

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, July 10, 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: 3215 Johnson Avenue NW (Conditional Use)

Consideration of a Conditional Use for a Communications Tower in a R-2, Single Family Residential Zone District and C-2, Community Commercial Zone District as requested by SBA Towers V, LLC (Applicant) and TSS Holdings LLC (Titleholder)

Case No: COND-010689-2014; Case Manager: Dave Houg

2. Case Name: 3300 1st Avenue NE (Conditional Use)

Consideration of a Conditional Use for an Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Gary Rozek (Applicant) and James and Alya Aossey (Titleholders)

Case No: COND-010919-2014; Case Manager: Dave Houg

3. Case Name: 3325 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 Richard Baxter (Applicant) and Robert E. Himes (Titleholder)

Case No: COND-010943-2014; Case Manager: Dave Houg

- **New Business**



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, June 19, 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: Vern Zakostelecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator
CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner
Kirsty Sanchez, 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 29, 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: 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 Knights of Columbus (Applicant) and Coral Isle Club 909 (Titleholder).

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

Mr. Houg stated the Knights of Columbus are requesting a Conditional Use for Outdoor Service Area and provided general information, an Aerial Photo, Location/Zoning Map and Preliminary Site Development Plan as well as a Street View and Recommended Conditions. This Conditional Use if approved will be presented to the Board of Adjustments on July 14, 2014.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Knox-Seymour asked where the service area will be located. Mr. Houg showed slide in his power point presentation with the location.

Commissioner Overland called for a representative of the applicant.

Scott Shannahan, 2041 Carolina Drive represented the Knights of Columbus.

Commissioner Overland called for questions of the applicant.

Commissioner Thoms asked if there was a concern about the limited parking. Mr. Shannahan stated that parking presented a problem mostly during Lent and that other times, the facility did not have a parking issue.

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. 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 discussion was held.

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

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 for AT&T Wireless (Applicant) and Affordable Self Storage (Titleholder).

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

Mr. Houg stated this was a Conditional Use request to extend an existing tower in a C-3, Regional Commercial Zone District. Mr. Houg presented the site plan, Tower Elevation, street view and recommended conditions. Mr. Houg further stated if approved this would be brought to the Board of Adjustments on July 14, 2014.

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

Commissioner Thoms asked how close this was to residential. Mr. Zakostecky stated that this was 250' from residential property.

Commissioner Knox-Seymour asked why this communications tower was being extended. Mr. Houg stated that it was for co-location for a microwave antenna. 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. Commissioner Halverson made a motion to approve the Conditional Use for a Communications Tower in a C-3, Regional Commercial Zone District. Commissioner Thoms seconded the motion.

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

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

3. Case Name: 614 1st 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

Mr. Zakostelecky presented a zoning map showing that it was from Multiple Family Residence to Regional Commercial. Some of the property in this area is zoned residential/commercial. The building is under 2000 square feet in size. Rear parking for 8 is available. Mr. Zakostelecky showed elevation, aerial photo and general information. Mr. Zakostelecky stated that this was also a request for a Conditional Use for residential use on the ground floor.

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

Commissioner Overland called for a representative of the applicant.

James Payne, 1908 Iowa Street, Davenport, Iowa and Nadeem Abghel, (No address listed)

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

Commissioner Knox-Seymour stated she was concerned about the business being a tobacco shop. Mr. Abghel stated that it would be a legal tobacco shop.

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. Commissioner Knox-Seymour made a motion to approve the Rezoning from RMF-2, Multiple Family Zone District to C-3, Regional Commercial Zone District. Commissioner King 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.

Commissioner Overland called for a motion. Commissioner Thoms made a motion to approve the Conditional Use for residential use on the ground floor in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

- **New Business**

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

Ms. Sanchez stated that these were requests for four Urban Renewal Area expansions. It is required by the State Code of Iowa that the expansions come before the City Planning Commission to confirm that these plans conform with the Comprehensive Plan. Ms. Sanchez stated one is for the expansion of the River Ridge North Urban Renewal Area. This public improvement will be for the Blairs Ferry and Ushers Ferry intersection as shown on the Map that was presented.

The second expansion is for Rockwell North Urban Renewal Area which is funding for improvements for C Avenue Northeast.

The third expansion is for Southwest Urban Renewal Area which would allow funding sanitary sewer for a large portion of that area and the last is the Village Urban Renewal Area which would allow funding for Tower Terrace Road.

Commissioner Overland called for questions of Ms. Sanchez.

Commissioner Thoms stated he was not certain if these areas are all commercial and does not understand where the TIF portion of these areas come in.

Ms. Sanchez stated that when adding public improvements the amendments had to be made to the Urban Renewal Areas.

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 King made a motion to approve the Proposed Amendment No. 1 to the River Ridge Urban Renewal Area, Amendment No. 1 to the Rockwell Urban Renewal Area, Amendment No. 3 to the Southwest Urban Renewal Area and Amendment No. 1 to the Village Urban Renewal Area. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed with a vote of six (6) to one (1).

The meeting was adjourned at 3:40 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development

DRAFT



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

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

CPC Date: July 10, 2014
To: City Planning Commission
From: Development Services Department

Applicant: Verizon Wireless
Titleholder: TSS Holdings, L.L.C.
Location: 3215 Johnson Avenue NW
Request: Conditional Use approval for a Communications Tower in an R-2, Single Family Residential Zone District and C-2, Community Commercial Zone District
Case Number: COND-010689-2014
Case Manager: Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use for a 105 foot high Communications Tower on property zoned R-2 and C-2 at 3215 Johnson Avenue NW as requested by Verizon Wireless.

The site details are as follows:

- The site hosting the communications tower is 4.09 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: Within an R-2 District, communication towers may be permitted as a conditional use for properties that are not developed with residential uses. A C-2 District allows communication towers less than 125 feet in height as permitted uses.

- 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 both commercial and low density residential on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, 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 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.

- 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 applicant is requesting variances from the required fall zone and setback requirements, as well as from required screening. A 66' diameter fall zone is proposed for the tower. An equipment shelter will be 5' from the property line.

- 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.

- 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 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.

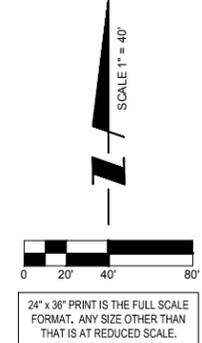
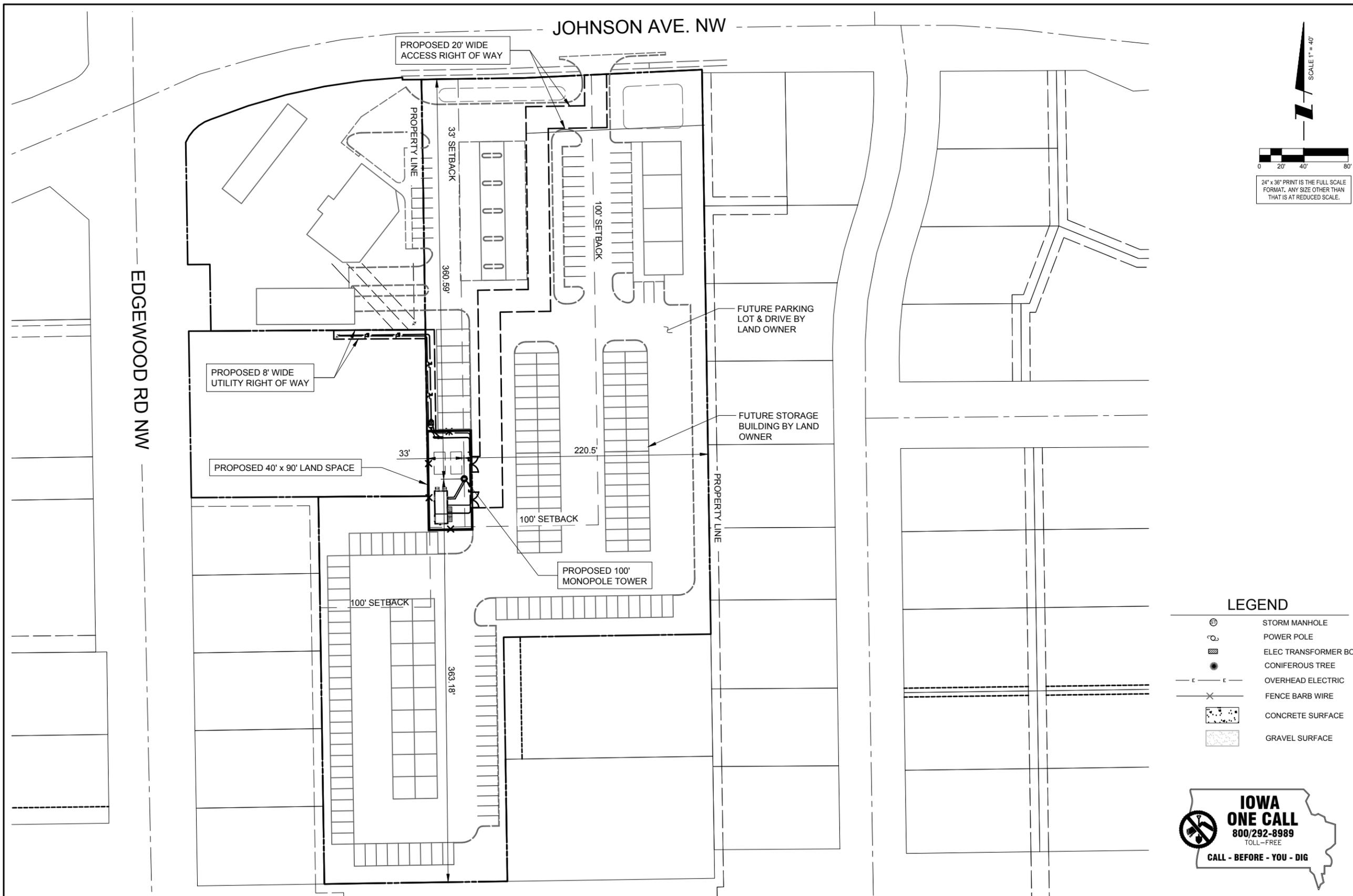
- 7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

Staff Comments: The Applicant is requesting a variance for reduced fall zone and equipment setbacks, as well as elimination of required screen plantings.

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. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing tower, structure, or alternative technology can accommodate the applicant's needs.
2. The tower requires a fall zone distance of 100' from any residential zoned district or a variance must be obtained.
3. The setback for associated accessory improvements including, but not limited to equipment, buildings, guy wires, and anchors cannot be less than 25 feet from the nearest lot line or a variance must be obtained.
4. An evergreen screen shall be planted that consists of either a hedge, planted three feet on center maximum, or a row of evergreen trees planted 10' on center maximum or a variance must be obtained.
5. Storage (mini-warehousing) is not a permitted use in the C-2 or R-2 Districts.



SBA

SBA TOWERS V, LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
CONSULTING GROUP, LTD.

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

NO.	REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR REVIEW		3/20/14

LEGEND

- ⊕ STORM MANHOLE
- ⊙ POWER POLE
- ⊠ ELEC TRANSFORMER BOX
- CONIFEROUS TREE
- E — OVERHEAD ELECTRIC
- X — FENCE BARB WIRE
- ▒ CONCRETE SURFACE
- ░ GRAVEL SURFACE

IOWA ONE CALL
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SITE IA-15762-B

CEDAR RAPIDS

3215 JOHNSON AVE. NW
CEDAR RAPIDS, IA 52405

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	3/20/14
PROJECT #:	7397

SHEET TITLE
SITE SKETCH

SHEET NUMBER
SK-1

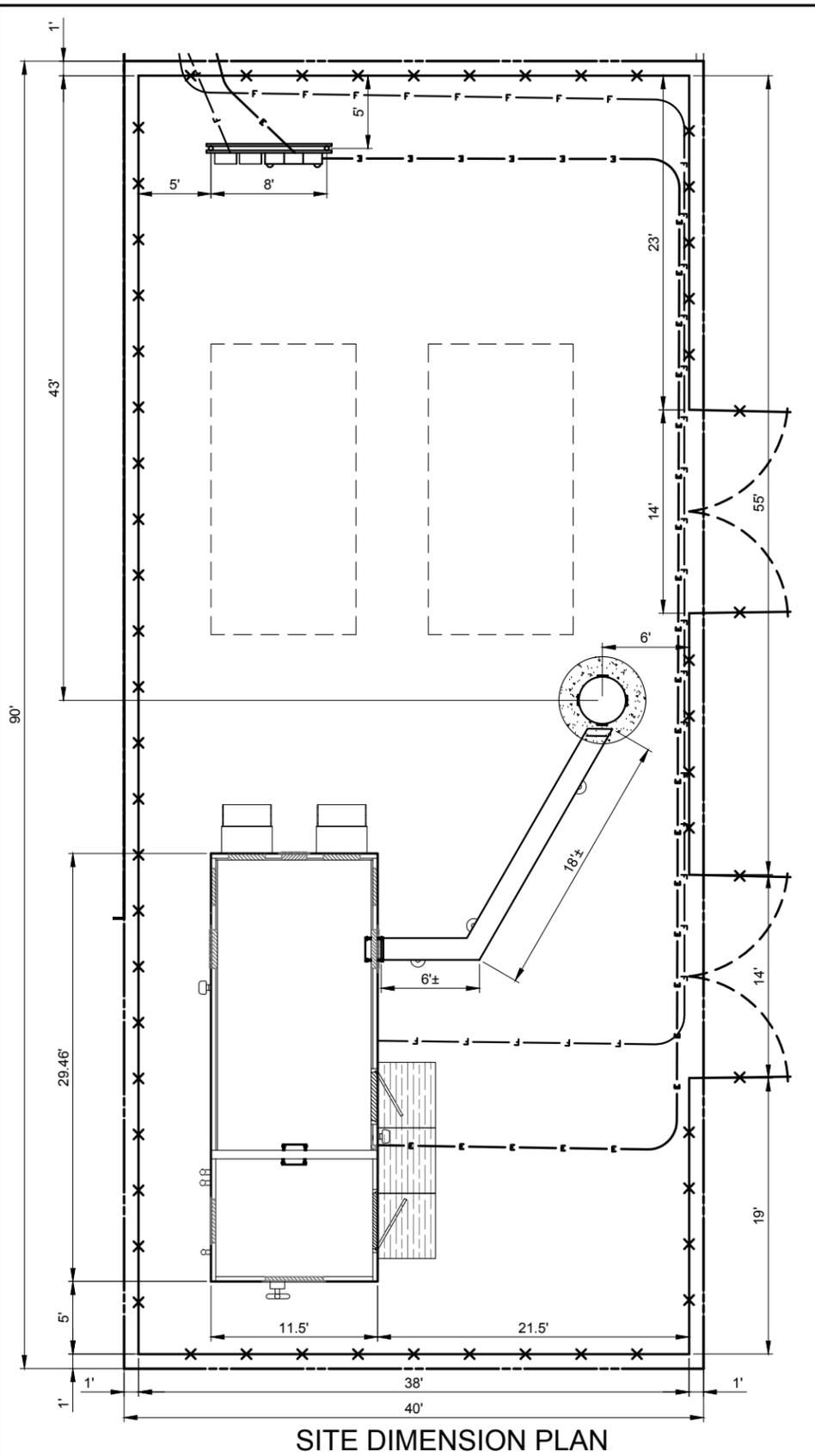
1 LOCATION PLAN
SCALE: 1" = 40'

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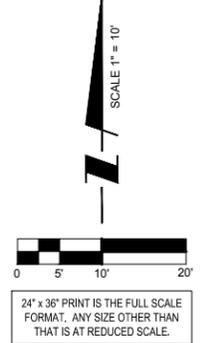
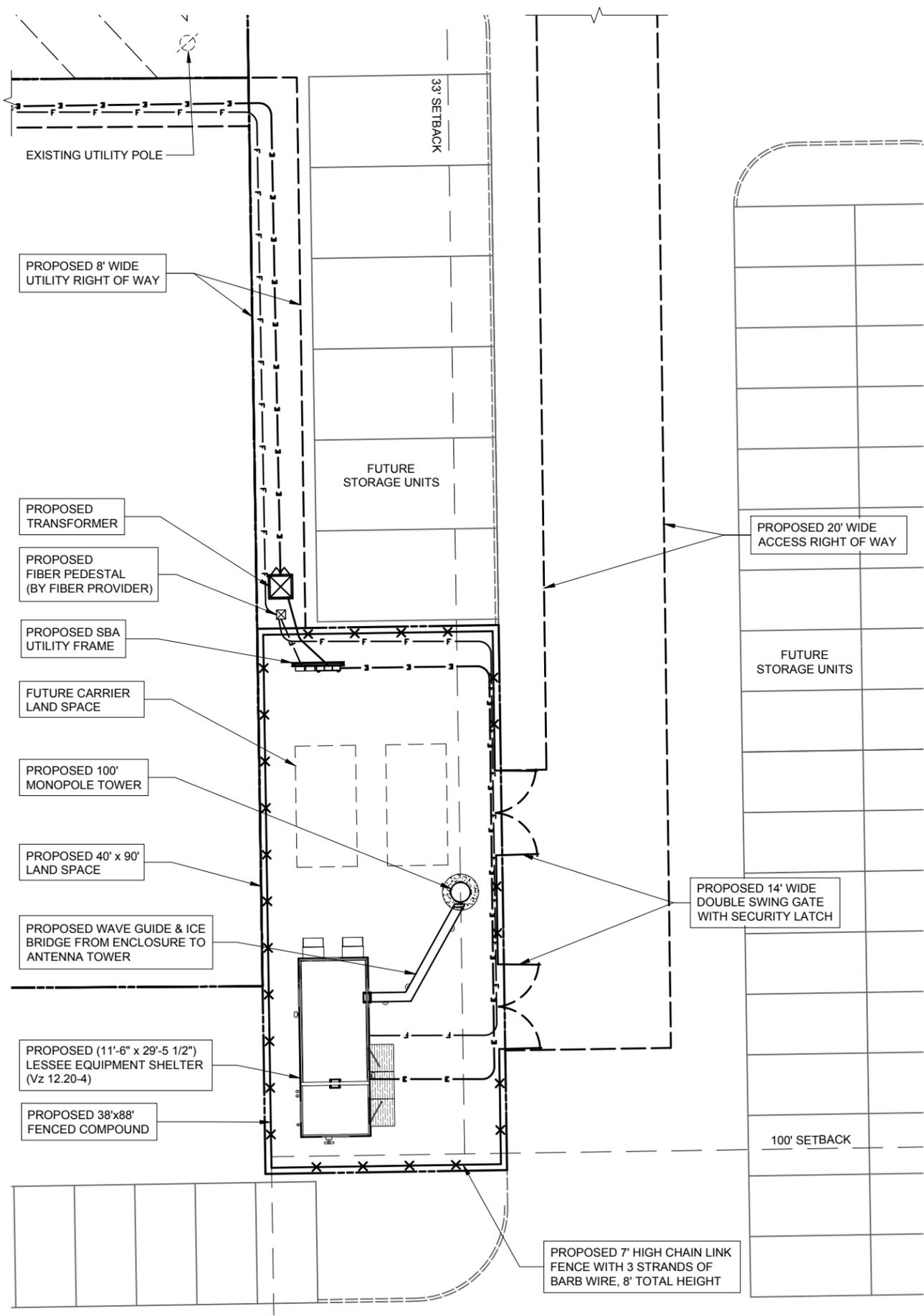
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 BOCA RATON, FL 33487
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 CONSULTING GROUP, LTD.

600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/698-6400
 Fax: 847/698-6401

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	3/20/14

SITE IA-15762-B

CEDAR RAPIDS

3215 JOHNSON AVE. NW
 CEDAR RAPIDS, IA 52405

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	3/20/14
PROJECT #:	7397

SHEET TITLE
SITE SKETCH

SHEET NUMBER
SK-2

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

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

CPC Date: July 10, 2014
To: City Planning Commission
From: Development Services Department

Applicant: Gary Rozek
Titleholder: James and Alya Aosse
Location: 3300 1st Avenue NE
Request: Conditional Use approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District

Case Number: COND-010919-2014
Case Manager: David Houg

BACKGROUND INFORMATION:

The applicant is applying for a Conditional Use for an outdoor service area to allow patrons to eat and have alcoholic beverages outside. The property is zoned C-3, Regional Commercial Zone District.

The site plan as submitted includes the following:

- Total area of site is 23,522 sq. ft.
- Existing building area of 3,444 sq. ft.
- Outdoor Service area seats approx. 26
- Required Parking: 57 spaces
- Provided Parking: 57 spaces via shared parking agreement

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 may be located 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 proposed site plan conforms to regulations established in Chapter 32 of the Municipal Code and the goals and objectives of 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 service area to have a negative effect on adjacent properties or the character of the neighborhood.

- 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: This site is recessed beneath the roofline of the restaurant and sheltered from adjacent residential property by the structure itself. As such, staff feels the outdoor service area will be compatible with the 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: All services are currently available to serve the lot. The addition of an outdoor service area is not expected to 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 item is 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 this Ordinance.

RECOMMENDED CONDITIONS:

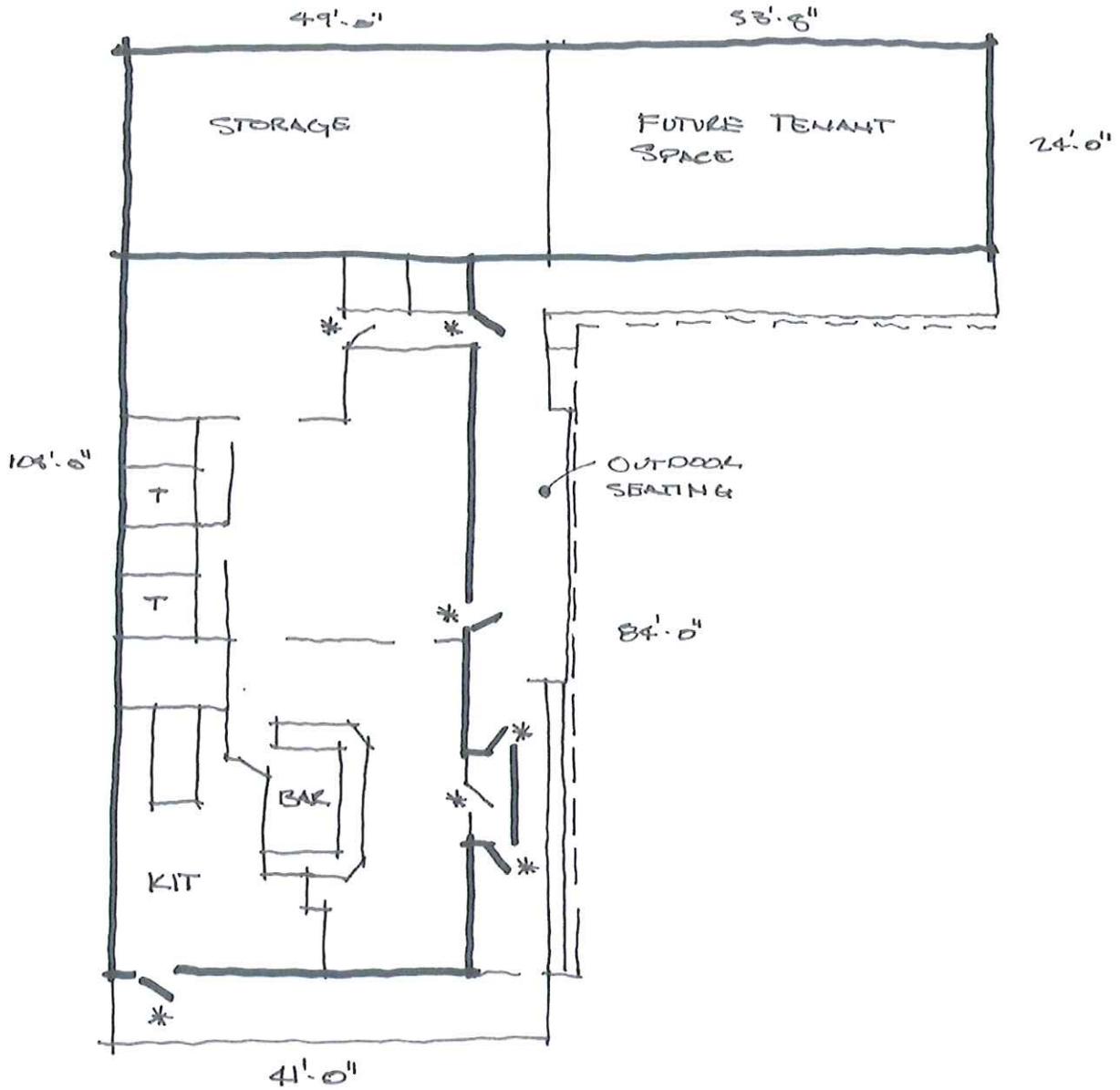
1. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the beer garden is staffed continually during normal business hours.
2. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service 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. That the Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.



VANTAGE POINT, LLC
ARCHITECTURAL SERVICES
101 3RD AVE, SUITE 218
CEDAR RAPIDS, IOWA 52404
319-862-1736

Project **STARLITE ROOM**

Date **6-9-2014** Page _____



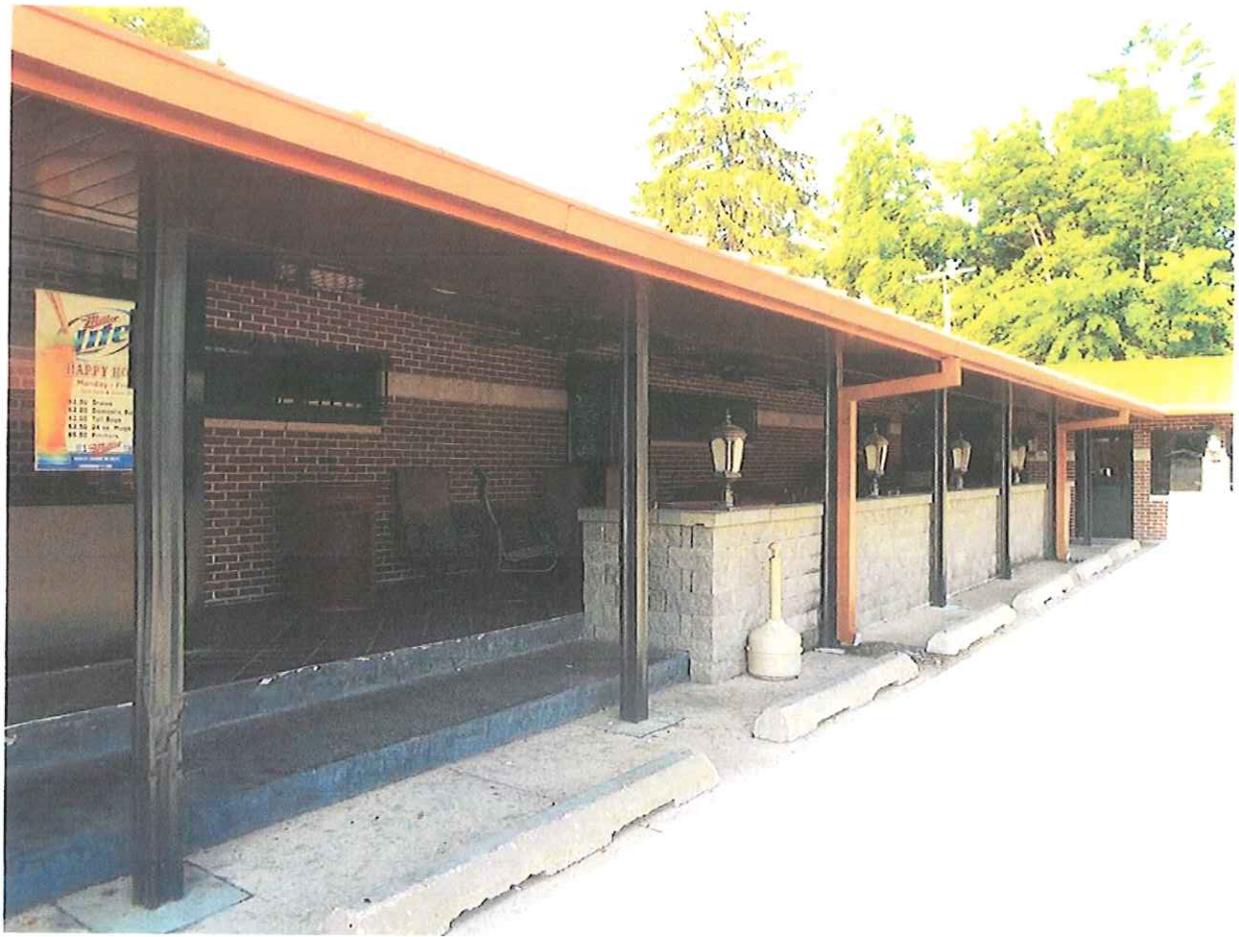
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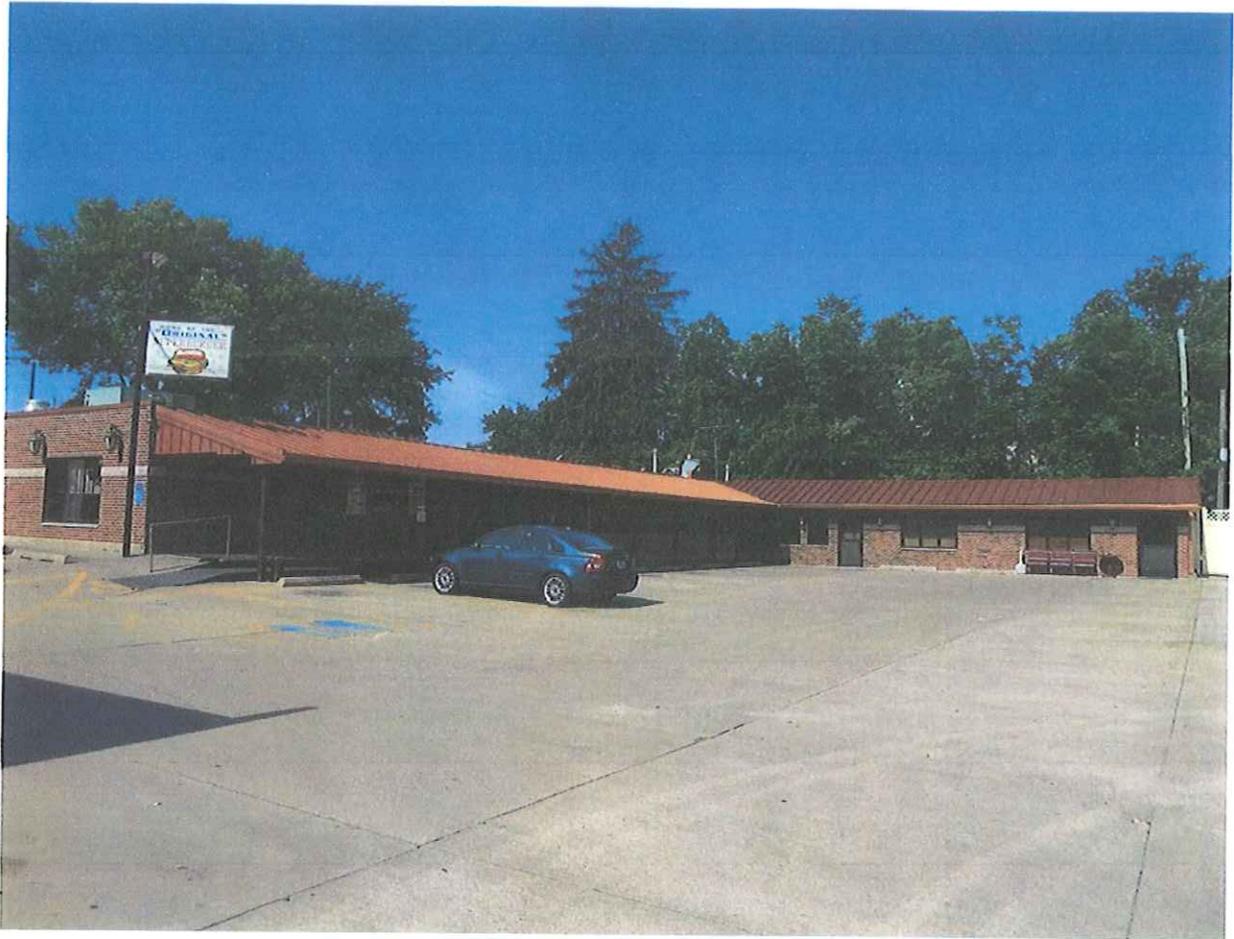
PLAN SKETCH

NO SCALE











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

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

CPC Date: July 10, 2014
To: City Planning Commission
From: Development Services Department

Applicant: Richard Baxter
Titleholder: Robert Himes
Location: 3325 Center Point Road NE
Request: Conditional Use approval for an Outdoor Service Area in a C-2, Community Commercial Zone District
Case Number: COND-010943-2014
Case Manager: David Houg

BACKGROUND INFORMATION:

The applicant is applying for a Conditional Use for an Outdoor Service Area to allow patrons to have alcoholic beverages outside. The property is zoned C-2, Community Commercial District Zone District.

The site plan as submitted includes the following:

- Total area of site is 40,075 sq. ft. (0.92 acres)
- Existing building area of 2774 sq. ft.
- Outdoor Service area is approx. 1200 sq. ft. with seating for 20
- Required Parking: 36 spaces
- Provided Parking: 36 spaces

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 may 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 objectives of 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: This property is surrounded by commercial development. As such, Staff does not feel this development will have a negative effect on adjacent properties or the character of the neighborhood.

- 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 outdoor service area will be predominantly behind the building and fenced. Therefor it is not expected to interfere with the use, development or improvement of surrounding property.

- 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: All services are currently available to serve the lot. The addition of an outdoor service area is not expected to 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 item is 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 this Ordinance.

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. Prior to issuance of a building permit, the property owner shall be responsible to obtain encroachment permission for structures proposed to be constructed within public easements.



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
- 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
 - Low : 670.812256
 - lc_hillshade.sid
 - High : 196
 - Low : 162

40
36'
96
26
10
SRITS 20
40x30
12
1800



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.



PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a use agreement with the City of Cedar Rapids.

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, July 31, 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: Vern Zakostecky

2. Case Name: 150 38th 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

3. 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 (Tabled at May 29, 2014 CPC Meeting)

4. Case Name: 1111 Center Point Road NE (Rezoning)

Consideration of a Rezoning from C-1, Mixed Neighborhood Convenience Zone District to C-2, Regional Commercial Zone District as requested by Pinnacle Housing of Iowa, LLC (Applicant/Titleholder)

Case No: RZNE-011182-2014; Case Manager: Vern Zakostecky

5. Case Name: 6340 Muirfield Drive SW (Rezoning)

Consideration of a Rezoning from C-MU, Commercial Mixed Use Zone District to O-S, Office/Service Zone District as requested by Kids Inc. (Applicant) and Abode Construction Inc. (Titleholder)

Case No: RZNE-011223-2014; Case Manager: Vern Zakostecky

6. Case Name: 201 1st Street SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-4, Central Business Zone District, as requested by Cedar Real Estate Group III, LLC (Applicant) and City of Cedar Rapids (Titleholder)
Case No: PSDP-011467-2014; Case Manager: Joe Mailander

7. Case Name: 1111 Ellis Boulevard NW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a PUD-2, Planned Unit Development Two Zone District as requested by Edgewood Green LLC. (Applicant) and City of Cedar Rapids and Leslie E. Stokke (Titleholders)
Case No: PSDP-011469-2014; Case Manager: Vern Zakostecky

8. Case Name: 2015 J Street SW (Rezoning)

Consideration of a Rezoning from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District as requested by Robert J. Burrell (Applicant/Titleholder)
Case No: RZNE-011471-2014; Case Manager: Vern Zakostecky

- **New Business**