

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, December 3, 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: Between 1225 Jacolyn Drive SW (Conditional Use)

Consideration of a Conditional Use Request for Family Apartments in a C-3, Regional Commercial Zone District as requested by MV Residential Development (Applicant) and J.A.Y. Holdings, LC (Titleholder)

Case No: COND-022191-2015; Case Manager: Dave Houg

2. Case Name: 931 Blairs Ferry Road NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Culver's Water Rock Properties, LLC (Titleholder)

Case No. PSDP-022309-2014; Case Manager: Dave Houg

D. New Business

- Consideration regarding conformity with the City's Comprehensive Plan for creation of the Miron Construction Urban Renewal Area at 335 French Court SW.
Planner: Caleb Mason
- Consider proposed updates to the Czech-Bohemia Overlay District Standards.
Planner: Kirsty Sanchez
- Discussion and Resolution regarding the Highway 30 area study.
Planner: Seth Gunnerson



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

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, November 5, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

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

Members Absent: Kim King

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Johnny Alcivar, Development Services Specialist

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 nine (9) Commissioners present.

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the October 15, 2015 Minutes stand approved.

B. Adoption of the Agenda

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated that the first item had been removed and with no additions or corrections, the agenda stands approved.

C. Action Items

1. Case Name: Between 1766 Mallory Street SW and 1770 Mallory Street SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and City of Cedar Rapids and Scallon Custom Homes, LLC (Titleholders)

Case No: RZNE-022169-2015; Case Manager: Dave Houg

Mr. Houg stated the property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit. Mr. Houg presented a Street View and Next Steps.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Dahlby asked if these lots would be as wide as the other lots in the neighborhood. Mr. Houg stated that these lots would be about the same and possibly slightly smaller.

Commissioner Overland asked if this was in the flood area. Mr. Houg stated that the homes in this area were flood affected.

Commissioner Overland called for a representative of the applicant.

Paul Scallon, 3610 Spring Valley Road NE stated that 1770 was 37 feet wide and 1766 was 30 feet wide and he planned to make each lot 33.5 feet wide.

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

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

Commissioner Overland called for a motion. Commissioner Blank made a motion to approve the change of zone from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District. Commissioner Wilts seconded the motion.

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

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

2. Case Name: Oak Ridge Estates Fourth Addition (Major Preliminary Plat)

Consideration of a Major Preliminary Plat for Oak Ridge Estates Fourth Addition in a R-1, Single Family Residence Zone District and R-3, Single Family Residence Zone District as requested by Flynn Homes, Inc. (Applicant/Titleholder)

Case No: PRPT-022053-2015; Case Manager: Dave Houg

Mr. Houg stated the applicant; Flynn Homes, Inc. is requesting approval of a Major Preliminary Plat for land located north of Pioneer Avenue SE at 38th Street SE. The property is zoned R-1 and R-3, Single Family Residence Zone Districts. The property was rezoned in 2000 and the proposal is to subdivide the property into 26 lots for future development of single family homes. Mr. Houg presented a Location Map, General Information, Street View and Site Plan.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Hunse asked if Fire vetted this property for access. Mr. Houg stated that Fire reviewed this project.

Commissioner Overland asked if this was previously a heavily wooded site. Mr. Zakostelecky stated that yes it was. The previous developer removed all the trees, but that developer is no longer in business.

Commissioner Knox-Seymour asked about water retention. Mr. Houg stated that the applicant would have to answer this question.

Commissioner Overland called for a representative of the applicant.

Todd Happel, Anderson Bogert, 4001 River Ridge Drive NE stated there is a regional detention site to the east of this property. A lot of the storm sewers in this development are connected to the storm water detention. Mr. Happel further stated the property does not appear to have a lot of top soil. The previous Preliminary Plat had expired and it needed to be reapproved so that the developer can start building next year.

Commissioner Overland said that he hoped City Council will be looking into getting away from developments like this that have a detention basin and develop lots that absorb their own water. This site was heavily graded and top soil was destroyed.

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Major Preliminary Plat in an R-1 and R-3, Single Family Residence Zone District. Commissioner Dahlby seconded the motion.

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

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

D. New Business

- City Planning Commission Work Plan – Seth Gunnerson

Mr. Zakostelecky stated this was the final draft of the work plan with suggested changes at a previous City Planning Commission meeting. Going forward if there were no changes, the Development Committee will review this on November 18 and City Council will approve on December 15.

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

Commissioner Hunse stated he had missed the meeting regarding the draft work plan and asked if the mechanics in our hearings allowed discussion of cases without an applicant present. Mr. Zakostelecky stated the Commission can take action without an applicant present.

Commissioner Overland called for a motion. Commissioner Blank made a motion to approve the City Planning Commission Work Plan for 2016. Commissioner Pankey seconded the motion.

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

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

The meeting was adjourned at 3:20 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department



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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use for Ground Floor Dwelling Units in C-3

CPC Date: December 3, 2015

To: City Planning Commission
From: Development Services Department

Applicant: MV Residential Development
Titleholder: J.A.Y. Holdings, LLC

Location: 1225 Jacolyn Drive SW
Request: Conditional Use approval for Ground-Floor Dwelling Units
in a C-3, Regional Commercial Zone District.

Case Manager: David Houg
Case Number: COND-022191-2015

BACKGROUND INFORMATION:

The applicant is requesting approval of a conditional use for residential use on the ground floor of a property zoned C-3, Regional Commercial. The parcel is currently vacant and located at the southeast corner of the intersection of 12th Avenue SW and Jacolyn Drive SW. 63 units of independent senior living (55 years and older) are proposed for the site, as well as related amenities including a walking trail and detention pond. The uses will be housed within a 66,000 sq ft, 3-story structure built toward the northwest corner of the site, with parking located behind the building.

The site plan as submitted includes the following additional details:

- Site area: 2.4 acres
- Lot coverage: 58,000 sq ft (55%)
- Open space: 16,000 sq ft (15%)
- Parking spaces: 70 required, 76 provided
- Vehicular access: Jacolyn Drive SW and private drive off of 12th Avenue SW

The applicant is also seeking Iowa Finance Authority (IFA) tax credits for this project.

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: Dwelling units on the ground floor are permitted in the C-3, Regional Commercial Zone District by 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 Future Land Use Map of the City's Comprehensive Plan designates the property as Urban-High Intensity. The development is providing 63 units on 2.4 acres, which is 26.25 units per acre, which is well within the 8-40 range required by UHI. C-3 zoning with a conditional use for residential on the ground floor is consistent with the intent of the Future Land Use Map.

- 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 proposed development is consistent with the overall character, uses and density of the neighborhood and should have no adverse effects on the community, especially since the development will be senior housing, which typically has less traffic and requires less parking. The surrounding neighborhood is primarily commercial and medium-density residential, which is consistent with the proposed development.

- 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 development is being located, designed and constructed in a manner that is compatible with the neighborhood and consistent with the City's design standards. The placement of the structure close to the corner of the lot with parking located in the back is an optimal site design, of which staff is very supportive.

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

Staff Comments: All services are currently available to serve the lot. The addition of a senior housing development should not have a significant impact or burden on City services or traffic.

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

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

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

Staff Comments: As previously mentioned, placement of parking in the back and the structure toward the intersection is a strong site design. The provision of additional amenities, such as the pond and trail, further enhance the proposal.

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

Staff comments: This item is not applicable.

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

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

RECOMMENDED CONDITIONS:

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 or remove any of the recommended conditions (Chapter 32.02.020.I).

1. Subject property shall be platted per State and City platting regulations.
2. No building within 100' of any residential zone district shall be more than 35' in height or a variance must be obtained.
3. All additional parking stalls exceeding the minimum number required herein shall be constructed as pervious parking, using pavers, porous asphalt or porous concrete, or any other technique approved by the City Engineer.
4. Evidence of a shared access agreement will be required for easterly private drive.
5. As part of final platting, an agreement for storm water detention will be required.



2

SOUTH ELEVATION

SCALE: 1" = 20'



1

NORTH ELEVATION

SCALE: 1" = 20'

OWNER

MV RESIDENTIAL
DEVELOPMENT, LLC

9349 WATERSTONE BOULEVARD
CINCINNATI, OH 45429
513.774.8400

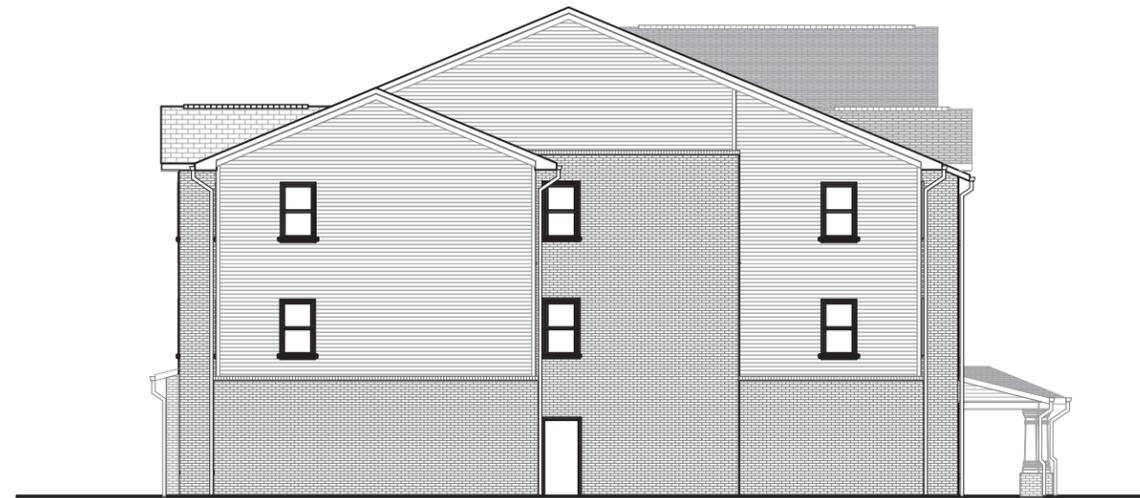
WWW.MVG.COM



CYPRESS LOFTS

CEDAR RAPIDS, IA 52404

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2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

OWNER

MV RESIDENTIAL
DEVELOPMENT, LLC

9349 WATERSTONE BOULEVARD
CINCINNATI, OH 45429
513.774.8400

WWW.MVG.COM



CYPRESS LOFTS

CEDAR RAPIDS, IA 52404

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Miller
Valentine
Group



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: December 3, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Jacob Hahn, P.E., Anderson Bogert Engineers & Surveyors
Titleholder: Culvers Water Rock Properties, LLC

Location: 931 Blairs Ferry Road NE
Request: Approval of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District

Case Number: PSDP-022309-2015
Case Manager: David Houg

BACKGROUND INFORMATION:

The applicant is requesting Preliminary Site Development Plan approval for the former site of the Nash Finch distribution facility. A Preliminary Site Development Plan was approved as part of the property's rezoning to commercial in May of this year. The current revisions include a grocery store and an auto repair center in addition to a 2-story restaurant and 3-story retail/office building. The proposed development will provide a total of 207 on-site parking spaces.

The Preliminary Site Development Plan as submitted includes the following:

- Total site area is 6.93 acres.
- Total buildings - 4
- Total parking spaces required - 205 / provided - 207
- Access is from Blairs Ferry Road NE and Rockwell Drive NE.
- Storm water management is provided via underground detention.

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)**

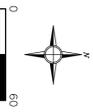
Staff comments: The proposed changes to this application are consistent with the previous approved site plan for this property.

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

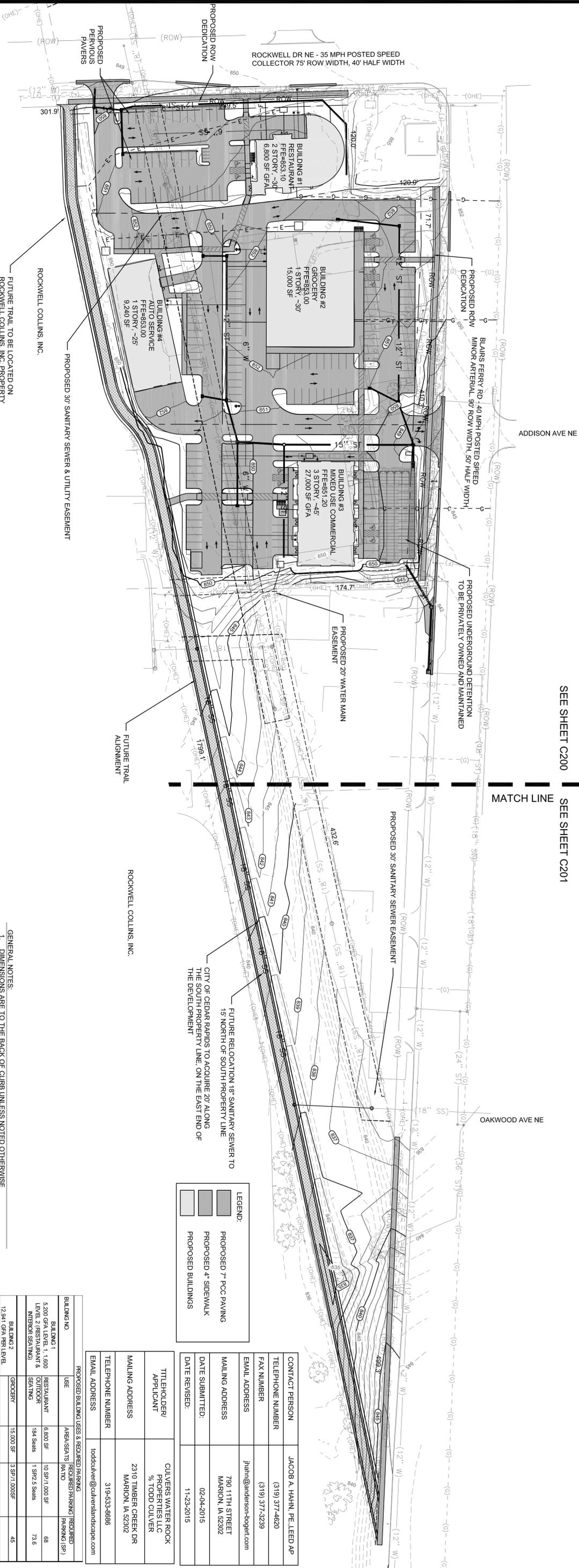
Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance.

RECOMMENDED CONDITIONS:

Staff has no proposed additional conditions.

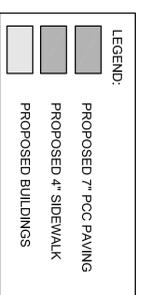


PRELIMINARY SITE DEVELOPMENT PLAN WATER ROCK DEVELOPMENT



SEE SHEET C200 SEE SHEET C201

MATCH LINE



CONTACT PERSON: JACOB A. HAHN, PE, LEED AP
 TELEPHONE NUMBER: (319) 377-4620
 FAX NUMBER: (319) 377-3239
 EMAIL ADDRESS: jhahn@anderson-bogert.com
 MAILING ADDRESS: 790 11TH STREET MARION, IA 52302
 DATE SUBMITTED: 02-04-2015
 DATE REVISED: 11-23-2015

TITLEHOLDER/APPLICANT: CULVERS WATER ROCK PROPERTIES LLC % TODD CULVER
 MAILING ADDRESS: 2310 TIMBER CREEK DR MARION, IA 52302
 TELEPHONE NUMBER: 319-533-8686
 EMAIL ADDRESS: toddculver@culverswaterscape.com

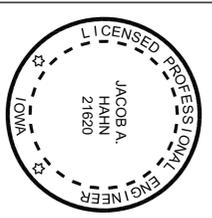
BUILDING NO.	USE	AREA/SEATS/PAVING	REQUIRED PARKING	REDUCED PARKING (SF)
BUILDING 1	RESTAURANT	6,800 SF	10 SP/1,000 SF	68
BUILDING 2	RESTAURANT & SPINNING	164 Seats	1 SP/2.5 Seats	73.6
BUILDING 3	GROCERY	15,000 SF	3 SP/1,000 SF	45
BUILDING 4	RESTAURANT	2,000 SF	10 SP/1,000 SF	20
BUILDING 5	OFFICE	25,000 SF	4 SP/1,000 SF	100
BUILDING 6	SERVICE STATION	9,240 SF	4 SP/1,000 SF	36.96
TOTAL PARKING FOR ENTIRE SITE BEFORE REDUCTIONS APPLIED				343.56

- GENERAL NOTES:**
- DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE
 - ALL CURBS TO BE TYPE 1' 6" CURB, EXCEPT WHERE NOTED
 - BUILDINGS WILL BE SPRINKLED
 - EXISTING ZONING: I-1; PROPOSED ZONING C-3
 - TOTAL LOT AREA: 302,033.55 SF (6.93 AC) [EXCLUDING 34,266.41 SF OF ROW & TRAIL DEDICATION (0.16 AC)]
 - PROPOSED USE: MIXED USE COMMERCIAL (58,040 GFA) EXISTING
 - AREA SUMMARY:
 BUILDING AREA: 57,490 SF (19.0%)
 SUPERFACED AREA: 77,788 SF (25.8%)
 OPEN AREA: 166,796 SF (55.2%)
 - PROPOSED BUILDINGS: 38,440 SF (12.7%)
 - PROPOSED SUPERFACED AREA: 178,123 SF (59.5%)
 - PROPOSED OPEN AREA: 144,668 SF (47.8%)
 - THIS PARCEL IS A DESIGNATED FLOOD HAZARD AREA AS PER LINN COUNTY FIRM MAP COMMUNITY PANEL NUMBER 4101 MAP NUMBER 1911300295D, EFFECTIVE APRIL 5, 2010
 - SETBACK SUMMARY:
 FRONT: 0'
 REAR/INTERIOR SIDE: 0'
 CORNER SIDE: 0'
 FRONT: 15' AVG. STREET FRONT LANDSCAPING
 SIDE: 10' STREET FRONT LANDSCAPING
 - OPEN SPACE REQUIRED:
 FRONT: 15' AVG. STREET FRONT LANDSCAPING
 SIDE: 10' STREET FRONT LANDSCAPING
 - REPLACE AND PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED IN THE STATE OF IOWA.

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

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JACOB A. HAHN IOWA REG. NO. 21820
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES COVERED BY THIS SEAL: _____



NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: CULVER ENTERPRISES, LLC
 2310 TIMBER CREEK DR
 MARION, IA 52302



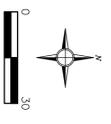
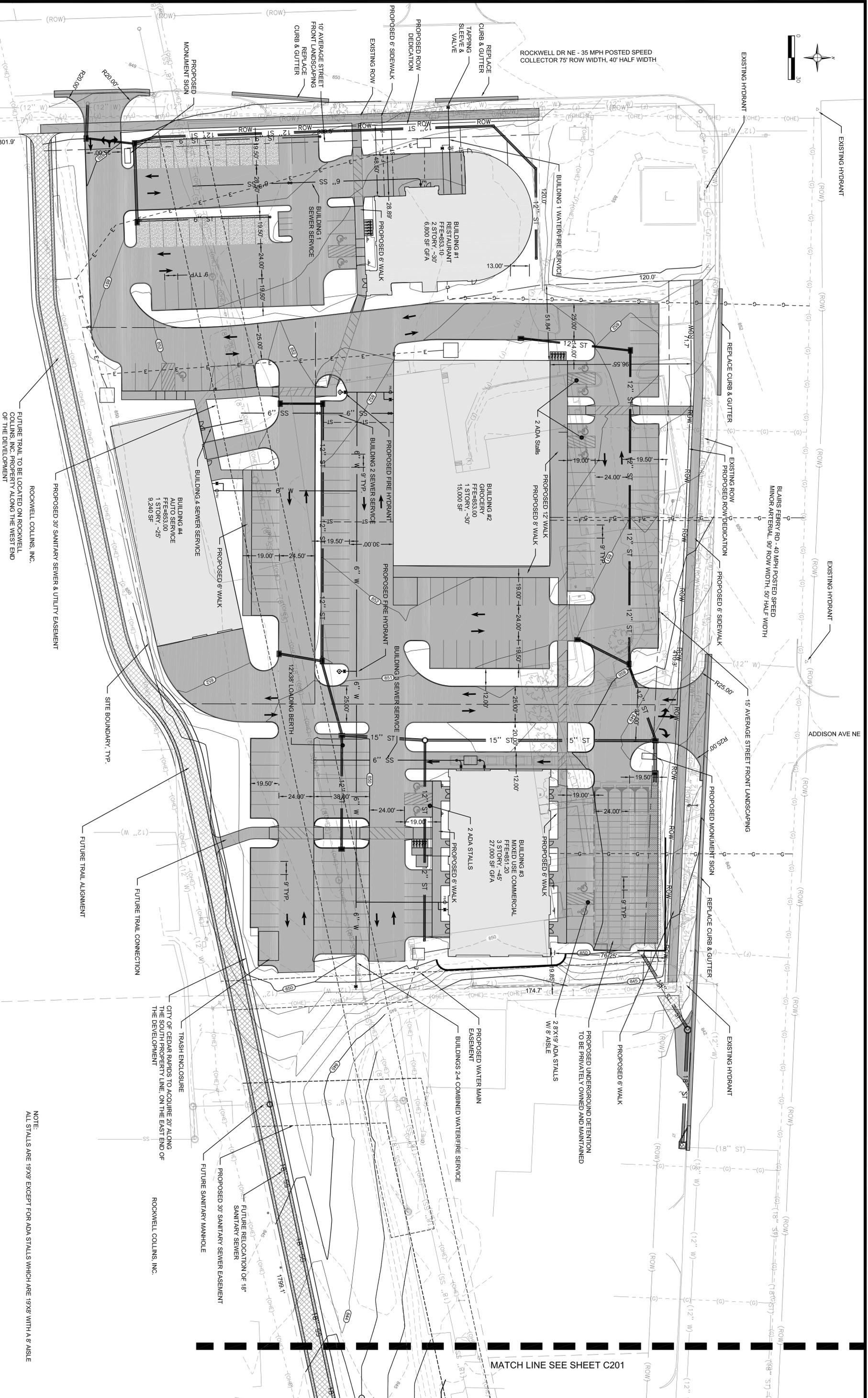
DRAWN BY: JAH
 DATE: 11/23/15
 PROJECT NO: 314019

APPROVED BY: JAH
 SCALE: SEE PLAN

Water Rock Development
 PRELIMINARY SITE DEVELOPMENT PLAN
 OVERALL PLAN

REQUIRED PARKING = 343.56 SP (0.970 SP/1,000 SF) - 3 SP/2.5 SP = 205 SPACES	ADJ. REQUIRED PARKING = 7 SPACES, INCLUDING 1 VAN SPACE
TOTAL PARKING PROVIDED	TOTAL PARKING PROVIDED
PARKING PROVIDED = 207 SPACES, INCLUDING 9 ADA SPACES	PARKING PROVIDED = 111 SPACES, INCLUDING 6 VAN SPACES

SHEET NO. C100 OF C100



NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: CULVER ENTERPRISES, LLC
 2310 TIMBER CREEK DR
 MARION, IA 52302



DRAWN BY: JAH
 DATE: 11/23/15
 PROJECT NO: 34019

APPROVED BY: JAH
 SCALE: SEE PLAN

Water Rock Development
 PRELIMINARY SITE DEVELOPMENT PLAN
 SHEET NO. C200 OF C201

ROCKWELL COLLINS, INC.
 FUTURE TRAIL TO BE LOCATED ON ROCKWELL COLLINS, INC. PROPERTY ALONG THE WEST END OF THE DEVELOPMENT

PROPOSED 30" SANITARY SEWER & UTILITY EASEMENT

SITE BOUNDARY, TYP.

FUTURE TRAIL ALIGNMENT

FUTURE TRAIL CONNECTION

TRASH ENCLOSURE
 CITY OF CEDAR RAPIDS TO ACQUIRE 20' ALONG THE SOUTH PROPERTY LINE ON THE EAST END OF THE DEVELOPMENT

ROCKWELL COLLINS, INC.
 FUTURE RELOCATION OF 18" SANITARY SEWER
 FUTURE SANITARY MANHOLE

MATCH LINE SEE SHEET C201

PROPOSED UNDERGROUND DETENTION TO BE PRIVATELY OWNED AND MAINTAINED

2 8X19' ADA STALLS W/ 8' AISLE

PROPOSED WATER MAIN EASEMENT
 BUILDINGS 2-4 COMBINED WATER/FIRE SERVICE

2 ADA STALLS

PROPOSED 6" WALK

2 ADA STALLS

PROPOSED 6" WALK

PROPOSED 12' WALK

PROPOSED 8' WALK

2 ADA STAIRS

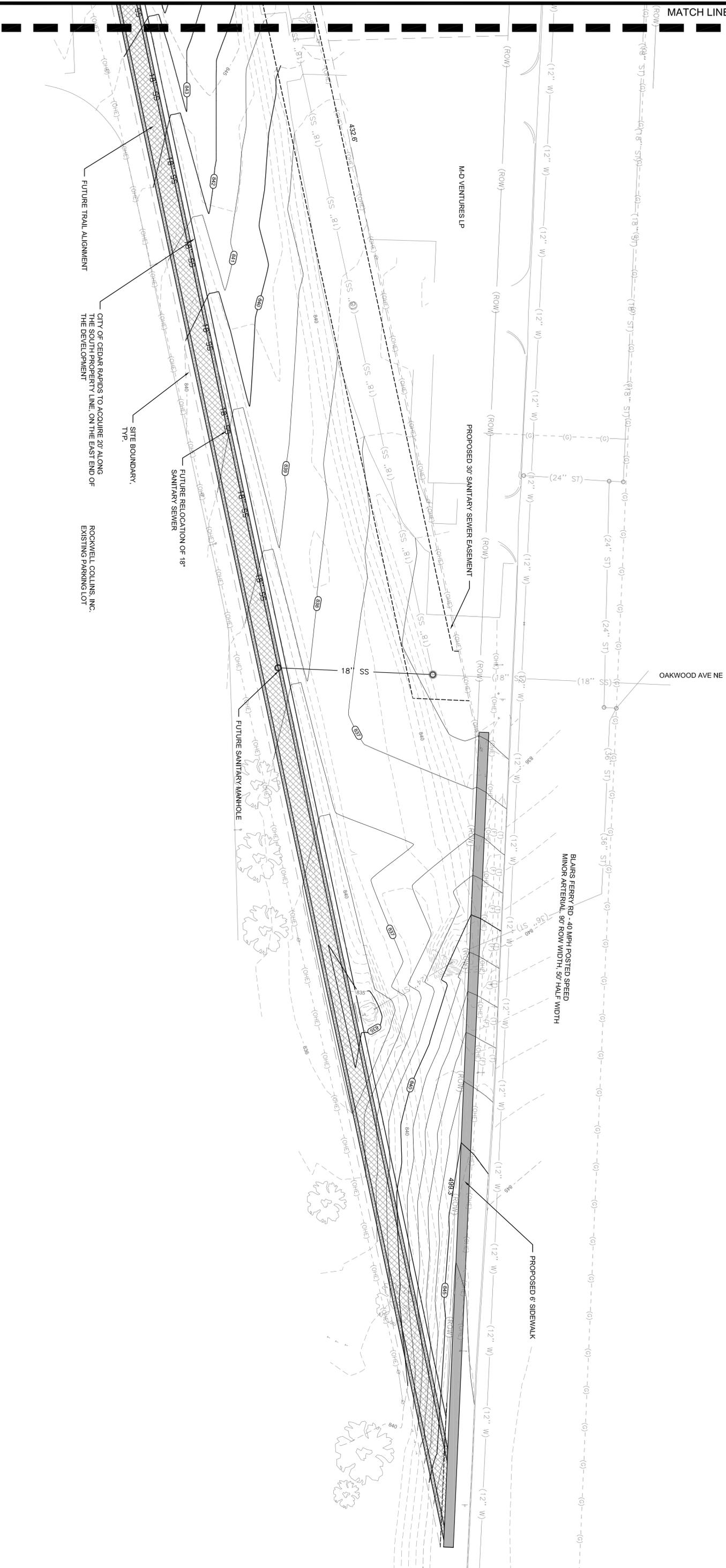
PROPOSED 8' WALK

PROPOSED 12' WALK

PROPOSED 8' WALK

PROPOSED 6' WALK

MATCH LINE SEE SHEET C200



FUTURE TRAIL ALIGNMENT

CITY OF CEDAR RAPIDS TO ACQUIRE 20' ALONG THE SOUTH PROPERTY LINE, ON THE EAST END OF THE DEVELOPMENT

SITE BOUNDARY, TYP.

FUTURE RELOCATION OF 18" SANITARY SEWER

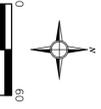
ROCKWELL COLLINS, INC. EXISTING PARKING LOT

FUTURE SANITARY MANHOLE

OAKWOOD AVE NE

BLAIRS FERRY RD - 40 MPH POSTED SPEED MINOR ARTERIAL, 90' ROW WIDTH, 50' HALF WIDTH

PROPOSED 6' SIDEWALK



NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: CULVER ENTERPRISES, LLC
2310 TIMBER CREEK DR
MARION, IA 52302



DRAWN BY: JAH
DATE: 11/23/15
PROJECT NO. 314019

APPROVED BY: JAH
SCALE: SEE PLAN

Water Rock
Development

PRELIMINARY SITE
DEVELOPMENT PLAN

SHEET NO.
C201
OF
C201



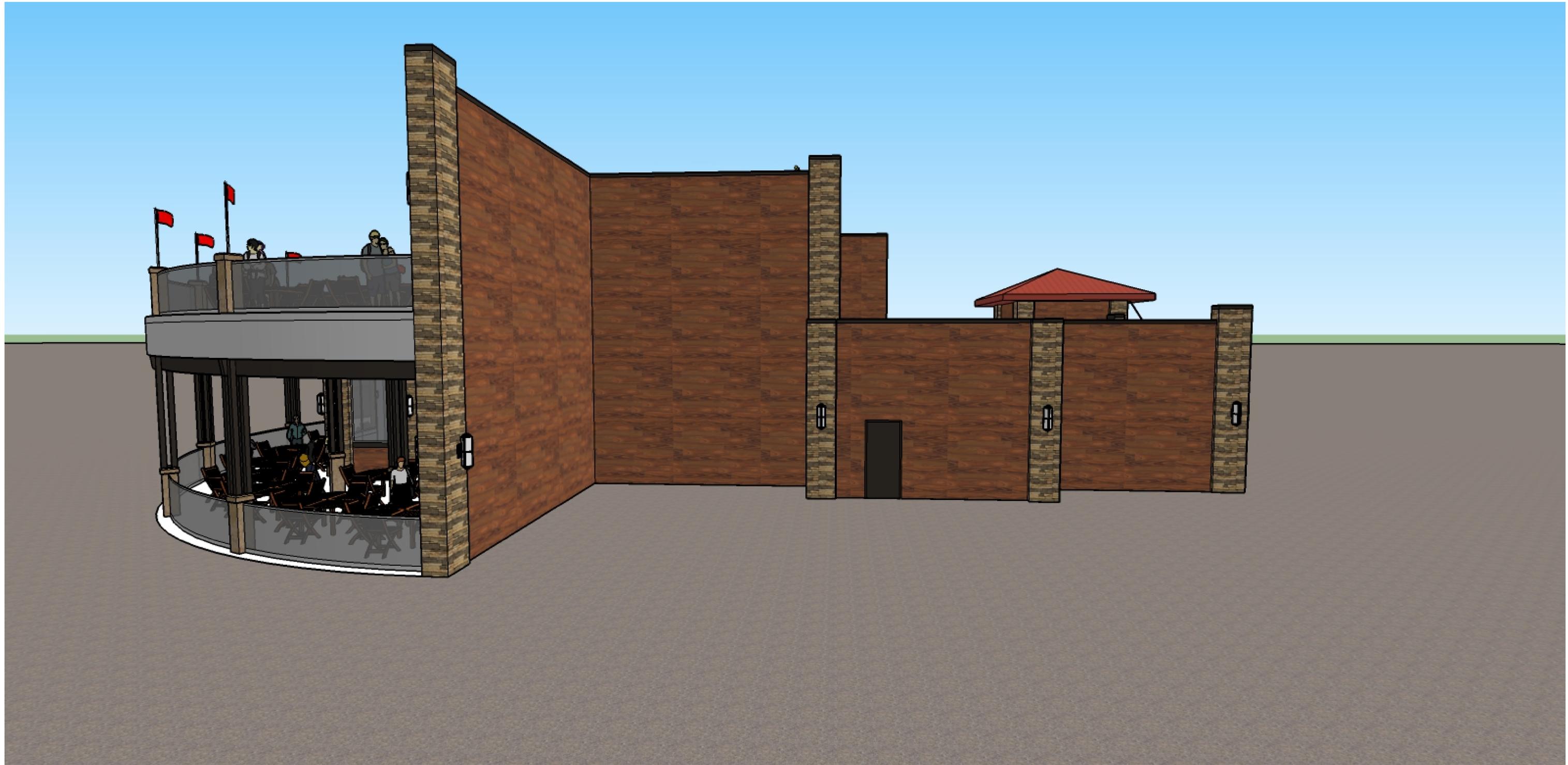
ALL TUNE
MOTOR MATE
LUBE
ALL TUNE
TRANSMISSIONS

ALL TUNE
MOTOR MATE
ENGINE INSTALLATION CENTERS
LUBE
Total Car Care
ALL TUNE
TRANSMISSIONS



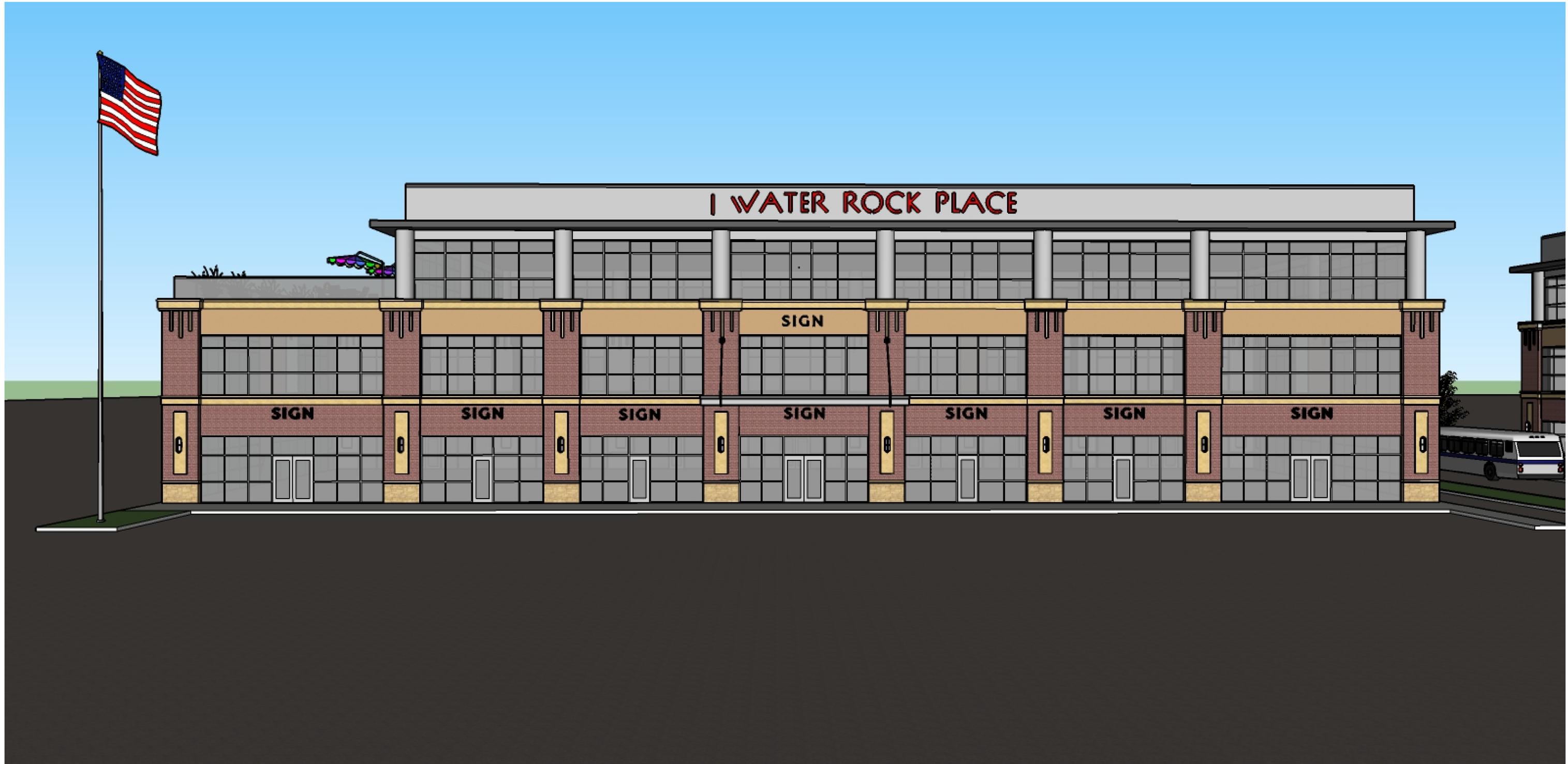
















Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Planning Commission

From: Caleb Mason, Community Development and Planning

Subject: Consideration regarding conformity of the proposed Miron Construction Urban Renewal Area Plan with the City's Comprehensive Plan

Date: November 18, 2015

BACKGROUND INFORMATION:

The City Council has initiated proceedings to consider the creation of the Miron Construction Urban Renewal Area Plan located at 335 French Ct SW and described as follows:

LOT 5, ROGER L. FRENCH ADDITION TO THE CITY OF CEDAR RAPIDS,
LINN COUNTY IOWA

The proposed Urban Renewal Area is approximately 5.27 acres and is generally located on French Court SW between Interstate 380 and 6th Street SW in the City of Cedar Rapids. This district is intended to stimulate private investment, expand economic development through planning and providing land for new and expanding private development and to achieve a well-balanced diversified economy. The attachment provides a draft of the Miron Construction Urban Renewal Plan.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Creekside Urban Renewal Plan for the Miron Construction Urban Renewal Area with the EnvisionCR Comprehensive Plan. In addition to City Planning Commission review, the City consulted with affected taxing agencies on November 18, 2015. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for December 15, 2015.



URBAN RENEWAL PLAN

for the

MIRON CONSTRUCTION URBAN RENEWAL AREA

As Approved by City Council

Resolution No. _____

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

INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Miron Construction Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2015, as amended (the "Code").

I. URBAN RENEWAL PLAN OBJECTIVES

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

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

II. DESCRIPTION OF PROJECT AREA

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

The Project Area consists of an approximately 5.27 acres, in the City of Cedar Rapids, Iowa and being described as follows:

LOT 5, ROGER L. FRENCH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY IOWA

II. PROJECT AREA ACTIVITIES

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

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To establish and enforce controls, standards and restrictions on land use and buildings;
10. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
11. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
12. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

IV. SPECIAL FINANCING ACTIVITIES

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

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

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

1. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains or sidewalks;
2. The funding of the "local match" required under State programs providing financial assistance to private developers; and
3. The making of loans or grants to private businesses under Chapter 15A of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants.

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

V. PROPERTY ACQUISITION

All of the properties located within the Project Area are owned by CHIMiron Cedar Rapids, LLC, and the City does not presently intend to acquire any land in the Project Area for purposes of private development. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or

3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.

VI. CLEARANCE AND DISPOSITION OF PROPERTY

All of the properties located within the Project Area are owned by CHIMiron Cedar Rapids, LLC and being built by and leased to Miron Construction, Inc. and the City does not presently intend to clear or dispose of property in the Project Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

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

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

VII. LAND USE DEVELOPMENT

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time.

VIII. DEVELOPER REQUIREMENTS

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

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

1. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;

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

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

IX. PROJECT AND CITY INDEBTEDNESS

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

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed \$1,000,000.00 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer and to reimburse the City for any other project-related costs incurred in connection with the development of the Project Area.

As of June 30, 2015, the City's outstanding general obligation indebtedness was \$315,200,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent (5%) of the value, as shown by the last certified state and City tax list, of all taxable property within the City. Based upon the actual value for fiscal year 2014/2015 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$490,817,852.00 of general obligation indebtedness.

X. STATE AND LOCAL REQUIREMENTS

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

XI. SEVERABILITY

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

XII. AMENDMENT OF URBAN RENEWAL PLAN

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

XIII. EFFECTIVE DATE

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

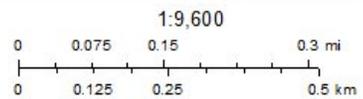
ATTACHMENT A

Proposed Miron Construction Urban Renewal Area

Property Map for Tax Parcel ID 193337700100000



October 28, 2015



City of Cedar Rapids (2014)

The data depicted here has been developed by the City of Cedar Rapids for city purposes. Any use is at the sole risk and responsibility of the User.
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Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Planning Commission
From: Kirsty Sanchez, Community Development and Planning
Subject: Czech Bohemia Overlay District Standards Update
Date: December 3, 2015

BACKGROUND INFORMATION:

Staff has met multiple times with the Czech Bohemia Design Review Technical Advisory Committee (DRTAC), which is comprised of technical experts, property owners and stakeholders, to review existing Overlay District standards and make recommendations for updates to those standards. The proposed updates were presented to stakeholder groups including the Oak Hill Jackson Neighborhood Association, the Czech Village Association, and the Executive Committee for the Main Street District.

On November 4, 2015, staff hosted an open house for property owners in the Overlay District. One recommendation that was provided is to consider adjusting the boundary of the Czech Bohemia Overlay District to match the boundary of the proposed Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID). Staff presented this recommendation to DRTAC and the Committee expressed support for the proposed Amendment. On November 18, 2015, Development Committee reviewed the proposed amendment to the boundary and Overlay District standards and recommended approval by City Council.

The proposed Czech Bohemia Overlay District standards will be similar to the MedQuarter Overlay District standards which were adopted earlier this year. Key differences between the current standards and the proposed standards include:

- More detailed design requirements.
- Greater attention to the pedestrian experience.
- The addition of standards regarding site furnishings and landscaping.
- Additional design recommendations that will not be included in the ordinance language but will be part of a proposed Design Guide to give guidance to developers.

Each section of the Guide contains a number of standards which all new development will be required to meet, along with recommendations on best practices. The Guide covers four aspects of building and site design:

1. **Building Massing, Orientation and Site Design** – Requiring appropriate placement for urban infill development with an emphasis on pedestrian friendly design.
2. **Building Design** – Requiring high quality of design for new and renovated buildings.
3. **Site Furnishings and Landscaping** – Recommendations for elements that enhance site design.
4. **Signage** – Requirements for attractive building signage as well as permitting districtwide signage.

The specific recommendations are found beginning on Page 5 of this memo.

Recommendation:

Staff is seeking a recommendation from the City Planning Commission on the following actions:

1. Amend the boundaries of the overlay district to match the boundary of the proposed Czech Village-New Bohemia SSMID (exhibit on next page)
2. Amend Chapter 32 of the Municipal Code, the Zoning Ordinance, Section 32.03.010.C.6.c.i – Czech Bohemia (CB-O) Overlay District through adoption of the Czech Bohemia (CB-O) Overlay District Design Guide, which includes the required Overlay District Standards and Design Recommendations outlined in the following pages.

Next Steps:

- December 15th – Motion setting Public Hearing
- January 12th – Public Hearing and First Reading of the Ordinance
- January 26th – Second and possible Third Reading of the Ordinance

Czech Bohemia Overlay District

Design Guide – November 10, 2015

What is affected by the Czech Bohemia Overlay District?

- Construction of new buildings.
- Building additions, to the extent feasible.
- Changes to the exterior of buildings.

What is NOT affected?

- Single or two family home construction or renovation.
- Any interior work on a building.
- Building maintenance that does not change the exterior.

How are the Standards and Recommendations in this document structured?

Czech Bohemia Overlay District Standards – Shall apply to new construction, additions to existing buildings and/or the exterior rehabilitation of buildings located within the boundaries of the CB-O District and that are submitted after **January 26, 2015** (APPROVAL DATE). The Zoning Administrator may waive certain standards which may not be applicable to certain projects due to scope of work. For example, specific façade requirements may be waived for rehabilitation work on existing structures.

Design Recommendations – Should be considered as part of the development of site plans and the design of buildings within the district. These recommendations include best practices along with suggested strategies to meet district standards and other aspects of the zoning ordinance. These recommendations may be included in recommendations made by the Design Review Committee and may be considered by approval bodies such as the City Planning Commission, Board of Adjustment or City Council

What is the Design Review Technical Advisory Committee?

The DRTAC is a seven member committee tasked with reviewing and providing comment on projects within the overlay district. The Committee is appointed by City Council and will be comprised of district stakeholders.

What is the timeline for review of projects in the Overlay District?

- For building permits or site plans which are reviewed and approved by staff:
 - The DRTAC will meet and make recommendations within 10 business days.
- For Land Development projects which go to the City Planning Commission
 - The DRTAC will review the case prior to the CPC meeting. This will not add time to the project.

Section A: Building Massing, Orientation and Site Design

CZECH BOHEMIA OVERLAY DISTRICT STANDARDS	
1)	Commercial buildings shall be constructed with a 10 foot maximum setback (including building plinths). New construction should be pedestrian friendly.
2)	Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the district with care taken to existing buildings on the block.
3)	Buildings shall be placed close to streets, drives and other buildings. Pedestrians shall be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.
4)	Service/loading areas should not be located near primary entrances to buildings.
5)	Building shall be oriented towards the street with a pedestrian entrance facing the street encouraged.
6)	Building scale and massing shall maintain a relationship with adjacent structures to create building street walls along streets, drives and sidewalks where possible. Building massing shall be consistent with the City's Comprehensive Plan, adjacent structures, and the character of the District.
7)	Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.
8)	Multi-story buildings are encouraged. Single-story commercial buildings shall take adjacent building heights into consideration. These should be constructed with high ceilings or parapet walls to create a greater feeling of enclosure along the street and to compliment horizontal elements of adjacent buildings.
9)	Buildings shall hold the corners of intersections where possible to enhance the sense of enclosure and pedestrian-orientation of the commercial area. Building heights at the corners of intersections may exceed those of the surrounding block.
10)	The required screening of mechanical, loading, trash, and utilities shall complement materials used on the adjacent building. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.
11)	Site plans should conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines section of the ordinance.
12)	Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged. Additional landscaping and architectural elements shall be required for parking lots adjacent to sidewalks to help contribute to an attractive streetscape.
13)	Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion

Section A: Building Massing, Orientation and Site Design

DESIGN RECOMMENDATIONS:

- Any mechanical equipment, whether on rooftops or in service/loading areas, should be consolidated if possible and shall be screened from view.
- Sharing of loading, trash and utility areas among business is encouraged
- Screening should be at least as high as the equipment it is supposed to hide and should be of a color and material that matches or is compatible with the dominant colors and materials found on the building. Chain link fencing, with or without slats, is prohibited.
- Loading, trash, and utility areas adjacent to a building should be designed as an integral component of the building. Outside storage of materials, equipment, or trucks should be kept to a minimum and in areas screened from view.
- Parking and service areas should incorporate attractive materials to minimize the “hard” appearance of driveways and surface parking lots. Decorative paving should be used to delineate pedestrian crossings, parking aisles, and entrances within parking lots.
- Parking and service areas, including alleys, should be well lit with glare on surrounding properties minimized
- All parking and service areas should be designed to accommodate efficient snow removal and storage.
- Parking and service areas should be located and designed to minimize interference with pedestrian circulation and sidewalk connections to surrounding neighborhoods.
- Parking areas should be buffered with landscaping, fencing, and or architectural elements to help contribute to an attractive streetscape

Section B: Building Design

New and reconstructed elevations within the Czech Bohemia Overlay District shall comply with the requirements of this section. Provisions may be waived for existing structures if necessary to preserve the historic character of the building.

A high quality of design is expected of all new construction within the District. Criteria may vary whether an elevation is facing a street frontage, interior portions of a property, or are places close to a property line. The diagram and tables below shall be used to guide the application of Building Design requirements in the Overlay District.

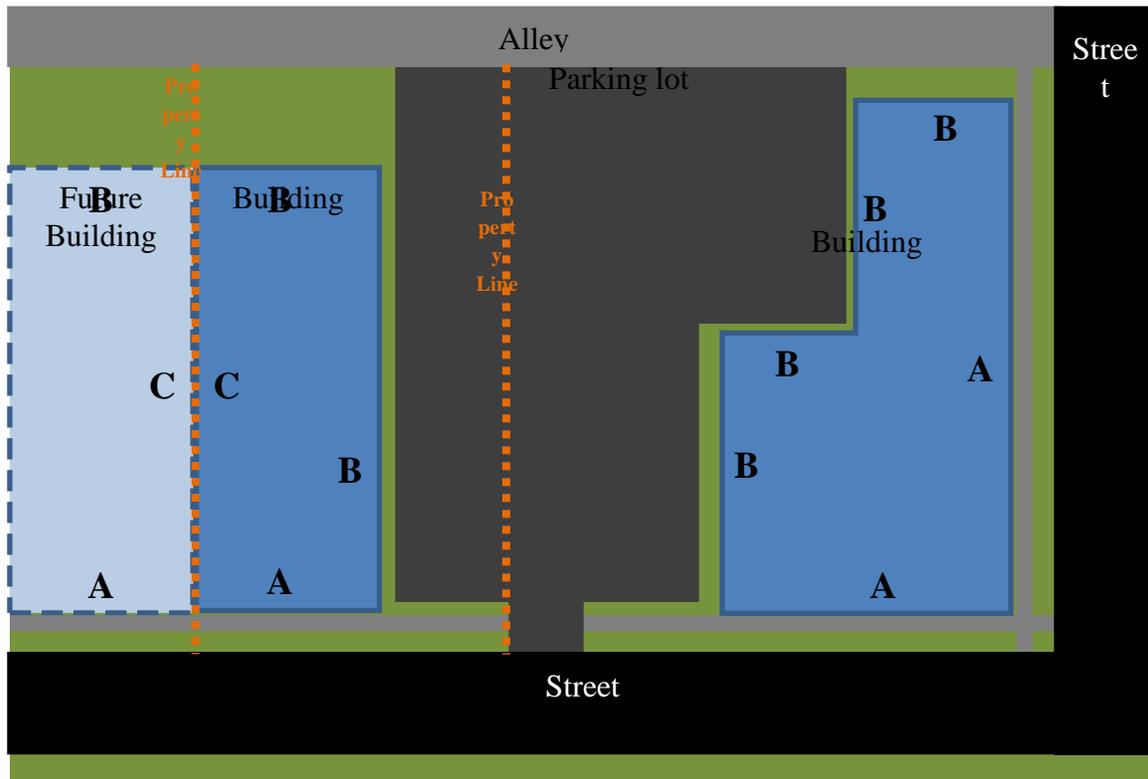


Diagram Reference	Location	Description
A	Street elevation	Elevations along street frontages
B	Interior elevation	Elevations interior to the parcel which are visible to the street
C	Lot line elevation	Elevations without a public entrance which are located within 7' of a rear or side yard parcel boundary which may be obscured by future construction.

Symbol	Description
●	All new or reconstructed elevations must comply with this requirement.
◇	All new or reconstructed elevations are encouraged to comply with this requirement.
×	This requirement is not applicable to the elevation

Section B: Building Design

CZECH BOHEMIA OVERLAY DISTRICT STANDARDS	Street Frontages	Interior	Lot line
14) Building design and architectural style create and enhance the character of the Czech Bohemia Overlay District for pedestrians and motorists. A range of architectural styles is preferred. However, all buildings should be designed with common elements:			
a. Open glass storefronts (where retail is provided) or public entrances (other non-residential development)	●	◇	×
b. Clearly defined entrances to ground and upper floors (if applicable);	●	●	×
c. Sign bands and awnings incorporated into the design and scale of the buildings;	●	●	◇
d. Upper floor windows	●	●	×
15) Variations in rooflines are encouraged add interest to buildings and reduce the massive scale of large buildings. Buildings which are taller than adjacent structures by more than 1 story should consider the use of upper-floor setbacks, dormers or other architectural features to soften the transition between structures.	●	◇	◇
16) The top edge of the building shall be defined by a cornice line or similar articulation.	●	●	◇
17) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.	●	◇	×
18) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.	●	◇	×
19) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.	●	●	×
20) Rear building entrances and facades shall be designed in a manner consistent with the front and a side facade, especially when parking is behind buildings.	×	●	◇
21) Entrances into commercial buildings should not be recessed more than five feet from the exterior building wall.	●	●	×
22) Buildings shall primarily be constructed of high-quality materials such as brick, stone, split face block masonry, architectural paneling, and glass. Exterior finish insulation systems (EFIS), stucco and vinyl may be used on upper floors but use should be limited on the ground level. Concrete block, metal or plywood should not be used on building facades or on walls that are visible from streets, driveways, sidewalks or parking areas.	●	●	◇
23) At a minimum, 60% of the building elevation dedicated to non-residential uses should be windows, doors, and fenestration.	●	◇	×

Section B: Building Design

DESIGN RECOMMENDATIONS:

- Interesting architectural details and features are preferred to provide layers of interest and variety for pedestrians and motorists.
- Whenever possible, adjacent buildings should have component parts in good proportion with one another. Similar design linkages include placing window lines, belt courses, and other horizontal elements in a pattern that is harmonious and reflects the same elements on neighboring buildings.
- Solid windowless walls are discouraged unless necessary to the function of the building. These should be avoided along building elevations which face the right-of-way or interior elevations which are visible from the right-of-way. In such a case, a solid, windowless wall should incorporate material and color variations, arches, piers, columns, murals, high quality graphics, landscaping and other elements that reduce building scale and add visual interest.
- Building entrances should be designed so that doorways and vestibules are easily seen by shoppers and visitors, easily distinguished by tenant and use, and open and visible from the sidewalk. Entrances should provide a sense of welcoming hospitality.
- Architectural design should articulate and enhance buildings, especially those at street corners because of their prominence and visibility.
- Buildings that attempt to use the building itself as “advertising” are discouraged, particularly where the proposed architecture is a corporate or franchise style.
- Building projections, such as awnings, window bays, and terraces should be pedestrian scale, proportional to the building façade, and proportional to adjacent structures.
- Building entrances should be visible from the street, well-lit, and easily accessible. Architectural elements, canopies, and/or lighting are preferred to identify entrances, not screen them. If vehicular canopies are provided, provide adequate lighting – either natural or artificial – to avoid dark or unsafe conditions.
- Main commercial building entrances should be emphasized with larger door/window combinations, overhangs, slight recesses, unique roof forms, arches, accent colors, or architectural details.
- Building-mounted lighting should be carefully integrated into the design of the building and streetscape.
- The number of materials on an exterior building face should not exceed five to prevent visual clutter.
- When possible, salvageable historic materials should be retained and reincorporated into existing buildings.

Section C: Site Furnishings and Landscaping

CZECH BOHEMIA OVERLAY DISTRICT STANDARDS
24) Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of the District. Site furnishings should be made of quality materials and complement the character of the District. These elements include benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates.
25) Site furnishings are encouraged to be provided in pedestrian spaces such as building entrances, along walkways and in pedestrian plazas and seating areas.
26) Fencing shall be constructed of compatible materials that complement adjacent structures. The use of chain link fencing is not permitted within the Overlay District.

DESIGN RECOMMENDATIONS:

- Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of any district.
- Benches should be provided near drop-off areas and entryways to major buildings, at key locations along pedestrian ways, and at bus stops and plazas.
- Planters should be provided in plaza areas, building entry areas, and other paved open spaces to provide green space and sense of scale to pedestrian spaces.
- Waste and recycling receptacles should be provided at building entry ways, public plazas, bus stops, and near benches.
- Bike racks should be provided at public plaza spaces and major building entryways.
- Tree grates should be provided in paved plazas and pedestrian ways to protect tree roots from compaction.
- Plants installed to satisfy the requirements of this section should meet or exceed the standards of the most recent edition of the American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants should be capable of withstanding the extremes of individual microclimates, be nursery-grown, and be balled and burlapped (when applicable).
- Landscape treatment should be provided to enhance architectural features, strengthen vistas, and provide shade.
- Plant materials should be selected for structure, texture, color and for ultimate growth potential. Plants that are indigenous to the area and that will be hardy, harmonious to the design, and attractive (including seasonal interest) should be used.
- In locations where plants will be susceptible to injury by pedestrian or vehicular traffic, they should be protected by appropriate curbs, tree guards or other devices.
- Trees should be installed consistently along all sidewalks and pedestrian paths in parks/plazas.
- New plantings and color pockets should be added along the street where space allows. Raised beds, moveable planters, flower boxes, and hanging baskets are favored and provide seasonal interest, enhance the pedestrian experience, and reinforce an areas character.
- Along wider sidewalks, raised landscape planters may be used to break up large paved areas, add visual interest to the street, and separate pedestrians from traffic.

Section C: Site Furnishings and Landscaping (continued)

- All parking lots should be designed with perimeter and island landscaping. Such planting areas should be sufficient in size to provide visual breaks in parking areas and to allow for plant materials to grow. Sidewalks provided in parking lots to direct pedestrians to commercial frontages and storefronts should also include edge landscaping.
- Plant materials in islands, excluding shade trees, should not exceed a height of 36" at maturity.
- Vacant lots should be maintained with sod and low-level plantings until developed with new buildings.
- In areas where general planting will not prosper, other materials, such as fences, walls and pavers should be used. Carefully selected plants should be combined with such materials where possible.
- Where a building does not form the street edge, landscaping should be used to delineate that separation.
- All required landscaping areas not dedicated to trees, shrubs, or preservation of existing vegetation should be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock or pavement.
- For each plant type associated with the landscaping requirements of this section, no single plant species should represent more than 40% of the total plantings.
- Plant material should be installed so it related to the natural environment and habitat in which it is placed.
- The scale and nature of landscape material should be appropriate to the site and structures. For example, large-scale buildings should be complemented by large-scale plant material. Plant material should be selected for its form, texture, color and concern for its ultimate growth.

Section D: Signage

CZECH BOHEMIA OVERLAY DISTRICT STANDARDS
27) New signage shall respect the size, scale, and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.
28) All freestanding signs shall be low in height and placed within planting areas that are coordinated with the overall design of the site. Small directional signs under 6 square feet are not required to be in planting areas.
29) Public art, sculpture, murals, etc. are encouraged in the Czech Bohemia Overlay District.
30) Acceptable forms of signage include signs integrated into or affixed flat against a building facade, wall signs, projecting signs and monument signs. Other types of signage, including pole signs, may be considered if compatible with the unique character of the District.

DESIGN RECOMMENDATIONS:

- Signs should be constructed of high-quality, solid, and durable materials.
- Sign colors and materials should be consistent with the colors and materials of the associated building.
- Sign lighting should be carefully considered in the building design. Back-lit panel signs are discouraged. Back-lit lettered signs are appropriate. If direct lighting is used, glare, brightness, visible hardware, and maintenance issues must be addressed. Strategically placed lamp fixtures that are compatible with the sign design and building architecture should be used for illuminated signs.
- All signs placed on a site should be designed as part of a coordinated signage theme.
- Text on signs should be simple and easy to read.
- To avoid visual clutter, redundant signage or multiple external signs should not be used.

To: City Planning Commission
From: Seth Gunnerson, Community Development
Subject: Highway 30 Area Study
Date: December 3, 2015

Overview

At the December 3, 2015 City Planning Commission staff will present the findings of the Highway 30 Area Study completed by the Corridor MPO with participation by the City of Cedar Rapids and Linn County. This study looked at the effects of development along the corridor. Staff is seeking a recommendation from the City Planning Commission for the City Council to adopt a resolution that would accept the findings of the Highway 30 Area Study. This study was presented to the City Council's Development Committee on November 18, 2015. The Development Committee recommended that the study be sent to the City Planning Commission for review and recommendation prior to going before the full City Council.

Background

Due to recent request for development in the Highway 30 study area and concerns regarding the availability and provision of services, the City of Cedar Rapids submitted a request to the Corridor Metropolitan Planning Organization for the development of a Highway 30 study. In March 2015, the Corridor MPO Policy Board approved executing a contract with HR Green and teaming partner SB Friedman for the project. To view the final study, please visit: http://www.corridormpo.com/images/files/Whats_New/Hwy%2030%20Area%20Study/Amended_Final_Report_102615_with_Policy_Board_Cover.pdf

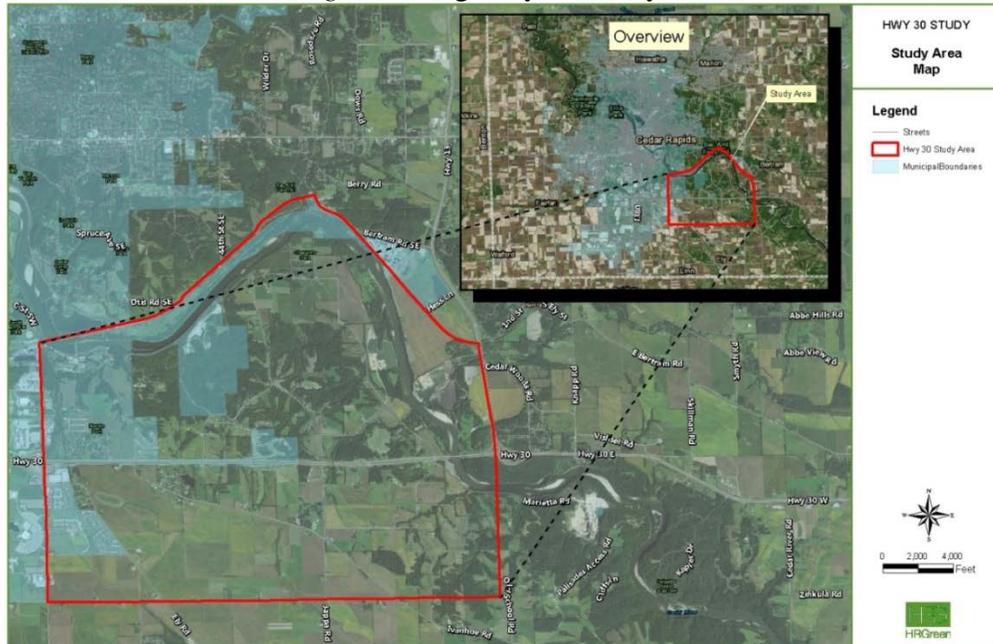
The study area shown in Figure 1 includes portions of the City of Cedar Rapids and unincorporated Linn County. The study is a technical analysis of the multiple impacts from land development, and includes an associated fiscal impact assessment. It is not a plan. More specifically, the study examines the following in the context of two growth scenarios:

- Determine how the study area would be served with municipal transportation, water, sanitary sewer, and stormwater maintenance;
- Identify environmental impacts to the area based on available information; and
- Complete a fiscal impact analysis for each development scenario to determine if each development scenario is sustainable.

Two growth scenarios were developed as part of the study. Scenario 1, planned growth, depicts development that is consistent with growth allowed by the City of Cedar Rapids and Linn County comprehensive plans. Scenario 2, market-driven growth, depicts a combination of growth allowed by the comprehensive plans, development that aligns with existing development, and recent development proposals.

As part of the development of the study, the MPO convened a task force that included representatives from the City of Cedar Rapids, City of Ely, Linn County, and the Iowa Department of Transportation. Representatives from these member jurisdictions, as well as the Iowa DOT, had the opportunity to comment and provide input on the study throughout the process. The study will serve as a resource to member jurisdictions; it supports the policy direction of both the City of Cedar Rapids and Linn County’s comprehensive plans.

Figure 1. Highway 30 Study Area



In April 2015, the MPO staff commenced work with the consultants on the development of the study. Since that time, a task force consisting of staff from the cities of Cedar Rapids, Ely, Linn County, and Iowa DOT met five times to provide feedback throughout the process. In addition, the consultant conducted one-on-one meetings with key staff from the member jurisdictions who specialize in planning, utilities, transportation, public safety, and finance. In order to obtain some qualitative input, two focus groups sessions were conducted, which included representatives of environmental organizations and land owners, business, and residents of the study area.

Key Findings

The study outlines the following key findings:

1. Revenue generated from development with either Scenario does not cover the costs associated with providing City infrastructure and services.
2. Infrastructure improvements needed to support growth in the Study Area are significant.
3. Concerns exist related to safety along the Highway 30 corridor.
4. Impacts to contiguous forested areas, as well as prime agricultural resources, should be avoided, at a minimum, mitigated.
5. The capital costs associated with Scenario 2 are over double that of Scenario 1.
6. Compared with Scenario 1, Scenario 2 would take over 3 times as long to pay off the municipal share of capital costs.

Overview of Scenarios

A key component of the Highway 30 study included the development of two growth scenarios. The development of these scenarios included input from City and County planning staff. One scenario is consistent with adopted comprehensive plans, while the other represents market driven growth. Scenario 1, or the planned growth scenario, represents development that is consistent with EnvisionCR, the City of Cedar Rapids comprehensive plan and the Linn County comprehensive plan. Scenario 2, or the market-driven growth scenario, represents densities that align with recent development proposals, which exceed the densities allowed by the comprehensive plans. Table 1 provides a summary of the number of dwelling units assumed based on these two scenarios.

Table 1. Scenarios & Associated Dwelling Units

Scenario	Number of Units
Scenario 1 – Planned Growth	10,483
Scenario 2 – Market Driven Growth	22,640

Technical Analysis of Growth Scenarios

Using these two scenarios, the consultants analyzed the associated infrastructure needs. More specifically, the consultants analyzed and outlined the necessary transportation, water service, sanitary sewer service, and stormwater management improvements needed to accommodate the growth in both scenarios. Using this information, the fiscal impact analysis outlines the associated municipal costs for growth.

Fiscal Impact Analysis

The fiscal impact analysis utilizes a model that projects the municipal operating and capital costs and revenues at full build-out of the two growth scenarios. This tests whether revenue from the development outlined in the scenarios could offset the costs of extending and maintaining municipal services and capital infrastructure. For the purposes of the fiscal impact analysis, it is assumed that the entire study area would be annexed into the City of Cedar Rapids for Scenario 2.

In summary, the fiscal impact analysis indicates that it would take approximately 44 years to pay off the municipal share of capital costs in Scenario 1 and 137 years in Scenario 2 (see Table 3). This implies that operating revenues (largely property taxes) from new residential uses are inadequate to cover both operating and capital costs within the build-out timeframe of new development. A key factor driving this result is the upfront capital infrastructure load of \$91 million and \$204 million in Scenarios 1 and 2, respectively.

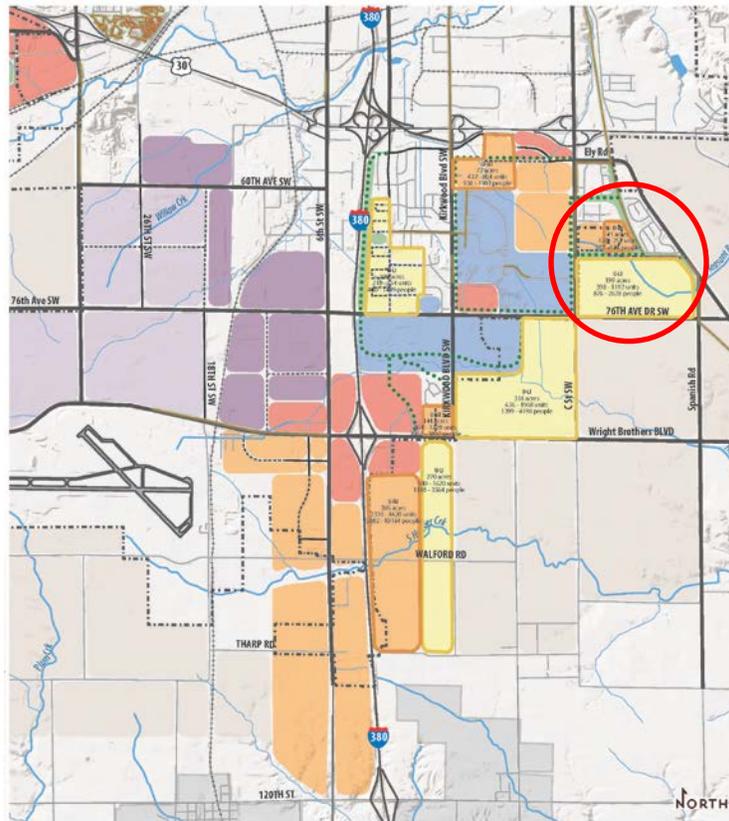
Table 3. Full Build-Out and Break-Even Years

Scenario	Full Build-Out Year	Break-Even Year
Scenario 1 – Planned Growth	16	44
Scenario 2 – Market Driven Growth	50	137

Relationship to EnvisionCR

The City's comprehensive plan, EnvisionCR, is the guiding policy document for growth and development in the city. It promotes infill development within the city's core neighbors where there are existing services and infrastructure. In addition, recognizing that the city will grow, the plan identifies growth areas. The South Growth Area includes a very small portion of the Highway 30 study area. Specifically, the portion south of Highway 30, west of Ely Road, and north of Wright Brother Blvd (see Figure 2).

Figure 2. South Growth Area



For a variety of reasons, including topography, agricultural resources, environmentally sensitive lands, as well as issues with providing infrastructure and service, the plan does not identify the remainder of the study area as a growth area. Therefore, the results of the Highway 30 Area Study support the policy direction of the plan.

Recommended Action: The City staff recommends that the City Planning Commission recommend approval of the Highway 30 Area Study by the City Council.