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

AMENDED AGENDA
CITY PLANNING COMMISSION MEETING

Thursday, August 21, 2014 @ 3:00 PM
City Hall Council Chambers
101 First Street SE

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

1. **Case Name: 2727 16th Avenue SW (Rezoning and Conditional Use)**

a. Consideration of a Rezoning from R-3, Single Family Residence Zone District to C-3, Community Commercial Zone District as requested by MidAmerican Aerospace (Applicant) and S & C Realty Associates (Titleholder)
Case No: RZNE-011721-2014; Case Manager: Vern Zakostelecky

b. Consideration of a Conditional Use for Warehousing, Wholesaling and Distribution in a C-3, Community Commercial Zone District as requested by MidAmerican Aerospace (Applicant) and S & C Realty Associates (Titleholder)
Case No: COND-011719-2014; Case Manager: Dave Houg

2. **Case Name: 1103 and 1201 Blairs Ferry Road NE (Rezoning)**

Consideration of a Rezoning from I-1, Light Industrial Zone District to ~~C-3, Community Commercial~~ Planned Unit Development One Zone District as requested by Hunter Companies, LLC (Applicant) and Nash Finch Company and Northwestern States Portland Cement Co (Titleholders)
Case No: RZNE-011742-2014; Case Manager: Vern Zakostelecky

3. **Case Name: 1415 Bever Avenue SE (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. (Applicant/Titleholder)
Case No: RZNE-011780-2014; Case Manager: Vern Zakostelecky

4. **Case Name: 1415, 1419 and 1427 Center Point Road NE (Rezoning)**

Consideration of a Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District as requested by TW Sather Company (Applicant) and Monica J. Brooks (Titleholder)
Case No: RZNE-012080-2014; Case Manager: Vern Zakostelecky

5. **Case Name: 353 2nd Avenue SW, 210 5th Street SW and vacant land southerly of 2nd Avenue SW (Rezoning)**

Consideration of a Rezoning from C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Progression LC (Applicant/Titleholder)
Case No: RZNE-012265-2014; Case Manager: Vern Zakostelecky

- **New Business**

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

MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, July 31, 2014 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

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

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Planner

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

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

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

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

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the July 10, 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: 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 Zakostelecky

Mr. Zakostelecky stated the property is currently undeveloped and zoned C-MU. Daycares are allowed in the C-MU Zoning District however the applicant has no plan for developing housing so the O-S Zoning is the most appropriate zoning for this use. Kids Inc. has an existing facility at 5821 C Street SW which it has out grown. Mr. Zakostelecky presented a location/zoning map, general information, aerial photo, previously approved site plan, Preliminary Site Development Plan and photos of similar building.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Compass Commercial Services, LLC, 1641 Boyson Square Drive, Hiawatha was there on behalf of the applicant and stated he could answer question regarding the project.

Commission King asked if the outdoor area would be fenced. Mr. Pelley stated that their location in Iowa City had a fence and this site would also have fencing.

Commissioner Overland stated that going to an Office-Service Zone District was down zoning the property.

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

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

Darryl Allison, 1324 Scarlet Sage Drive SW stated that the traffic in the area was bad and wondered if there were going to be any traffic signals installed. Mr. Zakostelecky stated he would ask traffic engineers if one would be installed.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from C-MU, Commercial Mixed Use Zone District to O-S, Office/Service Zone District. Commissioner Wilts seconded the motion.

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

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

2. **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

Commissioner Halverson asked to be execused from the meeting for this requested site plan consideration.

Mr. Mailander stated the applicant is proposing the development of a new multi-story office building at 201 1st Street SE. The site is currently owned by the city and was the former sit eof the 1st Street Parade. The proposed building will be 12 stories and include a 4 level parking garage, 8 sotries of office space and commercial on the ground floor as well as construction of a

flood wall element and trail along the Cedar River side. Mr. Mailander presented a location/zoning map, general information, Preliminary Site Plan and Renderings of the building.

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

Commissioner Overland called for a representative of the applicant.

Tred Schnoor, 431 Fifth Avenue SW stated he would be happy to answer any questions.

Commissioner Overland called for questions of the applicant.

Commission King asked how the solar windows worked. Franklin Rainbolt, 118 2nd Avenue SE responded that the solar windows will keep the offices cool in the summer and warm in the winter.

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 Preliminary Site Development Plan Plan in a C-4, Central Business Zone District. Commissioner King seconded the motion.

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

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

Commissioner Halverson returned to the meeting.

3. **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 Zakostelecky

Mr. Zakostelecky stated the property is developed with a residential structure that was in the past used as a two-family dwelling unit. The property lost its legal non-conforming status and the applicant purchased the property under the assumption it could be used as a duplex however, working on permits to remodel, found the property could not be used as a duplex unless rezoned. Mr. Zakostelecky presented a site plan, general information, an aerial photo as well as a photo of the house.

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

Commissioner Overland called for a representative of the applicant.

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

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

Lyle Vance, 240 20th Avenue SW stated that he had lived there for many years and witnessed renters who did not take care of the properties and landlords who did not live in the area and did not know what their renters were doing. Mr. Zakostelecky stated that under a new ordinance, landlords had to be registered and take a class and if there was disturbance in house, the landlord is notified of any issues.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the rezoning from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

4. **Case Name: 435 8th Avenue SW, 1238 10th Street NW, 1116 K Street SW and 809 E Avenue NW (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District, RMF-1, Multiple Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by City of Cedar Rapids (Applicant) and City of Cedar Rapids and Michael and Lindsey Meier (Titleholders)
Case No: RZNE-011893-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this is another round of City owned properties to be rezoned to the R-TN. The property at 809 E Avenue NW is privately owned but needs to be rezoned for the owner to close on the house. The house is developed as part of the ROOTs Program. The other 3 City-owned properties will be developed with single-family homes. Mr. Zakostelecky showed a location map of the properties.

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

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

Commissioner Overland called for a motion. Commissioner Wilts made a motion to approve the rezoning from R-3, Single Family Residence Zone District, RMF-1, Multiple Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

5. **Case Name: 1016 2nd Street SW, 1100 K Street SW, 1104 K Street and 1108 K Street SW (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by City of Cedar Rapids (Applicant/Titleholder)
Case No: RZNE-011919-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this was another round of City-owned properties for rezoning. These properties are being requested for rezoning to RMF-2 in order to develop the parcels with a 5-unit townhouse structure. Mr. Zakostelecky showed a location map.

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

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District. Commissioner Pankey seconded the motion.

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

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

New Business

- Chapter 32 Update: Sandwich Board Signs – Seth Gunnerson

Mr. Gunnerson stated the Sign Code within the Zoning Ordinance permits small portable A-frame signs, commonly called sandwich board signs, within the Downtown SSMID district. Staff has been made aware that several businesses in other core area neighborhoods, such as New Bohemia and Czech Village, have been placing these signs in front of their businesses.

Staff believes that these signs are appropriate in other core neighborhoods which are pedestrian in nature. When researching current permitting practices, staff has discovered that many signs located within the Downtown SSMID have not been issued a permit. Businesses are generally not aware of the requirements and place the signs outside their businesses believing it is permitted.

The following ordinance was recommended by the Development Committee on June 30th:

- **Eliminate permit requirement for Sandwich Board signs**. The City would no longer require an application and encroachment permit process for the placement of sandwich board signage.
- **Develop Placement Criteria.** The ordinance would be amended to establish criteria for the placement of sandwich board signs. Criteria would include maintaining a six foot clear space in the public sidewalk and not creating a traffic hazard. The City will work to educate businesses about where permissible locations are and notify the business if a violation is found.

- **Expand area where allowed.** Staff recommends expanding the area where sandwich boards are allowed to the identified "core" of the community. Sandwich board signs would be within 10 feet of the entrance to the business.

Staff anticipates a Public Hearing on the proposed ordinance at City Council on August 26.

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

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 permitting of sandwich boards. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion

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

- Report on Communication Towers – Jeff Hintz

Mr. Hintz reported that staff had met with City Council members in small group meetings and will schedule a meeting with stakeholders and communication entities in the next week or two. This will come before the City Planning Commissioners in the near future before going to City Council.

The meeting was adjourned at 3:55pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION

Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	MidAmerican Aerospace
Titleholder:	S & C Realty Associates
Case Number:	RZNE-011721-2014
Location:	2727 16th Avenue SW
Request:	Rezoning from R-3, Single Family Residence Zone District to C-3, Regional Commercial Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

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BACKGROUND INFORMATION:

The property is currently developed with a vacant big-box store and associated parking, which was the former location of the K-Mart Store. MidAmerican Aerospace has an existing facility at 280 Blairs Ferry Road NE, which it has out grown. The proposal would rezone the southern portion of the lot for a future building expansion area. The applicant has also submitted a preliminary plat, which would split the north 3.65 acres as a separate lot, to be marketed for future commercial development. A Conditional Use for Warehousing, Wholesaling and Distribution has been submitted to allow those activities that are a large part of the applicant's business. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area- 16.3 acres.
  - Proposed Lot 1-for MidAmerican Aerospace- 12.65 acres.
  - Proposed Lot 2-for future commercial development- 3.65 acres
- Total existing building area-128,421 s. f./ 167,321 s. f. with future addition.
- Total existing paved area- 9.29 acres/ proposed-9.18 acres
- Total parking-58 spaces.
- Landscape buffering on the south and east sides of the lot adjoining residential housing.
- Two accesses to Williams Parkway SW, which access Williams Boulevard & 16th Avenue SW.
- Privately owned & maintained storm water management area on east edge of Lot 1.

FINDINGS:

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

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

   Staff Comments: The request rezoning 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: Since the proposed rezoning is for an area that has always been part of the former K-Mart site with the screening/buffering and landscaping requirements and the fact the property is shown as Commercial on the Future Land Use Map in the City's Comprehensive Plan the request is in accord with the Future Land Use Map and the goals and objectives of the Comprehensive Plan.

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

   Staff Comments: The property is currently developed, but the building has been vacant for several years. The applicant wishes to rezone the south portion of the property to C-3 to allow for future building expansion. To the south and east of the proposed MidAmerican Aerospace Lot 1 is single-family residential. The rest of the surrounding area is a mix of commercial, educational, and light industrial type uses. The proposed use will generate light traffic during peak traffic hours that should not have an adverse impact on the neighborhood. The City Traffic Engineering Department has no issues or concerns. The proposed use will have less of a negative impact on the residential uses than the former, a K-Mart Department Store. Staff has received no calls from the neighborhood regarding this application. The applicant also held a neighborhood meeting and there were no major issues or concerns expressed.

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

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

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

   Staff Comments: There are no proposed changes to the existing size of the building other than a future addition. The applicant will be giving the exterior of the building a major facelift, which should be an enhancement to the surrounding neighborhood. To the extent possible, the proposed use will be designed to meet the City's required design standards with regard to building design, storm water management, landscaping and other site design elements. The proposed amendment and use will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

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

Staff Comments: This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. The proposed use of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

   Staff Comments: The proposed Site Development Plan is consistent with the previously approved site plan for the property in that the existing building is being maintained. In fact, the proposed development is an improvement, since the building will be updated, storm water management area will be provided, the proposed use will be less intense than the previous use and parking lot and buffer-yard landscaping are proposed.

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. Subject property shall be platted per State and City platting regulations.
2. 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 "Warehousing, wholesale or distribution" activities until such use is approved by the Board of Adjustment.
3. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
4. 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.
5. If outside dumpsters are proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
6. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
7. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

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

Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	MidAmerican Aerospace
Titleholder:	S & C Realty Associates
Case Number:	011719-2014
Location:	2727 16th Avenue SW
Request:	Conditional Use for a Warehousing, Wholesaling and Distribution in a C-3, Regional Commercial Zone District
Case Manager:	Vern Zakostelecky

BACKGROUND INFORMATION:

The property is currently developed with a vacant big-box store and associated parking, which was the former location of a K-Mart Store. MidAmerican Aerospace has an existing facility at 280 Blairs Ferry Road NE, which it has out grown. The applicant has also submitted a request to rezone the southern portion of the lot for a future building expansion area and a preliminary plat, which would split the north 3.65 acres as a separate lot to be marketed for future commercial development. A Conditional Use for Warehousing, Wholesaling and Distribution has been submitted to allow those activities that are a large part of the applicant's business. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area- 12.65 acres.
- Total existing building area-128,421 s. f./ 167,321 s. f. with future addition.
- Total existing paved area- 9.29 acres/ proposed-9.18 acres
- Total parking-58 spaces.
- Landscape buffering on the south and east sides of the lot adjoining residential housing.
- Two accesses to Williams Parkway SW, which access Williams Boulevard & 16th Avenue SW.
- Privately owned & maintained storm water management area on east edge of Lot 1.

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: Operation of a warehousing, wholesaling and distribution facility is permitted as a conditional use within a C-3, Regional Commercial Zone District.

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

   Staff Comments: The Future Land Use Map of the City's Comprehensive Plan designates the property as Commercial and the requested use, if approved as a conditional use would be in accord with the Future Land Use Map designation and the Goals and Objective of the 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: The property has been zoned and developed as a commercial use since 1969 without complaints. The proposed use will generate little traffic and the City Traffic Engineering Department has no issues or concerns. Existing parking should be more than adequate to serve the proposed use. This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. The proposed use of this property will not have a negative impact on the levels of service to the existing development in the general area. Staff has not received objections for this application.

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 does not intend to change the layout of the site other than a future addition on the south side of the existing building. Storm water management areas are being provided that should assist with drainage issues in the area and buffer-yard screening is proposed where adjacent to residential uses. The applicant will not have outdoor storage on the premises.

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: Existing development on the property will continue to be served adequately by the facilities and services present. City staff did not identify any significant concerns.

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 has agreed to all staff recommended conditions and will comply with all other applicable codes and regulations.

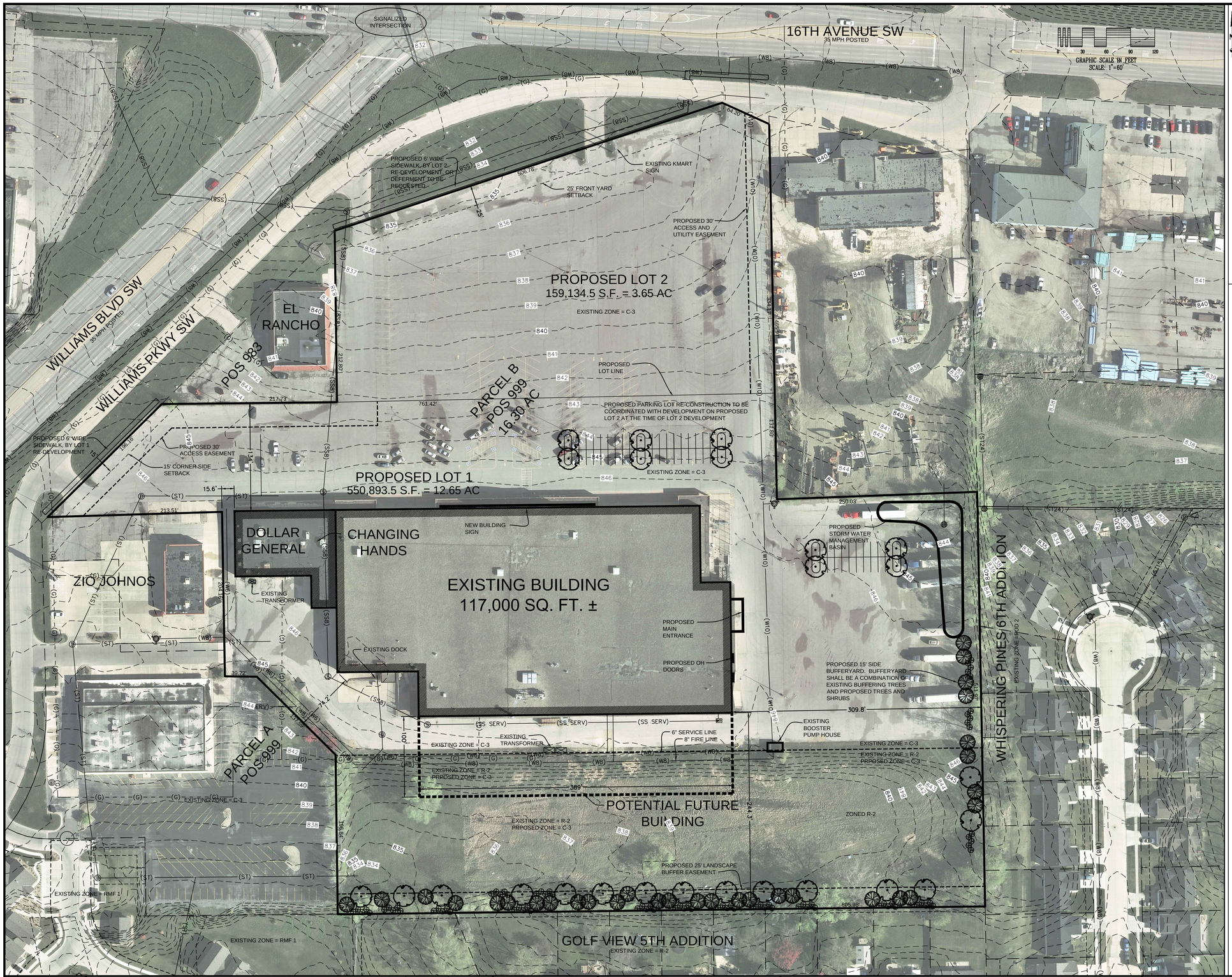
7. **Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

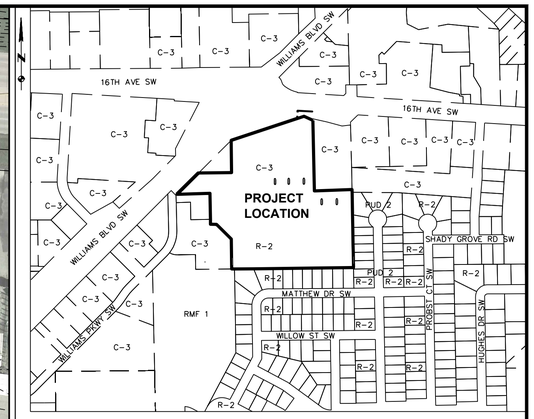
   Staff Comments: As stated above, the applicant will be providing landscaping and buffer-yard, storm water management areas and will be enhancing the exterior look of the existing building, which should minimize any potential adverse effects on the surrounding property.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by the Development Services Department staff should be considered. The City Planning Commission may approve with additional conditions.

1. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
2. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
3. That all storage shall be within completely enclosed buildings or effectively screened by a solid wall or fence, including solid entrance and exit gates, per provisions of the Zoning Ordinance.
4. If outside dumpsters are proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
5. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
6. To the extent possible any exterior renovations to the existing structure need to meet the City's Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR EACH LOT SHOWN ON THE PRELIMINARY PLAT, Storm water detention and water quality improvements shall be constructed.





LOCATION MAP (1"=500')

APPLICANT

MIDAMERICAN AEROSPACE
280 BLAIRS FERRY ROAD NE
CEDAR RAPIDS, IOWA 52402
ATTN: JOHN HUEY, JR.
PHONE: 319.395.7767
FAX: 319.395.7797
CELL: 319.389.8849
EMAIL: jhuey@midamaero.com

TITLEHOLDER

S & C REALTY ASSOCIATES
% SPATZ CENTERS INC. – REAL ESTATE
14 N PEORIA, SUITE 3F
CHICAGO, IL 60607

ZONING AND USE

EXISTING ZONING: C-3 / R-2
EXISTING USE: VACANT BUILDING & RETAIL

PROPOSED ZONING: C-3
PROPOSED USE: OFFICE & WAREHOUSE

REZONING

REQUEST TO REZONE THE SOUTH PORTION OF EXISTING PARCEL B, POS 999 FROM R-2 TO C-3

CONDITIONAL USE

REQUEST A CONDITIONAL USE TO UTILIZE A PORTION OF THE BUILDING AS A WAREHOUSE IN THE C-3 ZONED DISTRICT

PRELIMINARY PLAT

PROPOSED LOT 1: 550,893.5 S. F. = 12.65 AC

PROPOSED LOT 2: 159,134.5 S.F. = 3.65 AC

DIMENSIONAL STANDARDS

FRONT YARD: 25' + 1'/3' STRUCTURE EXCEEDS 45'
INTERIOR SIDE: 0' OR 1'/3' STRUCTURE EXCEEDS 45'
CORNER SIDE: 15'
REAR YARD: 0' OR 1'/3' STRUCTURE EXCEEDS 45'

MAX HEIGHT: 100'

PARKING REQUIREMENTS

WAREHOUSEING, WHOLESALE OR DISTRIBUTOR ESTABLISHMENT, CARTAGE OR EXPRESS FACILITY

REQUIRED: 1 PER EACH EMPLOYEE OF THE LARGEST SHIFT + 4 PER 2,000 SF GFA OFFICE

MIDAMERICAN AEROSPACE EMPLOYS 35 EMPLOYEES (LARGEST SHIFT=15) AND REMODELED BUILDING INTERIOR WILL CONTAIN APPROXIMATELY 12,000 S.F GROSS FLOOR AREA.

PROVIDED: 58 PARKING STALLS SHOWN.
NOTE: PARKING LOT RE CONSTRUCTION SHALL BE COORDINATED WITH DEVELOPMENT OF LOT 2 AT THE TIME OF LOT 2 DEVELOPMENT

AREA CALCULATIONS

TOTAL SITE AREA: 710,028 S.F. = 16.30 AC

EXISTING BUILDING AREA: 128,421 S.F. = 2.95 AC (18.1%)
EXISTING HARD SURFACE: 404,883 S.F. = 9.29 AC (60.0%)
EXISTING OPEN SPACE: 176,724 S.F. = 4.06 AC (21.9%)

PROPOSED BUILDING AREA: 128,421 S.F. = 2.95 AC (18.1%)
PROPOSED HARD SURFACE: 399,764 S.F. = 9.18 AC (56.3%)
PROPOSED OPEN SPACE: 181,843 S.F. = 4.17 AC (25.6%)

LANDSCAPE

PROPOSED 25' REAR BUFFERYARD AND DEDICATED 25' REAR PERMANENT LANDSCAPE EASEMENT

PROPOSED 15' SIDE BUFFERYARD. NOTE: BUFFERYARD TO BE A COMBINATION OF EXISTING AND PROPOSED TREES AND SHRUBS

LEGAL DESCRIPTION

PARCEL B, PLAT OF SURVEY No. 999, CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 5012, PAGE 85 IN THE OFFICE OF THE LINN COUNTY RECORDER. 16.30 ACRES

REZONING LEGAL DESCRIPTION

THE MOST SOUTHERLY 197 FEET OF PARCEL B, PLAT OF SURVEY No. 999, CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 5012, PAGE 85 IN THE OFFICE OF THE LINN COUNTY RECORDER.

GENERAL LEGEND

EXISTING		PROPOSED
(SS8)	SANITARY SEWER W/SIZE	SS8
(ST15)	STORM SEWER W/SIZE	ST18
(W8)	WATER MAIN W/SIZE	W12
(G)	GAS	G
(OHE)	ELECTRIC–OVERHEAD	OHE
(E)	ELECTRIC–UNDERGROUND	E
//	FENCE LINE	//
800	CONTOUR LINE	800
	UTILITY/CONTROL CABINET	
	SANITARY MANHOLE	
	STORM MANHOLE	
OR	GRATE INTAKE	OR
CV	GAS VALVE	
	FLARED END SECTION	
	CLEANOUT, STORM OR SANITARY	
	TRAFFIC SIGNAL W/MAST	
	FIRE HYDRANT	

EASEMENT LINE
PLAT OR SURVEY BOUNDARY
EXISTING LOT LINE
BUILDING SETBACK LINE

Contact Person	BRENT W. JACKMAN
Telephone Number	(319) 362–9548
Fax Number	(319) 362–7595
Mailing Address	1860 BOYSON ROAD
E–Mail Address	brent@halleng.com
Date Submitted	07.09.14 PSDP
Date Submitted	07.31.14 PSDP & PRE PLAT

DRAWN BY: BWJ				/ /
CHECKED BY: KD				/ /
APPROVED BY:				/ /
DATE: 07.31.14				/ /
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

CEDAR RAPIDS
City of Five Seasons

HALL & HALL ENGINEERS, INC.
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LAND SURVEYING • LAND DEVELOPMENT PLANNING
www.halleng.com

MIDAMERICAN AEROSPACE
2727 16TH AVENUE SW
CEDAR RAPIDS, LINN COUNTY, IOWA

PRELIMINARY SITE DEVELOPMENT PLAN
MIDAMERICAN AEROSPACE 1ST ADDITION

PROJECT NO: 10252

SHEET
1 of 1

CAD File: I:\projects\10200\10252 16th Ave Kmart Redevelopment\DWG\Concepts\kmart.dwg Date Plotted : Jul 31, 2014 – 10:39am Plotted By : BRENT.JACKMAN

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Master Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Hunter Companies, LLC
Titleholder:	Nash Finch Company and Northwestern States Portland Cement Co.
Case Number:	RZNE-011742-2014
Location:	1103 and 1201 Blairs Ferry Road NE
Request:	Rezoning from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

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BACKGROUND INFORMATION:

The property is developed with a wholesale, warehousing and distribution facility (the former Nash Finch Facility) and a concrete distribution center. The Nash Finch property has not been used for warehousing, wholesaling and distribution for several years and is primarily vacant. The other property is an active cement distribution facility. The applicant has an agreement to purchase both properties and proposes to demolish the improvements on the properties and redevelop the site potentially with a mix of commercial retail, office, restaurants, financial facilities, fitness center, auto sales, etc. Since this is a rezoning to the PUD-1 Zoning District a Master Site Plan is required and then Final Site Plans will be submitted for each phase of the development prior to construction of improvements. The Master Site Plan as submitted includes the following improvements:

- Total site area-approximately 23 acres.
- Eight-out-lots fronting onto Blairs Ferry Road NE.
- Three-lots south of the out-lots.
- All building proposes as one-story.
- Three access to Blairs Ferry Road NE.
- Access to Blairs Ferry Road opposite the Target Store-signalized.
- Internal street extension to property to the east.

FINDINGS:

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

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

   Staff Comments: The request rezoning 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 in the Comprehensive Plan shows the property as Industrial, which is reflective of the way the properties have been used in the past. The draft land use information for the soon to be adopted EnvisionCR, the new City Comprehensive Plan shows the property as Commercial-Mix Use. As such based on the draft new Comprehensive Plan the requested rezoning is in accord with the soon to be adopted Envision CR Plan.

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

   Staff Comments: The amendment is consistent with the surrounding neighborhood since there are a mix of office, commercial, service uses, warehousing, wholesaling and distribution and light manufacturing in the general area.

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

   Staff Comments: The property has been identified as suitable for commercial mixed uses.

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 use and redevelopment of this property will be consistent with the existing development in the neighborhood and will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

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

   Staff Comments: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the existing neighborhood and are readily available to adequately serve the applicant's property. The proposed development will not negatively impact levels of service to existing development in the general area.

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. Subject property shall be platted per State and City platting regulations.
2. All lots shall be provided frontage on an approved public or private street which is appropriately named.

3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
4. Evidence of acceptable shared access easement agreements shall be provided.
5. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
6. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. This includes street front landscaping for parking area adjoining public and private streets, continuous planting islands for every 4th bay of parking, street front landscaping, etc.
7. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure.
8. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A. or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
9. The existing structures must be removed under appropriate permit and inspections conducted and approved.
10. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C. or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
11. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance). City staff recommends an overall development signage plan be submitted for review prior to building permit applications to identify compliance or the need for variances.
12. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6’ wide concrete sidewalk along Blairs Ferry Road NE and 5' sidewalk along Rockwell Drive NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

HUNTER Companies

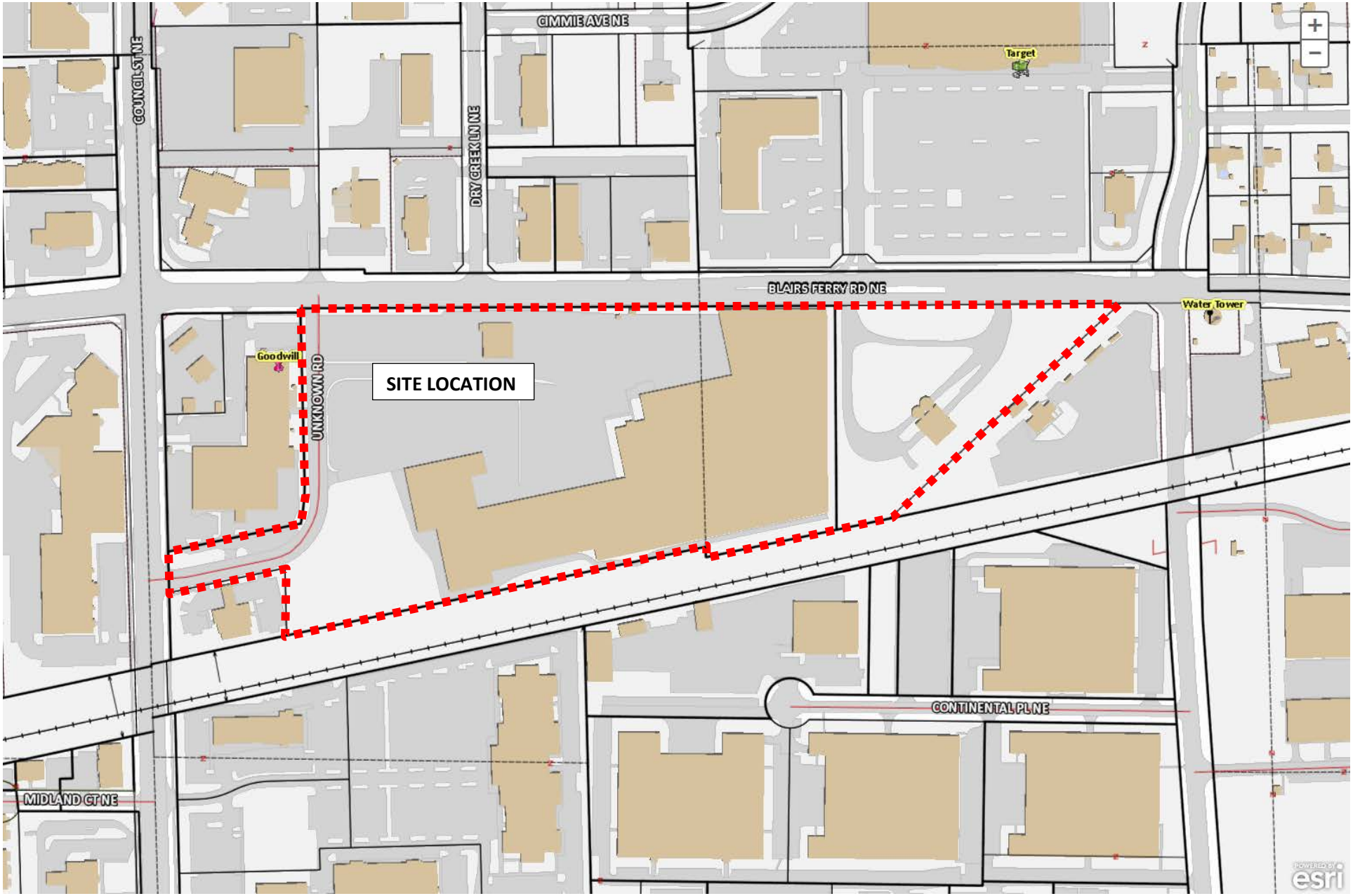
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

NORTHTOWNE MARKET DEVELOPMENT

CONCEPT

07.09.2014

NOTES:
1.PUD acceptance with property lines to the center or the street
2. No detention required
3. Water Quality for lots by end users not developer
4. Sidewalk on roads by end users not developer
5. Trees and landscaping on lots by end users not developer
6. City to pay for traffic signal and intersection improvements
7. City acquiring interior roadway and road between Council St. and Blairsferry Road, after all lots are sold.
8. 5 year 100% TIF approval by city.


CIMMIE AVE NE
COUNCIL ST NE
DRY CREEK LN NE
Target
BLAIRS FERRY RD NE
Water Tower
Goodwill
UNKNOWN RD
SITE LOCATION
CONTINENTAL PL NE
MIDLAND CT NE
esri

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION

Rezoning Without Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Affordable Housing Network, Inc.
Titleholder:	Affordable Housing Network, Inc.
Case Number:	RZNE-011780-2014
Location:	1415 Bever Avenue SE
Request:	Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

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

FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDED CONDITIONS:

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

1. That any property split for the parcel shall not be recorded until the rezoning has been officially approved and recorded.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to remove the existing driveway and restore the Right of Way and curb line at the drive location.

OWNER/APPLICANT:
AFFORDABLE HOUSING NETWORK, INC
%JOE LOCK
5400 KIRKWOOD BLVD SW
CEDAR RAPIDS IA 52404
(319) 364-0259
JLOCK@FOUROAKS.ORG

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

LEGAL DESCRIPTION:
LOT 7 AND THE WEST 15 FEET OF LOT 6, BLOCK 1, WELLINGTON PLACE FIRST ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

EXISTING ZONING: R-3
PROPOSED ZONING: R-TN

AREA TO BE REZONED: 10,435 SQ.FT.

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PHONE: (319) 362-9548 FAX: (319) 362-7595
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Designed by: | Drawn by: | Checked by:

REZONING EXHIBIT
1415 BEVER AVENUE SE
CEDAR RAPIDS, LINN COUNTY IOWA

Sheet Title:

Date:	07/11/14
Field Book No:	FBK
Scale:	1"=80'
Sheet:	1 of 1
Project Number:	10211-1A

CAD File: I:\projects\10200\10211-1 AHNI WELLINGTON HEIGHTS\10211-1A-1415 Bever Ave POS Rezoning\DWG\Rezoning Exhibit-050114.dwg Date Plotted : Jul 11, 2014 - 7:27am Plotted By : SUSAN-FORINASH

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	TW Sather Company
Titleholder:	Monica J. Brooks
Case Number:	RZNE-012080-2014
Location:	1415, 1419 and 1427 Center Point Road NE
Request:	Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

The property is currently undeveloped and zoned O-S Zoning District. The previous property owner was unable to market the site for office uses. The applicant, TW Sather Company is requesting rezoning of the property to develop multi-family housing. The Iowa Economic Development Authority has come out with another round for the Multi-Family New Construction Program and the deadline for making an application to the State is September 2, 2014. A Program requirement is that the property needs to have the appropriate zoning for the proposed use. The property is zoned O-S, Office Service Zone District and at the time the property was rezoned multi-family housing was allowed in the O-S Zoning District. Under the current Zoning Ordinance adopted in 2006 multi-family housing is not allowed in O-S and the applicant needs to rezone to the RMF-2 Zoning District. Due to the short time frame to get the property rezoned for the State deadline the applicant is requesting City Council hold the Public Hearing and all Three Readings of the Ordinance on August 26, 2014. The site plan as submitted includes the following proposed improvements:

- Total site areas-2.70 acres.
- Two-three stories apartment buildings with 30-units in each.
- 64-parking stalls.
- One access from Center Point Road NE

FINDINGS:

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

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

   Staff Comments: The requested rezoning 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 subject property is shown as Office on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. At the time the FLUM was adopted high density residential was allowed in the O-S Zoning District. The property was rezoned to O-S in 1979 and multi-family residential was allowed in O-S at that time. As such, the requested amendment was in accord with the FLUM designation for this property at the time the Comprehensive Plan was adopted. Staff will flag this site and adjust the FLUM in the future to accurately reflect the correct land use should this request be granted.

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

   Staff Comments: The property proposed for rezoning is currently undeveloped and the property owner has tried, with no success, to market the property for office uses. The property to the north is developed as multi-family residential. To the south is undeveloped property zoned RMF-2 for multi-family residential. Directly across Center Point Road NE to the east is an apartment complex. To the west are a railroad, City trail, McLoud Run and I-380. The proposed rezoning will be consistent with the surrounding area. City staff has received no objections to this application.

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

   Staff Comments: The subject property is suitable for all uses permitted in the RMF-2 Zoning District.

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

   Staff Comments: The proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. The proposed development will not have a negative impact on the area.

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

   Staff Comments: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the existing neighborhood and are readily available to adequately serve the applicant's property. The proposed development will not

negatively impact levels of service to existing development in the general area.

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

   Staff Comments: The approved site plan for this site included two two-story office buildings similar in scale to what the applicant is proposing As such, the Preliminary Site Plan is consistent with the previously approved Preliminary Plan for the property.

RECOMMENDED CONDITIONS:

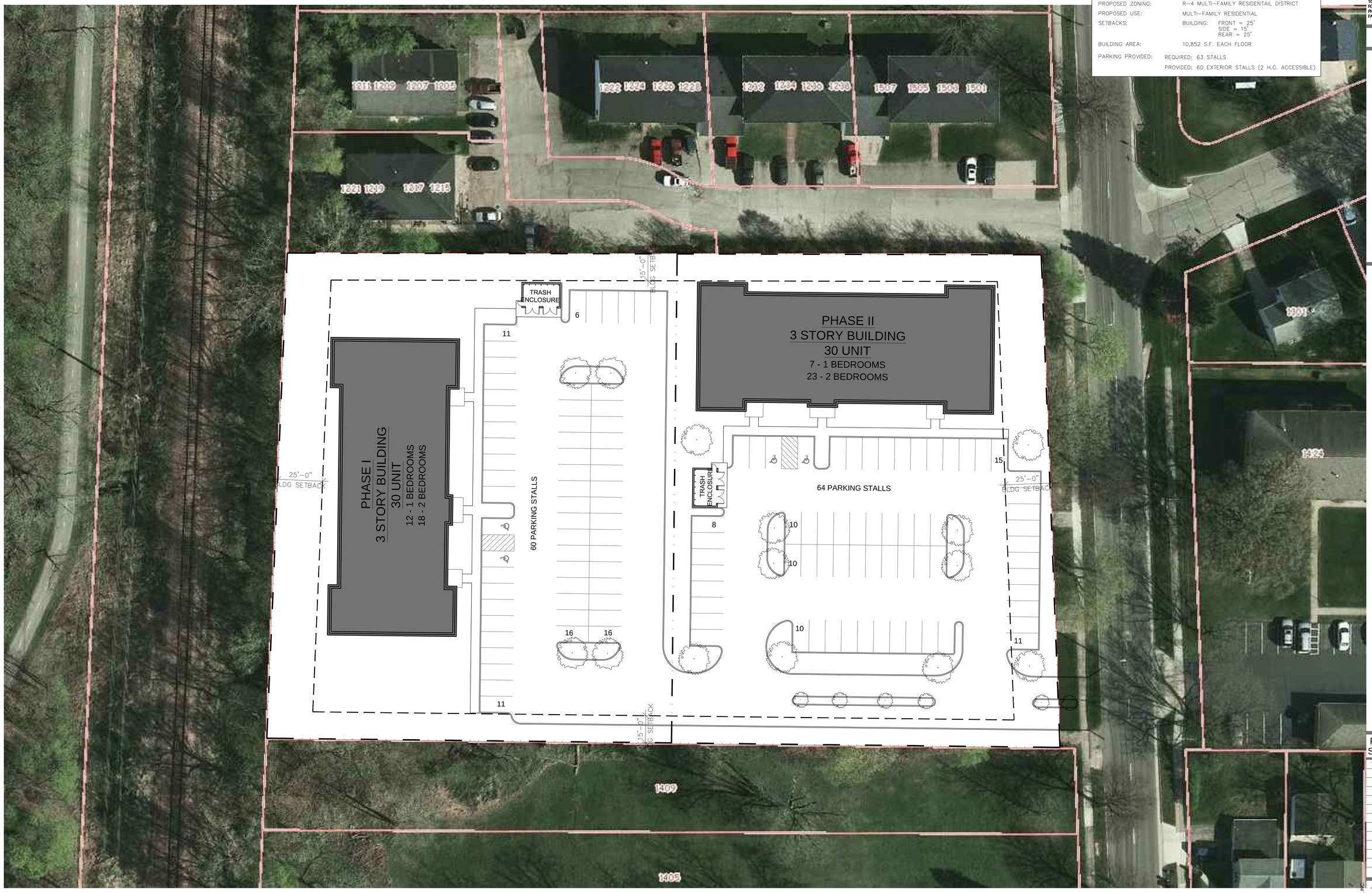
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. Required side bufferyards shall be provided where adjacent to a Residential zone districts or a variance must be obtained.
5. Parking areas shall be screened from the adjoining public street or a variance must be obtained.
6. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A. or a variance shall be obtained.
7. Parking is not to be provided within a required front yard setback without successfully obtaining a variance.
8. Required side bufferyards shall be provided where adjacent to residential zone districts or a variance must be obtained.
9. Effective screening shall be provided and maintained so as to screen the open parking spaces and the drive thereto where adjacent to a residential use per provisions of the Zoning Ordinance or a variance be obtained.
10. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
11. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
12. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

14. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Ownership and Maintenance of Private Water Main to be located on this site. The City Public Works Department shall furnish said Agreement form upon request by the property owner.

SITE INFORMATION:

PROPERTY AREA:	PHASE I = 60,185 S.F. (1.38 ACRES) PHASE II = 57,425 S.F. (1.32 ACRES)
NUMBER OF UNITS:	TOTAL: 30 UNITS
PROPOSED ZONING:	R-4 MULTI-FAMILY RESIDENTAIL DISTRICT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 15' REAR = 25'
BUILDING AREA:	10,852 S.F. EACH FLOOR
PARKING PROVIDED:	REQUIRED: 63 STALLS PROVIDED: 60 EXTERIOR STALLS (2 H.C. ACCESSIBLE)



NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
THE T.W. SATHER CO.
6527 NORMANDY LANE
SUITE 201
MADISON, WISCONSIN 53719

PROJECT:
CENTER POINT APARTMENTS
CENTER POINT ROAD
CEDAR RAPIDS, IOWA

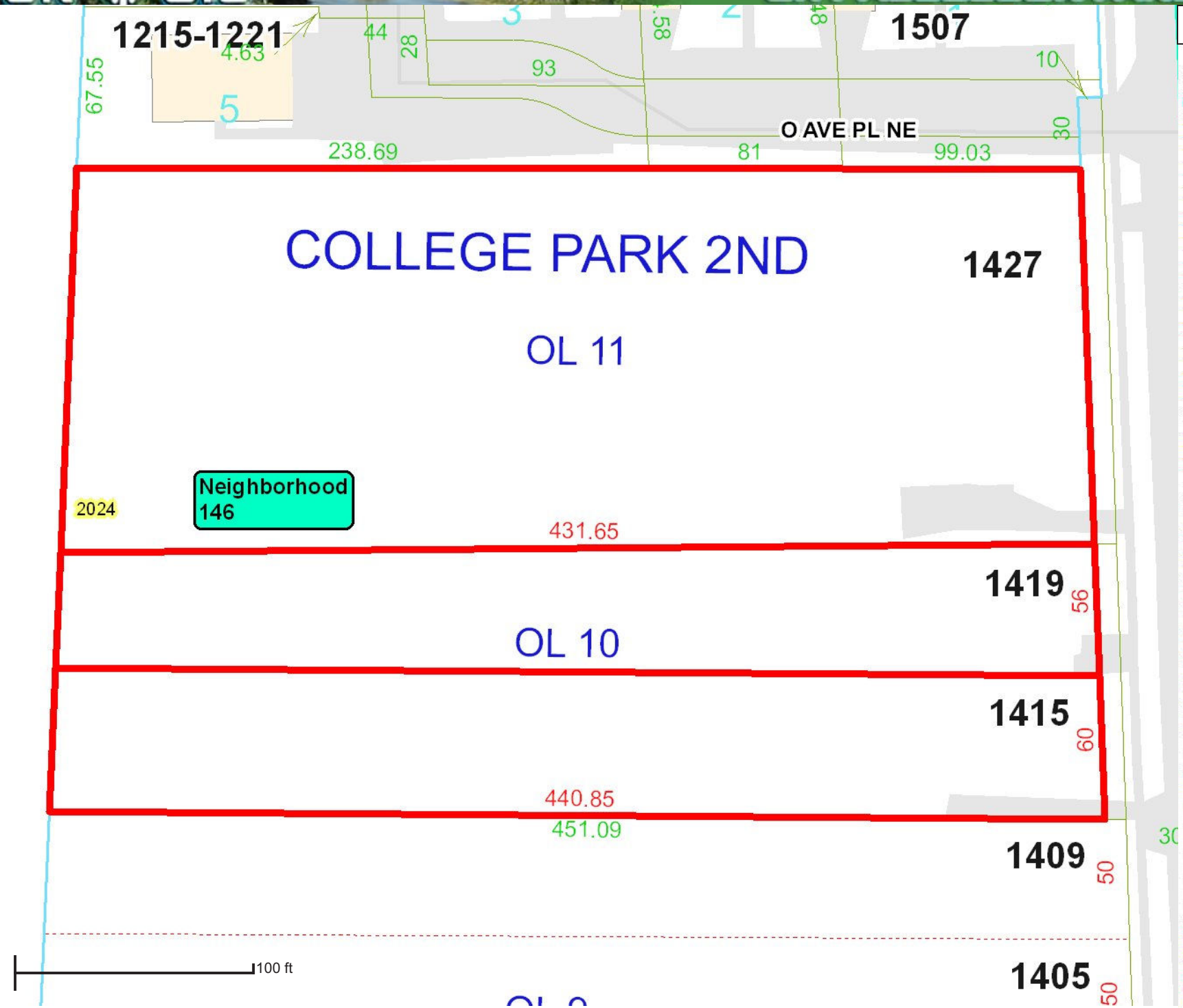
PRELIMINARY SHEET DATES:
7-15-14

JOB NUMBER:
1413710

SHEET
C1.0

2013 © EXCEL ENGINEERING, INC.

CR GIS CITY ASSESSOR PARCEL VIEWER



LEGEND

Parcel Polygons

Quarter Sections

Assessment Neighborhoo

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

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

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

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

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

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

IALINN014002.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3

IALINN023002.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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

Thu Jul 3 9:29:23 CDT 2014

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Progression LC
Titleholder:	Progression LC
Case Number:	RZNE-012265-2014
Location:	353 2nd Avenue SW, 210 5th Street SW and vacant land southerly of 2nd Avenue SW
Request:	Rezoning from C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

The property is currently undeveloped as the buildings were removed due to damage from the Flood of 2008. The zoning for the properties is currently C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District. The applicant, Progression LC is requesting rezoning of the property to develop multi-family housing. The Iowa Economic Development Authority has come out with another round for the Multi-Family New Construction Program and the deadline for making an application to the State is September 2, 2014. A Program requirement is that the property needs to have the appropriate zoning for the proposed use. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area-61,310 s. f.
- Total proposed building area-28,392 s. f.
- Two four story building with 18 & 30-units (total of 48 units).
- Total paved area-20,840 s. f.
- Total parking-78 spaces including 4-handicap spaces.
- Accesses to the public alley, 4th Street SW and 5th Street SW.
- Storm water quality areas provided at several locations including permeable paving & bio-retention cells.

FINDINGS:

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

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

   Staff Comments: The requested rezoning 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 (FLUM) in the Comprehensive Plan shows the property as Commercial which allows for housing on the ground floor and above the ground floor as a conditional use. The Neighborhood Planning Process Framework Plan shows the property as a Housing Reinvestment area and the Kingston Village Plan shows the area as Other Organic Development, which is areas defined as "Market demand and new neighborhood dynamics will drive redevelopment proposals". As such, the request is in accord with the all three adopted planning documents maps and goals and objectives.

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

   Staff Comments: The property is currently undeveloped and zoned C-3, Commercial and RMF-2 Multi-Family. The proposed development could be built under the current zoning classifications, but the PUD-2 Zoning District provides far greater flexibility in site design without the need for multiple variances. The general area is in the "Core Area" and is a mix of multi-family residential, service uses, commercial and vacant land that will most likely develop as a mixed use. The City Traffic Engineering Department has no issues or concerns. The proposed development will provide housing close to the downtown business district. Staff has not received any calls or objection from the neighborhood regarding this application.

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

   Staff Comments: The subject property is suitable for all uses permitted in the PUD-2 Zoning District.

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

   Staff Comments: To the extent possible, the proposed use will be designed to meet the City's required design standards and the Kingston Village Overlay District with regard to building design, storm water management, landscaping and other site and building design elements. The buildings will be 4-story in height and will set the tone for future development in the area and be in context with most of the larger existing buildings in the area. The proposed amendment will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

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

Staff Comments: This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Development of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

   Staff Comments: This finding is not applicable as there are not previously approved preliminary site plans approved for this property.

RECOMMENDED CONDITIONS:

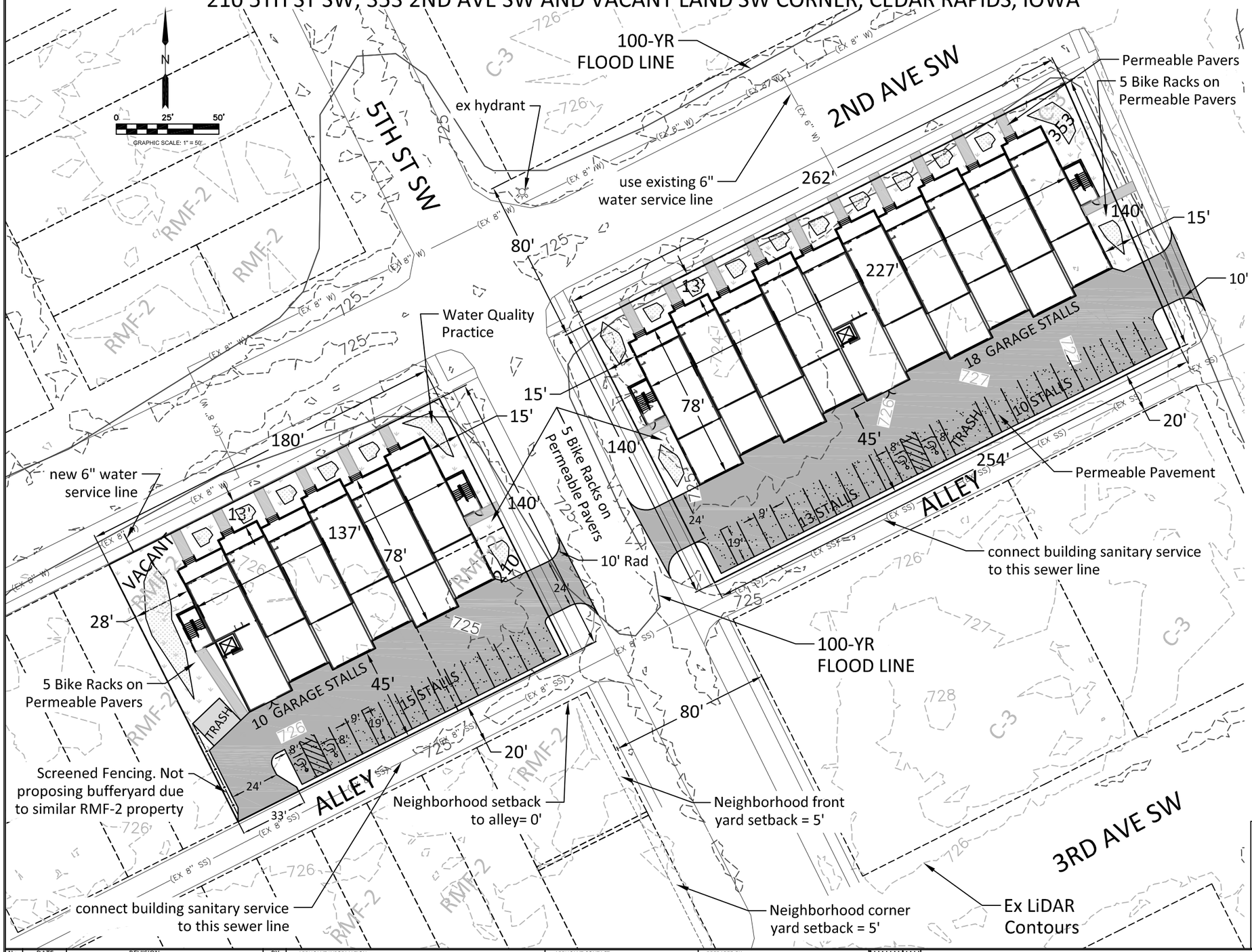
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Review of this proposal is required by the Kingston Village Overlay District Design Review Technical Advisory Committee.
3. 210 5th Street SW shall be combined with the adjacent parcel so as to constitute a single zoning lot and tax parcel.
4. All setbacks shall comply with those shown on the Preliminary Site Development or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
5. Effective screening of open parking spaces and the drive thereto where adjacent to a residential district is required.
6. 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.
7. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
8. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
9. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
10. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk and ADA ramps adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
11. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to remove any unused driveways and access walks and restore the curb and right of way.

REZONING WITH PRELIMINARY SITE PLAN

KINGSTON QUARTERS/ KINGSTON POINTE

210 5TH ST SW, 353 2ND AVE SW AND VACANT LAND SW CORNER, CEDAR RAPIDS, IOWA



LOCATION MAP (not to scale)

Proposed Multi-Family Housing on Existing Vacant Lots

2 buildings totaling 48 units (18-Kingston Quarters/30-Kingston Pointe)

Notes:

- Existing Zoning: RMF-2 (210 5TH ST SW, VACANT)
  - C-3 (353 2ND AVE SW)
- Proposed Zoning: PUD-2
- Building Height: both 4-stories
  - 40' eave height for smaller building
  - 52'8" parapet height for larger
- All Floors Area: 36,249 SF for smaller building
  - 59,045 SF for larger building

Conforming to existing neighborhood setbacks:

- Exist Front Front Yard Setback= 5'
  - Proposed Front Yard Setback= 13'
- Exist Corner Side Yard Setback= 5'
  - Proposed Corner Side Yard= 15' (stairwell towers will encroach)
- Exist Side Yard to Alley Seback= 0'
  - Proposed Setback to Alley= 45'

Total Lot Area= 61,310 SF (1.4 Acres)

Historic Hard Surface= 98%+

Proposed Total Hard Surface= 50,882 SF (83%)

Parking Lot Pavement=	20,840 SF (8,640/12,200)
Building Footprint=	28,392 SF (10,686/17,706)
Internal Sidewalk=	1650 SF (675/975)

Proposed Open Space= 10,428 SF (17%)

Total Parking Stalls Required= 86 (2/DU+10% guest, less 20% Core Area reduction)

Total Parking Stalls Provided= 86

Garage Stalls=	28 (10/18)
Lot Stalls=	38 (15/23)
On Street=	16
Bicycle Equivalent=	4

Total Handicap Stall Provided/Required= 4/4

Title Holder: PROGRESSION LC
118 2nd St SE, STE 360
Cedar Rapids, IA 52401

LEGAL DESCRIPTION

LOTS 1,2, AND 3, BLOCK 42, CEDAR RAPIDS MILL CO'S RESURVEY TO BROWNS 1ST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA (210 5th St SW, VACANT)

LOTS 3,4,5,6 AND 7, BLOCK 2, LEACH'S ADDITION TO THE CITY OF CEDAR RAPIDS, LINN, COUNTY, IOWA, EXCEPT PUBLIC HIGHWAY (353 2nd Ave SW)

LICENSED PROFESSIONAL ENGINEER MATTHEW P. SHOCK 18220 IOWA

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

Matthew P. Shock Iowa Reg No. 18220

My License renewal date is December 31, 2014

Pages covered by this seal: _____

No.	DATE	REVISION	BY

APPLICANT INFORMATION: PROGRESSION LC, 118 2ND ST SE STE 360, Tel: 319-310-6600

APPLICANT CONTACT: Stephen L. Emerson, T: 319-310-6600

PREPARED BY: STS CIVIL, mshock@stscivil.com, Tel: 319-350-8120

Kingston Quarters/Pointe

Preliminary Site Development Plan
Case No.

Date 8/12/2014
Project 16-2014-15

Sheet No. A.03 OF A.03

REAR ELEVATION

SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

CORNER SCHOOL APARTMENTS

CEDAR RAPIDS, IOWA

FRONT ELEVATION

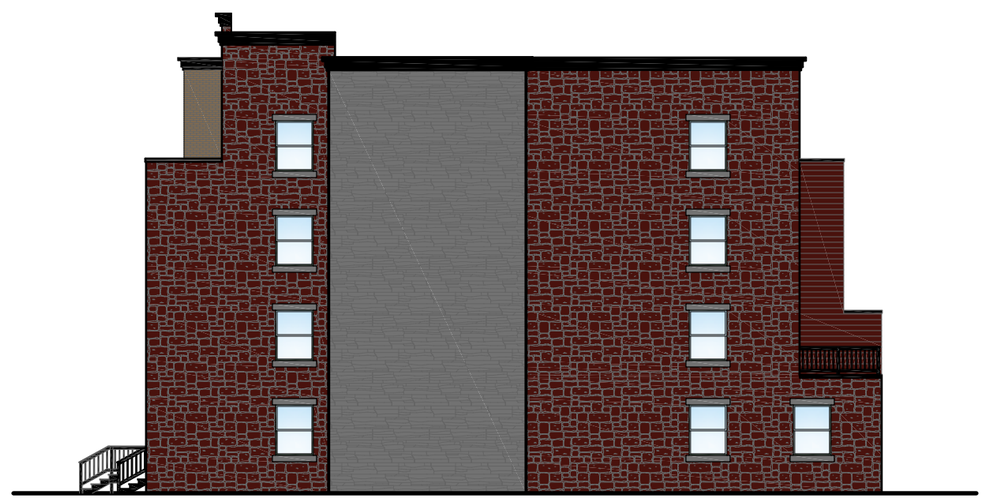
SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

CORNER SCHOOL APARTMENTS

CEDAR RAPIDS, IOWA

FRONT ELEVATION



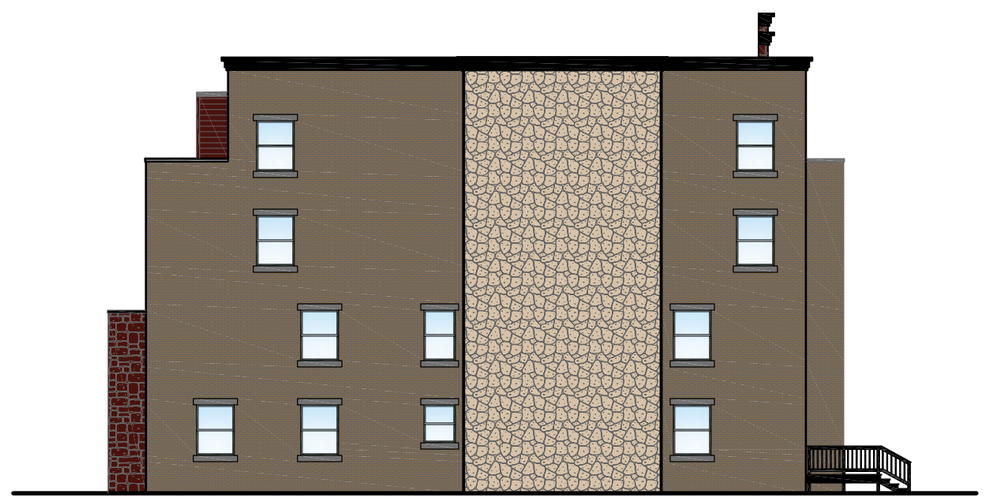
SIDE ELEVATION

ASPECT
architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

ROW HOUSING

CEDAR RAPIDS, IOWA

REAR ELEVATION



SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

ROW HOUSING

CEDAR RAPIDS, IOWA

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

AGENDA
CITY PLANNING COMMISSION MEETING

Thursday, August 21, 2014 @ 3:00 PM
City Hall Council Chambers
101 First Street SE

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

1. **Case Name: 2727 16th Avenue SW (Rezoning and Conditional Use)**

a. Consideration of a Rezoning from R-3, Single Family Residence Zone District to C-3, Community Commercial Zone District as requested by MidAmerican Aerospace (Applicant) and S & C Realty Associates (Titleholder)
Case No: RZNE-011721-2014; Case Manager: Vern Zakostelecky

b. Consideration of a Conditional Use for Warehousing, Wholesaling and Distribution in a C-3, Community Commercial Zone District as requested by MidAmerican Aerospace (Applicant) and S & C Realty Associates (Titleholder)
Case No: COND-011719-2014; Case Manager: Dave Houg

2. **Case Name: 1103 and 1201 Blairs Ferry Road NE (Rezoning)**

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-3, Community Commercial Zone District as requested by Hunter Companies, LLC (Applicant) and Nash Finch Company and Northwestern States Portland Cement Co (Titleholders)
Case No: RZNE-011742-2014; Case Manager: Vern Zakostelecky

3. **Case Name: 1415 Bever Avenue SE (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network, Inc. (Applicant/Titleholder)
Case No: RZNE-011780-2014; Case Manager: Vern Zakostelecky

4. **Case Name: 1415, 1419 and 1427 Center Point Road NE (Rezoning)**

Consideration of a Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District as requested by TW Sather Company (Applicant) and Monica J. Brooks (Titleholder)
Case No: RZNE-012080-2014; Case Manager: Vern Zakostelecky

5. **Case Name: 353 2nd Avenue SW, 210 5th Street SW and vacant land southerly of 2nd Avenue SW (Rezoning)**

Consideration of a Rezoning from C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Progression LC (Applicant/Titleholder)
Case No: RZNE-012265-2014; Case Manager: Vern Zakostelecky

- **New Business**

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

MINUTES OF
CITY PLANNING COMMISSION MEETING
Thursday, July 31, 2014 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

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

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Planner

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

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

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

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

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the July 10, 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: 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 Zakostelecky

Mr. Zakostelecky stated the property is currently undeveloped and zoned C-MU. Daycares are allowed in the C-MU Zoning District however the applicant has no plan for developing housing so the O-S Zoning is the most appropriate zoning for this use. Kids Inc. has an existing facility at 5821 C Street SW which it has out grown. Mr. Zakostelecky presented a location/zoning map, general information, aerial photo, previously approved site plan, Preliminary Site Development Plan and photos of similar building.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Compass Commercial Services, LLC, 1641 Boyson Square Drive, Hiawatha was there on behalf of the applicant and stated he could answer question regarding the project.

Commission King asked if the outdoor area would be fenced. Mr. Pelley stated that their location in Iowa City had a fence and this site would also have fencing.

Commissioner Overland stated that going to an Office-Service Zone District was down zoning the property.

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

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

Darryl Allison, 1324 Scarlet Sage Drive SW stated that the traffic in the area was bad and wondered if there were going to be any traffic signals installed. Mr. Zakostelecky stated he would ask traffic engineers if one would be installed.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from C-MU, Commercial Mixed Use Zone District to O-S, Office/Service Zone District. Commissioner Wilts seconded the motion.

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

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

2. **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

Commissioner Halverson asked to be execused from the meeting for this requested site plan consideration.

Mr. Mailander stated the applicant is proposing the development of a new multi-story office building at 201 1st Street SE. The site is currently owned by the city and was the former sit eof the 1st Street Parade. The proposed building will be 12 stories and include a 4 level parking garage, 8 sotries of office space and commercial on the ground floor as well as construction of a

flood wall element and trail along the Cedar River side. Mr. Mailander presented a location/zoning map, general information, Preliminary Site Plan and Renderings of the building.

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

Commissioner Overland called for a representative of the applicant.

Tred Schnoor, 431 Fifth Avenue SW stated he would be happy to answer any questions.

Commissioner Overland called for questions of the applicant.

Commission King asked how the solar windows worked. Franklin Rainbolt, 118 2nd Avenue SE responded that the solar windows will keep the offices cool in the summer and warm in the winter.

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 Preliminary Site Development Plan Plan in a C-4, Central Business Zone District. Commissioner King seconded the motion.

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

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

Commissioner Halverson returned to the meeting.

3. **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 Zakostelecky

Mr. Zakostelecky stated the property is developed with a residential structure that was in the past used as a two-family dwelling unit. The property lost its legal non-conforming status and the applicant purchased the property under the assumption it could be used as a duplex however, working on permits to remodel, found the property could not be used as a duplex unless rezoned. Mr. Zakostelecky presented a site plan, general information, an aerial photo as well as a photo of the house.

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

Commissioner Overland called for a representative of the applicant.

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

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

Lyle Vance, 240 20th Avenue SW stated that he had lived there for many years and witnessed renters who did not take care of the properties and landlords who did not live in the area and did not know what their renters were doing. Mr. Zakostelecky stated that under a new ordinance, landlords had to be registered and take a class and if there was disturbance in house, the landlord is notified of any issues.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the rezoning from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

4. **Case Name: 435 8th Avenue SW, 1238 10th Street NW, 1116 K Street SW and 809 E Avenue NW (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District, RMF-1, Multiple Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by City of Cedar Rapids (Applicant) and City of Cedar Rapids and Michael and Lindsey Meier (Titleholders)
Case No: RZNE-011893-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this is another round of City owned properties to be rezoned to the R-TN. The property at 809 E Avenue NW is privately owned but needs to be rezoned for the owner to close on the house. The house is developed as part of the ROOTs Program. The other 3 City-owned properties will be developed with single-family homes. Mr. Zakostelecky showed a location map of the properties.

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

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

Commissioner Overland called for a motion. Commissioner Wilts made a motion to approve the rezoning from R-3, Single Family Residence Zone District, RMF-1, Multiple Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

5. **Case Name: 1016 2nd Street SW, 1100 K Street SW, 1104 K Street and 1108 K Street SW (Rezoning)**

Consideration of a Rezoning from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by City of Cedar Rapids (Applicant/Titleholder)
Case No: RZNE-011919-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this was another round of City-owned properties for rezoning. These properties are being requested for rezoning to RMF-2 in order to develop the parcels with a 5-unit townhouse structure. Mr. Zakostelecky showed a location map.

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

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District. Commissioner Pankey seconded the motion.

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

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

New Business

- Chapter 32 Update: Sandwich Board Signs – Seth Gunnerson

Mr. Gunnerson stated the Sign Code within the Zoning Ordinance permits small portable A-frame signs, commonly called sandwich board signs, within the Downtown SSMID district. Staff has been made aware that several businesses in other core area neighborhoods, such as New Bohemia and Czech Village, have been placing these signs in front of their businesses.

Staff believes that these signs are appropriate in other core neighborhoods which are pedestrian in nature. When researching current permitting practices, staff has discovered that many signs located within the Downtown SSMID have not been issued a permit. Businesses are generally not aware of the requirements and place the signs outside their businesses believing it is permitted.

The following ordinance was recommended by the Development Committee on June 30th:

- **Eliminate permit requirement for Sandwich Board signs**. The City would no longer require an application and encroachment permit process for the placement of sandwich board signage.
- **Develop Placement Criteria.** The ordinance would be amended to establish criteria for the placement of sandwich board signs. Criteria would include maintaining a six foot clear space in the public sidewalk and not creating a traffic hazard. The City will work to educate businesses about where permissible locations are and notify the business if a violation is found.

- **Expand area where allowed.** Staff recommends expanding the area where sandwich boards are allowed to the identified "core" of the community. Sandwich board signs would be within 10 feet of the entrance to the business.

Staff anticipates a Public Hearing on the proposed ordinance at City Council on August 26.

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

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 permitting of sandwich boards. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion

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

- Report on Communication Towers – Jeff Hintz

Mr. Hintz reported that staff had met with City Council members in small group meetings and will schedule a meeting with stakeholders and communication entities in the next week or two. This will come before the City Planning Commissioners in the near future before going to City Council.

The meeting was adjourned at 3:55pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION

Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	MidAmerican Aerospace
Titleholder:	S & C Realty Associates
Case Number:	RZNE-011721-2014
Location:	2727 16th Avenue SW
Request:	Rezoning from R-3, Single Family Residence Zone District to C-3, Regional Commercial Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

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BACKGROUND INFORMATION:

The property is currently developed with a vacant big-box store and associated parking, which was the former location of the K-Mart Store. MidAmerican Aerospace has an existing facility at 280 Blairs Ferry Road NE, which it has out grown. The proposal would rezone the southern portion of the lot for a future building expansion area. The applicant has also submitted a preliminary plat, which would split the north 3.65 acres as a separate lot, to be marketed for future commercial development. A Conditional Use for Warehousing, Wholesaling and Distribution has been submitted to allow those activities that are a large part of the applicant's business. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area- 16.3 acres.
  - Proposed Lot 1-for MidAmerican Aerospace- 12.65 acres.
  - Proposed Lot 2-for future commercial development- 3.65 acres
- Total existing building area-128,421 s. f./ 167,321 s. f. with future addition.
- Total existing paved area- 9.29 acres/ proposed-9.18 acres
- Total parking-58 spaces.
- Landscape buffering on the south and east sides of the lot adjoining residential housing.
- Two accesses to Williams Parkway SW, which access Williams Boulevard & 16th Avenue SW.
- Privately owned & maintained storm water management area on east edge of Lot 1.

FINDINGS:

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

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

   Staff Comments: The request rezoning 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: Since the proposed rezoning is for an area that has always been part of the former K-Mart site with the screening/buffering and landscaping requirements and the fact the property is shown as Commercial on the Future Land Use Map in the City's Comprehensive Plan the request is in accord with the Future Land Use Map and the goals and objectives of the Comprehensive Plan.

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

   Staff Comments: The property is currently developed, but the building has been vacant for several years. The applicant wishes to rezone the south portion of the property to C-3 to allow for future building expansion. To the south and east of the proposed MidAmerican Aerospace Lot 1 is single-family residential. The rest of the surrounding area is a mix of commercial, educational, and light industrial type uses. The proposed use will generate light traffic during peak traffic hours that should not have an adverse impact on the neighborhood. The City Traffic Engineering Department has no issues or concerns. The proposed use will have less of a negative impact on the residential uses than the former, a K-Mart Department Store. Staff has received no calls from the neighborhood regarding this application. The applicant also held a neighborhood meeting and there were no major issues or concerns expressed.

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

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

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

   Staff Comments: There are no proposed changes to the existing size of the building other than a future addition. The applicant will be giving the exterior of the building a major facelift, which should be an enhancement to the surrounding neighborhood. To the extent possible, the proposed use will be designed to meet the City's required design standards with regard to building design, storm water management, landscaping and other site design elements. The proposed amendment and use will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

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

Staff Comments: This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. The proposed use of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

   Staff Comments: The proposed Site Development Plan is consistent with the previously approved site plan for the property in that the existing building is being maintained. In fact, the proposed development is an improvement, since the building will be updated, storm water management area will be provided, the proposed use will be less intense than the previous use and parking lot and buffer-yard landscaping are proposed.

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. Subject property shall be platted per State and City platting regulations.
2. 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 "Warehousing, wholesale or distribution" activities until such use is approved by the Board of Adjustment.
3. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
4. 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.
5. If outside dumpsters are proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
6. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
7. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

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

Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	MidAmerican Aerospace
Titleholder:	S & C Realty Associates
Case Number:	011719-2014
Location:	2727 16th Avenue SW
Request:	Conditional Use for a Warehousing, Wholesaling and Distribution in a C-3, Regional Commercial Zone District
Case Manager:	Vern Zakostelecky

BACKGROUND INFORMATION:

The property is currently developed with a vacant big-box store and associated parking, which was the former location of a K-Mart Store. MidAmerican Aerospace has an existing facility at 280 Blairs Ferry Road NE, which it has out grown. The applicant has also submitted a request to rezone the southern portion of the lot for a future building expansion area and a preliminary plat, which would split the north 3.65 acres as a separate lot to be marketed for future commercial development. A Conditional Use for Warehousing, Wholesaling and Distribution has been submitted to allow those activities that are a large part of the applicant's business. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area- 12.65 acres.
- Total existing building area-128,421 s. f./ 167,321 s. f. with future addition.
- Total existing paved area- 9.29 acres/ proposed-9.18 acres
- Total parking-58 spaces.
- Landscape buffering on the south and east sides of the lot adjoining residential housing.
- Two accesses to Williams Parkway SW, which access Williams Boulevard & 16th Avenue SW.
- Privately owned & maintained storm water management area on east edge of Lot 1.

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: Operation of a warehousing, wholesaling and distribution facility is permitted as a conditional use within a C-3, Regional Commercial Zone District.

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

   Staff Comments: The Future Land Use Map of the City's Comprehensive Plan designates the property as Commercial and the requested use, if approved as a conditional use would be in accord with the Future Land Use Map designation and the Goals and Objective of the 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: The property has been zoned and developed as a commercial use since 1969 without complaints. The proposed use will generate little traffic and the City Traffic Engineering Department has no issues or concerns. Existing parking should be more than adequate to serve the proposed use. This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. The proposed use of this property will not have a negative impact on the levels of service to the existing development in the general area. Staff has not received objections for this application.

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 does not intend to change the layout of the site other than a future addition on the south side of the existing building. Storm water management areas are being provided that should assist with drainage issues in the area and buffer-yard screening is proposed where adjacent to residential uses. The applicant will not have outdoor storage on the premises.

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: Existing development on the property will continue to be served adequately by the facilities and services present. City staff did not identify any significant concerns.

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 has agreed to all staff recommended conditions and will comply with all other applicable codes and regulations.

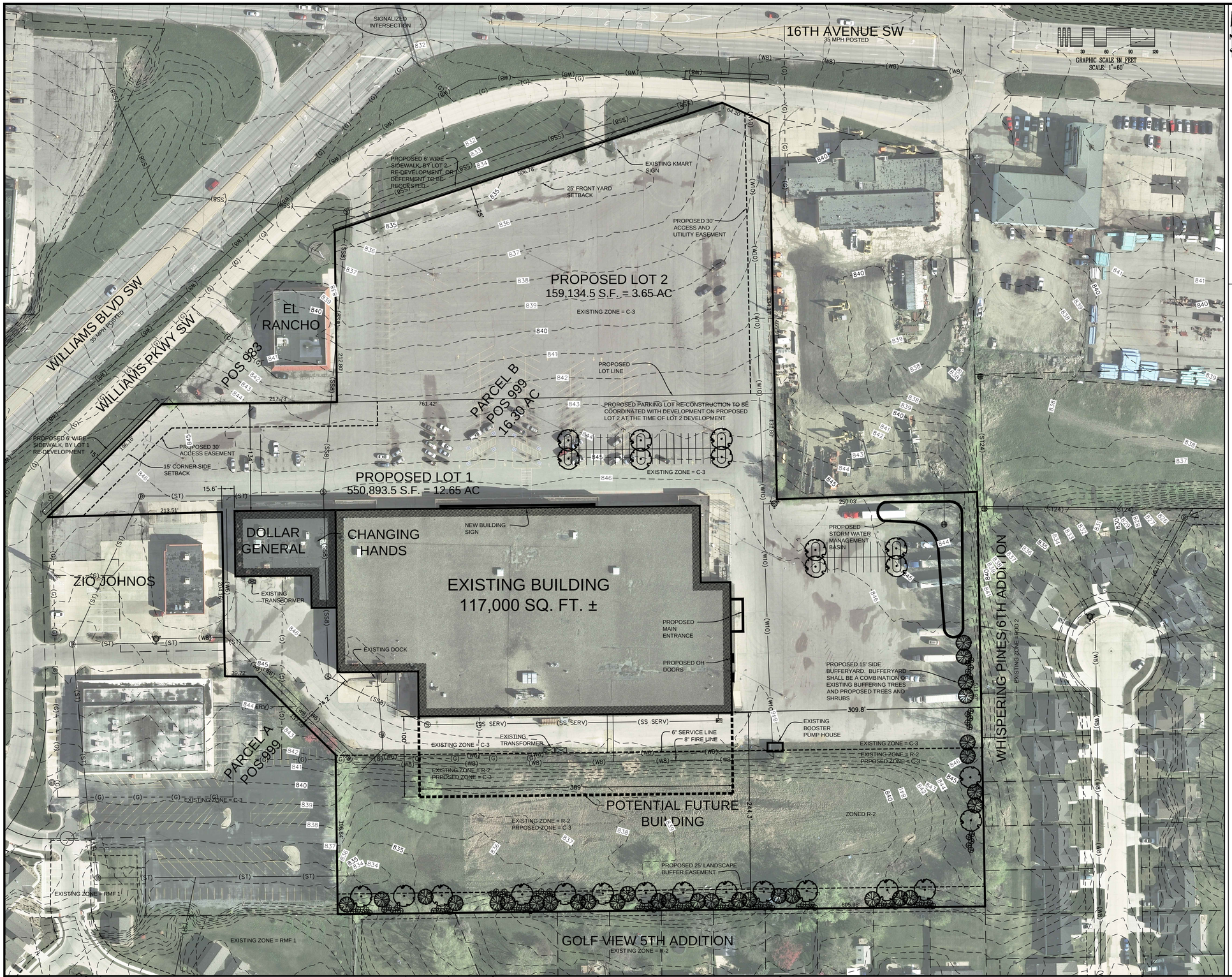
7. **Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

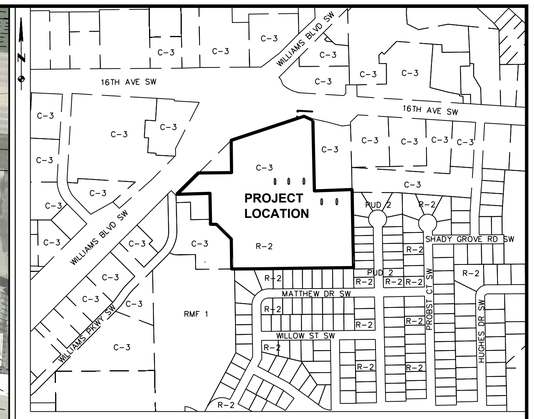
   Staff Comments: As stated above, the applicant will be providing landscaping and buffer-yard, storm water management areas and will be enhancing the exterior look of the existing building, which should minimize any potential adverse effects on the surrounding property.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by the Development Services Department staff should be considered. The City Planning Commission may approve with additional conditions.

1. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
2. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
3. That all storage shall be within completely enclosed buildings or effectively screened by a solid wall or fence, including solid entrance and exit gates, per provisions of the Zoning Ordinance.
4. If outside dumpsters are proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
5. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
6. To the extent possible any exterior renovations to the existing structure need to meet the City's Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR EACH LOT SHOWN ON THE PRELIMINARY PLAT, Storm water detention and water quality improvements shall be constructed.





LOCATION MAP (1"=500')

APPLICANT

MIDAMERICAN AEROSPACE
280 BLAIRS FERRY ROAD NE
CEDAR RAPIDS, IOWA 52402
ATTN: JOHN HUEY, JR.
PHONE: 319.395.7767
FAX: 319.395.7797
CELL: 319.389.8849
EMAIL: jhuey@midamaero.com

TITLEHOLDER

S & C REALTY ASSOCIATES
% SPATZ CENTERS INC. – REAL ESTATE
14 N PEORIA, SUITE 3F
CHICAGO, IL 60607

ZONING AND USE

EXISTING ZONING: C-3 / R-2
EXISTING USE: VACANT BUILDING & RETAIL

PROPOSED ZONING: C-3
PROPOSED USE: OFFICE & WAREHOUSE

REZONING

REQUEST TO REZONE THE SOUTH PORTION OF EXISTING PARCEL B, POS 999 FROM R-2 TO C-3

CONDITIONAL USE

REQUEST A CONDITIONAL USE TO UTILIZE A PORTION OF THE BUILDING AS A WAREHOUSE IN THE C-3 ZONED DISTRICT

PRELIMINARY PLAT

PROPOSED LOT 1: 550,893.5 S. F. = 12.65 AC

PROPOSED LOT 2: 159,134.5 S.F. = 3.65 AC

DIMENSIONAL STANDARDS

FRONT YARD: 25' + 1'/3' STRUCTURE EXCEEDS 45'
INTERIOR SIDE: 0' OR 1'/3' STRUCTURE EXCEEDS 45'
CORNER SIDE: 15'
REAR YARD: 0' OR 1'/3' STRUCTURE EXCEEDS 45'

MAX HEIGHT: 100'

PARKING REQUIREMENTS

WAREHOUSEING, WHOLESALE OR DISTRIBUTOR ESTABLISHMENT, CARTAGE OR EXPRESS FACILITY

REQUIRED: 1 PER EACH EMPLOYEE OF THE LARGEST SHIFT + 4 PER 2,000 SF GFA OFFICE

MIDAMERICAN AEROSPACE EMPLOYS 35 EMPLOYEES (LARGEST SHIFT=15) AND REMODELED BUILDING INTERIOR WILL CONTAIN APPROXIMATELY 12,000 S.F GROSS FLOOR AREA.

PROVIDED: 58 PARKING STALLS SHOWN.
NOTE: PARKING LOT RE CONSTRUCTION SHALL BE COORDINATED WITH DEVELOPMENT OF LOT 2 AT THE TIME OF LOT 2 DEVELOPMENT

AREA CALCULATIONS

TOTAL SITE AREA: 710,028 S.F. = 16.30 AC

EXISTING BUILDING AREA: 128,421 S.F. = 2.95 AC (18.1%)
EXISTING HARD SURFACE: 404,883 S.F. = 9.29 AC (60.0%)
EXISTING OPEN SPACE: 176,724 S.F. = 4.06 AC (21.9%)

PROPOSED BUILDING AREA: 128,421 S.F. = 2.95 AC (18.1%)
PROPOSED HARD SURFACE: 399,764 S.F. = 9.18 AC (56.3%)
PROPOSED OPEN SPACE: 181,843 S.F. = 4.17 AC (25.6%)

LANDSCAPE

PROPOSED 25' REAR BUFFERYARD AND DEDICATED 25' REAR PERMANENT LANDSCAPE EASEMENT

PROPOSED 15' SIDE BUFFERYARD. NOTE: BUFFERYARD TO BE A COMBINATION OF EXISTING AND PROPOSED TREES AND SHRUBS

LEGAL DESCRIPTION

PARCEL B, PLAT OF SURVEY No. 999, CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 5012, PAGE 85 IN THE OFFICE OF THE LINN COUNTY RECORDER. 16.30 ACRES

REZONING LEGAL DESCRIPTION

THE MOST SOUTHERLY 197 FEET OF PARCEL B, PLAT OF SURVEY No. 999, CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 5012, PAGE 85 IN THE OFFICE OF THE LINN COUNTY RECORDER.

GENERAL LEGEND

EXISTING		PROPOSED
(SS8)	SANITARY SEWER W/SIZE	SS8
(ST15)	STORM SEWER W/SIZE	ST18
(W8)	WATER MAIN W/SIZE	W12
(G)	GAS	G
(OHE)	ELECTRIC–OVERHEAD	OHE
(E)	ELECTRIC–UNDERGROUND	E
//	FENCE LINE	//
800	CONTOUR LINE	800
	UTILITY/CONTROL CABINET	
	SANITARY MANHOLE	
	STORM MANHOLE	
OR	GRATE INTAKE	OR
CV	GAS VALVE	
	FLARED END SECTION	
	CLEANOUT, STORM OR SANITARY	
	TRAFFIC SIGNAL W/MAST	
	FIRE HYDRANT	

EASEMENT LINE
PLAT OR SURVEY BOUNDARY
EXISTING LOT LINE
BUILDING SETBACK LINE

Contact Person	BRENT W. JACKMAN
Telephone Number	(319) 362–9548
Fax Number	(319) 362–7595
Mailing Address	1860 BOYSON ROAD
E–Mail Address	brent@halleng.com
Date Submitted	07.09.14 PSDP
Date Submitted	07.31.14 PSDP & PRE PLAT

DRAWN BY: BWJ				/ /
CHECKED BY: KD				/ /
APPROVED BY:				/ /
DATE: 07.31.14				/ /
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

CEDAR RAPIDS
City of Five Seasons

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MIDAMERICAN AEROSPACE
2727 16TH AVENUE SW
CEDAR RAPIDS, LINN COUNTY, IOWA

PRELIMINARY SITE DEVELOPMENT PLAN
MIDAMERICAN AEROSPACE 1ST ADDITION

PROJECT NO: 10252

SHEET
1 of 1

CAD File: I:\projects\10200\10252 16th Ave Kmart Redevelopment\DWG\Concepts\kmart.dwg Date Plotted : Jul 31, 2014 – 10:39am Plotted By : BRENT.JACKMAN

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Master Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Hunter Companies, LLC
Titleholder:	Nash Finch Company and Northwestern States Portland Cement Co.
Case Number:	RZNE-011742-2014
Location:	1103 and 1201 Blairs Ferry Road NE
Request:	Rezoning from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

The property is developed with a wholesale, warehousing and distribution facility (the former Nash Finch Facility) and a concrete distribution center. The Nash Finch property has not been used for warehousing, wholesaling and distribution for several years and is primarily vacant. The other property is an active cement distribution facility. The applicant has an agreement to purchase both properties and proposes to demolish the improvements on the properties and redevelop the site potentially with a mix of commercial retail, office, restaurants, financial facilities, fitness center, auto sales, etc. Since this is a rezoning to the PUD-1 Zoning District a Master Site Plan is required and then Final Site Plans will be submitted for each phase of the development prior to construction of improvements. The Master Site Plan as submitted includes the following improvements:

- Total site area-approximately 23 acres.
- Eight-out-lots fronting onto Blairs Ferry Road NE.
- Three-lots south of the out-lots.
- All building proposes as one-story.
- Three access to Blairs Ferry Road NE.
- Access to Blairs Ferry Road opposite the Target Store-signalized.
- Internal street extension to property to the east.

FINDINGS:

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

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

   Staff Comments: The request rezoning 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 in the Comprehensive Plan shows the property as Industrial, which is reflective of the way the properties have been used in the past. The draft land use information for the soon to be adopted EnvisionCR, the new City Comprehensive Plan shows the property as Commercial-Mix Use. As such based on the draft new Comprehensive Plan the requested rezoning is in accord with the soon to be adopted Envision CR Plan.

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

   Staff Comments: The amendment is consistent with the surrounding neighborhood since there are a mix of office, commercial, service uses, warehousing, wholesaling and distribution and light manufacturing in the general area.

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

   Staff Comments: The property has been identified as suitable for commercial mixed uses.

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 use and redevelopment of this property will be consistent with the existing development in the neighborhood and will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

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

   Staff Comments: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the existing neighborhood and are readily available to adequately serve the applicant's property. The proposed development will not negatively impact levels of service to existing development in the general area.

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. Subject property shall be platted per State and City platting regulations.
2. All lots shall be provided frontage on an approved public or private street which is appropriately named.

3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
4. Evidence of acceptable shared access easement agreements shall be provided.
5. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
6. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. This includes street front landscaping for parking area adjoining public and private streets, continuous planting islands for every 4th bay of parking, street front landscaping, etc.
7. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure.
8. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A. or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
9. The existing structures must be removed under appropriate permit and inspections conducted and approved.
10. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C. or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
11. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance). City staff recommends an overall development signage plan be submitted for review prior to building permit applications to identify compliance or the need for variances.
12. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6’ wide concrete sidewalk along Blairs Ferry Road NE and 5' sidewalk along Rockwell Drive NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

HUNTER Companies

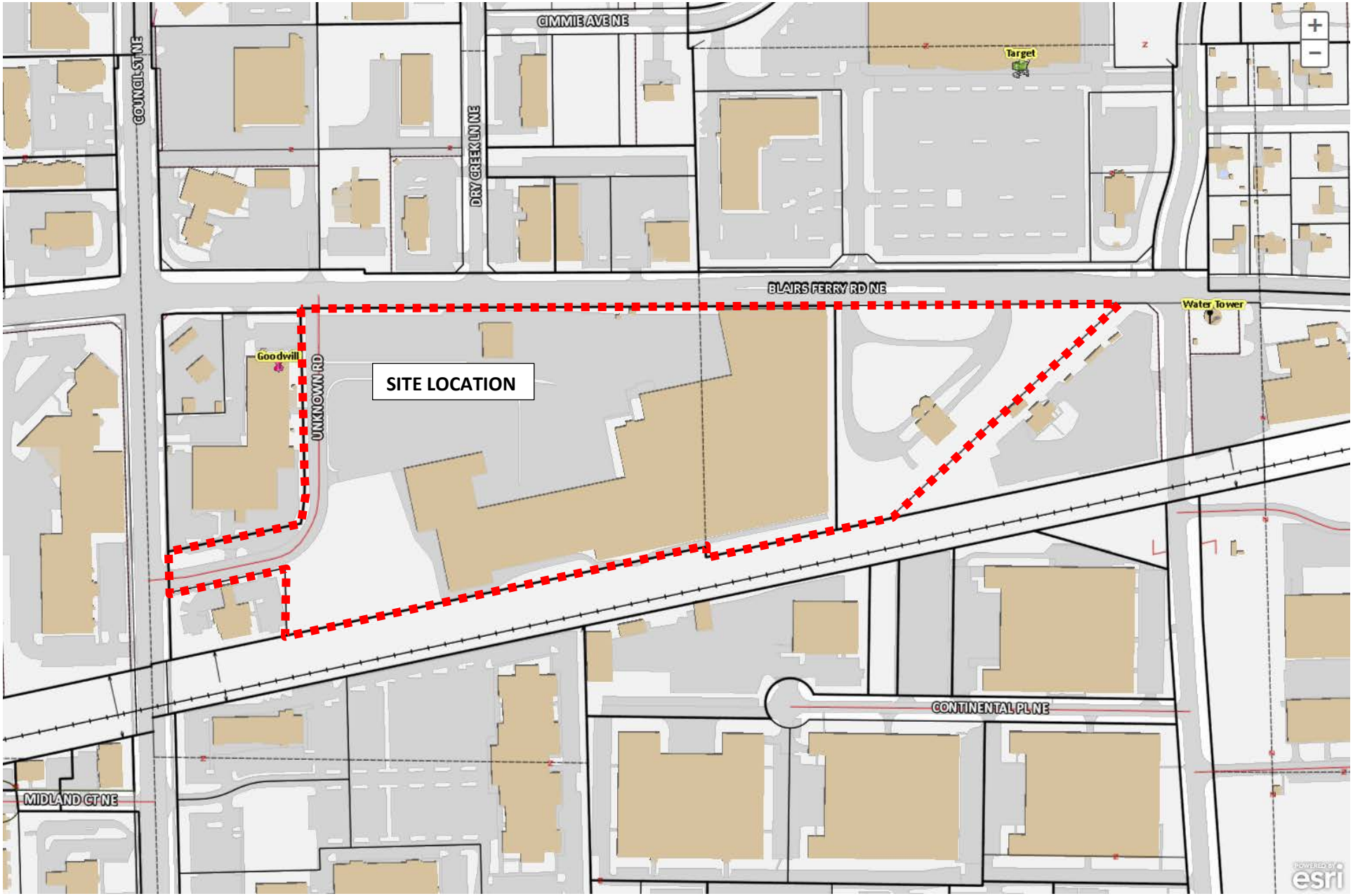
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

NORTHTOWNE MARKET DEVELOPMENT

CONCEPT

07.09.2014

NOTES:
1.PUD acceptance with property lines to the center or the street
2. No detention required
3. Water Quality for lots by end users not developer
4. Sidewalk on roads by end users not developer
5. Trees and landscaping on lots by end users not developer
6. City to pay for traffic signal and intersection improvements
7. City acquiring interior roadway and road between Council St. and Blairsferry Road, after all lots are sold.
8. 5 year 100% TIF approval by city.


CIMMIE AVE NE
COUNCIL ST NE
DRY CREEK LN NE
Target
BLAIRS FERRY RD NE
Water Tower
Goodwill
UNKNOWN RD
SITE LOCATION
CONTINENTAL PL NE
MIDLAND CT NE
esri

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION

Rezoning Without Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Affordable Housing Network, Inc.
Titleholder:	Affordable Housing Network, Inc.
Case Number:	RZNE-011780-2014
Location:	1415 Bever Avenue SE
Request:	Rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

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

FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDED CONDITIONS:

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

1. That any property split for the parcel shall not be recorded until the rezoning has been officially approved and recorded.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to remove the existing driveway and restore the Right of Way and curb line at the drive location.

OWNER/APPLICANT:
AFFORDABLE HOUSING NETWORK, INC
%JOE LOCK
5400 KIRKWOOD BLVD SW
CEDAR RAPIDS IA 52404
(319) 364-0259
JLOCK@FOUROAKS.ORG

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

LEGAL DESCRIPTION:
LOT 7 AND THE WEST 15 FEET OF LOT 6, BLOCK 1, WELLINGTON PLACE FIRST ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

EXISTING ZONING: R-3
PROPOSED ZONING: R-TN

AREA TO BE REZONED: 10,435 SQ.FT.

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Designed by: | Drawn by: | Checked by:

REZONING EXHIBIT
1415 BEVER AVENUE SE
CEDAR RAPIDS, LINN COUNTY IOWA

Sheet Title:

Date:	07/11/14
Field Book No:	FBK
Scale:	1"=80'
Sheet:	1 of 1
Project Number:	10211-1A

CAD File: I:\projects\10200\10211-1 AHNI WELLINGTON HEIGHTS\10211-1A-1415 Bever Ave POS Rezoning\DWG\Rezoning Exhibit-050114.dwg Date Plotted : Jul 11, 2014 - 7:27am Plotted By : SUSAN-FORINASH

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	TW Sather Company
Titleholder:	Monica J. Brooks
Case Number:	RZNE-012080-2014
Location:	1415, 1419 and 1427 Center Point Road NE
Request:	Rezoning from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

---

BACKGROUND INFORMATION:

The property is currently undeveloped and zoned O-S Zoning District. The previous property owner was unable to market the site for office uses. The applicant, TW Sather Company is requesting rezoning of the property to develop multi-family housing. The Iowa Economic Development Authority has come out with another round for the Multi-Family New Construction Program and the deadline for making an application to the State is September 2, 2014. A Program requirement is that the property needs to have the appropriate zoning for the proposed use. The property is zoned O-S, Office Service Zone District and at the time the property was rezoned multi-family housing was allowed in the O-S Zoning District. Under the current Zoning Ordinance adopted in 2006 multi-family housing is not allowed in O-S and the applicant needs to rezone to the RMF-2 Zoning District. Due to the short time frame to get the property rezoned for the State deadline the applicant is requesting City Council hold the Public Hearing and all Three Readings of the Ordinance on August 26, 2014. The site plan as submitted includes the following proposed improvements:

- Total site areas-2.70 acres.
- Two-three stories apartment buildings with 30-units in each.
- 64-parking stalls.
- One access from Center Point Road NE

FINDINGS:

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

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

   Staff Comments: The requested rezoning 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 subject property is shown as Office on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. At the time the FLUM was adopted high density residential was allowed in the O-S Zoning District. The property was rezoned to O-S in 1979 and multi-family residential was allowed in O-S at that time. As such, the requested amendment was in accord with the FLUM designation for this property at the time the Comprehensive Plan was adopted. Staff will flag this site and adjust the FLUM in the future to accurately reflect the correct land use should this request be granted.

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

   Staff Comments: The property proposed for rezoning is currently undeveloped and the property owner has tried, with no success, to market the property for office uses. The property to the north is developed as multi-family residential. To the south is undeveloped property zoned RMF-2 for multi-family residential. Directly across Center Point Road NE to the east is an apartment complex. To the west are a railroad, City trail, McLoud Run and I-380. The proposed rezoning will be consistent with the surrounding area. City staff has received no objections to this application.

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

   Staff Comments: The subject property is suitable for all uses permitted in the RMF-2 Zoning District.

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

   Staff Comments: The proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. The proposed development will not have a negative impact on the area.

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

   Staff Comments: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the existing neighborhood and are readily available to adequately serve the applicant's property. The proposed development will not

negatively impact levels of service to existing development in the general area.

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

   Staff Comments: The approved site plan for this site included two two-story office buildings similar in scale to what the applicant is proposing As such, the Preliminary Site Plan is consistent with the previously approved Preliminary Plan for the property.

RECOMMENDED CONDITIONS:

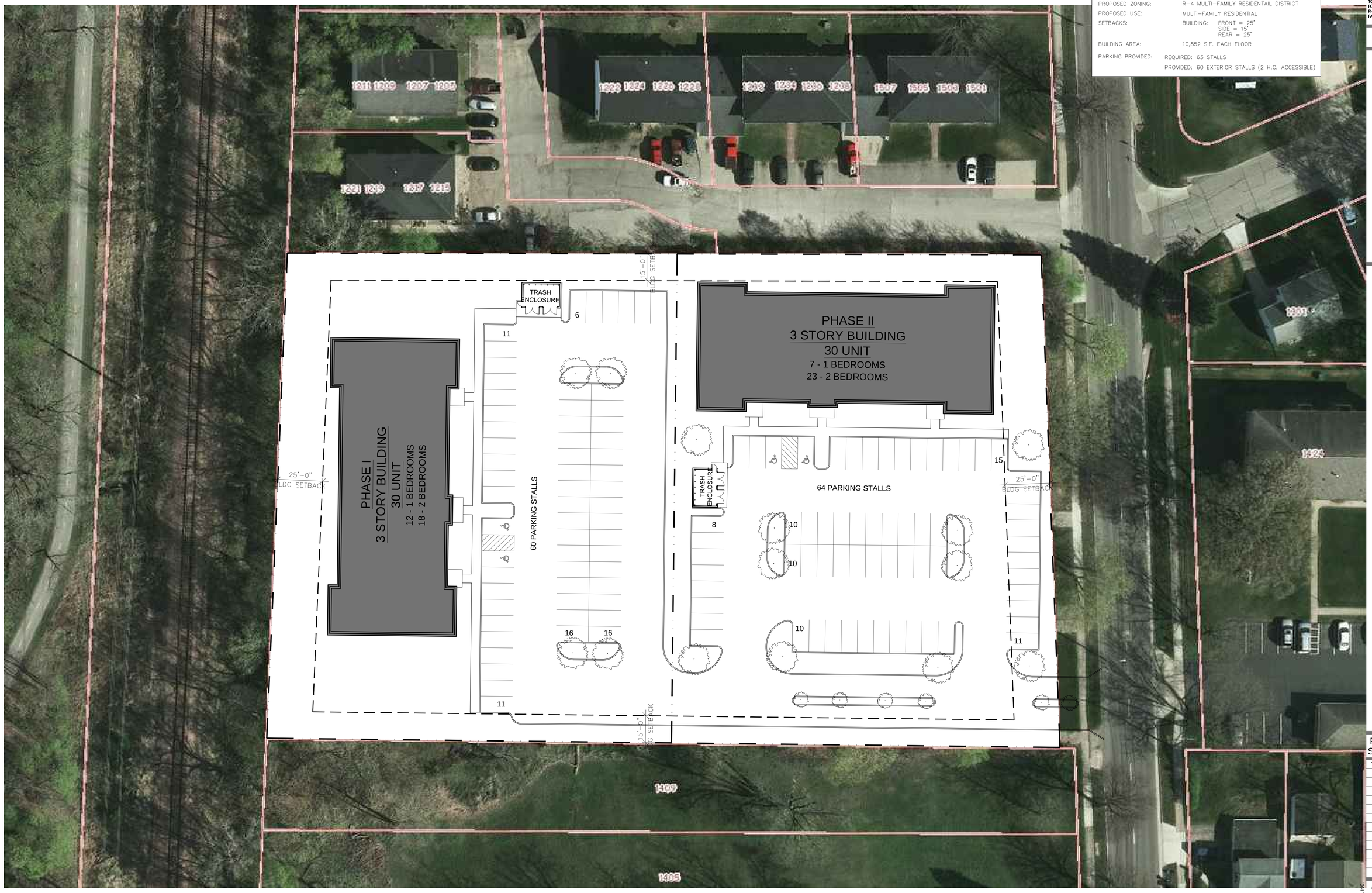
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. Required side bufferyards shall be provided where adjacent to a Residential zone districts or a variance must be obtained.
5. Parking areas shall be screened from the adjoining public street or a variance must be obtained.
6. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A. or a variance shall be obtained.
7. Parking is not to be provided within a required front yard setback without successfully obtaining a variance.
8. Required side bufferyards shall be provided where adjacent to residential zone districts or a variance must be obtained.
9. Effective screening shall be provided and maintained so as to screen the open parking spaces and the drive thereto where adjacent to a residential use per provisions of the Zoning Ordinance or a variance be obtained.
10. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
11. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
12. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

14. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Ownership and Maintenance of Private Water Main to be located on this site. The City Public Works Department shall furnish said Agreement form upon request by the property owner.

SITE INFORMATION:

PROPERTY AREA:	PHASE I = 60,185 S.F. (1.38 ACRES) PHASE II = 57,425 S.F. (1.32 ACRES)
NUMBER OF UNITS:	TOTAL: 30 UNITS
PROPOSED ZONING:	R-4 MULTI-FAMILY RESIDENTAIL DISTRICT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 15' REAR = 25'
BUILDING AREA:	10,852 S.F. EACH FLOOR
PARKING PROVIDED:	REQUIRED: 63 STALLS PROVIDED: 60 EXTERIOR STALLS (2 H.C. ACCESSIBLE)



NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
THE T.W. SATHER CO.
6527 NORMANDY LANE
SUITE 201
MADISON, WISCONSIN 53719

PROJECT:
CENTER POINT APARTMENTS
CENTER POINT ROAD
CEDAR RAPIDS, IOWA

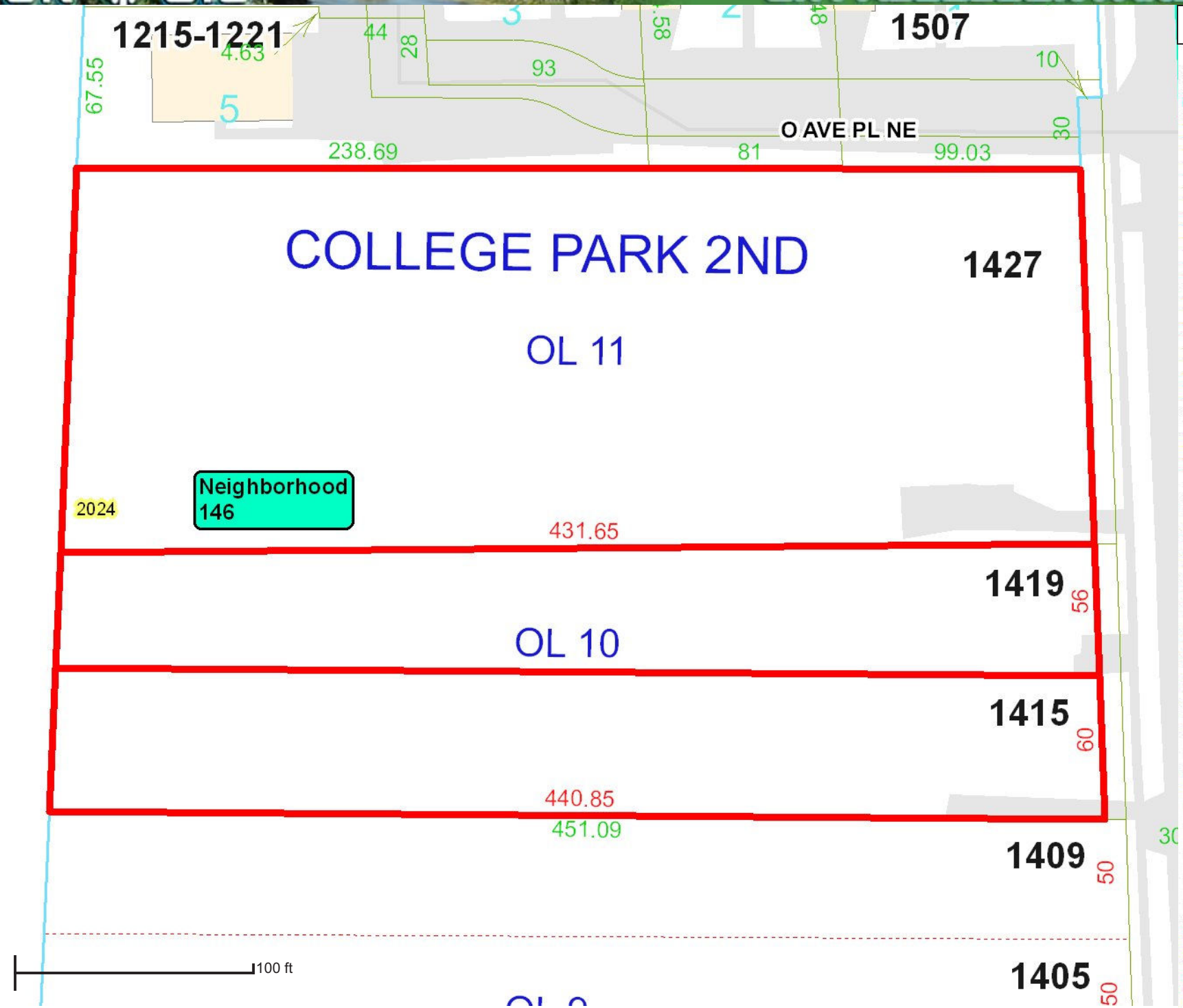
PRELIMINARY SHEET DATES:
7-15-14

JOB NUMBER:
1413710

SHEET
C1.0

2013 © EXCEL ENGINEERING, INC.

CR GIS CITY ASSESSOR PARCEL VIEWER



LEGEND

Parcel Polygons

Quarter Sections

Assessment Neighborhoo

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

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

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

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

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

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

IALINN014002.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3

IALINN023002.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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

Thu Jul 3 9:29:23 CDT 2014

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Preliminary Site Development Plan

CPC Date:	August 21, 2014
To:	City Planning Commission
From:	Development Services Department
Applicant:	Progression LC
Titleholder:	Progression LC
Case Number:	RZNE-012265-2014
Location:	353 2nd Avenue SW, 210 5th Street SW and vacant land southerly of 2nd Avenue SW
Request:	Rezoning from C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District
Case Manager:	Vern Zakostelecky, Development Services Department

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BACKGROUND INFORMATION:

The property is currently undeveloped as the buildings were removed due to damage from the Flood of 2008. The zoning for the properties is currently C-3, Regional Commercial Zone District and RMF-2, Multiple Family Residence Zone District. The applicant, Progression LC is requesting rezoning of the property to develop multi-family housing. The Iowa Economic Development Authority has come out with another round for the Multi-Family New Construction Program and the deadline for making an application to the State is September 2, 2014. A Program requirement is that the property needs to have the appropriate zoning for the proposed use. The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area-61,310 s. f.
- Total proposed building area-28,392 s. f.
- Two four story building with 18 & 30-units (total of 48 units).
- Total paved area-20,840 s. f.
- Total parking-78 spaces including 4-handicap spaces.
- Accesses to the public alley, 4th Street SW and 5th Street SW.
- Storm water quality areas provided at several locations including permeable paving & bio-retention cells.

FINDINGS:

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

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

   Staff Comments: The requested rezoning 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 (FLUM) in the Comprehensive Plan shows the property as Commercial which allows for housing on the ground floor and above the ground floor as a conditional use. The Neighborhood Planning Process Framework Plan shows the property as a Housing Reinvestment area and the Kingston Village Plan shows the area as Other Organic Development, which is areas defined as "Market demand and new neighborhood dynamics will drive redevelopment proposals". As such, the request is in accord with the all three adopted planning documents maps and goals and objectives.

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

   Staff Comments: The property is currently undeveloped and zoned C-3, Commercial and RMF-2 Multi-Family. The proposed development could be built under the current zoning classifications, but the PUD-2 Zoning District provides far greater flexibility in site design without the need for multiple variances. The general area is in the "Core Area" and is a mix of multi-family residential, service uses, commercial and vacant land that will most likely develop as a mixed use. The City Traffic Engineering Department has no issues or concerns. The proposed development will provide housing close to the downtown business district. Staff has not received any calls or objection from the neighborhood regarding this application.

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

   Staff Comments: The subject property is suitable for all uses permitted in the PUD-2 Zoning District.

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

   Staff Comments: To the extent possible, the proposed use will be designed to meet the City's required design standards and the Kingston Village Overlay District with regard to building design, storm water management, landscaping and other site and building design elements. The buildings will be 4-story in height and will set the tone for future development in the area and be in context with most of the larger existing buildings in the area. The proposed amendment will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

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

Staff Comments: This parcel is located in an area that is already served by sanitary sewer, storm sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Development of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

   Staff Comments: This finding is not applicable as there are not previously approved preliminary site plans approved for this property.

RECOMMENDED CONDITIONS:

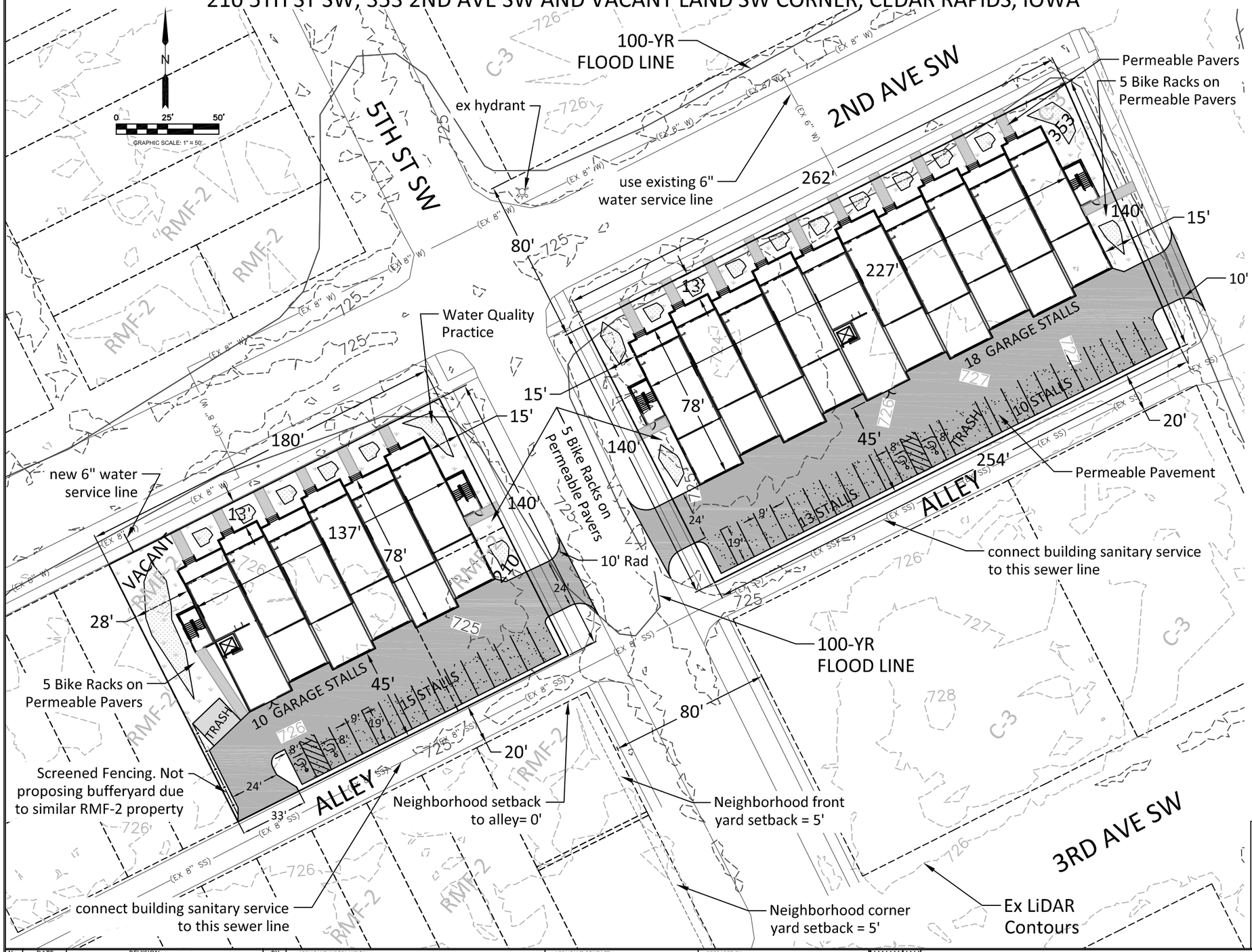
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Review of this proposal is required by the Kingston Village Overlay District Design Review Technical Advisory Committee.
3. 210 5th Street SW shall be combined with the adjacent parcel so as to constitute a single zoning lot and tax parcel.
4. All setbacks shall comply with those shown on the Preliminary Site Development or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
5. Effective screening of open parking spaces and the drive thereto where adjacent to a residential district is required.
6. 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.
7. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
8. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
9. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A or modified per Subsection 32.03.010.C.4 of the Zoning Ordinance.
10. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk and ADA ramps adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
11. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to remove any unused driveways and access walks and restore the curb and right of way.

REZONING WITH PRELIMINARY SITE PLAN

KINGSTON QUARTERS/ KINGSTON POINTE

210 5TH ST SW, 353 2ND AVE SW AND VACANT LAND SW CORNER, CEDAR RAPIDS, IOWA



LOCATION MAP (not to scale)

Proposed Multi-Family Housing on Existing Vacant Lots

2 buildings totaling 48 units (18-Kingston Quarters/30-Kingston Pointe)

Notes:

- Existing Zoning: RMF-2 (210 5TH ST SW, VACANT)
  - C-3 (353 2ND AVE SW)
- Proposed Zoning: PUD-2
- Building Height: both 4-stories
  - 40' eave height for smaller building
  - 52'8" parapet height for larger
- All Floors Area: 36,249 SF for smaller building
  - 59,045 SF for larger building

Conforming to existing neighborhood setbacks:

- Exist Front Front Yard Setback= 5'
  - Proposed Front Yard Setback= 13'
- Exist Corner Side Yard Setback= 5'
  - Proposed Corner Side Yard= 15' (stairwell towers will encroach)
- Exist Side Yard to Alley Seback= 0'
  - Proposed Setback to Alley= 45'

Total Lot Area= 61,310 SF (1.4 Acres)

Historic Hard Surface= 98%+

Proposed Total Hard Surface= 50,882 SF (83%)

Parking Lot Pavement=	20,840 SF (8,640/12,200)
Building Footprint=	28,392 SF (10,686/17,706)
Internal Sidewalk=	1650 SF (675/975)

Proposed Open Space= 10,428 SF (17%)

Total Parking Stalls Required= 86 (2/DU+10% guest, less 20% Core Area reduction)

Total Parking Stalls Provided= 86

Garage Stalls=	28 (10/18)
Lot Stalls=	38 (15/23)
On Street=	16
Bicycle Equivalent=	4

Total Handicap Stall Provided/Required= 4/4

Title Holder: PROGRESSION LC
118 2nd St SE, STE 360
Cedar Rapids, IA 52401

LEGAL DESCRIPTION

LOTS 1,2, AND 3, BLOCK 42, CEDAR RAPIDS MILL CO'S RESURVEY TO BROWNS 1ST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA (210 5th St SW, VACANT)

LOTS 3,4,5,6 AND 7, BLOCK 2, LEACH'S ADDITION TO THE CITY OF CEDAR RAPIDS, LINN, COUNTY, IOWA, EXCEPT PUBLIC HIGHWAY (353 2nd Ave SW)

LICENSED PROFESSIONAL ENGINEER MATTHEW P. SHOCK 18220 IOWA

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

Matthew P. Shock Iowa Reg No. 18220

My License renewal date is December 31, 2014

Pages covered by this seal: _____

No.	DATE	REVISION	BY

APPLICANT INFORMATION: PROGRESSION LC, 118 2ND ST SE STE 360, Tel: 319-310-6600

APPLICANT CONTACT: Stephen L. Emerson, T: 319-310-6600

PREPARED BY: STS CIVIL, mshock@stscivil.com, Tel: 319-350-8120

Kingston Quarters/Pointe

Preliminary Site Development Plan
Case No.

Date 8/12/2014
Project 16-2014-15

Sheet No. A.03 OF A.03

REAR ELEVATION

SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

CORNER SCHOOL APARTMENTS

CEDAR RAPIDS, IOWA

FRONT ELEVATION

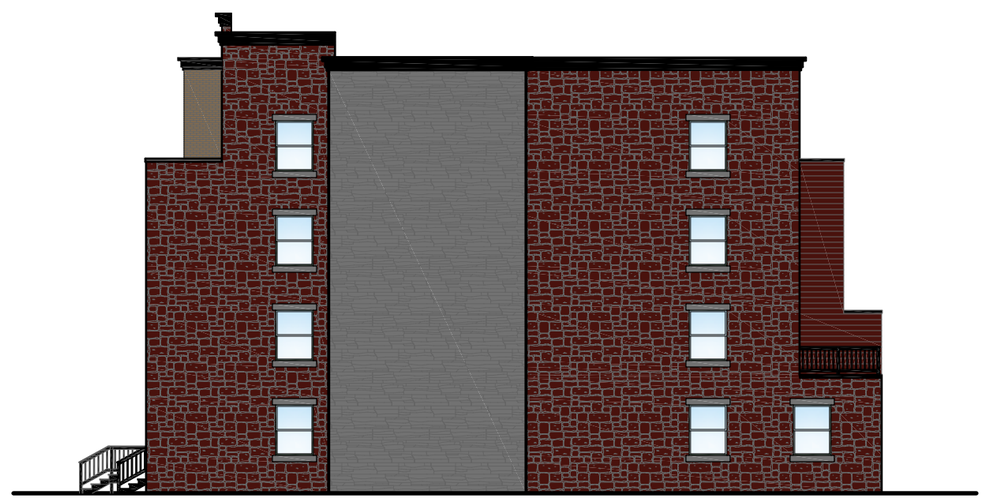
SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

CORNER SCHOOL APARTMENTS

CEDAR RAPIDS, IOWA

FRONT ELEVATION



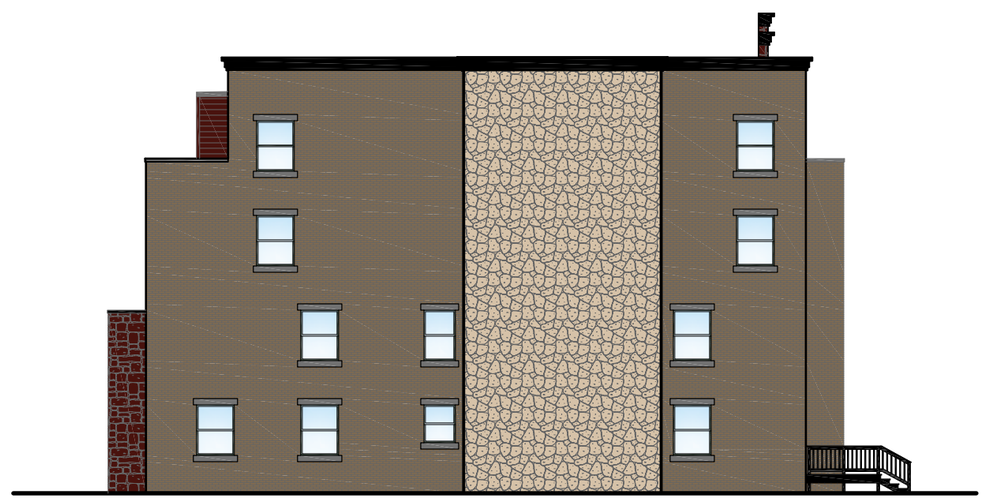
SIDE ELEVATION

ASPECT
architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

ROW HOUSING

CEDAR RAPIDS, IOWA

REAR ELEVATION



SIDE ELEVATION

ASPECT architecture:design
221 2ND AVENUE SE, STE. 400 - Cedar Rapids, IA 52401 319-364-7444

ROW HOUSING

CEDAR RAPIDS, IOWA