

**CITY PLANNING COMMISSION MEETING**

Thursday, June 19, 2014  
3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

**AGENDA**

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

**1. Case Name:** 1620 E Avenue NE (Conditional Use)

Consideration of a Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District as requested by SMS Maintenance (Applicant) and Coral Isle Club 909 (Titleholder).

**Case No:** *COND-009768-2014* **Case Manager:** *Dave Houg*

**2. Case Name:** 2200 Scotty Drive SW (Conditional Use)

Consideration of a Conditional Use for a Communication Tower in a C-3, Regional Commercial Zone District as requested by Crown Castel (Applicant) and Affordable Self Storage (Titleholder).

**Case No:** *COND-009719-2014* **Case Manager:** *Dave Houg*

**3. Case Name:** 614 1<sup>st</sup> Avenue NW (Rezoning and Conditional Use)

- a) Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

**Case No.** *RZNE-010697-2014* **Case Manager:** *Joe Mailander*

- b) Consideration of a Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District as requested by Builders Plus (Applicant) and Gam Thi Nguyen (Titleholder).

**Case No:** *COND-010698-2014* **Case Manager:** *Joe Mailander*

- **New Business**

- 1. Consideration Regarding Conformity of Proposed Amendment No. 1 to the River Ridge North Urban Renewal Area.

2. Consideration Regarding Conformity of Proposed Amendment No. 1 to the Rockwell North Urban Renewal Area.
3. Consideration Regarding Conformity of Proposed Amendment No. 1 to the Southwest North Urban Renewal Area.
4. Consideration Regarding Conformity of Proposed Amendment No. 1 to the Village North Urban Renewal Area.

- **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, May 29, 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  
Allan Thoms  
Kim King

Member Absent: Virginia Wilts

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

CD Staff: Seth Gunnerson, 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 May 8, 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: 821 and 825 Shaver Road NE (Rezoning)***

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District as requested by Noleshawk Investments LLC (Applicant) and City of Cedar Rapids (Titleholder)

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

Mr. Mailander said that as stated this was both a Rezoning and Conditional Use request for property at 821 and 825 Shaver Road NE. Mr. Mailander showed a Zoning Location Map. Current use is a Sag Wagon Restaurant. The Rezoning is currently I-1, Light Industrial Zone District and an Outdoor Service Area is not allowed in an I-1 Zone District so the request is to rezone to commercial and then asking for a Conditional Use for an Outdoor Service Area. The property is currently being purchased from the City of Cedar Rapids. There will be no permanent structures, they have adequate parking and seating for 20 people. They will expand the existing parking lot and add a sand volley ball court, green space and bike racks

Commissioner Overland called for questions of Mr. Mailander.

Commissioner Halverson asked if there was not going to be a permanent structure being built on the property. Mr. Mailander stated that was correct.

Commissioner Overland called for a representative of the applicant.

Marty Hoeger, Neighborhood Development Corporation, 225 2<sup>nd</sup> Street SE stated he would be happy to answer any questions.

Commissioner Overland called for questions of the applicant.

Commissioner Dahlby asked if most of the customer drive their cars or bike to this facility. Mr. Hoeger said that there is a mix of both car and bicycle traffic, thus the reason they are extending the parking lot and there are 105 bicycle racks that are full on the weekend and an additional 50 racks will be added. The parking lot is being extended to give a better flow of traffic.

Commissioner Dahlby stated that the city has parking requirements and in this case if the applicant was adding the parking because they had to or because it was needed. Mr. Hoeger stated that because of the site they added the additional parking to avoid requesting variance.

Commissioner Knox-Seymour asked why Conditional No. 5 stated that the outdoor service area is to be inspected by the Police Department. Mr. Mailander stated that this was a standard condition for outdoor service areas so that the height of the fence is adequate so drinks are not passed outside the area.

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 Rezoning. Commissioner Halverson made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District. Commissioner Dahlby seconded the motion.

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

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

## **2. Case Name: 821 and 825 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: David Houg***

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Pankey made a motion to approve the Conditional Use for an Outdoor Service Area in a C-2, Community Commercial Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

### **3. 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: Joe Mailander***

Mr. Mailander stated this was a Preliminary Site Development Plan on proposed property that currently has existing homes on it. The applicant is working with residents and has been approved for Low Income Housing Tax Credits. There will be a single access drive from 3<sup>rd</sup> Street SW and two access drives from 2<sup>nd</sup> Street SW. A Location map, Preliminary Site Development Plan and renderings of the building were shown. City Council will approve the vacation of 6<sup>th</sup> Street and Alley on June 10, 2014. An Administrative Site Plan and Permits will be the next step.

Commissioner Overland called for questions of Mr. Mailander.

Commissioner Dahlby asked for clarification that this was a 64-unit 2 story building but the staff reports states it is a 4 story building. Mr. Mailander confirmed that it is a 64-unit 4 story building.

Commissioner Thoms asked that Condition No. 7 be explained – Parking is not to be provided within a required front yard setback without successfully obtaining a variance. Mr. Mailander stated that originally 2nd Street was going to be considered a front yard. Diagonal Drive will now be the front yard. Now that the design has changed, that Condition can be struck.

Commissioner Overland asked if the 28 parking spaces could be explained. Mr. Mailander stated that was an error and should be 88 parking spaces.

Commissioner Knox-Seymour asked if this was affordable housing and how many houses would be removed. Mr. Mailander stated that this qualified for work force housing with income guidelines. He further stated that seven (7) homes would be removed at this time.

Commissioner Thoms asked how the 4 story building fit in the neighborhood. Mr. Mailander stated that multi-family housing was a good transition between the commercial and industrial to the single-family residential. The building will be a different look on 2<sup>nd</sup> Street and also from sound and noise.

Commissioner King asked if they had met with the Kingston Village Overlay Design. Mr. Mailander stated that the applicant will have neighborhood meetings with the neighbors.

Commissioner Knox-Seymour asked how a 4-story building could not be out of scale with the existing homes. Mr. Mailander stated that yes it would be out of scale with the existing homes but it would be transitional from the industrial buildings. It is not out of scale as there are similar buildings being built in the area.

Mr. Gunnerson shared that the Kingston Village Plan was adopted in 2013 and identified the location of the proposed development for “organic” growth. It also identified it as a potential gateway location. Mr. Gunnerson indicated that the plan called for the placement of taller building along major streets, such as Diagonal Drive, with lower intensity development within interior streets.

Commissioner Thoms asked for clarification on the parking. Mr. Mailander stated that the project will require 88 spaces

Commissioner Overland called for a representative of the applicant.

Jeff Lieberman, Excel Engineering, 100 Camelot Drive, Fond du Lac, WI, Thomas Sather, TW Sather Company, 6527 Normandy Lane, Madison, WI and Richard Sova, Landover Corporation, 40 Landover Parkway, Hawthorn Woods, IL stated they would answer any questions.

Commissioner Overland called for questions of the applicants.

Commissioner King asked what the plan was to reach out to the neighbors and how the neighbors felt about this building being in their back yard. Mr. Sather requested that Mr. Sova answer this question. Mr. Sova has support letters from many of the community organizations in the neighborhood.

Commissioner Knox-Seymour asked about the income guidelines. Mr. Sather stated that this project was awarded IFA-42 tax credits and is mixed income workforce housing, no age restrictions, 10 units are market rate and the rest are for those whose incomes are 60% or less of county median income. Currently 7 out of 10 people fall within those guidelines. Commissioner Overland asked how far out tax credits was extended. Mr. Sather stated IFA has a term of 30 years and the owner must maintain property and compliance guidelines with quality inspections are done on a quarterly basis.

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

David King, 514 2<sup>nd</sup> Street SW, Kristian Fairchild, 521 3<sup>rd</sup> Street SW posed the following concerns to the Commission:

- Contesting the alley way being closed
- Sewer system work

- Parking too close to the home

Commissioner Overland asked Mr. Mailander to address the public concerns. Mr. Mailander stated that the vacation request was in to Public Works and the applicant and Mr. King will have to come to an agreement before the vacation of the alley will proceed.

Mr. Mailander further stated the sewer work is FEMA funded sewer work that is on hold until this project is underway. And as far as screening to the homes from the parking lot, a full fence screening will be installed between multi-family and single-family. The Project moved to the south at the direction of the Kingston Village Overlay District.

Commissioner Pankey asked if there would be an easement or compromise that does not take away from the parking and if there was a possibility that Mr. King had the access in the alley way that he needed. Mr. Mailander stated that there were some other options. Mr. King will have to sign off before the City could proceed. Mr. Mailander further stated that Condition 6 does cover this but if the Commission wanted another Condition written, that could be done to make certain Mr. King and Mr. Sova have this addressed. It was agreed to modify Condition 6.

Commissioner Overland called for a motion to approve the Preliminary Site Development Plan. Commissioner Thoms made a motion to approve the Preliminary Site Development Plan zone RMF-2, Multiple Family Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Thoms stated his objection is a four story building and how that will look in this area.

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

#### **4. Case Name: 2739 1<sup>st</sup> Avenue SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan zoned O-S, Office/Service Zone District, as requested by Compass Commercial Services (Applicant) Cornerhouse Properties (Titleholder)

*Case No: PSDP-009702-2014; Case Manager: Joe Mailander*

Mr. Mailander stated this is also a project the Commissioners have seen before on 1<sup>st</sup> Avenue at 28<sup>th</sup> Street SE with a single access off 28<sup>th</sup> Street. A Preliminary Site Plan was shown as well as a Rendering. The next step is an Administrative Site Development Plan and permitting.

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

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Ahmann Design, Inc., 1601 Boyson Square Drive, Hiawatha

Commissioner Overland called for questions of the applicant.

Commissioner Knox-Seymour asked who was going to be occupying the building.

Mr. Pelley stated that they had two businesses that were planning to lease the building that were not medical such as their other buildings.

Commissioner Overland asked if the orientation of this building could be moved. Mr. Pelley stated that they had not given consideration to another orientation. Mr. Pelley felt City Council objected to moving it to a different orientation.

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 Preliminary Site Development Plan. Commissioner Halverson made a motion to approve the preliminary site development plan in an O-S, Office/Service Zone District. Commissioner Pankey 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: 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***

Mr. Houg stated this will be a 125 foot tower on the site of Immanuel Baptist Church. This is a single-family residence district and the tower will be on an open field. Mr. Houg showed a site plan with an access drive through the parking lot, with security fencing and basic tower elevation. Mr. Houg also showed a street view from several directions. One condition is required and the Board of Adjustments will consider this request on June 9, 2014. Three objection letters have been received.

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

Commissioner Overland called for a representative of the applicant.

Lew Caliento, AT&T, 1501 E Woodfield, Geneva, Illinois

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

Commissioner Kim asked if there was a representative of the church present. Mr. Caliento stated they were not.

Commissioner Halverson asked if AT&T had considered co-location. Mr. Caliento stated that they had looked at several other locations to co-locate, however there is a huge gap in this area. Mr. Caliento stated they provide 911 services as well as providing more service.

Commissioner Halverson stated that many towers are being built

Mr. Caliento stated he was filling in for Ben Russell. A map was provided as well as having researched many locations but this is the best place. This tower will provide an opportunity to co-locate with their tower. It is far less expensive to co-locate than to build your own tower.

Commissioner Dahlby asked if it was going to look like a bell tower. Mr. Caliento stated it would be a monopole.

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

Ruth Beisker, 900 19<sup>th</sup> Street NW, George Foster, 939 Belmont Parkway NW, David Boelman, 947 Belmont Parkway NW, Erin Boelman, 947 Belmont Parkway NW, Bret Underwood, 1027 Belmont Parkway NW and Larry Beisker, 900 19<sup>th</sup> Street NW posed the following concerns to the Commission:

- Does the City benefit from taxes since it is built on church property
- Esthetic value
- Property value
- RF Emissions
- Be considered in a commercial locations
- Suggest bell tower
- Make the place look ugly
- Dangerous for the Nature

Commissioner Overland asked if towers on non-profit property, do they pay taxes to the City. Mr. Houg did not have the answer.

Commissioner Overland asked the applicant to return to address such questions as R Emissions. Mr. Caliente stated he was not an expert but does have the American Cancer letter as well AT&T RF Safety Letters (this is attached to the minutes). The tower is very high and the RF is high over everyone's head. One would get more RF from standing in front of a microwave oven.

Commissioner Overland asked if there was any talk about disguising the tower such as a bell tower. Mr. Caliente stated the tower is fully screened and will blend in with the surrounding landscaping. The challenge of doing a bell tower is that it will only hold one antenna.

Commissioner Halverson stated that there should be a heightened sensitivity to the residents in the area. This is a 12 ½ story tower that will be there indefinitely.

Commissioner Pankey stated that the Commission has seen a bell tower that looks much more pleasing to the neighborhood rather than the monopole. No light is added to the top.

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Thoms made a motion to approve the Conditional Use for a Communications Tower in an R-2, Single Family Residence Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion.

Mr. Mailander stated that the question regarding the taxes was not answered and also that the Applicant has not met with the neighbors.

Commissioner Thoms stated that the taxation question is a good question but he would go forward with the motion. He has seen towers disguised as palm trees and evergreen trees and is not certain the bell tower is the answer. This applicant should be considered as a template. This is where the coverage is needed and the best location.

Commissioner Dahlby stated that she also agreed but did want there to be discussion to make the monopole into a bell tower.

Commissioner Halverson stated that if this is not postponed that we have lost the opportunity to make changes to the communication tower.

Commissioner Knox-Seymour stated she would support postponing so that a meeting with the residents would take place before it returned to a future CPC Meeting.

Commissioner King stated that the neighbors have not had a chance to give their input.

Commissioner Halverson made a motion to postpone the Conditional Use until after the Applicant could meet with the neighbors. Commissioner King seconded the motion.

Commissioner Overland stated seeing that there was no further discussion he called for a vote on the motion. The motion to postpone passed with a vote of four (4) to three (3).

Commissioner Knox-Seymour excused herself from the remainder of the meeting.

#### **6. Case Name: 59 16<sup>th</sup> Avenue SW (Conditional Use)**

Consideration of a Conditional Use for an Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Frugal Heart LLC (Applicant) and Dusty Road LLC (Titleholder)

*Case No: COND-009773-2014; Case Manager: Dave Houg*

Mr. Houg stated this is currently the Lion Bridge Brewing Company that is requesting an Outdoor Service Area in a C-3 Zone District. Mr. Houg showed an aerial photo of the site, a preliminary site plan, a street view with 6 recommended conditions. The Czech Village Overlay District has given their review of this Conditional Use. Also within the Flood Plain Management area but this does comply. The Board of Adjustments will review this project on June 9, 2014.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Pankey asked if this is classified as a sidewalk café. Mr. Houg said it was on private property. Commissioner Pankey asked if it required a six foot fence. Mr. Houg stated yes it would have a fence unless they can convince the police that they will have adequate staffing.

Commissioner Halverson said the staff reported stated “the current project is not complete” and wondered what that meant. Mr. Houg stated that the applicant is not able to serve alcohol in this

particular area because it is not complete. Commissioner Dahlby stated that the area looks like it is in the beginning states of being constructed.

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

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

Commissioner Overland called for a motion to approve the Conditional Use. Commissioner Halverson made a motion to approve the Conditional Use for an Outdoor Service Area in a C-3, Regional Commercial Zone District. Commissioner Dahlby seconded the motion.

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

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

## **7. Case Name: City ROOTs Lots (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District, RMF-2, Multiple Family Residence Zone District and C-2, Community Commercial Zone District to R-TN, Traditional Neighborhood Residence Zone District for properties at 1024 K Avenue NW, 926 N Street SW, 930 N Street SW, 430 9th Avenue SW, 1069 G Avenue NW, 508 9th Street SW, 507 7th Avenue SW, 453 9th Avenue SW, 609 3rd Avenue SW, 948 N Street SW and 709 3rd Street SW as requested by the City of Cedar Rapids  
*Case No: RZNE-010381-2014; Case Manager: Joe Mailander*

Mr. Mailander stated this is another round of rezoning's that are part of the City's ROOTs program. The R-TN allows for narrower lots. The 11 City-owned lots will be given to developers at no charge and then sold to a homeowner who qualifies.

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

Commissioner Overland called for a motion to approve the Rezoning. Commissioner Halverson made a motion to approve the Rezoning from RMF-2, Multiple Family Residence Zone District and C-2, Community Commercial Zone District to R-TN, Traditional Neighborhood Residence Zone District for properties at 1024 K Avenue NW, 926 N Street SW, 930 N Street SW, 430 9th Avenue SW, 1069 G Avenue NW, 508 9th Street SW, 507 7th Avenue SW, 453 9th Avenue SW, 609 3rd Avenue SW, 948 N Street SW and 709 3rd Street SW. Commissioner Pankey seconded the motion.

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

The meeting was adjourned at 4:19 pm

Respectfully Submitted,

DRAFT



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: June 19, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Scott Shanahan for the Knights of Columbus  
Titleholder: Coral Isle Club 909  
Case Number: COND-009768-2014  
Location: 1620 E Avenue NE  
Request: Conditional Use approval for an Outdoor Service Area in the C-2, Community Commercial Zone District  
Case Manager: David Houg, Development Services Department

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**BACKGROUND INFORMATION:**

The property was acquired by the Knights of Columbus and rezoned to the C-2 Zoning District in August of 2013.

The site consists of the following:

- Total site area is 40,859 sq. ft.
- Total building area is 13,036 sq. ft.-2-stories-6,518 sq. ft. per floor.
- Total outdoor service area size is 680 sq. ft. (25 seats)
- Total parking required is 76 spaces.
- Total parking provided is 66 spaces. A variance for reduced parking is requested.

**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:* Outdoor Service Areas where alcohol can be consumed can be located in the C-2 Zoning District if approved as a conditional use.

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 site plan conforms to regulations established in Chapter 32 of the Municipal Code and the goals and the Future Land Use Map in City's 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:* Staff does not expect this development to have a negative effect on adjacent properties and the character of the neighborhood due to the patio's size, location and required screening.

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 patio must be enclosed by a fence and is partially shielded by the building. As such, staff feels the Outdoor Service Area will be compatible with the area.

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:* Traffic congestion in this area is minimal, and all services are currently available to serve the lot. The addition of the outdoor service area should not have any impact or burden on City services or traffic.

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 development will comply with all additional standards from the Ordinance.

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 applicant will be responsible for compliance with the conditions and will take necessary steps as required by the City Zoning Ordinance to minimize any potential adverse impacts.

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

*Staff comments:* This plan is consistent with the plan approved for the 2013 rezoning.

**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 this Ordinance.

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

**RECOMMENDED CONDITIONS:**

1. Required off street parking shall be provided per provisions of the Zoning Ordinance or a variance be obtained.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case by case basis.
3. The 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.
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.
6. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
7. 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.





Development Services Department  
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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: June 19, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Crown Castle for AT&T Mobility  
Titleholder: Affordable Self-Storage Partnership  
Case Number: COND-009719-2014  
Location: 2200 Scotty Drive 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 a Conditional Use for a 128 foot high Communications Tower in a C-3, Regional Commercial Zone District for the property at 2200 Scotty Drive SW as requested by AT&T Mobility.

The site details are as follows:

- The site hosting the communications tower is 1.99 acres.
- The communications tower is an existing 118 foot high monopole.
- A 10 foot extension is proposed for the addition of a microwave antenna.
- No parking is required or provided; the communication tower does not require any employees.

**FINDINGS:**

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

**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 128 feet in height.

**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.

**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 antennae will be located atop an existing tower and is therefore not expected to have an 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.

**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 tower has existed at this location since 1994. Staff is not aware of any neighborhood complaints to date.

**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.

**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 tower extension will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

**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 is secured by a fence as required by ordinance. The overall site is similarly secured by a 2<sup>nd</sup> security fence.

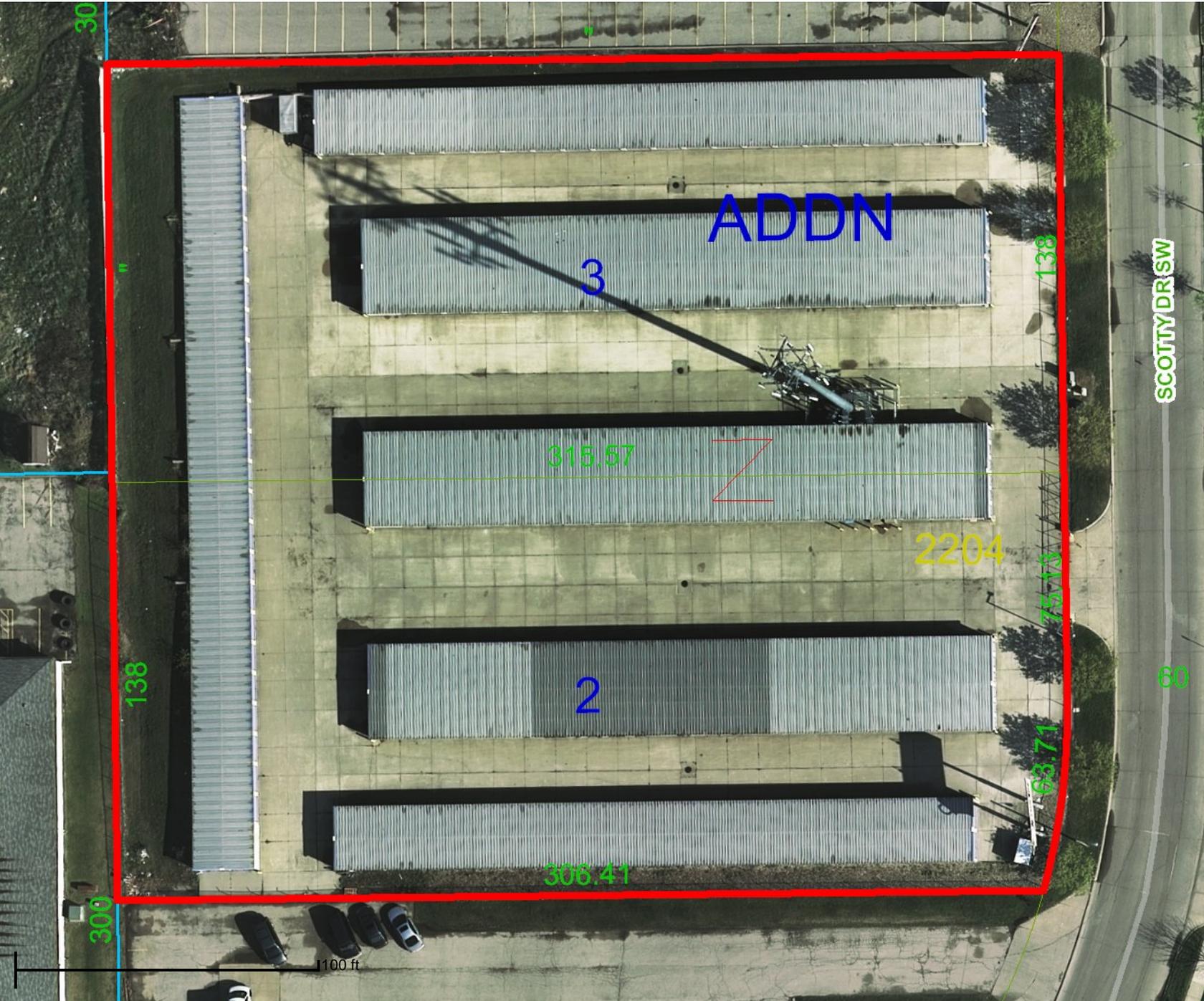
**RECOMMENDED CONDITIONS:**

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.

LEGEND

- Street Names**
- Cartographic Symbols**
  - Block Symbol, 0
  - Block Symbol, 1
  - Block Symbol, 4
  - Block Symbol, 5
  - Block Symbol, 6
  - Chord, 2
  - Dimension Arrow, 2
  - Land Hook, 3
  - Legal Arrow, 1
  - Legal Arrow, 4
  - Legal Arrow, 5
  - Legal Arrow, 6
  - Split Dimension Arrow, 3
- Parcel Boundary**
  - Corporate Boundary
  - Lot Line
  - Parcel
  - Parcel Split
  - Private Road
  - Quarter Quarter Line
  - Right of Way
  - Subdivision Boundary
  - Water
- Parcel Polygons**
- Street Centerlines**
  - <all other values>
  - Interstate
  - Ramp
  - Highway
  - Unknown
  - Surface
- Unrecorded\_Final\_Plats\_**
  - <all other values>
  - Corporate Boundary
  - Lot Line
  - Parcel
  - Parcel Split
  - Private Road
  - Quarter Quarter Line
  - Right of Way
  - Subdivision Boundary
  - Water
- Unrecorded\_Final\_Plats\_**
  - <all other values>
  - Dimension Arrow, 2
- Political**
  - Alburnett
  - Bertram
  - Cedar Rapids
  - Center Point
  - Central City
  - Coggon
  - Ely
  - Fairfax
  - Hiawatha
  - Lisbon
  - Marion
  - Mt Vernon
  - Palo
  - Prairieburg
  - Robins
  - Springville
  - Walford
  - Walker
- Cedar River**
- Creeks**
- Image**
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
  - IALINNO14002.sid
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3
  - IALINNO23002.sid
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3
  - lc\_elevation.sid
    - High: 1088.746826
  - lc\_hillshade.sid
    - Low: 670.812256
    - High: 196



DISCLAIMER : This is a product of the City of Cedar Rapids GIS Department. The data depicted here has been developed by the City of Cedar Rapids for city purposes. Any use is at the sole risk and responsibility of the User. There are no warranties, expressed or implied, associated with the use of this map.



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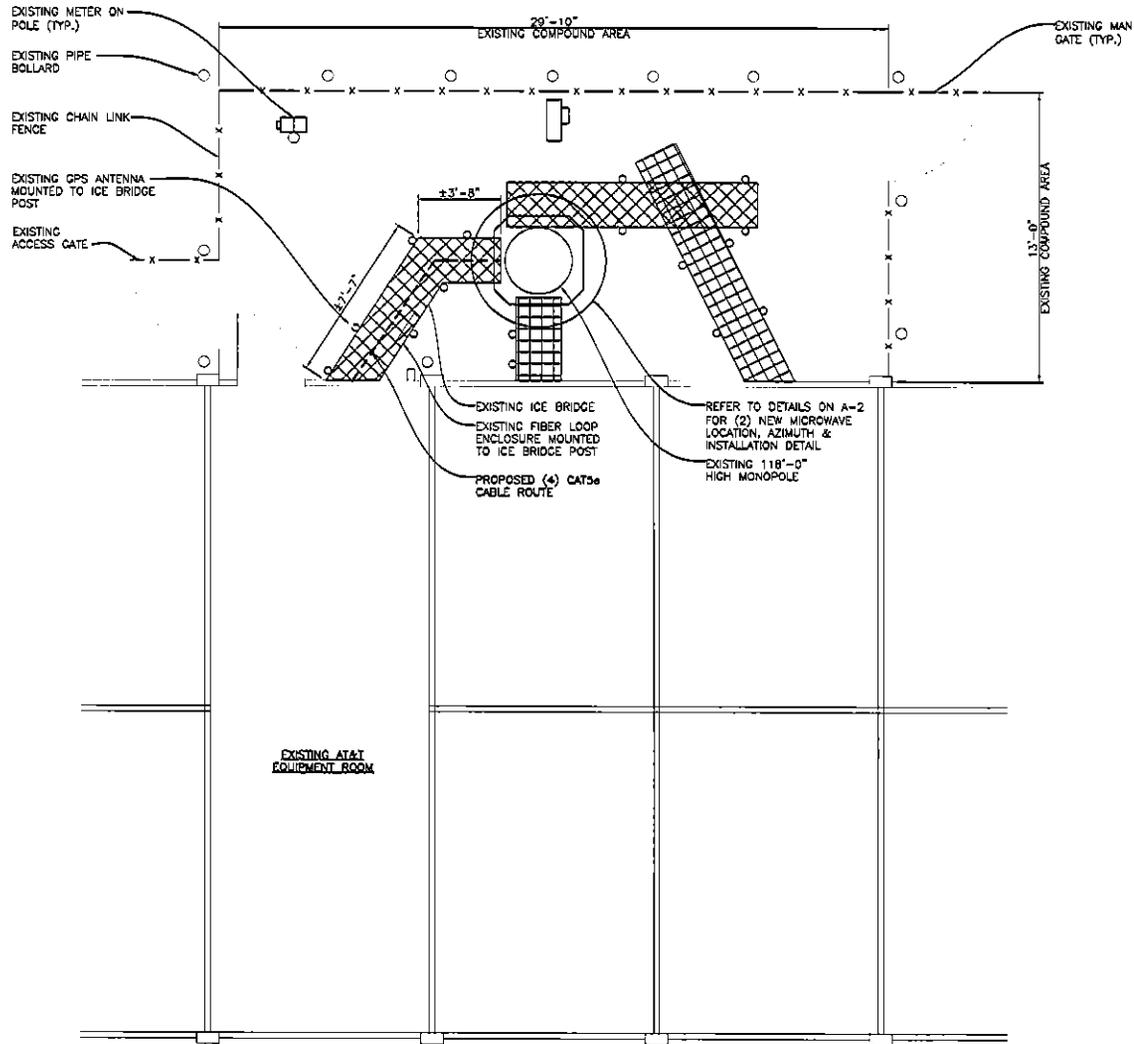
**COMPOUND NOTES:**

RESTORE AND REPLACE EXISTING SURFACES AS REQUIRED TO MATCH PRE-CONSTRUCTION CONDITIONS AFTER CONSTRUCTION IS COMPLETED. IF SURFACE IS ASPHALT OR CONCRETE THEN SAW CUT AND PATCHING IS REQUIRED.

ANY AND ALL LANDSCAPING DAMAGE INCURRED DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION OR BETTER

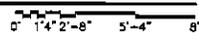
**TYPICAL NOTES:**

MICROWAVE UPGRADE DRAWING SET PREPARED BASED ON INFORMATION AVAILABLE IN AT&T SITERRA DATABASE (NO RECENT SITE WALK INFORMATION WAS PROVIDED). ALL EXISTING CONDITIONS NEED TO BE VERIFIED IN FIELD BY CONTRACTOR. REPORT ALL DISCREPANCIES TO ARCHITECT AND ALU BEFORE PROCEEDING.



**1 SITE PLAN**  
SCALE 3/8"=1'-0"

REFER TO GRAPHIC SCALE FOR 11"x17" DRAWINGS



72 HOURS (3 WORKING DAYS)  
EXCEPT HOLIDAYS & HOLIDAYS  
**BEFORE YOU DIG  
CALL MISS DIG**  
800-482-7171  
(TOLL FREE)



**CHRISTOPHER WZACNY AND ASSOCIATES INC.**

30150 TELEGRAPH ROAD, SUITE 114  
BIRCHAM FARMS, MI 48025  
TEL: (248) 723-8816  
FAX: (248) 723-4810

REFER TO GRAPHIC SCALE FOR 11"x17" DRAWINGS

FA#: 10082488  
DESMIAU3087  
SITE NAME: SPRINT  
AFFORDABLE STORAGE

2120 SCOTTY DRIVE  
CEDAR RAPIDS  
IA 52409  
CEDAR RAPIDS COUNTY

REVISIONS			
NO.	DATE	DESCRIPTION	BY

IF IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ARCHITECT, TO ALTER THIS DOCUMENT.

SHEET TITLE:  
**SITE PLAN**

PROJECT NO.:  
DESMIAU3087

SHEET NUMBER:  
**C-1**

DO NOT SCALE DRAWINGS





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

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

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CPC Date: June 19, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Builders Plus  
Titleholder: Gam Thi Nguyen  
Case Number: RZNE-010697-2014  
Location: 614 1<sup>st</sup> Avenue NW  
Request: Rezoning approval from RMF-2, Residential Multi-Family District to C-3, Regional Commercial District  
Case Manager: Joe Mailander, Development Services Department

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**BACKGROUND INFORMATION:**

The applicant is applying for a Rezoning from RMF-2, Residential Multi-Family to C-3, Regional Commercial. The applicant has purchased a home with an attached store front. The store was previously operated in the RMF-2 District but was vacated for over a year and lost the non-conforming use status. This request along with an associated conditional use request would allow the owner to live on-site and operate a business from the existing store front.

**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 required to correct a technical mistake in the existing zoning regulations.

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

*Staff Comments:* The Future Land Use Map designates this property as commercial. Since the requested conditional use is for mixed-use development, this request is in accord with the future land use designation for this site.

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

*Staff Comments:* The area is developed with a mix of commercial and residential uses. The requested rezoning to C-3 along with approval of the conditional use for residential on the bottom floor of the attached residence is consistent with the surrounding area.

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

*Staff Comments:* The subject property has operated as a commercial business in the past. The rezoning request is required because the commercial business was vacant for over a year and thereby lost the non-conforming status.

**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 rezoning request will not involve any development at a height and density out of scale with the existing neighborhood.

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

*Staff Comments:* This parcel is located in a fully developed neighborhood and would have access to all necessary facilities and services without any issues.

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

*Staff Comments:* This provision is not applicable.

**8. The Site Development Plan conforms to all applicable requirements of Chapter 32 with all applicable requirements as modified by a request for an Administrative Adjustment meeting.**

*Staff Comments:* As this is an existing building no site development plan was submitted. The existing structure currently meets the requirements of Chapter 32.

**RECOMMENDED CONDITIONS:**

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

1. Prior to occupancy, appropriate permits, inspections, and approvals are obtained.
2. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.

4. Handicapped parking shall be provided per applicable provisions of the State Code and the Americans with Disabilities Act.
5. That approval of this site development plan is subject to the Conditional Use review process and that no Certificate of Occupancy shall be issued for a ground floor dwelling unit until such use is approved by the Board of Adjustment.



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: June 19, 2014  
To: City Planning Commission  
From: Development Services Department

Applicant: Builders Plus  
Titleholder: Gam Thi Nguyen  
Case Number: COND-010698-2014  
Location: 614 1<sup>st</sup> Avenue NW  
Request: Conditional Use approval for a ground floor dwelling unit in a C-3 District  
Case Manager: David Houg, Development Services Department

---

**BACKGROUND INFORMATION:**

This is to certify that the Development Services staff has examined the petition of Builders Plus requesting Conditional Use approval for a Dwelling Unit on the Ground Floor for property located at 614 1<sup>st</sup> Avenue NW and proposed to be zoned C-3, Regional Commercial Zone District.

This conditional use request is for residential use on the ground floor in a C-3 zoning district. The applicant wishes to re-establish a commercial use within the existing structure which had been terminated for more than 12 months, thereby losing its legal nonconforming status.

The City Planning Commission may approve, deny, table, or approve the application with additional conditions (32.02.020.I).

**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:* Dwelling units on the ground floor are allowed in the C-3 Zoning District if approved as a conditional use.

- 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 Future Land Use Map designates this property as commercial. Since the requested conditional use is for mixed-use development, this request is in accord with the future land use designation for this 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 property is located among similarly-constructed mixed use structures along 1<sup>st</sup> Avenue. If developed and operated in accordance with the staff recommended conditions, the proposed use and development will not have a substantially 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 use of a residential unit on the ground floor with commercial use in the remaining ground floor area is compatible with the surrounding mixed-use developments. The westerly adjacent property is also a mixed-use structure. The majority of properties along this block are developed commercially or as mixed-uses.

- 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:* Screening will be required between this lot and the adjacent residentially-zoned lot to the east (currently vacant).

- 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 development will comply with any additional standards imposed on it by provision of this Ordinance for the C-3 Zoning 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 residential dwelling unit on the ground floor is located in the rear of the building and will not be visible from the street. Off-street parking spaces are provided for the uses.

**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 the Zoning Ordinance.**

*Staff comments:* Development Services has reviewed the conditional use request to ensure that the site plan conforms to all applicable requirement of the Zoning Ordinance.

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

**RECOMMENDED CONDITIONS:**

1. Multi-family residential development would require sprinkler system upgrade and fire alarm system.
2. All ADA requirements for ground floor residence will need to meet building codes.



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

To: City Planning Commission  
From: Kirsty Sanchez, Community Development and Planning  
Subject: Consideration Regarding Conformity of Amendment No. 1 to the River Ridge North Urban Renewal Area Plan with the City's Comprehensive Plan

Date: June 19, 2014

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### **BACKGROUND INFORMATION:**

The City Council has initiated proceedings to consider Amendment No. 1 to the River Ridge North Urban Renewal Area Plan to expand the Urban Renewal Area to allow for funding for public improvements in the vicinity of the Blairs Ferry Road and Ushers Ferry Road NE intersection, as described below:

The River Ridge North TIF District Extension is all of the Right of Way of Ushers Ferry Road NE from the Westerly extension of the North line of River Ridge North Office Park 5<sup>th</sup> Addition, said line also being the former Southerly Right of Way line of the Chicago, Milwaukee, St Paul and Pacific Railroad, North to the South Right of Way line of Blairs Ferry Road NE.

And

All of the existing Right of Way of Blairs Ferry Road NE from the Southerly extension of the West Right of Way line of Gibson Road NE to the Northerly extension of the East Right of Way line of Buffalo Road NE lying within the Corporate Limits of the City of Cedar Rapids.

The River Ridge North Urban Renewal area was established in 1996 and is generally located west of the intersection of Interstate 380 and Highway 100 in the City of Cedar Rapids. This district was created to promote economic development through public involvement and commitment, private investments in economic development activities and to create a sound economic base for community development.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation *"as to its conformity with the general plan for the development of the municipality as a whole."*

The action requested from Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 1 to the River Ridge North Urban Renewal Plan for the River Ridge North Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on June 17, 2014. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 24, 2014.



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

To: City Planning Commission  
From: Kirsty Sanchez, Community Development and Planning  
Subject: Consideration Regarding Conformity of Amendment No. 1 to the Rockwell Collins Urban Renewal Area Plan with the City's Comprehensive Plan

Date: June 19, 2014

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### **BACKGROUND INFORMATION:**

The City Council has initiated proceedings to consider Amendment No. 1 to the Rockwell Collins Urban Renewal Area Plan to expand the Urban Renewal Area to allow for funding for improvements to C Avenue NE, as described below:

Commencing at the northeast corner of Section 2, Township 83 North, Range 7 West of the Fifth Principal Meridian. Thence southerly approximately 806 feet along said the east line of said section. Thence westerly 43 feet to a point on the westerly right-of-way line of "C" Avenue NE, thence southerly along the said westerly right-of-way line approximately 2,271 feet to the northern right-of-way line of Collins Avenue NE, thence westerly approximately 330 feet along said northern right-of-way line, thence northerly along a line that parallels the westerly right-of-way line of "C" Avenue NE approximately 2,290 feet to the southerly right-of-way line of Blairs Ferry Road NE, thence easterly along said southerly right-of-way line approximately 333 feet to the point of beginning.

The Rockwell Collins Urban Renewal area was established in 2006 and is generally located east of the intersection of Interstate 380 and Highway 100 in the City of Cedar Rapids. This district was created to promote economic development through public actions, financings and commitments, and private investment.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation "*as to its conformity with the general plan for the development of the municipality as a whole.*"

The action requested from Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 1 to the Rockwell Collins Urban Renewal Plan for the Rockwell Collins Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on June 17, 2014. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 24, 2014.



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

To: City Planning Commission  
From: Kirsty Sanchez, Community Development and Planning  
Subject: Consideration Regarding Conformity of Amendment No. 3 to the Amended and Restated Southwest Urban Renewal Area Plan with the City's Comprehensive Plan

Date: June 19, 2014

---

### **BACKGROUND INFORMATION:**

The City Council has initiated proceedings to consider Amendment No. 3 to the Amended and Restated Southwest Urban Renewal Area Plan to expand the Urban Renewal Area to allow for funding for the replacement of a sanitary sewer that currently serves a large portion of the Southwest Urban Renewal Area, as described below:

The Southwest TIF District Extension includes part of Parcel A, P.O.S. #712, part of Hawkeye Industrial Park First Addition, part of Hawkeye Industrial Park Second Addition, part of Waconia Avenue SW, part of Willow Creek Drive SW, all of Downs Boulevard SW, part of the Northwest Quarter of the Southwest Quarter of Section 8 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 82 North, Range 7 West of the 5<sup>th</sup> PM in the City of Cedar Rapids, Linn County, Iowa.

The Southwest Consolidated Urban Renewal area was established in 1997 and expanded in 2002 to combine three separate TIF districts, Southwest, Waconia, and Airport Industrial Park No. 1. The area is generally located southwest of the intersection of Interstate 380 and U.S. Highway 30 in the City of Cedar Rapids. This district was created to facilitate new economic development and infrastructure installation.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation *“as to its conformity with the general plan for the development of the municipality as a whole.”*

The action requested from Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Southwest Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on June 17, 2014. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 24, 2014.



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

To: City Planning Commission  
From: Kirsty Sanchez, Community Development and Planning  
Subject: Consideration regarding conformity of Amendment No. 1 to the Village Urban Renewal Area Plan with the City's Comprehensive Plan

Date: June 19, 2014

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### **BACKGROUND INFORMATION:**

The City Council has initiated proceedings to consider Amendment No. 1 to the Village Urban Renewal Area Plan to expand the Urban Renewal Area to allow for funding for improvements to Tower Terrace Road, as described below:

All of the land and portions of the Right of Ways of C Avenue NE, East Robins Road NE, East Main Street NE, the realignment of East Main Street NE and proposed Tower Terrace Road NE located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 26, the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 7 West of the Fifth P.M. in the City of Cedar Rapids, Linn County, Iowa.

The Village Urban Renewal area was established in 1999 and is generally located east of the intersection of Interstate 380 and Boyson Road in the City of Cedar Rapids. This district was created to promote economic development in the City of Cedar Rapids by providing public and quasi-public improvements within a newly developing area of the community.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation *“as to its conformity with the general plan for the development of the municipality as a whole.”*

The action requested from Planning Commission at this time is to make a finding regarding the consistency of Amendment No. 1 to the Village Urban Renewal Plan for the Village Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on June 17, 2014. All comments received will be presented to City Council for consideration during the public hearing scheduled for June 24, 2014.