

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, February 5, 2015 @ 3:00 PM  
City Hall Training Room, Basement Level  
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**

- a. None Available

**D. New Business**

- a. Referral to City Planning Commission for a report and recommendation on the proposed Apache Hose and Belting Company, Inc. Urban Renewal Area. CIP/DID #OB1344382 – Kirsty Sanchez

**E. EnvisionCR Implementation**

“EnvisionCR Implementation”



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, January 22, 2015 @ 3:00 p.m.**

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

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

Member Absent: Bill Hunse

DSD Staff: Vern Zakostelecky, Planner  
Dave Houg, Plats & Zoning Conditions Coordinator

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

City Council Liaison: Justin Shields

**A. Call Meeting to Order**

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.

**B. Roll Call**

Roll call was answered with eight (8) Commissioners present.

**C. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the December 4, 2014 Minutes stand approved.

## **D. Adoption of the Agenda**

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

## **E. Action Items**

### **I. Case Name: 150 38<sup>th</sup> Street Drive SE (Conditional Use)**

Consideration of a Conditional Use for an Electrical Substation in an O-S, Office/Service Zone District and 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**

Commissioner King recused herself from voting on this project.

Mr. Houg stated this was a request to reapprove a Conditional Use to construct an electrical substation at 150 38<sup>th</sup> Street Drive SE. Mr. Houg further went on to say that approval was granted in 2009 (CU #12-2009), however the approval has lapsed due to the fact that construction had not commenced within a year. Mr. Houg presented a Zoning Map, Street View, Site Layout as well as an Elevation Map. Mr. Houg stated that the next step will be going to the Board of Adjustment on February 9, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Knox-Seymour referred to comment No. 8 of the staff report: This plan expands the land area of a previously-approved substation proposal (CU #12-2009, which was approved by the Board of Adjustment). Commissioner Knox-Seymour asked how the expansion had changed. Mr. Houg presented Commissioner Knox-Seymour with the previously approved site plan.

Commissioner Overland called for a representative of the applicant.

Teresa Davis, Alliant Energy, 200 1<sup>st</sup> Street SE, Stacy Van Zante, Alliant Energy, 200 1<sup>st</sup> Street SE and Isaac Hodgins, Shive Hattery, 316 2<sup>nd</sup> Street SE were available for questions. Ms. Davis stated that she would address some of the changes that were made from the 2009 request. Alliant's revisions are designed to acknowledge recent improvements in the area, specifically the new Fareway Store, the 1<sup>st</sup> Avenue Road improvements plus new designs in transmission system. Alliant also worked with ITC who planned a substation in the area and designed one substation instead of two. The previous design was 50,000 sq. ft. and the new substation will be 25,000 sq ft with 4 walls surrounding the substation instead of two as well as green space to work with a future bike trail. Alliant also received feedback from the commercial customers in the area and are keeping the alley way open.

Ms. Van Zante stated she was with the planning department and this is in keeping with reducing 68 substations down to 38.

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 were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use for an Electrical Substation in an O-S, Office/Service Zone District and C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

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

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

## **2. Case Name: 1740 13<sup>th</sup> Street NW (Conditional Use)**

Consideration of a Conditional Use approval for Agricultural use 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***

Mr. Houg stated the 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. This property has kept horses in the past, but the use has not been maintained continuously. Mr. Houg presented a Location Map, Zoning Map and Street View and said that this item would go the Board of Adjustment on February 9, 2015.

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

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

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

Duane McLean, 1668 13<sup>th</sup> Street NW stated that he was in support of this Conditional Use because horses have always been on this property and were never a problem.

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

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

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

## **3. Case Name: 1241 3<sup>rd</sup> 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 Zakostecky***

Mr. Zakostecky stated 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. Mr. Zakostecky also presented a Location Map and Aerial Photo.

Commissioner Overland called for questions of Mr. Zakostecky.

Commissioner Knox-Seymour asked when the building of this home would take place. Mr. Zakostecky deferred this question to the applicant.

Commissioner Overland called for a representative of the applicant.

Renie Neuberger, Affordable Housing Network, Inc., 5400 Kirkwood Boulevard SW stated that this home would be built within the year.

Commissioner Overland called for questions of the applicant. No further 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 Pankey made a motion to approve the rezoning from RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence 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 unanimously with none opposed.

## **F. New Business**

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

Commissioner Overland stated that Vice Chair Halverson and himself as Chair had agreed to continue on for another year.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to elect Commissioner Overland as Chair and Commissioner Halverson as Vice Chair of the City Planning Commission for 2015. Commissioner Dahlby seconded the motion.

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

## 2. EnvisionCR

Consideration of a recommendation of EnvisionCR to City Council

**Adam Lindenlaub**

Commissioner Halverson recused himself from voting on this item.

Commissioner Overland said the next item is the exciting EnvisionCR. Commissioner Overland stated that Commissioner Dahlby and he were honored to have served on the Steering Committee for the last 13 months along with Consultants RDG in Des Moines and HR Green.

Mr. Lindenlaub wanted to say thank you to the public. CD has had hundreds of people who have participated in different formats: traditional open houses, one on one conversation, large group meetings, emails with a lot of input and feedback. The steering committee of 11 citizens and council members that helped guide and funnel all the feedback. The City Council has had feedback as well as school district involving 100 students. The overall structure of the document 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 Six Elements are as follows:

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

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

Commissioner King recommended that chart could be identified as 1999 plan and also asked who owned keeping track of the chart. Mr. Lindenlaub stated that Community Development would continue to monitor EnvisionCR going forward.

Commissioner Pankey stated planning has come a long way since the 70's and applaud the planning efforts that have been made.

Commissioner Wilts stated that if anything has to be made for flood, this is wonderful plan and great to have as many citizens attend the meeting. Question 60,000 more people by 2035, that is approximately the normal growth pattern of a city like ours or are we going to exceed that number. Mr. Lindenlaub stated that we used 1% which may be conservative but that is the number we used.

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 Knox-Seymour made a motion to approve the EnvisionCR document. 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 unanimously with none opposed.

Mr. Zakostelecky stated that there are no cases scheduled for February 5, 2015 City Planning Commission Meeting however have a work session on EnvisionCR to talk about how it impacts the cases that come before the Commission. Take a case that has been approved and create a staff report based on EnvisionCR so that you are more familiar with how the Commission operates.

The meeting was adjourned at 3:30 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development

DRAFT



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

To: City Planning Commission  
From: Kirsty Sanchez, Community Development and Planning  
Subject: Consideration regarding conformity of the proposed Apache Hose and Belting Company Urban Renewal Area Plan with the City's Comprehensive Plan  
Date: February 5, 2015

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### **BACKGROUND INFORMATION:**

The City Council has initiated proceedings to consider the creation of the Apache Hose and Belting Company Urban Renewal Area Plan, as described below:

Lot 1, Bowling Street Industrial Park First Addition to Cedar Rapids, Iowa

The proposed Urban Renewal Area is generally located northeast of the intersection of Interstate 380 and U.S. Highway 30 in the City of Cedar Rapids. This district is intended to stimulate private investment through planning and providing sufficient land for new and expanding private development and to achieve a well-balanced diversified economy.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Apache Hose and Belting Company Urban Renewal Area with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on January 28, 2015. All comments received will be presented to City Council for consideration during the public hearing scheduled for February 10, 2015.



**URBAN RENEWAL PLAN**

for the

**APACHE HOSE AND BELTING COMPANY, INC**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## **INTRODUCTION**

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Apache Hose and Belting Company, Inc. Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2011, as amended (the "Code").

### **I. URBAN RENEWAL PLAN OBJECTIVES**

The City has designated the Project Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Project Area are as follows:

1. To stimulate through public action and commitment, private investment in new commercial and manufacturing development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
5. To ensure that the Project Area is adequately served with public facilities, roadways, utilities and services; and
6. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

### **II. DESCRIPTION OF PROJECT AREA**

The Project Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Project Area are illustrated on the Project Area Map attached hereto as Exhibit A.

The Project Area consists of an approximately ten (10) acres, in the City of Cedar Rapids, Iowa and being described as follows:

Lot 1, Bowling Street Industrial Park First Addition to Cedar Rapids, Iowa.

### **III. PROJECT AREA ACTIVITIES**

As a means of assisting in the development of the Project Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To establish and enforce controls, standards and restrictions on land use and buildings;
10. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
11. To use tax increment financing to provide for necessary physical

improvements and infrastructure, and to fund other urban renewal project costs; or

12. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

#### **IV. SPECIAL FINANCING ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

A. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Project Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

B. Tax Increment Financing. The City intends to utilize tax increment financing as a means to help pay for the costs associated with the development of the Project Area. General obligation bonds, tax increment revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

1. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains or sidewalks;

2. The funding of the "local match" required under State programs providing financial assistance to private developers; and

3. The making of loans or grants to private businesses under Chapter 15A of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

## **V. PROPERTY ACQUISITION**

All of the properties located within the Project Area are owned or expected to be acquired by Apache Hose and Belting Company, Inc. and the City does not presently intend to acquire any land in the Project Area for purposes of private development. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.

## **VI. CLEARANCE AND DISPOSITION OF PROPERTY**

All of the properties located within the Project Area are owned or expected to be acquired by Apache Hose and Belting Company, Inc. and the City does not presently intend to clear or dispose of property in the Project Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

## **VII. LAND USE DEVELOPMENT**

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the Cedar Rapids Comprehensive Plan approved on May 19, 1999, as amended from time to time.

### **VIII. DEVELOPER REQUIREMENTS**

In consideration of the efforts to be made by the City in furthering the development of the Project Area, developers who purchase land in the Project Area may be required to observe the land use requirements of this Urban Renewal Plan and to enter into a contractual agreement with the City in order to assure that the objectives of this Urban Renewal Plan are furthered or achieved.

Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City in order to establish their conformance with the provisions of this Urban Renewal Plan. In addition, it is expected that the following provisions will be included in agreements with developers:

1. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;
2. Any land purchased from the City can only be used for the purpose of development, and not for speculation;
3. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;
4. Construction of improvements will be initiated and completed within a reasonable time; and
5. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use of enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with respect to the selection, location, number, use or occupancy of tenants, lessees, or sub lessees in the premises therein conveyed.

The contract and other disposition documents to be executed by the developer will set forth, in detail, the provisions, standards and criteria for achieving the objectives and land use requirements established in this Urban Renewal Plan.

## **IX. PROJECT AND CITY INDEBTEDNESS**

The City may agree to make economic development grants to the developer in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Project Area cannot be fully determined at this time. However, to the extent that new tax increment revenues are generated and other appropriate funding sources are identified, the City may undertake other project-related activities in the future.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed \$700,000.00 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer and to reimburse the City for any other project-related costs incurred in connection with the development of the Project Area.

As of June 30, 2013, the City's outstanding general obligation indebtedness was \$337,485,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent (5%) of the value, as shown by the last certified state and City tax list, of all taxable property within the City. Based upon the actual value for fiscal year 2012/2013 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$463,611,401.00 of general obligation indebtedness.

## **X. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform with state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **XI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **XII. AMENDMENT OF URBAN RENEWAL PLAN**

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of

Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

### **XIII. EFFECTIVE DATE**

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

**ATTACHMENT A**  
**Proposed Apache Hose and Belting Company, Inc. Urban Renewal Area**





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

**Date:** February 5, 2015  
**To:** City Planning Commission  
**From:** Seth Gunnerson, Planner  
**Subject:** EnvisionCR Implementation

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City staff will conduct a work session to review the implementation of EnvisionCR, the City's recently adopted Comprehensive Plan. City Planning Commission reviewed and recommended approval of EnvisionCR at its January 22, 2015 Meeting. On January 27, 2015 City Council adopted the plan.

EnvisionCR sets the City's policy for future development by:

- Adopting a comprehensive future land use plan (Future Land Use Map)
- Identification of priority areas for potential growth (Development Concept)
- Describing opportunities and barriers to growth
- Listing initiatives to accomplish the goals of the plan, such as developing a new Zoning Ordinance.

EnvisionCR replaces the former use-based Future Land Use Map with a new map based on Land Use Typology Areas (LUTA's). Each typology area sets criteria for minimum and maximum development intensity, as well as descriptions of approved land uses. The goal of the LUTA system is to permit mixed use development while placing a priority on appropriate design and compatibility.

The City Planning Commission is tasked with ensuring that land development cases are consistent with the goals and objectives of the City's Comprehensive Plan. Staff recommendations on future cases will be based on the new plan.

The work session on February 5 will be an opportunity to discuss the new plan with CPC and its impact on the land development process. The work session will include:

1. Role of Comprehensive Plan in Land Development
2. Overview of Land Use Typology Areas
3. Implementation of the Comprehensive Plan  
(City staff will present scenarios to the CPC based on past land development cases)
4. Initiatives related to EnvisionCR

Attachments:

1. Actual project report from November 13, 2014 project;
2. Project site map with proposed lots;
3. EnvisionCR Land Use Typology Area (LUTA) descriptions; and
4. Draft report utilizing EnvisionCR Future Land Use Map (FLUM) on same project.



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning with a Preliminary Plat

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CPC Date: November 13, 2014

To: City Planning Commission  
From: Development Services Department  
Applicant: Morris Wood Enterprises, LLC  
Titleholder: P & A Holdings, LLC

Case Number: RZNE-014031-2014  
Location: South of Wilson Avenue and west of 18<sup>th</sup> Street SW  
Request: Rezoning from R-2, Single Family Residence Zone District to R-3D, Two Family Residence Zone District  
Case Manager: Vern Zakostecky, Development Services Department

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**BACKGROUND INFORMATION:**

The property is currently undeveloped and was part of a nursery. The applicant is requesting rezoning to allow for the development of duplexes on a portion of the subject property.

The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 21.96 acres.
- Total area of R-3D is 14.04 acres.
- Total number of proposed single family lots is 24.
- Total number of proposed duplex lots is 5.
- Total number of duplex units is 68.
- Total number of units is 92.
- Proposed access to the development will be from 18<sup>th</sup> St. SW and future 26<sup>th</sup> Ave. SW.
- Storm water management will be provided for in two privately owned and maintained detention basins.

**FINDINGS:**

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

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

*Staff Comments:* This amendment is not to correct a technical mistake on the existing Zoning Map.

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

*Staff Comments:* The subject property is shown as Low Density Residential on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the requested rezoning is in accord with FLUM in the City's Comprehensive Plan and the Plan's Goals and Objectives.

**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 land being used for farming. The area to the north and east is developed as single-family residential. To the east is a commercial-light industrial development and to the south is a farmstead and agriculture land. The proposed rezoning will not have a negative impact on the surrounding neighborhoods since the developer is proposing single-family homes on the perimeter of the site adjacent to the existing single-family homes. The duplexes will be owner occupied condominiums. 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 R-3D 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 development will protect existing neighborhoods by developing single-family detached homes adjacent to existing single-family homes at approximately the same density. The proposed uses 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 will be constructed and installed by the developer and the proposed change in use will not negatively impact the 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:* This provision does not apply.

**RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed rezoning, 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. Lots will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.
3. Landscaping shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.



## FUTURE LAND USE

Contemporary growth in American cities has tended to “zone” different land uses away from one another. The very concept of single-use zoning grew out of a need to separate places in which people lived from major industries in order to protect their health. In some cases, neighboring uses can produce so much traffic, noise, smells, or other environmental effects that separation remains the most appropriate policy. But, increasingly, mixing of compatible but different uses creates interesting and attractive communities. A development pattern that encourages a mix of land uses and activities increases the vitality and sense of security of a place, and increases the number of people using public spaces. A variety of uses closer to one another can also reduce the number of miles that people must travel by car to conduct their daily lives.

A mixed land use pattern opens up opportunities to build a variety of housing types. The development of housing above office and commercial establishments adds vitality to business areas and increases the economic yield on property. Nationally, more communities are finding that by mixing land uses, neighborhoods are more attractive to workers who are looking at quality of life criteria when determining where to settle. Plans and land development policies that provide appropriate mixing of use also provide greater flexibility for those who build communities, and avoid unnecessary regulation.

## LAND USE TYPOLOGY AREAS

To achieve all these goals, Cedar Rapids can use a framework of Land Use Typology Areas (“LUTAs”)<sup>1</sup>. The LUTA framework allows differentiation between areas of the city and the types, forms, and intensities of development allowed in each area.

On the following pages, LUTAs are described in terms of their purpose, form, uses, intensity, and compatibility

requirements. The descriptions of LUTAs provide a sequence for land use designations with increasing levels of intensity. It is therefore appropriate to compare them one to another when reading descriptions. If, for example, Urban Medium Intensity is described as being more intense, it is understood that it is more intense than the previously described LUTA, which is Urban Low Intensity.

The LUTA framework relies on several core concepts, described below:

### Intensity

In the LUTA concept, several different factors are used to describe present and future land uses. Most people are already familiar with the idea of land uses, like residential or commercial. But many of the LUTAs incorporate areas that have more than one of these broad categories. So the concept adds designations based on how much development occurs in an area and how that development affects its neighbors. This is measured by intensity and/or density of development.

- **Density** applies to residential use, and is measured by dwelling units per acre for net area of the project site.
- **Intensity** is measured by a factor called floor area ratio or FAR, calculated by dividing building area by site area.
- **Other factors**, like the amount of traffic a project generates or how it affects its neighbors also helps determine its intensity. See explanations on next page.

### Integration and mixing of uses

One advantage of the LUTA concept is its ability to integrate rather than separate different land uses, providing both more interest and more efficiency in the city. Uses may

be integrated in two ways: horizontally and vertically. Horizontal integration keeps individual building purposes separate but relates buildings harmoniously to each other. Vertical integration puts more than one use in the same building.

### Compatibility

One of the most important concerns in land use planning is the relationship between different uses and their relative compatibility with each other. In suburban style areas where densities are low, compatibility is usually achieved by spacing between buildings and by congregating like uses together. This simple method is easy to administer and understand; however it leads to some undesirable conditions such as increased commute times with employment and residential areas being further separated from each other. It creates an automobile dependent city, which leads to un-walkable neighborhoods, congestion, and increasing transportation expenses.

Compatibility in today’s world can be attained in a more sophisticated way by focusing on the performance of various uses and designing regulations that allow greater integration of uses. If carefully done, the integration of uses can be achieved so that commute times become shorter, and neighborhoods become more walkable and interesting, all while preserving privacy, security and aesthetics. The LUTAs described below exist on a continuum of intensity. This leads to a continuum of compatibility methods. That is to say, as LUTAs become more intense and uses become more integrated, compatibility methods focus less on spacing and congregating of similar uses, and more on performance-based methods that directly address issues such as noise, traffic, air quality, privacy, and aesthetics.

<sup>1</sup> The LUTAs concept emerged from the comprehensive planning process in Oklahoma City and was originally authored by its staff.

# UNDERSTANDING INTENSITY AND MIXING OF USES

## Understanding Density (du/A)

### Calculating Density

In the photograph, six single-family houses are included on an acre of land. The density of this site, then, is 6 dwelling units per acre (du/A).

Residential density is calculated using the net area of the project site. All proposed residential densities must fit within the range specified by the LUTA for the particular property.



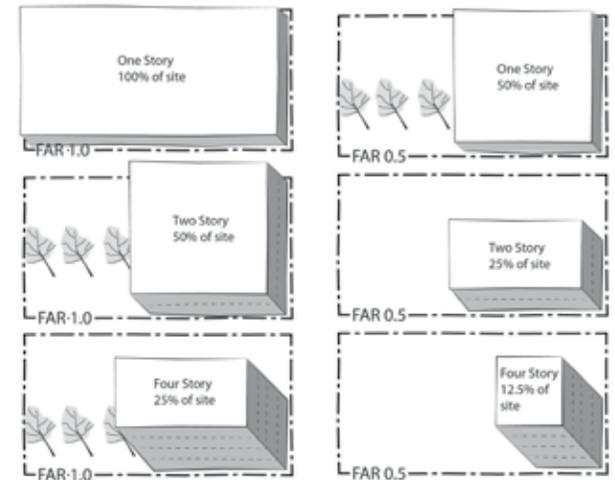
## Understanding Floor Area Ratio (FAR)

### Calculating FAR

In the top-right sketch, the total building area is 1/2 the site area, so the Floor Area Ratio or FAR=0.5. In the top-left drawing, the total building area is equal to the site area, so the FAR=1.0. However, as the other sketches show, there are different ways of designing a project that have the same ratio.

Floor Area Ratio (FAR) equals the total above-ground gross floor area of all buildings divided by the area of the project site.

**FIGURE 1: Floor Area Ratio**



## Understanding Integration and Mixing of Uses

### Horizontal Integration

Horizontal integration of uses means that different uses are housed in different buildings but are related to each other.

**FIGURE 2: Horizontal Integration**



### Vertical Integration

Vertical integration of uses means that different uses are located in the same buildings.

**FIGURE 3: Vertical Integration**



# UNDERSTANDING COMPATIBILITY

## Compatibility

Table 1 shows the types of land uses proposed to be included in each of the LUTAs. EnvisionCR includes both location standards and criteria and compatibility standards for land uses. Table 2 shows the compatibility between different types of land use and each LUTA. Table 3 provides characteristics and considerations for each LUTA.

The relationship between different land uses and their relative compatibility with each other is important to successful execution of an integrated land use concept. Compatibility measures the ability by which different uses may be near or adjacent to each other without impacting either property.

EnvisionCR includes both:

- **Location and character standards** that will apply to each general land use category. They are designed to ensure that transportation and infrastructure are adequate to serve the proposed use.
- **Transitional standards** that ensure that methods are used to minimize potential incompatibilities between adjacent mixed uses. As LUTAs become more intense and uses become more integrated, compatibility methods focus less on spacing and congregating of similar uses, and more on performance-based methods that directly address issues such as noise, traffic, air quality, privacy, and aesthetics. Figure 4 demonstrates transitions in land use intensities.



**FIGURE 4:** Transitions in Land Use Intensities

## LAND USE TYPOLOGY AREA SUMMARY

Table 1: Land Use Typology Areas

Land Use Typology Area	Description/Purpose	Residential density (du/A)	Non-residential or Mixed-use intensity (FAR)
<b>AP</b> <b>Agricultural Preserve</b>	Areas preserved for permanent farming and agricultural production.	1 unit/40 acres max	NA
<b>R</b> <b>Rural</b>	Areas that are unlikely to receive urban services. Agriculture and very low-density development will be the probable final use.	1 unit/2 acres max	NA
<b>U-LL</b> <b>Urban-Large Lot</b>	Areas with urban services including very low-density residential constrained by environmental elements, such as steep slopes, waterways, and woodlands.	0-6	0.50 max.
<b>U-LI</b> <b>Urban-Low Intensity</b>	Areas with urban services including relatively low-density residential and neighborhood commercial and service uses.	2-12	0.50 max.
<b>U-MI</b> <b>Urban-Medium Intensity</b>	Areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses.	4-24	1.0 max.
<b>U-HI</b> <b>Urban-High Intensity</b>	Areas with urban services including medium and high-density residential, major commercial, office, and service uses, and limited industrial in suitable locations.	8-40	3.0 max.
<b>DT</b> <b>Downtown</b>	High-intensity mixed uses focused on Downtown and immediate environs.	20 and up	1.0 and up
<b>C</b> <b>Commercial</b>	Areas dominated by major community and regional commercial development that are both large in scale and have high traffic impact. May include high-density residential use.	16-40	1.0 max.
<b>I</b> <b>Industrial</b>	Areas dominated by large-scale industrial uses.	NA	NA
<b>ER</b> <b>Employment Reserve</b>	Areas reserved for future large employers.	NA	NA
<b>P</b> <b>Public, Semi-Public</b>	Areas with major, typically land-intensive public, semi-public, or other civic uses.	NA	NA
<b>OS</b> <b>Open Space</b>	Areas intended to provide open space recreational uses, such as local and regional parks and for the preservation of environmentally sensitive areas. May include accessory or complementary uses if permitted by flood plain or other environmental regulations.	NA	NA
<b>UR</b> <b>Urban Reserve Overlay</b>	Areas that are unlikely to be served by urban infrastructure during the planning period but will be feasibly served and needed for urban development in the long-term.	1 unit/40 acres max	NA
<b>EC</b> <b>Environmental Conservation Overlay</b>	Areas will remain undeveloped due to sensitive environmental features and habitat.	NA	NA
<b>FC</b> <b>Flood Control Study Area</b>	Areas of the community currently under study for planned flood control project.	NA	NA

The table displays the range of typology areas that apply to Cedar Rapids. The majority of the city's area falls into U-LI, U-MI, and U-HI.

**Table 2: Land Use Compatibility**

Land Uses	AP Agriculture Preserve	R Rural	U-LL Urban Large Lot	U-LI Urban Low Intensity	U-MI Urban Medium Intensity	U-HI Urban High Intensity	DT Downtown	C Commercial	I Industrial	ER Employment Reserve	P Public, Semi-Public	OS Open Space	UR Urban Reserve Overlay	EC Environmental Conservation Overlay	FC Flood Control Study Area
<b>Agriculture</b> (agriculture and related activities)	●	●											●		
<b>Single-family residential</b>	●	●	●	●	●	○									
<b>Two-family residential</b>			○	●	●	○									
<b>Multi-family residential</b>				●	●	●	●	●							
<b>Rural commercial</b> (commercial uses that are compatible with rural and agricultural uses)	○	●											●		
<b>Neighborhood commercial</b> (Small scale commercial development appropriate for neighborhood settings. Includes smaller shops, convenience stores, restaurants and offices)				○	○	●	●	●	○	○					
<b>Community commercial</b> (Commercial developments which serve larger areas of the community and require access to arterial roads, such as supermarkets, medium sized office buildings, restaurants, and medium size retail centers)				○	○	●	●	●	○	○					
<b>Regional commercial</b> (Regionally significant office and commercial uses, such as shopping centers, malls, and major retailers)						○	○	●							
<b>Limited industrial</b> (light industrial uses, such as light manufacturing, assembly, warehousing, and distribution)					○	○	○		●	○					
<b>Intensive industrial</b> (heavy industrial uses, such as heavy manufacturing, refineries, and other labor and capital industrial activities)						○			●	○					
<b>Employment centers</b> (centers with major office and business uses, such as technology and research centers, corporate headquarters, and clean industry centers)					○	○			○	○					
<b>Parks</b> (open space recreational uses)	●	●	●	●	●	●	●	●			●	●	●	○	○
<b>Public and civic facilities</b> (public and semi-public uses, such as fire stations, libraries, schools, community centers, and utility facilities)		○	○	○	○	○	●	○	○		●				

The categories listed above are intended to be general in nature and not strictly applied to land uses in the Zoning Ordinance. A mix of land uses are allowed and encouraged in many LUTAs, assuming the uses proposed are permitted by the Land Use Typology Area and the Zoning Ordinance.

- Normally permitted
- Requires location and compatibility standards

# RURAL TO URBAN



**FIGURE 5:** Rural to Urban Section - Cedar Rapids

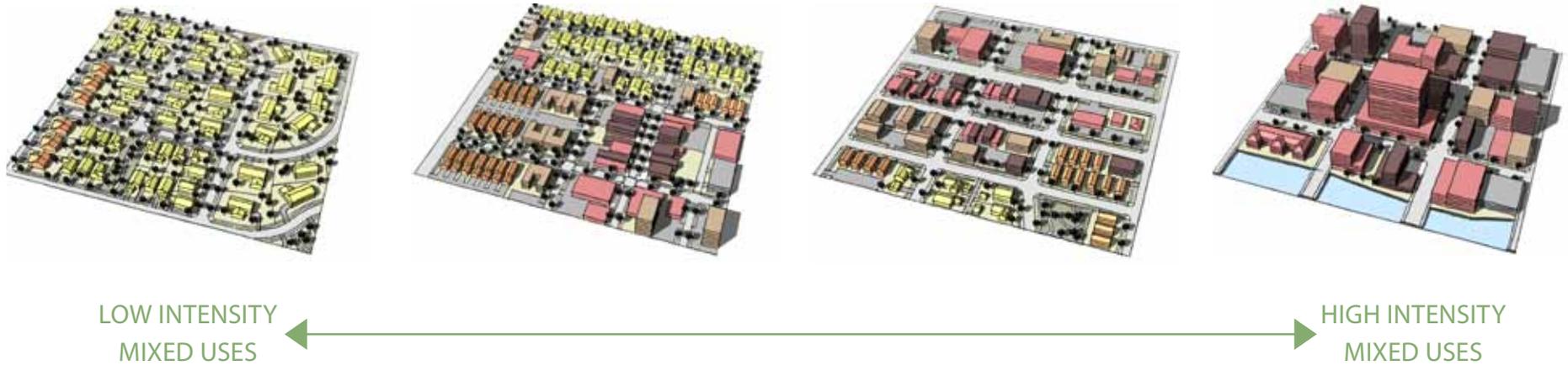
RURAL



URBAN

Cedar Rapids is a community that transitions from a relatively high intensity typology (e.g. downtown) to a rural cross-section of exceptionally low-intensity. Thus when developing land use categories, the full range of the Cedar Rapids experience must be addressed.

# OVERVIEW OF LAND USE TYPOLOGY AREAS (LUTA)



## Land Use Typology Areas (LUTA)

The Land Use Typology Areas are described on the following pages.

### Land Use Categories

- Urban - Large Lot (U-LL)
- Urban - Low Intensity (U-LI)
- Urban - Medium Intensity (U-MI)
- Urban - High Intensity (U-HI)
- Downtown (DT)
- Agricultural Preserve (AP)
- Rural (R)
- Commercial (C)
- Industrial (I)
- Employment Reserve (ER)
- Public/ Semi-Public (P)
- Open Space (OS)
- Flood Control Study Area (FC)

### Overlays

- Environmental Conservation Overlay (EC)
- Urban Reserve (UR)

**Table 3: Land Use Criteria and Descriptions**

LUTA	Use/Form/Intensity Characteristics	Location/Compatibility Characteristics	Service and Infrastructure Considerations
<b>Agricultural Preserve</b>	<p>Agriculture will remain the principal use during the planning period.</p> <p>Very large minimum lot sizes.</p> <p>Maximum residential density of 1 unit/40 acres.</p>	<p>Rural areas focusing on areas with prime farmland soil.</p> <p>Minimal pressure or conflicts from residential or other uses.</p>	<p>Minimal infrastructure.</p> <p>Extension of urban services will not occur during the foreseeable future.</p>
<b>Rural</b>	<p>Very large lot, single-family residential.</p> <p>Maximum residential density of 1 unit/2 acres.</p> <p>Open space buffers should be provided along arterials for development at higher densities.</p>	<p>Rural areas where more intense is not planned.</p> <p>Buffering or separation from pre-existing agriculture or agricultural industries.</p>	<p>Extension of urban services is unlikely during the foreseeable future.</p> <p>Community water/wastewater systems in rural cluster developments.</p>
<b>Urban-Large Lot</b>	<p>Very large lot, single-family residential.</p> <p>Maximum residential density of 6 units/acre with typical lot sizes between 0.5 and 5 acres.</p>	<p>Areas within the city limits that, due to steep terrain or other environmental factors, cannot be developed to typical urban residential densities.</p> <p>Due to large lot sizes and limited uses, incompatibilities are minimized.</p>	<p>Full urban services.</p> <p>Low densities make provision of urban services and infrastructure less cost effective than in typical urban residential areas.</p>
<b>Urban-Low Intensity</b>	<p>Single-family, two family, and multi-family residential with typical densities between 2 and 8 units/acre and densities up to 12 units/acre allowed.</p> <p>Potential lot clustering.</p> <p>Innovative subdivisions or site configurations encouraged through planned unit developments.</p> <p>Commercial development clusters, may be integrated into mixed use projects with commercial/residential uses.</p> <p>Commercial uses should have frontage along streets, with limited direct surface parking exposure along right of ways. Pad sites may be used to shield parking lots. Cohesive sign design, with consistency of materials, lighting, and height .</p>	<p>Areas should be buffered from uses with adverse environmental effects, including noise, odors, air and light pollution, and heavy traffic.</p> <p>Compatibility may be achieved with density and land use transitions, from lower to higher densities.</p> <p>Locate new commercial facilities on commercial nodes, typically at median breaks or intersections of collector and/or arterial streets.</p> <p>Neighborhood nodes should restrict commercial uses to one or two quadrants of intersections.</p> <p>Locations may vary as part of a planned unit development.</p>	<p>Full urban services.</p> <p>Framework of interconnected streets and sidewalks and trails.</p> <p>Commercial uses should have direct access to collector or arterial streets. Shared access with other projects is encouraged to minimize curb cuts.</p> <p>When applicable, internal auto and pedestrian circulation systems.</p> <p>Direct pedestrian access from transit stops, public sidewalks and paths to business entrances.</p> <p>Transit and bicycle access is advisable.</p> <p>Convenient local access to surrounding neighborhoods with design that discourages external traffic.</p>

**Table 3: Land Use Criteria and Descriptions**

LUTA	Use/Form/Intensity Characteristics	Location/Compatibility Characteristics	Service and Infrastructure Considerations
<b>Urban-Medium Intensity</b>	<p>Single-family, two-family, and multi-family residential with typical densities between 6 and 12 units/acre and densities up to 24 units/acre allowed.</p> <p>Potential lot clustering.</p> <p>Innovative subdivisions or site configurations encouraged through planned unit developments. May incorporate up to community commercial – scale clusters of developments.</p> <p>Commercial uses should be integrated wherever possible into mixed use development with residential uses.</p> <p>Frontage along streets, with limited direct surface parking exposure along right of way lines.</p> <p>Cohesive sign design, with consistency of materials, lighting, and height.</p> <p>In areas with access to transit, direct pedestrian access from transit stop to business entrances is encouraged.</p> <p>Commercial and mixed use development should include public or assembly space, typically in a plaza or urban sidewalk configuration with user amenities.</p>	<p>Reasonable access or location on collector or arterial streets.</p> <p>Convenient access to neighborhood commercial services.</p> <p>Buffering from or mitigation of adverse environmental effects, including noise, odors, air and light pollution, and heavy traffic.</p> <p>Compatibility may be achieved with density and land use transitions.</p> <p>Locate new commercial facilities in commercial nodes, typically at median breaks or intersections of collector and/or arterial streets.</p> <p>Neighborhood nodes should restrict commercial uses to one or two quadrants of intersections.</p> <p>Locations may vary as part of a planned unit development.</p>	<p>Full urban services.</p> <p>Framework of interconnected streets and sidewalks or paths.</p> <p>Transit and bicycle access is advisable.</p> <p>May include internal or alley access.</p> <p>Commercial uses should have direct access to collector or arterial streets. Shared access with other projects is encouraged to minimize curb cuts.</p> <p>When applicable, internal auto and pedestrian circulations systems.</p> <p>Direct pedestrian access from public sidewalks and paths to major pedestrian ways within projects.</p> <p>Transit and bicycle access.</p> <p>Convenient local access to surrounding neighborhoods with design that discourages external traffic.</p>
<b>Urban-High Intensity</b>	<p>Single-family, two-family, and multi-family residential with typical densities between 12 and 40 units/acre and densities as low as 8 units/acre allowed.</p> <p>Innovative site configurations encouraged through planned unit developments.</p> <p>May be a component of mixed use projects, or include secondary retail and office uses. See Community Commercial in Urban-Median Intensity.</p>	<p>Adjacency to collector or arterial streets.</p> <p>Convenient access or integration into neighborhood and/or community commercial services.</p> <p>Buffering from or mitigation of adverse environmental effects, including noise, odors, air and light pollution, and heavy traffic.</p> <p>Compatibility may be achieved with density and land use transitions.</p>	<p>Full urban services.</p> <p>Framework of interconnected streets and sidewalks or paths.</p> <p>Transit and bicycle access.</p> <p>May include internal streets and connections to mixed uses.</p>

**Table 3: Land Use Criteria and Descriptions**

LUTA	Use/Form/Intensity Characteristics	Location/Compatibility Characteristics	Service and Infrastructure Considerations
<b>Downtown</b>	<p>Unique regional commercial, employment, cultural and governmental center. Land uses reflect the most mixed use district in the city.</p> <p>Multi-family residential with a minimum density of 20 units/acre.</p> <p>Building intensity is the greatest in the city, with a minimum FAR of 1.0 required.</p> <p>Variety of building types. Placement characterized by zero or minimal front yard setbacks.</p> <p>Parking frequently provided off-site in public parking facilities.</p>	<p>Historical location of downtown along the Cedar River. As the most intensively developed area, land use intensity drops off with distance from the center.</p> <p>Definition of limits of downtown difficult and subject to change over time. Downtown proper bordered by area with less intense downtown support services and public institutions.</p> <p>Transitions to area where off-street parking is a building requirement must be defined.</p>	<p>Full urban services.</p> <p>Focal point for transportation network and area of largest infrastructure needs due to density of development.</p>
<b>Commercial</b>	<p>Unique retail and/or entertainment destinations serving metropolitan areas and surrounding region, as well as medium to high intensity offices and low-impact business parks.</p> <p>Variety of building configurations.</p> <p>Retail centers should be integrated into large-scale mixed use development with high-intensity office and residential uses.</p> <p>Cohesive sign design, with consistency of materials, lighting, and height.</p> <p>Access to transit is a high priority, direct pedestrian access from transit stop to major center entrances is required, where feasible.</p> <p>Developments should include significant public or assembly space.</p>	<p>For new facilities, location at regional highway interchanges or at arterial intersections with superior regional access.</p> <p>Location at major intersections and transit stops is highly desirable.</p> <p>Locations may vary as part of a planned unit development.</p>	<p>Full urban services.</p> <p>Superior arterial and highway access. Internal auto, bicycle, and pedestrian circulation system.</p> <p>Direct pedestrian access from public sidewalks and paths to major pedestrian ways within project.</p> <p>Local and regional transit service.</p> <p>Shared access with other projects is encouraged to minimize curb cuts.</p>

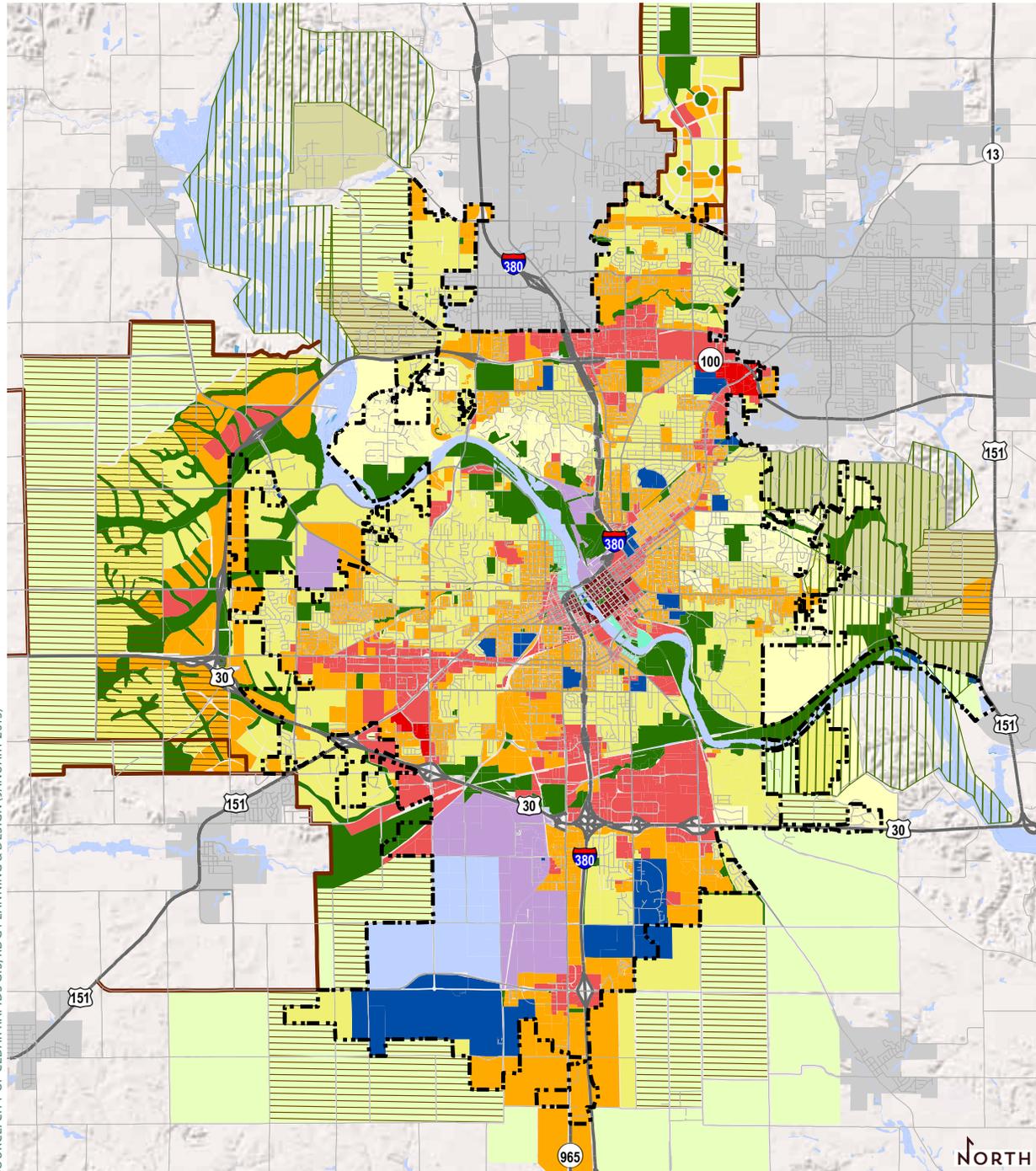
**Table 3: Land Use Criteria and Descriptions**

LUTA	Use/Form/Intensity Characteristics	Location/Compatibility Characteristics	Service and Infrastructure Considerations
<b>Industrial</b>	<p>Broad range of industrial uses allowed. May include warehousing and distribution, manufacturing, and office/flex buildings.</p> <p>May include very limited supporting retail and commercial uses for the primary purpose of serving employee and business needs.</p> <p>Landscaping and screening at perimeter and along street exposures.</p> <p>Screening of high impact site components. Special design controls to mitigate visual and operational impact.</p>	<p>Convenient access to major arterials, highways, and other transportation facilities, as needed.</p> <p>Locations with limited visibility along major civic corridors.</p> <p>Locations that are remote from or do not affect incompatible uses such as residential and major commercial.</p>	<p>Full urban services with adequate availability of water and sewer to serve needs.</p> <p>Excellent access to transportation facilities without encroaching lower-intensity uses, particularly residential.</p> <p>Transit service is desirable. May take the form of special services or transit “brokerages”.</p>
<b>Employment Reserve</b>	<p>Areas most suitable for large-scale industrial and business development.</p> <p>Desire retention of large land parcels to accommodate major employers.</p> <p>New uses to be employment or employment related, such as manufacturing, office, distribution, warehousing, technology and research centers.</p> <p>Only commercial uses that support employment base to be allowed.</p>	<p>Good freeway and rail access. Access to airport.</p> <p>Availability of water and sewer infrastructure.</p> <p>Proximity to other employment centers and accessibility from residential areas for workers.</p> <p>Compatibility with adjacent land uses. Need for appropriate buffering and screening from residential areas.</p> <p>Proximity to sensitive environmental areas, especially flood-prone areas.</p>	<p>Depending on nature of business, may have extraordinary water and sewer discharge/treatment needs.</p> <p>Employee and truck service traffic require extensive street and highway infrastructure.</p> <p>High-speed internet infrastructure needed for most new employment uses.</p>
<b>Public, Semi-Public</b>	<p>Uses range from colleges, campuses, cemeteries, and large public institutions.</p> <p>Intended for areas where the form and function of public and semi-public uses varies from the surrounding LUTAs. Examples include multi-building campuses, cemeteries, and other large planned areas. Public uses are permitted in any LUTA without map amendment provided that they generally conform to the design requirements of the underlying LUTA.</p>	<p>Individual review of proposals requires an assessment of operating characteristics, project design, and traffic management.</p> <p>Commonly allowed in areas zoned for residential or commercial.</p>	<p>Typically requires full public services.</p>

**Table 3: Land Use Criteria and Descriptions**

LUTA	Use/Form/Intensity Characteristics	Location/Compatibility Characteristics	Service and Infrastructure Considerations
<b>Open Space</b>	Areas intended to provide open space recreational uses, such as local and regional parks and for the preservation of environmentally sensitive areas. Uses include parks and undevelopable areas due to accessibility or extreme slopes.	Parks should be centrally located with easy access for both pedestrian and auto users.  Ideally, residents should be within approximately a half a mile of a park facility.  All parks should be connected through the city's trail and greenway systems.	Minimal impact on public infrastructure. Parks and policing services impacted.
<b>Urban Reserve Overlay</b>	Areas established in the plan as the long-term growth areas for Cedar Rapids.  Goal is to keep rural residential development out of area to minimize conflicts with ultimate provision of city infrastructure and urban-scale development.  Typically require residential development to have minimum 10 acre lot size to discourage development.	Typically consider watershed boundaries and natural drainage patterns for provision of sanitary sewer service.  Other locational factors include natural features and pre-existing development.  Also, existing municipal boundaries and competition for growth areas can be factors.	Requires inventory and capacity analysis of public infrastructure and service needs of growth area.  Should conduct a cost/benefit analysis prior to establishment of future growth area.
<b>Environmental Conservation Overlay</b>	Environmentally sensitive areas that should be protected from development.  Includes wetlands, prairies, floodplains, drainage channels and scenic corridors.	Should follow environmental features.  Should be pre-designated in development areas.  Can be incorporated into the city's trail system when appropriate.	Natural and improved drainage systems require periodic maintenance.
<b>Flood Control Study Area</b>	Land which may be impacted by the future Flood Control System.  Uses should be limited to existing land use or open space until the Flood Control System alignment is finalized. Development or establishment of new uses should not be permitted unless it is determined that they will have no impact on the Future Flood Control System.  Temporary LUTA designation which should be amended once final decisions are made on Flood Control System alignment.	Land near the Cedar River.	Flood protection strategies required and may need periodic maintenance.

**MAP 1: Future Land Use Map**



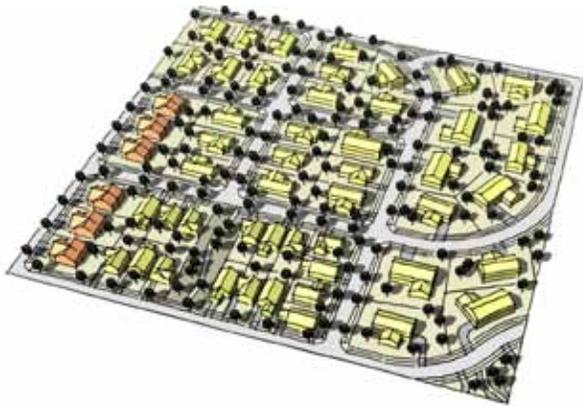
SOURCE: CITY OF CEDAR RAPIDS GIS, RDG PLANNING & DESIGN (JANUARY 2015)

Due to the dynamic nature of the Future Land Use Map, all instances of this map shown in this document are intended to be representative. The official Future Land Use Map shall be maintained by the city and made available online or upon request.

Map available online. Visit: [www.cedar-rapids.org/government/departments/community-development](http://www.cedar-rapids.org/government/departments/community-development)

- |  |  |
|--|--|
|  Agriculture            |  Urban Reserve              |
|  Open Space             |  Environmental Conservation |
|  Rural                  |  Flood Control Study Area   |
|  Urban Large Lot        |  |
|  Urban Low-Intensity    |  |
|  Urban Medium-Intensity |  |
|  Urban High-Intensity   |  |
|  Commercial             |  |
|  Downtown               |  |
|  Industrial             |  |
|  Employment Reserve     |  |
|  Public/Semi-Public     |  |

# LAND USE TYPOLOGY AREAS (LUTA)



**FIGURE 6:** Urban-Low Intensity



## Urban—Low Intensity (ULI)

To create smarter (more efficient, dense, walkable, bikeable) new suburban style development and encourage retrofitting of existing suburban style development to a more efficient, walkable pattern. As compared to denser LUTAs, Urban Low Intensity areas should offer more space and separation of uses in exchange for farther distances to destinations, fewer shared amenities, and less immediate access to jobs and cultural amenities.

### Form, Uses, and Intensity

Suburban style development. At the lowest density—areas should be just dense enough to warrant urban utilities and urban levels of service. At the highest density—areas should be only dense enough to support minimal transit.

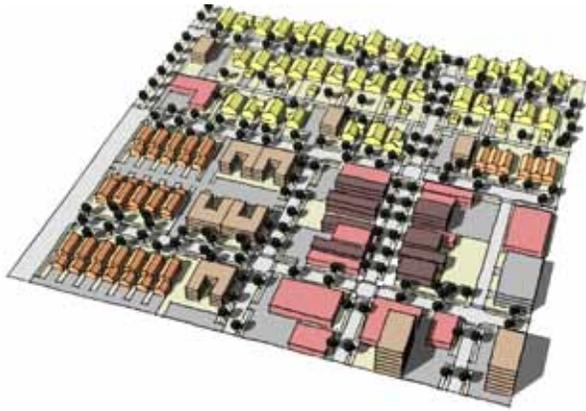
1. Residential densities typical range between 2 and 8 units/acre and densities up to 12 units/acre are allowed.
2. Non-residential or mixed-use floor area ratios (FARs) should be maxed at .50.
3. Use a high connectivity grid pattern to expand viable locations for commercial land uses, resulting in greater integration of land uses.
4. Residential neighborhoods include complementary uses like schools, small parks and religious institutions, and neighborhood retail or mixed use. These complementary uses are integrated into neighborhoods so that residents can access them easily by walking or biking.

### Compatibility

Compatibility in these areas will be achieved through gradual increases of intensity transitioning from one land use to another. For example, a cross-section of this area may show large lot single family next to medium lot single family, next to small lot single family, next to townhomes, next to apartments, next to commercial. Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure integration of land uses within an area roughly a quarter section in size in order to encourage walking, biking, and the reduction of auto trips.

1. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses.
2. Larger commercial or office uses should cluster around arterial streets.
3. Smaller, neighborhood scale commercial uses may be appropriate on collector streets.
4. Complementary uses like schools, small parks and religious institutions, or neighborhood retail or mixed-use, are sited within neighborhoods where they take advantage of excellent connectivity, which allows for multiple access points and routes to and from the complementary uses.

# LAND USE TYPOLOGY AREAS (LUTA)



**FIGURE 7:** Urban-Medium Intensity



## Urban—Medium Intensity (UMI)

Vibrant, urban areas that draw customers and employees from outside the immediate area. A greater degree of space and cost saving should be attained through increased FARs. Increased density improves opportunities for economic activity and social interaction and acts as an incentive to redevelop aging buildings and develop vacant lots.

### Form, Uses, and Intensity

Includes multi-story residential and commercial uses.

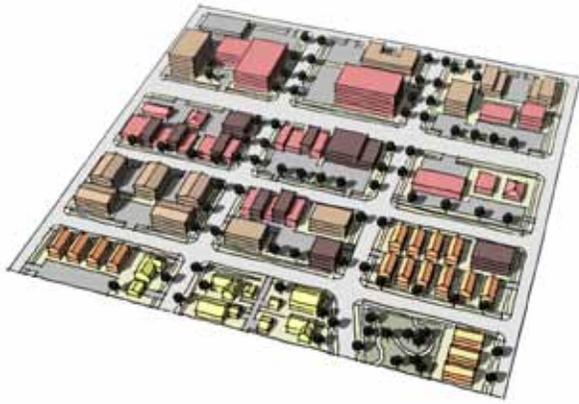
1. Residential densities between 4 and 24 units/acre are allowed.
2. Non-residential or mixed use FAR are maxed at 1.0.
3. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.
4. Encourage more transportation, housing, and shopping choices in close proximity to each other.
5. Light industrial uses should be rare due to their low FAR.

### Compatibility

Land uses and intensities should be integrated at a finer grain than within the Urban—Low Intensity designation. As compared to ULI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.
2. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.
3. Larger commercial or office uses should cluster around arterial streets and rail lines.
4. Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
5. Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.
6. Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.
7. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.

# LAND USE TYPOLOGY AREAS (LUTA)



**FIGURE 8:** Urban - High Intensity



## Urban—High Intensity (UHI)

Sub-regional and regional attractors with large office or medical buildings and high density residential living. High density improves economic performance and opportunities for social interaction, and acts as an incentive to redevelop aging buildings and develop vacant lots.

### Form, Uses, and Intensity

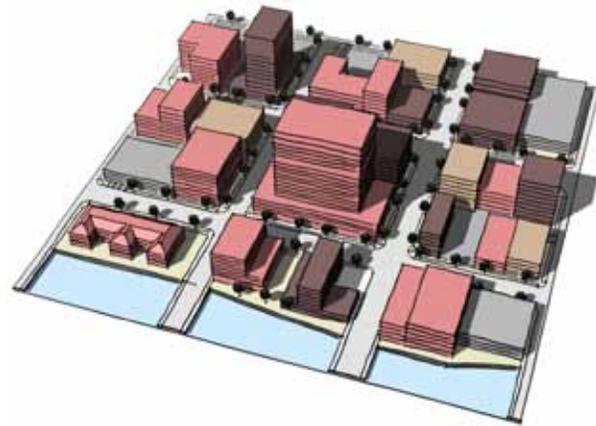
1. Residential densities range between 8 and 40 units/acre are allowed.
2. Non-residential or mixed use FAR is maxed at 3.0. Parking garages are sometimes found in these areas.
3. Shared parking is encouraged to reduce land used as parking areas.
4. UHI areas should generally have good access to freeways, highways, arterials, and transit, while still being designed around pedestrians.
5. A high-connectivity grid pattern should be used to expand the viable locations for higher intensity land uses, resulting in greater integration of land uses.

### Compatibility

Land uses and intensities should be fully integrated and mixed. As compared to UMI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.
2. Form and design rule and performance regulations address aesthetic and functional compatibility.
3. Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.
5. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

# LAND USE TYPOLOGY AREAS (LUTA)



**FIGURE 9:** Downtown



## Downtown (DT)

As the most intense area in the city for commerce and tourism, downtown should exhibit high density and intensity. The economic health of downtown benefits from close proximity between businesses. Downtown should allow for residential opportunities at all price points from affordable to high-end.

### Form, Uses, and Intensity

High Density. Multiple land uses coexist horizontally and vertically in buildings.

1. Residential densities must achieve a minimum of 20 units/acre.
2. Non-residential and mixed-use development must achieve a minimum of 1.0 FAR.
3. Nearly all open space is public.
4. Encourage location of regional scale amenities and attractors to downtown.
5. Parking garages are used frequently and integrated into structures.

### Compatibility

Because land uses and intensities are fully integrated and mixed, allowance is made for less harmonious neighbors through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Different land uses can be close together because high levels of service, design, and amenities make appropriate accommodations.
2. Form/design rules address aesthetic and functional compatibility.
3. Limited industrial uses may be allowed if they meet design and compatibility standards, and mitigate any anticipated negative impacts.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in the ability to share parking areas.
5. The edge of the DT land use typology area should step down in form and intensity to match the character of adjacent areas.

# LAND USE TYPOLOGY AREAS (LUTA)

## Urban Large Lot (U-LL)

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To provide low density, residential neighborhoods that have available urban services. Designation is intended for existing neighborhoods. Amendments to the Future Land Use Map to this LUTA is discouraged. Any proposed amendments would need to show confirmation of environmentally sensitive areas. Development would need to avoid any identified environmentally sensitive areas.

### Form, Uses, and Intensity

Areas are served by urban utilities and urban levels of service.

1. Maximum residential density of 6 units/acre.
2. Development is limited due to sensitive environmental conditions. These should be documented and mapped:
  - Habitat and plants.
  - Soil quality, including texture, depth, and slope.
  - Wetlands, streams, rivers, waterways, and bodies of water.
  - Sensitive ecosystems for fishes, reptiles, birds, and mammals.

### Compatibility

Compatibility in these areas will be achieved through gradual increases of intensity transitioning from one land use to another. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses.

1. Complementary uses like parks, religious institutions, retail or mixed-use, are sited to take advantage of excellent connectivity to major streets.

## Agricultural Preserve (AP)

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To remain working agricultural ground or large estates long into the future.

### Form, Uses, and Intensity

1. Maximum residential density of 1 unit/40 acres.
2. Minimal infrastructure (rural arterials; no transit, water, or sewer).
3. A small amount of commercial to serve rural residents is appropriate, and located at crossroads of major streets.

### Compatibility

1. Minimize the conflict between agricultural operations and new development of any kind, including residential.
2. The large tracts needed for agricultural or livestock operations are kept available with minimal pressure from residential, or any other uses. AP land should not be permitted to develop at urban or rural residential densities until such land is designated for urban or rural residential development through a comprehensive plan amendment.
3. Rural commercial uses could be allowed, but must take added measures to ensure compatibility with the rural, agricultural character of this area. Such measures include large buffers of open space and appropriate design.



# LAND USE TYPOLOGY AREAS (LUTA)

## Rural (R)

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To provide plentiful space for low density, rural residential neighborhoods to remain in perpetuity with no pressure to urbanize.

### Form, Uses, and Intensity.

1. Maximum residential density of 1 unit/2 acres.
2. Rural character should be maintained by encouraging an appropriate mix of lot sizes and preventing concentrations of smaller lots. For example, two large subdivisions with 1 acre lots should not be adjacent to each other, but should instead be separated by a subdivision with much larger lots.
3. Subdivisions with smaller lots (1/2 to 2 acres). Project may accomplish this by including open space buffers along arterials to maintain rural character. Cluster developments may also require a buffer if development is clustered near arterials.
4. A small amount of commercial to serve rural residents is appropriate. These nodes are intended to be sufficient in number to allow flexibility for market choice, while still guiding the location of new commercial development to appropriate places.

### Compatibility

1. Rural commercial uses could be allowed, but must take added measures to ensure compatibility with the rural, agricultural character of this area. Such measures include large buffers of open space and appropriate design.
2. Cluster development is appropriate; however, a minimum lot size is still necessary to maintain rural character. Cluster developments must include assurances such as easements or other mechanisms to ensure open space remains undeveloped in perpetuity.

# LAND USE TYPOLOGY AREAS (LUTA)

## Commercial (C)

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This involves regional, community, and neighborhood scale areas where city investment, regulation, and policy is intended to enhance retail activity and performance, leading to stable neighborhoods and revenues. Special areas are reserved for their geographic positioning within markets and their appropriateness for retail uses. While other uses such as office and services may be allowed, the predominant uses should be retail in order to maximize effectiveness of city investment and policies.

### Form, Uses, and Intensity

1. Includes retail, commercial, or office uses. Non-residential or mixed-use FAR is maxed at 1.0.
2. Residential densities between 16 and 40 units/acre are allowed.

### Compatibility

The focus is on compatibility with development outside the commercial areas, as development within should all be similar in nature.

1. The edge of commercial areas should taper in form and intensity to achieve a compatible interface with the character of adjacent areas.
2. Uses in these areas are likely to require heavy lighting. Development in commercial areas should, therefore, have lighting standards to protect the character of adjacent areas. If needed, area boundaries could include buffers to mitigate visual (light and aesthetics) impacts on surrounding land.
3. Measures should be taken to ensure heavy traffic volumes do not impact adjacent areas.

## Industrial (I)

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The industrial designation allows for a broad range of industrial uses from small to large employers. Typical land uses range from outdoor storage to large indoor manufacturing and warehousing facilities.

### Form, Uses, and Intensity

Industrial areas are intended to house all types of industrial uses including manufacturing, warehousing, distribution, and office/industrial flex space. Limited retail and services are allowed, such as a gas station. Uses in this area can be smaller in size than in the Employment Reserve (ER) areas and aesthetic and other standards are less stringent.

Consider the following criteria when making decisions regarding industrial uses:

1. Freeway access
2. Rail access
3. Proximity to water lines and availability of water
4. Proximity to sewer lines
5. Availability of sewer treatment capacity
6. Proximity to existing employment centers
7. Environmental constraints (floodplain, slope, etc.)
8. Compatibility of neighboring land uses
9. Brownfield status
10. Access route to freeway(s) and the impact of added employee/truck traffic to non-industrial uses along that route
11. Impact of added employee/truck traffic to the level of service of affected arterial roadways in the surrounding area



### Compatibility

Development abutting an industrial boundary should be held to higher design and operational standards to ensure compatibility between employment uses inside and outside the area. Design standards should include land buffers, architectural and site design standards, and other appropriate standards implemented through Planned Unit Development (PUD) or new codes or guidelines. Operational standards should consider traffic, noise, lighting, and air quality.

# LAND USE TYPOLOGY AREAS (LUTA)

## Employment Reserve (ER)

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Employment Reserve areas contain sites that are the most suitable for large industrial and business development in the city. Protection of these areas is essential for Cedar Rapids' economic stability and future growth. The Employment Reserve designation provides a competitive advantage for attracting new companies and retaining companies that need to expand. Large acreages should be maintained to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange.

### Form, Uses, and Intensity.

Employment Reserve areas are prime areas for manufacturing, warehousing, distribution, office, and office/industrial flex space uses. ER areas require a higher standard for industrial infrastructure, urban design, access, and other factors. Non-industrial and non-office uses should be limited to support services for the primary employment generators. This may include limited commercial development. Fragmentation of Employment Reserve areas by small-scale development or incompatible uses is strongly discouraged.

1. Ensure the bulk of land within Employment Reserve areas is used for manufacturing, warehousing, distribution, office, and other industrial uses that generate substantial employment.
2. Allow small-scale industrial or office uses that support and strengthen major employment generators provided these do not impair the viability of future industrial or office development within Employment Reserve areas by fragmenting viable parcels or impeding internal circulation or exterior connectivity.

3. Allow commercial and other uses within Employment Reserve areas only as needed to support the primary purpose of the Employment Reserve designation and only in locations that do not fragment or otherwise limit capacity for industrial and office development.
4. Support transportation and utilities infrastructure improvements, both within and outside ER areas, that increase the viability of these areas for industrial and office uses.
5. Transportation infrastructure improvements should provide for efficient street layouts and enhance connectivity and capacity.
6. Subdivisions that result in inefficient street layout, poor parcel configuration, or otherwise limit future development in ER areas should not be approved.
7. A perpetual inventory of development-ready land should be maintained. (Development-ready land has all necessary infrastructure in place, or has the ability to achieve that state in very short order.)
8. As Employment Reserve Areas develop, analyze the need for new industrial and employment reserve land. Employment Reserve Area lands that are developed may also need to be re-categorized accordingly.
9. Consider the following criteria when appropriating new ER lands:
  - Freeway access
  - Rail access

- Proximity to water lines and available capacity
- Proximity to sewer lines
- Availability of sewer treatment capacity to serve such development
- Proximity to existing employment centers
- Environmental considerations (floodplain, wetlands, slope, etc.)
- Compatibility of neighboring land uses
- Brownfield status
- Site size (Seek to include large parcels of various sizes, e.g., 25, 50, 100, 500 acres in size or larger.)
- Access route to freeway(s) and the impact of added employee/truck traffic to non-industrial uses along that route
- Impact of added employee/truck traffic to the level of service of affected arterial roadways in the surrounding area

### Compatibility:

1. Do not allow uses that are incompatible with large-scale industrial or office development to locate within Employment Reserve areas. Such uses include but are not limited to residential and schools.
2. Ensure development adjacent to Employment Reserve areas is compatible with and will not compromise viability of employment lands. Uses considered incompatible inside the Employment Reserve area may be appropriate adjacent to the area if compatibility can be demonstrated through special development controls in a Planned Unit Development.

## LAND USE TYPOLOGY AREAS (LUTA)

3. Apply special design controls to Employment Reserve areas. These controls could at first be implemented through Planned Unit Developments (PUDs) or design guidelines. Encourage industrial park design which includes sensitive design and placement of buildings, screening or prohibiting outdoor storage, parcel sizes which allow for long term expansion for individual users, special landscaping requirements, and buffering treatments for truck access and loading facilities. Design standards should mitigate negative aesthetic, traffic, and other impacts.
4. The creation of a new zoning classification should be considered to assist in obtaining the type and quality of development desired for this area.
5. Development abutting an ER boundary, whether inside or outside the boundary, should be held to higher design standards to ensure compatibility between employment uses inside the ER area and possible residential uses outside the area. Such design standards should include land buffers, architectural and site design standards, and other appropriate standards implemented through PUDs or new codes or guidelines.
6. In cases where infrastructure (e.g. sewer, transportation) has been installed with the express purpose of providing necessary capacity to Employment Reserve areas, any proposed rezone or subdivision outside of the Employment Reserve area must not impact the necessary capacity of the Employment Reserve.

### Public/Semi-Public (P)

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To provide space for educational, institutional and assembly, and other public uses, including hospitals, major campuses (high school, college, and university), cemeteries, airport, landfills, water plant, and major utilities.

- **Educational.** Educational uses are public, private, and parochial institutions at high school, or post-secondary level, or trade or business schools, that provide educational instruction to students.
- **Institutional and Assembly Uses.** Institutional and Assembly Uses generally include community facilities, cultural facilities, cemeteries and places where large groups of people assemble for a common activity.
- **Other Public Uses.** Other Public Uses include major public facilities, such as landfills, water treatment facilities, major utilities, or other large public campuses.

### Open Space (OS)

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Open spaces are important areas intended to provide open space recreational uses, such as regional and local parks and for the preservation of environmentally sensitive areas.

#### Form, Uses, and Intensity

Development is recreational and low impact in nature, while complementary to the purpose of the wider area as open natural space.

#### Compatibility

These areas are valuable for their natural character and so uses within them should have as close to zero impact on the area as possible. This requires minimal visual, auditory, and other pollutants that would reduce the pristine character of the areas. Aids for compatibility may include:

1. Heavy landscape screening
2. Very large buffers
3. Height limitations
4. Zero odor emissions
5. Strict air quality standards
6. Strict ambient noise requirements

# LAND USE TYPOLOGY AREAS (LUTA)

## Urban Reserve Overlay (UR)

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To remain working agricultural ground or large estates until urbanization occurs. UR areas are adjacent to existing urban areas will eventually be urbanized. UR will help prevent premature extension of infrastructure resulting in additional, unnecessary maintenance costs and parcelization, which encourages “leapfrog” development and makes orderly and efficient growth difficult.

### Form, Uses, and Intensity

1. Maximum residential density of 1 unit/40 acres.
2. Minimal infrastructure (rural arterial, no transit, water, or sewer)
3. A small amount of commercial to serve rural residents is appropriate; however such commercial should be allowed only at nodes specified on the Future Land Use Map.

### Compatibility

Minimize the conflict between agricultural operations and new development of any kind, including residential.

1. The large tracts needed for agricultural operations are kept available with minimal pressure from residential, or any other uses. UR land should not be permitted to develop at urban or rural residential densities until such land is designated for residential development through a comprehensive plan amendment.
2. Low-impact industrial uses could be allowed only if the net impact is nearly the same as open space or farming. In other words, resulting new traffic, noise, smells, air pollution, visual impact, etc. should be negligible. In addition, aesthetics of new development should be consistent with the rural area to include large land buffers and appropriate architectural design.
3. Rural scale commercial uses may be allowed, but must take added measures to ensure compatibility with the rural character of this area. Such measures include large buffers of open space, appropriate architectural design, minimal signage, and appropriate improvements to transportation infrastructure to accommodate additional traffic.

## Environmental Conservation Overlay (EC)

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Areas of special environmental importance or sensitivity where basic land use policies are amended in consideration of the area's environmental significance. The EC overlays other LUTAs on the Future Land Use Map. EC policies are intended to be combined with other LUTAs. For example, if an EC area overlays a ULI area, policies from both designations apply. The EC areas are designated for the following attributes, yet require additional study.

- Groundwater Recharge.
- Species Preservation.
- Flood Zone, Riparian, Wetlands.
- Combinations of features may exist.

### Form, Uses, and Intensity

Development may be of the same general uses, and form as allowable in the underlying LUTA; however, measures should be taken to ensure development is low-impact in nature. Such measures may include:

1. Clustering of development
2. Permeable pavement
3. Minimal site disturbance requirements
4. Green infrastructure
5. On-site water retention

### Compatibility

The key consideration in these areas is minimizing the impact of development on the natural environment and seeking to integrate development into the natural environment in a symbiotic way. Development should preserve and enhance views, both from development and from streets and riparian corridors or other natural amenities.



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning with a Preliminary Plat

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CPC Date: February 5, 2014

To: City Planning Commission  
From: Development Services Department  
Applicant: Morris Wood Enterprises, LLC  
Titleholder: P & A Holdings, LLC

Case Number: RZNE-014031-2014  
Location: South of Wilson Avenue and west of 18<sup>th</sup> Street SW  
Request: Rezoning from R-2, Single Family Residence Zone District to R-3D, Two Family Residence Zone District  
Case Manager: Vern Zakostelecky, Development Services Department

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**BACKGROUND INFORMATION:**

The property is currently undeveloped and was part of a nursery. The applicant is requesting rezoning to allow for the development of duplexes on a portion of the subject property.

The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 21.96 acres.
- Total area of R-3D is 14.04 acres.
- Total number of proposed single family lots is 24.
- Total number of proposed duplex lots is 5.
- Total number of duplex units is 68.
- Total number of units is 92.
- Proposed access to the development will be from 18<sup>th</sup> St. SW and future 26<sup>th</sup> Ave. SW.
- Storm water management will be provided for in two privately owned and maintained detention basins.

**FINDINGS:**

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

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

*Staff Comments:* This amendment is not to correct a technical mistake on the existing Zoning Map.

**2. Whether the amendment is consistent with the Future Land Use Map and other elements of EnvisionCR, the City’s Comprehensive Plan.**

*Staff Comments:* The subject property is shown as “Urban Low-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The “Urban Low-Intensity” Land Use Typology Area (LUTA) should provide for:

**a) USE/Form/INTENSITY CHARACTERISTICS:**

Single-family, two family, and multi-family residential with typical densities between 2 and 8 units/acre and densities up to 12 units/acre allowed.

*The proposed development is single family and two family housing units and the density is 4.4 housing units per acre.*

**b) LOCATION/COMPATIBILITY CHARACTERISTICS:**

Compatibility with density and land use transitions, from lower to higher densities.

*The applicant has designed the development utilizing single family detached housing lots on the perimeter of the site as a buffer from the proposed more intense duplexes where adjacent to existing single family homes.*

**c) SERVICE AND INFRASTRUCTURE CONSIDERATIONS:**

Full urban services, interconnected streets, sidewalks, trails and internal auto and pedestrian circulation systems.

*The location of the site is considered in-fill and is already provided with all facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and sidewalks will be constructed and installed by the developer and the proposed change in use will not negatively impact the levels of service to existing development in the general area. The development is relative close to Wilson Ave. SW with is a bus route and is shown as a future trail route on the Linn County Trails Association Map. The proposed development is also less than 1-1/2 mile from a major commercial services area, the Westdale Mall area.*

Based on this property being designed “Urban Low-Intensity” and the analysis above of the “Land Use Criteria and Descriptions” in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

**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 land being used for farming. The area to the north and east is developed as single-family residential. To the east is a commercial-light industrial development and to the south is a farmstead and agriculture land. The proposed rezoning will not have a negative impact on the surrounding neighborhoods since the developer is proposing single-family homes on the perimeter of the site adjacent to the existing single-family homes. The duplexes will be owner occupied condominiums. 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 R-3D 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 development will protect existing neighborhoods by developing single-family detached homes adjacent to existing single-family homes at approximately the same density. The proposed uses 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 will be constructed and installed by the developer and the proposed change in use will not negatively impact the 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:* This provision does not apply.

**RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed rezoning, 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. Lots will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.
3. Landscaping shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.