9 TREES PROVIDED DUE TO VISUAL CLEARANCE TRIANGLE.

1ST STREET: 300 LF STREET FRONTAGE - 55 LF DRIVE OPENING = 245 LF STREET FRONTAGE
245 LF / 40' TREE SPACING= 7 TREES REQ.
7 PROVIDED

GROUNDCOVER WILL CONSIST OF TURF GRASS AND MULCH AT TREES.

PARKING LOT LANDSCAPING:
NA - COVERED STRUCTURE

LANDSCAPE LEGEND

EXISTING TREE AND CANOPY AREA

NEW CANOPY TREE

NEW ORNAMENTAL TREE

NEW EVERGREEN TREE

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS
CEDAR RAPIDS - DES MOINES - MADISON

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625 FIRST STREET SE, SUITE 460
CEDAR RAPIDS, IA 52401
P. 319-731-2800

CEDAR RAPIDS
City of Five Seasons

Building Address

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CASINO PARKING
STRUCTURE
200 1ST AVE. NW,
CEDAR RAPIDS, IA 52404

Consultants

ARCHITECT
OPN ARCHITECTS
200 5TH AVENUE SUITE 201
CEDAR RAPIDS, IA 50309
P. 319-363-6018

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SUITE 210
LOMBARD, IL 60148
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P. 402-345-7007

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ALVINE AND ASSOCIATES
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OMAHA, NE 68102-1814
P. 402-345-7007

CIVIL ENGINEER
ANDERSON-BOGERT
4001 RIVER RIDGE DRIVE NE
CEDAR RAPIDS, IA 52402
P. 319-337-4629

Sheet Issue Date
SCHEMATIC DESIGN 01/21/2014

Previous Issue Dates

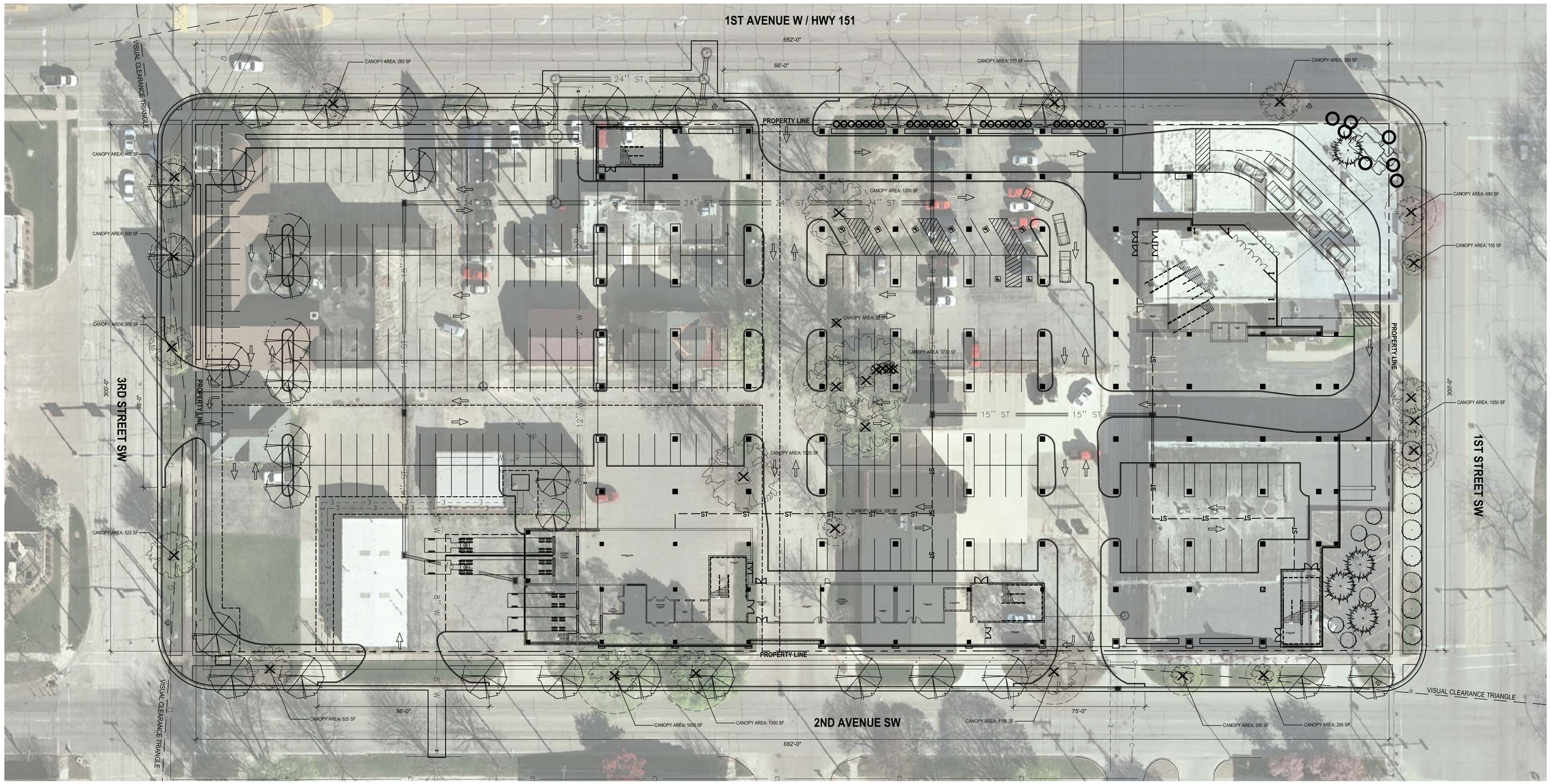
Revision Dates
CITY COMMENTS 02/12/2014

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Drawing
PRELIMINARY SITE
LANDSCAPE PLAN

OPN Project No. 13207001

L101



1 PRELIMINARY SITE LANDSCAPE PLAN

1" = 30'-0"

LANDSCAPE REQUIREMENTS

GENERAL NOTES:
SITE ZONING: C3 / C4, WITHIN CORE DISTRICT
SURROUNDING SITE ZONING: C3/C4 AND PUBLIC

TREE MITAGATION:
EXISTING TREE CANOPY AREA TO REMAIN: 0 SF
EXISTING TREE CANOPY AREA TO BE REMOVED: 16,275 SF

REQUIRED TREES FOR REPLACEMENT: 16,275 SF / 1 TREE PER 2,00SF OF CANOPY AREA TO BE REMOVED = 9 TREES*
*AN ORNAMENTAL PLANTING CONSISTING OF EVERGREEN TREES, ORNAMENTAL TREES, SHRUBS AND PERENNIALS WILL BE PROVIDED AT THE BUILDING INSET AT THE INTERSECTION OF 1ST STREET AND 2ND AVENUE.

BUFFERYARDS:
NOT REQUIRED

SCREENING:
NOT REQUIRED

STREET TREES / GROUNDCOVER IN PUBLIC RIGHTS OF WAY:

1ST AVE: 682 LF STREET FRONTAGE - 66 LF DRIVE OPENING = 616 LF STREET FRONTAGE
616 LF / 40' TREE SPACING = 15 TREES REQ.
10 TREES PROVIDED DUE TO LIMITATIONS FROM SKYWALK AND TO MAINTAIN CLEAR VISION OF MAIN ENTRANCE PLAZA AT INTERSECTION OF 1ST STREET AND 1ST AVE.

1ST STREET: 300 LF STREET FRONTAGE / 40' TREE SPACING= 8 TREES
8 ORNAMENTAL TREES PROVIDED TO MAINTAIN CLEAR VISION OF MAIN ENTRANCE PLAZA AT INTERSECTION OF 1ST STREET AND 1ST AVE., AND TO PREVENT GROWTH THAT WOULD BLOCK RIVER VIEWS FROM 2ND AND 3RD STORY BALCONIES.

2ND AVE: 682 LF STREET FRONTAGE - 173 LF DRIVE OPENING (98+75) = 509 LF STREET FRONTAGE
509 LF / 40' TREE SPACING = 13 TREES REQ.
11 TREES PROVIDED DUE TO VISUAL CLEARANCE TRIANGLE

3RD STREET: 300 LF STREET FRONTAGE - 98 LF DRIVE OPENING = 202 LF STREET FRONTAGE
202 LF / 40' TREE SPACING= 5 TREES REQ
2 TREES PROVIDED DUE TO VISUAL CLEARANCE TRIANGLE

GROUNDCOVER WILL CONSIST OF TURF GRASS AND MULCH AT TREES.

PARKING LOT LANDSCAPING:
139 NON-COVERED SPACES x 1 TREE/12 SPACES = 12 TREES REQ.
12 PROVIDED

PARKING LOT HEADLIGHT SCREENING:
SCREENING OF VEHICULAR HEADLIGHTS WILL BE ACCOMMODATED WITH A SITE WALL WITH A MINIMUM HEIGHT OF 3'-0". MATERIALS WILL MATCH THOSE USED ON THE BUILDING.

LANDSCAPE LEGEND

EXISTING TREE AND CANOPY AREA

NEW CANOPY TREE

NEW ORNAMENTAL TREE

NEW EVERGREEN TREE

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS
CEDAR RAPIDS - DES MOINES

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CEDAR CROSSING
CASINO

CEDAR CROSSING CASINO
101 1ST AVE. SW,
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Consultants

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P. 319-337-4629

CODE CONSULTANT
CODE CONSTULANTS, INC
2043 WOODLAND PRWY, SUITE 300
ST. LOUIS, MO 63146-4235
P. 314-991-2633

Sheet Issue Date
SD SET 1-21-2014

Previous Issue Dates

Revision Dates
CITY COMMENTS 02-12-2014

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Drawing
PRELIMINARY SITE LANDSCAPE PLAN

OPN Project No. 13207000

L101

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

To: City Planning Commission
From: Seth Gunnerson and Jeff Hintz through Gary Kranse, Director of Community Development and Planning
Subject: Chapter 32 Code Updates
Date: March 27, 2014

Background:

Consideration to amend Chapter 32 of the Municipal Code, the Zoning Ordinance, to clarify roles and responsibilities and amend various sections.

Staff has identified a number of areas within the City Code which are out of date or subject to numerous variance requests. Staff is recommending several changes, to be incorporated within a single update to the Zoning Ordinance.

Recommendations within this memo include updates to the following areas of the code:

1. **On-Site Navigation Signs –** Separating definition from small directional signs on a site from larger freestanding signs viewed from the right of way.
2. **Garage Size Limitation –** Staff has noticed a large number of variances have been granted for garages over the limit set by the zoning ordinance. Staff is seeking a recommendation to either amend the standards or strictly enforce the existing regulation.
3. **Urban Agriculture –** Staff is bringing forth a final set of recommendations to expand the definition of urban agriculture.
4. **Development Services Reorganization –** With the development of the Development Services Department, the Zoning Ordinance needs to be updated to reflect current roles and responsibilities.
5. **Gymnasiums in Industrial Areas** – Allowing gyms, health clubs, and other similar activities to operate by Conditional Use in industrial districts was recommended by the Development Committee in November and will be incorporated into the next update of Chapter 32.
6. **Parking definitions –** When updated in 2006 a combination parking standard for strip type retail centers with retail & office accidentally replaced the standard for retail general.
7. **Definition for Group Living, Small –** A numbering error in the title leads to confusion as the definition refers to the correct numerical standard for the use.

Staff is seeking a recommendation to incorporate each item into an update to Chapter 32. The recommendations will be combined and brought before City Council as a single ordinance.

The proposed changes need review by the City Planning Commission in March prior to setting a Public Hearing before the City Council to amend the ordinance.

1. On-Site Navigation Signs

Background:
Staff has identified a number of variance requests for smaller on-site navigation signs. These signs include signs notifying the public of entrance drives, parking areas, or drive-thru window locations.

On-site navigation signs less than three square feet are currently exempt from sign permitting. Signs larger than 3 square feet must be included in the calculations of allowable sign area on the site. Many of these types of enter/exit signs are larger than this maximum threshold and thus are counting against allotted signage maximums for the property. Many of these signs include a company logo in conjunction with the words enter & exit; by doing so the sign is generally pushed over that three square foot maximum and thus requires a sign permit.

Intent of the regulation:
This regulation exists to allow common signage that most businesses have from counting against their signage limit when computing overall signage requirements for a site. Smaller entrance and exit signs with company logos are quite common and generally unobtrusive. Given the signage's purpose to aid in navigation the intent of the regulation is to exempt these signs from permitting.

Other communities:
Staff researched 21 other communities in reference to the size requirements and applicable regulations for directional/navigation signage. Size limitations varied from 3 square feet (Cedar Rapid's current standard) to 12 square feet. Nearly all communities surveyed exempt navigational signs from sign permits altogether. A chart of these findings from other communities is attached to this memo as Appendix A.

Staff also referenced the Model Sign Code recommended by the United States Sign Council, which recommends navigational signs under 6 square feet be exempt from permitting.

Staff Recommendation:
Staff surveyed several businesses in town and found that navigational signage on site was generally between 4 and 8 square feet, with newer development generally being under 6 square feet. Staff also noted that most signs were less than 5 feet in height. These dimensions were consistent with many of the other communities surveyed.

Staff is seeking a recommendation from Development Committee to exempt the following informational signs from permitting requirements:

- Signs no more than 6 square feet in size
- Signs no more than 5 feet tall
- No more than two directional/navigational signs per approved access

Signage over these thresholds would simply require a sign permit and count against the allotted amount for the lot in question. It also should be noted that signs not viewable from the public right of way are also exempt from sign permitting under the current code.

2. Garage Size

Background:
In 2006 City Council adopted a new Zoning Ordinance, which reduced the maximum size for a detached garage from 1,250 square feet to 900 square feet. Since that time the Board of Adjustment (BOA) has seen a large number of requests for detached garages exceeding the maximum allowed size. Since 2006, 77 variances have been requested to exceed the minimum garage size, with 70 of these requests approved. All 43 variances applied for since 2010 have been approved by the Board of Adjustment. No variance requests for garages were receive by the Board of Adjustment between 2001 and 2006.

Staff is concerned with the volume of variance requests being approved and seeking direction from the Development Committee to either:

1. Affirm the existing ordinance, and direct staff to recommend against further variance requests in front of the Board of Adjustment
2. Recommend an amendment to the existing policy.

Current regulations:
Currently under the zoning ordinance detached garages are limited to 900 square feet and can occupy no more than 40% of the required rear yard area.

An attached garage can be as large as 1,250 square feet provided that it is no larger than 50% of the size of the home it is attached to.

Accessory structures (including garages) must also fall within the lot coverage limits for the zone district they are in. This is a combination of the size of the residence and other accessory buildings on the site. Residential lots range from 25% to 50% of allowable coverage based on zone district.

Intent of the regulation:
This regulation exists to keep residential areas from being dominated by accessory structures such as garages and sheds. Without this regulation, accessory structures which dwarf the size of the house could be constructed creating development which appears out of character with surrounding properties.

Other communities:
Staff has researched 21 other communities in reference to the size requirements for accessory structures. Approaches vary by community, with some requiring smaller garages than Cedar Rapids and others allowing larger garages. A chart of these findings is attached to this memo as Appendix B.

Options to consider regarding a potential change:
Staff is seeking a recommendation from the Development Committee on standards for detached garages.

1. Affirm the existing requirement of a 900 square foot limit for a detached garage.
2. Increase the maximum size to 1,250 square feet (return to the previous standard)
3. Maintain a 900 square foot limit, but create criteria for staff to administratively allow garages to exceed this requirement, including:
    - Garages must either have garage doors that do not face the primary street OR be located on the back 1/3rd of the lot.
    - Height does not exceed the height of the primary structure
4. Use a formula based approach where the accessory structure takes up no more than 15% percentage of the lot.

District Name	Minimum Lot Size	Lot Coverage Max %	Maximum Coverage - All Buildings	Maximum Sq. ft. of Accessory Structure	% of Buildable area as Accessory Structure
R-T	14,500	30	4,350	2,175	50.00%
R-1	10,000	40	4,000	1,500	37.50%
R-2	7,200	50	3,600	1,080	30.00%
R-3	6,000	50	3,000	900	30.00%
R-TN	4,200	50	2,100	630	30.00%

Staff Recommendation:
Staff recommends **Option 3,** maintaining the existing standard while establishing criteria for staff to approve larger structures. If the Development Committee recommends against amending the current Zoning Ordinance, staff will recommend against approval of future variance requests unless unusual circumstances are present.

3. Urban Agriculture

In the fall of 2011 the City Council adopted standards to allow for Urban Agriculture within the City. The intent of the ordinance was to allow for smaller scale, low intensity agricultural activities to occur as the primary use on vacant residential lots.

At the January 2014 Development Committee Meeting, staff proposed to update the Urban Agriculture standards to allow urban agriculture to occur throughout the community. At the meeting the Development Committee expressed an interest in updating the ordinance. Staff committed to do additional research and return with final recommendations to be incorporated into the final ordinance, which are listed below.

1. **Allow Urban Agriculture in all districts:**

   The ordinance will be amended to specifically allow Urban Agriculture as a primary or accessory use in all districts.

2. **Requirements for a Permit**

   An Urban Agriculture Permit would be required if:

   - Urban Agriculture is proposed as the primary use on a parcel
   - Urban Agriculture is proposed as an accessory use and the area to be cultivated exceeds ¼ of an acre.

   Staff recommends $1/4^{th}$ of an acre (10,890 sq. ft.) as the size threshold where a permit would be required due to the fact that the City requires a minor erosion control permit where over $1/4^{th}$ of an acre of land is disturbed.

   Any accessory garden less than one quarter of an acre would not require a permit and would be permitted to exist anywhere in the community.

3. **Allow riding lawn tractors.**

   Staff recommends allowing small garden tractors be utilized with Urban Agriculture Activities. Staff recommends the following language within the Ordinance:

   "*Mechanical farm equipment shall be limited to walk-behind equipment or small riding tractors with a deck width less than 36 inches"*.

4. Development Services Reorganization

In January 2013 the City of Cedar Rapids undertook a series of process improvements to streamline the review process for development. These improvements included the creation of a new Development Services Department, which created a "one stop shop" for all development review. The reorganization also created a new Executive Administrator for Development Services positive which oversees the Community Development, Development Services, Building Services and Public Works Departments.

Currently Chapter 32 specifies certain roles and responsibilities for the Community Development Department, and the Director of Community Development, in the development review and approval process. These roles have been assumed by the Development Services team and the Executive Administrator of Development Services. Staff recommends updating Chapter 32 to incorporate the following:

- Update the code to reflect recent reorganization of roles and responsibilities.
- Develop language which is flexible and allows for future organizational changes. Rather than identify specific departments or positions, code language will identify roles and approval bodies that shall be designated by the City Manager.

5. Gymnasiums in Industrial Areas

At its November, 2013 meeting, the Development Committee made a recommendation to update Chapter 32 to allow gymnasiums to operate in Industrial areas as a Conditional Use.

To reduce the number of individual amendments to Chapter 32, staff will incorporate these recommended changes into the proposed Chapter 32 Update.

6. Parking Definitions

In 2012 the City updated parking standards to create a category for Shopping Centers, such as strip malls or other multi-tenant shopping centers, that requires 6 parking spaces per 1,000 square feet of floor space. The intent was to allow developments with a mix of uses to use a single calculation instead of having to calculate independently for each tenant space.

The ordinance that was adopted, however, replaced the category of Retail, General, which only required 3 spaces per 1,000 square feet, instead of creating a new category. Because of this, certain developments may require more parking spaces than prior to amendment in 2012.

Staff recommends adding Retail, General back to the parking requirement table with a requirement of 3 parking spaces per 1,000 square feet.

7. Definition for Group Living, Small

Staff identified an error in the definition table where an assisted living facility for one or two residents is defined as "Assisted Living, Small (3 or fewer persons)". Staff recommends correcting the wording to "Assisted Living, Small (fewer than 2 persons)".

Appendix A – On-Site Directional Signage Requirements in other Communities

City	*Maximum Sign Size*	*Maximum Height*	*Permit Required?*	*Notes*
Cedar Rapids, IA	3 square feet	None specified	No, exempt	
Colorado Springs, CO	6 square feet	4 feet	No, exempt	
Madison, WI	3 square feet	10 feet	No, exempt	Limited to 2 per street frontage
Omaha, NE	N/A	Per Zone District	Yes	Not Exempted
Peoria, IL	N/A	Per Zone District	Yes	Not Exempted
Austin, TX	12 square feet	4 feet	No, exempt	
San Angelo, TX	8 square feet	Per Zone District	No, exempt	Limits per street frontage
Shorewood, WI	2 square feet	Per Zone District	No, exempt	Not for advertising purposes
Rochester, MN	None Specified	None specified	No, exempt	Must meet DOT Guidelines, no commercial messages
Germantown, WI	3 square feet	Per Zone District	No, exempt	
Racine, WI	Per Zone District	Per Zone District	No, exempt	
Lake Forest, IL	2 square feet	Per Zone District	No, exempt	Not for advertising purposes
Marion, IA	9 square feet	10 feet	Yes	Limited to one per entrance or exit
Waterloo, IA	6 square feet	Per Zone District	No, exempt	business logo not to exceed 2 square feet
Davenport, IA	3 square feet	Per Zone District	No, exempt	
Dubuque, IA	N/A	Per Zone District	Yes	Not Exempted
Iowa City, IA	3 square feet	None specified	No, exempt	
Des Moines, IA	4 square feet	8 feet	No, exempt	Illumination requires sign permit
West Des Moines, IA	8 square feet	4 feet	No, exempt	Logos not allowed
Downers Grove, IL	Based upon type	Per Zone District	No, exempt	Not for advertising purposes
Waukegan, IL	Based upon type	Per Zone District	No, exempt	Must meet Traffic Control Device Regulations
Burlington, WI	Per Zone District	Per Zone District	Yes	Not Exempted

Appendix B – Residential Detached Accessory Structure Standards in Other Communities

City	*Residential Detached Accessory Structure (Garage) Maximum Size Requirement*	*Special Notes*
Cedar Rapids, IA	900 square feet (detached) – 50% size of primary structure, max of 1,250 square feet (attached)	
Colorado Springs, CO	1200 square feet for 4 cars. 600 square feet for 2 cars. More than 1200 square feet with 450 square feet for storage only Not to exceed footprint of primary structure	
Madison, WI	576 in TR Zone - 800 in all others (1,000 total), exceeding allowed with Conditional Use	not allowed to occupy more than 50% of required yard
Omaha, NE	750 square feet maximum	FAR also limits size
Peoria, IL	26x42 max (1,092) any accessory structure in MF requires approval from Site Plan Review Board	
Austin, TX	5 foot setback from rear property line required, no other mention	development limited by required side yards and impervious lot coverage
San Angelo, TX	600 square feet or 1/2 the size of the primary structure (greater of the 2)	
Shorewood, WI	10% of lot area max	
Rochester, MN	no more than 35% of the required rear yard	20 foot setback from street property line on corner lots
Germantown, WI	No size limit on 1st garage, 2nd one requires site plan approval max size 192 square feet. Other buildings (not garages) 1% of lot area or 192 square feet (with garage) or 1% of lot area or 864 square feet (without garage)	separates detached and attached buildings from each other
Racine, WI	No more than 25 percent of the area of a required rear yard nor 50 percent of the	only allowed to occupy rear yard

City	*Residential Detached Accessory Structure (Garage) Maximum Size Requirement*	*Special Notes*
	additional space in the rear of the principal building shall be occupied by an accessory building or structure	
Lake Forest, IL	no more than 40% of the area of a required yard	not allowed in front yard, must have 10 foot separation
Marion, IA	Shall not occupy more than 40% of rear yard	
Waterloo, IA	30% of rear yard but not more than 850 square feet. Over 850 if less than 6% of lot is covered up to a max of 1800 square feet	
Davenport, IA	750 square feet or 1/2 principal building, whichever is greater	accessory buildings not to exceed primary structure square footage
Dubuque, IA	1,000 square feet for all detached structures	
Iowa City, IA	In residential zones cover no more than 15% of the lot area	includes outdoor "special" vehicle storage as well
Des Moines, IA	20% of rear yard but not more than 1,000 square feet total. In addition, not more than 576 square feet in minimum rear yard	only applies to lots R1 & R2 less than 1 acre
West Des Moines, IA	10% of lot area not to exceed 1000 square feet	porches or architectural features are not computed
Downers Grove, IL	1000 square feet or the area of the principal structure, whichever is LESS	
Waukegan, IL	no more than 40% of a required yard, nor larger than principal structure at ground level	
Burlington, WI	Shall not occupy more than 20% of the existing rear yard area	Site Plan approval by PC to place in side yard

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

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, April 17, 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**

1. **Case Name: 4317 Center Point Road NE(Conditional Use)**

   Consideration of a Conditional Use for outdoor service area in a C-2, Community Commercial Zone District as requested by John David Naso. (Applicant/Titleholder)
   Case No: COND-007957-2014; Case Manager: Dave Houg

2. ***Case Name:*** **6051 Eastview Avenue SW (Conditional Use)**

   Consideration of a Conditional Use for assisted living in an R-3, Single Family Residence Zone District as requested by All Ages Care Services, LLC (Applicant) and Soji I. and Romoke M. Olutunde(Titleholders)
   Case No: COND-008482-2014; Case Manager: Dave Houg

3. **Case Name: Hwy 30 e/o Union Drive SW (Rezoning)**

   Consideration of a Rezoning from A. Agriculture Zone District to R-2, Single Family Residence Zone District as requested by College Farms, LLC (Applicant/Titleholder)
   Case No: RZNE-008536-2014; Case Manager: Joe Mailander

4. **Case Name: 4015 Mt Vernon Road SE (Preliminary Site Development Plan)**

   Consideration of a Preliminary Site Development Plan zoned C-2, Community Commercial Zone District, as requested by Hy-Vee, Inc. (Applicant/Titleholder)
   Case No: PSDP-008537-2014; Case Manager: Chris Strecker

5. **Case Name: 1408 4th Avenue SE (Rezoning)**

   Consideration 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-008539-2014; Case Manager: Chris Strecker

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6. ***Case Name:*** **1008, 1012, 1018 and 1024 2nd Street SE, 208 11th Avenue SE; 1009, 1013, 1019 and 1021 3rd Street SE (Rezoning)**

Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by 3rd Ward Development, LLC (Applicant/Titleholder)
Case No: RZNE-008553-2014; Case Manager: Dave Houg

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