

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, August 13, 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. New Business**

- a. Consideration of the Cedar Rapids Draft Historic Preservation Plan (Anne Russett).

**D. Action Items**

**1. Case Name: 3215 Johnson Avenue NW (Rezoning and Conditional Use)**

- a. Consideration of a change of zone from C-2, Community Commercial Zone District and R-2, Single Family Residence Zone District to O-S, Office/Service Zone District as requested by TSS holdings, LLC (Applicant) and Baker Greenhouses, LLC (Titleholder)

***Case No: RZNE-019776-2015; Case Manager: Dave Houg***

- b. Consideration of a Conditional Use for Self-Service Storage Facility in a O-S, Office/Service Zone District as requested by TSS Holdings, LLC (Applicant) and Baker Greenhouses, LLC (Titleholder)

***Case No: COND-019777-2015; Case Manager: Dave Houg***

**2. Case Name: 605 Boyson Road NE (Conditional Use)**

Consideration of a Conditional Use for Self-Service Storage Facility in a O-S, Office/Service Zone District as requested by Century Communications, L.C. (Applicant/Titleholder)

***Case No: COND-019907-2015; Case Manager: Dave Houg***

**3. Case Name: 777 76<sup>th</sup> Avenue Drive SW (Future Land Use Amendment and Rezoning)**

- a. Consideration of a Future Land Use Map Amendment from Public/Semi-Public to Urban Medium Intensity as requested by Mercy Care Management Inc. (Applicant) and Kirkwood Community College (Titleholder)

***Case No: FLUMA-020248-2015; Case Manager: Vern Zakostelecky***

- b. Consideration of a change of zone from A, Agriculture Zone District to O-S, Office/Service Zone District as requested by Mercy Care Management Inc. (Applicant) and Kirkwood Community College (Titleholder)

***Case No: RZNE-020247-2015; Case Manager: Vern Zakostelecky***

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, July 23, 2015 @ 3:00 p.m.**

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

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

Members Absent: Scott Overland  
Virginia Wilts  
Bill Hunse

DSD Staff: Joe Mailander, Manager  
Vern Zakostelecky, Zoning Administrator  
Dave Houg, Plats & Zoning Conditions Coordinator  
Chris Strecker, Civil Engineer

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 six (6) Commissioners present.

**A. Approval of the Minutes**

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the July 2, 2015 Minutes stand approved.

## **Adoption of the Agenda**

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

### **B. Action Items**

#### **1. Case Name: 2005 and 2013 West Post Road SW (Rezoning)**

Consideration of a change of zone from A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by Roger A. and Colleen A. Cassill  
(Applicants/Titleholders)

*Case No: RZNE-018870-2015; Case Manager: Vern Zakostecky*

Mr. Zakostecky stated this is a request to rezone 2.04 acres to the C-3 Zoning District to allow the property to be used for vehicle repair and sales. The property is currently zoned Agriculture, with the exception of the existing single-family home, but is used for commercial purposes. The property was developed in the County as residential and commercial and was annexed to the City in 1996. Mr. Zakostecky presented a Location Map, General Information, Aerial Photo/Zoning, Site Plan and Street View.

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

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

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

Commissioner Halverson called for a motion. Commissioner King made a motion to approve the change of zone from A, Agriculture Zone District to C-3, Regional Commercial Zone District. Commissioner Dahlby seconded the motion.

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

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

#### **2. Case Name: 167 Dows Lane NE (Rezoning)**

Consideration of a change of zone from R-1, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Richard B. Altorfer  
(Applicant/Titleholder)

*Case No: RZNE-019306-2015; Case Manager: Vern Zakostecky*

Mr. Zakostecky stated the property is currently developed with a single-family detached home. The applicant wishes to split off a rear portion of the lot to add to the property the applicant owns to the south. In order to accomplish this, the rezoning is necessary since the remaining housing lot will not meet the minimum lot area (10,000 s. f.) for the R-1 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. Mr.

Zakostecky presented a Location Map, General Information, Aerial Photo/Zoning, Site Plan and Street View.

Commissioner Halverson called for questions of Mr. Zakostecky.

Commissioner Halverson asked if the lot next to this one was comparable. Mr. Zakostecky stated that it was comparable but that lot is legal none conforming.

Commissioner Halverson called for a representative of the applicant.

Frank Bellon, 3613 Caribou Court NE stated that he would be happy to answer any questions.

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

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

Kim Schmidt, 185 Dows Lane SE stated that he had no issues with the rezoning and thought it was a good move.

Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from R-1, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

### **3. Case Name: 1718 Center Point Road NE (Rezoning and Conditional Use)**

- a. Consideration of a change of zone from C-2, Community Commercial Zone District and R-3, Single Family Residence Zone District to O-S, Office/Service Zone District as requested by Jonathan Bond (Applicant) and Virgil A. and Janice E. Henley (Titleholders)

***Case No: RZNE-019307-2015; Case Manager: Dave Houg***

Mr. Houg stated this is a request to rezone 1.39 acres to the O-S Zoning District to allow for the development of a self-service storage facility. The property is currently operated as a combination of rental home and used car sales lot. The proposed use will be self-service storage. Mr. Houg presented General Information, Zoning Map, Two Aerial Photos, Street View, Site Plan and Two Renderings.

Commissioner Halverson called for questions of Mr. Houg.

Commissioner Pankey asked if all structures will be removed. Mr. Houg stated that the house was built in 1912 and will be presented to the Historic Preservation Commission before demolition could begin.

Commissioner Blank asked if there was fencing next to the R-3, Single Family Residence Zone District. Mr. Houg stated that they planned on a 15 foot landscape buffer.

Commissioner Halverson asked if landscaping would be intensified. Mr. Zakostelecky stated that there is no requirement to put more intense landscaping but the O-S requirements do require higher level of screen fencing.

Commissioner Halverson called for a representative of the applicant.

Dan Schmidt, Brain Engineering, Inc., 1540 Midland Court NE stated that they did hold a neighborhood meeting and that many of the neighbors were present. He further stated that there would be fencing next to the R-3 property because the neighbors had a dog.

Commissioner Halverson called for questions of the applicant. No further questions were asked.

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

Pat Hoge, 1627 Center Point Road NE and Ronald Sherwood, 824 Pawnee Drive NE who stated he lived at 1700 Center Point Road presented the following questions:

- Owner has no experience relative to the type of business being proposed
- Rodents, Insects
- Kind of Partition of the building
- What would be the hours
- What would be stored?
- Security to protect neighbors
- Can the storage units be inspected any time?
- Who do you call if something illegal is going on
- Will property have security
- Water run off

Virgil Henley, 448 Amberjack Drive, Hiawatha, IA stated that he has owned the property for 45 years and feels the property should be put to good use and would be happy to answer any questions.

Commissioner Halverson asked Mr. Zakostelecky if he would answer some of the questions raised. Mr. Zakostelecky stated that most questions would have to be answered by the applicant, however stated that the building would have to follow building code and the O-S design standards for self-storage facilities and that the property is being rezoned to Office/Service Zone District which would be the best type of rezoning for the neighborhood. As for water runoff issues, the applicant will have to provide storm water and erosion control during construction activities. The fence along the property line is depicted on the renderings.

Mr. Schmidt stated that the operating hours would be 6:00 am to 10:00 pm, access control with pass card to front gate, did not think it would be staffed even though there will be an office; security lighting will be provided but no security; storm water management will be a water quality basin, no storm sewer in street now; roofs will have gutters and directed to the interior of the property; no limitations on stored items but from a liability standpoint he would probably

avoid hazardous items; building construction will have fire walls and fully vented; possible late September or October before construction will begin.

Commissioner Pankey asked about the current use of the paving near the easterly property line. Mr. Schmidt stated that there was a slab of concrete with cars parked upon it. Current use is approximately 35 cars, and the current building is used car sales.

Commissioner Blank asked what type of fencing was currently in place. Mr. Schmidt stated that there probably is chain link. Commissioner Blank stated that it looked like this project would be an improvement.

Commissioner Pankey stated that he also agreed that the project would be an improvement. Mr. Schmidt stated that there would be an office with some employee oversight.

Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from C-2, Community Commercial Zone District and R-3, Single Family Residence Zone District to O-S, Office/Service Zone District. Commissioner King seconded the motion.

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

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

- b. Consideration of a Conditional Use for Self Service Storage Facility in an O-S, Office/Service Zone District as requested by Jonathan Bond (Applicant) and Virgil A. and Janice E. Henley (Titleholders)

***Case No: COND-020223-2015; Case Manager: Dave Houg***

Mr. Houg stated the petition of Jonathan Bond requesting Conditional Use approval of a self-service storage facility for property owned by Virgil A. and Janice E. Henley at 1718 Center Point Road NE and proposed to be zoned O-S, Office/Service Zone District.

Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use request for Self Service Storage Facility in an O-S, Office/Service Zone District. Commissioner Pankey seconded the motion.

Commissioner Halverson called for discussion on the motion.

Commissioner Blank stated that the property will be sold and felt that the self-service storage facility was probably a better business than a multi-family building.

Commissioner Dahlby stated that she would be voting against the Conditional Use because she did not feel it was a good fit for the neighborhood.

Commissioner Knox-Seymour asked for clarification of the variance for the reduced 25 foot setback. Mr. Zakostecky stated that the properties front onto 29<sup>th</sup> Street. Rear and side yards adjacent to residential properties are required to provide a 25 foot setback

Commissioner Dahlby asked what other examples of buildings could be built in O-S.

Mr. Zakostelecky stated that an office building could be built, but no retail would be allowed, however, there have been challenges with this property due to the limited frontage.

Commissioner Knox-Seymour withdrew her motion.

Commissioner Halverson stated that the motion was withdrawn and called for a motion. Commissioner Blank made a motion to approve the Conditional Use request for Storage Facility in an O-S, Office/Service Zone District not recommending that the Board grant a variance for the reduced 25 foot setback. Commissioner Pankey seconded the motion.

Commissioner Pankey stated that this operation is a good neighbor but also appears to be non-conforming use and time for a change and continues to support this project.

Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

The meeting was adjourned at 3:57 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development



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

**Date:** August 13, 2015  
**To:** City Planning Commission  
**From:** Anne Russett, Planner III  
**Subject:** Historic Preservation Plan

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## BACKGROUND

In August 2011, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency (FEMA), the State Historical Society of Iowa (SHPO), and the Iowa Homeland Security & Emergency Management Division (IHSEMD) regarding the demolition of historic properties that resulted from the 2008 flood. The MOA outlines eight mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is the preparation of the City's first Historic Preservation Plan (Plan).

At the City Planning Commission's meeting on May 21, 2015, the staff provided an overview of the Plan. On August 13, 2015, the staff will be requesting that the City Planning Commission review and recommend adoption of the Plan [Attachment 1] by the City Council. To view the Plan, please visit the City's website at: [www.cityofcr.org/hpc](http://www.cityofcr.org/hpc).

## PLAN SUMMARY

The Plan provides the vision and the policy direction for historic preservation within the City. It also identifies the following five strategic components that make up the preservation program:

- *Administration:* The framework for operating the preservation program.
- *Identification:* The survey and recognition of properties with cultural or historic significance.
- *Management Tools:* The specific mechanisms for protecting historic properties.
- *Incentives and Benefits:* Programs that assist property owners and support preservation.
- *Education:* The tools to build awareness and strengthen skills to support preservation.

For each component, goals, policies, and initiatives are identified. Part 1 of the Plan discusses implementation and includes an initiatives matrix that outlines a schedule for when each initiative in the Plan will move forward. Some of the priority initiatives include a comprehensive update to Chapter 18 – Historic Preservation of the municipal code, an update to the Cedar Rapids Guidelines for Historic Districts, and an update to Chapter 32 – Zoning of the municipal code.

## **PRESERVATION'S CONNECTION TO OTHER PLANNING EFFORTS**

Another important initiative involves integrating historic preservation into City planning efforts. Specifically, as the City moves forward with Neighborhood Action Plans, Corridor Action Plans, planning Study Areas, and other City planning projects the goals and policies of the Plan must be considered. In addition to the Plan, historic survey data may help to provide a better understanding of existing conditions within a planning area.

## **OVERVIEW OF STAKEHOLDER OUTREACH**

As part of the development of the Plan, the following meetings, focus groups, and public events were held.

- Focus group meetings with historic preservation interest groups (April 2014, September 2014)
- Focus group meetings with health care representatives (September 2014)
- Focus group meetings with business and development representatives (April 2014)
- Public workshop (September 2014)
- City departments (April 2014, September 2014)
- Public open house (April 2015)

Nearly 40 members of the public attended the public workshop held in September 2014. At this event participants responded to questions individually and collectively, which helped to inform the goals, policies, and initiatives in the Plan. At the open house held in April 2015, approximately 30 members of the public provided input on the initiatives outlined in the Plan.

In addition, the Historic Preservation Plan Task Force, consisting of representatives of the City Council, City Planning Commission, Historic Preservation Commission, Medical Self Supporting Municipal Improvement District, and City staff, met regularly and provided feedback and input on the Plan.

## **COORDINATION WITH THE HISTORIC PRESERVATION COMMISSION**

Throughout the development of the Plan, the staff also coordinated with the Historic Preservation Commission and provided multiple opportunities for the Commission to review and comment on the Plan. Specifically, the Commission discussed the Plan at six meetings since March 2015.

## **REVIEW OF THE PLAN BY REVIEWING BODIES**

In addition to the HPC, the MOA requires that the City provide FEMA and SHPO with multiple opportunities to review the Plan and provide comments. Drafts of the Plan were submitted to the reviewing bodies in March and May 2015 for review and comment. The Plan before the Commission incorporates the comments of these reviewing bodies.

## **NEXT STEPS**

On August 13, 2015, the staff will be taking the Plan to the Historic Preservation Commission for final review and recommendation. Consideration of adoption by the City Council is scheduled for September 22, 2015.

## **RECOMMENDED ACTION**

Staff recommends that the City Planning Commission recommend adoption of the City of Cedar Rapids Historic Preservation Plan to the City Council.

### *Attachments:*

1. City of Cedar Rapids Historic Preservation Plan, August 5, 2015



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning with a Preliminary Site Development Plan

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CPC Date: August 13, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: TSS Holdings, LLC  
Titleholder: Baker Greenhouses, LLC

Location: 3215 Johnson Avenue NW  
Request: Consideration of a change of zone from C-2, Community Commercial Zone District and R-2, Single Family Residence Zone District to O-S, Office/Service Zone District

Case Manager: David Houg, Plat & Zoning Conditions Coordinator  
Case Number: RZNE-019776-2015

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**BACKGROUND INFORMATION:**

This is a request to rezone approximately 2.6 acres to the O-S Zoning District to allow for the development of a self-service storage facility. The property was formerly the site of the Cedar Rapids Greenhouses. The property is identified as “Urban - Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The land is currently vacant and the proposed use will be self-service storage. This rezoning request is accompanied by a request for Conditional Use approval. The applicant held a neighborhood meeting and no issues or concerns were identified.

The site consists of the following:

- Total site area is 3.99 acres.
- Portion requested for rezoning is 2.6 acres
- 11 storage buildings are proposed
- 1 strip mall building (13,000 sf) is proposed
- Total proposed hard surfaced area including buildings is 157,700 sq ft (90.7%)
- Access will be from Johnson Avenue NW.

**FINDINGS:**

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

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

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

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

*Staff Comments:* The subject property is shown as “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) FORM/USE/INTENSITY CHARACTERISTICS:**

**i. Residential densities should range from small lot single-family to four story apartment buildings.**

*Staff comments:* N/A - The proposed redevelopment of this site is commercial and self-service storage uses.

**ii. Non-residential FAR s should range from 0.3 to 1.0.**

*Staff comments:* The proposed FAR will be 0.33.

**iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.**

*Staff comments:* N/A - This is infill development.

**iv. Encourage more transportation, housing, and shopping choices in close proximity to each other.**

*Staff comments:* This proposed infill development will offer a mix of commercial uses in close proximity to both commercial and residential development.

**b) COMPATIBILITY CHARACTERISTICS:**

**i. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.**

*Staff comments:* The proposed development provides a transition from a heavily-trafficked corner of Edgewood Road and Johnson Avenue NW (convenience store and retail) to residential neighborhoods to the south and east.

**ii. Larger commercial or office uses should cluster around arterial streets and rail lines.**

*Staff comments:* This development will be accessed from Johnson Avenue NW, which is classified as a minor arterial street.

- iii. **High density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they located on arterial streets or rail lines.**  
*Staff comment:* N/A
- iv. **Smaller, neighborhood scale commercial uses are appropriate on any street provided that a smooth transition in intensity of uses is maintained.**  
*Staff comment:* This infill development provides a transition of use intensity.
- v. **Complementary uses like schools, small to medium sized parks and churches, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity, which allows for multiple access points and routes to and from the complementary uses.**  
*Staff comment:* This infill development will provide neighborhood retail / mixed use.

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 area includes a mix of residential and commercial uses. Single-family and multi-family residential development lies to the south and east of the site. Automotive and retail uses are adjacent to the west and north. The proposed development is consistent with goals and objective of the City Council and the Comprehensive Plan as it provides a transitional intensity of use between the commercial intersection and residential developments.

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

*Staff Comments:* The subject property’s location provides a transition from commercial uses to residential. The location is suitable for all uses permitted in the Office Service Zone 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 accompanying conditional use will ensure enhanced design standards for the relatively low-intensity use of self-service storage.

**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 approval of this site development plan is subject to the Conditional Use Permit process.
2. An access easement is required for the driveway connection with the adjacent westerly property.
3. 25' interior setbacks adjoining residential districts are required or a variance must be obtained.



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Conditional Use

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CPC Date: August 13, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: TSS Holdings, LLC  
Titleholder: Baker Greenhouses, LLC

Location: 3215 Johnson Avenue NW  
Request: Conditional Use approval for Self-Service Storage Facility in an O-S, Office/Service Zone District

Case Manager: David Houg, Plats & Zoning Conditions Coordinator  
Case Number: COND-019777-2015

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**BACKGROUND INFORMATION:**

This is a request to allow for the development of a Self-Service Storage Facility on 2.6 acres of currently vacant land. A rezoning request to the O-S, Office/Service Zone District accompanies this request for Conditional Use approval. The applicant held a neighborhood meeting and no issues or concerns were identified.

The project consists of the following:

- Total site area is 173,874 sq. ft. (3.99 acres).
- 11 storage buildings are proposed for the O-S portion (2.6 acres)
- A mixed-use retail building is proposed for the northerly C-2 portion (1.39 acres)
- Total proposed hard surfaced area including buildings is 157,700 sq. ft. (90.7%)
- Access will be from Johnson Avenue NW.

**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:* Self-service storage facilities may be located in the O-S, Office/Service Zone District if approved as a conditional use.

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

*Staff Comments:* 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 the City's Comprehensive Plan.

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

*Staff Comments:* Staff does not expect this development to have a negative effect on adjacent properties or the character of the neighborhood. The storage facility will fill a vacant gap between existing homes and a busy commercial intersection (Edgewood Road NW and Johnson Avenue NW).

**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:* A self-service storage facility is not expected to substantially change the character of the surrounding neighborhood.

**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:* The facility is not expected to unduly burden 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 the enhanced design standards for the Office Service District.

**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 all 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:* A variance is being requested for 15' side buffer-yards in lieu of the required 25' landscaped buffers.

**RECOMMENDED CONDITIONS:**

1. The City's Commercial Design guidelines and standards as specified in Subsection 32.05.030.C. of the City's Zoning Ordinance shall be met or a variance must be obtained for commercial retail portion of the development on the north end of the property.
2. The "Self-Service Storage Facility" Development Standards as specified in Subsection 32.04.030.A.39. of the City's Zoning Ordinance shall be met or a variance must be obtained for the area proposed for the O-S Zoning and development of storage garages.
3. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. and 32.04.030.A.39. or a variance must be obtained.
4. 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.
5. 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.
6. All parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
7. All storage of goods and materials shall be within a completely enclosed structure. Outdoor storage is expressly prohibited.
8. Interior setbacks adjoining residential districts must be a minimum 25 feet or a variance must be obtained.
9. 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.

# CONDITIONAL USE AND REZONING SITE DEVELOPMENT PLAN FOR 3215 JOHNSON AVE NW IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

## UTILITY LEGEND

EXISTING	PROPOSED
(SS8)	SS8
(ST15)	ST18
(FM6)	FM6
(WB)	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
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

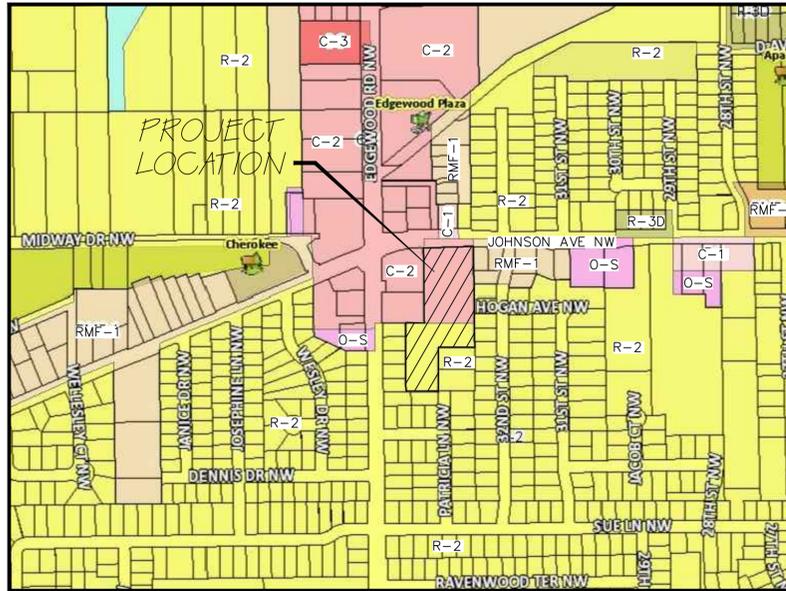
## SURVEY LEGEND

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
OUT "X" IN CONCRETE	RECORDED AS EASEMENT LINE
PLAT OR SURVEY BOUNDARY	PLAT LOT LINE
CENTERLINE	SECTION LINE
SECTION LINE	1/4 SECTION LINE
EXISTING LOT LINE	1/4-1/4 SECTION LINE
BUILDING SETBACK LINE	

## PLANT LEGEND

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

## LOCATION MAP (NOT TO SCALE)



## SHEET INDEX

- 1) COVER
- 2) SITE PLAN

## VARIANCES REQUESTED

VARIANCE FOR 15' SIDE BUFFER YARDS HAS BEEN REQUESTED

## APPLICANT:

TSS HOLDINGS, LLC  
%TODD SATTERLY  
123 30TH STREET DRIVE SE  
CEDAR RAPIDS, IOWA 52403  
Email: TSATTERLY@GMAIL.COM

## TITLEHOLDER:

BAKER GREENHOUSES, LLC  
4615 BLARNEY DRIVE  
CEDAR RAPIDS, IA 52411

## PROPERTY ADDRESS

3215 JOHNSON AVE NW

## PARKING REQUIREMENTS

NORTH PORTION OF SITE ZONED C-2 (NO CHANGE):

STRIP MALL:  
6/1000 SQ.FT. OF GFA FOR A 13,000 SF STRIP MALL BLDG

PARKING REQUIRED: 78 STALLS

SOUTH PORTION OF SITE REZONED FROM R-2 AND C-2 TO O-S:

WAREHOUSING - INDOOR MINI SELF STORAGE GARAGES:  
1/3000 GFA + 1 / EA 2 EMPLOYEES

45,200 SF STORAGE UNITS AND 2 EMPLOYEES

PARKING REQUIRED: 15+1= 16 STALLS

PARKING REDUCTIONS (48 TOTAL):

- 10% REDUCTION FOR THE SITE HAVING THE FOLLOWING (9 SPACES):
  1. SHARED PARKING AGREEMENTS
  2. PARKING LOT TO THE REAR OR SIDE OF BUILDING
  3. LANDSCAPING THAT EXCEEDS MINIMUM REQUIREMENTS
- 5% REDUCTION FOR BUILDING WITHIN 500' OF A BUS ROUTE (5 SPS)
- 5% REDUCTION IF BUILDING OR USE IS WITHIN ONE-QUARTER (1/4) MILE OF A RECREATIONAL TRAIL OR BIKE ROUTE AND ON-SITE ACCESS IS PROVIDED TO PEDESTRIAN WALKWAY (5 SPACES)
- 5% REDUCTION FROM ADMINISTRATIVE RECOMMENDATION (5 SPACES)
- 25% REDUCTION FOR SHARED PARKING AGREEMENTS (24 SPACES)

GROSS PARKING REQUIRED = 95 STALLS  
REDUCTION = -48 STALLS  
NET PARKING REQUIRED = 47 STALLS (2 ACCESSIBLE)

TOTAL SITE PARKING REQUIRED=47 STALLS (2 ACCESSIBLE)  
PARKING PROVIDED=84 STALLS (4 ACCESSIBLE)

## LANDSCAPING CALCULATIONS

ZONING: EXISTING: C-2(NORTHERN PORTION); R-2 (SOUTHERN PORTION)  
PROPOSED: C-2 (NORTHERN PORTION); OS (SOUTHERN PORTION)

ADJACENT ZONING:  
NORTH: JOHNSON AVE. R.O.W. C-1, & C-2  
SOUTH: R-2  
WEST: EDGEWOOD ROAD R.O.W. & R-2  
EAST: RMF-2 & R-2

STREET TYPE CLASSIFICATION & REQUIRED CLEAR ZONE  
STREET JOHNSON AVE: ARTERIAL/COLLECTOR/LOCAL = 10' CLEAR ZONE  
STREET EDGEWOOD: ARTERIAL/COLLECTOR/LOCAL = 10' CLEAR ZONE

PARKING TREES  
PARKING SPACES NORTHERN PORTION(1 TREE/12 STALLS): 51/12 = 4.25  
5 TREES REQUIRED  
5 TREES PROVIDED

### JOHNSON AVENUE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING  
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE A)  
LENGTH OF FRONTAGE: 243 LF = 500 LF = 0 LF  
TREES REQUIRED: 0/40 = 0  
0 TREES REQUIRED  
0 TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)  
1 TREE / 50 LF (LESS DRIVES & ACCESS SIGHT DISTANCE A)  
TOTAL AREA: 165 LF x 15 = 2475 SF  
TREES REQUIRED: 165/50 = 4  
4 TREES REQUIRED  
6 TREES PROVIDED

SHRUB SCREENING  
SHRUBS TO SCREEN 126 LF x 0.67 = 84 LF  
2/25 OF PARKING LOT 84 LF / 4' = 21  
(20% ORNAMENTAL GRASSES/MULDFLOWERS = 5 (20% SHRUBS) @ 4:1  
(4' AVG SHRUB WIDTH)  
@ 4:1 SHRUB RATIO) 21 TOTAL SHRUBS REQUIRED  
16 (21-5) SHRUBS PROVIDED  
20 (5@ 4:1) GRASSES/MULDFLOWERS PROVIDED

SHRUBS IN NON-PRKG AREAS @ 6/1,000  
1161 SF / 1,000 (6) = 6.97  
7 SHRUBS REQUIRED  
8 SHRUBS PROVIDED

### BUFFER YARD REQUIREMENTS

REAR BUFFER YARD (25' WIDTH) and SIDE BUFFER YARD (15' WIDTH)  
TOTAL LENGTH: 1433 LF

FENCE OPTION  
REQUIRED EVERGREENS: 2/100 LF. 2(14.33) = 29  
TREES REQUIRED: 29  
TREES PROVIDED: 29  
TREES EXISTING: 0

REQUIRED FLOWERING TREES: 2/100 LF. 2(14.33) = 29  
TREES REQUIRED: 29  
TREES PROVIDED: 29  
TREES EXISTING: 0

REQUIRED SHRUBS: 5/100 LF. 5(14.33) = 72  
SHRUBS REQUIRED: 72  
SHRUBS PROVIDED: 72

## CONDITIONAL USE AND REZONING SITE PLAN LEGAL DESCRIPTIONS

### ENTIRE SITE LEGAL DESCRIPTION:

THAT PART OF THE WEST 30 169/450 RODS OF THE SW FRL 1/4 NW 1/4 OF SECTION 30-83-7, LINN COUNTY, IOWA

LYING WITHIN THE FOLLOWING DESCRIBED PREMISES: COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF SW FRACTIONAL 1/4 NW 1/4 SAID SEC. 30; THENCE E-LY 253.7 FEET ALONG THE N-LY LINE OF SW FRACTIONAL 1/4 NW 1/4 SAID SEC. 30 TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUING E-LY 253.5 FEET ALONG SAID N-LY LINE TO A POINT; THENCE S-LY 549 FEET ALONG A LINE PARALLEL WITH AND 507.2 FEET E-LY FROM THE W-LY LINE OF SW FRACTIONAL 1/4 SAID SEC. 30 TO A POINT; THENCE W-LY 187.2 FEET ALONG A LINE PARALLEL WITH AND 549 FEET S-LY FROM SAID N-LY LINE TO A POINT; THENCE S-LY 220 FEET ALONG A LINE PARALLEL WITH AND 320 FEET E-LY FROM SAID W-LY LINE TO A POINT, SAID POINT BEING THE NE CORNER OF LOT 11, BEZDEK'S FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA; THENCE W-LY 165.3 FEET TO THESE CORNER OF LOT 5 SAID BEZDEK'S FIRST ADDITION; THENCE N-LY 349 FEET TO THE NE CORNER OF LOT 1 SAID BEZDEK'S FIRST ADDITION; THENCE E-LY 99 FEET ALONG A LINE PARALLEL WITH AND 420 FEET S-LY FROM SAID N-LY LINE TO A POINT; THENCE N-LY 420 FEET TO THE POINT OF BEGINNING. EXCEPT THE PUBLIC HIGHWAY

### CONDITIONAL USE AND REZONING AREA LEGAL DESCRIPTION:

THAT PART OF THE WEST 30 169/450 RODS OF THE SW FRL 1/4 NW 1/4 OF SECTION 30-83-7, LINN COUNTY, IOWA

LYING WITHIN THE FOLLOWING DESCRIBED PREMISES: COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF SW FRACTIONAL 1/4 NW 1/4 SAID SEC. 30; THENCE E-LY 253.7 FEET ALONG THE N-LY LINE OF SW FRACTIONAL 1/4 NW 1/4 SAID SEC. 30 TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUING E-LY 253.5 FEET ALONG SAID N-LY LINE TO A POINT; THENCE S-LY 549 FEET ALONG A LINE PARALLEL WITH AND 507.2 FEET E-LY FROM THE W-LY LINE OF SW FRACTIONAL 1/4 SAID SEC. 30 TO A POINT; THENCE W-LY 187.2 FEET ALONG A LINE PARALLEL WITH AND 549 FEET S-LY FROM SAID N-LY LINE TO A POINT; THENCE S-LY 220 FEET ALONG A LINE PARALLEL WITH AND 320 FEET E-LY FROM SAID W-LY LINE TO A POINT, SAID POINT BEING THE NE CORNER OF LOT 11, BEZDEK'S FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA; THENCE W-LY 165.3 FEET TO THESE CORNER OF LOT 5 SAID BEZDEK'S FIRST ADDITION; THENCE N-LY 349 FEET TO THE NE CORNER OF LOT 1 SAID BEZDEK'S FIRST ADDITION; THENCE E-LY 99 FEET ALONG A LINE PARALLEL WITH AND 420 FEET S-LY FROM SAID N-LY LINE TO A POINT; THENCE N-LY 420 FEET TO THE POINT OF BEGINNING. EXCEPT THE PUBLIC HIGHWAY

EXCEPT THE NORTH 231 FEET THEREOF

## NOTES

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.

ALL STORM WATER MANAGEMENT AND WATER QUALITY REQUIREMENTS WILL BE MET VIA UNDERGROUND DETENTION AND STORAGE FACILITIES LOCATED UNDER THE PAVEMENT IN THE NORTHWEST PORTION OF THE SITE. DETAILS WILL BE SUBMITTED WITH THE DETAILED PLAN OF IMPROVEMENTS.

ALL PROPOSED WATER MAIN SHALL BE DUCTILE IRON PIPE WITH NITRILE GASKETS DUE TO POSSIBLE SOIL CONTAMINATION FROM FORMER LUST SITES.

## STREET CLASSIFICATIONS

STREET	DESIGN DATA - URBAN		
	CLASSIFICATION	STREET WIDTH	DESIGN SPEED
PATRICIA LN SW	LOCAL	28'	30 MPH
JOHNSON AVE NW	MINOR ARTERIAL	VAIRES	VARIES

## EXISTING/PROPOSED USE

EXISTING USE: VACANT LAND  
PROPOSED USE: STRIP MALL AND STORAGE UNITS

## ZONING

EXISTING: C-2 AND R-2  
PROPOSED: C-2 AND O-S

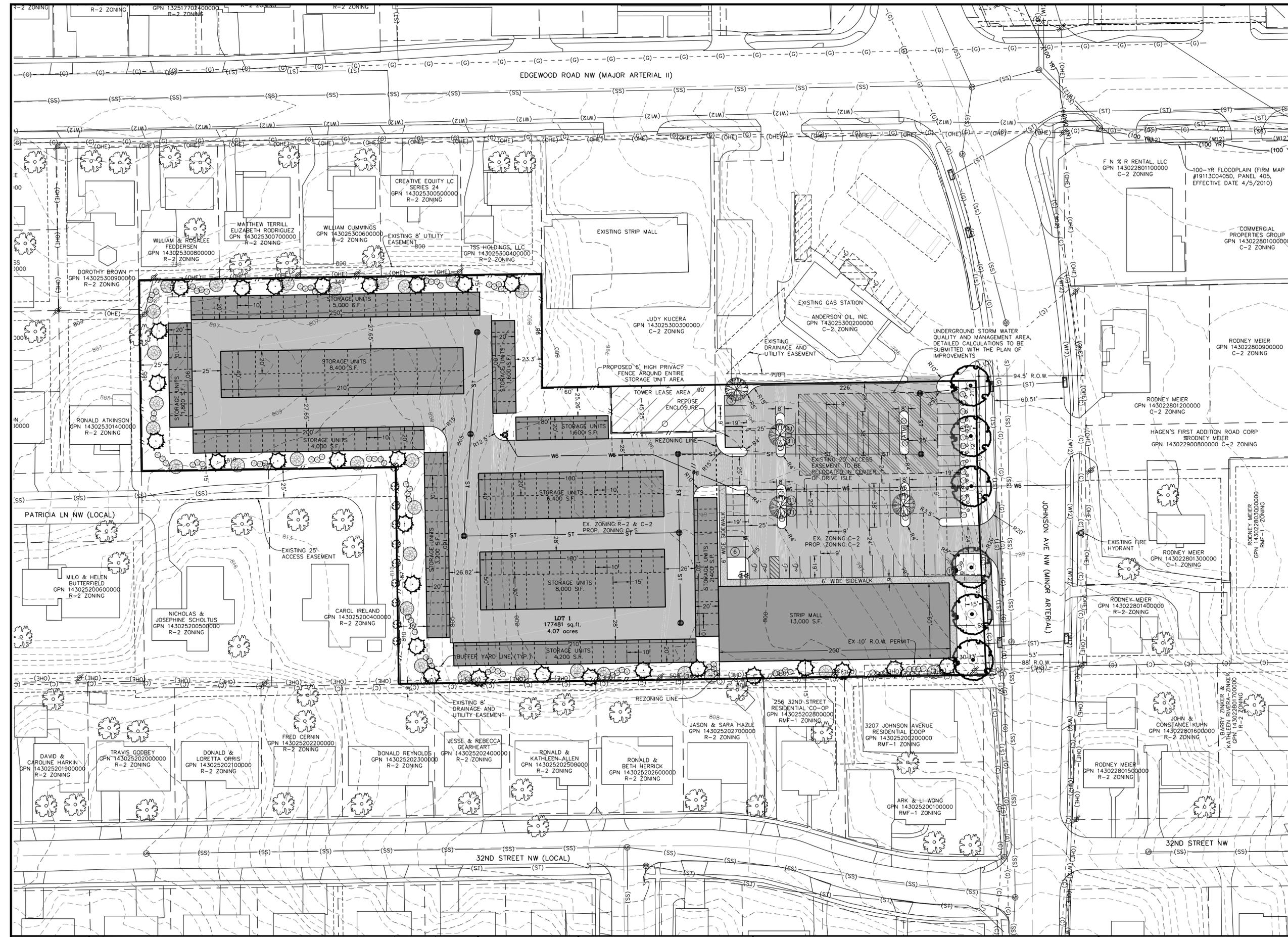
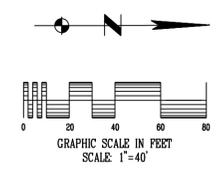
## DIMENSION STANDARDS: C-2 AND O-S

FRONT YARD SETBACK: 0 - THE FRONT YARD SHALL BE DEFINED BY SECTION 32.05.010.C.4.c.ii  
INTERIOR SIDE SINGLE/COMBINED: 15' COMBINED, 5' MIN  
CORNER SIDE YARD SETBACK: 15' - THE CORNER SIDE YARD SHALL BE DEFINED BY SECTION 32.05.010.C.4.c.ii  
REAR YARD SETBACK: 15'

REAR BUFFER YARD: 25'  
STREET FRONT BUFFER YARD: 15'  
SIDE BUFFER YARD: 25' (SELF-SERVICE STORAGE), 15' (STRIP MALL)

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	06/25/15
Date Revised	07/20/15
Date Revised	





DRAWN BY: BDV					
CHECKED BY: SF					
APPROVED BY: BDV					
DATE: 06/25/15					
FIELD BOOK: NO.					
	REVISION DESCRIPTION	APPROVED	DATE		

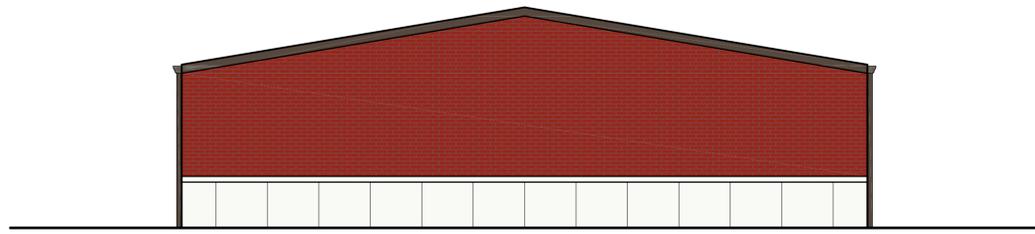

  
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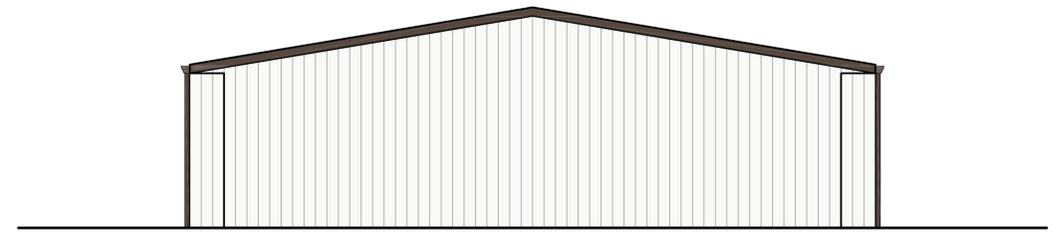
**3215 JOHNSON AVE NW**  
 PART OF THE S.W.1/4-N.W.1/4, SECTION 30, T83N, R7W  
 CEDAR RAPIDS, LINN COUNTY, IOWA

**CONDITIONAL USE AND REZONING SITE DEVELOPMENT PLAN**  
 SCALE: 1"=40'  
 PROJECT NO. 9696-1

CAD File: I:\Projects\9696-1 Johnson Ave Self Storage\DWG\Site Plans\9696-1\_S02.dwg Date Plotted: Jul 20, 2015 - 1:09pm Plotted By: BDV



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



BACK ELEVATION  
SCALE: 3/16" = 1'-0"



SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Conditional Use

---

CPC Date: August 13, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Century Communications, L.C.  
Titleholder: Century Communications, L.C.

Location: 605 Boyson Road NE  
Request: Conditional Use approval for Self-Service Storage Facility in an O-S, Office/Service Zone District

Case Manager: David Houg, Plat & Zoning Conditions Coordinator  
Case Number: COND-019907-2015

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**BACKGROUND INFORMATION:**

This is a request to develop Self-Service Storage Facility in an O-S, Office/Service Zone District. This project was approved for development in 2006, but construction never occurred and the preliminary site development plan expired. The proposed project includes additional property so the conditional use and preliminary site development plan need to be re-approved. A condition of the rezoning to the O-S, Office/Service Zone District in 1996 restricted development to only 15% of the total site area. Staff has found no reason for this restriction other than a letter from the applicant at that time stating only 15% of the total site area would be developed. Staff is working with the current applicant to get this restriction removed.

The project consists of the following:

- Total site area is 549,510 sq. ft. (12.62 acres).
- 2 storage buildings and an office are proposed.
- Total proposed hard surfaced area including buildings is 70,075 sq. ft. (12.8%).
- Access will be from Boyson Road NE.
- 12 off-street parking spaces are required / 13 stall are proposed.

**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:* Self-service storage facilities may be located in the O-S, Office/Service Zone District if approved as a conditional use.

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

*Staff Comments:* 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 the City's Comprehensive Plan.

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

*Staff Comments:* Staff does not expect this development to have a negative effect on adjacent properties or the character of the neighborhood. The site is a portion of a 30 acre tract of land utilized by a communication tower. There is floodplain to the south (Dry Creek). Multi-family residential lies to the east, which will be separated by a 25' wide landscaped buffer-yard.

**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 self-service storage facility will be required to meet enhanced design standards of the O-S, Office/Service Zone District including building design and buffering. It is therefore not expected to substantially change the character of the surrounding neighborhood.

**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:* A self-service storage facility is not expected to unduly burden 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 must comply with enhanced design standards for storage garages in the Office Service District or a variance must be successfully obtained.

**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 all 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:* The site layout is similar to the previously approved site plan with the exception the site has been enlarged.

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

*Staff comments:* A variance is being requested for reduced landscaping/screening to the south and west.

**RECOMMENDED CONDITIONS:**

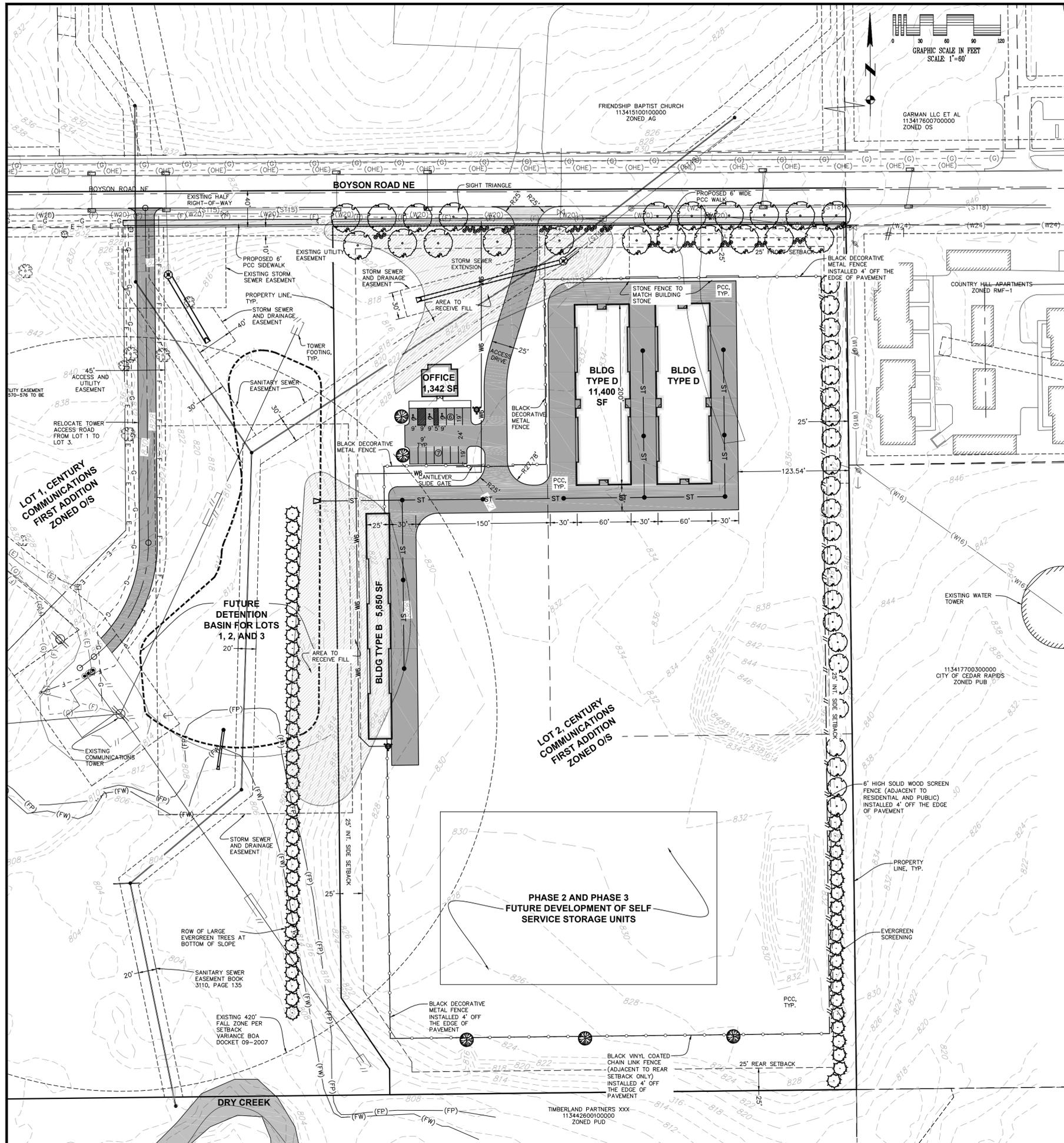
1. The "Self-Service Storage Facility" Development Standards as specified in Subsection 32.04.030.A.39. of the City's Zoning Ordinance shall be met or a variance must be obtained for the area proposed for the O-S Zoning and development of storage garages.
2. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A. and 32.04.030.A.39. or a variance must be obtained.
3. 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.
4. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
5. All storage of goods and materials shall be within a completely enclosed structure. Outdoor storage is expressly prohibited.
6. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
7. The dumpster enclosure will need to be a full screen enclosure including the gates and preferably designed using the same building material as the principal buildings as per Subsection 32.05.030.A.7. of the Zoning Ordinance.
8. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage.
9. PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit maintenance bonds for public infrastructure.

**Phases 2 & 3 -- Ordinance Amendment:**

Ordinance No. 23-95, which rezoned this property to O-S, Office/Service Zone District included Condition No. 12. which reads as follows:

"That site coverage with structures or hard surfaces as a result of development of the site shall not exceed 15% of the total site area. In the event that the site is subdivided as separate parcels, lot coverage shall not exceed 15% of the site area on any individual parcel."

The applicant has provided an alternate site development plan depicting a full build-out of the lot "Phases 2 & 3". Ordinance 23-95 must be amended to remove the 15% clause before this plan can be approved. An informal recommendation on the appropriateness of this proposal is requested from the Commission.



PRELIMINARY SITE DEVELOPMENT PLAN  
FOR  
**BOYSON ROAD  
STORAGE UNITS**  
IN THE CITY OF CEDAR RAPIDS  
LINN COUNTY, IOWA

**APPLICANT/OWNER**

DR. GERALD EGANHOUSE  
CENTURY COMMUNICATIONS, L.C.  
P.O. BOX 2235  
CEDAR RAPIDS, IOWA 52406  
PHONE: 5319-366-2293

**PARKING REQUIREMENTS**

REQUIRED: 1/3000 GFA + 1/2 EMPLOYEES  
28,650 SF STORAGE UNITS & 2 EMP'S  
12 STALLS REQUIRED  
PROVIDED: 13 PARKING STALLS PROVIDED  
3 ACCESSIBLE STALLS PROVIDED

**DIMENSIONAL STANDARDS**

FRONT SETBACK: 50 FEET  
SIDE SETBACK: 25 FEET  
CORNER SIDE SETBACK: 30 FEET  
REAR SETBACK: 25 FEET

**STORM WATER NOTE**

ALL STORM WATER QUALITY AND DETENTION REQUIREMENTS WILL BE MET OR EXCEEDED WITH THE DETAILED DESIGN. A DETAILED DRAINAGE REPORT WILL BE SUBMITTED WITH THE PLAN OF IMPROVEMENT SUBMITTAL. THE PROPOSED DETENTION BASIN AS SHOWN ON THE PLAN SHALL PROVIDE STORM WATER QUALITY AND DETENTION FOR LOTS 1 AND 2, CENTURY COMMUNICATIONS FIRST ADDITION

**LEGAL DESCRIPTION**

LOT 2, CENTURY COMMUNICATIONS FIRST ADDITION

**ZONING AND USE**

EXISTING ZONING/USE: O/S / VACANT LOT  
PROPOSED ZONING/USE: O/S / STORAGE UNITS

**CONDITIONAL USE REQUEST**  
CONDITIONAL USE APPROVAL FOR PHASE 1 (ONLY)  
SELF-SERVICE STORAGE FACILITY DEVELOPMENT

**AREA CALCULATIONS (PHASE 1)**

TOTAL SITE AREA: 549,510 S.F. = 12.62 AC  
EXISTING HARD SURFACE: 0 S.F. = 0.00 AC (0.00%)  
EXISTING OPEN SPACE: 549,510 S.F. = 12.62 AC (100.00%)  
PROPOSED PAVED SURFACE: 41,425 S.F. = 0.96 AC (7.8%)  
PROPOSED BUILDING AREA: 28,650 S.F. = 0.66 AC (5.2%)  
PROPOSED OPEN SPACE: 479,435 S.F. = 11.00 AC (87.2%)

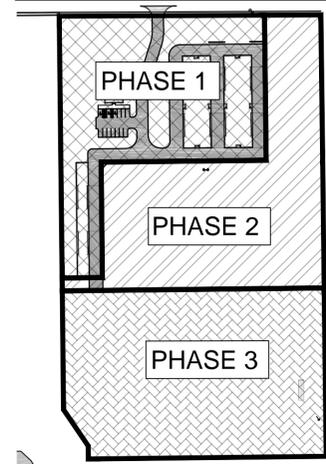
**PLANTING REQUIREMENTS**

ZONING: O/S  
ADJACENT ZONING: BOYSON ROAD NE (FRONT YARD - 15')  
RIGHT OF WAY LANDSCAPING:  
1 TREE / 40 LF (LESS DRIVES AND SIGHT DISTANCE)  
LENGTH OF FRONTAGE: 572 LF  
WEST: O/S (572-200)/40 = 9.3  
TREES REQUIRED: 10 TREES PROVIDED  
10 TREES PROVIDED  
PARKING LOT LANDSCAPING:  
REQUIRED: 1 TREE / 12 SPACE: 64/12=5.3  
PROVIDED: 6 TREES  
STREET FRONTAGE LANDSCAPE AREA (15' WIDTH):  
1 TREE / 50 LF (LESS DRIVES AND SIGHT DISTANCE)  
TREES REQUIRED: (572-30)/50=10.8  
11 TREES PROVIDED  
11 TREES PROVIDED  
STREET CLASSIFICATION & REQUIRED CLEAR ZONE  
BOYSON ROAD NE: MINOR ARTERIAL: 10' REQ.  
SHRUBS IN NON-PARKING: 8,130 SF/1,000 (6)=48.6 REQUIRED  
49 PROVIDED  
TOTAL AREA: (572-30)\*15=8,130 SF  
SCREENING AND LANDSCAPING OF INTERIOR SETBACKS ADJOINING RESIDENTIAL, OFFICE, OR PUBLIC USES SHALL INCLUDE SOLID WOOD OR MASONRY FENCING AND BUFFERYARD LANDSCAPING, INCLUDING A MINIMUM OF FOUR OVERSTORY TREES PER 100 FEET OF LINEAR DISTANCE.  
EAST- ADJACENT ZONE: PUB AND RMF-1  
PROVIDED: 6' HIGH SOLID WOOD SCREEN FENCE AND 4 OVERSTORY TREES PER 100 LF OR 6 LARGE EVERGREEN TREES PER 100 LF  
SOUTH- ADJACENT ZONE: PUB  
PROVIDED: BLACK VINYL COATED CHAIN LINK  
WEST- ADJACENT ZONE: OFFICE/SERVICE  
PROVIDED: BLACK DECORATIVE METAL FENCE WITH 6 LARGE EVERGREEN TREES PER 100 LF AT BOTTOM OF SLOPE.

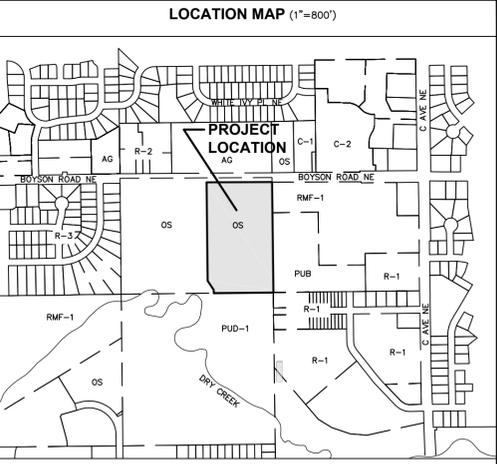
**VARIANCE REQUESTS**

VARIANCE #1: A VARIANCE HAS BEEN REQUESTED FOR BUFFERYARD ADJACENT TO OFFICE ZONED LOT TO THE WEST DUE TO UNIQUE CIRCUMSTANCE. THE PROPERTY CONTAINS A COMMUNICATION TOWER EXTENSIVELY USED BY MUNICIPAL AND FEDERAL ENTITIES. THE PROPERTY IS CONSUMED BY MULTIPLE DRAINAGE AND STORM SEWER EASEMENT, SANITARY SEWER EASEMENT AND ACCESS EASEMENTS. A LARGE PORTION OF THE PROPERTY IS LOCATED IN THE DRY CREEK FLOOD PLAIN AND FLOODWAY. DUE TO THESE REASONS AS WELL AS THE EXTREME TOPOGRAPHY OF THE SITE WE FEEL THE LOT WILL NOT DEVELOPMENT INTO AN OFFICE TYPE SETTING.  
VARIANCE #2: A VARIANCE HAS BEEN REQUESTED TO INCLUDE THE REQUIRED 24" DEEP OFFSETS AT DISTANCES NOT EXCEEDING 50 FEET FOR ONLY THE INTERNAL BUILDING FACADES THAT ARE NOT VISIBLE OR HIGHLY NOT VISIBLE FROM PUBLIC VIEW. THE BREAKS WILL BE MAINTAINED IN THE OUTER FACADE WHICH IS MORE VISIBLE FROM THE PUBLIC VIEW. THE BREAKS CREATES A MAINTENANCE PROBLEM FOR FLOWING SNOW. THE BREAKS WOULD REQUIRE THE SNOW FLOW DRIVER TO GET OUT OF THE VEHICLE AND HAND SHOVEL THE INDENTED AREAS. THE REASON FOR THE BREAKS IS TO CREATE A MORE AESTHETICALLY PLEASING BUILDING FACADE FOR PUBLIC PERCEPTION OF SELF SERVICE STORAGE FACILITIES WHICH THIS PROJECT SUPPORTS. HOWEVER, FOR THE PORTION OF THE BUILDINGS THAT CANNOT BE SEEN OR UNLIKELY TO BE SEEN BY THE PUBLIC IT ADDS COST AND MAINTENANCE ISSUES AND DOES NOT CONTRIBUTE TO THE INTENT OF THE CODE.

**PHASING PLAN**



Contact Person	BRENT JACKMAN, P.E.
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E-Mail Address	brent@hollings.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	C.U. 07/01/2015
Date Revised	C.U. 07/31/2015



**GENERAL LEGEND**

EXISTING	PROPOSED
(SSB)	SANITARY SEWER W/SIZE
(ST15)	STORM SEWER W/SIZE
	SUBDRAIN
(FM6)	FORCE MAIN W/SIZE
(WB)	WATER MAIN W/SIZE
(G)	GAS
(S)	STEAM
(OHE)	ELECTRIC-OVERHEAD
(E)	ELECTRIC-UNDERGROUND
(C)	CABLE TV-UNDERGROUND
(OHC)	CABLE TV-OVERHEAD
(OHT)	TELEPHONE-OVERHEAD
(F)	FIBER OPTIC-UNDERGROUND
(OHF)	FIBER OPTIC-OVERHEAD
(T)	TELEPHONE-UNDERGROUND
	FENCE LINE
	CONTOUR LINE
	LIGHT POLE W/O MAST
	LIGHT POLE W/MAST
	TELEPHONE POLE
	POWER POLE
	GUY ANCHOR
	GUY POLE
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	CABLE TV PEDESTAL
	UTILITY/CONTROL CABINET
	SANITARY MANHOLE
	STORM MANHOLE
	GRATE INTAKE
	RA-3 INTAKE
	RA-5 INTAKE
	RA-6 INTAKE
	GAS VALVE
	FLARED END SECTION
	CLEANOUT, STORM OR SANITARY
	TRAFFIC SIGNAL W/MAST
	BOLLARD
	BENCHMARK
	STREET SIGN
	WELL
	FIRE HYDRANT
	WATER VALVE
	WATER SHUTOFF
	WATER BLOWOFF
	SURVEY CONTROL MONUMENT
	AS NOTED
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	1/4-1/4 SECTION LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE

**PLANT LEGEND**

EXISTING	PROPOSED
	OVERSTORY DECIDUOUS TREE
	UNDERSTORY DECIDUOUS TREE
	CONIFEROUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	PERENNIAL/WILDFLOWER
	NATIVE PLANTINGS

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





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

**STAFF REPORT**  
Future Land Use Map Amendments

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CPC Date: August 13, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Mercy Care Management Inc.  
Titleholder: Kirkwood Community College

Location: 777 76th Avenue Drive SW  
Request: Future Land Use Map Amendment from Public/Semi Public to Urban Medium Intensity

Case Manager: Vern Zakostelecky, Zoning Administrator  
Case Number: FLUMA-020248-2015

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**BACKGROUND INFORMATION:**

The applicant is requesting an amendment to the Future Land Use Map (FLUM) in the City's Comprehensive Plan, EnvisionCR to allow for development of a medical clinic. The applicant has also submitted for annexation and an application for rezoning from A, Agriculture Zone District to O-S, Office/Service Zone District. The proposed development includes the proposed medical building, associated parking and drives and a storm water management area. Prior to City Council consideration of the Future Land Use Map amendment and rezoning request the property needs to be annexed into the City's corporate limits.

The Preliminary Site Development Plan consists of the following:

- Total site is 10.4 acres.
- Total parking provided is 147 spaces including 8 handi-capped spaces-required is 135.
- Two access drives off 76<sup>th</sup> Ave. Dr. SW.
- New sidewalk provided along 76<sup>th</sup> Ave. Dr. SW and from the building to the public sidewalk.
- Storm water management on-site south of the proposed building.
- The lot is large enough to provide for future growth/development.

**FINDINGS:**

1. The subject property is shown as Public/Semi-Public on the Future Land Use Map in EnvisionCR, the Comprehensive Plan. This is due to the property being owned by Kirkwood Community College. The plan is for Mercy Care Management Inc. to

purchase the property for development of a new medical clinic. The requested Urban Medium Intensity Land Use Typology Area designation is compatible with the surrounding area and the proposed use.

2. City staff has no objections to the request based on the proposed use of a medical center and potential future development in the general area. Urban-Medium Intensity encourages compact, mixed use development at medium intensities.
3. **USE/FORM/INTENSITY COMMENTS:** Urban Medium Intensity encourages mixed use developments. As a medium scale development the proposed U-MI (Urban-Medium Intensity) is compatible with the surrounding future and planned uses. As of now the area around the subject property is planned for institutional growth, including the Kirkwood and College Community School District campuses.
4. **LOCATION/COMPATABILITY COMMENTS:** U-MI is encouraged adjacent to arterial roads such as 76th Avenue Drive SW. Based on the proposed use and the fact that the seller (Kirkwood) is retaining ownership of surrounding parcels, Staff does not have any concerns with compatibility.
5. **SERVICE AND INFRASTRUCTURE COMMENTS:** The area is adjacent to existing incorporated land and Staff does not know of any service issues. EnvisionCR calls for a framework of interconnected streets, so consideration should be given in the future with addition development in the area to the long term road network for this area to avoid a series of higher intensity uses all individually loading onto 76th Avenue Drive SW. This includes access to the property to the south, which could it be parceled off and developed in the future.

If the City Planning Commission determines that the requested Land Use Typology Area is not appropriate for this location, based on inconsistency with the Comprehensive Plan, the Commission should recommend denial of the proposed Future Land Use Map amendment to City Council.

Should the Commission determine that the proposed land use is appropriate; the Commission should make a recommendation to City Council to amend the Future Land Use Map designation from PUBLIC/SEMI-PUBLIC to the requested URBAN MEDIUM INTENSITY use designation.

NO.	REVISION DESCRIPTION	APPROVED	DATE



CLIENT: SOLU LANG ARCHITECTS  
 1101 OL MARION RD NE  
 CEDAR RAPIDS, IA 52402  
 PHONE: (319) 362-0394



DRAWN BY: JAH  
 DATE: 07/10/15  
 PROJECT NO. 215042

APPROVED BY: JAH  
 SCALE: SEE PLAN

MERCY CARE  
 PRAIRIE CREEK

LOCATION MAP

SHEET NO.  
 1  
 OF  
 1



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning with a Preliminary Site Development Plan

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CPC Date: August 13, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Mercy Care Management Inc.

Titleholder: Kirkwood Community College

Location: 777 76<sup>th</sup> Avenue Drive SW  
Request: Rezoning from A, Agriculture Zone District to O-S, Office/Service Zone District

Case Manager: Vern Zakostelecky, Zoning Administrator  
Case Number: RZNE-020247-2015

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**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for development of a medical clinic. The applicant has also submitted requests for annexation and an application for an amendment to the Future Land Use Map EnvisionCR, the City's Comprehensive Plan from Public/Semi-Public to the Urban Medium Intensity Land Use Typology Area. The proposed development includes the proposed medical building, associated parking and drives and a storm water management area. Prior to City Council consideration of the Future Land Use Map amendment and rezoning request the property needs to be annexed into the City's corporate limits.

The Preliminary Site Development Plan consists of the following:

- Total site is 10.4 acres.
- Total parking provided is 147 spaces including 8 handi-capped spaces-required is 135.
- Two access drives off 76<sup>th</sup> Ave. Dr. SW.
- New sidewalk provided along 76<sup>th</sup> Ave. Dr. SW and from the building to the public sidewalk.
- Storm water management on-site south of the proposed building.
- The lot is large enough to provide for future growth/development.

**FINDINGS:**

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

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

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

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

*Staff Comments:* The subject property is shown as Public/Semi-Public on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the request to rezone to the O-S Zoning District is not in accord with the FLUM. The applicant has also submitted a request for an amendment to the FLUM from Public/Semi-Public to the Urban Medium Intensity Land Use Typology Area. If the FLUM is amended as requested the rezoning request will be in accord FLUM and the goals and objectives of the Comprehensive Plan

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

*Staff Comments:* The property is currently undeveloped pasture and part of the Kirkwood Community College Equestrian School. The proposed development will generate traffic typical of the other non-residential uses in the area and City staff has not identified any issues or concerns. The area to the northwest is developed as single-family residential. The rest of the property located around the subject property is owned by Kirkwood Community College and developed or contemplated for campus development.

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

*Staff Comments:* The subject property is suitable for all uses permitted in the O-S Zoning District, if determined by City Council to be appropriate.

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

*Staff Comments:* Not only will the proposed development be designed to meet minimum design standards it will exceed standards with regarding to building design, storm water management, landscaping and other site design elements. The proposed building is only one story and there is ample green space proposed for the site.

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

*Staff Comments:* This parcel is located in an area that is already served by sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Development of this property will not have a negative impact on the levels of service to the existing development in the general area. Conversely, the proposed development will provide medical services in an area where this is lacking.

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

*Staff Comments:* This provision does not apply.

**RECOMMENDED CONDITIONS:**

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

1. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage.
2. Subject property shall be platted per State and City platting regulations.
3. All construction requires review by the Eastern Iowa Airport.
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.
9. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A.
10. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C.
11. 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.
12. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
13. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.

14. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Ownership and Maintenance of Private Sanitary Sewer to be located on this site.
15. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City Public Works Director/City Engineer, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.





NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: SOLUM LANG ARCHITECTS  
 1101 OLF MARION RD NE  
 CEDAR RAPIDS, IA 52402  
 PHONE: (319) 862-0384



DRAWN BY: JAH  
 DATE: 07/22/15  
 PROJECT NO. 215042

MERCYCARE  
 PRAIRIE CREEK

LANDSCAPE  
 PLAN

L100



LEE DESIGN GROUP  
 319.325.5470  
 www.lee-design-grp.com  
 landscape architecture