

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, March 19, 2015 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 400 12th Avenue SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Depot Development Group, LLC (Applicant) and City of Cedar Rapids (Titleholder)

Case No: PSDP-016101-2015; Case Manager: Chris Strecker

2. Case Name: The Depot at Newbo Village First Addition (Preliminary Plat)

Consideration of a Major Preliminary Plat for The Depot at Newbo Village First Addition at 400 12th Avenue SE in a C-3, Regional Commercial Zone District as requested by Depot Development Group, LLC (Applicant) and City of Cedar Rapids (Titleholder)

Case No: PRPT-016102-2015; Case Manager: Chris Strecker

3. Case Name: 5945 Rockwell Drive NE (Rezoning)

Consideration of a Rezoning from O-S, Office/Service Zone District to C-2, Community Commercial Zone District as requested by Gerald R. Eganhouse and Gene E. Meger (Applicants/Titleholders)

Case No: RZNE-016103-2015; Case Manager: Vern Zakostelecky

4. Case Name: 818, 820 and 822 A Avenue NW (Rezoning)

Consideration of a Rezoning from RMF-1, Multiple Family Residence Zone District to I-1, Light Industrial Zone District as requested by James M and Joan E. Hale, Jakobsen Enterprises LLC and Edward E. and Barbara J. Holmes (Applicants/Titleholders)
Case No: RZNE-016138-2015; Case Manager: Dave Houg

5. Case Name: 931 Blairs Ferry Road NE (Rezoning)

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by Water Rock LLC (Applicants/Titleholders)
Case No: RZNE-016174-2015; Case Manager: Dave Houg

D. New Business

Consideration of a proposed Amendment No. 3 to the Amended and Restated Urban Renewal Plan for the Consolidated Technology Park Urban Renewal Area. CIP/DID #OB615106
Planner: Kirsty Sanchez

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, February 26, 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
Bill Hunse

Members Absent: Kim King
Dominique Blank

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

CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner

City Council Liaison: Justin Shields

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.

Roll Call

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

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the February 5, 2015 Minutes stand approved.

B. 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.

C. Action Items

1. Case Name: 42 7th Avenue SW (Rezoning)

Consideration of a Rezoning from I-1, Light Industrial Zone District to C-4, Central Business Zone District as requested by Hobart Historic Restoration (Applicant) and Linn County (Titleholder)

Case No: RZNE-015584-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated the property is owned by Linn County and called the Mott Building. The property is zoned industrial and the applicant is requesting that it be rezoned to C-4 to allow for commercial/offices and ground floor dwelling units and residential units above the ground floor.

Mr. Zakostelecky further stated this is a request to rezone 1.41 acres to allow for rehabilitation of an existing historic structure. The property is currently zoned I-1, but the proposed redevelopment plan is to allow a mix of commercial, office/service and residential uses. The property is identified as "Downtown" (DT) on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan. The land is currently developed with a vacant old three story warehouse building. The proposed uses will be commercial, office and residential on the first floor and residential apartment units on the 2nd and 3rd floors. The basement level will be used for storage. The proposed development also includes 58 on-site parking spaces.

Mr. Zakostelecky provided an Aerial Photo, Zoning Map, Street View as well as a site plan.

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

Commissioner Halverson asked about the floor area ratio of less than one in the staff report. From a staff perspective how we apply this when it falls below the numbers prescribed in the new Comprehensive Plan.

Mr. Zakostelecky said the perimeters of the comprehensive plan are not set in stone but the zoning ordinance provides the standards. Since this is a historic building it meets the goals and objectives of downtown housing and mixed use, and is close to a trail and bus route. Rehabbing a historic structure does not meet the floor to area ratio but it meets so many other things that it makes sense for it to be approved. Mr. Gunnerson stated staff recognized that this is an area that flood protection will be constructed around it. Mr. Zakostelecky stated that we do not know what the flood protection will be but additional development is possible on this site.

Commissioner Hunse asked if the building lost its current certificate of occupancy and would be a change in occupancy.

Mr. Zakostelecky stated that the individual spaces as they are leased will be required to obtain a certificate occupancy permit.

Commissioner Overland called for a representative of the applicant.

BJ Hobart, Hobart Historic, 4425 Plumberry Road, Ely, Iowa stated she would be happy to answer any questions.

Commissioner Overland called for questions of the applicant.

Commissioner Hunse asked if she would be the actual facilitator for the remodel work that was going on. Ms. Hobart stated that she would be.

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-4, Central Business Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

2. Case Name: 42 7th Avenue SW (Conditional Use)

Consideration of a Conditional Use for ground floor for market rate housing or commercial (Office/Retail) Space in a C-4, Central Business Zone District as requested by Hobart Historic Restoration (Applicant) and Linn County (Titleholder)

Case No: COND-015585-2014; Case Manager: Vern Zakostelecky

Commissioner Overland called for a motion. Commissioner Hunse made a motion to approve the Conditional Use for an Outdoor Service Area in a C-4, Central Business 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.

3. Case Name: 1027 9th Street SW (Rezoning)

Consideration of a Rezoning from R-3, Single Family Residence Zone District to O-S, Office/Service Zone District as requested by C.R. Ryders (Applicant/Titleholder)

Case No: RZNE-015964-2015; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this was a 1940 quonset hut building which was last used as an auto repair shop. This is a request to rezone a non-residential building, which lost its legal non-conforming status. The last use for the property was an auto repair shop. The rezoning request is

from R-3, Single Family Residential Zone District to O-S, Office/Service Zone District. The current property owners wish to use the property as a private club for a motorcycle organization. The Preliminary Site Development Plan as submitted includes the following:

Mr. Zakostecky provided Location Map, Zoning Map, Street View and Site Layout.

Commissioner Overland called for questions of Mr. Zakostecky.

Commissioner Dahlby asked if there were limitations on hours it would be occupied.

Mr. Zakostecky stated no there were no limitations, however there were limitations on the noise levels.

Commissioner Knox-Seymour asked if the occupants were putting their bikes inside the building. Mr. Zakostecky stated he did not know.

Commissioner Hunse asked if the occupants had a certificate of occupancy right now. Mr. Zakostecky stated that they do not have a certificate of occupancy. Commissioner Hunse further stated that once the rezoning was final we can expect that all appropriate permits would be in place. Mr. Zakostecky stated that was correct.

Commissioner Hunse further stated that if they do not make it and go down the road someplace else, then this is the time to get the building up to code because they are here asking. They want it and the City should get it.

Mr. Zakostecky stated that we do want them to meet building codes and once they do that they can apply for a certificate of occupancy.

Commissioner Hunse further stated that the rezoning is going from residential to office and he did not believe that residential has any heating and cooling but as office it would require heating and cooling.

Mr. Zakostecky stated that it was never used as a residential property and would be brought up to code.

Commissioner Overland called for a representative of the applicant.

Susan Forinash, Hall & Hall Engineers, 1860 Boyson Road stated she is available to answer any questions.

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

Commissioner Hunse asked if they would be complying with the building code.

Ms. Forinash stated that was their intentions. The area outside was going to be paved.

Commissioner Dahlby asked when they planned to occupy.

Ms. Forinash stated that it could be any time.

Commissioner Knox-Seymour asked if they would sell liquor.

Ms. Forinash stated that it was more a club house and would not sell liquor. Mr. Zakostecky stated that under the O/S Zoning District they would not be able to sell liquor to the public.

Commissioner Pankey asked is there a need for screening. Mr. Zakostecky said they are planning a privacy fence along the north property line next to the existing single family home.

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

Commissioner Overland called for a motion. Commissioner Knox Seymour made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community 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.

4. Case Name: 423 5th Street NW (Rezoning)

Consideration of a Rezoning from PUB, Public Zone District to C-3, Regional Commercial Zone District as requested by Ivan Lockett Clay (Applicant/Titleholder)

Case No: RZNE-016201-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated this is a request to rezone a former City-owned historic building, which is currently zoned PUB, Public Zoning District. The property was originally developed as a fire house, which consists of 2,896 s. f. The current property owner wishes to use the property as a barber shop/hair salon on the first floor and a residential dwelling unit on the 2nd floor. The property was last used by the City's CR Transit Department. The property has frontage on 5th Street, E Avenue and C Avenue NW with access from E and C Avenue NW. There is very limited on-site parking, but since the property is in the "Core Area" it is exempt from providing on-site parking. There is ample on-street parking to serve the proposed use.

Mr. Zakostecky provided Zoning Map, Aerial Photo, Street Views and Site Layout.

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

Commissioner Dahlby asked if the on-street parking was mainly on C or on 5th. Mr. Zakostecky stated that the on-street parking was mainly on C Avenue as well as on-site parking on the east of the building. Commissioner Dahlby asked if those spaces were paved and Mr. Zakostecky stated that yes it was paved.

Commissioner Overland called for a representative of the applicant.

Susan Forinash, Hall & Hall Engineers, 1860 Boyson Road stated she is available to answer any questions.

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

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

Kris Sullens, 1924 Saint Andrews Court NE stated that this neighborhood is in transition and it has lost a lot: the pencil factory, the dairy, the central fire station. Mr. Sullens said the neighborhood was dealing with new challenges with a bar and limited parking and changing of two way traffic. To solve this problem we need good neighbors. There is only parking on E Avenue. This is the gateway to downtown and the Interstate. Right now it makes a crummy impression. Please take all of this into consideration before rezoning this building.

Commissioner Hunse asked if he had any contact with the operator. Mr. Sullens said no.

Commissioner Hunse further asked if the salon would be by appointment. Ms. Forinash stated it would be a barber shop. Commissioner Hunse hoped that this building could be saved.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District. Commissioner Knox Seymour seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated that saving this building was a good start to rehabilitation of this neighborhood.

Commissioner Knox-Seymour asked if there was more that could be done to the cleanup of the area.

Mr. Zakostelecky stated he did not know of city vehicles except temporary storage at the pencil factory.

Commissioner Halverson stated it is subject to a great deal of changes in particular with the flood mitigation system.

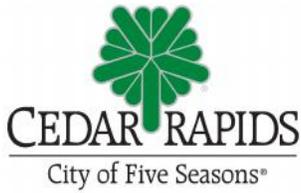
Commissioner Pankey stated that he was encouraged that something that was going into the building.

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

The meeting was adjourned at 3:38 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: March 19, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Depot Development Group, LLC
Titleholder: City of Cedar Rapids

Location: 400 12th Avenue SW
Request: Preliminary Site Development Plan Approval for property zoned C-3, Regional Commercial Zone District

Case Number: PSDP-016101-2015
Case Manager: Chris Strecker, Development Services Department

BACKGROUND INFORMATION:

The property is currently undeveloped and contains several vacant parcels. The applicant, Depot Development Group, LLC is applying for Preliminary Site Development Plan approval to allow development of a four building mixed use development including commercial, office and residential uses. The property, which was a brownfield clean-up site, is owned by the City of Cedar Rapids. City Council solicited proposals for redevelopment of this in-fill site and Depot Development Group, LLC was chosen as the preferred developer. The property is in the Czech-Bohemia (CB-O) Overlay District and design elements will be reviewed by the Districts Design Review Technical Advisory Committee (DRTAC). The applicant has also submitted a Preliminary Plat.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan and the Czech-Bohemia (CB-O) Overlay District. The proposed development area is shown as "Urban High Intensity" based on the contemplated land use on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area-4.78 acres.
- Total of 4 buildings of mixed use apartments, condominiums, office and retail.
- Total parking including shared parking stalls - 323.
- Access to development is from public streets off 11th Avenue SE, 12th Avenue SE and

- potentially 10th Avenue SE.
- Several areas will be developed with detention basins for storm water management.
- Total green space-38%

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

Staff comments: The finding does not apply since there was no previous approved site plan for this property.

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

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance and other applicable codes and regulations provided the conditions proposed by City staff are complied with.

RECOMMENDED CONDITIONS:

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

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Subject property shall be platted per State and City platting regulations.
3. Review of this proposal is required by the Czech Bohemia Overlay District Design Review Technical Advisory Committee.
4. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
5. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
6. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
7. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
8. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.

PRELIMINARY SITE DEVELOPMENT PLAN FOR THE DEPOT AT NEWBO VILLAGE IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

UTILITY LEGEND

EXISTING	PROPOSED
(SS8)	SS8
(ST15)	ST18
(FM6)	FM6
(W6)	W12
(G)	G
(S)	S
(OHE)	OHE
(E)	E
(C)	C
(OHC)	OHC
(OHT)	OHT
(F)	F
(OHF)	OHF
(T)	T
(FP)	FP
(FW)	FW
(CORP)	CORP
800	800
Light Pole w/o Mast	Light Pole w/Mast
Telephone Pole	Telephone Pole
Power Pole	Power Pole
Guy Anchor	Guy Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Cable TV Pedestal	Cable TV Pedestal
Utility/Control Cabinet	Utility/Control Cabinet
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Grate Intake	Grate Intake
RA-3 Intake	RA-3 Intake
RA-5 Intake	RA-5 Intake
RA-6 Intake	RA-6 Intake
RA-8 Intake	RA-8 Intake
Horseshoe Catch Basin w/o Flume	Horseshoe Catch Basin w/Flume
Horseshoe Catch Basin w/Flume	Horseshoe Catch Basin w/Flume
Gas Valve	Gas Valve
Flared End Section	Flared End Section
Cleanout, Storm or Sanitary	Cleanout, Storm or Sanitary
Traffic Signal w/Mast	Traffic Signal w/Mast

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

UTILITY LEGEND (CONTINUED)

EXISTING	PROPOSED
BOLLARD	BOLLARD
BENCHMARK	BENCHMARK
STREET SIGN	STREET SIGN
WELL	WELL
SOIL BORING	SOIL BORING
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER SHUTOFF	WATER SHUTOFF
WATER BLOWOFF	WATER BLOWOFF
SURVEY CONTROL MONUMENT AS NOTED	SURVEY CONTROL MONUMENT AS NOTED

SURVEY LEGEND

SET REBAR W/CAP NO.	SET PK NAIL
FOUND SURVEY MONUMENT AS NOTED	FOUND RIGHT OF WAY RAIL
SECTION CORNER SET AS NOTED	SECTION CORNER FOUND AS NOTED
RECORDED AS EASEMENT LINE	PLAT OR SURVEY BOUNDARY
PLAT LOT LINE	CENTERLINE
SECTION LINE	SECTION LINE
1/4 SECTION LINE	1/4-1/4 SECTION LINE
EXISTING LOT LINE	BUILDING SETBACK LINE

PLANT LEGEND

EXISTING	PROPOSED
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS SHRUB	CONIFEROUS SHRUB
CONIFEROUS SHRUB	CONIFEROUS SHRUB
TREE STUMP	TREE STUMP
TREE LINE DRIP EDGE	TREE LINE DRIP EDGE

PRELIMINARY SITE PLAN LEGAL DESCRIPTION

ALL OF LOTS 3, 4, AND 5 AND ALL THAT PART OF LOTS 1, 2, 6, 7, AND 8, LYING S-LY OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY AND ALSO THAT PART OF LOTS 7, 8, 9 AND 10, LYING NE-LY OF THE RIGHT-OF-WAY OF THE CHICAGO AND MILWAUKEE RAILWAY COMPANY, ALL IN BLOCK 19, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS; AND

ALL THAT PART OF THE VACATED ALLEY IN BLOCK 19, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS, LYING SE-LY OF THE SE-LY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; AND

THAT PART OF 11TH AVENUE S.E., CITY OF CEDAR RAPIDS, IOWA (NOW VACATED) LYING BETWEEN THE NE EDGE OF THE RAILROAD TRACKS AT THE INTERSECTION OF 4TH STREET S.E. AND 11TH AVENUE S.E. AND THE SW EDGE OF THE RAILROAD TRACKS AT THE INTERSECTION OF 5TH STREET S.E. AND 11TH AVENUE S.E.; AND

REAR 120 FEET OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 8, BLOCK 24 CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS; AND LOTS 6, 7, 9 AND 10, BLOCK 24, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS; AND THAT PART OF THE VACATED ALLEY IN BLOCK 24, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS, LYING BETWEEN LOTS 1, 2, 3, 8, 9 AND 10, OF SAID BLOCK EXCEPT THE SE-LY 16 FEET THEREOF; AND

THAT PART OF THE ALLEY IN BLOCK 24, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS, EXTENDING NW-LY FROM 12TH AVENUE S.E. 136 FEET RUNNING BETWEEN LOTS 3, 4, 5 AND 6, 7, 8, EXCEPT THE NW-LY 44 FEET OF LOTS 3 AND 8; AND

THAT PART OF 5TH STREET S.E., CITY OF CEDAR RAPIDS, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE SE-LY CORNER OF BLOCK 24, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS; THENCE N-LY ALONG THE W-LY LINE OF SAID 5TH STREET S.E. TO THE NE-LY CORNER OF SAID BLOCK 24; THENCE NE-LY ALONG THE S-LY LINE OF 11TH AVENUE S.E., 18 FEET; THENCE SE-LY ON A STRAIGHT LINE TO A POINT ON THE E-LY SIDE OF SAID 5TH STREET S.E., SAID POINT BEING 35 FEET NW-LY OF THE SW-LY CORNER OF LOT 2, BLOCK 25, SAID CARPENTERS THIRD ADDITION; THENCE S-LY ALONG E-LY LINE OF SAID 5TH STREET S.E. TO THE N-LY LINE OF 12TH AVENUE S.E.; THENCE W-LY ALONG THE N-LY LINE OF SAID 12TH AVENUE S.E. TO THE POINT OF BEGINNING; AND

ALL THAT PART OF LOTS 2, 3, 4 AND 5, BLOCK 25, CARPENTERS THIRD ADDITION TO THE TOWN OF CEDAR RAPIDS, LYING SW-LY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY, LINN COUNTY, IOWA.

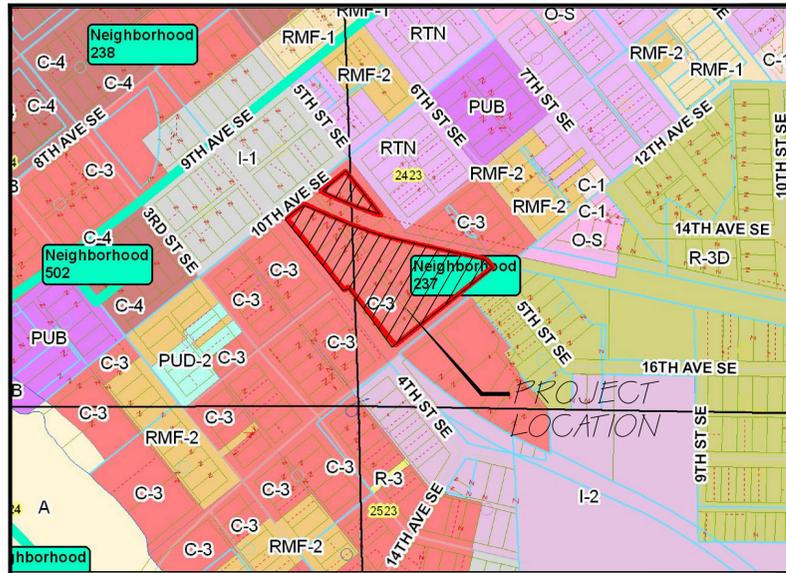
AND

THAT PART OF BLOCKS 19 AND 25 IN CARPENTERS THIRD ADDITION TO CEDAR RAPIDS, IOWA AS SAME IS KNOWN AND DESIGNATED UPON THE RECORDED PLAT THEREOF, OF THE VACATED ALLEY IN SAID BLOCK 19, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE ALLEY IN SAID BLOCK 25, ELEVENTH AVENUE AND FIFTH STREET ADJACENT TO SAID BLOCKS, BEING ALL THAT PART OF THE ABOVE DESCRIBED REAL ESTATE THAT LIES SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 20 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES AND RADially, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A NOW LOCATED AND ESTABLISHED, AND THAT LIES NORTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 35 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES AND RADially, FROM THE CENTER LINE OF THE NORTHERLY MAIN TRACK OF SAID RAILWAY COMPANY, AS ORIGINALLY LOCATED AND ESTABLISHED; AND

ANY AND ALL INTEREST IN ANY OTHER PART OF BLOCKS 19, 24, AND 25 TO THE TOWN OF CEDAR RAPIDS LYING S-LY OR SW-LY OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY OR ITS SUCCESSORS AND ASSIGNS.

Contact Person	BRIAN D. VOGEL, PE
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
E-Mail Address	brian@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	02/04/15
Date Revised	03/06/15
Date Revised	

LOCATION MAP (NOT TO SCALE)





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

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: March 19, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Depot Development Group, LLC
Titleholder: The City of Cedar Rapids

Plat Name: The Depot at Newbo Village First Addition
Location: 400 12th Avenue SE
Request: Consideration of a Major Preliminary Plat

Case Number: PRPT-016102-2015
Case Manager: Chris Strecker

BACKGROUND INFORMATION:

The applicant, Depot Development Group, LLC is requesting approval of a Major Preliminary Plat for The Depot at Newbo Village First Addition for property at 400 12th Avenue SE. The property, which was a brownfield clean-up site, is owned by the City of Cedar Rapids. City Council solicited proposals for redevelopment of this in-fill site and Depot Development Group, LLC was chosen as the preferred developer. The applicant has also submitted a Preliminary Site Development Plan. The property is in the Czech-Bohemia (CB-O) Overlay District and design elements will be reviewed by the Districts Design Review Technical Advisory Committee (DRTAC). The proposed plat will provide for future development of commercial, office, and residential uses.

The Major Preliminary Plat as submitted includes the following:

- Total site area-4.78 acres.
- 6 building lots & 2 lettered lots for dedication of right-of-way and transfer of property to the Newbo Market.
- Total of 4 buildings of mixed use apartments, condominiums, office and commercial.
- Total parking including shared parking stalls - 323.
- Access to development is from public streets off 11th Avenue SE, 12th Avenue SE and potentially 10th Avenue SE.
- Several areas will be developed with detention basins for storm water management.

FINDINGS:

The City Planning Commission shall review the application based on the following criteria:

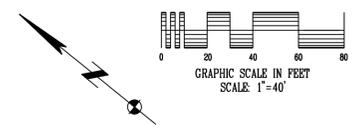
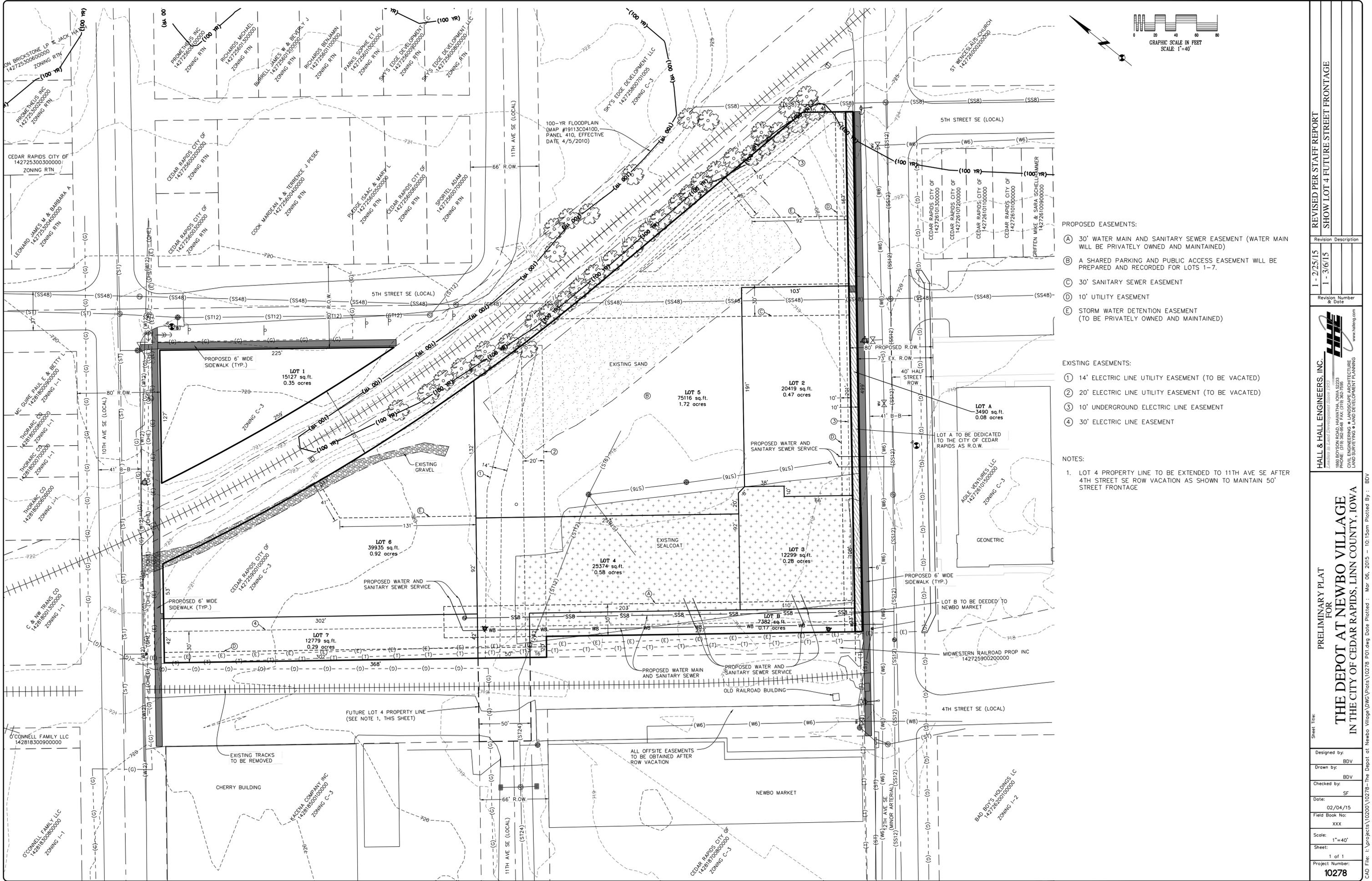
1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.

Staff Comments: The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan and the Czech-Bohemia (CB-O) Overlay District. The proposed development area is shown as "Urban High Intensity" based on the contemplated land use on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

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

1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. An agreement must be recorded with the final plat providing for maintenance, liability, and tax responsibility for proposed Lot B.
3. At the time of final platting, proposed Lot 4 shall be provided required street frontage. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL the property owner shall be responsible to submit to the City a signed Agreement to maintain the boulevard areas and private storm water management facilities to be located within the Tranquil Court NW, Serenity Lane NW and 16th Street NW rights-of-way.
4. As part of final plat submittal to City Council, the property owner shall dedicate Lot A shown on the preliminary plat to be dedicated as additional right-of-way for 12th Avenue SE adjoining this site.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along 5th Street SE, 10th Avenue SE and 12th Avenue SE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Policy, City Standards, ADA requirements, and improvement plans accepted by the City Development Services Department.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures.
7. The property owner is responsible to extend sanitary sewer to serve the development. Any permanent easements may be established as part of final platting based on approved improvement plans for this site.



- PROPOSED EASEMENTS:
- (A) 30' WATER MAIN AND SANITARY SEWER EASEMENT (WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED)
 - (B) A SHARED PARKING AND PUBLIC ACCESS EASEMENT WILL BE PREPARED AND RECORDED FOR LOTS 1-7.
 - (C) 30' SANITARY SEWER EASEMENT
 - (D) 10' UTILITY EASEMENT
 - (E) STORM WATER DETENTION EASEMENT (TO BE PRIVATELY OWNED AND MAINTAINED)

- EXISTING EASEMENTS:
- (1) 14' ELECTRIC LINE UTILITY EASEMENT (TO BE VACATED)
 - (2) 20' ELECTRIC LINE UTILITY EASEMENT (TO BE VACATED)
 - (3) 10' UNDERGROUND ELECTRIC LINE EASEMENT
 - (4) 30' ELECTRIC LINE EASEMENT

- NOTES:
1. LOT 4 PROPERTY LINE TO BE EXTENDED TO 11TH AVE SE AFTER 4TH STREET SE ROW VACATION AS SHOWN TO MAINTAIN 50' STREET FRONTAGE

PRELIMINARY PLAT FOR THE DEPOT AT NEWBO VILLAGE IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

<p>DESIGNED BY: BDV</p> <p>DRAWN BY: BDV</p> <p>CHECKED BY: SF</p> <p>DATE: 02/04/15</p> <p>FIELD BOOK NO: XXX</p> <p>SCALE: 1"=40'</p> <p>SHEET: 1 of 1</p> <p>PROJECT NUMBER: 10278</p>	<p>REVISION PER STAFF REPORT</p> <p>SHOW LOT 4 FUTURE STREET FRONTAGE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revision</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1 - 2/25/15</td> <td></td> </tr> <tr> <td>1 - 3/6/15</td> <td></td> </tr> </tbody> </table> <p>REVISION NUMBER & DATE</p> <p style="text-align: right;"> HALL & HALL ENGINEERS, INC. <small>1800 BOYSON ROAD, HAWAIIA, IOWA 50223 562-322-1111 LICENSED PROFESSIONAL ENGINEERS IN LAND SURVEYING AND LAND DEVELOPMENT PLANNING</small> </p>	Revision	Description	1 - 2/25/15		1 - 3/6/15	
Revision	Description						
1 - 2/25/15							
1 - 3/6/15							

CADD File: I:\Projects\10200\10278-The Depot at Newbo Village\DWG\Plots\10278 P01.dwg Date Plotted: Mar 06, 2015 - 10:15am Plotted By: BDV



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

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning W/O Preliminary Site Development Plan

CPC Date: March 19, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Gerald R. Eganhouse and Gene E. Meger
Titleholder: Gerald R. Eganhouse and Gene E. Meger

Location: 5945 Rockwell Drive NE
Request: Change of zone from O-S, Office/Service Zone District to C-2
Community Commercial Zone District

Case Number: RZNE-016103-2015
Case Manager: Vern Zakostecky

BACKGROUND INFORMATION:

This is a request to rezone a vacant platted lot from office to commercial. Originally when the Target Super Store was built this lot was zoned O-S to provide a transition in zoning and use from the Target Store development to the west and the single-family residential development to the east. Recently the lot to the east of Rockwell Drive NE was rezoned and developed with an office building. The property owners have been unable to market the parcel for office. With the new office building between this parcel and the existing residential development to the east there would be a buffer for the neighborhood should this lot be developed commercial.

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: Not applicable.

- 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 “Urban High-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The “Urban High-Intensity” Land Use Typology Area (LUTA) should provide for:

a) FORM/USE/INTENSITY CHARACTERISTICS:

- i. May be a component of mixed use projects, or include secondary retail and office uses.

Staff comments: This parcel is part of the overall Target Super Store development and the commercial development to the west of the Target Store. As such, this parcel would be considered a secondary commercial use to the overall development.

b) LOCATION/COMPATIBILITY CHARACTERISTICS:

- i. Adjacency to collector or arterial streets.

Staff comments: The property has access to the Target development drives onto Rockwell Drive and is proposed to have an independent drive as the Rockwell Drive as well. Said street is considered collector.

- ii. Compatibility may be achieved with density and land use transitions.

Staff comments: The property to the east of Rockwell Drive NE is zoned O-S and developed with a new office building. The west is a large scale commercial developed center. Smaller scale commercial development on this parcel would typically be considered a transition in intensity from the O-S and existing residential to the east and more intense commercial to the west.

c) SERVICE AND INFRASTRUCTURE CONSIDERATIONS:

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

Staff comments: This is considered an in-fill site, which already is provided with all facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, roads and sidewalks. The proposed change in use will not negatively impact the levels of service to existing development in the general area.

Based on this property being designed “Urban High-Intensity” and the analysis above of the pertinent “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 surrounding land uses include O-S Zoning to the north, south and east and commercial zoning to the west. The proposed development is consistent with goals and objective of the City Council and the Comprehensive Plan since it provides a transition in intensity and use between the more intense commercial uses to the west and office and

residential uses to the east. The properties to the west, north and south are developed as non-residential uses. Issues related to site and building design will be addressed when an application for Preliminary Site Development Plan approval is submitted for review by City staff and the City Planning Commission.

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

Staff Comments: The property and proposed use is suitable for all uses permitted in the C-2 Zoning District.

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

Staff Comment: The proposed rezoning request will protect the existing neighborhood from nearby development at heights and densities that are out of scale with the existing neighborhood.

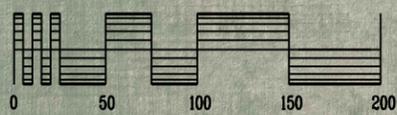
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: The surrounding land is currently developed, so the property requested for rezoning is served by all City services. All facilities and services includes public and private utilities, City service such as police and fire protection, solid waste/recycling service, bus service, and street maintenance are readily available. Adequate levels of service to the existing neighborhood will not be affected.

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. That future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.



GRAPHIC SCALE IN FEET
SCALE: 1"=100'

BJORNSEN INVESTMENT CORP
O-S ZONING



BUSSE INVESTMENTS, INC.
O/S ZONING

LORENZ SALES TRUST
O/S ZONING

TLSCO INVESTMENTS, INC
O/S ZONING

KGRDCR, LLC & AGRDCR, LLC
O-S ZONING

KGRDCR, LLC ET AL
O-S ZONING

GENE E MEGER
GERALD R EGANHOUSE
EXISTING ZONING - O-S
PROPOSED ZONING - C-2

ROCKWELL DRIVE NE

TELL INVESTMENTS, LLC
O-S ZONING

WILLIAM BYSE
R-1 ZONING

TARGET CORPORATION
%T-1768 %R.E. MC ELROY, LLC
C-2 ZONING

JUAN VALLES-ZAMORA
R-1 ZONING

KENNETH & DELORES BUMP
R-1 ZONING

LARRY & FAYE HOLLEY
R-1 ZONING

ADDISON AVENUE NE

SUBURBAN STREET NE

LEGAL DESCRIPTION:
LOT 3, ROCKWELL CENTER SEVENTH
ADDITION TO CEDAR RAPIDS, IOWA

SITE LOCATION:
5945 ROCKWELL DRIVE NE
CEDAR RAPIDS, IA 52404

EXISTING ZONING:
O-S

PROPOSED ZONING:
C-2

OWNER/APPLICANT:
GENE R. MEGER
GERALD R. EGANHOUSE
295 30TH STREET SE
CEDAR RAPIDS, IA 52403

VERIDIAN CREDIT UNION
O-S ZONING

ANTHONY & LAURETTE SCHUBERT
R-1 ZONING

VIRGIL & SUSAN DIETZ
R-1 ZONING

DEBORAH COLE
R-1 ZONING

GENE E MEGER
GERALD R EGANHOUSE
O-S ZONING

JAMES & LUCILLE SACKETT
R-1 ZONING

BLAIRS FERRY ROAD NE

Contact Person	SUSAN FORINASH
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD
E-Mail Address	susan@halleng.com
Date Submitted	02/04/15
Date Revised	
Date Revised	

Project Number:
9999-1

Sheet:
1 of 1

Scale:
1"=100'

Field Book No:
FBK

Date:
02/04/15

Sheet Title:
REZONING EXHIBIT
5945 ROCKWELL DRIVE NE
CEDAR RAPIDS, LINN COUNTY, IOWA

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

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning W/O a Preliminary Site Development Plan

CPC Date: March 19, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Kevin Kennedy
Titleholder: James M. and Joan E. Hale, Jakobsen Enterprises, LLC. and Edward E. and Barbara J. Holmes

Location: 818, 820 and 822 "A" Avenue NW
Request: RMF-1, Multi-Family Zone District to I-1, Light Industrial Zone District

Case Number: RZNE-016138-2015
Case Manager: David Houg

BACKGROUND INFORMATION:

This is a request to rezone 3 residential properties to the I-1 Light Industrial Zone District to allow for future redevelopment. The property is currently zoned RMF-1, Multiple Family Residence Zone District and the proposal is to remove the structures in anticipation of future light industrial use. The property is identified as "Urban Medium-Intensity" on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan.

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: Not applicable.

- 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 “Urban Medium-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:

a) USE/FORM/INTENSITY CHARACTERISTICS:

Staff comments: The proposed use, intensity of use and characteristics will be evaluated and adjusted accordingly when the property owner submits for Preliminary Site Development Plan approval, which will be reviewed and acted upon by the City Planning Commission in the future.

b) LOCATION/COMPATIBILITY CHARACTERISTICS:

- i. Reasonable access or location on collector or arterial streets.

Staff comments: The site is situated within 2 blocks of a major arterial street (First Avenue).

- ii. Convenient access to neighborhood commercial services.

Staff comments: Access is provided via 9th Street NW to First Avenue.

- iii. Neighborhood nodes should restrict commercial uses to 1 or 2 quadrants of intersections.

Staff comment: The intersection of “A” Avenue NW & 9th Street NW will have 1 quadrant of industrial use and 3 quadrants of residential use.

c) SERVICE AND INFRASTRUCTURE CONSIDERATIONS:

- i. Full urban services.

Staff Comments: This site is already provided with all facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, 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.

- ii. Framework of interconnected street and sidewalks or paths.

Staff Comments: The neighborhood has sidewalks and any re-development of this site will require the installation of new walks.

- iii. Transit and bicycle access is advisable.

Staff Comments: The site is located 1 block from a bus route (on 10th Street NW).

- iv. May include internal or alley access.

Staff Comments: The site is served by an alley.

- v. Commercial uses should have direct access to collector or arterial streets.

Staff Comments: The site is located within 2 blocks of a major arterial.

- vi. Direct pedestrian access from public sidewalks and paths to major pedestrian ways within projects.
Staff Comments: This will be addressed at the time of Preliminary Site Development Plan review.
- vii. Convenient local access to surrounding neighborhoods with design that discourages external traffic.
Staff Comments: This will be addressed at the time of Preliminary Site Development Plan review.

Based on 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 surrounding land uses include a mix of residential and industrial uses. Single-family residences are situated to the west and south of this site. Industrial uses lie to the north and east. The proposed in-fill development is consistent with goals and objective of the City Council and the Comprehensive Plan since it conforms to the traditional neighborhood mix of uses.

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

Staff Comments: This property’s block is almost entirely developed with an industrial use. Public streets separate the site from adjacent residences. The proposed site is suitable for all uses permitted in the I-1 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 Comment: The proposed rezoning request and future re-development should result in an enhancement to the neighborhood when contrasted to the existing deteriorated housing.

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: The surrounding land is currently developed, so the property requested for rezoning is served by all City services. All facilities and services includes public and private utilities, City service such as police and fire protection, solid waste/recycling service, bus service, and street maintenance are readily available. Adequate levels of service to the existing neighborhood will not be affected.

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. The existing structures must be removed under appropriate permit and inspections conducted and approved.
2. That future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
3. All storage shall be within completely enclosed buildings or effectively screened by a solid wall or fence, including solid entrance and exit gates, not less than 6 feet nor more than 8 feet in height.
4. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.



BAYE NW

8TH ST NW

BLOCK 8

#1853

Rezoning Location

AAVE NW

9TH ST NW

DEAN'S 1ST

DEAN'S

1ST

1ST AVE NW



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

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning W/Preliminary Site Development Plan

CPC Date: March 19, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Water Rock, LLC
Titleholder: Water Rock, LLC

Location: 931 Blairs Ferry Road NE
Request: I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District

Case Number: RZNE-016174-2015
Case Manager: David Houg

BACKGROUND INFORMATION:

This is a request to rezone 7.56 acres to the C-3 Zoning District to allow the property to be re-developed commercially. The property is currently zoned I-1 and the proposed re-development plan is to allow a mix of commercial and office/service uses. The property is identified as “Commercial” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The land has been utilized as a warehouse/storage facility. The proposed uses will be a mix of retail and office space. The proposed development includes 281 on-site parking spaces.

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: Not applicable.

- 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 “Commercial” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:

a) FORM/USE/INTENSITY CHARACTERISTICS:

- i. 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.

Staff comments: The proposed redevelopment of this site is commercial and office uses.

- ii. Variety of building configurations.

Staff comments: The proposed plan is for a single-story structure accompanied by 2 3-story buildings.

- iii. Retail centers should be integrated into large-scale mixed use development with high-intensity office and residential uses.

Staff comments: The mixed use structures will provide approximately 71,400 s.f. GFA, along with a 3,400 s.f. 1-story structure.

- iv. Cohesive sign design, with consistency of materials, lighting and height.

Staff comments: Signage will be reviewed according to these principles.

- v. Access to transit is a high priority; direct pedestrian access from transit stop to major center entrances is required, where feasible.

Staff comments: This site is located on the City’s bus route with a stop at the intersection of Rockwell Drive & Blairs Ferry Road NE.

- vi. Developments should include significant public or assembly space.

Staff comments: Public space is not proposed for this development.

b) LOCATION/COMPATIBILITY CHARACTERISTICS:

- i. For new facilities, location at regional highway interchanges or at arterial intersections with superior regional access.

Staff comments: The proposed site provides direct access to a major arterial street (Blairs Ferry Road NE).

- ii. Location at major intersections and transit stops is highly desirable.

Staff comments: The site is situated at the intersection of Rockwell Drive NE and Blairs Ferry Road NE. A transit stop exists at this intersection.

- iii. Locations may vary as part of a planned unit development.

Staff comment: not applicable

c) SERVICE AND INFRASTRUCTURE CONSIDERATIONS:

- i. Full urban services.

Staff Comments: This site is already provided with all facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, 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 on a bus route.

- ii. Superior arterial and highway access. Internal auto, bicycle and pedestrian circulation system.

Staff Comments: Access and interior circulation systems are provided.

- iii. Direct pedestrian access from public sidewalks and paths to major pedestrian ways within the project.

Staff Comments: Direct pedestrian access is provided.

- iv. Local and regional transit service.

Staff Comments: Provided

- v. Shared access with other projects is encouraged to minimize curb cuts.

Staff Comments: This is not applicable.

Based on 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 surrounding land uses include a mix of residential, commercial and industrial uses. Single-family residences are north of this site (across Blairs Ferry Road NE). The Rockwell Collins campus lies to the southeast and the Nash Finch commercial redevelopment project is just to the west. The proposed development is consistent with goals and objective of the City Council and the Comprehensive Plan since it provides a mix of commercial and office uses.

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

Staff Comments: The property is currently developed for industrial use and is at the corner of two major streets. The proposed commercial development is suitable for all uses permitted in the C-3 Zoning District.

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

Staff Comment: The proposed rezoning request and redevelopment will result in a down-zoning of the site and provide an enhanced development as compared to what currently exists. The mix of uses will also provide amenities in close proximity and walking distance to a large number of employees in 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.

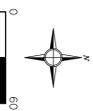
Staff Comments: The surrounding land is currently developed, so the property requested for rezoning is served by all City services. All facilities and services includes public and private utilities, City service such as police and fire protection, solid waste/recycling service, bus service, and street maintenance are readily available. Adequate levels of service to the existing neighborhood will not be affected.

RECOMMENDED CONDITIONS:

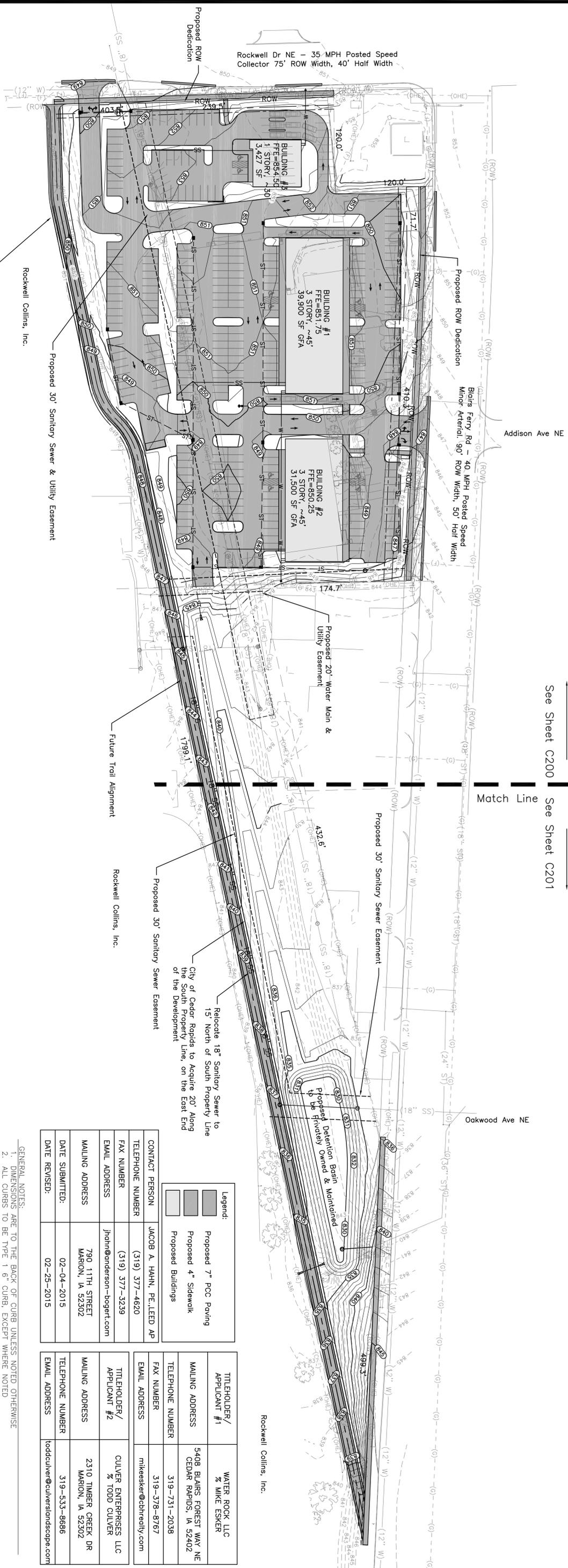
If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
2. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
3. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
4. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
5. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.
6. The existing structures must be removed under appropriate permit and inspections conducted and approved.
7. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
8. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.
9. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C.
10. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
11. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate a 20-foot wide water main easement centered on the existing 12-inch public main running through the site.
12. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate easements or right-of-way for recreational trail access through the site on an alignment and width acceptable to the City.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate a 30-foot wide sanitary sewer main easement that is centered on the existing public sewer mains running through the site.
14. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the

property owner shall be responsible to construct concrete sidewalk along street frontages adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.



PRELIMINARY SITE DEVELOPMENT PLAN WATER ROCK DEVELOPMENT



See Sheet C200 See Sheet C201

Match Line

Legend:

- Proposed 7" PCC Paving
- Proposed 4" Sidewalk
- Proposed Buildings

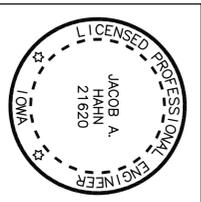
CONTACT PERSON	JACOB A. HAHN, PE, LEED AP	TITLEHOLDER/ APPLICANT #1	WATER ROCK LLC % MIKE ESKER
TELEPHONE NUMBER	(319) 377-4620	MAILING ADDRESS	5408 BLAIRS FOREST WAY NE CEDAR RAPIDS, IA 52402
FAX NUMBER	(319) 377-3239	TELEPHONE NUMBER	319-731-2038
EMAIL ADDRESS	jahn@anderson-bogert.com	FAX NUMBER	319-378-8767
MAILING ADDRESS	790 11TH STREET MARION, IA 52302	EMAIL ADDRESS	mikeesker@cbheedy.com
DATE SUBMITTED:	02-04-2015	MAILING ADDRESS	2310 TIMBER CREEK DR MARION, IA 52302
DATE REVISED:	02-25-2015	TELEPHONE NUMBER	319-533-8686
		EMAIL ADDRESS	hoddculver@culverslandscape.com

Future Trail to be Located on Rockwell Collins, Inc. Property Along the West End of the Development

Proposed 30' Sanitary Sewer & Utility Easement

Proposed 20' Water Main & Utility Easement

Relocate 18" Sanitary Sewer to 15' North of South Property Line of the Development



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

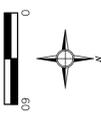
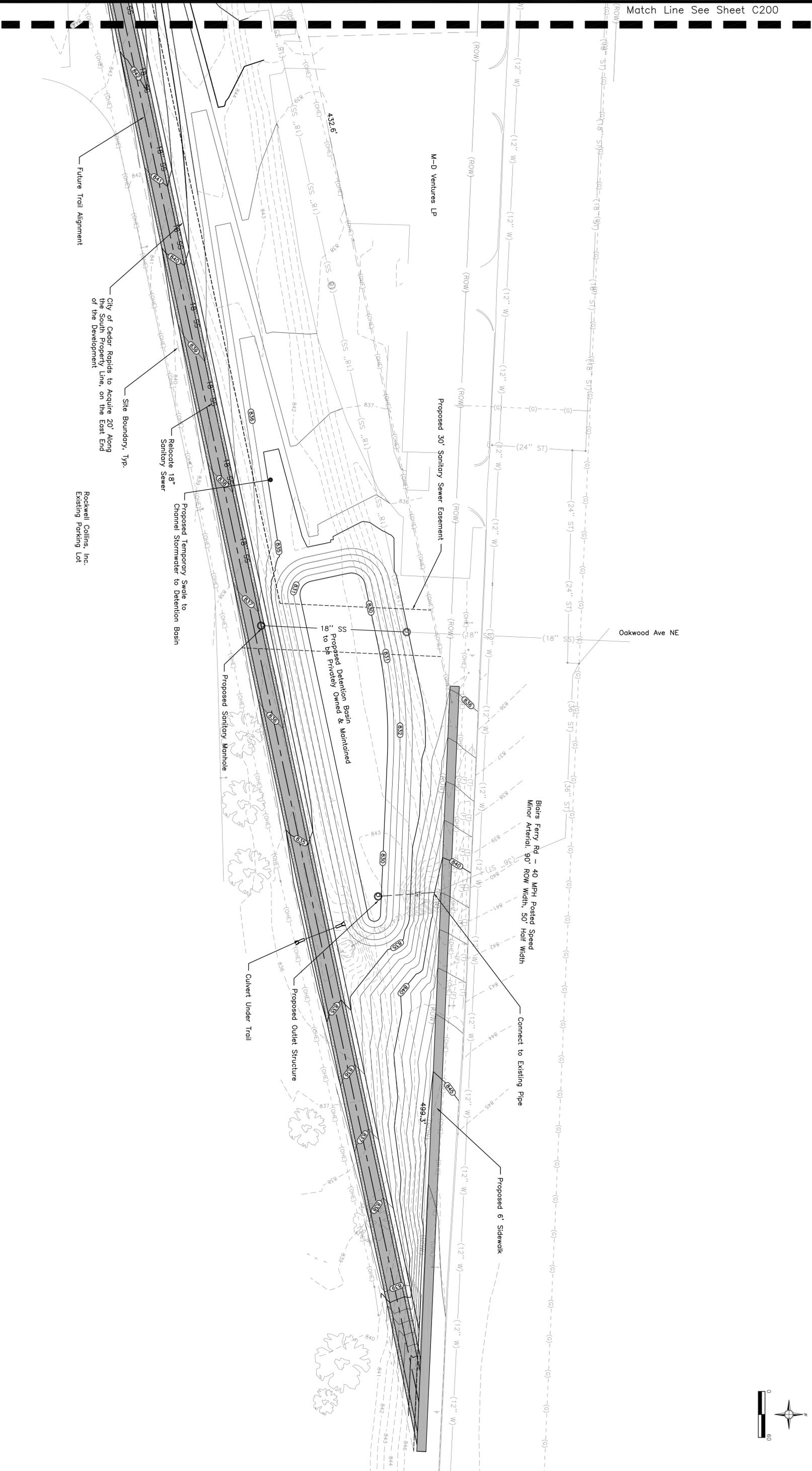
Jacob A. Hahn Iowa Reg No. 21620
My License renewal date is December 31, 2016
Pages covered by this seal: _____

- SITE NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CEDAR RAPIDS METRO AREA STANDARDS AND SPECIFICATIONS, LATEST REVISION, UNLESS NOTED OTHERWISE.
 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.
 3. NOTIFY THE UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN TO BE WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION.
 4. IOWA CODE 480. UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING HOLIDAYS AND WEEKENDS.
 6. NOTIFY THE APPLICABLE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
 7. NO WORK SHALL OCCUR OUTSIDE THE GRADING LIMITS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE
 8. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ANY ADJUSTMENT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 9. CONTRACTOR TO REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, SToop SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS.
 10. ALL WASTE OR DEBRIS SHALL BE CLEANED UP AND REMOVED BY THE CONTRACTOR
 11. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SHORING AND SITE SAFETY INCLUDING THE FENCING AND SIGNING OF THE SITE
 12. REPLACE AND PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED IN THE STATE OF IOWA.

- GENERAL NOTES:**
1. DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE
 2. ALL CURBS TO BE TYPE 1 6" CURB, EXCEPT WHERE NOTED
 3. BUILDINGS WILL BE SPRINKLED
 4. EXISTING ZONING: I-1 : PROPOSED ZONING C-3
 5. TOTAL LOT AREA: 302,033.55 SF (6.93 AC)
[EXCLUDING 34,266.41 SF OF ROW & TRAIL DEDICATION (0.16 AC)]
 6. PROPOSED USE: MIXED USE COMMERCIAL (74,827 GFA)
 7. AREA SUMMARY:
EXISTING
BUILDING AREA: 57,450 SF (1.90%)
SURFACED AREA: 77,788 SF (25.4%)
OPEN AREA: 166,796 SF (55.2%)
PROPOSED
PROPOSED BUILDINGS: 27,227 SF (9.0%)
PROPOSED SURFACED AREA: 130,443 SF (43.2%)
PROPOSED OPEN AREA: 144,364 SF (47.8%)
THIS PARCEL IS WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS PER LINN COUNTY FIRM MAP COMMUNITY PANEL NUMBER 410, MAP NUMBER 19113502950, EFFECTIVE APRIL 5, 2010
9. SETBACK SUMMARY:
FRONT: 25'
REAR/INTERIOR SIDE: 0'
CORNER SIDE: 15'
10. OPEN SPACE REQUIRED:
FRONT: 15' AVG. STREET FRONT LANDSCAPING
SIDE: 10' STREET FRONT LANDSCAPING
11. PARKING SUMMARY
PARKING REQUIRED: 267 STALLS
RETAIL (6/100 SF): 27,227 SF (1ST LEVEL OF BUILDINGS)=164 STALLS
OFFICE (4/100 SF): 47,600 SF (2ND & 3RD LEVELS OF BUILDINGS)=191 STALLS
A SHARED PARKING AGREEMENT WILL REDUCTION:
ALL BUILDINGS ON THIS SITE (75% REDUCTION): 355*0.75=267 STALLS
PARKING PROVIDED: 281 STALLS (INCLUDES 10 ADA STALLS)

NO.	REVISION DESCRIPTION	APPROVED	DATE
Client: Culver Enterprises, LLC 2310 Timber Creek Dr Marion, IA 52302			
ANDERSON BOGERT		Drawn By: JAH Date: 02/25/15 Project No. 314019	Approved By: JAH Scale: See Plan
Water Rock Development		Preliminary Site Development Plan Overall Plan	
SHEET NO. C100		OF C100	

Match Line See Sheet C200



NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: Culver Enterprises, LLC
 2310 Timber Creek Dr
 Merion, IA 52502



Drawn By: JAH
 Date: 02/25/15
 Project No. 314019

Approved By: JAH
 Scale: See Plan

Water Rock Development

Preliminary Site Development Plan

SHEET NO. C201 of C201

Future Trail Alignment

City of Cedar Rapids to Acquire 20' Along the South Property Line, on the East End of the Development

Site Boundary, Typ.

Rockwell Collins, Inc. Existing Parking Lot

Relocate 18" Sanitary Sewer

Proposed Temporary Swale to Channel Stormwater to Detention Basin

Proposed Sanitary Manhole

Proposed Detention Basin & Maintained to be Privately Owned

Culvert Under Trail

Proposed Outlet Structure

Blair's Ferry Rd - 40 MPH Posted Speed
 Minor Arterial, 90' ROW Width, 50' Half Width

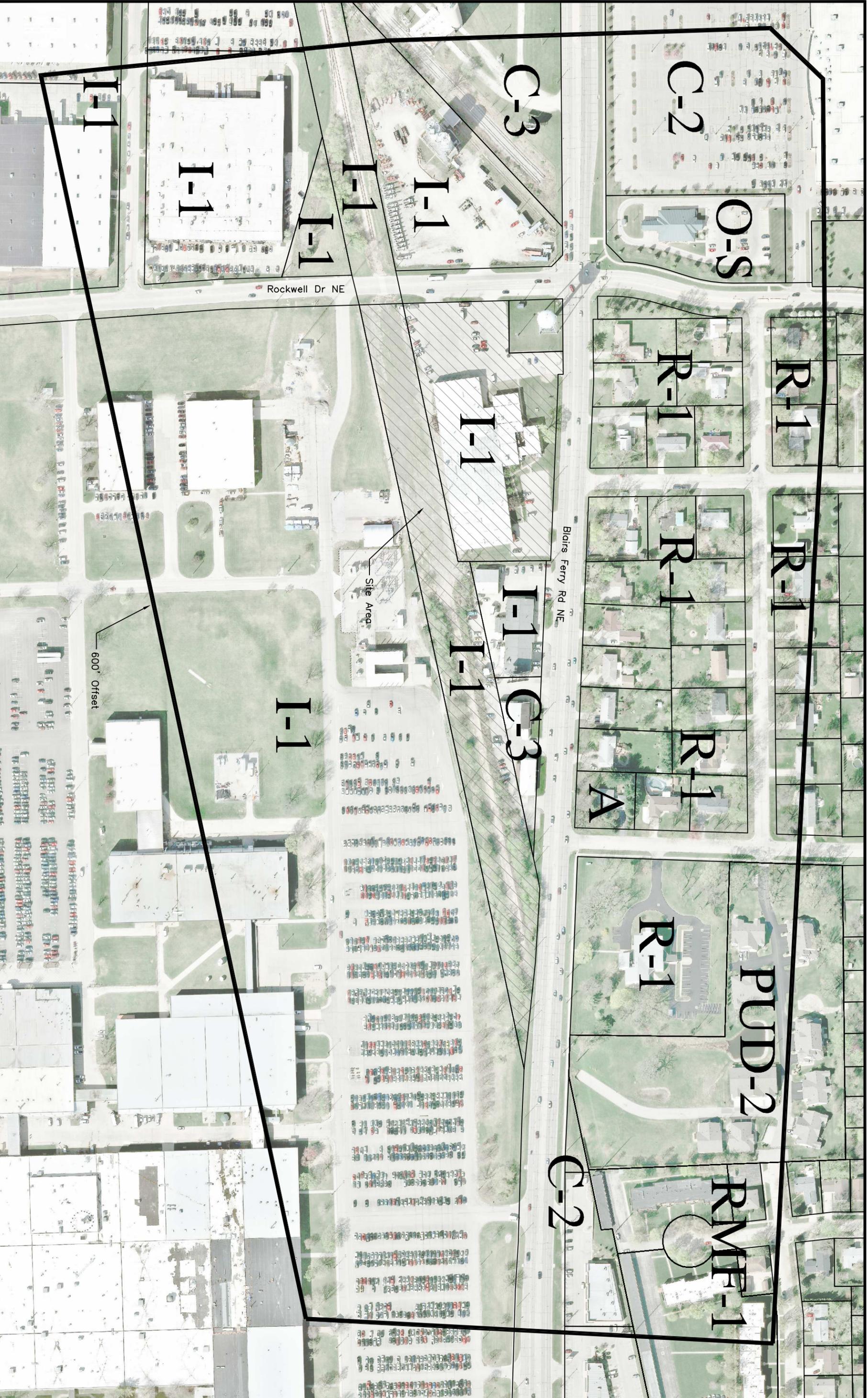
Connect to Existing Pipe

Proposed 6' Sidewalk

M-D Ventures LP

Proposed 30' Sanitary Sewer Easement

499.3



NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: Oliver Enterprises, LLC
 2310 Timber Creek Dr
 Meron, IA 52502

ANDERSON BOGERT

Drawn By: JAH
 Date: 01/23/15
 Project No. 314019

Approved By: JAH
 Scale: See Plan

Water Rock
 Development

Location Map

SHEET NO.
 1
 of
 1



Water Rock Place



VANTAGE POINT LLC
ARCHITECTURAL SERVICES
101 3RD AVENUE SW, SUITE 218
CEDAR RAPIDS, IOWA 52404
319/862-1736
WWW.VP-ARCH.COM



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 Amendment No. 3 to the
Technology Park Urban Renewal Area Plan with the City's Comprehensive Plan
Date: March 19, 2015

BACKGROUND INFORMATION:

The City Council has initiated proceedings to consider the expansion of the Consolidated Technology Park Urban Renewal Area Plan to include the areas described below:

LANDS (LESS ST) S 826' W 247' NW STR/LB 15 82 7 SW 1/4 15-82-7 EX KIRKWOOD
COMMUNITY COLLEGE 1ST & EX KIRKWOOD DVM CONDO & EX S30' E50' W341.13'
SW & EX P.O.S. #1741 & EX RDS

KIRKWOOD COMMUNITY COLLEGE 2ND LOT 1 & 2
NE NE-EX RD STR/LB 21 82 7
N1/2 SE NE STR/LB 21 82 7
S1/2 SW NE & S1/2 SE NE STR/LB 21 82 7
CEDAR RIDGE PLACE 1ST STR/LB 1 -11
CEDAR RIDGE PLACE 4TH ADDITION

The proposed Urban Renewal Area is generally located southeast 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 proposed Amendment will allow the City to 1) grade, install sidewalk, and install sidewalk ramps along Kirkwood Boulevard in front of Kirkwood Community College; and 2) address current and future traffic congestion near Prairie Point Middle School by evaluating roadway needs as well as providing road reconstruction, sidewalks, culvert extensions, pedestrian signals, and possibly signalized intersections or roundabouts at the school entrances.

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 Amendment No. 3 to the Consolidated Technology Park Urban Renewal Plan with the Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on March 18, 2015. All comments received will be presented to City Council for consideration during the public hearing scheduled for March 24, 2015.



**AMENDMENT NO. 3 TO THE
CONSOLIDATED TECHNOLOGY PARK
URBAN RENEWAL PLAN**

As Approved by City Council

Resolution No. _____

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

TABLE OF CONTENTS

- 1.0 INTRODUCTION
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 - 1.3 Relationship to the Comprehensive Plan
- 2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES
- 3.0 AREA BEING ADDED
- 4.0 EFFECTIVE DATE

1.0 INTRODUCTION

1.1 Purpose and Background

The purpose and intent of this *Amendment No. 3 to the Consolidated Technology Park Urban Renewal Plan* (the "Amendment") is to expand the size of the urban renewal area described in the Consolidated Technology Park Urban Renewal Plan as adopted by the City Council on July 20, 2005 (Resolution No. 1509-07-05) (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

The separate identities of the Sub-Areas previously established as part of the Urban Renewal Plan will be maintained and observed for those purposes which are aided by or in need of the division, but the combined areas of the several Sub-Areas shall be treated together for planning and redevelopment purposes. This Amendment undertakes to continue each Project Sub-Area within the overall Urban Renewal Area as a combined Urban Renewal Area, reserving the separate elements of each such Sub-Area, but permitting the advantages of combined planning and redevelopment activities.

1.2 Amendments

Section 10.0 of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law.

Amendment No. 3 to the Urban Renewal Plan is consistent with this provision.

1.3 Relationship to the Comprehensive Plan

Cedar Rapids has adopted the *Comprehensive Plan for Cedar Rapids* which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 3 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES

The use of tax increment funds is authorized in Section 2.4 of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. 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 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2013 was \$337,485,000.

3.0 AREA BEING ADDED

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted on a sub-area basis with appropriate allocation of resources. The intent of the sub-area designations is identified in Section 6.0 of the Urban Renewal Plan.

In accordance with this intent, the Urban Renewal Plan is amended to add the following area to the Consolidated Technology Park Renewal Area described therein:

LANDS (LESS ST) S 826' W 247' NW STR/LB 15 82 7 SW 1/4 15-82-7 EX
KIRKWOOD COMMUNITY COLLEGE 1ST & EX KIRKWOOD DVM CONDO &
EX S30' E50' W341.13' SW SW & EX P.O.S. #1741 & EX RDS

KIRKWOOD COMMUNITY COLLEGE 2ND LOT 1 & 2

NE NE-EX RD STR/LB 21 82 7

N1/2 SE NE STR/LB 21 82 7

S1/2 SW NE & S1/2 SE NE STR/LB 21 82 7

CEDAR RIDGE PLACE 1ST STR/LB 1 -11

CEDAR RIDGE PLACE 4TH ADDITION

4.0 EFFECTIVE DATE

This Amendment No. 3 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 3 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

