

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, May 8, 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: 223 2<sup>nd</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use for an Outdoor Service Area in a C-4, Central Business Zone District as requested by Ruby LLC (Applicant) and Evolution LC (Titleholder)  
**Case No: COND-008568-2014; Case Manager: Dave Houg**

**2. Case Name: 5101 16<sup>th</sup> Avenue SW (Conditional Use)**

Consideration of a Conditional Use for a Communications Tower in a C-3, Regional Commercial Zone District as requested by Verizon Wireless (Applicant) and Father's House Vineyard (Titleholder)  
**Case No: COND-009110-2014; Case Manager: Dave Houg**

**3. Case Name: 1023 and 1027 6<sup>th</sup> Street SE (Rezoning)**

Consideration of a Rezoning from R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Sky's Edge Development, L.C. (Applicant/Titleholder)  
**Case No: RZNE-008869-2014; Case Manager: Vern Zakostecky**

**4. Case Name: 1140 C Street SW and 1223 1<sup>st</sup> Street SW (Rezoning)**

Consideration of a Rezoning from O-S, Office/Service Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Sky's Edge Development, L.C.  
**Case No: RZNE-008870-2014; Case Manager: Vern Zakostecky**

## **Tabled Business**

### **5. 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*

- **Other Business**
- **Training Opportunities**
- **Announcements**



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

**MINUTES  
CITY PLANNING COMMISSION REGULAR MEETING,  
Thursday, April 17, 2014 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Jim Halverson, Vice – Chair  
Samantha Dahlby  
Carletta Knox-Seymour  
Richard Pankey  
Virginia Wilts  
Kim King

Member Absent: Allan Thoms

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

CD Staff: Jeff Hintz, Planner  
Betty Sheets, Administrative Assistant

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

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

Roll call was answered with seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the March 27, 2014 Minutes stand approved.

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

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

Consideration of a Conditional Use for Assisted Living Facility 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**

Mr. Mailander stated this is a request for a conditional use for assisted living residence of three or more persons. Mr. Mailander showed an aerial photo, street view and location zoning map. The property is zoned R-2 and assisted living is a conditional use in this district. Four (4) residents reside in this home and staff requirements are 2 to 3 staff members during the day and one (1) staff member at night. Conditional Uses are those uses having some special impact or unique characteristic that requires careful review of their location and design. The City Planning Commission recommendation is based on the impact of proposed use, not on the operation of the the facility by the current user. Staff understands that there is opposition to the current business at this site. That operation is separate as it relates to the zoning use. The property owner has received certification from the State to operate a long term care residence. The State of Iowa Department of Licensing and Appeals is the agency responsible for ensuring proper management of this residence. Staff does not view the use classification as affecting the general character of the neighborhood. Staff recommends that should approval be recommended, that said structure is not to be occupied without obtaining a Certificate of Occupancy as an Assisted Living Facility. This Conditional Use is scheduled for Board of Adjustment's final action on May 12, 2014.

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

Commissioner Overland called for a representative of the applicant.

Soji Olutunde, 19 Julia Anne Drive NW stated that he did not know much about the City's requirements for using the house for an Assisted Living home. He bought the house and put the people there because some landlords will not rent to them because of their behavior. We are licensed from the State to have these individuals along with the case worker and family. The State would not let us have them if we did not have our own house. Mr. Olutunde stated he needed to receive Conditional Use approval to allow them to live there. We have staff for them. Some of the individuals are mentally challenged. Some have behavior problems. We have staff to monitor their behavior. But for sure when the staff cannot handle the behavior because it is too much, the police will transfer them to the hospital and/or psychiatrist. Sometimes if the staff cannot handle them then they have to be discharged.

Commissioner Overland called for questions of the applicant.

Commissioner Knox-Seymour asked about the terms of their behavior and how disruptive can the clients be to the neighborhood, can they leave the home unattended, and can they run out at any point and time. Leave whenever they want to; run at any point in time?

Mr. Olutunde stated that when they act out and leave then Staff will follow them. Never had call from ISP or neighborhood.

Commissioner Knox-Seymour asked to clarify that staff would follow the client when they run out of the house on their own.

Mr. Olutunde stated yes.

Commissioner Knox-Seymour asked if they run out on their own.

Mr. Olutunde stated no.

Commissioner Dalhby asked if there are vehicles available to the clients that live there in addition to staff vehicles.

Mr. Olutunde stated that they have staff that do not have vehicle. Family drops them off. Two months ago he received a complaint that staff parked in a public area. He advised his staff that they could not park anyplace but in front of house. Two vehicles can park in front and two vehicles can park in drive so they have sufficient staff parking.

Commissioner Wilts asked if the clients lived there permanently.

Mr. Olutunde stated they live there 24 hours a day unless a family member takes them out.

Commissioner Overland called for members of the public who wished to speak.

Linda Howe, 6045 Eastview Avenue SW, Jason Long, 6050 Eastview Avenue SW, Bob Burnes, 6033 Eastview Avenue SW, Rick Barger, 229 Broadmore Road SW, Kathy Witmer, 234 Broadmore Avenue SW spoke and expressed the following concerns/issues:

1. Police calls
2. Clients running away
3. March 14<sup>th</sup> the owner had to call for police back up because they could not control the situation
4. No supervision, support or discipline
5. Several police at a time
6. Safety
7. Threatening staff by a client with a knife
8. Smoking and talking outside late at night
9. Striking a resident
10. Professionalism and certification of the staff
11. Clients leave house anytime they want to
12. Concern for the school children in the area

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use in an R-3, Single Family Residence Zone District. There was no second therefore the motion died. Commissioner Pankey made a motion to deny the Conditional Use in a R-3, Single Family Residence Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Halverson stated he supported the denial of the Conditional Use as it is difficult to support the application from a facility prospective as well as the operational challenges.

Commissioner Wilts stated she also agreed to deny and she has an assisted living home near her home and it is not disruptive.

Commissioner Overland called for a vote on the motion. The motion passed with a vote of six (6) to one (1).

## **2. Case Name: 58 Miller Avenue SW (Conditional Use)**

Consideration of a Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Wisnousky Enterprises, LLC (Applicant/Titleholder) and BB Inc. (Titleholder)

**Case No: COND-008693-2014; Case Manager: Dave Houg**

Mr. Houg stated this was a request for outdoor service in a C-2, Community Commercial Zone district. This is a new owner who realized that a Conditional Use had not been applied for prior to his taking ownership. All the improvements are in place. Mr. Houg showed a street photo and a preliminary site plan and seven (7) recommended conditions for this request.

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

Commissioner Dahlby asked if the outdoor service area had been used by the previous owner and if there had been any complaints. Mr. Houg stated that no complaints had been reported. Commissioner Dahlby asked if there was lighting on the premises. Mr. Houg deferred to the applicant to answer that question.

Commissioner Overland called for a representative of the applicant.

Jerry Wisnousky, 58 Miller Avenue SW stated that there are 5 can lights on the roof overhang over the patio.

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

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

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Halverson made a motion to approve the Conditional Use in a C-2, Community Commercial Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion.

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

## **3. Case Name: North of Highway 30 and east of 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: Vern Zakostecky**

Mr. Zakostecky stated this is a request to rezone property after its annexation is recorded. This rezoning is on the east side of town. Applicant is proposing to rezone half of the property (approximately 17 acres). Mr. Zakostecky showed an aerial photo. Mr. Zakostecky also

stated that he had received a call from the residents to the west. This area does not have gravity flow sanitary sewer and the developer built a lift station.

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

Commissioner Halverson asked what the points of access were to the property. Is there more than one point of access? Mr. Zakostecky stated that at this point there is only one access which is onto a high-speed divided highway.

Commissioner Overland called for a representative of the applicant.

Allen Witt, 2207 Ridgeway Drive SE stated that he had created a preliminary plat and the area is pretty rugged. Only half the property is being rezoned and the applicant has no desire to rezone the other area. There is only one access road for 36 units on 17 acres, which is an extension of the existing project. There are deceleration lanes, however DOT will not allow for acceleration lanes. There is a pump station that could accommodate 108 units without doing anything special. Maintenance is more operational issues.

Commissioner Overland called for questions of the applicant.

Commissioner Pankey asked how many units were currently using the pump station. Mr. Witt stated 72 approved units with 36 added to this. The City does have a long range plan to add sewer. There's the possibility of adding a holding tank in the future, which would allow more homes to be built and utilize the existing pump station.

Commissioner Dahlby asked if 108 is the limit. Mr. Witt stated that there is a maximum peak and they looked at the flow rates that were happening a peak times and that's the current limit.

Commissioner Overland called for members of the public who wished to speak.

Jeremy Brigham, 5102 Cotton Court SW is a President of the Homeowner Association, John Erceg, 5212 Windmill Court SW; Vice President of the homeowners association, Don Strong, 5221 Windmill Court SW and 4914 Harvest Court SW, Jared Hempstead, 5115 Hatfield Drive SW voiced their concerns:

1. There are 83 homes that are built and occupied currently. Adding 36 will put the number of 108 much larger.
2. They have had to repair the lift station two times since they lived there for 5 years. The peak flow possibility that has never been reached. Hopes the City will hire a Lift Station Engineer to look at all lift stations.
3. Concern of the access to the project and safety regarding the access and a need for a second access before the homes are built.
4. Repair of the lift station has cost the homeowners a lot of money
5. Wait time to access road 2.5 to 5 minutes average between 6:30 and 9am
6. Low water pressure issues

Commissioner Overland asked for the applicant to answer the citizens' concerns.

Mr. Witt stated that the pump stations will handle 108 homes and that is a correct number and that there is an agreement with the City that the pump station will handle 108 homes.

Mr. Witt stated the water pressure is an issue and will work with City staff to improve that. 20 PSI is the minimum water pressure per the fire department and he will have a test done.

Mr. Witt stated that Honey Grove is the second access to Hwy 30. It is  $\frac{3}{4}$  mile from the access today. Highway 30 was built with left and right turn lanes at the onset of the project. Unfortunately the Iowa DOT will not allow an acceleration lane.

Compatibility and suitability of the lots was another issue and the developer is willing to stay with the 108.

Commissioner Dahlby asked to see the plat of the access road.

Commissioner Halverson asked that if there was a plat they would see that.

Mr. Zakostelecky stated that was correct. He also pointed out that there is a project to bring gravity sewer to this area, but it is unfunded at this point. Engineering states it is in excess of million dollars to do this.

Commissioner Dahlby asked if it was customary to wait until there is a problem or to be proactive.

Mr. Zakostelecky stated that developer would have to provide the extension to the sewer to serve the area. City Council decided to annex out Highway 30, which created a dead end water main. As a developer builds houses he may need to build pumps into the house and add that to the cost of the house. Another access will not solve the safety problem.

Mr. Witt stated that the second access will mainly be for fire and emergency vehicle access.

Commissioner Dahlby asked if the development was developed before it was annexed. Mr. Zakostelecky stated it was developed after annexation.

Commissioner Pankey asked if the tank would solve the problem above 108 homes. Mr. Witt said that if you add 10 homes the 108 will not be a problem unless you put in 25-30 homes. The tank is a solution but the cost is significant.

Commissioner Dahlby stated 20-30 homes added would be too many to handle the pump station. Mr. Witt stated that the 108 is the maximum.

Commissioner Pankey asked if they could project the development of the second access. Will that be part of the 108 development or beyond?

Mr. Witt stated the second access would be beyond the 108.

Commissioner Halverson, with the pump station does the City have a standard or expectation as to what they will satisfy.

Mr. Mailander stated that this is regulated by the DNR that sets the minimum requirements. If the City comes back to take over the pump stations there would likely be some higher standards but at this point the DNR sets those standards.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Halverson made a motion to approve the rezoning from A, Agriculture Zone District to R-2, Single Family Residence Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Dahlby stated she would vote against it, not because the developer hasn't put any thought to this as they have, but because it looks like a case of urban sprawl at this point in time. The lift station issue and access are also a concern.

Commissioner Halverson stated that he voted in support of this because of the use of that area and feels much of the testimony that we have heard today is regarding the plat and we will be reviewing the plat once it is finally submitted.

Commissioner Pankey stated that he supported this also and understood the developer is doing what he can and has addressed the lift station issue and also that the Commission would be reviewing the plat. This is a nice area and has nice homes.

Commissioner Overland called for a vote on the motion. The motion passed with a vote of six (6) to one (1).

#### **4. Case Name: 1408 4<sup>th</sup> 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: Vern Zakostelecky***

Mr. Zakostelecky stated this was a request to rezone property in the Wellington Heights Neighborhood area similar to the ones presented to City Planning Commission earlier. Mr. Zakostelecky showed a location map and aerial photo.

Commissioner Overland called for questions of Mr. Zakostelecky. No questions of Mr. Zakostelecky

Commissioner Overland called for a representative of the applicant.

Corey Houchins-Witt, Affordable Housing Network, Inc., 5400 Kirkwood Boulevard SW stated this is one more of several that will be built in the Wellington Heights Neighborhood. AHNI will be building 5 new houses in this area. Skogman Homes will build the home and the homes will fit with the architectural design of the area. Mr. Houchins-Witt looks forward to the Commissioners support of the development.

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

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

Commissioner Overland called for a motion to approve the Rezoning. Commissioner Wilts made a motion to approve the Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

**5. Case Name: 1008, 1012, 1018 and 1024 2<sup>nd</sup> Street SE, 208 11<sup>th</sup> Avenue SE; 1009, 1013, 1019 and 1021 3<sup>rd</sup> 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 3<sup>rd</sup> Ward Development, LLC (Applicant/Titleholder)

**Case No: RZNE-008553-2014; Case Manager: Dave Houg**

Mr. Zakostelecky stated this is a mix-used development under the PUD about a half block between 2<sup>nd</sup> and 3<sup>rd</sup> Avenue SE. A historic home will be moved to the corner of 2<sup>nd</sup> Street and 11<sup>th</sup> Avenue SE. There will be commercial on the ground floor with residential on the second floor for the buildings on the 3<sup>rd</sup> Street side and a 5-unit condo on the 2<sup>nd</sup> Street side. Mr. Zakostelecky showed a Location Zoning Map, Aerial Photo, Preliminary site plan, and building renderings

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Knox-Seymour stated that it is nice to see this happening in that area.

Commissioner Overland called for a representative of the applicant.

Don Barringer, 509 Vernon Drive SE stated that Mr. Zakostelecky hit the highlights of the development. The row houses and the mixed use are all part of the development.

Commissioner Overland called for questions of the applicant.

Commissioner Knox-Seymour asked where the area was that the owner was not selling. Mr. Zakostelecky showed on the site plan where the gazebo was located.

Commissioner Overland stated that it was a wonderful project and a great use of the new PUD zoning.

Commissioner Wilts asked if the applicant was going to do something different to the roofs such as the Library and the Water Tower place such as green roof. Mr. Barringer stated it had a parapet and screening for the HVAC units and did not have plans for a green roof.

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

Commissioner Overland called for a motion to approve the Rezoning. Commissioner Pankey made a motion to approve the Rezoning from RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

**6. Case Name: ROOTs (54) Lots (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District, RMF-1 and RMF-2, Multiple Family Residence Zone District and C-3, Regional Commercial Zone District to R-TN, Traditional Neighborhood Residence Zone District requested by City of Cedar Rapids. (Applicant/Titleholder)

**Case No: RZNE-008880-2014 Case Manager: Vern Zakostecky**

Mr. Zakostecky stated these are all City owned lots that were obtained under the Voluntary Acquisition Program. They are now being disposed of to have homes built on in the flood impacted area. There are multiple parcels that are being rezoned to R-TN. Commissioner Overland called for questions of Mr. Zakostecky. No questions of Mr. Zakostecky.

Commissioner Overland called for a representative of the applicant. No representative of the applicant was present.

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

Commissioner Overland called for a motion to approve the Rezoning. Commissioner Halverson made a motion to approve the Rezoning from R-3, Single Family Residence Zone District, RMF-1 and RMF-2, Multiple Family Residence Zone District and C-3, Regional Commercial Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

• **New Business**

1. Consideration of the expiration date of May 1, 2014 to be extended until May 1, 2016 for the Applewood Hills Estates Addition, Major Preliminary Plat for property located south of Ellis Road NW, north of Rogers Road NW and west of Edgewood Road NW by Wilmar Development Co.

**Case No: PP-2310-1206; Case Manager: Vern Zakostecky**

Mr. Zakostecky stated a request was submitted by Wilmer Development Co. for property south of Ellis Road and west of Edgewood Road NW. The plat was approved by City Council resolution and the developer is asking for a two year extension. Mr. Zakostecky stated that staff recommends this extension be approved.

Commissioner Overland called for questions of Mr. Zakostelecky. No questions of Mr.

Commissioner Overland called for a motion to approve the extension of the Major Preliminary Plat. Commissioner Halverson made a motion to approve the extension of the Major Preliminary Plat. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

2. Consideration of the expiration date of May 3, 2014 to be extended until May 3, 2015 for the approved Preliminary Site Development Plan for proposed Hy-Vee Store located Southwest of C Avenue and East Main Street NE by Hy-Vee, Inc.

***Case No: 92-11-035; Case Manager: Vern Zakostelecky***

Mr. Zakostelecky stated this is an extension for the development of the proposed Hy-Vee store at the southwest corner of what will be Tower Terrace Road and C Avenue NE. The site plan was approved by CPC in 2012 and the developer has not begun construction. The developer did ask for a two year extension but zoning ordinance only provides for a one year extension. Staff recommends that CPC would grant this extension.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Halverson stated that this probably was because of the Tower Terrace Road. Mr. Zakostelecky stated that was correct.

Commissioner Overland called for a motion to approve the extension of the Preliminary Site Development Plan. Commissioner Pankey made a motion to approve the extension of the Preliminary Site Development Plan. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

Commissioner Knox-Seymour asked to go on record that in the first agenda item, Mr. Olutunde was not asked to return to answer questions after the public spoke. Commissioner Overland stated it was duly noted.

The meeting was adjourned at 4:30 pm

Respectfully Submitted,  
Betty Sheets, Administrative Assistant  
Community Development



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

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

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CPC Date: May 8, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Ruby, L.L.C.  
Titleholder: Evolution, L.C.  
Case Number: COND-008568-2014  
Location: 223 2<sup>nd</sup> Street SE  
Request: Conditional Use approval for an Outdoor Service Area in C-4, Community Commercial Zone District  
Case Manager: Dave Houg, Development Services Department

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**BACKGROUND INFORMATION:**

This is to certify that Development Services staff has examined the petition of Ruby, L.L.C. requesting a Conditional Use approval for an Outdoor Service Area for property owned by Evolution, L.C. at 223 2<sup>nd</sup> Street SE and zoned C-4, Community Commercial Zone District.

**GENERAL INFORMATION:**

Curt Bean wishes to receive approval for a new outdoor service area where alcohol can be served for a new restaurant (Ruby's Pizzeria).

The site plan submitted shows the following characteristics:

- Total area of restaurant: 3260 sq ft
- Total size of proposed outdoor service area is approximately 140 sq ft
- Total parking: not required within Central Business District

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-4, Central Business 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 within the downtown business district, 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 measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.**

Staff Comments: 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: not applicable

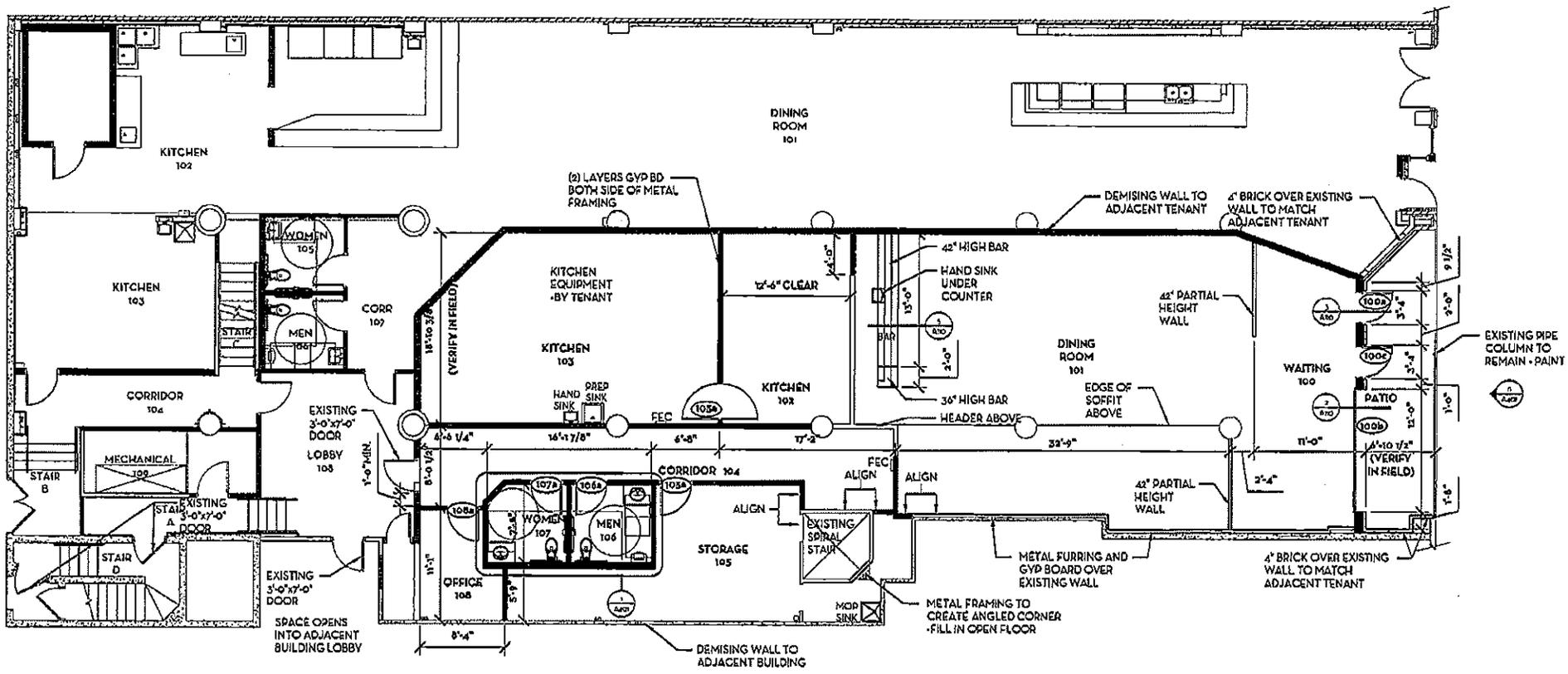
9. **The Site Development Plan conforms to all applicable requirements of this Ordinance.**

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

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

#### **RECOMMENDED CONDITIONS:**

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
3. 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.
4. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.
5. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.





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Telephone: (319) 286-5168

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

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CPC Date: May 8, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Verizon Wireless  
Titleholder: Father's House Vineyard  
Case Number: COND-009110-2014  
Location: 5101 16<sup>th</sup> Avenue SW  
Request: Conditional Use approval for a Communications Tower in a C-3, Regional Commercial Zone District  
Case Manager: Dave Houg, Development Services Department

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**BACKGROUND INFORMATION:**

The applicant is requesting Conditional Use approval for a 133 foot high Communications Tower in a C-3, Regional Commercial Zone District for the property at 5101 16<sup>th</sup> Avenue SW as requested by Selective Site Consultants / Verizon Wireless.

The site details are as follows:

- The proposed site hosting the communications tower is 2.34 acres.
- No parking is required.
- A security fence will surround 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 C-3 Zoning District if the height of the tower exceeds 125 feet. This proposed tower would be 133 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 property is shown as commercial on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the request for a communication tower is in accord with the FLUM and the Goals and Objectives of the Comprehensive Plan.

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

*Staff Comments:* 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 location of the proposed 133-foot tall monopole tower will be behind an existing church. The ground-mounted equipment and enclosure will not be visible from the adjacent right-of-way.

- 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.**

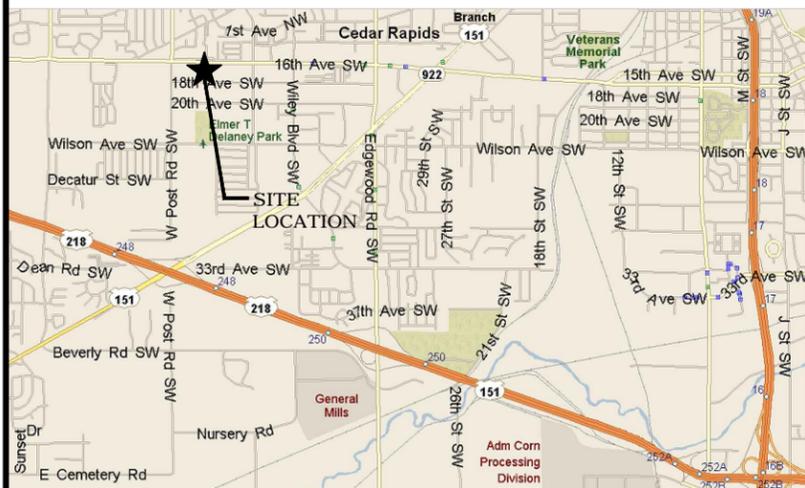
*Staff Comments:* The tower's location behind an existing structure will minimize any adverse effects on surrounding property.

#### **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 the development shall comply with all applicable Zoning Ordinance requirements in Section 32.04.030.A.8. and Municipal Code Section 32D.

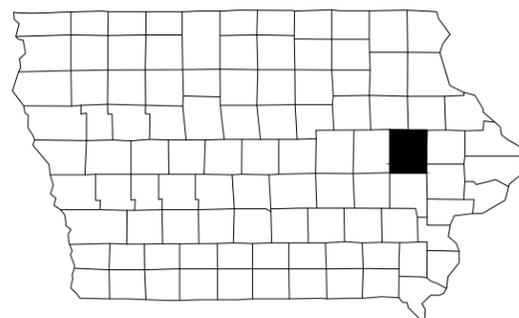
## VICINITY MAP



## AERIAL VIEW



## GENERAL LOCATION MAP



COUNTY: LINN



# CED CEDAR HILLS NEW SITE BUILD

## DRIVING DIRECTIONS

**FROM: VERIZON WIRELESS - DES MOINES SWITCH**  
TAKE I-80 EAST (86.9 MI) TO EXIT 225/US-151. NORTH ON US-151 (23.9 MI) TO STONEY POINT ROAD SW. NORTH ON STONEY POINT ROAD SW (1.7 MI) TO 16TH AVENUE SW. EAST ON 16TH AVENUE SW (0.9 MI) TO SITE ON SOUTH SIDE OF ROAD.



Know what's below.  
Call before you dig.  
www.call811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

## SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION	RESPONSIBLE DISCIPLINE
T-1	TITLE SHEET	SC/E
	TOPOGRAPHIC SURVEY (BY OTHERS)	
A-1	OVERALL SITE PLAN	SC
A-2	ENLARGED SITE PLAN	SC
A-3	TOWER ELEVATION & ANTENNA LAYOUT	SC
A-4	ANTENNA KEY & GENERAL NOTES	SC
A-5	FOUNDATION PLAN & DETAILS	SC
A-6	SHELTER ELEVATIONS	SC
A-7	DETAILS (1 OF 3)	SC
A-8	DETAILS (2 OF 3)	SC
A-9	DETAILS (3 OF 3)	SC
C-1	GRADING PLAN	SC
E-1	ELECTRICAL GENERAL	E
E-2	ELECTRICAL DETAILS	E
E-3	METER RACK DETAILS	E
G-1	GROUNDING PLAN	E
G-2	GROUNDING RISER DIAGRAM	E
G-3	GROUNDING DETAILS (1 OF 2)	E
G-4	GROUNDING DETAILS (2 OF 2)	E
SP1	SPECIFICATIONS (1 OF 7)	SC
SP2	SPECIFICATIONS (2 OF 7)	SC
SP3	SPECIFICATIONS (3 OF 7)	SC
SP4	SPECIFICATIONS (4 OF 7)	SC
SP5	SPECIFICATIONS (5 OF 7)	SC
SP6	SPECIFICATIONS (6 OF 7)	E
SP7	SPECIFICATIONS (7 OF 7)	E

## VERIZON WIRELESS DEPT. APPROVALS

TITLE	NAME	DATE
RF ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER	BILL BUTTERBAUGH	11/13/13
CONSTRUCTION MANAGER		
REAL ESTATE MANAGER		
LANDLORD		

## PROJECT INFORMATION

**SITE NAME:**  
CED CEDAR HILLS  
**ADDRESS:**  
5101 16TH AVENUE SW  
CEDAR RAPIDS, IOWA 52404

**LATITUDE:**  
41° 57' 46.862" N (NAD 83)

**LONGITUDE:**  
91° 44' 12.111" W (NAD 83)

**GROUND ELEVATION:**  
862.8' AMSL (NAVD88)

**ANTENNA TIP HEIGHT:**  
VARIES (SEE SHEET A-4)

**ANTENNA RAD CENTER:**  
120'-0" A.G.L.

**STRUCTURE HEIGHT:**  
125'-0" A.G.L.  
MONOPOLE

**OVERALL STRUCTURE HEIGHT:**  
133'-0" A.G.L.

**YEAR TOWER BUILT:**  
TBD

**PROJECT DESCRIPTION:**  
PROPOSED 125'-0" MONOPOLE WITH RELATED UNMANNED COMMUNICATION EQUIPMENT

**TELCO PROVIDER:**  
QWEST/CENTURY LINK  
(877) 597-3330

**POWER PROVIDER:**  
ALLIANT ENERGY  
(800) 255-4268

**LESSOR:**  
FATHERS HOUSE VINEYARD CHRISTIAN  
5101 16TH AVENUE SW  
CEDAR RAPIDS, IOWA 52404  
CONTACT: LEE CARVER  
PHONE: (319) 390-9300

**LESSEE:**  
VERIZON WIRELESS  
10801 BUSH LAKE ROAD  
BLOOMINGTON, MINNESOTA 55438  
CONTACT: MIKE COGAR  
PHONE: 952-946-4700  
FAX: 952-946-2118

**CONSTRUCTION ENGINEER:**  
VERIZON WIRELESS  
10801 BUSH LAKE ROAD  
BLOOMINGTON, MINNESOTA 55438  
CONTACT: STEVE COLLIN  
PHONE: (612) 720-0032  
FAX: (952) 946-2118

**CONSULTING ENGINEER:**  
SSC, INC  
9900 WEST 109TH STREET, SUITE 300  
OVERLAND PARK, KANSAS 66210  
M.L. OWENS - STRUCTURAL ENGINEER  
T.M. SUPER - ELECTRICAL ENGINEER  
M. SONKE - PROJECT MANAGER  
J. BORSCHUK - LEAD DESIGNER  
PHONE: (913) 438-7700  
FAX: (913) 438-7777

**CODE COMPLIANCE:**  
UNINHABITED SHELTER  
2009 INTERNATIONAL BUILDING CODE  
2008 NATION ELECTRIC CODE  
TIA/EIA-222-G OR LATEST EDITION  
STRUCTURE CLASS II  
TOPOGRAPHIC CATEGORY 1  
EXPOSURE CATEGORY B

**GENERATOR FUEL TYPE:**  
DIESEL

PLANS PREPARED FOR:



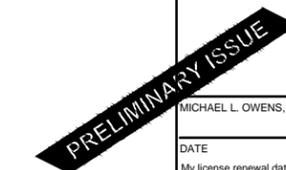
10801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438  
PHONE: (952) 946-4700

PLANS PREPARED BY:



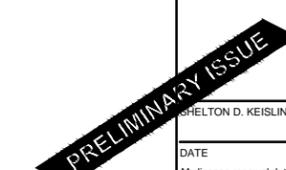
7803 Glenroy Road, Suite 102  
Bloomington, Minnesota 55439  
Phone: 952-831-0131  
Fax: 913-438-7777

ENGINEERING LICENSE:



MICHAEL L. OWENS, P.E.

DATE  
My license renewal date is  
December 31, 2013  
Pages or sheets covered by this seal:  
Per Responsible Discipline:  
STRUCTURAL/CIVIL SC



SHELTON D. KEISLING, P.E.

DATE  
My license renewal date is  
December 31, 2014  
Pages or sheets covered by this seal:  
Per Responsible Discipline:  
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ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	09/20/13	JMB	A
ISSUED FOR REVIEW	12/02/13	JMB	B
REISSUED PER CITY COMMENTS	04/16/14	DCP	C

SITE NAME:

CED CEDAR HILLS

SITE NUMBER:

265806

SITE ADDRESS:

5101 16TH AVENUE SW  
CEDAR RAPIDS, IOWA  
52404

SHEET DESCRIPTION:

TITLE SHEET

SSC #:

SHEET NUMBER:

T-1

SURVEY MONUMENTS

- BENCH MARK
- FOUND CIM
- FOUND CPNT.
- FOUND JLM
- FOUND LATH
- FOUND PIPE
- FOUND READING
- STAKED CIM
- STAKED CPNT.
- STAKED JLM
- STAKED PIPE

EXISTING TOPO SYMBOLS

- AC UNIT
- FENCE POST
- FLAG POLE
- GUARD POST
- GUY ANCHOR
- GUY POLE
- HANDICAP SYMBOL
- MAILBOX
- SHRUB
- SIGN DOUBLE POST
- SIGN SINGLE POST
- TREE CONIFER
- TREE DECIDUOUS
- TREE STUMP
- TV DISH
- WETLAND SYMBOL
- YARD LIGHT

EXISTING UTILITY MUNICIPAL SYMBOLS

- APRON
- LIFT STATION
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM CATCH BASIN
- STORM INLET

EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)

- STORM MANHOLE
- WATER CURB STOP
- WATER HANDHOLE
- WATER HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER WELL
- UTILITY UTILITY SIZE & TYPE

EXISTING UTILITY PRIVATE SYMBOLS

- ELEC GROUND LIGHT
- ELEC HANDHOLE
- ELEC LIGHT POLE
- ELEC MANHOLE
- ELEC METER
- ELEC PEDESTAL
- ELEC POLE
- ELEC SIGNAL
- ELEC TRANSFORMER BOX
- GAS METER
- GAS VALVE
- LP TANK
- TELE HANDHOLE
- TELE MANHOLE
- TELE PEDESTAL
- TELE POLE
- TV HANDHOLE
- TV PEDESTAL

SOIL BORING SYMBOLS

- LASER-INDUCED FLUORESCENCE BORING
- LYSIMETER
- MONITOR WELL
- PERC TEST
- PIEZOMETER
- RECOVERY WELL
- SOIL BORING
- SOIL VAPOR POINT
- VAPOR SURVEY POINT

PROPOSED UTILITY MUNICIPAL SYMBOLS

- APRON PROPOSED
- SANITARY CLEANOUT PROPOSED
- SANITARY LIFT STATION PROPOSED
- SANITARY LIFT STATION VALVE MANHOLE PROPOSED
- SANITARY MANHOLE PROPOSED
- SANITARY PLUG PROPOSED
- STORM CATCH BASIN PROPOSED
- STORM MANHOLE PROPOSED
- WATER 11 1/4° BEND PROPOSED
- WATER 22 1/2° BEND PROPOSED
- WATER 45° BEND PROPOSED
- WATER 90° BEND PROPOSED
- WATER CAP PROPOSED
- WATER CROSS PROPOSED
- WATER CURB STOP PROPOSED
- WATER HYDRANT PROPOSED
- WATER REDUCER PROPOSED
- WATER SLEEVE PROPOSED
- WATER TEE PROPOSED
- WATER VALVE PROPOSED

PROPOSED UTILITY PRIVATE SYMBOLS

- ELEC LIGHT POLE PROPOSED

EROSION CONTROL SYMBOLS

- SURFACE DRAINAGE ARROW
- STORM DRAIN INLET PROTECTION

TRAFFIC CONTROL DEVICES & SYMBOLS

- TRAFFIC CONTROL SIGN (1 POST)
- TRAFFIC CONTROL SIGN (2 POST)
- TYPE III BARRICADE
- DRUM CHANNELIZER
- FLASHING ARROW OR MESSAGE BOARD

EXISTING TOPOGRAPHIC LINES

- CENTER LINE
- EDGE OF WOODS
- FENCE BARB WIRE
- FENCE CHAIN LINK
- FENCE WOOD
- FORCEMAIN
- OVERHEAD CABLE TV
- OVERHEAD ELECTRIC
- OVERHEAD TELE
- RAILROAD
- RETAINING WALL
- SANITARY SEWER
- SANITARY SEWER SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- UNDERGROUND CABLE TV
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELE
- WATERMAIN
- WATERMAIN SERVICE
- WETLAND EDGE

R/W, LOT & EASEMENTS LINES

- BUILDING SETBACK LINE
- LOT LINE PROPOSED
- EASEMENT LINE
- EASEMENT LINE PROPOSED
- LOT LINE
- MNDOT CONTROLLED ACCESS LINE
- RIGHT OF WAY EXISTING
- RIGHT OF WAY PROPOSED

PROPOSED CONSTRUCTION LINES

- FENCE CHAIN LINK PROPOSED
- FENCE WOOD PROPOSED
- FENCE BARB WIRE PROPOSED
- FORCEMAIN PROPOSED
- SANITARY SEWER PROPOSED
- SANITARY SERVICE PROPOSED
- STORM SEWER PROPOSED
- STORM SEWER DRAIN TILE PROPOSED
- WATERMAIN PROPOSED
- WATERMAIN SERVICE PROPOSED

EROSION CONTROL LINES

- BALE CHECK
- BIO ROLL
- SILT FENCE
- SILT FENCE TYPE HEAVY DUTY
- SILT FENCE TYPE MACHINE SLICED
- SILT FENCE TYPE PREASSEMBLED
- FLOTATION SILT CURTAIN

HATCH PATTERN AND SHADING LEGEND

- RANDOM RIPRAP
- SOD
- SEED
- HYDRAULIC STABILIZER
- EROSION CONTROL BLANKET
- TEMP. ROCK CONSTRUCTION ENTRANCE
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- EASEMENT PATTERN

DOCUMENTATION SYMBOLS

- SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM

www.widsethsmithnolting.com

Engineering  
Architecture  
Surveying  
Environmental

**WIDSETH  
SMITH  
NOLTING**

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ### UNDER THE LAWS OF THE STATE OF ###.

DATE: ###/###/### LIC. NO. ###

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: ###/###/### DRAWN BY: ### CHECKED BY: ### JOB NUMBER: ###

#####

SHEET NO. #####



16TH AVENUE SW

MAXIMUM WORSHIP AREA OCCUPANCY		200
EXISTING PARKING STALL CURRENT TOTAL QUANTITY		
QUANTITY	DESCRIPTION	STATUS
167	STANDARD PARKING STALL	EXISTING
10	HANDICAPPED PARKING STALL	EXISTING
177	TOTAL	
PROPOSED PARKING STALL CURRENT TOTAL QUANTITY		
QUANTITY	DESCRIPTION	STATUS
12	STANDARD PARKING STALL	REMOVE
155	STANDARD PARKING STALL	REMAIN
10	HANDICAPPED PARKING STALL	REMAIN
165	TOTAL	

PLANS PREPARED FOR:



10801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438  
PHONE: (952) 946-4700

PLANS PREPARED BY:



7803 Glenroy Road, Suite 102  
Bloomington, Minnesota 55439  
Phone: 952-831-0131  
Fax: 913-438-7777

ENGINEERING LICENSE:

PRELIMINARY ISSUE

MICHAEL L. OWENS, P.E.

DATE  
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December 31, 2013  
Pages or sheets covered by this seal:  
Per Responsible Discipline:  
STRUCTURAL/CIVIL SC

PRELIMINARY ISSUE

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REISSUED PER CITY COMMENTS	04/16/14	DCP	C

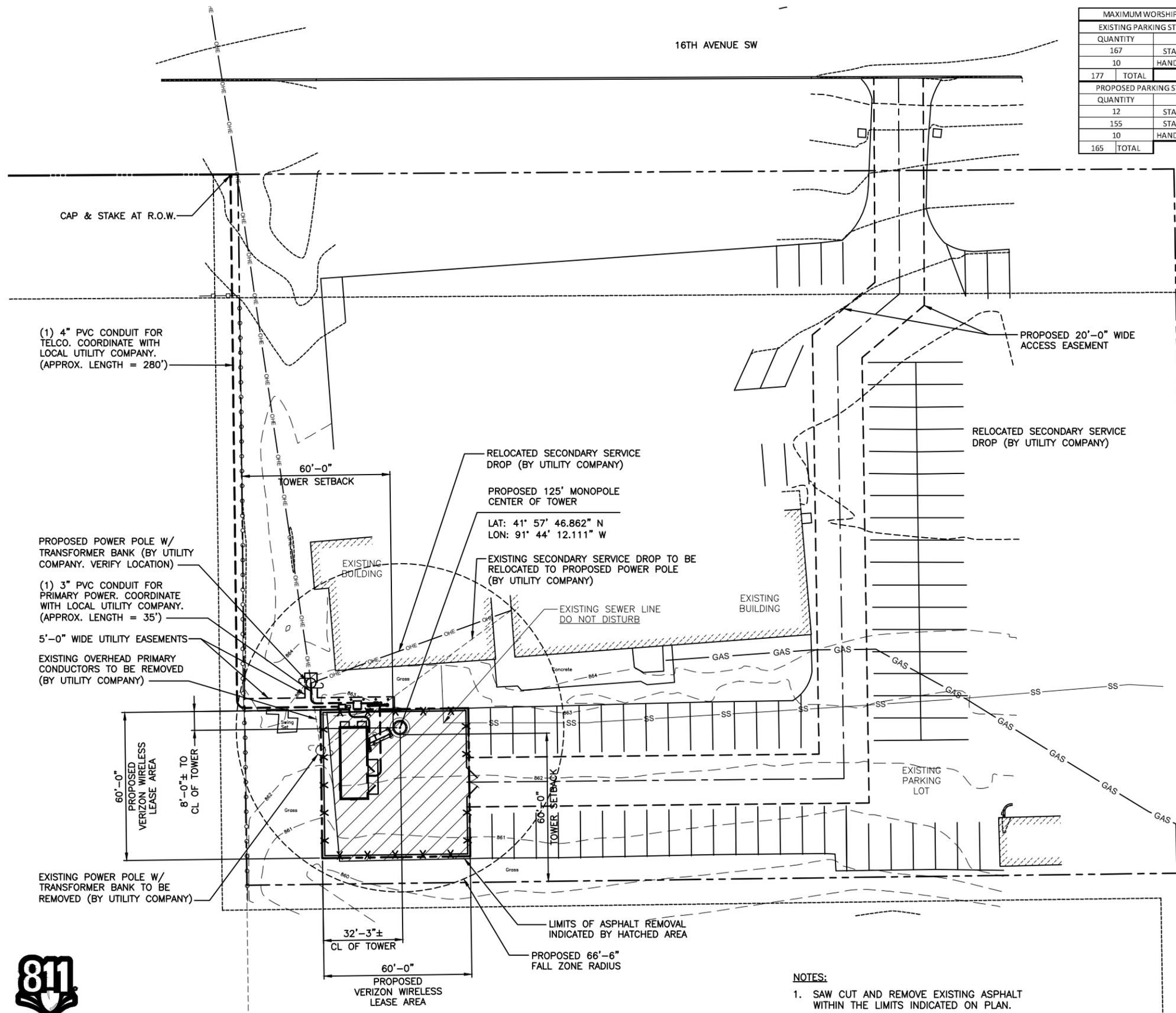
SITE NAME:  
**CED CEDAR HILLS**

SITE NUMBER:  
**265806**

SITE ADDRESS:  
**5101 16TH AVENUE SW  
CEDAR RAPIDS, IOWA  
52404**

SHEET DESCRIPTION:  
**OVERALL SITE PLAN**

SSC #: \_\_\_\_\_ SHEET NUMBER:  
**A-1**



(1) 4" PVC CONDUIT FOR TELCO. COORDINATE WITH LOCAL UTILITY COMPANY. (APPROX. LENGTH = 280')

PROPOSED POWER POLE W/ TRANSFORMER BANK (BY UTILITY COMPANY. VERIFY LOCATION)

(1) 3" PVC CONDUIT FOR PRIMARY POWER. COORDINATE WITH LOCAL UTILITY COMPANY. (APPROX. LENGTH = 35')

5'-0" WIDE UTILITY EASEMENTS  
EXISTING OVERHEAD PRIMARY CONDUCTORS TO BE REMOVED (BY UTILITY COMPANY)

EXISTING POWER POLE W/ TRANSFORMER BANK TO BE REMOVED (BY UTILITY COMPANY)

RELOCATED SECONDARY SERVICE DROP (BY UTILITY COMPANY)

PROPOSED 125' MONOPOLE CENTER OF TOWER

LAT: 41° 57' 46.862" N  
LON: 91° 44' 12.111" W

EXISTING SECONDARY SERVICE DROP TO BE RELOCATED TO PROPOSED POWER POLE (BY UTILITY COMPANY)

EXISTING SEWER LINE DO NOT DISTURB

PROPOSED 20'-0" WIDE ACCESS EASEMENT

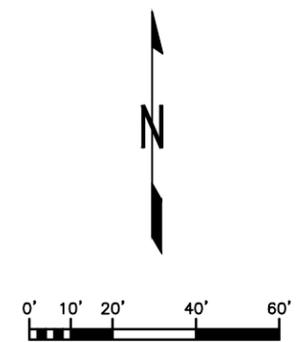
RELOCATED SECONDARY SERVICE DROP (BY UTILITY COMPANY)

LIMITS OF ASPHALT REMOVAL INDICATED BY HATCHED AREA

PROPOSED 66'-6" FALL ZONE RADIUS

NOTES:

1. SAW CUT AND REMOVE EXISTING ASPHALT WITHIN THE LIMITS INDICATED ON PLAN.
2. SEE SHEET C-1 FOR DETAIL.



Know what's below.  
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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	09/20/13	JMB	A
ISSUED FOR REVIEW	12/02/13	JMB	B
REISSUED PER CITY COMMENTS	04/16/14	DCP	C

SITE NAME:

**CED CEDAR HILLS**

SITE NUMBER:

**265806**

SITE ADDRESS:

**5101 16TH AVENUE SW  
CEDAR RAPIDS, IOWA  
52404**

SHEET DESCRIPTION:

**TOWER ELEVATION  
& ANTENNA LAYOUT**

SSC #:

SHEET NUMBER:

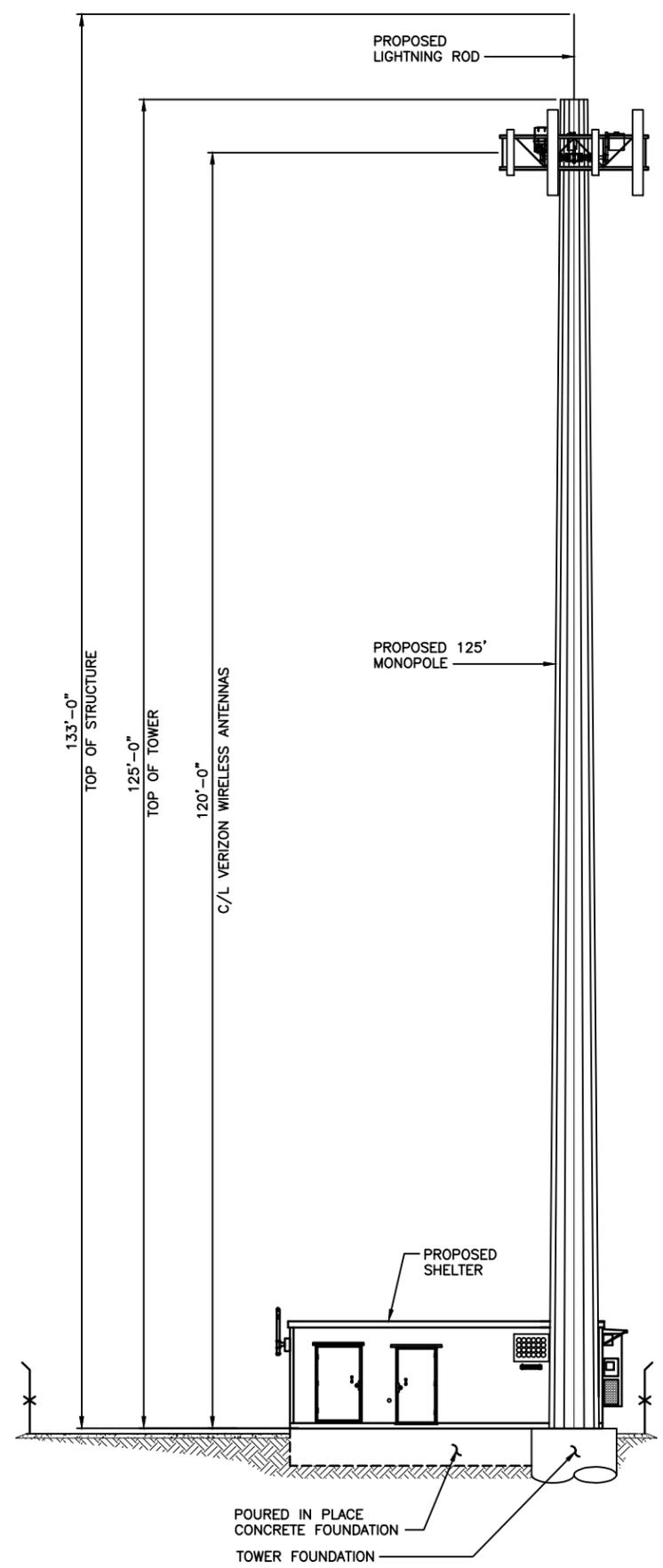
**A-3**

ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, TOWER FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. SSC TAKES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER OR PROPOSED TOWER FOUNDATION.

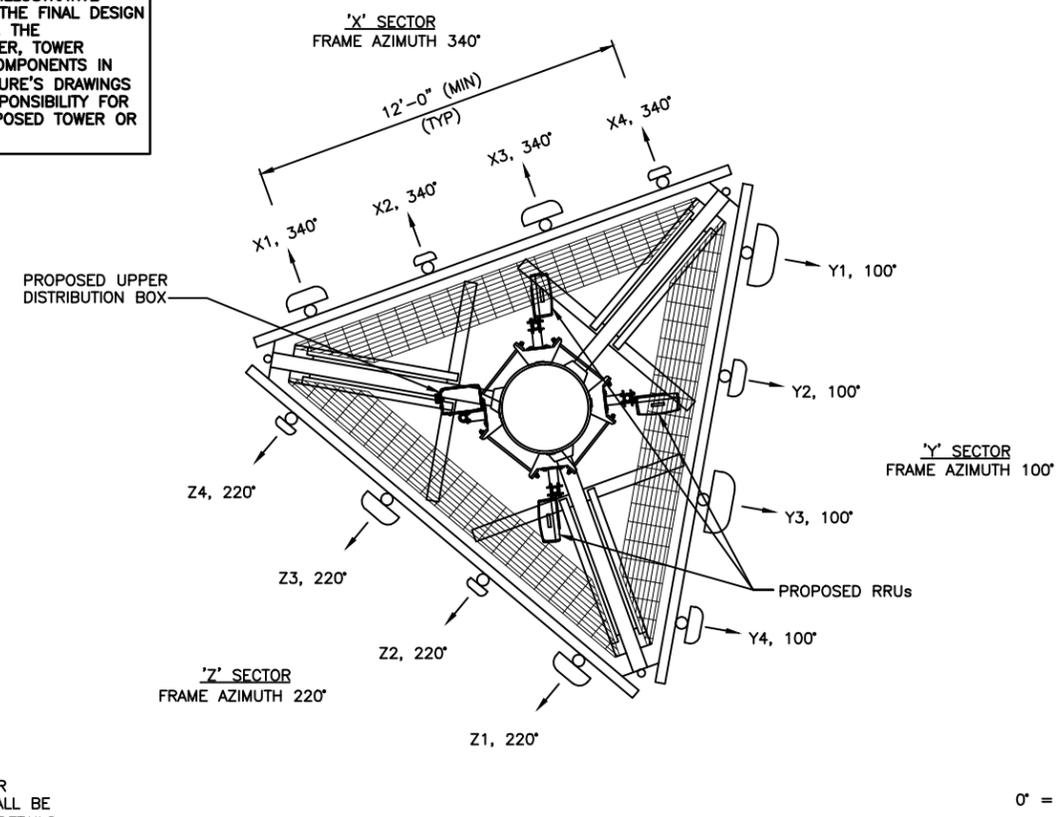
**NOTE:**  
THE ANTENNA LAYOUT IS FOR ANTENNA ORIENTATION ONLY. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC., SHALL BE PER TOWER MANUFACTURER'S STANDARD DETAILS.

**NOTES:**

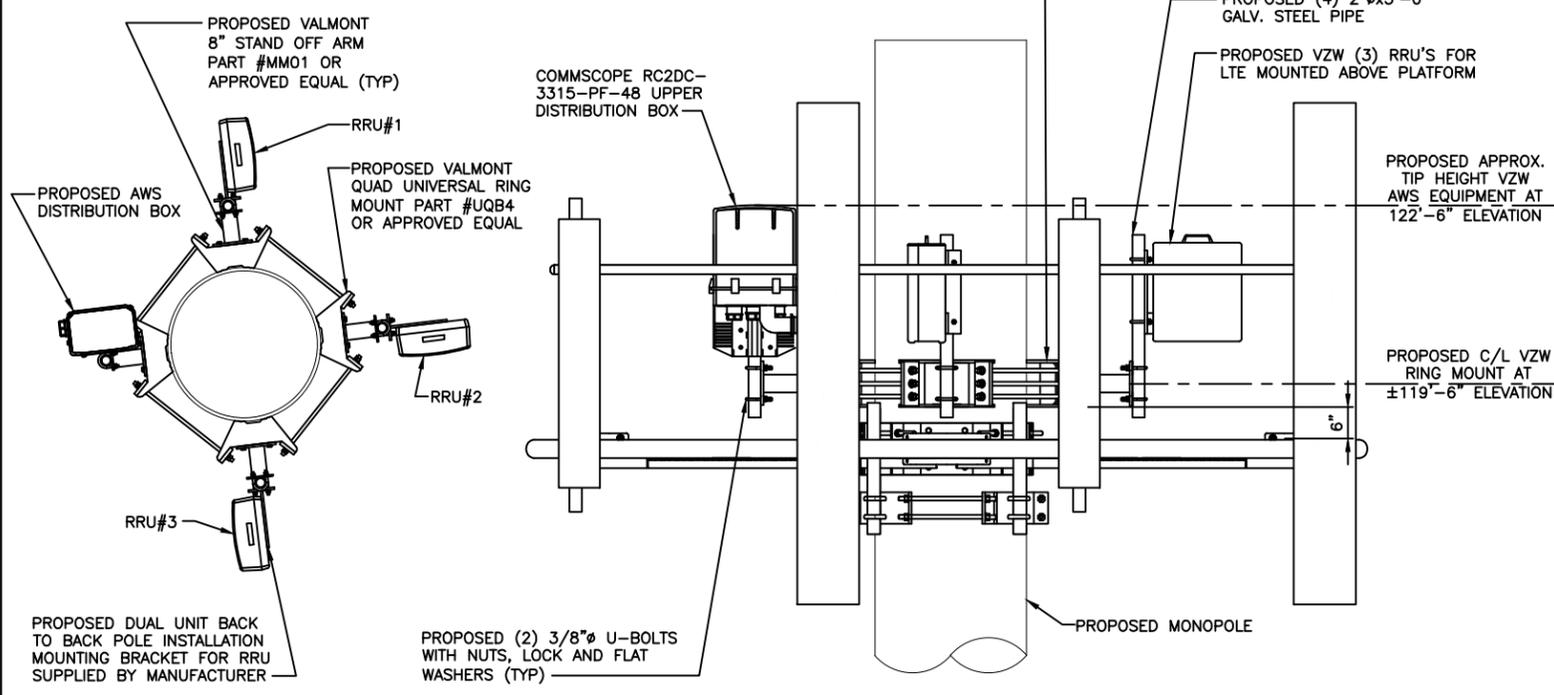
1. CONTRACTOR TO FIELD VERIFY LENGTH AND SEPARATION OF UNISTRUT FOR PROPER MOUNTING. THE CURRENT AWS EQUIPMENT VENDOR HAS NOT DETERMINED THIS AT THE TIME OF THESE DRAWINGS.



TOWER ELEVATION



ANTENNA LAYOUT



ANTENNA ELEVATION  
NOT TO SCALE

PLAN VIEW  
NOT TO SCALE

AWS EQUIPMENT MOUNTING DETAILS

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

---

CPC Date: May 8, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Sky's Edge Development, L.C.  
Titleholder: Sky's Edge Development, L.C.  
Case Number: RZNE-008869-2014  
Location: 1023 and 1027 6<sup>th</sup> Street SE  
Request: Rezoning from R-TN, Traditional Neighborhood Residence Zone District to PUD-2, Planned Unit Development Two Zone District  
Case Manager: Joe Mailander, Development Services Department

---

**BACKGROUND INFORMATION:**

The proposed Oakhill Villages is an infill redevelopment of property located at 1023 and 1027 6<sup>th</sup> Street SE. This area was impacted by the 2008 floods and is being redeveloped through the ROOTS program.

Total land area:	11,200 SF
Total Dwelling Units:	4 Single Family Condos
Total Building Coverage:	4,102 SF
Parking Area:	8 Stalls, 3,283 SF
Open Space:	3,815 SF (36%)

**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 area is currently zoned R-TN and is shown as Low Density Residential on the Future Land Use plan.

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

*Staff Comments:* The amendment is consistent with the surrounding neighborhood. The proposed townhomes will provide a buffer from the commercial zoning area across 11<sup>th</sup> Avenue and the very nicely maintained homes directly north of this project.

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:* As mentioned above, the proposed townhomes will buffer the single-family detached homes from the commercially zoned area to the south. The townhomes will also install a landscaped buffer wall between the townhomes and the existing homes.

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

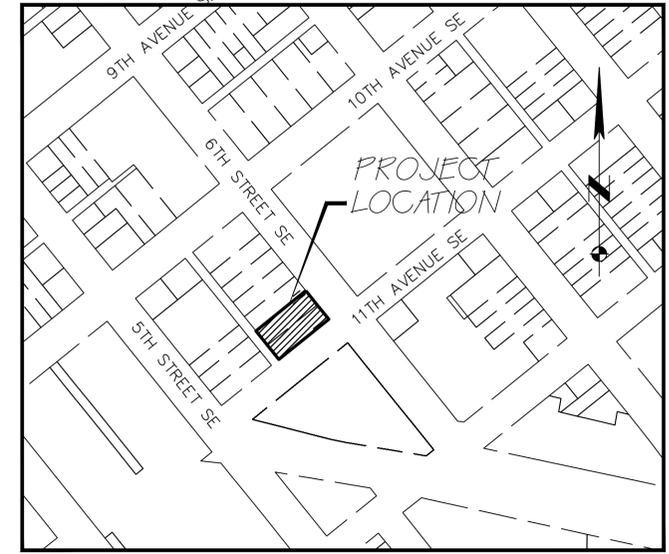
*Staff Comments:* The parcel has access to all utilities and will not have a negative impact on the levels of services to existing development in the area.

#### **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. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Review of this proposal is required by the Czech Bohemia Overlay District Design Review Technical Advisory Committee.
3. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. Effective screening shall be provided and maintained so as to screen more than 4 open parking spaces and the drive thereto where adjacent to a residential use.
5. 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.
6. Only tenants of the lot's principal structure shall utilize the proposed garage.

PUD SITE PLAN  
FOR (PUD-2 DISTRICT)  
**OAK HILL VILLAGES**  
CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA  
LOCATION MAP  
(1" = 200')



**GENERAL NOTES**

**APPLICANT**

SKY'S EDGE DEVELOPMENT, LLC  
SKALLEN LERCH  
1113 6TH STREET SE, STE A  
CEDAR RAPIDS, IA 52401  
PHONE: 319-202-6417

**OWNER**

SKY'S EDGE DEVELOPMENT, LLC  
SKALLEN LERCH  
1113 6TH STREET SE, STE A  
CEDAR RAPIDS, IA 52401  
PHONE: 319-202-6417

**CONTACT PERSON**

BRENT JACKMAN, P.E.  
1860 BOYSON RD.  
HIAWATHA, IA 52233  
PH: 319-362-9548  
FAX: 319-362-7595  
EMAIL: BRENT@HALLENG.COM

**USE**

SINGLE-FAMILY PUD-2

**ZONING**

EXISTING: RTN  
PROPOSED: PUD-2

**PROPERTY ADDRESS**

1023 6TH STREET SE  
1027 6TH STREET SE

**PARKING REQUIREMENTS**

REQUIRED PARKING 2/DWELLING UNIT  
2 STALLS X 4 UNITS = 8 STALLS REQUIRED.

STALLS PROVIDED 8 STALLS PLUS 6 GARAGE STALLS  
TOTAL STALLS PROVIDED = 14

PER ZONING ORDINANCE, CH 32, SEC 32.05.020 B.-6.b  
THE NUMBER OF PARKING SPACES PROVIDED ON ANY  
SITE SHALL NOT EXCEED THE FOLLOWING:  
FOR USES REQUIRING FEWER THAN 100 PARKING  
STALLS, A MAXIMUM OF ONE HUNDRED TWENTY (120%)  
PERCENT OF THE MINIMUM PARKING MAY BE PROVIDED,  
EXCEPT AS FOLLOWS:

A. SINGLE AND TWO-FAMILY RESIDENTIAL DWELLING  
UNITS SHALL BE EXEMPT FROM THIS LIMITATION.

**AREA CALCULATIONS**

TOTAL LAND AREA: 11,200 S.F. = 0.25 ACRES  
TOTAL DWELLING UNITS: 4 UNITS/ONE BUILDING  
TOTAL DWELLING UNIT COVERAGE 2,446 S.F. = 0.05 ACRES  
DETACHED GARAGE: 6 STALLS  
DETACHED GARAGE COVERAGE: 1,656 S.F. = 0.04 ACRES  
PAVED PARKING: 8 STALLS  
PAVED PARKING COVERAGE: 3,283 S.F. = 0.07 ACRES  
OPEN SPACE (GREEN SPACE): 3,815 S.F. = 0.09 ACRES (36%)

**LANDSCAPE REQUIREMENTS**

CORE AREA:  
BUFFER-YARD:  
SIDE DEPTH 15FT (PUD-2 PROPOSED DEPTH 5FT SCREENING)  
PARKING LOT SCREENING REQUIRED: - PROVIDED  
PARKING LOT LANDSCAPING: 1 TREE/ 12 SPACES  
10 SPACES/12=1 TREE REQUIRED, 1 PROVIDED

**STREET TREES (IN ROW):**

1 TREE/40 LF  
6TH STREET SE: 80 LF/ 40 FT = 2 TREES  
11TH AVE. SE: (140-24) LF/ 40 FT = 3 TREES

**LEGAL DESCRIPTION**

THE NW-LY 20 FEET OF LOT 6,  
BLOCK 18, CARPENTER'S THIRD  
ADDITION TO THE TOWN OF CEDAR  
RAPIDS, LINN COUNTY, IOWA  
AND

THE SE-LY 40 FEET OF LOT 6,  
BLOCK 18, CARPENTER'S THIRD  
ADDITION TO THE TOWN OF CEDAR  
RAPIDS, LINN COUNTY, IOWA

**DENSITY CALCULATION**

4 CONDO'S/0.26 AC=15 UNIT/AC.

**TYPICAL RTN MIN. LOT SIZE**

4,200 SF./DWELLING UNIT, WITH  
MAX. LOT COVERAGE OF 50%

**PROPOSED PUD-2 MIN. LOT SIZE**

2,800 SF./DWELLING UNIT.

**TYPICAL RTN YARD SET-BACK**

FRONT YARD 15 FEET  
REAR YARD 10 FEET  
INTERIOR SIDE DETACHED/  
ATTACHED 5 FEET/8 FEET  
CORNER SIDE 5 FEET  
10 FEET/FOR 35'  
LOT OR LESS 5 FEET

**PROPOSED PUD-2 YARD SET-BACK**

FRONT YARD 5 FEET  
REAR YARD 5 FEET  
SIDE YARD 5 FEET  
CORNER SIDE 5 FEET

\* ALL SETBACKS ARE PROPOSED  
FOR THIS PUD-2

**FLOOD PLAIN**

100 YR FLOOD PLAIN ELEV=722.60

**NOTES**

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

**STREET CLASSIFICATIONS**

**DESIGN DATA-URBAN**

**6TH STREET S.E. (LOCAL)**

- DESIGN SPEED: 30 MPH  
- POSTED SPEED: 25 MPH  
- RIGHT OF WAY WIDTH: 80'

**11TH AVENUE S.E. (LOCAL)**

- DESIGN SPEED: 30 MPH  
- POSTED SPEED: 25 MPH  
- RIGHT OF WAY WIDTH: 66'



DRAWN BY: DAS				
CHECKED BY: BWJ				
APPROVED BY: BWJ				
DATE: 04/17/2014				
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

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OAK HILL VILLAGES  
CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA

**PUD SITE PLAN**

PROJECT NO: 10220

CAD File: I:\Projects\10200\10220 6th Street Redevelopment - Lerch\DWG\Base\10220-601.dwg Date Plotted: Apr 17, 2014 11:54am Plotted By: DAVIDSELLAU

# “Oak Hill Villages” Narrative

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## **Sky’s Edge Development – 1023 and 1027 6<sup>th</sup> Street SE P.U.D. 2 -Rezoning SDP**

The proposed Oakhill Villages P.U.D. is an infill redevelopment of the property located at 1023 and 1027 6<sup>th</sup> Street SE. The area was devastated by the 2008 flood and has since been under redevelopment through the City buyout process and the City ROOTS program. This project has recently been awarded funding by the city ROOTS program.

This single family residential development is proposed to be developed as a P.U.D.- 2 district as this will be a single phase residential development which is consistent in character with the surrounding community redevelopment area and neighborhood context.

The title of the development is “Oakhill Villages” and consists of 4 single family attached condos and associated detached garages. The project common spaces include driveway, storm water management areas, landscaping, and open green spaces within the project boundaries that will be consistently maintained by the Homeowners Association.

The proposed development is consistent with the Comprehensive Development plan for the area in that it is consistent in building design and materials associated with the new 6<sup>th</sup> Street SE development. The mass and scale of the building is consistent with recent post-flood development, ‘Oak Hill/Jackson Brickstones’ to the east and the ‘Villages of 6<sup>th</sup> Street’ to the south and also acts as a transition between New Bohemia to the west and the Oak Hill/Jackson neighborhood to the east. The proposed building design and materials represent a development that will exceed City standards. Landscaping will also exceed City standards.

The Development is located within the 100-year (elevation =722.60) and 500-year (elevation=726) flood plain and will maintain a low finished floor elevation of a minimum of 2 feet above the 100-year flood plain. The existing ground of the development ranges in elevation from 721 to 723.

The site lends itself adequately to utility services. A 6 inch sanitary sewer is readily available to service the proposed development from the alley to the rear site and an 18” sanitary sewer to the southeast of the project in 11<sup>th</sup> Avenue. Water service is available from the existing 6” water main in 6<sup>th</sup> Street SE. Storm sewer is available to serve the site from the intersection of 6<sup>th</sup> Street and 11<sup>th</sup> Avenue

The development is anticipated to begin construction June 2014 with an anticipated completion date of November 2014.

The requested modifications from the typical zoned district:

Yards: Typical Zone: RTN	Proposed Zone: PUD 2
Front: 15 feet	Front: 5 feet
Int. Side: 3/8 feet	Int. Side: 5 feet
Corner Side: 10 feet	Corner Side: 5 feet
Rear: 10 feet	Rear: 5 feet
Min. Lot Size:	
4200 S.F./DU	2822 S.F./DU

Landscaping: Request to replace the required side bufferyard between the proposed PUD-2 residential and the existing RTN zoned residential property with a proposed vegetative screen.

Owner: Sky's Edge Development, L.C.  
Developer: Sky's Edge Development, L.C.  
Engineer: Hall and Hall Engineers, Inc.  
Surveyor: Hall and Hall Engineer, Inc.  
Building Designer: Prull Custom Designs  
Attorney: John Wagner

Total Land Area: 11,200 S.F., 0.25 acres  
Total Dwelling Units: 4 Single Family Condos (within one building)  
Total Dwelling Unit Coverage: 2446 S.F., 0.05 acres  
Detached Garage: 6 stalls  
Detached Garage Coverage: 1656 S.F., 0.04 acres  
Paved Parking: 8 stalls  
Paved Parking Coverage: 3283 S.F., 0.07 acres  
Density: 15.5 units per acre  
Open Space (green space): 3815 S.F., 0.09 acres (36%)



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

---

CPC Date: May 8, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Sky's Edge Development, L.C.  
Titleholder: Sky's Edge Development, L.C.  
Case Number: RZNE-008870-2014  
Location: 1140 C Street SW and 1223 1<sup>st</sup> Street SW  
Request: Rezoning from O-S, Office/Service Zone District to PUD-2, Planned Unit Development Two Zone District  
Case Manager: Joe Mailander, Development Services Department

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**BACKGROUND INFORMATION:**

The proposed development will consist of 7 detached single-family homes occupying one lot and sold as condominiums. The proposed homes will range in size from 1,186 SF to 1,212 SF and will be made available as part of the City's ROOTS project for reinvesting in areas impacted by the 2008 Flood.

Total land area:	25,142 SF
Total Dwelling Units:	7 Single-Family Detached Homes
Total Building Coverage:	10,230 SF
Parking Area:	16 Stalls, 3,283 SF
Open Space:	11,200 SF (44%)

**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 area is currently zoned O-S and is shown as Low Density Residential on the Future Land Use plan. This amendment would make the area more consistent with surrounding residential areas.

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

*Staff Comments:* The amendment is consistent with the surrounding 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:* The proposed project will provide a buffer from C Street for the existing home and will also include a screen wall and landscaping on the shared property line.

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

*Staff Comments:* The parcel has access to all utilities and will not have a negative impact on the levels of services to existing development in the area

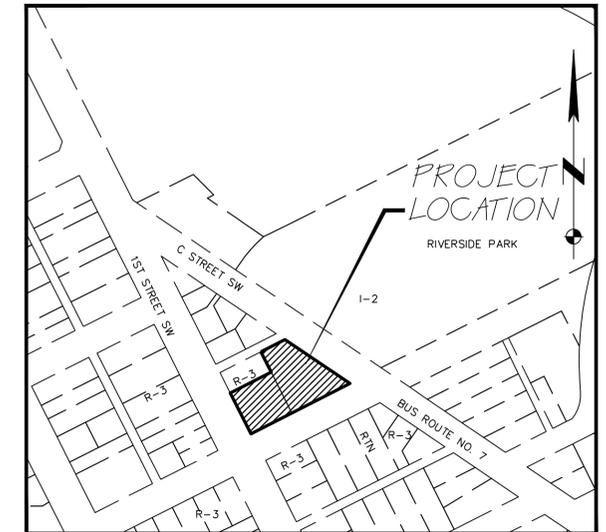
#### **RECOMMENDED CONDITIONS:**

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. 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.
2. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a modification must be granted by City Council.
4. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.

PUD SITE PLAN  
FOR (PROPOSED PUD-2 DISTRICT)  
**SEDONA VILLAGES**  
CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA

LOCATION MAP  
(1" = 200')



**GENERAL NOTES**

**APPLICANT**

SKY'S EDGE DEVELOPMENT, LLC  
%ALLEN LERCH  
1113 6TH STREET SE, STE A  
CEDAR RAPIDS, IA 52401  
PHONE: 319-202-6417

**OWNER**

CITY OF CEDAR RAPIDS

**CONTACT PERSON**

BRENT JACKMAN, P.E.  
1860 BOYSON RD.  
HIAWATHA, IA 52233  
PH: 319-362-9548  
FAX: 319-362-7595  
EMAIL: BRENT@HALLENG.COM

**USE**

SINGLE FAMILY PUD-2

**ZONING**

EXISTING: O-5  
PROPOSED: PUD-2

**PROPERTY ADDRESS**

1140 C STREET SW  
1223 1ST STREET SW

**NOTES**

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

**AREA CALCULATIONS**

TOTAL LAND AREA: 25,142 S.F. = 0.58 ACRES  
TOTAL DWELLING UNITS: 7 DETACHED SINGLE FAMILY HOMES  
TOTAL DWELLING UNIT COVERAGE: 7,350 S.F. = 0.17 ACRES  
DETACHED GARAGE: 10 STALLS  
DETACHED GARAGE COVERAGE: 2,880 S.F. = 0.06 ACRES  
PAVED DRIVEWAY COVERAGE: 3,712 S.F. = 0.08 ACRES  
OPEN SPACE: (GREEN SPACE): 11,200 S.F. = 0.26 ACRES (44%)

**LANDSCAPE REQUIREMENTS**

**CORE AREA:**

BUFFER-YARD:  
SIDE DEPTH 15FT (PUD-2 PROPOSED DEPTH 7FT)

EVERGREEN SCREEN OPTION:  
4 EVERGREENS, 2 FLOWERING, 10 EVERGREEN SHRUBS/ 100 LF

**STREET TREES (IN ROW):**

1 TREE/40 LF  
13TH AVE SW: 240 LF/ 40 FT = 6 TREES  
C STREET SW: 170 LF/ 40 FT = 4 TREES  
1ST STREET SW: 81 LF/ 40 FT = 2 TREES

**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3, BLOCK 3, JOHN M. MAY'S SECOND ADDITION TO WEST CEDAR RAPIDS TO-WIT, WEST CEDAR RAPIDS BY THE ACT OF THE FIFTH GENERAL ASSEMBLY OF THE STATE OF IOWA, APPROVED JANUARY 25, 1855, EXCEPT PUBLIC HIGHWAY,  
AND  
LOTS 8 AND 9, BLOCK 3, JOHN M. MAY'S SECOND ADDITION TO WEST CEDAR RAPIDS TO-WIT, WEST CEDAR RAPIDS BY THE ACT OF THE FIFTH GENERAL ASSEMBLY OF THE STATE OF IOWA, APPROVED JANUARY 25, 1855, EXCEPT PUBLIC HIGHWAY.

**DENSITY CALCULATION**

7 CONDO'S/0.58 AC=12 UNIT/AC.

**ADJACENT ZONE R-3**

FRONT YARD 25 FEET  
REAR YARD 25 FEET  
INT. SIDE YARD 5/14 FEET  
CORNER SIDE 15 FEET

MIN. LOT 6,000 S.F.

**EXISTING O-5 YARD SET-BACK**

FRONT YARD 25 FEET + 1FT/3FT  
STRUCTURE EXCEEDS 45FT  
REAR YARD 15 FEET + 1FT/3FT  
STRUCTURE EXCEEDS 45FT  
INT. SIDE YARD 5/15 FEET + 1FT/3FT  
STRUCTURE EXCEEDS 45FT  
CORNER SIDE 15 FEET + 1FT/3FT  
STRUCTURE EXCEEDS 35FT

**PROPOSED PUD-2 YARD SET-BACK**

FRONT YARD 5 FEET  
REAR YARD 5 FEET  
SIDE YARD 5 FEET  
CORNER SIDE 5 FEET

\* ALL SETBACKS PROPOSED FOR THIS PUD-2

**PARKING REQUIREMENTS CORE AREA**

REQUIRED PARKING: 2/DWELLING UNIT = 14 SPACES  
CORE AREA: ON STREET PARKING ADJACENT TO THE BUILDING OR USE, SHALL BE COUNTED TOWARD THE MINIMUM NUMBER OF PARKING SPACES:  
-6 ON STREET SPACES.  
BUS ROUTE # ELEVEN W/IN 500FT REDUCE BY 5% = 0.7 STALLS  
TOTAL REDUCTION= 1 STALL.  
REQUIRED STALLS= 13  
PROVIDED 10 ON SITE + 6 ON STREET  
TOTAL PROVIDED = 16

**STREET CLASSIFICATIONS**

**DESIGN DATA-URBAN**

**C STREET SW (MAJOR ARTERIAL II)**  
- DESIGN SPEED: 35 MPH  
- POSTED SPEED: 30 MPH  
- RIGHT OF WAY WIDTH: 66'

**13TH AVENUE SW (LOCAL)**  
- DESIGN SPEED: 30 MPH  
- POSTED SPEED: 25 MPH  
- RIGHT OF WAY WIDTH: 66'

**1ST STREET SW (MAJOR ARTERIAL II)**  
- DESIGN SPEED: 35 MPH  
- POSTED SPEED: 30 MPH  
- RIGHT OF WAY WIDTH: 80'

DRAWN BY: DAS				
CHECKED BY: BWJ				
APPROVED BY: BWJ				
DATE: 04/17/2014				
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

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**CEDAR RAPIDS**  
City of Five Seasons

SEDONA VILLAGES  
CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA

**PUD SITE PLAN**

SHEET  
**1 OF 1**

PROJECT NO: 10221

CAD File: I:\projects\10200\10221 1st Street Redevelopment - Lerch\DWG\Concepts\10221-B01.dwg Date Plotted: Apr 17, 2014 - 11:44am Plotted By: DAVID SELLMAU

# “Sedona Villages” Narrative

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## **Sky’s Edge Development – 1140 C Street SW and 1223 1<sup>st</sup> Street SW P.U.D. 2 -Rezoning SDP**

The proposed Sedona Villages P.U.D. is an infill redevelopment of the property located at 1140 C Street SW and 1223 1<sup>st</sup> Street SW. The area was devastated by the 2008 flood and has since been under redevelopment through the City buyout process and the City ROOTS program. This project has recently been awarded funding by the city ROOTS program.

This single family residential development is proposed to be developed as a P.U.D.- 2 district as this will be a single phase residential development which is consistent in character with the surrounding community redevelopment area and neighborhood context.

The title of the development is “Sedona Villages” and consists of 7 detached single family homes with 3 homes fronting C Street SW and 4 homes fronting 13<sup>th</sup> Avenue SW. The individual homes will be constructed on one single lot and sold as a condominium. The project common spaces include driveway, storm water management areas, landscaping, and open green spaces within the project boundaries that will be consistently maintained by the Homeowners Association.

The proposed detached single family homes are sized and proportioned to be consistent with the neighborhood character. The design and materials are consistent with traditional residential development, however will represent a development that exceeds City standards. Landscaping will also exceed City Standards.

The floodplain located on the north side of C Street SW is approximately 722.5 (100-yr) and 726.0 (500-yr). The existing ground of the development ranges in elevation from 728 to 730.

The site lends itself adequately to utility services. A 6 inch sanitary sewer is readily available to service the proposed development from 1<sup>st</sup> Street SW and the alley northwest of the site. Water service is available from the existing 6” water main in 1<sup>st</sup> Street SW and C Street SW. Storm sewer is available to serve the site from the intersection of C Street SW and 13<sup>th</sup> Avenue SW as well as along the 13<sup>th</sup> Avenue corridor adjacent to the site.

The development is anticipated to begin construction June 2014 with an anticipated completion date of November 2014.

The requested modifications from the typical zoned district:

Yards: Typical Zone: R-3	Proposed Zone: PUD 2
Front: 25 feet	Front: 5 feet
Int. Side: 5/14 feet	Int. Side: 5 feet
Corner Side: 15 feet	Corner Side: 5 feet
Rear: 25 feet	Rear: 5 feet

Landscape: Request to reduce the required side bufferyard between the proposed PUD-2 residential and the existing R-3 zoned residential property from 15 feet to 7 feet. It is also proposed to maintain the existing evergreen bufferyard/screening if possible. If not, we proposed the evergreen screen option for the reduced side bufferyard.

Owner: Sky's Edge Development, L.C.  
Developer: Sky's Edge Development, L.C.  
Engineer: Hall and Hall Engineers, Inc.  
Surveyor: Hall and Hall Engineer, Inc.  
Building Designer: Prull Custom Designs  
Attorney: John Wagner

Total Land Area: 25,142 S.F., 0.58 acres  
Total Dwelling Units: 7 Detached Single Family Homes  
Total Dwelling Unit Coverage: 7,350 S.F., 0.17 acres  
Detached Garage: 10 stalls  
Detached Garage Coverage: 2,880 S.F., 0.06 acres  
Paved Driveway Coverage: 3,712 S.F., 0.08 acres  
Density: 12 units per acre  
Open Space (green space): 11,200 S.F., 0.26 acres (44%)





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

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

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CPC Date: May 8, 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 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.

The request was reviewed by the Planning Commission on March 27, 2014 and tabled. The applicant was instructed to consider alternate locations and work with the neighbors to address their concerns. The tower's location has now been shifted away from the adjacent residential properties.

**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 location of the proposed 138-foot tall monopole tower has been moved to the opposite (westerly) end of the lot, with a proposed church between it and the adjacent residences. 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:* The tower's location has been shifted away from the adjacent residential properties. Screen fencing and landscaping is planned to reduce the visual impact associated with the ground-mounted equipment. The communication tower regulations in the City Zoning Ordinance require 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 conditions as recommended by staff should be considered:

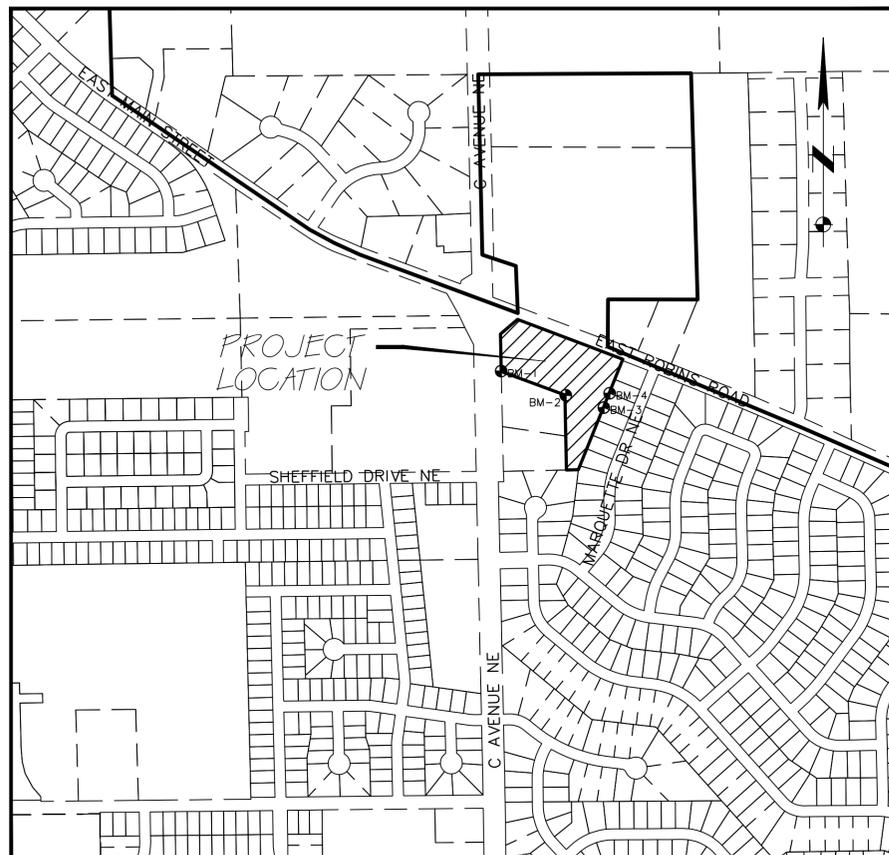
1. That the development shall comply with all applicable Zoning Ordinance requirements in Section 32.04.030.A.8. and Municipal Code Section 32D.
2. That Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.

DRAWINGS OF PROPOSED IMPROVEMENTS  
FOR  
**NEW LIFE PENTECOSTAL CHURCH**  
2773 EAST ROBINS ROAD  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA  
DRY CREEK WATERSHED  
T84N, R7W, SECT. 26

UTILITY AND EMERGENCY TELEPHONE NUMBERS

CITY OF CEDAR RAPIDS, IOWA	
PUBLIC WORKS DEPARTMENT	(319)-286-5802
POLICE DEPARTMENT	(319)-286-5491
EMERGENCY	911
FIRE DEPARTMENT	(319)-286-5200
EMERGENCY	911
WATER DEPARTMENT	(319)-286-5910
SEWER MAINTENANCE DEPARTMENT	(319)-286-5815
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(319)-298-5162
CENTURYLINK (TELEPHONE)	
ENGINEER, WEST SIDE	(319)-399-7600
ENGINEER, EAST SIDE	(319)-399-7487
ALLIANT/I.E.S. INDUSTRIES (ELECTRIC, STEAM)	
INFORMATION	(319)-786-1912 (319)-786-1959
MEDIACOM (CABLE TV)	
BUSINESS LOCATIONS	(319)-395-9699 (800)-292-8989
WINDSTREAM (TELEPHONE / CABLE TV)	
BUSINESS LOCATIONS	(319)-790-7114 (800)-292-8989
IMON (TELEPHONE / CABLE TV)	(319)-261-4670
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-665-5312
LINN COUNTY REC	(319)-377-1587
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
LINN COUNTY ENGINEER	(319)-892-6400
LINN COUNTY MAINTENANCE	(319)-892-6420

LOCATION MAP  
(NOT TO SCALE)



SHEET INDEX

NO.	DESCRIPTION
C1.0	COVER
G1.0	EXISTING SITE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.0	GENERAL NOTES AND LEGEND
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	SITE LAYOUT PLAN
C5.0	SITE UTILITY PLAN
C6.0	SITE PAVING AND STRIPING PLAN
C7.0	SITE DETAILS
L1.0 - L2.0	LANDSCAPE PLAN

USE

EXISTING:	RESIDENCE
PROPOSED:	CHURCH

ZONING

EXISTING:	A
PROPOSED:	A

SITE ADDRESS

2773 EAST ROBINS ROAD  
CEDAR RAPIDS, IA 52402

DIMENSIONAL STANDARDS (A)

MINIMUM LOT SIZE:	1 ACRE
MINIMUM WIDTH AT SETBACK:	150'
MINIMUM FRONTAGE:	50'
FRONT YARD SETBACK:	35'
INTERIOR SIDE SETBACK:	15'
CORNER SIDE SETBACK:	25'
REAR SETBACK:	35'

PARKING REQUIREMENTS

CHURCH REQUIRED:	1 PER 4 SEATS IN SANCTUARY 126 SEATS x 1 / 4 = 31.5 -> 32 STALLS HC STALLS: 25-50 TOTAL = 2 HC SPACES REQUIRED
PROVIDED:	37 SPACES (INCLUDES 2 HC SPACES)

**NOTE**  
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.

NO DESIGN VARIANCES REQUESTED.

BENCHMARKS & HORIZONTAL CONTROL:

BM-1 : 8" IRON PIPE N: 3489639.942' E: 5426822.192' ELEV: 868.94'	BM-3 : 8" REBAR N: 3489444.828' E: 5427380.807' ELEV: 874.16'
BM-2 : 4" IRON PIPE N: 3489511.706' E: 5427170.027' ELEV: 872.73'	BM-4 : 8" REBAR N: 3489522.763' E: 5427412.348' ELEV: 874.76'

**OWNER:**  
NEW LIFE PENTECOSTAL CHURCH  
PASTOR PIERRE GIBBS  
357 ESSEX DRIVE NE  
CEDAR RAPIDS, IA 52402

**CONTACT PERSON:**  
MARVIN G. HOUG, P.E.  
1860 BOYSON ROAD  
HIAWATHA, IA 52233  
PH: 319-361-9341  
EMAIL: MARV@HALLENG.COM

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

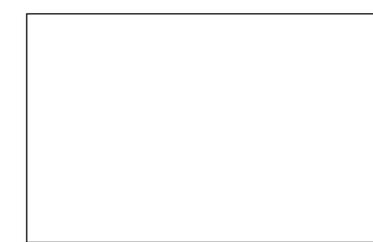
Signed: *Nicholas J. Betts* Date: 4/25/2014  
Nicholas J. Betts, P.E. 17780  
My license renewal date is December 31, 2015

Pages or sheets covered by this seal:  
C1.0-C7.0, G1.0

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 licensed professional landscape architect under the laws of the state of Iowa.

Signed: *Loren M. Hoffman* Date: 4/25/2014  
Loren M. Hoffman, L.A.  
My license renewal date is June 30, 2014

Pages or sheets covered by this seal:  
L1.0-L2.0

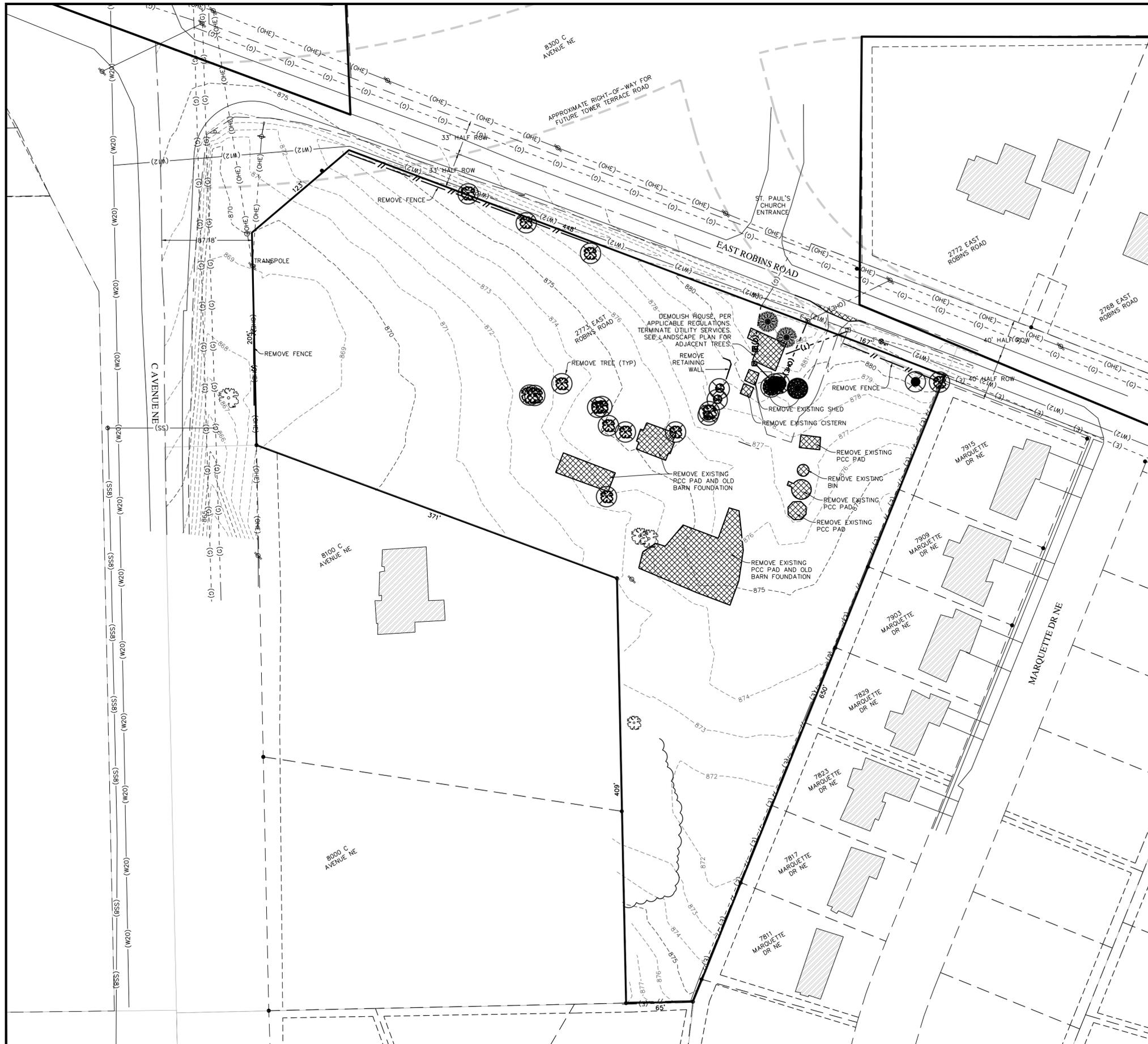
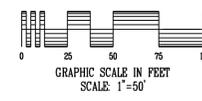


CITY FILE NUMBER: \_\_\_\_\_  
HALL AND HALL PROJECT NUMBER: **9936**

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.  
SEE CEDAR RAPIDS METROPOLITAN STANDARD DETAILS AND SPECIFICATIONS FOR CIVIL IMPROVEMENTS.  
http://www.cedar-rapids.org/government/departments/public-works/engineering/publicimprovementdocs/details/Pages/default.aspx  
http://www.cedar-rapids.org/government/departments/public-works/engineering/publicimprovementdocs/specifications/Pages/default.aspx



DRAWINGS OF PROPOSED IMPROVEMENTS FOR NEW LIFE PENTECOSTAL CHURCH



DRAWN BY: NjB			
CHECKED BY:			
APPROVED BY: MGH			
DATE: XX/XX/XX			
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED DATE



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**NEW LIFE PENTECOSTAL CHURCH**  
 IN THE CITY OF CEDAR RAPIDS,  
 LINN COUNTY, IOWA

EXISTING SITE TOPOGRAPHIC SURVEY AND  
 DEMOLITION PLAN  
 PROJECT NO: 9936



**PLANTING REQUIREMENTS**

ZONING: EXISTING: A  
PROPOSED: A

ADJACENT ZONING:  
NORTH: EAST ROBINS ROAD NE R.O.W.  
SOUTH: A & R-2  
WEST: C AVENUE NE R.O.W.  
EAST: R-2

STREET TYPE CLASSIFICATION & REQUIRED CLEAR ZONE  
EAST ROBINS ROAD NE: ARTERIAL: 10' CLEAR ZONE: 40 MPH DESIGN SPEED  
C AVENUE NE: MAJOR ARTERIAL II: 10' CLEAR ZONE: 40 MPH DESIGN SPEED

PARKING TREES  
PARKING SPACES (1 TREE/12 STALLS): 37/12 = 3.08  
3 TREES REQUIRED  
3 TREES PROVIDED

EAST ROBINS ROAD NE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING  
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)  
LENGTH OF FRONTAGE: 614.87 LF = 24.00 LF = 590.87 LF  
TREES REQUIRED: 590.87/40 = 14.77  
15 TREES REQUIRED  
13 TREES PROVIDED  
02 TREES PRESERVED

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)  
AS PER THE CITY OF CEDAR RAPIDS, IOWA ORDINANCE 32.05.030:  
SECTION 1: A. LANDSCAPING, BUFFERING, AND SCREENING; 4. LANDSCAPING REQUIRED OUTSIDE THE CORE AREA; C. STREET FRONTAGE LANDSCAPING ON PRIVATE PROPERTY; I. "ALL AREAS ADJOINING PUBLIC OR PRIVATE STREET FRONTAGE ON A LOT CONTAINING A MULTIPLE FAMILY, OFFICE/COMMERCIAL OR INDUSTRIAL USE SHALL BE LANDSCAPED..." NO STREET FRONTAGE LANDSCAPE AREA REQUIRED.

PARKING SHRUB SCREENING  
SHRUBS TO SCREEN 203 LF x 0.67 = 136.01 LF  
136.01 LF / 4' = 34.00  
(4' AVG SHRUB WIDTH)  
34 TOTAL SHRUBS REQUIRED  
(20% GRASS/MILDFLOWERS @ 4:1 SHRUB RATIO)  
35 SHRUBS PROVIDED  
00 GRASSES/MILDFLOWERS PROVIDED

C AVENUE NE - SIDE YARD 10'

RIGHT-OF-WAY LANDSCAPING  
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)  
LENGTH OF FRONTAGE: 327.41 LF  
TREES REQUIRED: 327.41/40 = 8.19  
9 TREES REQUIRED  
9 TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA  
AS PER THE CITY OF CEDAR RAPIDS, IOWA ORDINANCE 32.05.030: SECTION 1:  
A. LANDSCAPING, BUFFERING, AND SCREENING; 4. LANDSCAPING REQUIRED OUTSIDE THE CORE AREA; C. STREET FRONTAGE LANDSCAPING ON PRIVATE PROPERTY; I. "ALL AREAS ADJOINING PUBLIC OR PRIVATE STREET FRONTAGE ON A LOT CONTAINING A MULTIPLE FAMILY, OFFICE/COMMERCIAL OR INDUSTRIAL USE SHALL BE LANDSCAPED..." NO STREET FRONTAGE LANDSCAPE AREA REQUIRED.

BUFFERYARDS  
NORTH AND WEST BOUNDARIES: ADJON PUBLIC STREETS.  
NO BUFFERYARD REQUIRED.  
EAST BOUNDARY: R-2  
PER 32.05.030.A.4.i.(A) BUFFERYARDS SHALL "BE REQUIRED WHERE THE PRIMARY STRUCTURE BEING DEVELOPED IS LOCATED WITHIN (100) FEET OF THE PROTECTED DISTRICT" NO BUFFERYARD REQUIRED.  
SOUTH BOUNDARY: A  
EXISTING AND PROPOSED ZONING WILL MATCH A ZONING. NO BUFFERYARD REQUIRED. SUPPLEMENTAL EVERGREEN SCREENING IS SHOWN TO BUFFER SIGHT LINES TO PRIMARY STRUCTURE.

**TREE MITIGATION REQUIREMENTS**

TREE MITIGATION SHALL ADHERE TO OPTION IV OF THE CITY OF CEDAR RAPIDS, IOWA ORDINANCE. TREES ARE TO BE REPLACED PER TABLE 32.05-1 AND ARE NOTED ON PLAN AS FOLLOWS:

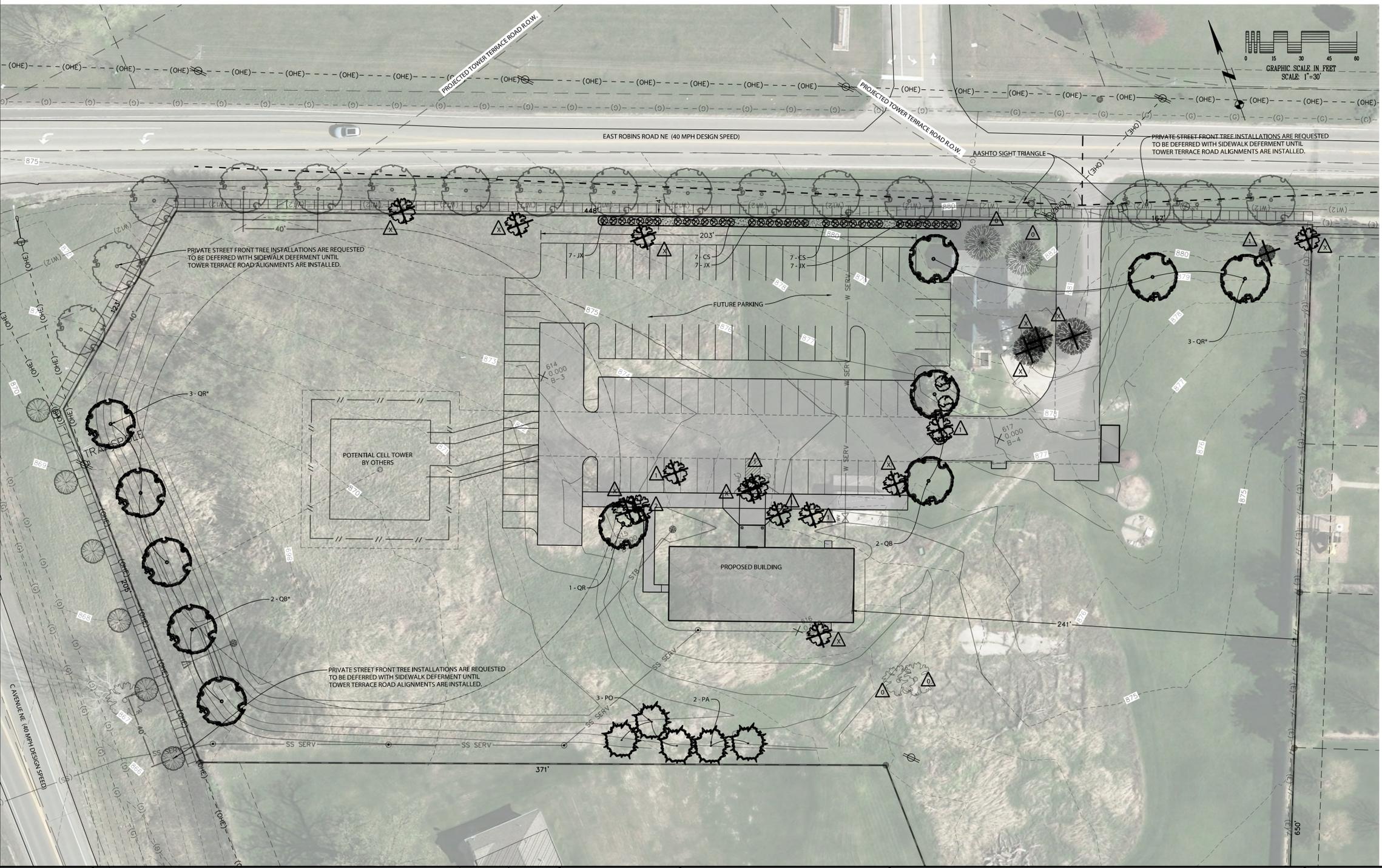
- △ 5 TO <15 INCH DBH @ 1:1 RATIO REPLACEMENT (6 NOTED) = 6
- △ 15 TO <25 INCH DBH @ 2:1 RATIO REPLACEMENT (1 NOTED) = 2
- △ 25 TO <35 INCH DBH @ 3:1 RATIO REPLACEMENT = 0
- △ >35 INCH DBH @ +1 RATIO PER 6 INCH INCREMENT REPLACEMENT = 0
- △ INVASIVE, DISEASED, OR POOR QUALITY TREE: REMOVAL ONLY (11 NOTED) = 0
- △ PRESERVED TREE: TO BE PROTECTED DURING CONSTRUCTION (3 NOTED; RE: 2/L2.0)

TOTAL MITIGATION TREES = 8  
PROVIDED = 8

ID	QNTY	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
<b>DECIDUOUS TREES</b>						
QR	7	Quercus rubra NORTHERN RED OAK	1 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
QB	4	Quercus bicolor SWAMP WHITE OAK	1 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
<b>EVERGREEN TREES</b>						
PO	3	Picea omorika SERBIAN SPRUCE	7' HEIGHT	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
PO	2	Picea abies NORWAY SPRUCE	7' HEIGHT	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
<b>SHRUBS</b>						
CS	21	Cornus sericea 'Allentans' RED TWIG DOGWOOD	#3	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN
JX	14	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT JUNIPER	#3	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN

" \* " ASTERISK ON PLAN DENOTES TREE IS A REQUIRED REPLACEMENT TO MITIGATE REMOVED TREES (8 LOCATIONS) I.E. " 1 - XX\* "

PLANT SCHEDULE & PLAN ID KEY



**PLANTING LEGEND**

- PROPOSED DECIDUOUS SHADE TREE
- STREET TREE DEFERRED WITH SIDEWALK
- PROPOSED CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS
- EXISTING DECIDUOUS SHADE TREE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB

**SURFACE RESTORATION NOTES**

1. ALL SEEDED TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE "TECHNICAL BULLETIN" FOR "SUPER TURF II LS" PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL.  
IF ALTERNATE IS SUBMITTED & USED, MIX MUST CONSIST OF 90% TURF TYPE TALL FESCUE, 5% KENTUCKY BLUEGRASS, AND 5% PERENNIAL RYEGRASS. TECHNICAL BULLETIN FOR "SUPER TURF II LS" CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
2. ALL SODDED TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED PER THE SPECIFICATIONS FOR "RIF SOD" PROVIDED BY BLUE GRASS ENTERPRISES, INC. INFORMATION FOR "RIF SOD" CAN BE FOUND ON THE BLUE GRASS ENTERPRISES, INC. WEBSITE: www.bgsod.com

CONTACT INFO:  
United Seeds Inc.  
1800 Dixon Ave. Suite A  
Des Moines, IA 50316  
Ph: 1-800-365-6674  
Contact Person: Mark Ackerman  
Email: mackerman@unitedseeds.com  
Web: www.unitedseeds.com

DRAWN BY: BLC			
CHECKED BY: NJB			
APPROVED BY: MGH			
DATE: 04/28/2014			
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED DATE

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NEW LIFE PENTECOSTAL CHURCH  
IN THE CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA

CAD File: I:\projects\9900\9936-New Life Pentecostal\DWG\9936-L1.0.dwg Date Plotted: Apr 28, 2014 - 8:25am Plotted By: BCOFFMAN

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, May 29, 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: 4015 Mt Vernon Road SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-2, Community Commercial Zone District, as requested by Hy-Vee, Inc. (Applicant/Titleholder)

**Case No: PSDP-008537-2014; Case Manager: Chris Strecker**

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

Consideration of a Conditional Use for an 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**

**3. Case Name: 5101 16<sup>th</sup> Avenue SW (Conditional Use)**

Consideration of a Conditional Use for a Communications Tower in a C-3, Regional Commercial Zone District as requested by Verizon Wireless (Applicant) and Father's House Vineyard (Titleholder)

**Case No: RZNE-009110-2014; Case Manager: Dave Houg**

**4. Case Name: 821, 825 and 827 Shaver Road NE (Rezoning)**

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Noleshawk Investments LLC (Applicant) and City of Cedar Rapids (Titleholder)

**Case No: RZNE-009245-2014; Case Manager: Vern Zakostelecky**

**5. Case Name: 821, 825 and 827 Shaver Road NE (Conditional Use)**

Consideration of a Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Noleshawk Investments LLC (Applicant) and City of Cedar Rapids (Titleholder)

**Case No: COND-009248-2014; Case Manager: Vern Zakostelecky**

**6. Case Name: 1900 F Avenue NW (Conditional Use)**

Consideration of a Conditional Use for an Communications Tower in a R-2, Single Family Residence Zone District as requested by AT&T Wireless (Applicant) and Immanuel Baptist Church (Titleholder)

**Case No: COND-009542-2014; Case Manager: Dave Houg**

**7. Case Name: 150 38<sup>th</sup> Street NW (Conditional Use)**

Consideration of a Conditional Use for an Electrical Substation in a R-2, Single Family Residence Zone District as requested by Alliant Energy (Applicant) and Interstate Power & Light (Titleholder)

**Case No: COND-009582-2014; Case Manager: Dave Houg**

**8. Case Name: 2<sup>nd</sup> Street and Diagonal Drive SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan zoned RMF-2, Multiple Family Zone District, as requested by The T.W. Sather Company (Applicant) Sam Tarbox ET AL, Cecil J. & Tracy L. Powell, John & Randa Khairallah, JZ Properties LLC - Series 3 and City Of Cedar Rapids (Titleholders)

**Case No: PSDP-009583-2014; Case Manager: Vern Zakostelecky**