



**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, September 24, 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: 4015 Mt Vernon Road SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-2, Community Commercial Zone District as requested by Hy-Vee, Inc. (Applicant/Titleholders)

*Case No. PSDP-008537-2014; Case Manager: Chris Strecker*

**2. Case Name: 1005 3<sup>rd</sup> Avenue SW and 328 Rockford Road SW (Rezoning W/Preliminary Site Development Plan)**

Consideration of a change of zone from I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District to C-2, Community Commercial Zone District and approval of a Preliminary Site Development Plan as requested by JABAM, LLC (Applicants/Titleholders)

*Case No: RZNE-020591-2015; Case Manager: Johnny Alcivar*

**3. Case Name: 2360 Edgewood Road SW (Conditional Use W/Preliminary Site Development Plan)**

Consideration of a Conditional Use with a Preliminary Site Development Plan for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Chipotle Mexican Grill, Inc. (Applicant) and Edgewood Partners, LLC (Titleholder)

*Case No: COND-021486-2015; Case Manager: Dave Houg*

**4. Case Name: 1010 3<sup>rd</sup> Street SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by T.U.S.K. LLC (Applicant/Titleholders)

***Case No. PSDP-021975-2015; Case Manager: Dave Houg***

**5. Case Name: 107 and 109 4<sup>th</sup> Avenue SW; 404, 406, 416, 418, 422, 424 and 426 1<sup>st</sup> Street SW and 108 5<sup>th</sup> Avenue SW (Rezoning W/Preliminary Site Development Plan)**

Consideration of a change of zone from C-3, Regional Commercial Zone District to C-4, Central Business Zone District and approval of a Preliminary Site Development Plan as requested by Hobart Restoration(Applicant) and City of Cedar Rapids (Titleholders)

***Case No: RZNE-021491-2015; Case Manager: Vern Zakostelecky***

New Business

- Storm Water Commission update – Stacie Johnson



City Planning Commission  
City of Cedar Rapids  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**MINUTES OF  
SPECIAL CITY PLANNING COMMISSION MEETING,  
Thursday, September 10 , 2015 @ 3:00 p.m.**

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

Members Present: Scott Overland, Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Kim King

Members Absent Jim Halverson, Vice Chair (Arrived at 3:06 p.m.)  
Dominique Blank  
Bill Hunse

DSD Staff: Vern Zakostelecky, Zoning Administrator  
Johnny Alcivar, Development Services Specialist

CD Staff: Seth Gunnerson, Planner  
Kirsty Sanchez, Planner  
Adam Lindenlaub, Planner  
Jennifer Pratt, Director  
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

**Call Meeting to Order**

The meeting was called the Special City Planning Commission Meeting to order at 3:00 p.m.

**Roll Call**

Roll call was answered with six (6) Commissioners present.

**A. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the previous minutes. Commissioner Overland stated with no additions or corrections, the August 13, 2015 Minutes stand approved.

## **B. Adoption of the Agenda**

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

## **C. Action Items**

### **➤ Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID)– Kirsty Sanchez**

Ms. Sanchez stated she was asked to review and make a recommendation on the proposed creation of the Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID).

Commissioner Halverson arrived for the meeting at 3:06 p.m.

On August 24, 2015, a petition was submitted to the City Clerk's Office for the creation of the Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID). The purpose of the proposed Czech Village-New Bohemia SSMID shall be the following:

- The undertaking of actions and the design and construction of any and all improvements authorized by the Act
- The performance of administration, redevelopment, and revitalization of the District, as authorized by the Act
- Any and all of which actions and improvements are intended to benefit the property within the District

The petition states that if approved, the District will be created for a period of 7 years, commencing with a levy of taxes for collection in Fiscal Year 2017. After the 7 year period, the District may be renewed following the same petitioning process. During the lifetime of the District, properties within the proposed District boundary area will be taxed with a rate assessment not to exceed \$3.00 per thousand dollars of taxable valuation. The levy rate of \$3.00 is the maximum combined rate which may be used for debt service, capital improvements, or operations. The petition states that money generated from the assessment can also be used for Economic Development Programs, Communications and Advocacy, Capital Improvements, Enhanced Maintenance and Parking Management.

Ms. Sanchez presented a Proposed District Boundary, Purpose of the SSMID, SSMID Petition Highlights and stated that 57% of the property owners signed the petition. Ms. Sanchez also stated the next steps would be a Motion Setting a Public Hearing for September 22, 2015 with the Public Hearing on October 20, 2015. There is a 30-Day Comment Period from October 20 to November 19, 2015. The First Reading of the Ordinance will be held on December 1, 2015 and the Second and possible Third Reading will be held on December 15, 2015.

Commissioner Overland called for questions of Ms. Sanchez.

Commissioner King asked how long the tax will stay in place. Ms. Sanchez stated that is seven (7) years and after that period they would have to do another petition.

Commissioner Pankey asked if the signatures on the petition have happened. Ms. Sanchez stated that the petition has already been signed.

Commissioner Dahlby asked if there were any objections. Ms. Sanchez stated that objections may be submitted during the Comment Period.

Commissioner Wilts asked if property owners sold their property, this is transferred to the new property owners. Ms. Sanchez stated that was correct.

Commissioner Knox-Seymour asked what would happen at the end of seven years. Ms. Sanchez they would have to apply again and that the petition was written for seven years.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the petition for a Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID). 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.

➤ **EnvisionCR Amendment - Trail Network Update – Adam Lindenlaub**

Mr. Lindenlaub stated that the City is committed to keeping EnvisionCR a living document and to that end there may be times during the course of the year, changes and small amendments will need to be made to the document. At the time that EnvisionCR was adopted, the City was close to completing revisions to the Comprehensive Trails Plan network. This network was included as “proposed” in both GreenCR and ConnectCR with the understanding that it would be updated later. The revisions to the Comprehensive Trails Plan were approved by City Council on May, 2015 and now need to be properly reflected in EnvisionCR. Updating the map does not impact the Elements, Goals, or Initiatives of the plan but helps keep the plan viable for City staff and the public. The updated pages are made a part of the minutes.

Mr. Lindenlaub asked the City Planning Commission to recommend City Council approve this amendment to EnvisionCR.

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

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the EnvisionCR Amendment - Trail Network Update. Commissioner Dahlby seconded the motion.

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

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

➤ **CPC Work Plan – Seth Gunnerson**

Mr. Gunnerson stated that the City of Cedar Rapids Board and Commissions adopt an annual work plan which lays out goals and objectives for the calendar year 2016. The work plan outlines the charter for the upcoming year. Mr. Gunnerson stated the vision is to improve the standard of planning and development activities in the City of Cedar Rapids while being use and user friendly in fulfilling City needs for housing, commercial and industrial development.

Mr. Gunnerson outlined the 2015 goals which were Sustainable Development Measurement Tool, Increase knowledge of the CPC, Participation in Comprehensive Planning, and Communication with Council.

Mr. Gunnerson further stated that in 2016 the CPC will continue to focus on EnvisionCR as well as Mt. Vernon Corridor Action Plan and Northwest Neighborhood Action Plan.

Commissioner Overland suggested that we open this up for comment of the Commissioners.

Commissioner Dahlby asked if Local Training for new Commissioners could be held.

Commissioner Halverson asked about attending the Iowa League of Cities 2015 Conference that is taking place here in Cedar Rapids September 23-25. Commissioner Halverson further asked if Commissioners have taken advantage of training. Mr. Gunnerson stated that three Commissioners did attend the Solar training as well as some had attended the ISU training. Commissioner Pankey stated that the ISU training is well attended and good training.

Commissioner Pankey further stated that he is impressed by what the staff does and how they work out the details of each project and how it helps the Commissioners immensely and makes our jobs a lot easier and keeps personal bias out of the projects.

Commissioner Knox-Seymour asked what we had done regarding the first goal of sustainable in the past. Mr. Gunnerson stated that we had the smart growth score card which became problematic but perhaps something could be created for a tool or metric that would work.

Commissioner Knox-Seymour stated that she felt the Smart Growth Score card was a good tool and she appreciated it as a new Commissioner because it gave her a gauge and she would encourage a tool such as that again.

Commissioner Knox-Seymour asked what has been done about increasing interaction with the Council. Mr. Gunnerson stated that when a controversial project comes before City Council, that some of the Commissioners would attend. This is used on an as needed basis however unfortunately we have not had a controversial issue in a long time.

Mr. Gunnerson stated that the 2016 Work Plan will be updated and presented at a future meeting.

The meeting was adjourned at 3:28 p.m.

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development



Development Services Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
(319) 286-5820

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Preliminary Site Development Plan

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CPC Date: September 24, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Hy-Vee, Inc.  
Titleholder: Hy-Vee, Inc.

Location: 4015 Mt. Vernon Road SE  
Request: Consideration of a Preliminary Site Development Plan in a C-2, Community Commercial Zone District

Case Manager: Chris Strecker, P.E., Civil Engineer  
Case Number: PSDP-008537-2014

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**BACKGROUND INFORMATION:**

The applicant is requesting Preliminary Site Development Plan approval for the property located at 4015 Mt. Vernon Road SE. The property is currently zoned C-2, Community Commercial Zone District. The proposal is to construct a convenience store and car wash; the existing dental office will be removed. The proposed development plan as submitted includes the following:

- Total site area is 12.03 acres
- Existing building area (including adjacent Hy-Vee store) is 75,000 s.f. (14.3%)
- Total proposed building area is 80,000 s.f. (15.3%)
- Total existing open space is 234,500 s.f. (45.6 %)
- Total proposed open space is 209,740 s.f. (40.0 %)
- Access to the development will be provided via 2 accesses from Mt. Vernon Rd. SE, reduced from 3 existing drives.
- Storm water management is provided via an on-site detention basin.

**FINDINGS:**

Section 32.02.030.G.7 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 the existing improvements will be removed.

**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.

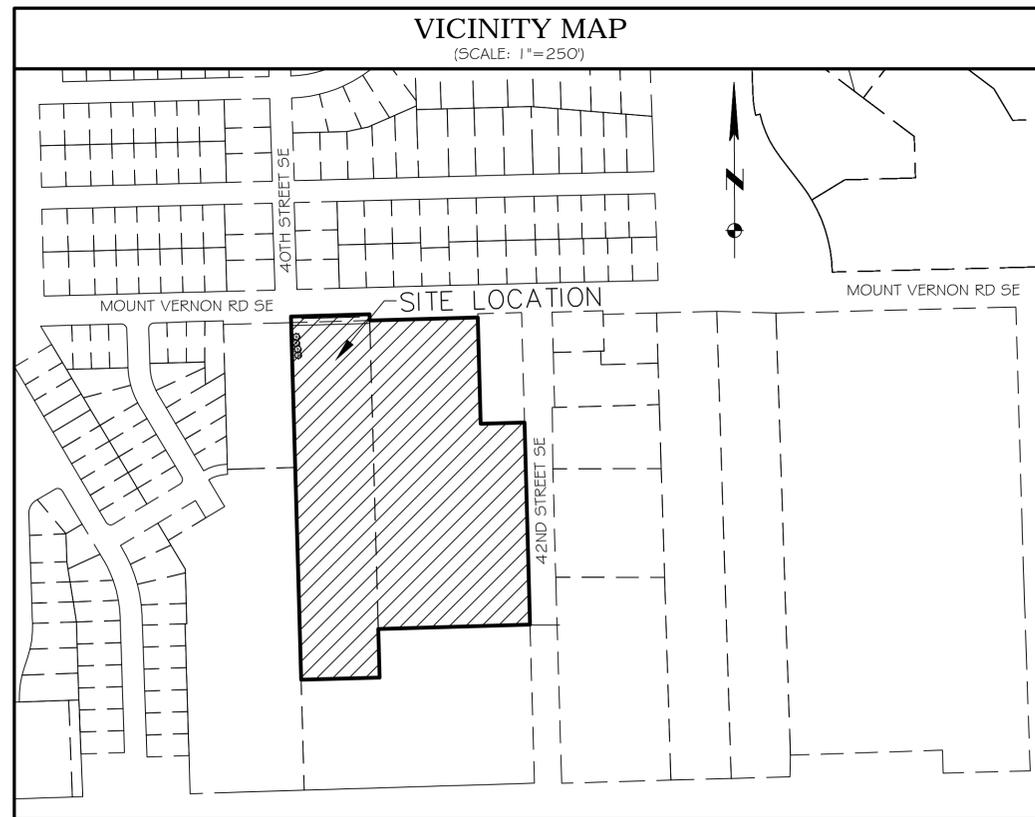
**RECOMMENDED CONDITIONS:**

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 or remove any of the recommended conditions.

1. The existing structure must be removed under appropriate permit and inspections conducted and approved.
2. Evidence of an acceptable recorded shared access easement agreement is required.
3. Said lot shall be combined with the adjacent lot to the east so as to constitute a single zoning lot and tax parcel.
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. 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. 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.

# PRELIMINARY SITE DEVELOPMENT PLAN FOR HY-VEE GAS #6

4015 MOUNT VERNON ROAD SE  
CEDAR RAPIDS, IOWA



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

### ENGINEER

BRIAN VOGEL, P.E.  
HALL & HALL ENGINEERS, INC.  
1860 BOYSON ROAD  
HIAWATHA, IA 52233  
319-362-9548

### SURVEYOR

RYAN R. REMLING L.S.  
HALL & HALL ENGINEERS, INC.  
1860 BOYSON ROAD  
HIAWATHA, IOWA 52233  
319-362-9548

### LANDSCAPE ARCHITECT

LOREN HOFFMAN, ASLA  
HALL & HALL ENGINEERS, INC.  
1860 BOYSON ROAD  
HIAWATHA, IOWA 52233  
319-362-9548

### OWNER / DEVELOPER

HY-VEE, INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IOWA  
515-267-2800

### UTILITY CONTACTS

ONE CALL  
1-800-292-8989

GAS:  
MIDAMERICAN ENERGY  
1-319-298-5162

TELEPHONE:  
CENTURY LINK  
1-319-399-7600

CABLE:  
MEDIACOM  
1-319-395-9699

### SITE PLAN CONTACT INFORMATION

Contact Person      BRIAN VOGEL, P.E.  
Telephone Number    (319) 362-9548  
Fax Number            (319) 362-7595  
Mailing Address      1860 BOYSON ROAD  
E-Mail Address        brian@halleng.com

### ROAD CLASSIFICATIONS

STREET	DESIGN CRITERIA		
	FACILITY TYPE	POSTED SPEED	ROW WIDTH
MOUNT VERNON ROAD SE	MAJOR ARTERIAL	30	90'
42ND ST SE	COLLECTOR	25	85'

### OWNER INFORMATION

APPLICANT  
HY-VEE, INC.  
RANDY DOWNS  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
(515) 559-5703  
EMAIL: RDOWNS@HY-VEE.COM

### OWNERS

HY-VEE, INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES IA 50266

PROPERTY ADDRESS  
4015 MOUNT VERNON ROAD SE

### ZONING AND LAND USE

EXISTING ZONING: COMMERCIAL, C-2  
PROPOSED ZONING: COMMERCIAL, C-2

### INDEX OF SHEETS

#### COVER

- C1.0 PRELIMINARY SITE DEVELOPMENT PLAN
- L1.0-2.0 LANDSCAPE PLAN

### DIMENSION STANDARDS: C-2

FRONT YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: 0 FEET OR 1FT/3FT IF BUILDING EXCEEDS 45FT IN HEIGHT  
CORNER SIDE YARD SETBACK: 15 FEET  
REAR YARD SETBACK: 0 FEET OR 1FT/3FT IF BUILDING EXCEEDS 45FT IN HEIGHT  
BUILDING MAXIMUM HEIGHT: 75 FEET

### LEGAL DESCRIPTION

THE EAST 1 1/2 ACRES OF LOT 20, AND ALL OF LOT 21, IRREGULAR SURVEY OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA EXCEPT PLAT OF SURVEY NO. 305 AS RECORDED IN BOOK 3198, PAGE 58 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND LOT 1, H.M. BECKER ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 1956, PAGE 185 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER.

### AREA CALCULATIONS

TOTAL SITE AREA (EXCLUDES AREA TO BE DEDICATED TO THE CITY): 524,240 S.F. (12.03 AC.)  
AREA OF EXISTING STRUCTURES (INCLUDES REMODELED HY-VEE STORE): 75,000 S.F. (14.3%)  
AREA OF PROPOSED STRUCTURES (INCLUDES GAS CANOPY): 80,000 S.F. (15.3%)  
AREA OF EXISTING SURFACING: 210,500 S.F. (40.1%)  
AREA OF PROPOSED SURFACING: 234,500 S.F. (44.7%)  
AREA OF EXISTING OPEN SPACE: 238,740 S.F. (45.6%)  
AREA OF PROPOSED OPEN SPACE: 209,740 S.F. (40.0%)

### REGULATORY AGENCIES

CITY MAYOR  
RON CORBETT

CITY MANAGER:  
JEFF POMERANZ  
319-286-5080

DEVELOPMENT SERVICES  
JOE MAILANDER  
319-286-5822

FIRE CHIEF:  
MARK ENGLISH  
319-286-5200

POLICE CHIEF:  
WAYNE JERMAN  
319-286-5527

PUBLIC WORKS  
DAVID J. ELGIN P.E., L.S.  
319-286-5802

### UTILITY CONTACTS

CITY WATER DEPARTMENT  
1-319-286-5910

CITY SEWER MAINT. DEPARTMENT  
1-319-286-5815

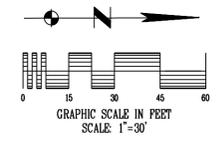
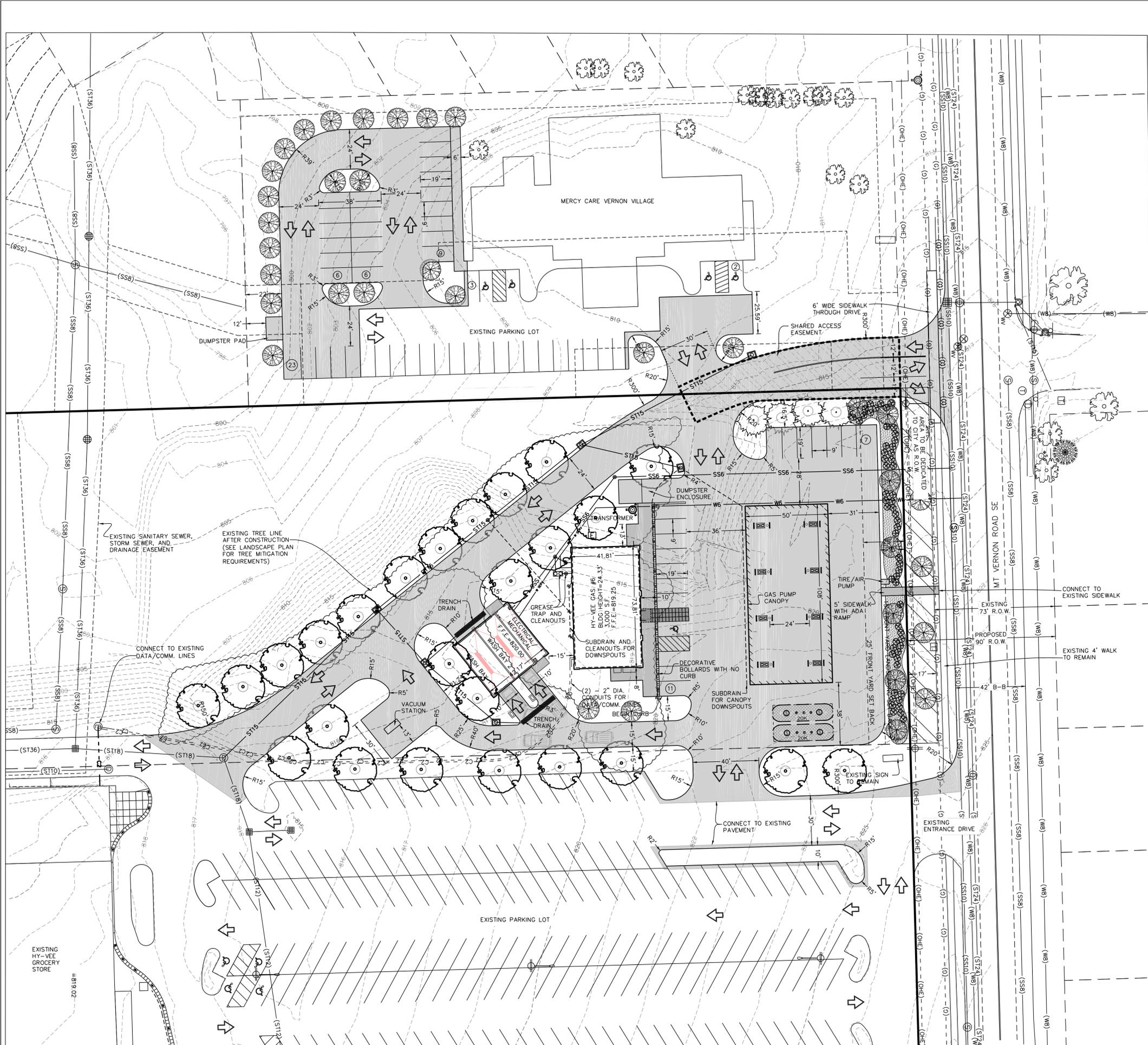
ELECTRIC:  
ALLIANT/I.E.S. INDUSTRIES  
1-319-786-1912

ELECTRIC:  
ITC MIDWEST  
TRANSMISSION LINES  
1-319-297-6762

CABLE:  
WINDSTREAM  
1-319-790-7114

CABLE:  
IMON  
1-319-261-4670





**UTILITY LEGEND**

EXISTING	PROPOSED
(SS8) SANITARY SEWER W/SIZE	SS8
(ST15) STORM SEWER W/SIZE	ST18
(W8) WATER MAIN W/SIZE	W12
(G) GAS	G
(OHE) ELECTRIC-OVERHEAD	OHE
CONTOUR LINE	CONTOUR LINE
LIGHT POLE W/MAST	LIGHT POLE W/MAST
POWER POLE	POWER POLE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
GRATE INTAKE	GRATE INTAKE
HORSESHOE CATCH BASIN W/O FLUME	HORSESHOE CATCH BASIN W/O FLUME

**SURVEY LEGEND**

EASEMENT LINE	PLAT BOUNDARY
EXISTING LOT LINE	BUILDING SETBACK LINE

**HATCH LEGEND**

PROPOSED P.C.C.	PROPOSED R.O.W. DEDICATION
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**PARKING REQUIREMENTS**

PARKING STALLS REQUIRED:  
 CONVENIENCE STORE = 6 PER 1,000 S.F.  
 3,000 x 6/1000 = 18 STALLS REQUIRED

MERCY CARE VERNON VILLAGE  
 49 EXISTING STALLS PRIOR TO ACCESS RELOCATION

TOTAL REQUIRED = 18 GAS STATION + 49 MERCY CARE = 67 STALLS REQUIRED  
 PARKING STALLS PROVIDED = 18 GAS STATION + 49 MERCY CARE = 67 STALLS PROVIDED

REO'D HANDICAPPED SPACES: 1 GAS STATION + 2 MERCY CARE = 3 REQUIRED  
 PROVIDED HANDICAPPED SPACES: 1 GAS STATION + 4 MERCY CARE = 5 PROVIDED (ALL VAN ACCESSIBLE)

CAR WASH REQUIRES 2 VEHICLE STACKING PER BAY;  
 2 VEHICLE STACKING PER BAY PROVIDED

**GENERAL NOTES:**

1. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
2. SEE PLANTING REQUIREMENTS FOR TREE REPLACEMENT/MITIGATION CALCULATIONS.
3. ALL STORM WATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THIS AREA HAVE BEEN ADDRESSED WITH THE PREVIOUSLY COMPLETED MODIFIED DETENTION BASIN FOR THE HY-VEE GROCERY STORE IMPROVEMENTS.
4. ALL CURBS ARE TYPE 1 - FULL 6" CURBS.
5. NATURAL GAS WILL BE SUPPLIED TO THE CAR WASH - LOCATION OF GAS SERVICE LINE TO BE DETERMINED WITH THE PLAN OF IMPROVEMENTS.

REVISION	DATE BY

**HALL & HALL ENGINEERS, INC.**  
 1800 BOYSON ROAD, HAWAIIA, IOWA 50233  
 PHONE: (515) 362-6544 FAX: (515) 362-7995  
 WWW.HALLANDHALL.COM  
 LAND SURVEYING & LAND DEVELOPMENT PLANNING

LOCATION:  
**HY-VEE GAS #6**  
**CEDAR RAPIDS, IOWA**

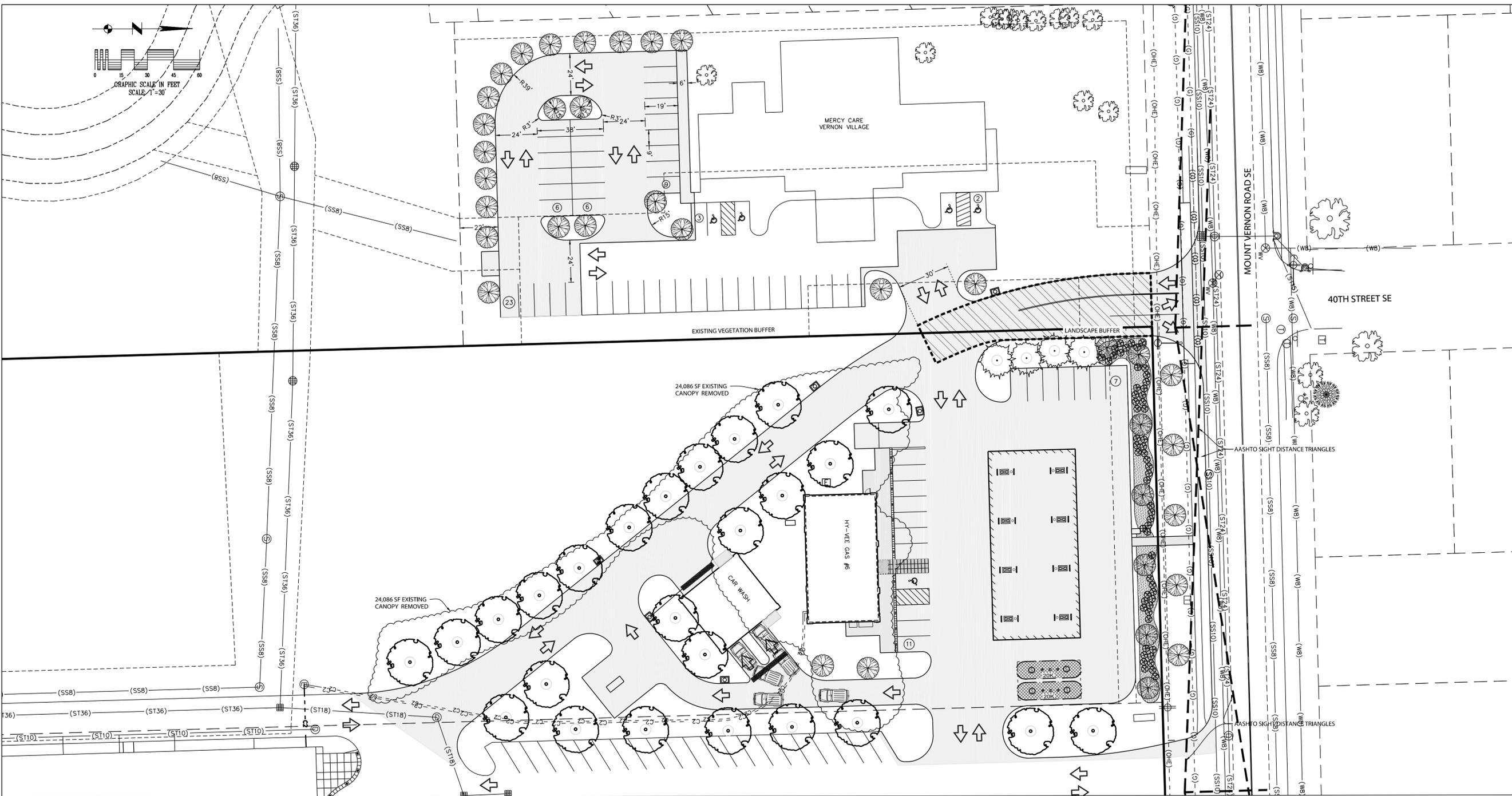
HY-VEE INC.  
 5820 WEST TOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 267-2800  
 FAX: (515) 267-2855  
**HyVee**  
 EMPLOYEE OWNED



**PRELIMINARY SITE DEVELOPMENT PLAN**

DRAWN: BOV	DATE: 9/01/15
SCALE: 1" = 30'	JOB NUMBER: 9948-4
SHEET:	

**C1.0**



**CEDAR RAPIDS LANDSCAPING REQUIREMENTS**

**ZONING:** EXISTING: C-2  
PROPOSED: C-2

**ADJACENT ZONING:**  
NORTH: R.O.W. - MOUNT VERNON ROAD SE  
SOUTH: R-3  
WEST: O-S; PUD-2  
EAST: C-2

**STREET TYPE CLASSIFICATION & REQUIRED CLEAR ZONE**  
MOUNT VERNON ROAD SE: MAJOR ARTERIAL = 10' CLEAR ZONE

**PARKING TREES**  
PARKING SPACES (1 TREE/12 STALLS): 58/12 = 4.83  
5 TREES REQUIRED  
5 TREES PROVIDED

**MOUNT VERNON ROAD SE - FRONT YARD 15' RIGHT-OF-WAY LANDSCAPING**  
1 TREE/40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)  
LENGTH OF FRONTAGE: 209 LF = 52 LF = 157 LF  
TREES REQUIRED: 157/40 = 3.9  
4 TREES REQUIRED  
4 TREES PROVIDED

**STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)**  
1 TREE/40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)  
TOTAL AREA: 204 LF x 15 = 3,135 SF  
TREES REQUIRED: 204/40 = 5.1  
6 TREES REQUIRED  
6 TREES PROVIDED

**SHRUB SCREENING**  
SHRUBS TO SCREEN: 204 LF x 0.67 = 140.0 LF  
2/3 OF PARKING LOT: 140.0 LF / 4' = 35 (4' AVG SHRUB WIDTH)  
35 TOTAL SHRUBS REQUIRED (20% GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO)  
49 SHRUBS PROVIDED  
0 GRASSES/WILDFLOWERS PROVIDED

**BUFFER YARD REQUIREMENTS**  
**R-3: SOUTH REAR BUFFER YARD**  
TOTAL LENGTH: (214.70)  
EXISTING VEGETATION SHALL FULFILL REAR BUFFER YARD LANDSCAPE REQUIREMENT.

**OFFICE/SERVICE: WEST SIDE BUFFER YARD**  
TOTAL LENGTH: (395.82)  
295.82' EXISTING VEGETATION + 100 LF(15' WIDE BUFFER)  
SIDE BUFFER TO CONSIST OF AN EVERGREEN SCREEN OPTION FOR 100', EXISTING VEGETATION SHALL QUALIFY FOR BUFFER ON REMAINING 295.82'; SEE CALCULATIONS FOR REQUIRED LANDSCAPE BUFFERING BELOW:

**EVERGREEN SCREEN OPTION (100 LF)**  
REQUIRED EVERGREENS: 4/100 LF, 4(1.00) = 4  
TREES REQUIRED: 4  
TREES PROVIDED: 4

**REQUIRED FLOWERING TREES:** 2/100 LF, 2(1.00) = 2  
TREES REQUIRED: 2  
TREES PROVIDED: 2

**REQUIRED SHRUBS:** 10/100 LF., 10(1.00) = 10  
SHRUBS REQUIRED: 10  
PROVIDED: 10

**PUD-2: WEST SIDE BUFFER YARD**  
TOTAL LENGTH: (578.66)  
EXISTING VEGETATION SHALL FULFILL SIDE BUFFER YARD LANDSCAPE REQUIREMENT.

**C-2: EAST SIDE BUFFER YARD**  
TOTAL LENGTH: (214.70)  
NOT REQUIRED, MATCHING ZONE USES PER TABLE 32.05-7: REQUIRED BUFFER YARDS.

**NOTES:**  
1. ORNAMENTAL TREES ARE SHOWN IN R.O.W. AND STREET FRONT LANDSCAPE AREAS WHERE EXISTING OVERHEAD ELECTRICAL LINES ARE PRESENT AND SHORTER TREE SPECIES WOULD NEED TO BE IMPLEMENTED.

**TREE MITIGATION REQUIREMENTS**  
HY-VEE GAS  
EXISTING TREE CANOPY AREA OF APPROXIMATELY 24,086 SF TO BE MITIGATED AT A RATE OF 1 TREE / 2000 SF. 25 TREES HAVE BEEN PROVIDED ONSITE TO SATISFY TREE MITIGATION REQUIREMENTS.

MERCY CLINIC  
TREES HAVE BEEN MITIGATED AT A RATE OF 1 TREE / 1 TREE. (22) TREES HAVE BEEN PROVIDED ONSITE TO SATISFY TREE MITIGATION REQUIREMENTS.

**TREE MITIGATION REQUIREMENTS**

EXISTING TREE CANOPY AREA OF APPROXIMATELY 24,086 SF TO BE MITIGATED AT A RATE OF 1 TREE / 2000 SF. 12 TREES HAVE BEEN PROVIDED ONSITE TO SATISFY TREE MITIGATION REQUIREMENTS. MITIGATED TREES ARE DENOTED WITH AN "\*" ON PLAN.

**SURFACE RESTORATION NOTES**

1. ALL SEEDED TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE "TECHNICAL BULLETIN" FOR "SUPER TURF II LS" PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL.  
IF ALTERNATE IS SUBMITTED & USED, MIX MUST CONSIST OF 90% TURF TYPE TALL FESCUE, 5% KENTUCKY BLUEGRASS, AND 5% PERENNIAL RYEGRASS. TECHNICAL BULLETIN FOR "SUPER TURF II LS" CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com

2. ALL SOODED TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED PER THE SPECIFICATIONS FOR "RTF SOD" PROVIDED BY BLUE GRASS ENTERPRISES, INC. INFORMATION FOR "RTF SOD" CAN BE FOUND ON THE BLUE GRASS ENTERPRISES, INC. WEBSITE: www.bgsod.com

**CONTACT INFO:**  
United Seeds Inc. 3965 C Ave. East  
1800 Dixon Ave, Suite A Des Moines, IA 50316  
Ph: 1-800-365-6674  
Contact Person: Mark Ackerman  
Email: markackerman@unitedseeds.com  
Web: www.unitedseeds.com

Blue Grass Enterprises, Inc. 3965 C Ave. East  
Alburnet, IA 52202  
Ph: 1-319-842-2165  
Contact Person: Michael Loan  
Email: michaelloan@bgsod.com  
Web: www.bgsod.com

**PLANTING LEGEND**

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS
- EXISTING DECIDUOUS SHADE TREE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB

REVISION	DATE	BY

**HALL & HALL ENGINEERS, INC.**  
1865 BOYSON ROAD, IAWAHTA, IOWA 50533  
PHONE: (515) 362-9444 FAX: (515) 362-7055  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
LAND SURVEYING • LAND DEVELOPMENT PLANNING  
www.halleng.com

**HY-VEE GAS #6 CEDAR RAPIDS, IOWA**  
HY-VEE, INC. 5820 WESTOWN PARKWAY • 52266  
TEL: (515) 267-2800 FAX: (515) 267-2835  
EMPLOYEE OWNED

**LANDSCAPE PLAN**



DRAWN: NS	DATE: 09/01/15
SCALE: 1"=30'	JOB NUMBER: 9948-4
SHEET: L1.0	



REVISION	DATE

**HALL & HALL ENGINEERS, INC.**  
 880 BOYSSON ROAD, JAWAYTA, IOWA 52233  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

LOCATION:  
**HY-VEE GAS #6**  
**CEDAR RAPIDS, IOWA**  
 HY-VEE, INC.  
 5820 WEST TOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 287-2800  
 FAX: (515) 287-2855  
**HyVee**  
 EMPLOYEE OWNED

**SITE LAYOUT**

DRAWN: NS	DATE: 09/01/15
SCALE: 1"=30'	JOB NUMBER: 9948-4
SHEET:	

**L1.0**





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**  
Rezoning with a Preliminary Site Development Plan

---

CPC Date: September 24, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: JABAM, LLC  
Titleholder: JABAM, LLC

Location: 1005 3<sup>rd</sup> Avenue SW and 328 Rockford Road SW  
Request: Consideration of a change of zone from I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District to C-2, Community Commercial Zone District and a Preliminary Site Development Plan

Case Manager: Johnny Alcivar  
Case Number: RZNE-020591-2015

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**BACKGROUND INFORMATION:**

This is a request to rezone 1.06 acres to the C-2 Zone District to allow for the development of a two-story multi-use building and a one-story retail building. The properties are currently zoned I-1, Light Industrial Zone District and RMF-1, Multiple Family Residence Zone District but are currently used for commercial purposes. The existing building is currently used for general retail purposes housing a locksmith and has previously been used as a convenience store and consignment store. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. This rezoning request will be followed by a request for Conditional Use approval for ground floor residential in the C-2, Zoning District at the next City Planning Commission meeting. The applicant held a neighborhood meeting and no major issues were identified.

The Preliminary Site Development Plan as submitted includes the following:

- Two proposed buildings including:
  - One single story commercial building.
  - One 2-story commercial and residential building.
- Total building area – 19,900 sq.ft.
- Total hard surface including parking and drives – 30,943 sq.ft. (66.8%)
- Total parking – 64 spaces including 3 handicap-accessible spaces.
- One access from 3<sup>rd</sup> Avenue SW and one from Rockford Road SW.

## **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 to lot single-family to four story apartment buildings.**

*Staff Comments:* The proposed development includes a two-story building that will accommodate retail and residential uses on the ground floor and only residential uses on the top floor.

**ii. Non-residential or mixed use FAR is maxed at 1.0.**

*Staff Comments:* The proposed FAR will be 0.43.

**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:* Not applicable, as this is a redevelopment in-fill project.

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

*Staff Comments:* The proposed development will offer a mix of residential and commercial uses in close proximity to existing residential areas.

**b) COMPATABILITY CHARACTERISTICS:**

**i. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.**

*Staff Comments:* The proposed development includes a vertical integration of commercial and residential uses. With the proposed mix of commercial and residential use, which typically require parking at different times of the day shared parking will work extremely well for this development.

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

*Staff Comments:* The proposed development provides a transition from a light industrial area, located to the north and east of the site, to a residential neighborhood, located to the south and west of the site.

- iii. **Larger commercial or office uses should cluster around arterial streets and rail lines.**  
*Staff Comments:* Not applicable to this proposal.
- iv. **Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**  
*Staff Comments:* Not applicable to this proposal.
- v. **Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**  
*Staff Comments:* The proposed development provides a transition in intensity of uses.
- vi. **Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**  
*Staff Comments:* The proposed development will provide neighborhood retail and mixed use at a location with good connectivity.
- vii. **Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**  
*Staff Comments:* The proposed development includes front and side yard landscaping enhancing the areas livability.

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 residential and light industrial uses. Single-family residential uses lie to the west and to the south of the site. An industrial warehouse lies to the north of the property and the railroad tracks lie to the east along with another industrial warehouse facility. The proposed development is consistent with the goals and objectives of the City Council and the Comprehensive Plan as it would provide a transitional intensity of use between the light industrial area and the residential area.

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

*Staff Comments:* The location is suitable for all uses permitted in the C-2, Community Commercial 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 Comments:* The proposed rezoning and accompanying site development plan includes a two-story building that falls within the scale of the existing neighborhood. With the proposed building location being close to the right-of-way there is a separation from the building and existing residential uses in the area.

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

*Staff Comments:* The land is currently developed, so the property requested for rezoning is served by all City services. Adequate levels of services to the existing area will not be affected.

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

*Staff Comments:* This provision is not applicable.

- 8. The Site Development Plan conforms with all applicable requirements of Chapter 32 with all applicable requirements as modified by a request for an Administrative Adjustment meeting.**

*Staff Comments:* A Variance request for bufferyard requirements has been granted by the Board of Adjustment. A Conditional Use request will be presented at the next City Planning Commission meeting for approval which will be followed by review and final action by the Board of Adjustment.

## **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 and that no building permits shall be issued until such permit is approved by the Board of Adjustment (BOA).
2. The existing structures must be removed under appropriate permit and inspections conducted and approved. This includes review by the Historic Preservation Commission for structures 50-years old or older.
3. Said lots are to be combined with adjacent property so as to constitute a single zoning lot and tax parcel.
4. Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
5. Sites will need to comply with off-street parking requirement per Chapter 32; Subsection 32.05.020.B. or a variance must be obtained.
6. 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.

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.
8. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties.



LOCATION MAP

SCALE: 1" = 300'

CONTACT INFORMATION:

Contact Person	Daniel L. Schmidt
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 Midland Court NE
Date Submitted	7/22/2015
Date Revised	8/12/2015, 9/16/2015

LEGAL DESCRIPTION

LOT 14, BLOCK 1, WOOD LAWN PARK ADDITION TO CEDAR RAPIDS, IOWA AND  
 NORTH 26 FEET LOT 16 EXCEPT THE WEST 56 FEET THEREOF AND THE EAST 44 FEET OF LOT 18 AND ALL OF LOT 19, BLOCK 1, WOOD LAWN PARK ADDITION TO CEDAR RAPIDS, IOWA AND  
 LOT 15 AND THE SOUTH 32 FEET OF LOT 16, BLOCK 1, WOOD LAWN PARK ADDITION TO CEDAR RAPIDS, IOWA

OWNER/APPLICANT: JABAM, LLC  
 375 COLLINS ROAD NE, SUITE 109-A  
 CEDAR RAPIDS, IOWA 52402  
 319-393-3725

ENGINEER/CONTACT: BRAIN ENGINEERING, INC.  
 1540 MIDLAND COURT NE  
 CEDAR RAPIDS, IOWA 52402  
 PH: 294-9424

PROPERTY ADDRESS: 1005 3rd AVENUE SW AND 328 ROCKFORD ROAD SW  
 CEDAR RAPIDS, IA. 52404

- REQUEST: 1) REZONING FROM I-1 AND RMF-1 TO C-2 ZONING DISTRICT  
 2) REAR BUFFER YARD SETBACK VARIANCE FOR PROPOSED BUILDING AND DUMPSTER ENCLOSURE  
 3) SIDE BUFFER YARD SETBACK VARIANCE FOR PARKING

- USE:  
 CURRENT - VACANT BUILDING  
 PROPOSED - 1) RESTAURANT - 2,500 S.F.  
 2) GENERAL COMMERCIAL - 5,000 S.F.  
 3) APARTMENTS - 1 GROUND LEVEL (1,250 S.F.), 7 UPPER LEVEL  
 4) 2,400 S.F. RETAIL BUILDING

EXISTING ZONING: I-1 AND RMF-1

PROPOSED ZONING: C-2, COMMUNITY COMMERCIAL

TOTAL SITE AREA = 46,341 SQ. FT. - 1.06 ACRES

TOTAL SQ. FT. OF STRUCTURES:  
 EXISTING: 9,195 SQ. FEET = 19.8%  
 PROPOSED: 11,15 SQ. FEET = 24.1%

HARD SURFACE AREA:  
 EXISTING: 30,684 SQ. FEET = 66.2%  
 PROPOSED: 30,943 SQ. FEET = 66.8%

OPEN AREA:  
 EXISTING: 15,657 SQ. FEET = 33.8%  
 PROPOSED: 15,398 SQ. FT = 33.2%

SETBACKS: C-2  
 FRONT YARD: NONE  
 INTERIOR SIDE YARD: 0 OR 1 FT./3 FT. IF STRUCTURE EXCEEDS 45 FEET IN HEIGHT  
 CORNER SIDE: NONE  
 REAR YARD: 0 OR 1 FT./3 FT. IF STRUCTURE EXCEEDS 45 FEET IN HEIGHT

PARKING REQUIRED:  
 GENERAL RETAIL SPACE (7,400 S.F.) - 3/1,000 S.F. GFA = 23 SPACES  
 RESTAURANT (2,500 S.F.) - 10/1,000 S.F. GFA = 25 SPACES  
 GROUND FLOOR RESIDENTIAL (1 UNIT) - 2 PER D.U. = 2 SPACES  
 2nd FLOOR RESIDENTIAL (7 UNITS) - 1.5 PER D.U. = 11 SPACES

TOTAL REQUIRED = 61 SPACES  
 5% REDUCTION (WITHIN 500' OF BUS ROUTE 1)

TOTAL PARKING REQUIRED AFTER REDUCTION = 58 SPACES

PARKING PROVIDED = 64 SPACES (3 HANDICAP)

- NOTES:  
 1) PROPOSED PAVING FOR ACCESS AND PARKING SHALL BE CONCRETE.  
 2) ALL PROPOSED STANDARD PARKING SPACES SHALL BE 9'x19'.

Book:	7/18/15	Drawn:	DLS	Checked:		Scale:	NONE
Revision:		Reviewed:				No.	
3.						1.	
2.						2.	
1.						3.	
Date:		Title:		REZONING SITE DEVELOPMENT PLAN		Page	
		1005 3rd AVENUE SW AND 328 ROCKFORD ROAD SW		1		1	
		BRAIN ENGINEERING, INC.		3		of	
				Project No.		105015-10	





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 with a Preliminary Site Development Plan

---

CPC Date: September 24, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Chipotle Mexican Grill, Inc.  
Titleholder: Edgewood Partners, L.L.C.

Location: 2360 Edgewood Road SW, Suite 110  
Request: Conditional Use with a Preliminary Site Development Plan approval for an Outdoor Service Area in a C-2, Community Commercial Zone District

Case Manager: Dave Houg, Development Services Department  
Case Number: COND-021486-2015

---

**BACKGROUND INFORMATION:**

This is to certify that the Development Services staff has examined the petition of Chipotle Mexican Grill, Inc. requesting Conditional Use with a Preliminary Site Development Plan approval for an "Outdoor Service Area" for property at 2360 Edgewood Road SW, Suite 110 and zoned C-2, Community Commercial Zone District.

**GENERAL INFORMATION:**

Chipotle Mexican Grill, Inc. wishes to receive approval for an outdoor service area where alcohol can be served.

The plan submitted shows the following characteristics:

- Total area of restaurant: 2,300 sq. ft.
- Total size of proposed outdoor service area: 496 sq. ft. / 26 seats
- Required parking: 11 additional or 84 total spaces
- Provided parking: 87 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-2, Community 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:* This area is designated as Urban High-Intensity on the City's Future Land Use Map. As such, the Conditional Use request for an outdoor service area has little potential to be disruptive to the neighborhood due to hours of operation or noise generated from the outdoor activities at the site.

- 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:* The effects of the proposed conditional use are expected to be compatible with the existing commercial conditions in the surrounding area.

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

*Staff Comments:* The proposed service area should be compatible with the immediate commercial neighborhood.

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

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

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

*Staff Comments:* The building and site are required to comply with all provisions of the Zoning Ordinance and the C-2 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

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 service area must comply with all applicable requirements of the Police Department for staffing and fencing.

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

*Staff Comments:* This request is consistent with the shopping center's overall site development plan.

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

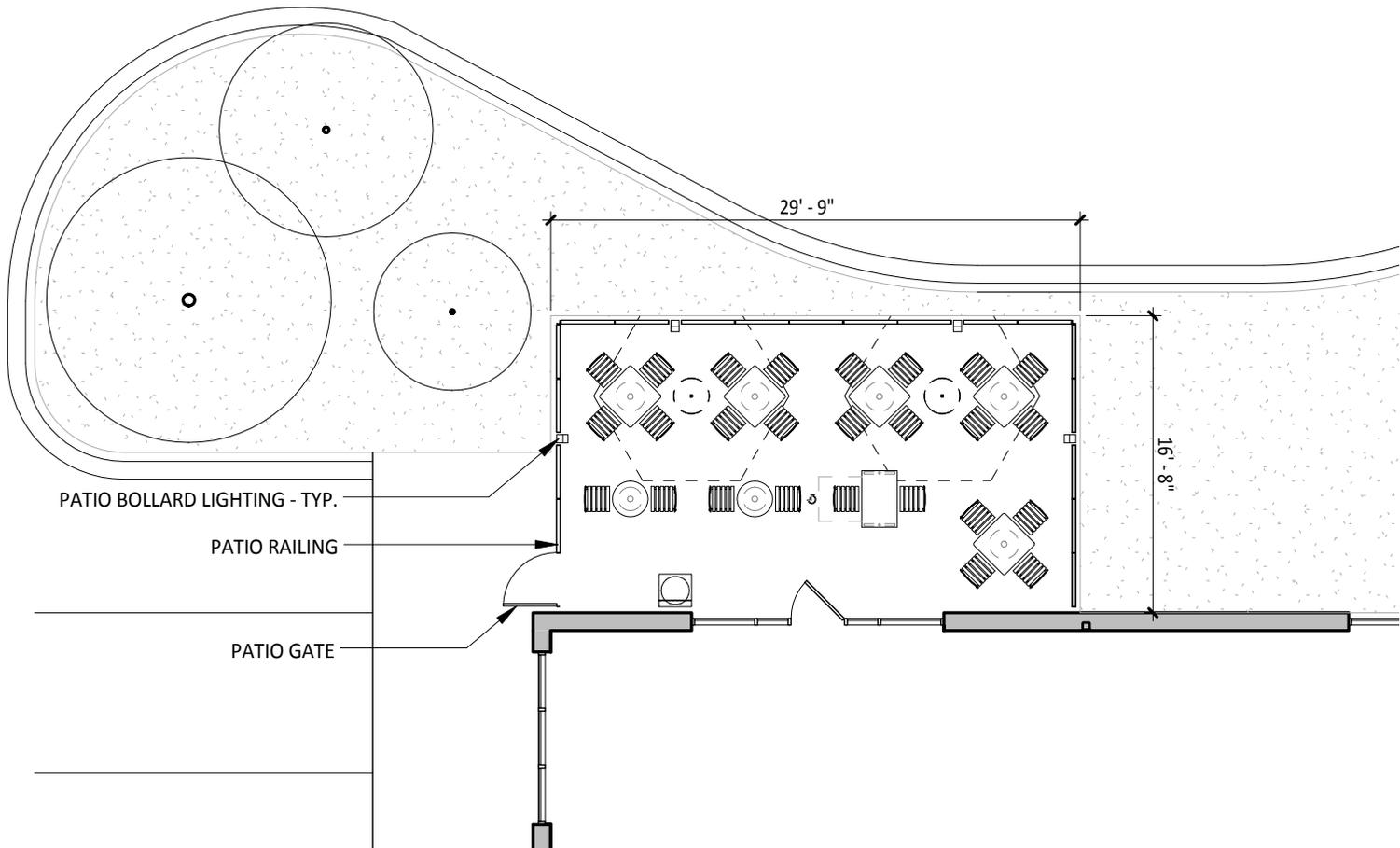
*Staff Comments:* The site development plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered:

**RECOMMENDED CONDITIONS:**

1. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the beer garden is staffed continually during normal business hours.
2. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. That the Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.





"WESTDALE MALL"  
 2360 EDGEWOOD ROAD SW - SUITE 110  
 CEDAR RAPIDS, IOWA 52404  
 STORE NO.: 2694  
 17 AUGUST, 2015

PATIO PLAN: 1" = 10'-0"

PATIO AREA: 496 S.F.  
 PATIO SEATING: 26 SEATS







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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Preliminary Site Development Plan

---

CPC Date: September 24, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Jamey Stroschine  
Titleholder: T.U.S.K., L.L.C.

Location: 1010 3<sup>rd</sup> Street SE  
Request: Approval of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District

Case Manager: David Houg  
Case Number: PSDP-021975-2015

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**BACKGROUND INFORMATION:**

The applicant is requesting Preliminary Site Development Plan approval for the property located at 1010 3rd Street SE. This site currently contains a historic commercial building commonly referred to as the “White Elephant”. The property is currently zoned C-3, Regional Commercial Zone District. The proposal is to construct an addition to the existing structure for commercial and office space. The proposed development plan as submitted includes the following:

- Total site area is 6,341 sq ft (0.15 Acres)
- Existing building area is 1808 s.f.
- Total proposed building floor area is 4,184 sq ft
- Total building stories - 2
- A reduced parking variance request to allow the provision of 6 spaces in lieu of 19 required was granted on 8/10/15.

**FINDINGS:**

Section 32.02.030.G.7 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 were not previously approved site plans for this site.

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

*Staff comments:* Approval of a reduced parking request has been granted by the Board of Adjustment for this project. The site development plan conforms to all other applicable requirements of the City's Zoning Ordinance, provided the building is designed to meet the Design Standards of the Czech-Bohemia Overlay District.

The Design Review Technical Advisory Committee for the Czech-Bohemia Overlay District has reviewed the development plans for this project and recommended minor revisions.

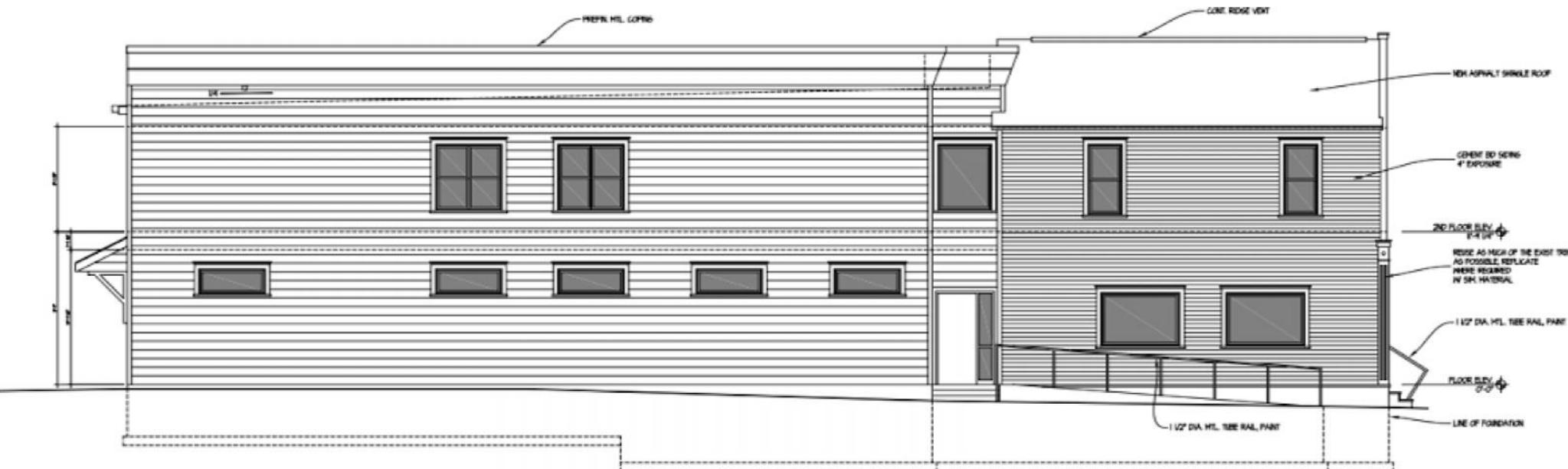
**RECOMMENDED CONDITIONS:**

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 or remove any of the recommended conditions.

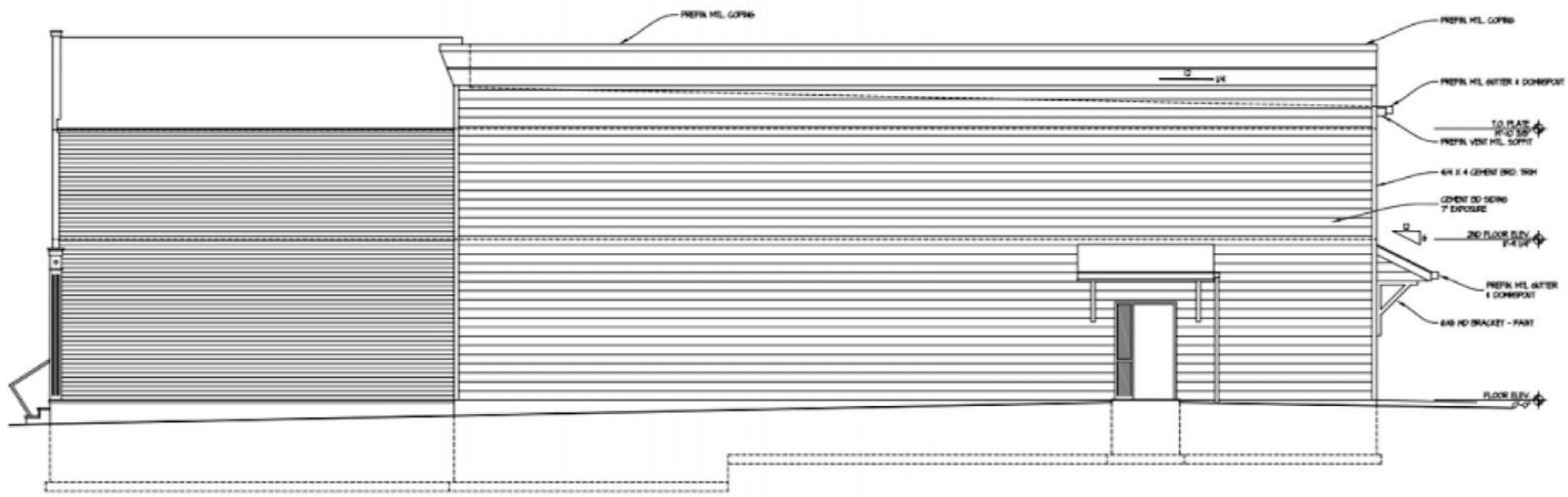
1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Approval of this proposal will be required by the Czech-Bohemia Overlay District Design Review Technical Advisory Committee.
3. Enclosures and/or screening shall be provided for all HVAC, trash, 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.
4. Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
5. 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.
6. Subject to City Council approval of the proposed site development plan, due to the City's financial participation.







**North Elevation**  
 SCALE: 1/4" = 1'-0"



**South Elevation**  
 SCALE: 1/4" = 1'-0"



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

---

CPC Date: September 24, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Hobart Historic Restoration

Titleholder: City of Cedar Rapids

Location: 107 and 109 4<sup>th</sup> Avenue SW, 404, 406, 416, 418, 422, 424 and 426 1<sup>st</sup> Street SW and 108 5<sup>th</sup> Avenue SW

Request: Consideration of a change of zone from C-3, Regional Commercial Zone District to C-4, Central Business Zone District and a Preliminary Site Development Plan

Case Manager: Vern Zakostelecky, Zoning Administrator  
Case Number: RZNE-021491-2015

---

**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for development of a mixed use six story building. The development would include commercial uses on the ground floor and residential dwellings on the other five floors. The Future Land Use Map in EnvisionCR, the City's Comprehensive Plan shows the property as "Downtown" Land Use Typology Area.

The Preliminary Site Development Plan consists of the following:

- Total site is .963 acres.
- Total -11,480 s. f. of Commercial space on 1<sup>st</sup> floor.
- 37 residential dwelling units.
- Total parking provided is 95 spaces including 3 handi-capped spaces.
- Access is from the public alley.
- New 6' sidewalks provided along all three public streets.
- Underground storm water management.

**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 “Downtown” on the Future Land Use Map (FLUM) in the City’s Comprehensive Plan. As such, the request to rezone to the C-4 Zoning District is in accord with the 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 the City purchased through the Voluntary Acquisition Program after the Flood of 2008. The proposed development will generate traffic typical of the other mixed use development in the general area and City staff has not identified any issues or concerns. The property to the north is developed as multi-family residential. To the west is a parking lot and to the south is vacate property. Across 1<sup>st</sup> Street SW is the McGrath Amphitheater and the Cedar River.

- 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 C-4 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 6 stories and is typical of the type of construction/development in the downtown area.

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

*Staff Comments:* 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.

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

*Staff Comments:* This provision does not applicable.

## **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. Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
2. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
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. 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. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
6. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
7. The project requires review by the Kingston Village Overlay District Design Review Technical Advisory Committee.
8. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
9. Parking areas shall be screened on each side adjoining a public street.
10. 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.





LOFTS at Red Cedar

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