

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, January 22, 2015 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 150 38th Street Drive SE (Conditional Use)

Consideration of a Conditional Use for a Electrical Substation in a C-3, Regional Commercial Zone District as requested by Alliant Energy (Applicant) and Interstate Power & Light (Titleholder)

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

2. Case Name: 1740 13th Street NW (Conditional Use)

Consideration of a Conditional Use to allow Horse Pasture in a R-2, Single Family Residence Zone District as requested by Dennis Family Trust (Applicant/Titleholder)

Case No: COND-015356-2014; Case Manager: Dave Houg

3. Case Name: 1241 3rd Avenue SE (Rezoning)

Consideration of a Rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Affordable Housing Network (Applicant/Titleholder)

Case No: RZNE-015536-2014; Case Manager: Vern Zakostelecky

D. New Business

1. Election of Officers for 2015 - Chair and Vice Chair

2. EnvisionCR

Consideration of a recommendation of EnvisionCR to City Council

Adam Lindenlaub

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, December 4, 2014 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Carletta Knox-Seymour
Virginia Wilts
Samantha Dahlby
Richard Pankey
Dominique Blank
Bill Hunse

Members Absent: Jim Halverson
Kim King

DSD Staff: Joe Mailander, Manager
Vern Zakostecky, Planner

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

City Council Liaison: Justin Shields

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 nine (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the November 13, 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: 476 Lewellen Drive NW (Conditional Use) (Tabled at the November 13, 2014 CPC Meeting)

Consideration of a Conditional Use for a Day Care Center in a R-3, Single Family Residence Zone District as requested by Katie Meisterling (Applicant) and Robert J. Mrstik (Titleholder)

Case No: COND-012935-2014; Case Manager: Dave Houg

Commissioner Overland asked for a motion to remove the table for the Conditional Use at 476 Lewellen Drive NW. Mr. Zakostecky stated that there are still many unanswered questions regarding this project and staff will meet with the applicant next week and asked that it continue to be tabled.

2. Case Name: Krebs Addition (Preliminary Plat)

Consideration of a Major Preliminary Plat in a R-2, Single Family Residence Zone District as requested by Morris Wood Enterprises, LLC (Applicant) and P & A Holdings, LLC (Titleholder) 2500 18th Street SW

Case No: PRPT-013958-2014; Case Manager: Vern Zakostecky

Mr. Zakostecky stated the Preliminary Plat is subject to the rezoning being finalized at the December 16, 2014 City Council Meeting. Mr. Zakostecky stated the property is currently undeveloped and was part of a nursery. The applicant, Morris Wood Enterprises, LLC is requesting approval of a Major Preliminary Plat for the Krebs Addition for property located south of Wilson Avenue and west of 18th Street SW. The proposed plat will provide for future development of single-family homes and two-family residential duplexes. Mr. Zakostecky showed a Location Map, an Aerial Photo as well as a Preliminary Plat of the project.

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

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

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

Commissioner Overland called for a motion. Commissioner Dahlby made a motion to approve the Major Preliminary Plat in a R-2, Single Family Residence Zone District. Commissioner Blank seconded the motion.

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

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

3. Case Name: 3601 42nd Street NE (Rezoning)

Consideration of a Rezoning from PUB, Public Zone District to O-S, Office/Service Zone District as requested by Jeffrey and Debra Wilkin (Applicant/Titleholder)

Case No: RZNE-014488-2014; Case Manager: Vern Zakostecky

Mr. Zakostelecky stated the property is currently developed with a vacant office type building and associated parking, which was most recently used as office space for the City's Information and Technology Department. In 2006 when the City adopted the current Zoning Ordinance and the PUP, Public Zone District the property zoning was changed to the Public Zoning District since the property was owned and operated as a City facility. The City has sold the property to the applicants and they wish to rezone the property to allow for a privately owned office use. There are no changes proposed to the property at this time. Mr. Zakostelecky presented a Location Map, an Aerial Photo and Preliminary Site Development Plan and stated the next step if approved was a scheduled public hearing at City Council on December 16, 2014, with final approval on January 13, 2015.

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

Commissioner Overland called for a representative of the applicant.

Jeff Wilkin, 2850 Wildflower stated that he would be happy to answer any questions of the Commissioners.

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

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Rezoning from PUB, Public 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.

Commissioner Overland called for a vote on the motion. The motion passed by a vote of 6 to 1.

4. Case Name: Vacant Railroad Right-of-Way property east of Council Street NE, west of Rockwell Drive NE and south of Blairs Ferry Road NE (Rezoning)

Consideration of a Rezoning from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by Water Rock, LLC (Applicant/Titleholder)

Case No: RZNE-014528-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated the property is currently undeveloped former railroad property. The applicant wishes to rezone the property to allow portions of the property to be sold to adjoining property owners for expansion of existing businesses and potent redevelopment sites. The applicant is also reserving a portion of the property along Council Street NE for a small commercial/office building site. The applicant will be required to submit for Preliminary Site Development Plan approval prior to developing this parcel. A Minor Preliminary Plat application has also been submitted by the property owner. One condition of the Preliminary Plat would be to provide sanitary sewer easement because the City has a public sanitary sewer main that runs down through it and it is required to be a joint easement for a trail. Mr. Zakostelecky presented a Location Map and Aerial Photo. The next step in the process is a public hearing that is scheduled for December 16, 2014 with final approval on January 13, 2015.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Dahlby asked with the potential of a trail, are there any design standards or requirements for properties that back up to that the potential trail. Mr. Zakostelecky said there were no design standards however if any of the existing buildings sites backing up to the easement area proposed to expand, buffering would be required.

Commissioner Overland called for a representative of the applicant.

Mike Esker, 4110 Whitewood Court NE stated he had nothing to add but is available to answer questions.

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

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

John Waller, 3120 Adirondack Drive NE stated he is attending as a representative of the Linn County Trails Association in support of the proposal as presented, and that the trail is important and that it does not fall through the cracks. Mr. Waller presented the Commissioners with a map of the trail alignment that is included as Attachment A to these minutes. Mr. Waller stated that the trail is very important to the corridor going from the Cedar River Trail to the Grant Wood Trail.

Larry Scott, 1740 49th Street, Marion a member of the Linn County Trails Association, Bike CR as well as the Bicycle Pedestrian Advisory Committee in Marion. He stated he is in support of this easement and future trail. This is an outstanding opportunity to improve the trail system to the northern part of Cedar Rapids connecting Marion to Cedar Rapids with a safe trail.

Commissioner Overland asked if we have an easement through this entire site for future trail use. Mr. Zakostelecky stated that we need an easement for sanitary sewer which is typically 20 feet wide so we can make that a joint recreation trail and a sewer. No buildings can be built over the easement. The condition in the rezoning states we need a sanitary sewer easement.

Commissioner Dahlby asked about the property that fronts on Council. Mr. Zakostelecky stated that the easement requirement on the preliminary the City is reviewing is all the way from Council Street to Rockwell Drive.

Commissioner Pankey asked if it was consistent with the applicant's intention knowing that trail would be through there. Mr. Zakostelecky stated he believed so.

Mr. Eskers stated not, but the specifics of the plat will be finalized with the final plat and that how the site would be used or laid out has not been determined.

Commissioner Hunse asked if Mr. Eskers owned the property. Mr. Eskers stated yes.

Commissioner Hunse asked if they had incorporated this into their development. Was there a site plan? Mr. Eskers stated no. Mr. Esker stated there is a prospective office type building along Council Street contemplated and sewer easements are unused space that you cannot put a permanent improvement on it.

Mr. Zakostelecky stated that this only has buildable frontage on Council Street and Rockwell Drive so dividing this on developable lots is not an option. A public street through there would take up most of the lot and it makes sense to divide this and sell to neighboring land owners.

Commissioner Blank asked what assurance the Commission has that the trail will go in. Mr. Zakostelecky stated that the Commission does not on the rezoning; however, the Preliminary Plat will have that condition that the developer has to sign an acceptance of condition that they agree to. When the City reviews the Final Plat that easement has to be shown on the plat and the City Council approves that and that Final Plat gets recorded so that easement becomes easement of record. We can add language on the second condition that the property owner shall be responsible for dedicated appropriate sanitary and recreational trails easement over the existing sanitary sewer main.

Brandon Whyte, Corridor MPO Multimodal Planner stated that there was talk about when that trail may occur. Mr. Whyte further stated that there is an application for the 2040 update from Cedar Rapids to the MPO for funding and the application has been reviewed. The official steps have begun to make this trail happen and see the significance of this trail. Speaking for the MPO, he was happy to see the easement is being included.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the Rezoning from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District with added language on the second condition that the property owner shall be responsible for dedicated appropriate sanitary and recreational trails easement for the existing sanitary sewer main. Commissioner Blank seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Dahlby stated that for the public record the MPO has made a huge change in their funding and preserving areas that are functional for trails.

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

5. Case Name: 700 16th Street NE (Rezoning)

Consideration of a Rezoning from C-3, Regional Commercial Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Central Park Partners, LLC (Applicant/Titleholder)

Case No: RZNE-015016-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated the property is currently developed with a three story commercial mixed use building and associated parking. The proposal would rezone the building to allow a greater mix of uses including a proposed small brewing business. The Preliminary Site Development Plan submitted includes the existing site features. There are no proposed changes to the exterior of the building or the parking areas. Mr. Zakostelecky presented a Location Map, Aerial Photo, Preliminary Site Development Plan as well as the Brewery Floor Plan.

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

Commissioner Overland called for a representative of the applicant.

Tom Erger, 662 Old School Road, Ely stated he would be happy to answer any questions.

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

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the Rezoning from C-3, Regional Commercial Zone District to PUD-2, Planned Unit Development Two Zone District. Commissioner Blank seconded the motion.

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

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

6. Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to amend the requirements for Communication Facilities in the City.

Case No: N/A; Planner: Jeff Hintz

Mr. Hintz stated in the late spring and early summer, there had been a number of requests for placement of new communications facilities, most commonly cell towers. Due to the complexity of the Conditional Use process, Board of Adjustment and City Planning Commission members had expressed uncertainty about the application of the current codes to establish findings and recommendations.

Citizens in areas near the proposed towers had expressed concerns about this type of land use within the City Limits. Staff convened several meetings with citizens and industry professionals to receive input and suggested changes to the current regulations on the following dates:

- August 13, 2014 – Citizen and industry professionals input session
- September 10, 2014 – Citizen only input session
- October 20, 2014 – Citizen only input Session
- November 5, 2014 – Industry professionals phone conference update

Proposed Changes: Entire tower placement process for a freestanding tower based solely upon distance from existing detached single and two-family dwelling units. A three tier system separates freestanding towers using the distance from existing residential and specifies different requirements based upon that distance. The tiers, through design, notification requirements, materials requirements and process length, encourage towers to be placed further from existing residential areas.

Mr. Hintz commented the version presented to the commission had clarifications to the process section in the tiered table and tier two height was now limited to 125 feet.

- Enhance design review for all towers within 500 feet of an existing detached one or two family dwelling unit. Design review would now include stealthing (disguising) of the tower.
- Ease co-location requirements for those towers within 300 feet of existing detached single and two-family dwelling units to keep tower height lower.

- Enhance materials requirements for towers, including requiring a building or decorative wall to enclose all tower equipment and not allowing visible razor or barbed wire within 500 feet of existing detached single or two-family dwelling units.
- Require neighborhood meetings for all towers within 500 feet of existing detached single or two-family dwelling units.
- Increase mail out distance for neighborhood meeting.
- Establish requirements for neighborhood meeting content including all the following:
 - Photo simulations of tower from a distance of 500 feet;
 - Proposed initial site plan for comment showing location of tower;
 - Discussion of preferred stealthing measure;
 - Suggestions for alternate tower locations on parcel or in area.
- Establish lower maximum tower height within 500 feet of existing detached single or two-family dwelling units.
- Establish criteria specific to communications facilities for evaluation by City Planning Commission and Board of Adjustment for review in preliminary site plan and conditional use process. Criteria would include:
 - A. Height of proposed tower.
 - B. Proximity of tower to residential structures and districts.
 - C. Nature of uses on adjacent and nearby properties.
 - D. Surrounding topography.
 - E. Surrounding tree coverage and foliage.
 - F. Design of the tower, with reference to design characteristics which reduce or eliminate visual obtrusiveness.
 - G. Proposed ingress and egress.
 - H. Availability of other towers or structures for installation of facilities.
 - I. Whether applicant has considered alternative designs and locations within the site based upon feedback at the neighborhood meeting.

Commissioner Overland called for questions of Mr. Hintz.

Commissioner Overland thanked Mr. Hintz for his hard work and coordinating the groups that have come to this conclusion over the past 6 months on this issue.

Commissioner Blank also thanked Mr. Hintz and all of City staff for working with all the groups. Commissioner Blank asked about the half distance on Tier 3 if he would explain one more time say if it was a 80 foot tower. Mr. Hintz said that it would have to be 160 feet away from the residential property line. Mr. Hintz stated that it could be reworded to: tower placement no closer than two times the height of the tower to the nearest residential lot line.

Commissioner Overland asked if “for example” could be added. Mr. Zakostelecky stated that Mr. Hintz would go to Building Services and Development Services to work with staff on future requests.

Commissioner Hulse asked if in the recommendation regarding signage, regarding no lighting. Mr. Hintz stated that the industry does not put lights on the towers if it is not required by the Federal Aviation Administration.

Commissioner Hunse asked who would vet the folks who were putting up phony towers. Mr. Hintz stated the applicant has to demonstrate to the FCC and demonstrate that it is a legitimate application. Mr. Zakostecky stated that we can require the applicant to provide an FCC license and verify who the actual owner of the tower site. There are also provisions for required inspections.

Commissioner Hunse stated that stealth means for it to look like something else. Who in the City determines this? Mr. Hintz stated that City staff will want to look at where the applicant may have installed previous towers. The stealthing plan approval is left up to the Commission to approve. Mr. Zakostecky stated that City staff has enough professional experience that can determine the longevity of the material that will be used in the tower. Anytime a tower is approved, elevation of the towers, footings etc. are reviewed by City staff and possibly more detail in the future.

Commissioner Knox-Seymour asked if piggy backing will be more enforced with this new Ordinance. Mr. Hintz stated that is the availability of other existing structures. Mr. Zakostecky stated that co-location is encouraged and the industry would rather do that because of the cost saving. This is often not brought before the Commission.

Commissioner Hunse asked if the Industry was aware of these new regulations. Mr. Hintz stated that yes; they were involved in the development of this Ordinance.

Commissioner Pankey stated that the public has had a hand in making this new ordinance happen.

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

Susan Corrigan, 1122 19th Street NW stated she served on the stakeholder group and thanks Mr. Hintz and Ms. Pratt because this is a tough topic and did a nice job of hearing both sides. Work with the citizens early and get their ideas. Ms. Corrigan feels that the Industry will look at placing the towers in other areas as well as limiting the heights. Neighborhoods will push for keeping the cell towers down and keeping them stealth. Ms. Corrigan encourages the Commissioners to get out there and look at what these look like. Ms. Corrigan appreciates what the City staff has done.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to amend the requirements for Communication Facilities in the City. Commissioner Knox-Seymour seconded the motion.

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

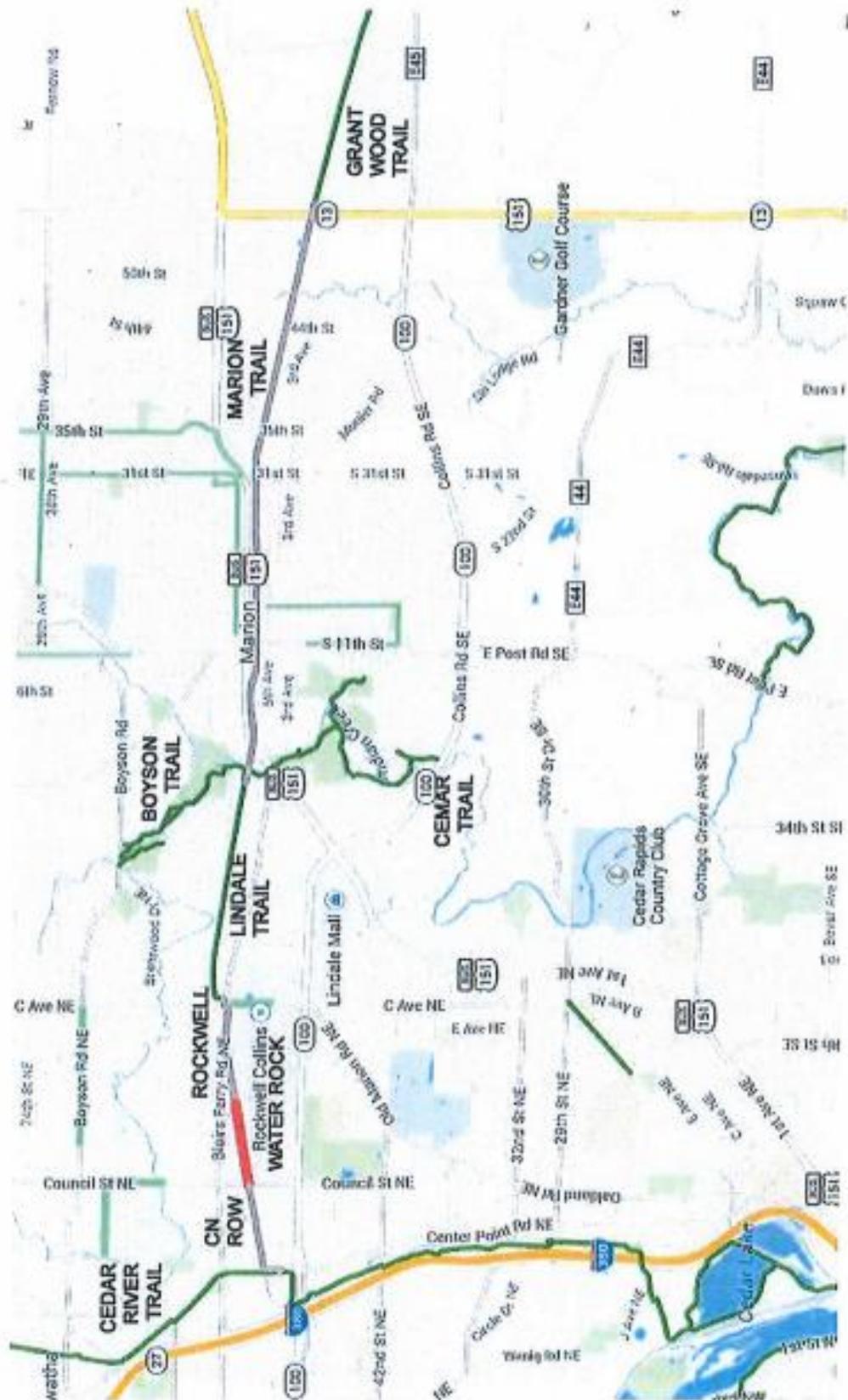
Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 4:15 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development

LINDALE TRAIL CONNECTIVITY



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

CPC Date: January 22, 2015
To: City Planning Commission
From: Development Services Department

Applicant: Alliant Energy
Titleholder: Interstate Power & Light Co.
Case Number: COND-009582-2014
Location: 150 38th Street Drive SE
Request: Conditional Use approval for an electrical substation in O-S, Office/Service Zone District and C-3, Regional Commercial Zone District
Case Manager: Dave Houg, Development Services Department

BACKGROUND INFORMATION:

The applicant wishes to construct an electrical substation at 150 38th Street Drive SE. Approval was granted in 2009 (CU #12-2009), however the approval has lapsed (construction was not commenced within a year).

FINDINGS:

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

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

Staff Comments: The electrical substation is permitted within an O-S, Office/Service Zone District and C-3, Regional Commercial Zone District if approved as a conditional use.

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

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

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

Staff Comments: This property is currently developed with hard surfacing for parking. The applicant is proposing a 15' high decorative screen wall around the facility. Based upon the proposed setbacks and screening, any effects of the proposed conditional use should be negligible and compatible with the existing conditions and infrastructure in the area.

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

Staff Comments: The substation's setback from the street will be over 150 feet. The placement will be within an area that is paved and was most recently used for parking vehicle for an auto sales business. The area is generally developed with non-residential uses with the exception of a single-family home to the southeast. The applicant is designing and locating the proposed substation 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. Once constructed, the proposed development and use will be low key operation.

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

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

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

Staff Comments: The site will comply with all provisions of the Ordinance and the O-S and C-3 Zoning Districts.

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

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

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

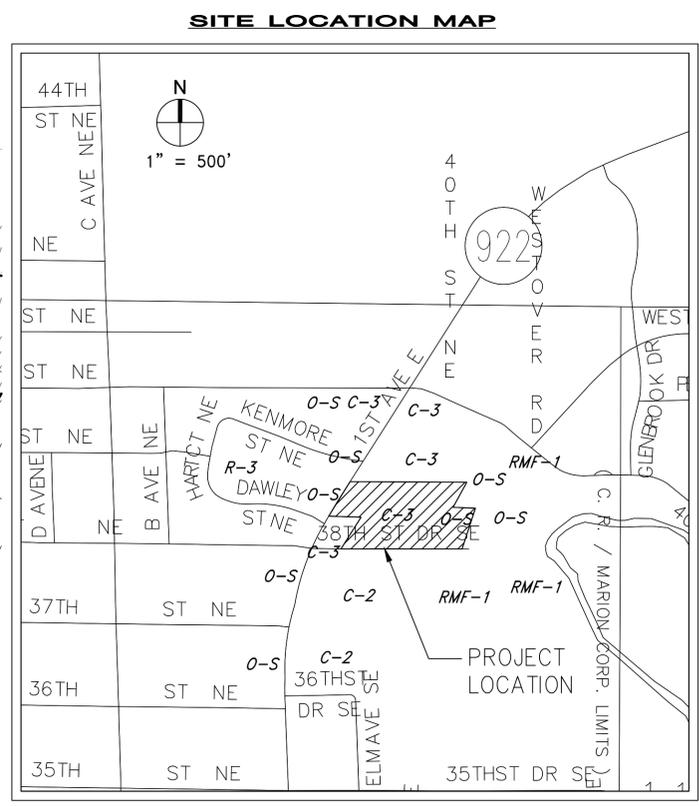
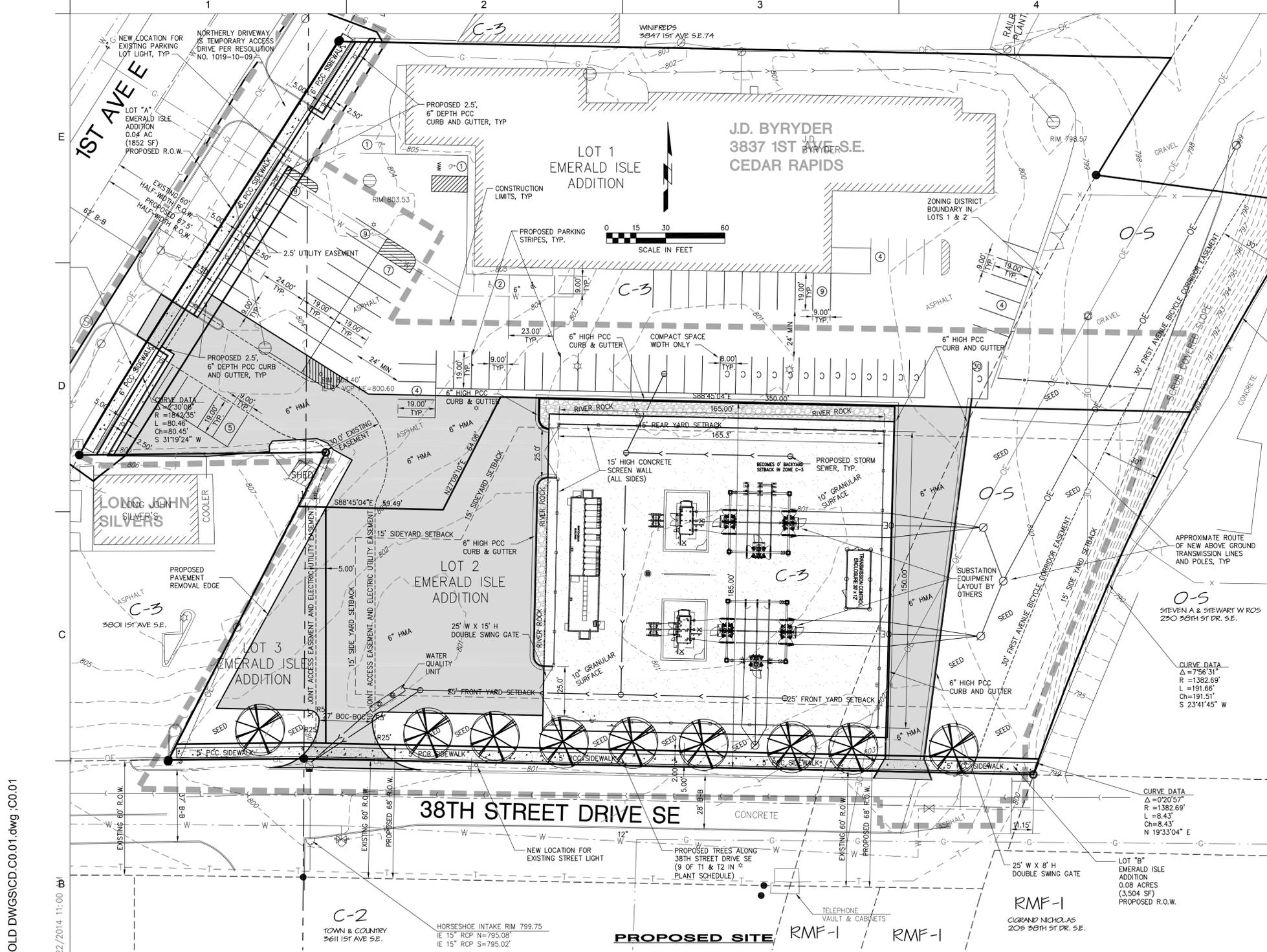
Staff Comments: This plan expands the land area of a previously-approved substation proposal (CU #12-2009, which was approved by the Board of Adjustment).

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

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32 of the City's Municipal Code, the Zoning Ordinance and all other applicable codes and regulations.

RECOMMENDED CONDITIONS:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed 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.
2. The property owner shall be responsible to construct 6' wide concrete sidewalk along 1st Avenue East and 5' wide sidewalk along 38th Street Drive SE adjoining this site prior to a final certificate of occupancy. The City will reimburse the property owner for a 1' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.



ROADWAY DESIGN DATA

1ST AVE E
 ADT: 26,983 VPD
 FUNCTIONAL CLASSIFICATION: MAJOR ARTERIAL
 DESIGN SPEED = 40 MPH
 POSTED SPEED = 35 MPH

38TH ST DR SE
 ADT: N/A
 FUNCTIONAL CLASSIFICATION: LOCAL COMMERCIAL
 DESIGN SPEED = 30 MPH
 POSTED SPEED = 25 MPH

TITLE HOLDER
 • INTERSTATE POWER & LIGHT COMPANY
 200 1ST ST SE
 CEDAR RAPIDS, IA 52406

SITE ADDRESS
 • ALLIANT ENERGY
 150 38TH ST DR SE
 CEDAR RAPIDS, IOWA 52402

APPLICANT
 • ALLIANT ENERGY
 200 FIRST STREET SE
 CEDAR RAPIDS, IA 52406
 CONTACT: TERESA DAVIS
 PHONE: (319) 786-1920
 EMAIL: TeresaDavis@alliantenergy.com

PLANT SCHEDULE

KEY	QTY.	BOTANICAL & COMMON NAME	MINIMUM SIZE	ROOT	REMARKS
DECIDUOUS AND CONIFEROUS TREES					
T1	7	OYSTRA VIRGINIANA AMERICAN HOPHORNBEAM	2" DBH	BB	MATCHED, MATURE HT. 20'-40'. SPD. 20'-40'
T1	2	GINGKO BILOBA PRINCETON SENTRY GINGKO	2" DBH	BB	MATCHED, MATURE HT. 65'. SPD. 15'

GENERAL NOTES

1. THIS PLAN WAS PREPARED TO APPLY FOR: ELECTRICAL SUBSTATION CONDITIONAL USE IN C-3 AND O-S (LOT 2)

TOTAL PROTECTED AREA
 121,794 SQ FT = 2.80 ACRES (SEE PROJECT BOUNDARIES ABOVE)

TOTAL EXISTING COVERED AREA
 • 109,268 SQUARE FEET = 2.51 ACRES (89.72% OF TOTAL AREA)

TOTAL EXISTING OPEN SPACE
 • 12,525 SQUARE FEET = 0.29 ACRES (10.28% OF TOTAL AREA)

TOTAL EXISTING BUILDING AREA
 • 0.00 SQUARE FEET = 0.00 ACRES (0.00% OF TOTAL AREA)

C-3 & O-S YARD SETBACK REQUIREMENTS

- SITE LOCATED IN C-3 COMMERCIAL, & O-S OFFICE
- FRONT YARD: 25 FEET
- INTERIOR SIDE YARD: 15 FEET
- CORNER SIDE YARD: 15 FEET
- REAR YARD: 15 FEET

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

LEGEND

EXISTING	DESCRIPTION	PROPOSED	SYMBOL
---	CABLE LINE - OVERHEAD	---	---
---	CABLE LINE - UNDERGROUND	---	---
---	ELECTRIC LINE - OVERHEAD	---	---
---	ELECTRIC LINE - UNDERGROUND	---	---
---	GAS MAIN	---	---
---	SANITARY SEWER	---	---
---	STEAM	---	---
---	STORM SEWER	---	---
---	OVERHEAD TELEPHONE	---	---
---	FIBER OPTICS	---	---
---	UNDERGROUND TELEPHONE	---	---
---	WATER MAIN	---	---
---	UTILITY EASEMENT	---	---
---	PROPERTY BOUNDARY	---	---
---	ADJACENT PROPERTY	---	---
---	CHAIN LINK FENCE	---	---
⊕	TELEPHONE PEDESTAL	⊕	⊕
⊕	GAS VALVE	⊕	⊕
⊕	SANITARY MANHOLE	⊕	⊕
⊕	WATER VALVE	⊕	⊕
⊕	FIRE HYDRANT	⊕	⊕
⊕	WATER MAIN REDUCER	⊕	⊕
⊕	WATER MANHOLE	⊕	⊕
⊕	SIGNAL BASE	⊕	⊕
⊕	SIGNAL CONTROLLER	⊕	⊕
⊕	HANDHOLE	⊕	⊕
⊕	SIGNAL HEAD	⊕	⊕
⊕	EVERGREEN TREE	⊕	⊕
⊕	DECIDUOUS TREE	⊕	⊕
⊕	SHRUB	⊕	⊕
⊕	LIGHT POLE	⊕	⊕
⊕	POWER POLE	⊕	⊕
⊕	TRANSFORMER	⊕	⊕
⊕	ELECTRIC MANHOLE	⊕	⊕
⊕	TRAFFIC SIGN	⊕	⊕
⊕	CURB INTAKE	⊕	⊕
⊕	AREA INTAKE	⊕	⊕
⊕	CURB INTAKE W/ GRATE	⊕	⊕
⊕	STORM MANHOLE	⊕	⊕
⊕	FLARED END SECTION	⊕	⊕
⊕	PROPERTY PIN	⊕	⊕
⊕	BUILDING/STRUCTURE FOOTPRINT	⊕	⊕
⊕	PROPOSED PAVEMENT LIMITS	⊕	⊕
⊕	PARKING SPACE COUNT	⊕	⊕

PROJECT SITE LEGAL DESCRIPTION

LOT 2, EMERALD ISLE ADDITION:
 THAT PART OF PARCEL B, PLAT OF SURVEY NO. 935 AS RECORDED IN BOOK 4659, PAGE 32 IN THE LINN COUNTY RECORDER'S OFFICE IN THE NW ¼ OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH P.M., AND THAT PART OF THE NE ¼ NW ¼ OF SAID SECTION 11, ALL DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B 8.43 FEET, SAID LINE BEING A CURVE HAVING A RADIUS OF 1382.69 FEET, CONCAVE SOUTHEASTERLY, WITH A CENTRAL ANGLE OF 00° 20' 57" AND HAVING A CHORD BEARING N 19° 33' 00" E 8.43 FEET TO THE POINT OF BEGINNING;
 THENCE N 88° 45' 04" W ALONG A LINE LYING 8.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 NW ¼ AND THE NORTH RIGHT-OF-WAY LINE OF 38TH STREET DRIVE N.E. 361.75 FEET;
 THENCE N 00° 00' 00" E 119.41 FEET;
 THENCE S 88° 45' 04" E 59.49 FEET;
 THENCE N 27° 09' 10" E 64.06 FEET;
 THENCE S 88° 45' 04" E 350.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL B, SAID POINT LYING ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1382.69 FEET, CONCAVE SOUTHEASTERLY;
 THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID SOUTHEASTERLY LINE 191.66 FEET, THROUGH A CENTRAL ANGLE OF 07° 56' 32" AND HAVING A CHORD BEARING S 23° 41' 45" W 191.51 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1.519 ACRES OR 66,148 SQUARE FEET, MORE OR LESS.

PURPOSE OF SITE PLAN SUBMITTAL
 • THIS PLAN WAS PREPARED TO APPLY FOR: ELECTRICAL SUBSTATION CONDITIONAL USE IN C-3 AND O-S (LOT 2)

PARKING REQUIREMENTS
 • 4 SPACES PER 1000 GFA FOR AUTO DEALERS/REPAIR SHOPS (LOT 1, 22,000 GFA)
 • PARKING SPACES REQUIRED: (LOT 1) 88 SPACES
 INCLUDING 4 ACCESSIBLE SPACES AND 17 COMPACT SPACES
 • REQUIRED PARKING: (LOT 2) 88 SPACES
 INCLUDING 4 ACCESSIBLE SPACES AND 17 COMPACT SPACES

PROPOSED ZONING & USE
 • ZONING: C-3 & O-S
 • USE: ELECTRICAL SUBSTATION

LANDSCAPE REQUIREMENTS
 • REQ'D STREET TREES = 410' FRONTAGE x 1 TREE/50' = 8 TREES (LOT 2)
 TOTAL STREET TREES PROVIDED = 9 TREES (IN LOTS 2 & 3 FRONT YARDS) = 0 TREES.
 • REQ'D PARKING LOT TREES = 0 SP. x 1 TREE/12 SP. = 0 TREES (LOT 2)
 TOTAL PARKING LOT TREES PROVIDED = 0 TREES + 0 EXISTING TREES = 0 TREES.
 • REQ'D GROUND LANDSCAPING = 6 PER 1000 SF OF PLANTING AREA
 TOTAL SHRUBS PROVIDED = 0 SHRUBS

EXISTING ZONING & USE
 • USE: CAR DEALERSHIP

SHIVEHATTERY
 ARCHITECTURE+ENGINEERING

316 2nd Street SE Suite 500 | Cedar Rapids, Iowa 52406
 319.364.0227 | fax: 319.364.4251 | shive-hattery.com

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ALLIANT CR EMERALD ISLE DISTRIBUTION SUBSTATION

ALLIANT ENERGY

150 38th STREET DR SE
 CEDAR RAPIDS, IA 52402

NOT PRELIMINARY FOR CONSTRUCTION

KEY PLAN

DRAWN: RAP
 APPROVED: IJH
 ISSUED FOR: CONDITIONAL USE PLAN
 DATE: 12.22.2014
 FIELD BOOK

PROJECT NO.: 209175-0

Revised Site Development Plan for Conditional Use

C0.01

User: JHODGI
 Drawing: P:\Projects\CR209175-0\DWG\OLD\DWGSCD\C0.01.dwg
 Last Modified: Dec. 22, 14 - 11:00

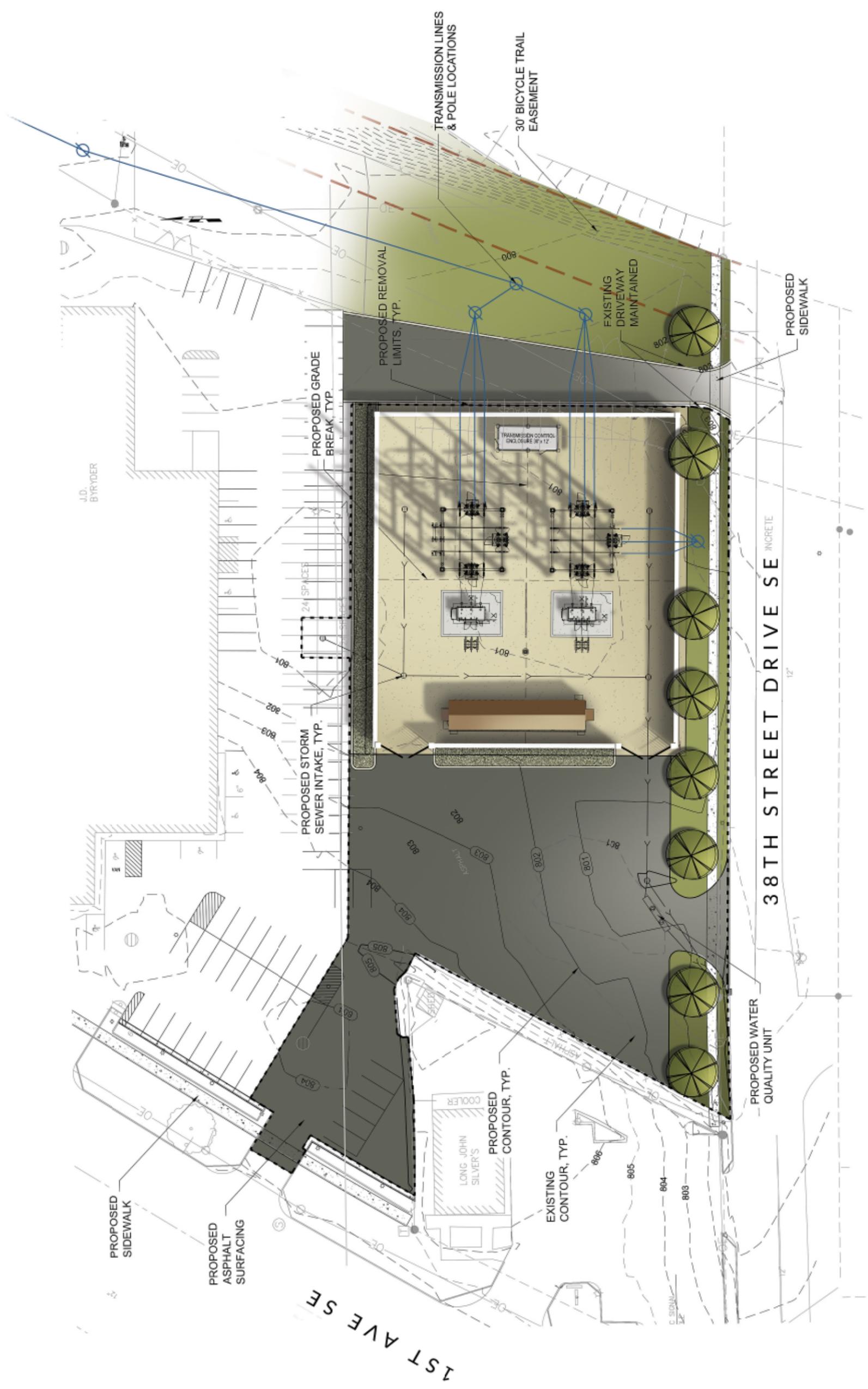
I:\Projects\CR209175-0\DWG\OLD\DWGSCD\C0.01.dwg | 12/22/2014 11:00 AM



VIEW LOOKING NORTH

ALLIANT ENERGY EMERALD ISLE SUBSTATION

NOVEMBER 2014



ALLIANT ENERGY EMERALD ISLE SUBSTATION

NOVEMBER 2014



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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: January 22, 2015

To: City Planning Commission
From: Development Services Department
Titleholder: Michael Dennis
Location: 1740 13th Street NW

Request: Conditional Use approval for Agricultural use in an R-2 Single Family Residence Zone District

Case Number: COND-015356-2014
Case Manager: Dave Houg, Development Services Department

BACKGROUND INFORMATION:

This site is currently developed as a single-family residence with a tack barn. The conditional use request for Agriculture is to provide for the grazing and sheltering of horses on this property. The Site Development Plan, as submitted, includes the following:

- Lot size is 4.66 acres.
- A 1228 s.f. 2-story residence
- A 1944 s.f. utility building
- A 1056 s.f. tack barn
- No changes to the existing structures on the site are proposed

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: Agriculture, limited to the production of crops and the pasturing and shelter of grazing livestock on lots of 3 acres or larger is allowed in the R-2 Zoning District if approved as a conditional use.

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

Staff Comments: The Future Land Use Map of the City's Comprehensive Plan designates the property and surrounding area as Low Density Residential.

- 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: Horses have been kept on this property in the past, creating no apparent compatibility issues with adjacent property owners.

- 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: No additional accessory buildings or agricultural facilities are proposed on this site. The presence of horses is compatible with the existing housing developments in the area.

- 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: Pasturing of horses should not have an impact on traffic or public services provided to this property. All essential public services and facilities including utilities, storm water drainage and similar facilities should not be impacted and appear to be adequate.

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

Staff Comments: The proposed development will comply with any additional standards imposed on it by provision of this Ordinance for the R-2 Zoning District in which the property is located.

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

Staff Comments: Potential adverse effects have not been identified for this conditional use.

RECOMMENDED CONDITIONS:

- Staff has no proposed additional conditions.



ELLIS GOLF COURSE

SITE LOCATION

PUD-1

VACANT

1740

R-2

1668

1650

13th ST. NW

1727

1707

1701

1671

1667

1659

VACANT

VALLEY ST NW

1674

VACANT

12th ST NW

1736

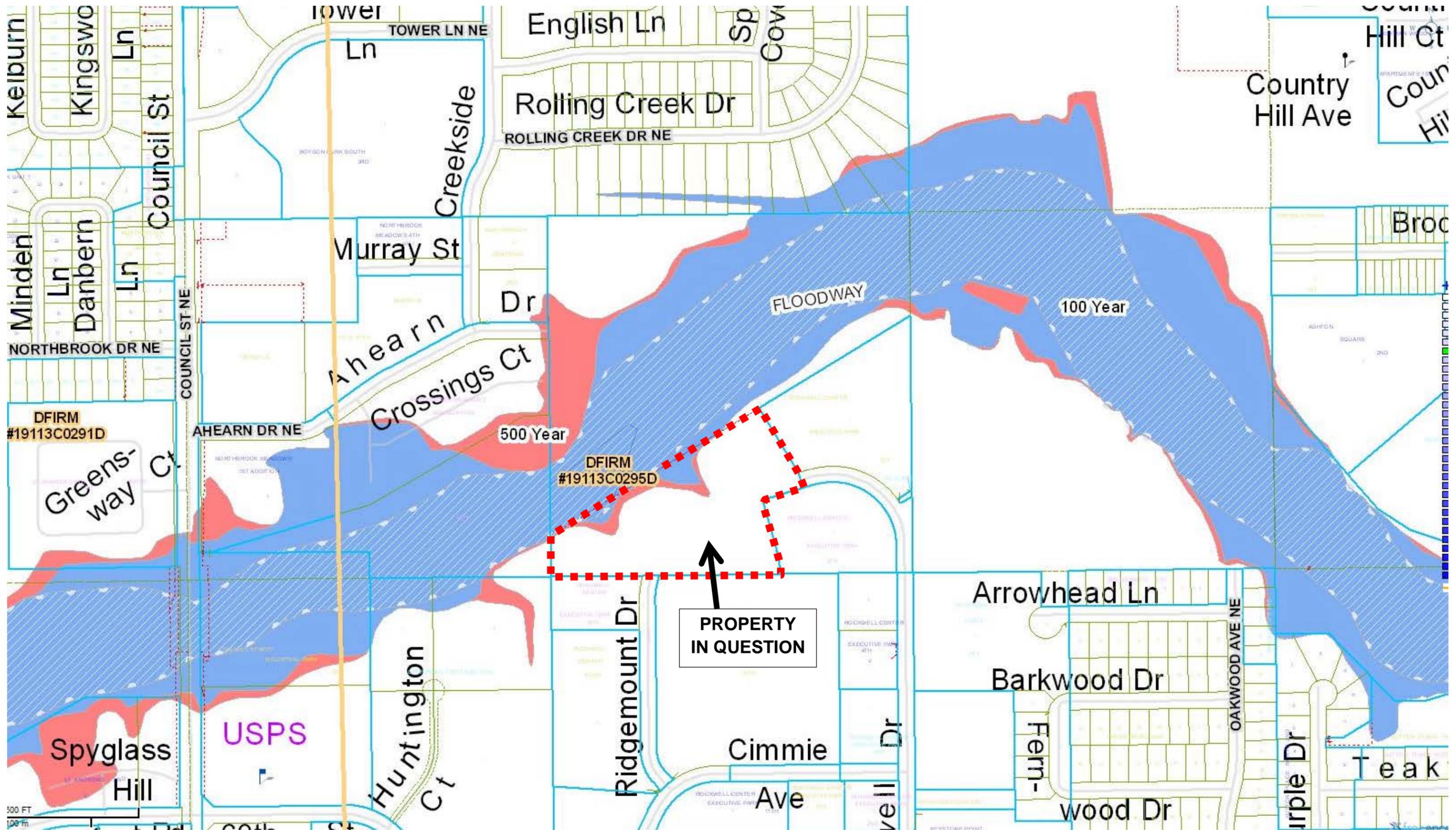
1724

1709

1715

1721

1737





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: January 22, 2015
To: City Planning Commission
From: Development Services Department

Applicant: Affordable Housing Network, Inc.
Titleholder: Affordable Housing Network, Inc.
Case Number: RZNE-015536-2014
Location: 1241 3rd Avenue SE
Request: Rezoning from RMF-2, Multiple 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 RMF-2 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 variances.

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.

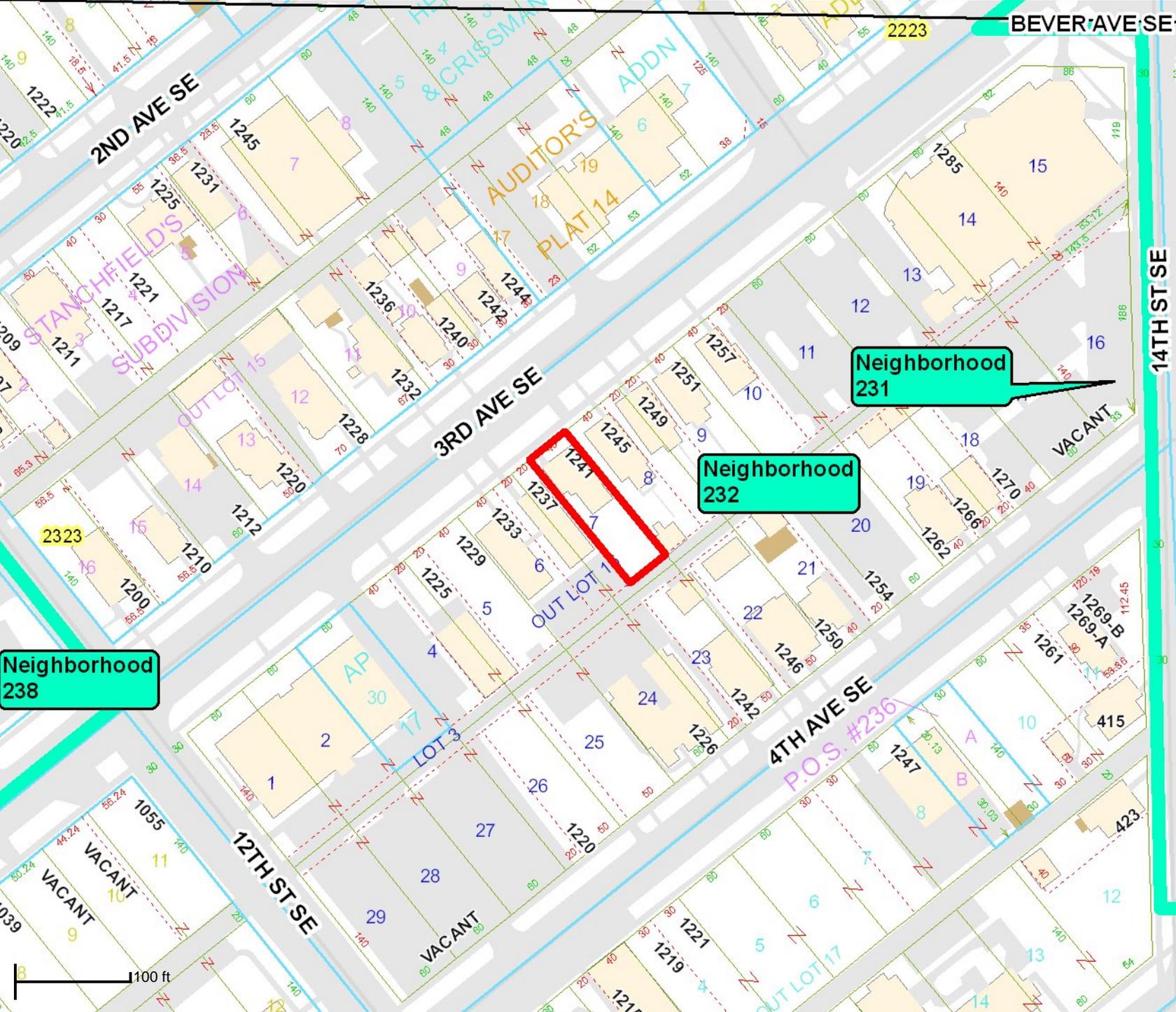
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

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. 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.



LEGEND	
	Parcel Polygons
	Quarter Sections
	Assessment Neighborhood
	Cartographic Symbols
	Block Symbol, 0
	Block Symbol, 1
	Block Symbol, 4
	Block Symbol, 5
	Block Symbol, 6
	Chord, 2
	Dimension Arrow, 2
	Land Hook, 3
	Legal Arrow, 1
	Legal Arrow, 4
	Legal Arrow, 5
	Legal Arrow, 6
	Split Dimension Arrow, 3
	Parcel Boundary
	Corporate Boundary
	Lot Line
	Parcel
	Parcel Split
	Private Road
	Quarter Quarter Line
	Right of Way
	Subdivision Boundary
	Water
	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
	IALINNO14002.sid
	Red: Band_1
	Green: Band_2
	Blue: Band_3
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	Red: Band_1
	Green: Band_2
	Blue: Band_3

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Thu Aug 21 11:48:56 CDT 2014





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

Date: January 22, 2015
To: City Planning Commission
From: Adam Lindenlaub, Planner
Subject: EnvisionCR

BACKGROUND

At the October 23, 2014 City Planning Commission meeting, Staff gave an update on the development of EnvisionCR and talked about the approach to future land use that is proposed as part of the update to the 1999 Comprehensive Plan. EnvisionCR's Future Land Use approach is based on intensity, compatibility, and integration of uses. The proposed Future Land Use Map has designations called Land Use Area Typologies (LUTAs). The use of LUTAs will provide flexibility to property owners/developers, city staff, and City Council with the outcome being a more desirable development.

EnvisionCR will provide the vision for the future of Cedar Rapids with a focus on priorities for city policies and public investments over the next 20 years. It has four Themes (Sustainability, Health, Placemaking, and Efficiency) woven through it and includes the following six Elements that address Iowa's Smart Planning Act. The Elements are as follows:

- StrengthenCR
- GrowCR
- GreenCR
- ConnectCR
- InvestCR
- ProtectCR

City staff would like the City Planning Commission to consider recommending adoption of EnvisionCR by City Council at its January 27, 2015 meeting.

TIMELINE AND NEXT STEPS

Adoption of EnvisionCR by City Council is planned for January 27, 2015. Updating Chapter 32 of the Municipal Code, the Zoning Ordinance will follow and is anticipated to take 12 to 18 months to complete.