

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, April 30, 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: 2903 C Avenue NE and 316 29th Street NE (Rezoning)

Consideration of a Rezoning from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District as requested by Hawkeye Land Co. (Applicants/Titleholders)
Case No: RZNE-016136-2015; Case Manager: Vern Zakostecky

2. Case Name: 1017 Rockford Road SW (Rezoning)

Consideration of a Rezoning from I-1, Light Industrial Zone District to R-3, Single Family Residence Zone District as requested by Mark G. Henderson Trust and Linda Nicholson (Applicants/Titleholders)
Case No: RZNE-017041-2015; Case Manager: Vern Zakostecky

3. Case Name: 815 Mann Road SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a I-1, Light Industrial Zone District as requested by Compass Commercial Services (Applicant) and Jack Houghton (Titleholder).
Case No: PSDP-016758; Case Manager: Dave Houg

4. Case Name: 250 33rd Street Drive SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a I-1, Light Industrial Zone District as requested by Triton Incorporated (Applicant) and Alan D. and Connie M. Benson (Titleholders)
Case No: PSDP-016899; Case Manager: Dave Houg

5. Case Name: 5511 Tower Terrace Road NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in an A, Agriculture Zone District at 5511 Tower Terrace Road NE as requested by FC United (Applicant) and Ethel E Miller Trust (Titleholder)

Case No. PSDP-16994-2015; Case Manager: Dave Houg

6. Case Name: F.C. Acres First Addition (Preliminary Plat)

Consideration of a Preliminary Plat in an A, Agriculture Zone District at 5511 Tower Terrace Road NE as requested by FC United (Applicant) and Ethel E Miller Trust (Titleholder)

Case No. PRPT-016438-2015; Case Manager: Dave Houg

7. Case Name: 4011 16th Avenue SE (Conditional Use)

Consideration of a Conditional Use Ground Floor Dwelling Unit in a C-2, Community Commercial Zone District as requested by AVM Hospitality, Inc. (Applicant/Titleholder)

Case No: COND-017217-2015; Case Manager: Dave Houg

D. New Business

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, April 9, 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
Richard Pankey
Kim King
Dominique Blank

Members Absent: Samantha Dahlby
Bill Hunse

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

CD Staff: Seth Gunnerson, Planner
Kirsty Sanchez, Planner
Betty Sheets, Administrative Assistant

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 March 19, 2015 Minutes stand approved.

A. 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.

B. Action Items

1. Case Name: 203 16th Avenue SE (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Kick Stand Pub & Grub (Applicant) and West Side Wolf Pack II LLC (Titleholder)

Case No: COND-016240-2015; Case Manager: Dave Houg

Mr. Houg stated this project involves the remodeling of a former service station for the “Kick Stand Pub & Grub.” The 1959 building was known as the “Montague Brothers Service Station” and is listed on the National Register of Historic Places. Appellant requests approval for an outdoor service area where alcohol can be served. Mr. Houg presented a Location Map, Zoning Map, Aerial Photo, Street View and Site Plan. Mr. Houg stated that the next step would be consideration by the Board of Adjustment on April 13, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Overland asked if 6 off street parking was enough. Mr. Houg stated that in the core area no additional spaces are required.

Commissioner Overland called for a representative of the applicant. No applicant wished to speak

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 King made a motion to approve the Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District. Commissioner Pankey 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: 2010 Sylvia Avenue NE (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by The Broken Spoke Restaurant (Applicant) and D & S Building Co (Titleholder)

Case No: COND-016503-2015; Case Manager: Dave Houg

Commission Pankey recused himself from this project consideration.

Mr. Houg stated this is a petition of The Broken Spoke requesting a Conditional Use approval for an “Outdoor Service Area” for property owned by D & S Building Company at 2010 Sylvia Avenue NE and zoned C-3, Regional Commercial Zone District. A deck is being added to the rear of the building . Appellant is requesting approval for the service of alcohol on this deck with seating for 49 persons. Mr. Houg presented a Location Map, Aerial Photo, Zoning Map, Street View and Site Plan. Mr. Houg further stated this Conditional Use would also go to the Board of Adjustment on April 13, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Halverson asked how the storm water was being addressed. Mr. Houg stated that the existing basin will still be used, beneath the new deck.

Commissioner Blank asked how far the nearest housing was. Mr. Houg stated it was adjacent to the west and met the zoning requirement for screening.

Commissioner Overland called for a representative of the applicant.

Phillip Pankey, 4812 Hay Field Court stated he would be happy to answer any questions.

Commissioner Knox-Seymour asked how the noise was going to be controlled. Mr. Pankey stated that this deck was pretty secluded and that the trees would filter the noise. Mr. Houg stated that staff did not list the prohibited amplified music condition on the deck and was simply overlooked.

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Conditional Use for Outdoor Service Area adding the condition to prohibit amplified music on the deck in a C-3, Regional Commercial 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.

Commissioner Pankey returned to the podium

3. Case Name: Northtowne Market First Addition (Preliminary Plat)

Consideration of a Major Preliminary Plat in a C-3, Regional Commercial Zone District at 1201 Blairs Ferry Road NE as requested by Hunter Companies, LLC (Applicant/Titleholder)
Case No: PRPT-016433-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated Hunter Companies, LLC is requesting approval of a Major Preliminary Plat for the former Nash Finch and Northwestern States Portland Cement facilities located at 1103 and 1201 Blairs Ferry Road NE respectively. The improvements on the site are in the

process of being demolished and recycled for re-use on the redevelopment site. The property is currently zoned C-3, Regional Commercial Zone District and awaiting a correction action by City Council on April 14, 2015 to zone it PUD-1, Planned Unit Development One Zone District. The proposal is to subdivide the property into 13 lots for future development of mixed use commercial/office spaces.

Since this project is still in the marketing phase there will most likely be changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application. Mr. Zakostelecky also presented a Location Map, Aerial Photo and a Major Preliminary Plat.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Knox-Seymour asked about the easterly most lot that is an unbuildable lot. Mr. Zakostelecky stated that the size and configuration of that lot is not buildable right now, but the applicant is trying to purchase additional land to the east so that they can build on it.

Commissioner Blank asked what the plan was for the rear lot facing the Warburg Theatre. Mr. Zakostelecky stated the railroad right-of-way was purchased by Water Rock. LLC and Greg's Lawn & Landscaping is also leasing some of the area for outdoor storage. A recreational trail is also proposed in this area. It is contemplated that a building lot for an office building is proposed by the property own fronting onto Council St. NE.

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

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Preliminary Plat in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated he was looking forward to seeing the Preliminary Site Development Plan at the next meeting. Mr. Zakostelecky said they have added an additional lot, there has been some minor changes from the concept plan. Grading of building pad sites will be occurring soon.

Commissioner Halverson complements staff for coming up with the Planned Unit Development districts since it has encouraged true mixed use development.

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

4. Case Name: 8005 C Avenue NE (Extension)

Consideration of a request to extended the expiration date of May 3, 2015 until May 3, 2016 for the approved Preliminary Site Development Plan for the proposed Hy-Vee Store located

west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE by Hy-Vee, Inc.

Case No: PSDP-016997-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated the Development Services Department received a request by Hall & Hall Engineers, Inc. on behalf of Hy-Vee, Inc. to extend the expiration date of the Preliminary Site Development Plan for the property located at 8005 C Avenue NE. The current Preliminary Site Development Plan was approved on May 2, 2012 by City Planning Commission. The applicant requested a time extension in March of last year, which was granted by the City Planning Commission on April 23, 2014. The Preliminary Site Development Plan is scheduled to expire on May 3, 2015. Mr. Zakostecky presented a Site Plan and Elevations and stated that Hy-Vee will have to meet all of today's requirements.

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

Commissioner Overland called for a representative of the applicant. No applicant wished to speak.

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 extension request for the Preliminary Site Development Plan as requested by Hy-Vee, Inc. from May 3, 2015 until May 3, 2016. 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.

C. New Business

- ~~1. Consideration regarding conformity of the proposed Amendment No. 2 to the Council Street Urban Renewal Area Plan with the City's Comprehensive Plan~~
2. Consideration regarding conformity of the proposed Amendment No. 4 to the Southwest Consolidated Urban Renewal Area Plan with the City's Comprehensive Plan
3. Consideration regarding conformity of the proposed Amendment No. 2 to the Village Urban Renewal Area Plan with the City's Comprehensive Plan
4. Consideration regarding conformity of the proposed Amendment No. 4 to the Technology Park Urban Renewal Area Plan with the City's Comprehensive Plan
5. Consideration regarding conformity of the proposed Amendment No. 2 to the Rockwell Collins Urban Renewal Area Plan with the City's Comprehensive Plan
6. Consideration regarding conformity of the proposed Amendment No. 6 to the Consolidated Central Urban Renewal Area Plan with the City's Comprehensive Plan
7. Consideration regarding conformity of the proposed Amendment No. 3 to the Central Urban Renewal Area Plan with the City's Comprehensive Plan

Planner: Kirsty Sanchez

Ms. Sanchez stated there are only 6 Urban Renewal Area amendments going forward for consideration as the first one has been eliminated. These amendments are just to update our Comprehensive Plan under ProtectCR and InvestCR.

1. Amendment No. 4 for the Southwest Consolidated Urban Renewal Area is for public improvements to a sanitary sewer that currently serves a large portion of the Urban Renewal Area approved on June 24, 2014
2. Amendment No. 2 for the Village Urban Renewal Area is for Tower Terrace Road Improvements approved on June 24, 2014
3. Amendment No. 4 for the Technology Park Urban Renewal Area is for Acme Graphics at 320 49th Avenue Drive SW approved on May 14, 2013
4. Amendment No. 2 for the Rockwell Collins Urban Renewal Area is for C Avenue NE improvements approved July 22, 2014
5. Amendment No. 6 for the Consolidated Central Urban Renewal Area is for Kingston Lofts located at 200, 210, and 212 3rd Avenue SW approved December 16, 2014
6. Amendment No. 3 for the Central Urban Renewal Area are for the Great Furniture Mart located at 600 and 616 1st Street SE approved July 23, 2013; CRST located at 201 1st Street SE approved June 10, 2014; Sokol project located at 417 3rd Street SE approved June 22, 2014; Avril House located at 616 4th Avenue SE approved August 26, 2014 and Coventry Lofts located at 211 and 213 1st Avenue SE approved August 26, 2014

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

Commissioner Overland called for a representative of the applicant.

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

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve Amendment No. 4 to the Southwest Consolidated Urban Renewal Area Plan; Amendment No. 2 to the Village Urban Renewal Area Plan; Amendment No. 4 to the Technology Park Urban Renewal Area Plan; Amendment No. 2 to the Rockwell Collins Urban Renewal Area Plan; Amendment No. 6 to the Consolidated Central Urban Renewal Area Plan and Amendment No. 3 to the Central Urban Renewal Area Plan all with the City's Comprehensive Plan. Commissioner King seconded the motion.

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

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

8. Consideration of an Ordinance to establish a Design Review Overlay District for the MedQuarter Self-Supporting Municipal Improvement District (SSMID)
Planner: Seth Gunnerson

Mr. Gunnerson stated City staff is asking the CPC to consider a recommendation to create a Design Review Overlay District for the Medical Quarter (MedQuarter) Self-Supporting Municipal Improvement District (SSMID).

Mr. Gunnerson went on to say that City staff has met several times with the MedQuarter Standards Committee, which is comprised of property owners and business representatives within the district, to develop draft overlay district standards. The MedQuarter Overlay District will be similar to existing overlay districts in the Czech Village/New Bohemia area, Kingston Village and Ellis Boulevard. Key differences include:

Mr. Gunnerson stated that City staff is seeking a recommendation from City Planning Commission on 1) Amending Chapter 32 of the Municipal Code, the Zoning Ordinance, by creating a new Section 32.03.010.C.6.c.iv – MedQuarter Overlay District with development standards matching the Medical Quarter Overlay District Standards in the following pages; 2) Establishing the boundaries of the overlay district as the same as the MedQuarter SSMID; 3) Amending the Czech Bohemia Overlay District to remove the block bounded by 8th Avenue, 8th Street, 9th Avenue and 7th Street and 4) Recommending adoption of a MedQuarter Overlay District Design Manual, which includes the required Overlay District Standards along with the Design Recommendations.

Mr. Gunnerson stated the next steps will be presentation to City Council Development Committee on April 15th and a public hearing at City Council on April 28th.

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

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the request to establish a Design Review Overlay District for the MedQuarter Self-Supporting Municipal Improvement District (SSMID). Commissioner Blank seconded the motion.

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

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

The meeting was adjourned at 3:35 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) 286-5168

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

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Hawkeye Land Co.
Titleholder: Hawkeye Land Co.

Location: 2903 C Avenue NE and 316 29th Street NE
Request: Consider a rezoning request from R-2, Multi-Family Zone District to I-1, Light Industrial Zone District

Case Manager: Vern Zakostelecky, Zoning Administrator
Case Number: RZNE-016136-2015

BACKGROUND INFORMATION:

This is a request to rezone two (2) residential properties to the I-1, Light Industrial Zone District to allow for expansion of an existing outdoor storage and parking area for the property to the north and east. The property is currently zoned R-3, Single Family Residence Zone District. The structures that existed on the property have been removed in accordance with all applicable codes, regulations and permits. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. By rezoning these properties the applicant controls the entire half block along the east side of C Ave. NE.

FINDINGS:

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

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

Staff Comments: 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 consistent with the current use to the north and east. This is a minor expansion of an already significant outdoor storage and parking area. The applicant will be required to provide buffering and screening along both the C Avenue and 29th Street NE right-of-way. This expansion will complete the applicant’s accusations of this half block and provide a transition between residential and non-residential uses.

b) LOCATION/COMPATIBILITY CHARACTERISTICS:

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

Staff comments: The site is an addition to an already developed contractor’s/storage facility situated within 2 blocks of a major arterial street (1st Avenue).

ii. Convenient access to neighborhood commercial services.

Staff comments: Access is provided via 29th Street NE and 31st Street NE to 1st Avenue

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 already exist and will be reconstructed by the applicant where needed to meet code. 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 upgrades to existing walks to meet today’s codes.

iii. Transit and bicycle access is advisable.

Staff Comments: The site is located 2 blocks from a bus route (1st Avenue).

iv. May include internal or alley access.

Staff Comments: The site is served by an existing driveway from 29th Street NE and 31th Street NE.

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: Pedestrian access to the facility is not an issue, although sidewalks are in place and will be upgraded as needed.
- vii. Convenient local access to surrounding neighborhoods with design that discourages external traffic.
Staff Comments: Since this will be part of a secured facility this finding 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 residential uses to the west and industrial uses to the east and north. The proposed in-fill development provides a completion of acquisition of the half block on the east side of C Avenue NE. that provides a separation of uses in the area and is consistent with goals and objective of the City Council and the Comprehensive Plan.

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

Staff Comments: This property’s owner’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 will result in an enhancement to the applicant’s property and shouldn’t have a negative impact on the residential neighborhood provided the applicant installs appropriate screening.

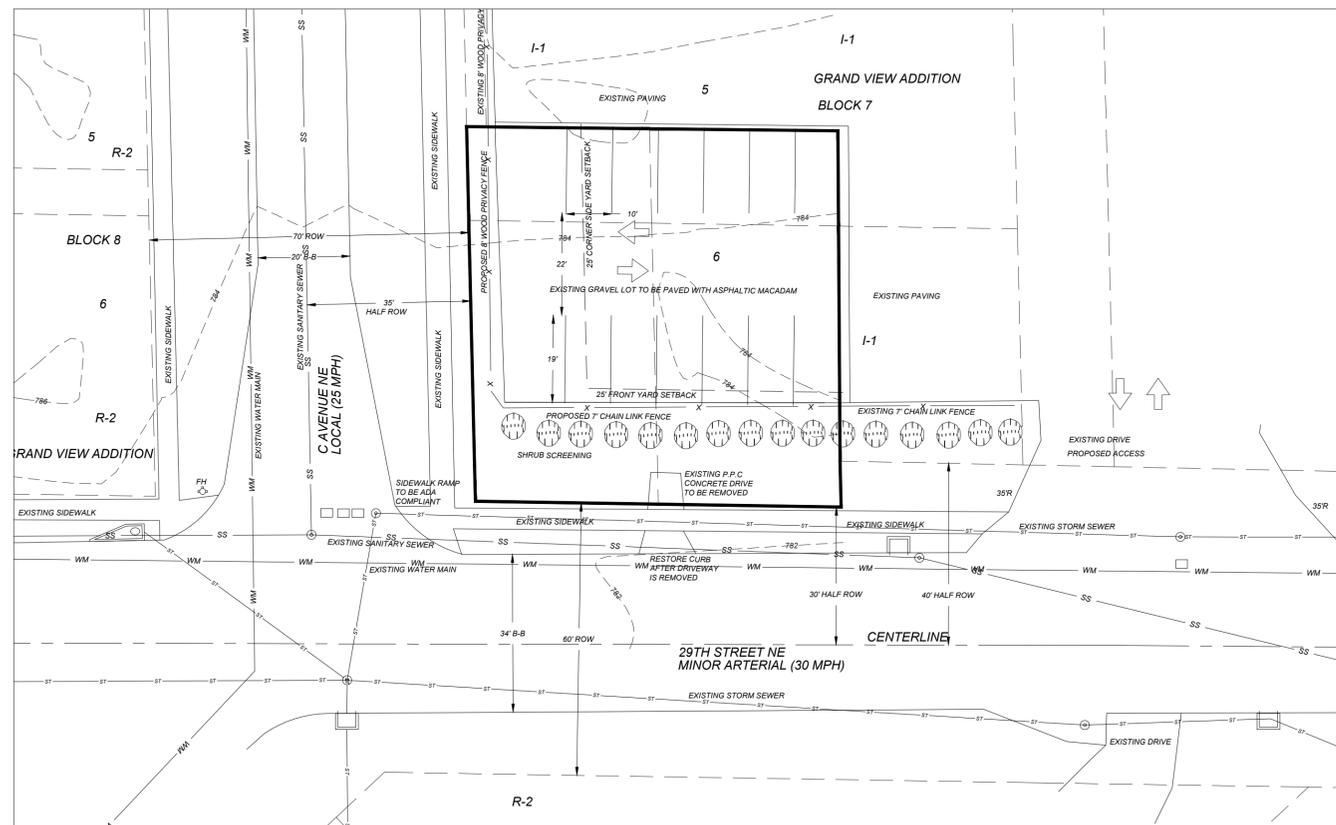
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: The surrounding land is currently undeveloped, although 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:

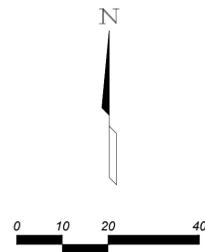
If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. Said lots are to be combined with adjacent property so as to constitute a single zoning lot and tax parcel.
2. No fence exceeding a height of 3 feet above ground level shall be erected within the required front yard or a variance must be obtained.
3. A solid screen fence a minimum of 6 feet in height shall be erected around any of this property proposed for outdoor storage. Chain link fence with slats does not fulfill this requirement.
4. Future exterior storage of hazardous material shall not be permitted in proximity to public right away and lot lines.



CONTACT PERSON

Contact Person	DOUG BRAIN
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 MIDLAND COURT NE
Email	doug@brain-eng.com
Date Submitted	
Date Revised	



THE PROPERTY IS LOCATED IN ZONE UNSHADED X AS SHOWN ON THE FEMA FIRM MAP 19113C0295D WITH AN EFFECTIVE DATE OF 4/05/2010.



TITLE HOLDER / APPLICANT: HAWKEYE LAND CO.
CO ANDREW POTTER
500 STICKLE DRIVE NE
CEDAR RAPIDS, IA 52401
319-366-5854
APOTTER@MIDWEST3PL.COM

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

LEGAL DESCRIPTION:
316 29TH STREET NE
THE EAST 40 FEET OF THE WEST 80 FEET OF LOT 6 AND EAST 40 FEET OF WEST 80 FEET OF THE SOUTH 20 FEET OF LOT 5, BLOCK 7, GRAND VIEW ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA
2903 C AVENUE NE
WEST 40 FEET OF LOT 6 AND THE WEST 40 FEET OF THE SOUTH 20 FEET OF LOT 5, BLOCK 7, GRAND VIEW ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

REQUEST: REZONING FROM R-2 TO I-2
USE: PARKING LOT
TOTAL SITE AREA: 6,600 SQ. FT. = 0.15 ACRES
EXISTING ZONING: R-2, SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: I-1, LIGHT INDUSTRIAL ZONE DISTRICT

TOTAL SQ. FT. OF STRUCTURES:
EXISTING: 0 FEET = 0%
PROPOSED: 0 FEET = 0%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING):
EXISTING: 4430 SQ. FEET = 67.1%
PROPOSED: 4430 SQ. FEET = 67.1%

OPEN AREA OF LOT:
EXISTING: 2170 SQ. FEET = 32.9%
PROPOSED: 2170 SQ. FEET = 32.9%

SETBACKS- I-1
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 15 FEET
REAR YARD: 25 FEET
CORNER SIDE YARD: 25 FEET

PARKING:

TOTAL SPACES PROVIDED = 14 PARKING SPACES

NOTES:

1. REGULAR PARKING SPACES ARE 10x19'
2. SCREENING SHALL COMPLY WITH MUNICIPAL CODE CHAPTER 32.05.030.
3. EXISTING DRIVE TO BE REMOVED AND CURB IS TO BE REPAIRED.
4. THE NORTHEAST SIDEWALK RAMP FOR C AVENUE AND 29TH STREET NE TO BE MADE ADA COMPLIANT.



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 a Preliminary Site Development Plan

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Mark G. Henderson Trust and Linda Nicholson
Titleholder: Mark G. Henderson Trust and Linda Nicholson

Location: 1017 Rockford Road SW
Request: Consider a rezoning request from I-1, Light Industrial Zone District to R-3, Single Family Residence Zone District

Case Manager: Vern Zakostecky, Zoning Administrator
Case Number: RZNE-017041-2015

BACKGROUND INFORMATION:

This is a request to rezone a residential property from the I-1, Light Industrial Zone District to R-3, Single Family Residence Zone District. The property is currently developed with a historic single-family detached home and accessory structure. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. It should be noted that the property has always been use as a single-family residence since it was constructed in 1936. The house is currently in very good condition and is assessed at over \$183,000. The house has sat empty for just over one year and has lost its legal non-conforming status. The potential buyers would like to close on the property, but cannot use it as a residence due to the I-1 Zoning.

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: Since this property has always been used as a single-family residence, staff is of the opinion the Zoning Map is in error. As noted above, the house has sat empty for just

over one year and has lost its legal non-conforming status. The potential buyers would like to close on the property, but cannot use it as a residence due to the I-1 Zoning.

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

Staff Comments: N/A-(see Finding No. 1.)

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

Staff Comments: N/A-(see Finding No. 1.)

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

Staff Comments: N/A-(see Finding No. 1.)

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.

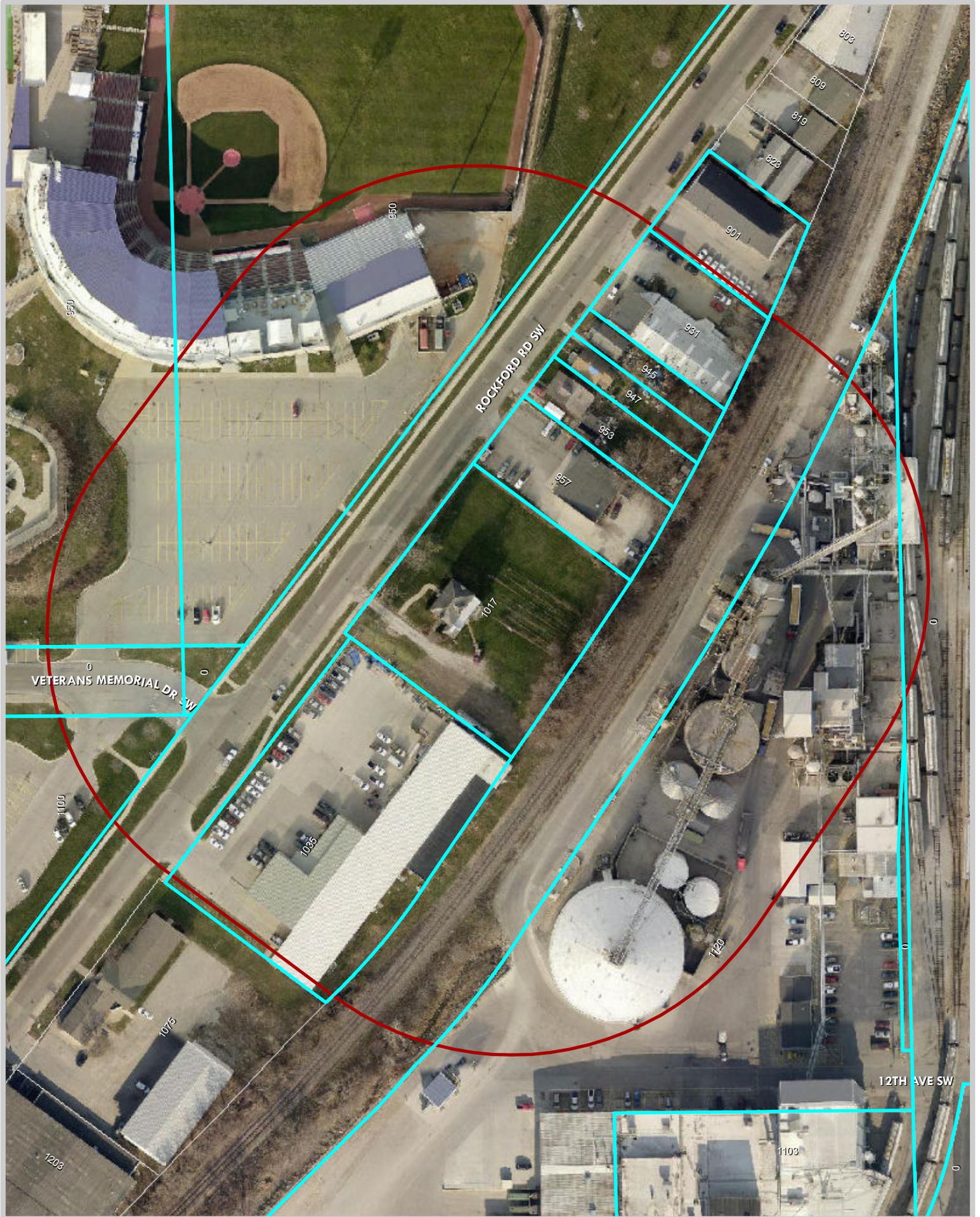
Staff Comment: N/A-(see Finding No. 1.)

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: N/A-(see Finding No. 1.)

RECOMMENDED CONDITIONS:

City staff has no recommended conditions.



1017 Rockford Rd SW
300' Buffer

1:1,465

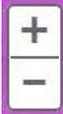


City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 3/27/2015



DISCLAIMER: This is a product of the City of Cedar Rapids GIS Division. The data depicted here has been developed by the City for city purposes. Any use is at the sole risk and responsibility of the User. There are no warranties, expressed or implied, associated with the use of this map. ORTHOIMAGERY DATE: Fall 2014

LOCATION/ZONING MAP



Vets Memorial Ball Park

PUB

SITE LOCATION



ROCKFORD RD SW

VETERANS MEMORIAL DR SW



1017

M1

1100

1035

M1

M2

1025

1075

1020

POWERED BY
esri

Lewie, Jeana M.

From: Al Wehmeyer <americln@aol.com>
Sent: Sunday, April 19, 2015 11:24 PM
To: Kolosik, Dawn M.; OnBase-City Clerk
Subject: Rezoning Hearing and request - 1017 Rockford Road SW- Inquiry

Hello,

I am a commercial property owner on Rockford Road SW. I noticed a notice of Public Hearing at the property located at 1017 Rockford Road SW, requesting a rezoning to R-3.

I, as others that own property of Rockford Road do not feel that it is in the best interest of the City of CR and Rockford Road SW commercial/industrial property owners of record to allow for the property to be rezoned to resident use.

My opinion is that the district is better suited to commercial, industrial, or other business use that may complement the Sporting complex theme across the street from the subject property.

Please advise on the appropriate means/methods to offer opinion on this subject prior to public hearing to ensure that our opinions are on the record at the time of public hearing.

Also advise as to if property owners on Rockford Road will receive some sort of written notice and questionnaire to respond to/with.

Thank you for your assistance,

Al Wehmeyer
Americlean of Iowa, LLC
americln@aol.com
www.americleaniowa.com

(800) 716-0604 Toll Free
(319) 896-4509 Fax

(319) 362-0604 Cedar Rapids
(319) 354-4577 Iowa City
(319) 233-8144 Waterloo
(563) 383-0604 Davenport
(563) 582-2646 Dubuque

2015 APR 20 P 2:54
CITY CLERK'S OFFICE
CEDAR RAPIDS, IOWA

This electronic message transmission contains information from Americlean of Iowa LLC, which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying or distribution or use of the contents of this information is prohibited. If you have received this transmission in error, please notify us by telephone (319) 362-0604 or by electronic mail (americln@aol.com) immediately.

Sheets, Betty A.

From: Zakostelecky, Vern F.
Sent: Wednesday, April 22, 2015 8:00 AM
To: americln@aol.com
Cc: Sheets, Betty A.; Mailander, Joseph W.; Houg, David D.; Scott Overland
Subject: FW: Attn: New Petition/Letter Received (also in OnBase)
Attachments: CP - Pet_Ltrs_4_20_2015 - (RZNE-017041-2015) AL WEHMEYER_OPPOSES REZONING TO RESIDENTIAL USE-1017 ROCKFORD RD SW-BETTER SUITED TO COMMERCIAL_INDUSTRIAL_BUSINESS USE.tif

Al Wehmeyer,

The City has received your e-mail objecting to the proposed rezoning for the property located at 1017 Rockford Rd. SW. The property owners have a buyer who is interested in the property to live in. Since the property is zoned I-1, Light Industrial it was considered legal non-conforming. Since the house has been empty for more than one year the property has lost it's not conforming status and to be used as a residence it needs to be rezoned to residential. The property is also considered a historic structure and the City's Historic Preservation Commission is in support of the rezoning and preserving the structure. Your e-mail serves as a formal objection to the rezoning request. You also circulate a petition around the neighborhood to object to the rezoning and submit it to us prior to or at the City Planning Commission hearing scheduled for April 30, 2015. Please feel free to contact me if you have questions or require additional information.

Vern Zakostelecky
Development Service Department
500 15th Avenue SW
Cedar Rapids, Ia. 52404
Ph. No. (319) 286-5043
E-mail: v.zakostelecky@cedar-rapids.org

-----Original Message-----

From: Sheets, Betty A.
Sent: Tuesday, April 21, 2015 1:36 PM
To: Zakostelecky, Vern F.
Cc: Pfiffner, Pat A.
Subject: FW: Attn: New Petition/Letter Received (also in OnBase)

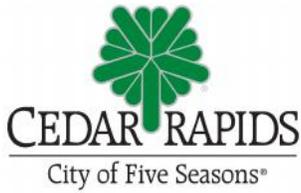
I guess this is proof that the rezoning sign is up.

-----Original Message-----

From: Greene, Kim A.
Sent: Tuesday, April 21, 2015 1:28 PM
To: City Council
Cc: Wing, April L.; Sheets, Betty A.; Kroll, Anne M.; Fowler, Sandi L.; Mailander, Joseph W.; Muhlbach, Emily A.
Subject: FW: Attn: New Petition/Letter Received (also in OnBase)

-----Original Message-----

From: OnBase Dist-Service



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Compass Commercial Services
Titleholder: Jack Houghton

Location: 815 Mann Road SW
Request: Consider Preliminary Site Development Plan approval for property zoned I-1, Light Industrial Zone District

Case Manager: David Houg, Development Services Department
Case Number: PSDP-016758-2015

BACKGROUND INFORMATION:

The property is currently undeveloped and contains 2 parcels. The applicant is applying for Preliminary Site Development Plan approval to construct a 49,800 s.f. warehouse along with a screened outdoor storage area.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” 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 - 5.46 acres
- Building size - 49,800 s.f.
- Total parking required / provided is 13 spaces
- Proposed open space - 47% of total area

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: This 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.

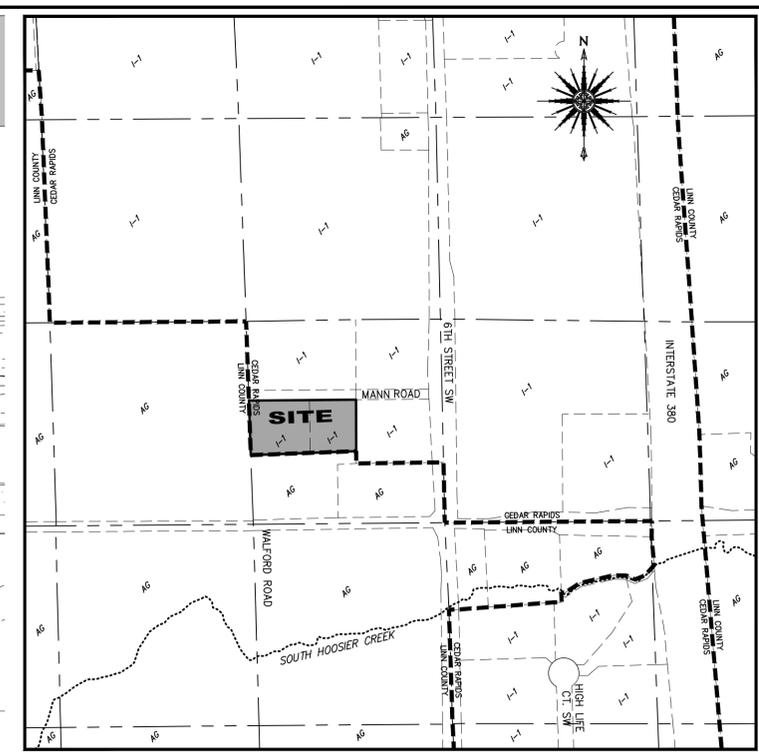
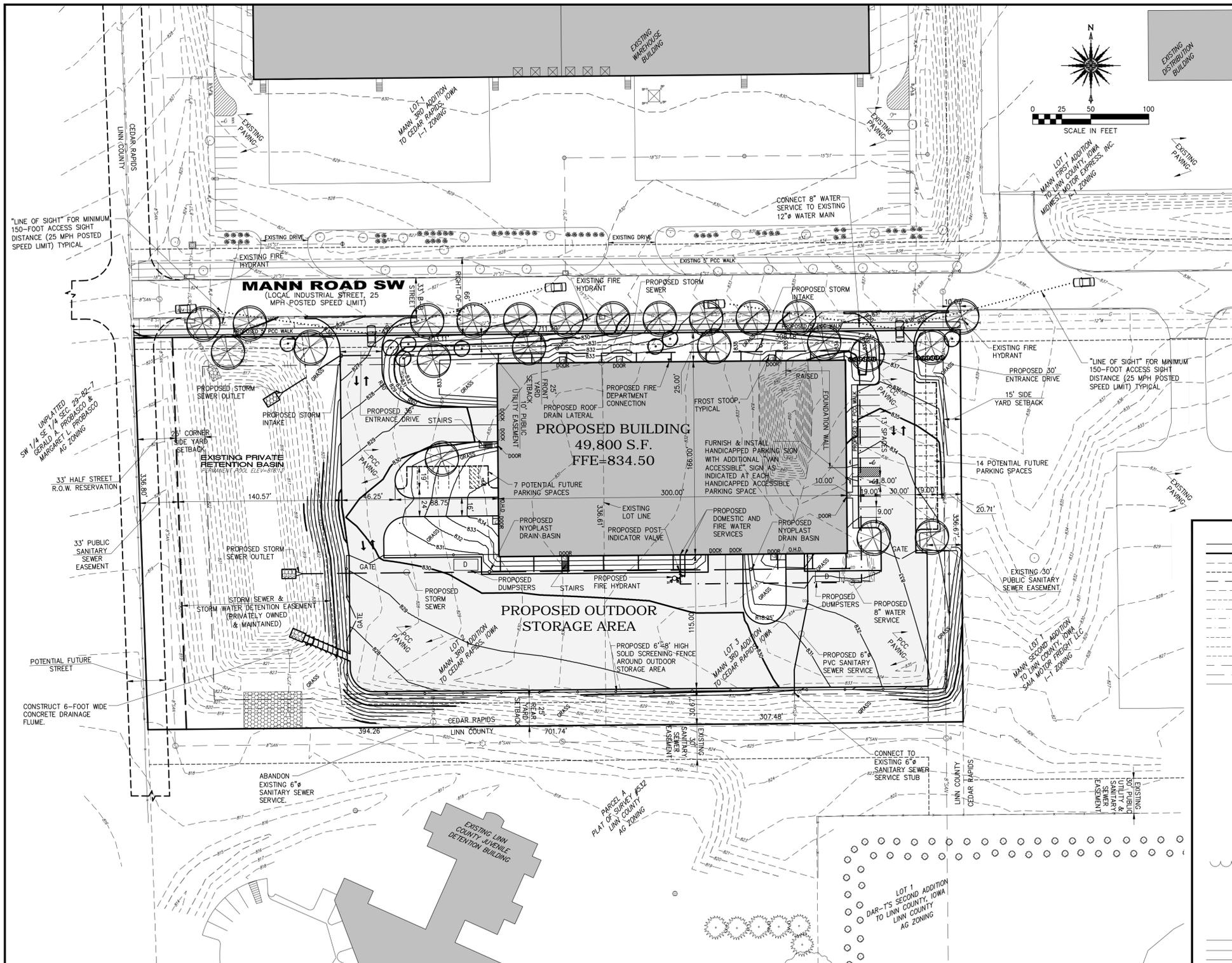
RECOMMENDED CONDITIONS:

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

1. All construction requires review by the Airport.
2. In the I-1 district 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 nor more than 8 feet in height or a variance must be obtained.
3. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
5. 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. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
9. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit a concrete sidewalk petition and assessment agreement for sidewalk adjacent to the site.

REVISIONS

DRAWN: ETHAN SMALL
APPROVED: TRED SCHNOOR
ISSUED FOR: REVIEW
DATE: 04/08/2015
PROJECT NO.: 15005



1 SITE LOCATION MAP
1"=600'

LEGEND	
---	SECTION LINE
---	PROPERTY LINE
---	ADJOINING LOT LINE
---	EASEMENT LINE
---	YARD SETBACK LINE
---	EXISTING GRADE CONTOUR LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING PRIVATE FIRE LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND FIBER OPTICS LINE
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING CIRCULAR STORM INTAKE
---	EXISTING RECTANGULAR STORM INTAKE
---	EXISTING CURB & GUTTER INTAKE
---	EXISTING SQUARE STORM INTAKE
---	EXISTING FLARED END SECTION
---	EXISTING CLEAN OUT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM SEWER MANHOLE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING CABLE BOX
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING UTILITY POLE WITH GUY ANCHOR
---	EXISTING TREE OR SHRUB LINE
---	EXISTING DECIDUOUS TREE
---	EXISTING CONIFEROUS TREE
---	EXISTING DECIDUOUS BUSH
---	EXISTING CONIFEROUS SHRUB
---	EXISTING WOOD FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING BARBED WIRE FENCE
---	EXISTING TRAFFIC SIGN
---	EXISTING BOLLARD
---	EXISTING MAIL BOX
---	PORTLAND CEMENT CONCRETE
---	ASPHALTIC CEMENT CONCRETE
---	HOT MIX ASPHALT
---	ELECTRIC TRANSFORMER
---	REINFORCED CONCRETE PIPE
---	HIGH DENSITY POLYETHYLENE PIPE
---	CORRUGATED METAL PIPE
---	VITRIFIED CLAY PIPE
---	PIPE INVERT ELEVATION
---	EXISTING
---	AUDITOR'S PLAT
---	GUTTER
---	TOP OF CURB
---	TOP OF SLAB
---	FINISH GROUND
---	OVERHEAD DOOR
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED BOLLARD
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER CLEANOUT
---	PROPOSED SANITARY SEWER
---	PROPOSED CURB & APRON INTAKE
---	PROPOSED STORM SEWER INTAKE
---	PROPOSED STORM SEWER
---	PROPOSED HANDICAPPED PARKING
---	PROPOSED SILT FENCE
---	PROPOSED FINISH GRADE CONTOUR
---	PROPOSED SHADE TREE
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED SHRUB
---	PROPOSED SIGN
---	PROPOSED SINGLE FIXTURE LIGHT POLE
---	PROPOSED DOUBLE FIXTURE LIGHT POLE

OWNER
• JACK HOUGHTON
12814 CARDINAL LANE
URBANDALE, IA 50323
PHONE: 515-253-0192
EMAIL: houghton5@mchsi.com

APPLICANT
• COMPASS COMMERCIAL SERVICES
CONTACT PERSON: MR. GEOFF FRANZENBURG
1641 BOYSSON SQUARE DRIVE
HIAWATHA, IA 52233
PHONE: 319-899-2907
FAX: 319-395-7933
E-MAIL: gfranzenburg@compass-built.com

PREPARED BY
CONTACT PERSON: JED SCHNOOR, P.E.
TELEPHONE NO.: (319) 298-8888
FAX NUMBER: N/A
E-MAIL ADDRESS: jschnoor@b-engineering.com
MAILING ADDRESS: SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
DATE SUBMITTED: 03/17/2015
DATE REVISED: 04/08/2015

LEGAL DESCRIPTION
LOT 2 AND LOT 3, MANN THIRD ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

EXISTING ZONING & USE
• ZONING: I-1
• USE: VACANT LAND

PROPOSED ZONING & USE
• ZONING: I-1 (NO CHANGE REQUESTED)
• USE: WAREHOUSING, WHOLESALE, OR DISTRIBUTOR ESTABLISHMENT

I-1 YARD SETBACK REQUIREMENTS
• FRONT YARD: 25 FEET
• INTERIOR SIDE YARD: 15 FEET
• CORNER SIDE YARD: 25 FEET
• REAR YARD: 25 FEET

TOTAL LOT AREA
• 237,865 SQUARE FEET = 5.46 ACRES
• INCLUDES 11,113 SQUARE FEET OF R.O.W. RESERVATION

TOTAL EXISTING COVERED AREA
• 0 SQUARE FEET = 0.00 ACRES (0% OF TOTAL AREA)

TOTAL EXISTING OPEN SPACE
• 237,865 SQUARE FEET = 5.46 ACRES (100% OF TOTAL AREA)

TOTAL PROPOSED COVERED AREA
• 127,173 SQUARE FEET = 2.92 ACRES (53.5% OF TOTAL AREA)

TOTAL PROPOSED OPEN SPACE
• 110,692 SQUARE FEET = 2.54 ACRES (46.5% OF TOTAL AREA)

REQUIRED PARKING
• WAREHOUSING, WHOLESALE OR DISTRIBUTOR ESTABLISHMENT, CARTAGE OR EXPRESS FACILITY: 1 PER EACH EMPLOYEE OF THE LARGEST SHIFT + 4 SPACES PER 2,000 SQ. FT. GFA OFFICE.
• 5 EMPLOYEES x 1 SPACE/EMPLOYEE + 4,000 SQ. FT. x 4 SPACES/2,000 SQ. FT. = 13 SPACES

PROVIDED PARKING
• TOTAL PARKING PROVIDED = 13 SPACES
• 21 POTENTIAL FUTURE PARKING SPACES CAN BE ADDED AROUND THE SITE TO PROVIDE ADDITIONAL PARKING FOR IF TENANTS REQUIRE ADDITIONAL PARKING.

STORM WATER QUALITY & DETENTION
• STORM WATER QUALITY AND DETENTION REQUIREMENTS FOR THIS SITE HAVE BEEN PROVIDED FOR BY THE EXISTING RETENTION BASIN ON THE WEST SIDE OF THE SITE.

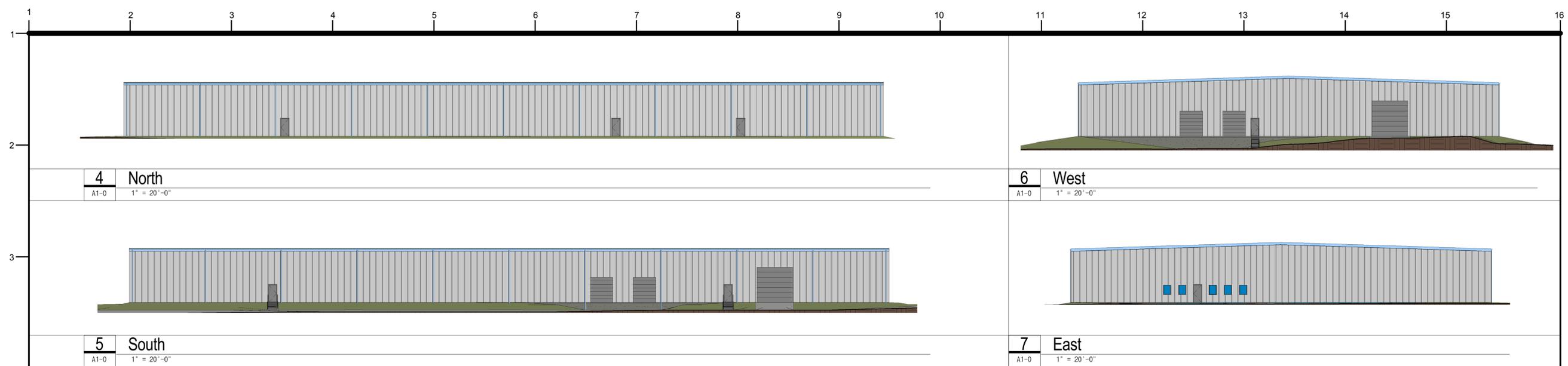
FLOOD PLAIN
• THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD BOUNDARY.
• FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 19113C0420D, EFFECTIVE DATE APRIL 5, 2010.

LANDSCAPING REQUIREMENTS
• REQ'D STREET TREES=678.3' FRONTAGE x 1 TREE/40' = 17 TREES
• 12 TREES PROVIDED--5 DELETED FOR PROPOSED DRIVES AND SIGHT VISIBILITY
• REQ'D STREET FRONT LANDSCAPING: (MANN ROAD SW) 15' LANDSCAPING DEPTH TREES: 1/40' OF FRONTAGE EXCLUDING DRIVEWAYS (678.3-60)/40=16 TREES
• SHRUBS: SHRUBS TO SCREEN 65% OF PARKED VEHICLES ADJACENT TO R.O.W. 12 SHRUBS PROVIDED AT NORTHEAST PARKING LOT
• REQ'D STREET TREES AND STREET FRONT LANDSCAPING FOR THE FUTURE STREET TO BE PROVIDED WHEN THE FUTURE STREET IS CONSTRUCTED.
• REQ'D REAR & SIDE BUFFERYARDS: NO BUFFER YARDS REQUIRED THE LAND ADJACENT TO THE SITE IS ZONED INDUSTRIAL OR THE FUTURE LAND USE MAP IDENTIFIES IT AS INDUSTRIAL.
• REQ'D PARKING LOT TREES: 1 TREE PER 12 SPACES
• SHADE TREES= 34 SPACES x 1/12=3 SHADE TREES
• (34 PARKING SPACES INCLUDES 21 FUTURE POTENTIAL PARKING SPACES)

DRAWINGS OF PROPOSED PRIVATE SITE IMPROVEMENTS FOR HOUGHTON WAREHOUSE LOTS 2 AND 3, MANN THIRD ADDITION 815 MANN ROAD SW, CEDAR RAPIDS, IOWA 52404

SITE DEVELOPMENT PLAN

C1.0



1641 BOYSON SQUARE DRIVE
SUITE 100
CEDAR RAPIDS, IOWA 52314

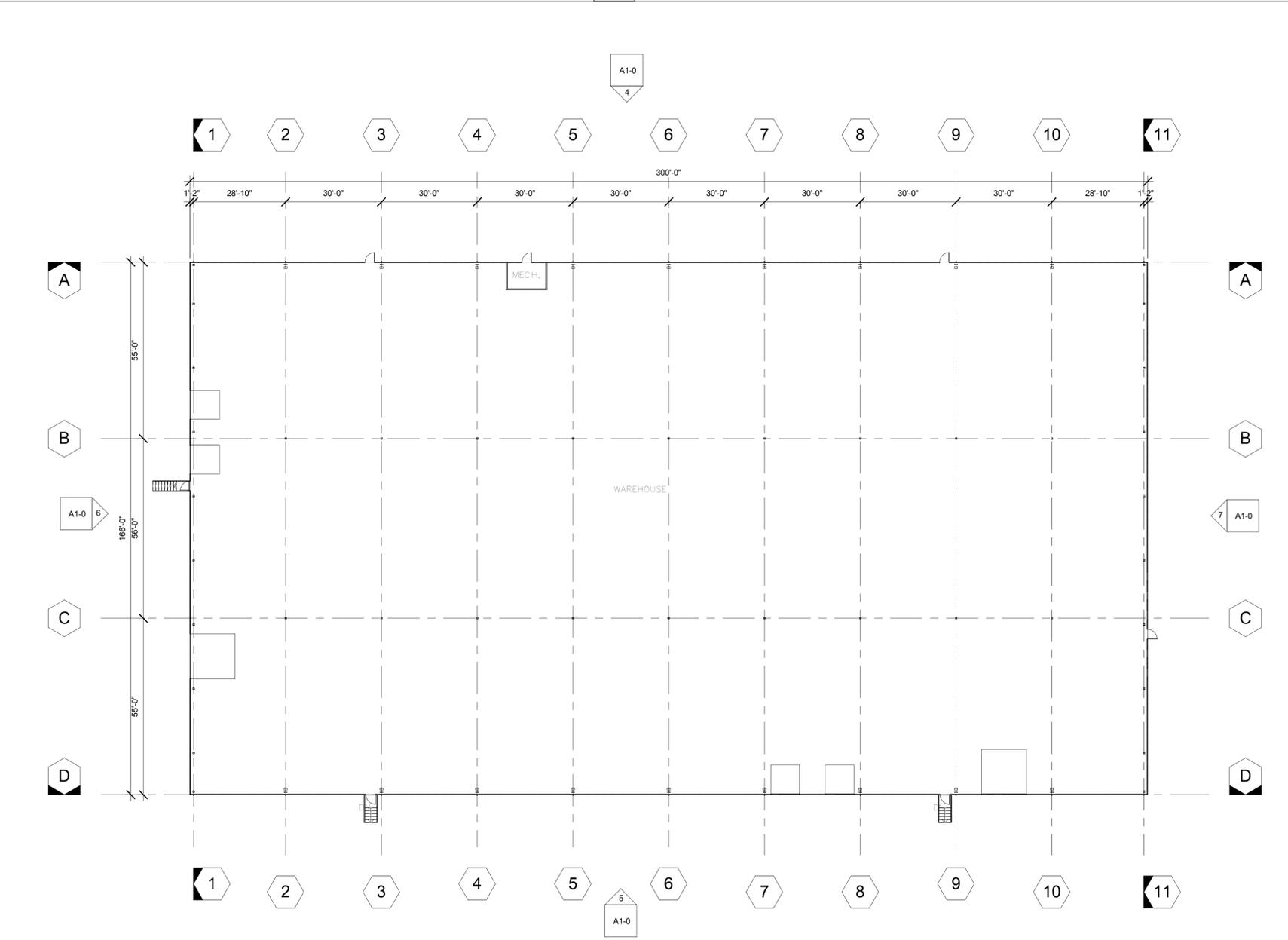
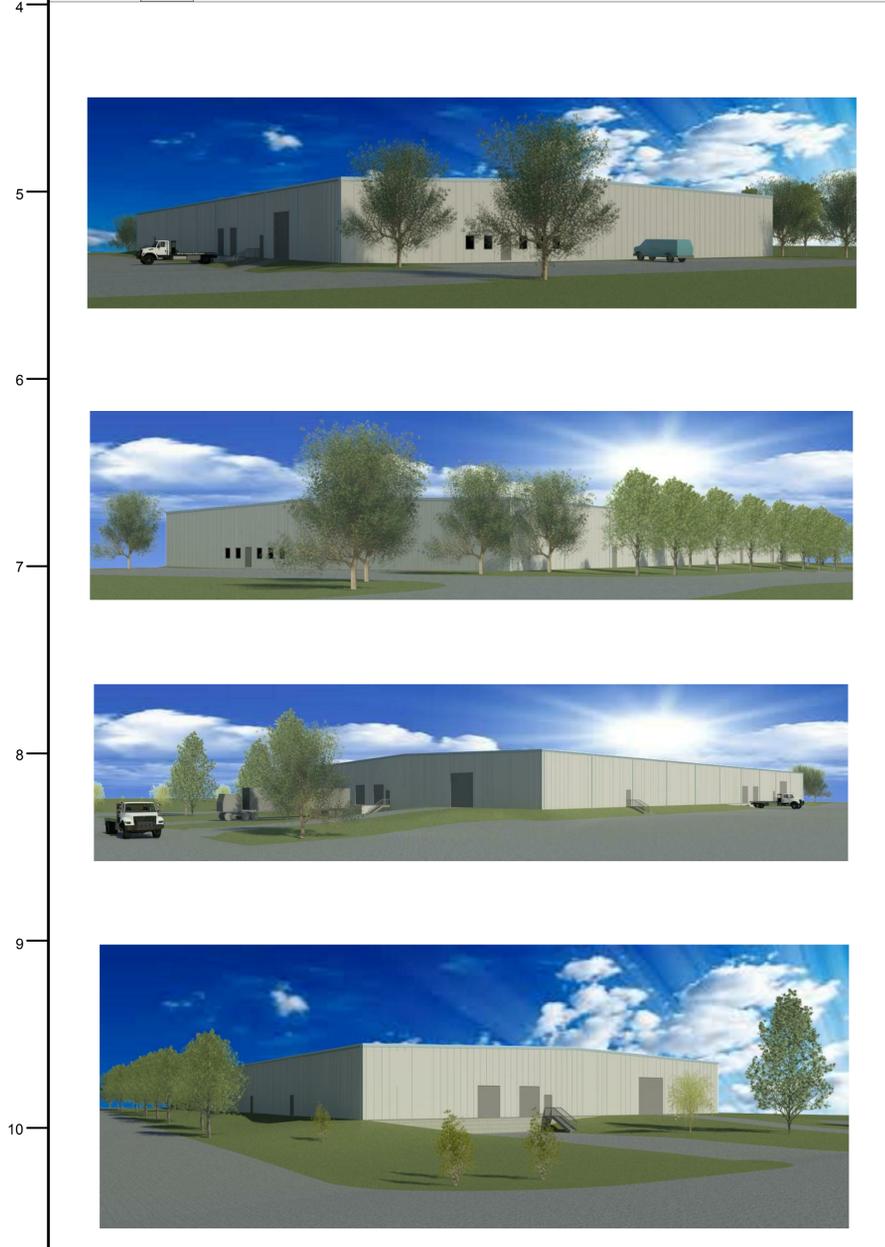
PHONE 319.393.9011
877.393.9022
FAX 319.395.7933

PRINTED

DATE	REMARKS

Revision Schedule

Rev#	Description	Date



9 MAIN FLOOR PLAN
1" = 20'-0"

HOUGHTON WAREHOUSE

CEDAR RAPIDS, IA

PLAN & ELEVATIONS

DATE: Issue Date

PROJECT NO.
Project Number

A1-0

NOT FOR CONSTRUCTION

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Triton Incorporated
Titleholder: Alan D. and Connie M. Benson

Location: 250 33rd Street Drive SE
Request: Consider Preliminary Site Development Plan approval for property zoned I-1, Light Industrial Zone District

Case Manager: David Houg, Development Services Department
Case Number: PSDP-016899-2015

BACKGROUND INFORMATION:

The property is currently developed with a 4,500 s.f. office and 5,600 s.f. warehouse. The applicant is applying for Preliminary Site Development Plan approval to construct a 3,600 s.f. warehouse addition. A variance is also being requested for a reduced rear bufferyard along the northerly property line.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” 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 - 1.83 acres
- Total size of existing structures - 10,250 s.f.
- Proposed addition size - 3,600 s.f.
- Total parking required / provided is 25 spaces
- Existing open space - 53.5 % of total area
- Proposed open space - 55.8 % of total area

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 proposed project is consistent with previously approved plans for this site.

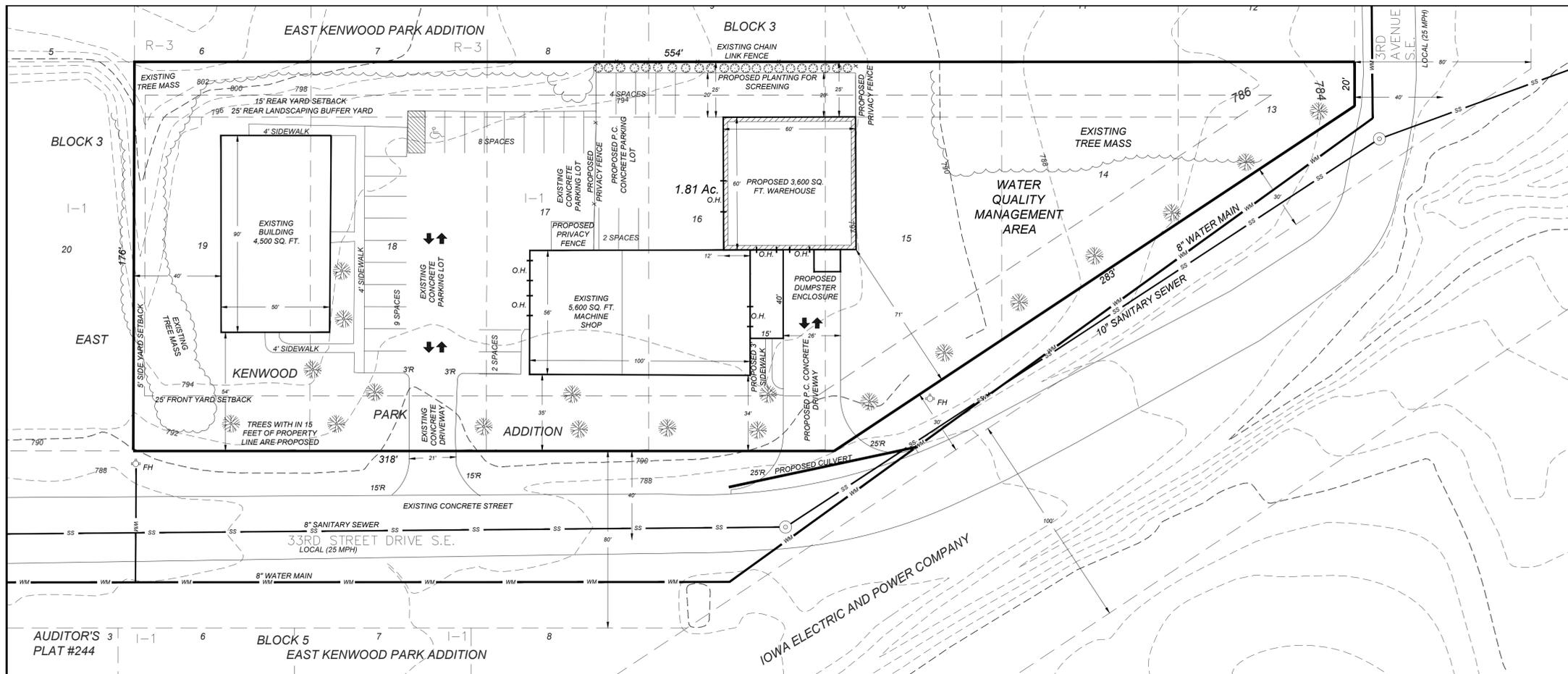
2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff comments: A variance request for a reduced rear bufferyard accompanies this project.

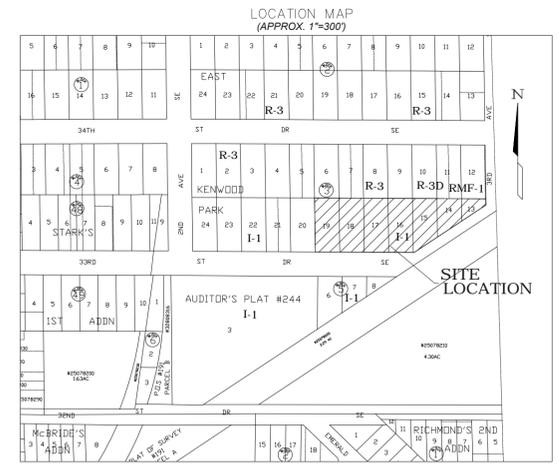
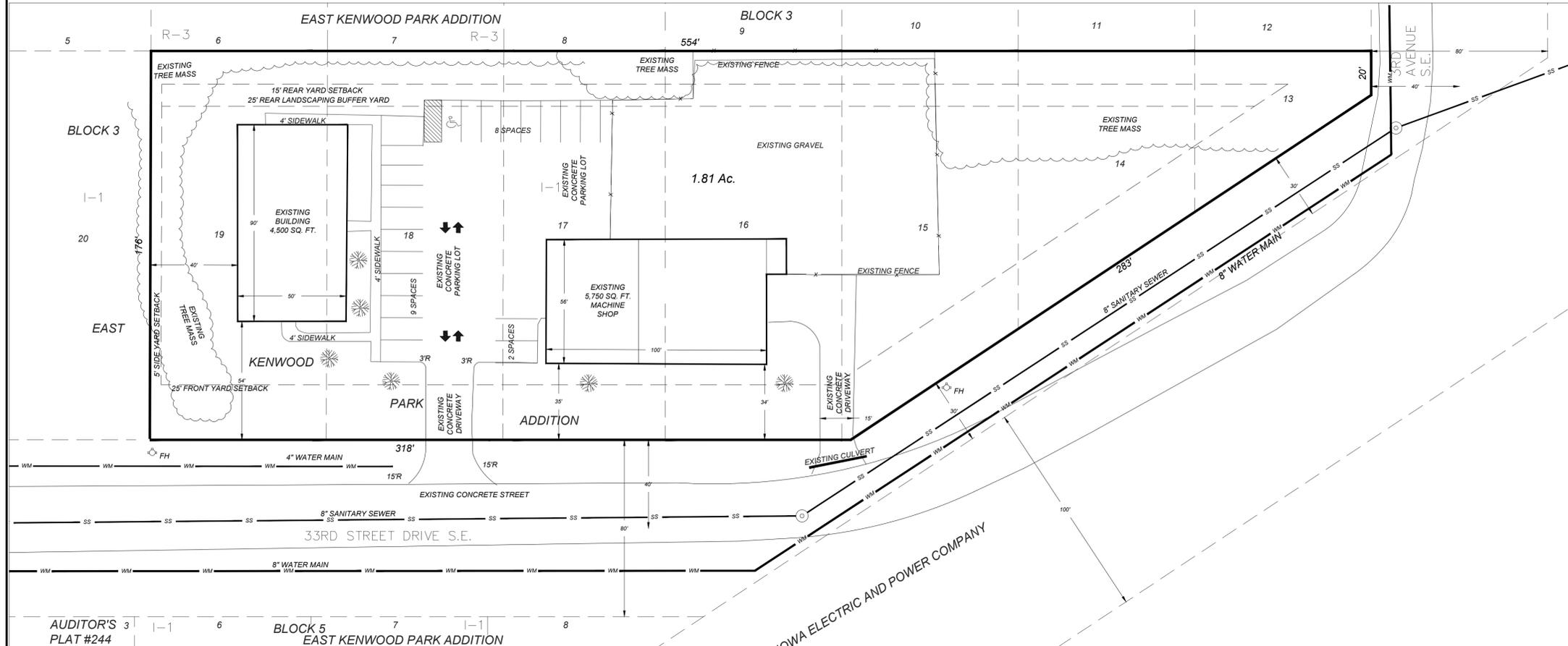
RECOMMENDED CONDITIONS:

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

1. A required 25' rear bufferyard and effective screening shall be provided and maintained where adjacent to an R district or a variance be obtained.
2. 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' nor more than 8' in height.
3. 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.
4. 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.
5. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
6. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
7. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.



**PROPOSED SITE
EXISTING SITE**



TITLE HOLDER : ALAN D. BENSON AND CONNIE M. BENSON
4090 21ST AVENUE SW
CEDAR RAPIDS, IA 52404

APPLICANT: TRITON INCORPORATED
KEITH MILLS
250 33RD STREET DRIVE SE
CEDAR RAPIDS, IA 52403
319-861-5233
FAX: 319-396-3804
KEITH@TRITONWP.COM

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

LEGAL DESCRIPTION:
LOTS 13, 14, 15, 16, 17, 18 AND 19, BLOCK 3 EAST KENWOOD PARK ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA.

REQUEST: ADD MINI-WAREHOUSE AND PAVING
USE: COMMERCIAL PROPERTY FOR ROOFING

TOTAL SITE AREA: 79,000 SQ. FT. = 1.83 ACRES

EXISTING ZONING: I-1, LIGHT INDUSTRIAL ZONE DISTRICT

TOTAL SQ. FT. OF STRUCTURES:
EXISTING: 10,250 FEET = 13.2%
PROPOSED: 13,700 FEET = 17.3%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING):
EXISTING: 36,730 SQ. FEET = 46.5%
PROPOSED: 34,880 SQ. FEET = 44.2%

OPEN AREA OF LOT:
EXISTING: 42,270 SQ. FEET = 53.5%
PROPOSED: 44,120 SQ. FT. = 55.8%

SETBACKS: I-1
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 15 FEET
REAR YARD: 25 FEET
CORNER SIDE YARD: 25 FEET

PARKING:
OFFICE 4 PER 1,000 SQ. FT. GFA
4*4500 SQ FT / 1000 SQ FT = 18 PARKING SPACES

MACHINE SHOP 1 PER 1,500 SQ FT GFA
1*5600 SQ FT / 1500 SQ FT. = 4 PARKING SPACES

MINI-WAREHOUSE FACILITY 1 PER 3,000 SQ. FT. + 1 SPOT PER 2 EMPLOYEES
1*3600 SQ FT / 3000 SQ. FT. + 1 = 3 PARKING SPACES

PARKING REQUIRED: 25 SPACES INCLUDING 1 HANDICAP ACCESSIBLE
PARKING PROVIDED: 25 SPACES INCLUDING 1 HANDICAP VAN ACCESSIBLE

TRESS:
PARKING LOT TREES 1 PER 12 SPACES.
25 SPACES = 3 TREES.
3 EXISTING PARKING LOT TREES PROVIDED.

- NOTES:**
1. REGULAR PARKING SPACES ARE 9'x19'
 2. A VARIANCE WILL BE OBTAINED FOR REAR BUFFER YARD.
 3. ALL OUTDOOR STORAGE WILL BE EFFECTIVELY SCREENED.
 4. ALL HARD SURFACING WILL BE P.C. CONCRETE PAVEMENT.
 5. ALL LIGHTING WILL BE SCREENED TO MINIMIZE IMPACT ON NEIGHBORS.
 6. LANDSCAPING AND SCREENING WILL BE PROVIDED PER SUBSECTION 32.05.030 A. THERE WILL BE A REQUEST FOR DEFERRAL FOR TREES IN THE RIGHT-OF-WAY UNTIL THE STREET HAS BEEN UPDATED, SO NO NEW TREES WILL BE HARMED IN STREET UPDATES.
 7. THERE WILL NOT BE ANY WATER OR SEWER SERVICES TO THE NEW WAREHOUSE.
 8. WATER QUALITY IMPROVEMENTS WILL ON THE EAST SIDE OF THE SITE.
 9. 2012 SIDEWALK INSTALLATION POLICY WILL BE USED TO DEFER SIDEWALK.
 10. A VARIANCE WILL OBTAINED FOR REAR YARD BUFFER AND REAR YARD SCREENING.
 11. ALL PAVEMENT EXISTING AND PROPOSED WILL BE P.C. CONCRETE.
 12. THERE WILL BE NO OUTDOOR STORAGE.
 13. ALL LIGHT FIXTURES WILL SHIED DIRECT LIGHT FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIAL PROPERTIES.
 14. THERE WILL BE NO SIGNS.
 15. ENCLOSURES OR SCREENING WILL BE PROVIDED FOR ALL SERVICES OR SUPPORT CONTAINERS.
 16. ROOFTOP MECHANICALS WILL BE SCREENED FROM THE STREET AND ACCEPTABLE MATERIAL WILL BE USED FOR THE EXTERIOR WALL OF THE PROPOSED BUILDING.
 17. NO TREES WILL BE REMOVED, ONLY BRUSH WILL BE REMOVED.



THE PROPERTY IS LOCATED IN ZONE UNSHADED X AS SHOWN ON THE FEMA FIRM MAP 19113C0295D WITH AN EFFECTIVE DATE OF 4/05/2010.

Drawn:	3	Book:	NA	Scale:	1"=30'	Mo:	
Checked:	2	Drawn:	DFB	Scale:		Mo:	
Reviewed:	1	Drawn:		Scale:		Mo:	
BRAIN ENGINEERING, INC.							
SITE DEVELOPMENT PLAN							
250 33RD STREET DRIVE SE							
Page							1
of Project No.							1
Date							490915-10

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: FC United
Titleholder: Ethel E. Miller Trust

Location: 5511 Tower Terrace Road SE
Request: Consider Preliminary Site Development Plan approval for property zoned A, Agricultural Zone District

Case Manager: David Houg, Development Services Department
Case Number: PSDP-016994-2015

BACKGROUND INFORMATION:

The property is currently undeveloped farmland. The applicant is applying for Preliminary Site Development Plan approval to construct a 20,000 s.f. non-profit athletics facility along with outdoor soccer fields. A preliminary plat accompanies this request.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” 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 - 13.33 acres (2 proposed lots)
- Proposed building size - 20,000 s.f.
- Total parking required - 1 space per 4 persons design capacity:
60 outside & 30 inside = 23 total spaces
- Total parking provided - 80 spaces
- Existing open space - 100% of total area
- Proposed open space - 69.0 % of total area

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

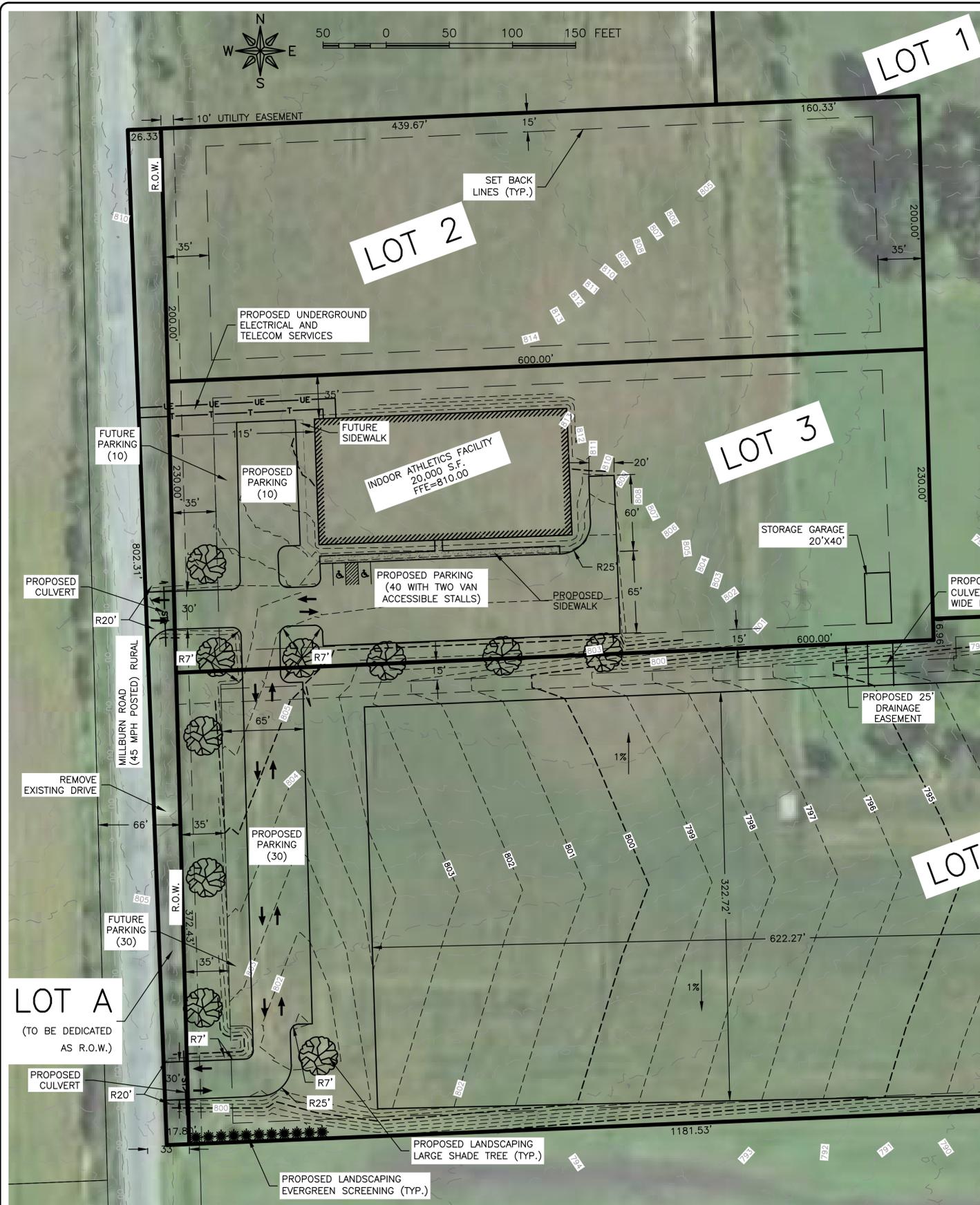
2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

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 Development Services 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. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
3. Prior to issuance of Building Permits, evidence of Linn County's approval of the proposed septic system and well shall be provided.
4. All parking, drives, and storage areas are to be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
5. Parking areas shall be screened from adjacent residential uses.
6. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.



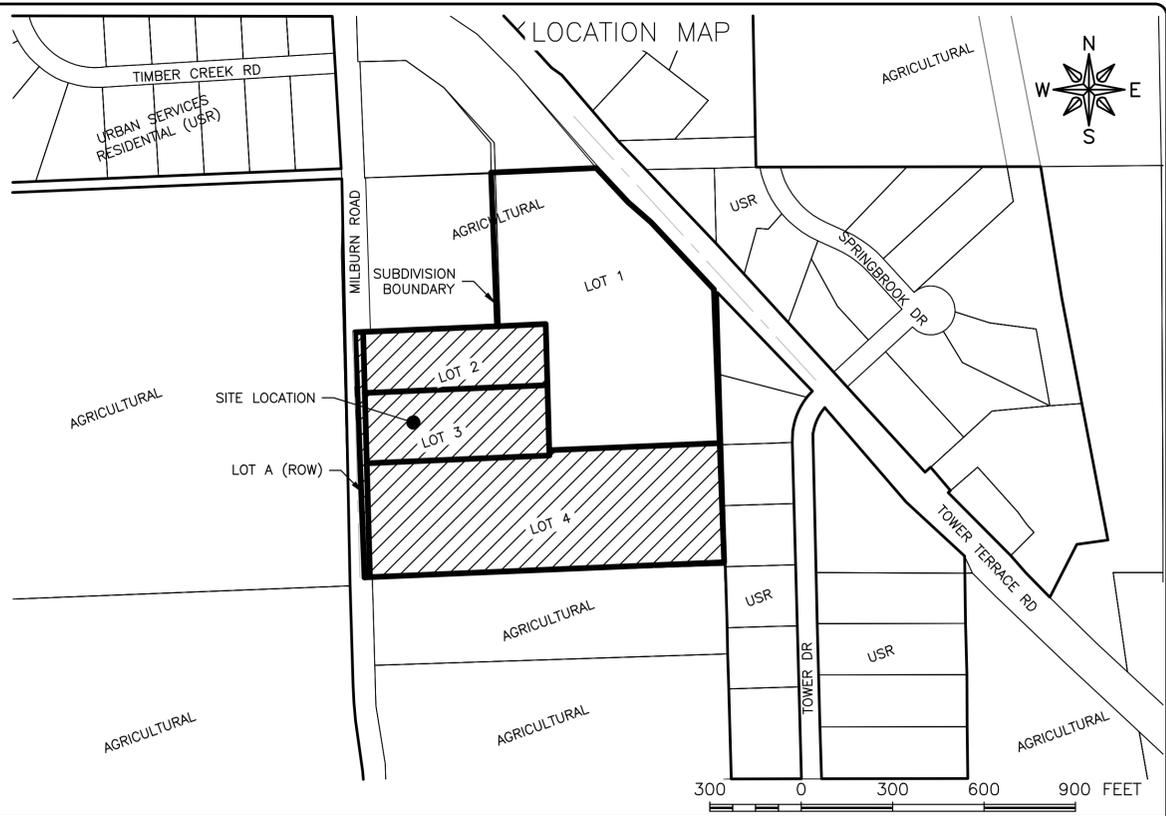
SUBDIVISION:
F.C. ACRES 1st ADDITION

OWNER:
ETHEL E. MILLER TRUST
TRACI NELSON - TRUSTEE
5511 TOWER TERRACE RD NE
CEDAR RAPIDS, IOWA 52411

DEVELOPER:
FC UNITED
MICK SLINGER
5321 MICHAEL DR NE
CEDAR RAPIDS, IOWA 52411

APPLICANT:
PRIMUS CONSTRUCTION, INC.
BART WOODS
401 8TH AVE SE
CEDAR RAPIDS, IOWA 52401

LOT #	TOTAL AREA (ACRES)	TOTAL AREA (S.F.)	TOTAL S.F. COVERED WITH SURFACE	PERCENTAGE COVERED
LOT 1	11.82	515,024	NO CHANGE	NO CHANGE
LOT 2	2.76	120,034	0.00	0.00%
LOT 3	3.17	137,991	36,123.70	26.18%
LOT 4	10.16	442,732	21,059.50	4.76%
LOT A	0.41	17,704	1,238.02	6.99%
TOTAL	28.32	1,233,484		



EXISTING AND PROPOSED ZONING:
ZONED - A

FLOOD PLAIN:
ENTIRE SITE IS OUTSIDE ZONE A PER FIRM

PARKING REQUIREMENTS:
PARKING REQUIREMENTS FOR ATHLETIC FACILITY, PUBLIC OR NON-PROFIT: AS REQUIRED BY CITY COUNCIL AFTER RECOMMENDATION BY CITY PLANNING COMMISSION

NUMBER OF STALLS PROVIDED:

FIELD PARKING:
30 STALLS
FUTURE PARKING WITH ANOTHER 30 STALLS

ATHLETIC FACILITY:
50 STALLS TOTAL WITH 2 HANDICAPPED STALLS AND FUTURE PARKING WITH ANOTHER 10 STALLS

TOTAL:
80 STALLS (DIMENSIONS: 10'X20'; 20' AISLES)
FUTURE PARKING 40 STALLS (TOTAL 120)

PROPOSED BUILDING:
SINGLE STORY, NO BASEMENT
HEIGHT TO EAVES - 24'
HEIGHT TO RIDGE - 32'6"

PROPOSED SIGNAGE:
NONE

UTILITY SERVICES:
WATER - PRIVATE WELL
SEWER - ON SITE SEPTIC

STORM WATER MANAGEMENT:
UTILIZE PROPOSED DRAINAGE PATHS AS ON-SITE DETENTION

LANDSCAPING:
PARKING AREA - 1 LARGE SHADE TREE PER 12 SPACES (10 REQUIRED) AND EVERGREEN SCREENING ON SOUTH END OF PARKING LOT

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

NATHAN P. KASS
18659
Date: 4/1/2015
Nathan P. Kass, P.E.
License Number 18659
My license renewal date is December 31, 2015.
Pages or sheets covered by this seal: A.01

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
FC UNITED
5321 MICHAEL DR NE STREET
CEDAR RAPIDS, IOWA 52411

PROJECT AND LOCATION:
INDOOR AND OUTDOOR
ATHLETIC FACILITY
CEDAR RAPIDS, IOWA

DRAWN BY: BKI
APPROVED BY: NPK
DATE: 4/1/15
SCALE: HOR 1"=50'

REV. NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	3/18/15
2	REVISED PER DEVELOPMENT DEPT. STAFF COMMENTS	4/1/15

DRAWING:
PRELIMINARY SITE DEVELOPMENT PLAN

JOB NUMBER:
15-091

SHEET NUMBER:
A.01

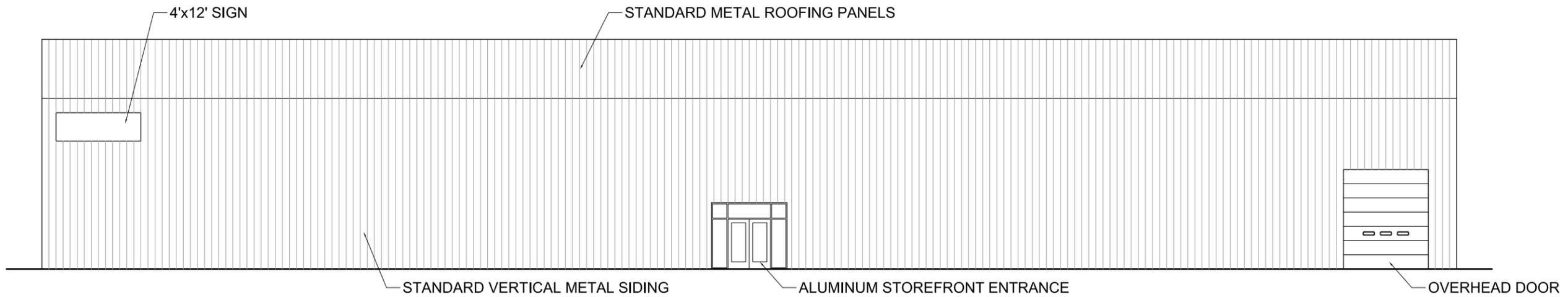


PRIMUS
Construction
Design - Build

F.C. UNITED SOCCER
INDOOR PRACTICE FACILITY CEDAR RAPIDS, IOWA

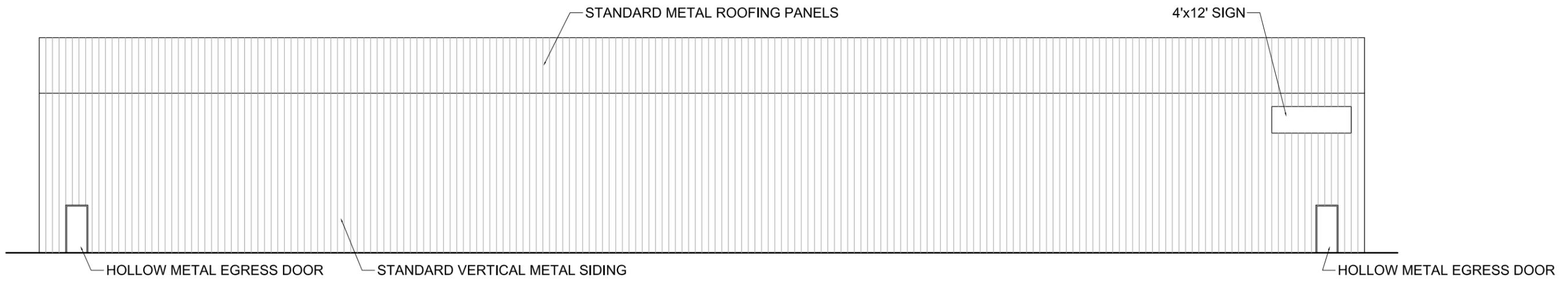
15007
02.25.2015

A1.1



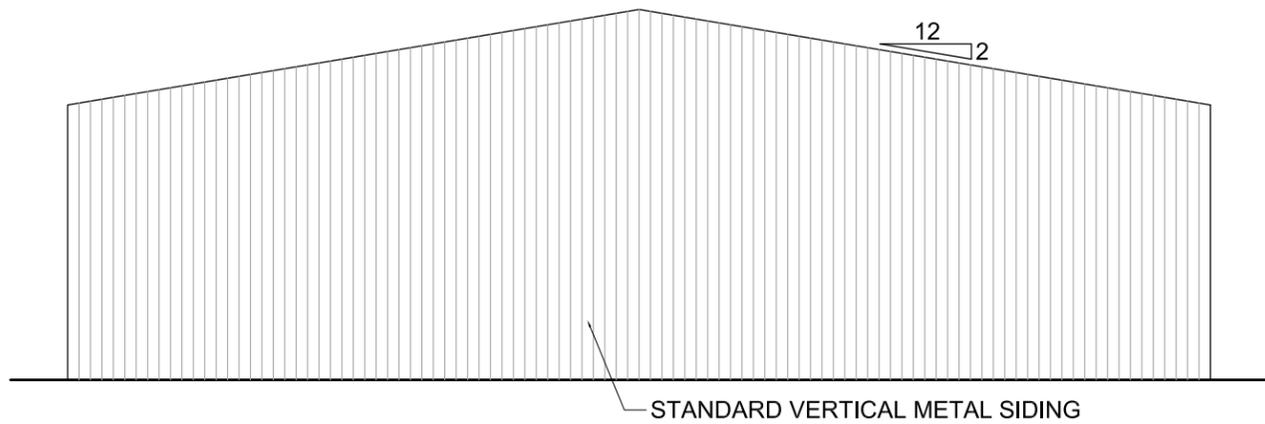
SOUTH ELEVATION

1/16"=1'-0"



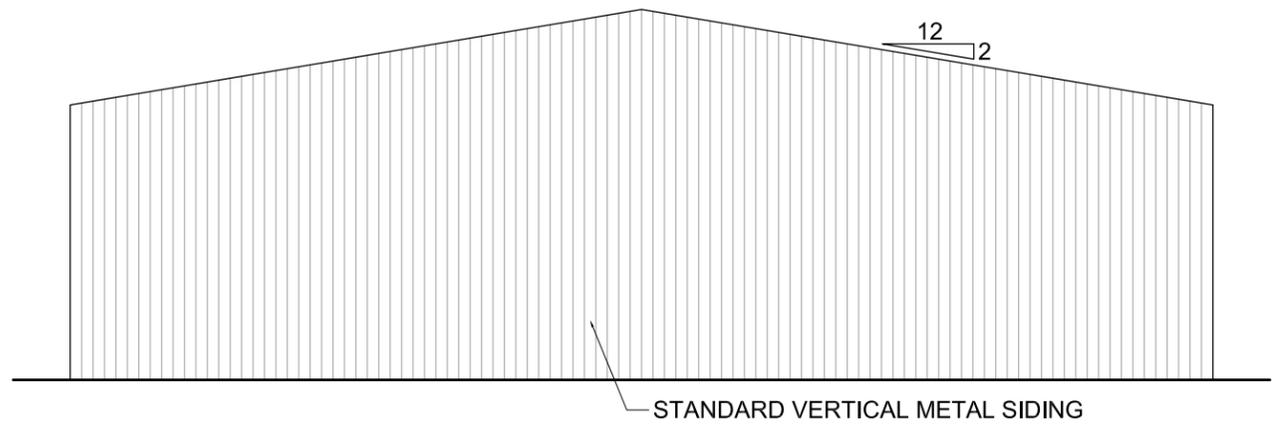
NORTH ELEVATION

1/16"=1'-0"



WEST ELEVATION

1/16"=1'-0"



EAST ELEVATION

1/16"=1'-0"



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

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: FC United
Titleholder: Ethel E. Miller Trust

Plat Name: Consider a Preliminary Plat request for F.C. Acres First Addition in an A, Agriculture Zone District
Location: Between Milburn and Tower Terrace Roads

Case Manager: David Houg
Case Number: PRPT-016438-2015

BACKGROUND INFORMATION:

The applicant, FC United, is requesting approval of a Preliminary Plat for F.C. Acres First Addition situated between Milburn Road NE and Terrace Road NE. The proposed plat provides 4 parcels for future development.

The Major Preliminary Plat as submitted includes the following:

- Total project area is 28.32 acres.
- The proposed subdivision includes 4 numbered lots and 1 lettered lot for right of way dedication.
- Access to the lots will be from existing streets: Milburn Road NE and Tower Terrace Road NE.

FINDINGS:

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

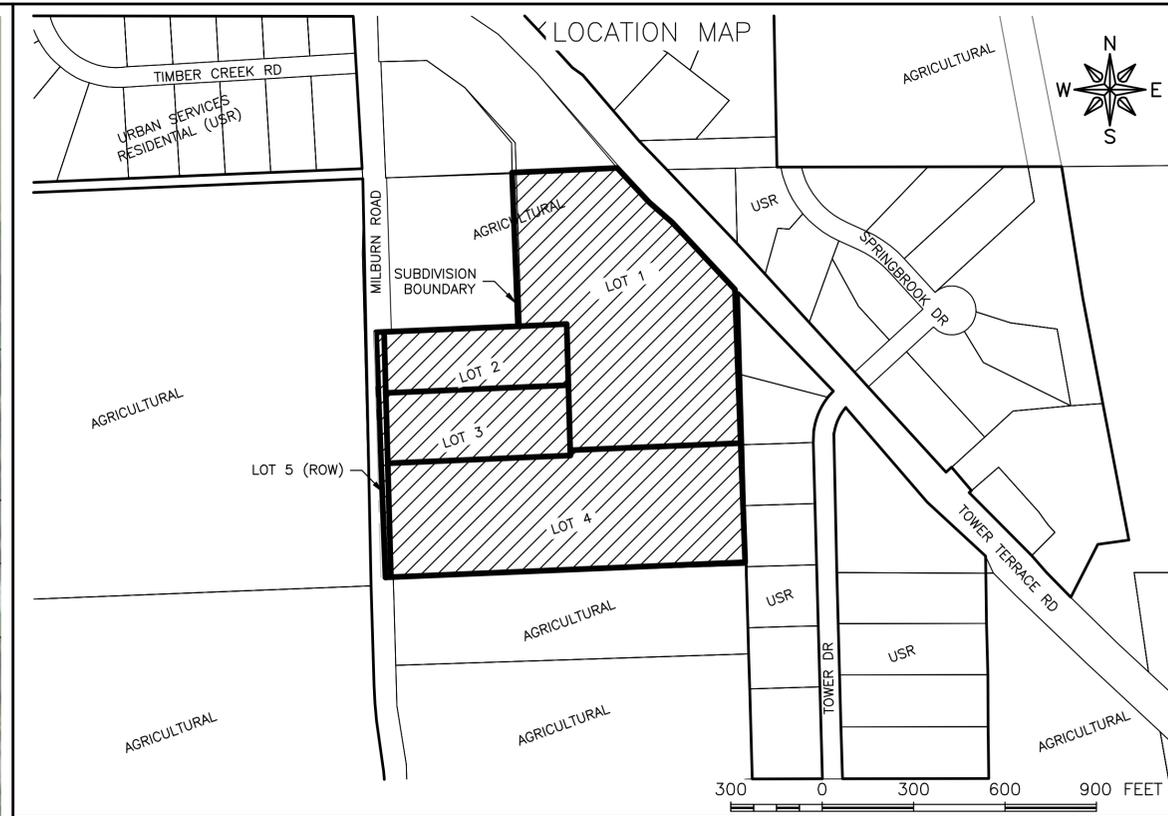
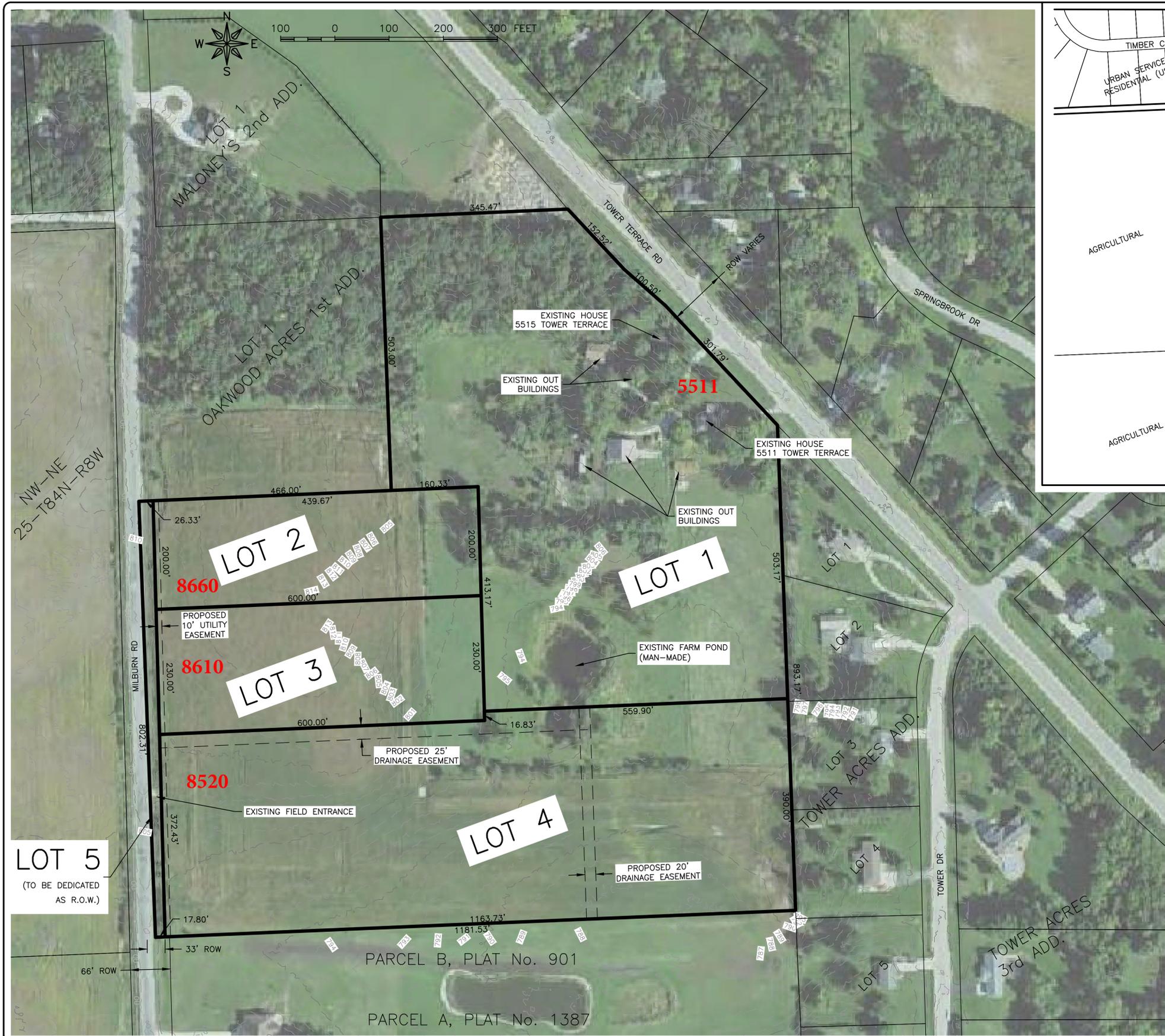
- 1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan and all City codes and regulations. The site is currently zoned Agricultural. A non-profit athletics facility is proposed to be developed upon 2 of the lots.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions or remove any of the recommended conditions.

1. That future development 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.
2. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL the property owner shall be responsible to submit to the City a signed Concrete Pavement Petition and Assessment Agreement for Street Improvements along Tower Terrace Road and Milburn Road adjoining this site. The City shall furnish the Agreement form upon request by the property owner.
3. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
4. PRIOR TO DEVELOPMENT OR ISSUANCE OF BUILDING PERMITS FOR LOTS 2, 3 AND 4, the property owner shall be responsible to obtain the appropriate permits and/or site plan approvals by the City. The site plans shall be certified by a civil engineer licensed in the State of Iowa and shall address soil erosion and sediment control, storm water management requirements, and provisions for water and waste water services.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, 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, OR, The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along Tower Terrace Road and Milburn Road adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards and policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, a formal request must be submitted with documentation verifying deferral eligibility (cross sections, drawings, etc.).



LEGAL DESCRIPTION:
 PARCEL A - PART OF LOT 1 OF AN IRREGULAR SURVEY IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 84 NORTH, RANG 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA.
 PLAT OF SURVEY No. 901, DATED APRIL 15, 2004.

EXISTING AND PROPOSED ZONING:
 ZONED - A
 FLOOD PLAIN:
 ENTIRE SITE IS OUTSIDE ZONE A PER FIRM
 PROPOSED DRIVEWAYS:
 30' WIDTH WITH 20' RADII

TITLE HOLDER:
 ETHEL E. MILLER TRUST
 TRACI NELSON - TRUSTEE
 5511 TOWER TERRACE RD NE
 CEDAR RAPIDS, IOWA 52411

APPLICANT:
 FC UNITED
 MICK SLINGER
 5321 MICHAEL DR NE
 CEDAR RAPIDS, IOWA 52411

CONTACT:
 PRIMUS CONSTRUCTION, INC.
 BART WOODS
 401 8TH AVE SE
 CEDAR RAPIDS, IOWA 52401

LOT #	TOTAL AREA (ACRES)	TOTAL AREA (S.F.)
LOT 1	11.82	515,024
LOT 2	2.76	120,034
LOT 3	3.17	137,991
LOT 4	10.16	442,732
LOT 5	0.41	17,704
TOTAL	28.32	1,233,484

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

Nathan P. Kass 3/18/15
 Nathan P. Kass, P.E. Date
 License Number 18659
 My license renewal date is December 31, 2015.
 Pages or sheets covered by this seal: 21

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 FC UNITED
 5321 MICHAEL DR NE STREET
 CEDAR RAPIDS, IOWA 52411

PROJECT AND LOCATION:
 INDOOR AND OUTDOOR
 ATHLETIC FACILITY
 CEDAR RAPIDS, IOWA

DRAWN BY: BKI
 APPROVED BY: NPK
 DATE: 03/18/2015
 SCALE: HOR 1"=50'

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	3/18/15

DRAWING:
 PRELIMINARY PLAT

JOB NUMBER:
 15-091

SHEET NUMBER:
 P1



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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: April 30, 2015

To: City Planning Commission
From: Development Services Department

Applicant: AVM Hospitality, Inc.
Titleholder: AVM Hospitality, Inc.

Location: 4011 16th Avenue SW
Request: Consider Conditional Use approval for a Ground-Floor Dwelling Unit in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg, Development Services Department
Case Number: COND-017217-2015

BACKGROUND INFORMATION:

This is to certify that Development Services staff has examined the petition of Vinesh Malde with AVM Hospitality, Inc. requesting Conditional Use approval for a “Ground-Floor Dwelling Unit” for property owned by AVM Hospitality, Inc. at 4011 16th Avenue SW and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:

The applicant wishes to convert a portion of an existing motel into a dwelling unit. The development has the following characteristics:

- Total site area: 1.37 acres
- Total area of building: 21,991 s.f.
- Total parking required: 1 per room and 2 per dwelling unit (52 spaces)
- Total parking provided: 53 spaces

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

FINDINGS:

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

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

Staff Comments: The conditional use as requested is permitted within the C-3, Regional Commercial District.

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

Staff Comments: The proposed site plan conforms to regulations established in Chapter 32 of the Municipal Code and the goals and objectives of the Future Land Use Map in City's Comprehensive Plan.

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

Staff Comments: This Conditional Use request for a ground-floor dwelling unit is not expected to adversely affect adjacent properties.

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

Staff Comments: The dwelling unit is not expected to interfere with the use, development or improvement of surrounding properties.

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

Staff Comments: All services are currently available to serve the lot. The addition of a dwelling unit is not expected to have any impact or burden on City services or traffic.

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

Staff Comments: The proposed development will comply with all additional standards from the Ordinance.

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

Staff Comments: The applicant will be responsible for compliance with the conditions and will take necessary steps as required by the City Zoning Ordinance to minimize any potential adverse impacts.

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

Staff comments: This item is not applicable.

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

Staff comments: The site development plan conforms to all applicable requirements of this Ordinance.

RECOMMENDED CONDITIONS:

Staff has no proposed additional conditions.



16TH AVE SW

ASHOK'S ST

Location

3930

4011

3939

4101

3819

UNKNOWN RD

120

435.7

247.95

15

425.7

435.7

15

60

70

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

15

460.55

289.98

230

230.05

219.05