

**AMENDED AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, January 28, 2016 @ 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: North of Highway 30, East of Union Drive SW and Hay Field Drive SW (Rezoning) and College Farms Fourth Addition (Major Preliminary Plat)**

- a. Consideration of a change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District as requested by College Farms, LLC (Applicant/Titleholder)

*Case No. RZNE-022288-2015; Case Manager: Joe Mailander*

- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District as requested by College Farms, LLC (Applicant/Titleholder)

*Case No. PRPT-022277-2015; Case Manager: Joe Mailander*

**2. Case Name: Williams Boulevard SW and US Highway 30 (Rezoning with a Preliminary Site Plan)**

Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan as requested by Robson Homes, Inc. (Applicant/Titleholder)

*Case No. RZNE-022319-2015; Case Manager: Joe Mailander*

**3. Case Name: 510 5<sup>th</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use Request for Day Care Center in a R-3D, Two Family Residence Zone District as requested by Dawn Stephens (Applicant) St. Wenceslaus Catholic Church (Titleholder)

*Case No: COND-022379-2015; Case Manager: Dave Houg*

**4. Case Name: 3321 and 3415 J Street SW (Conditional Use)**

Consideration of a Conditional Use Request for Outdoor Storage Area in a C-3, Regional Commercial Zone District as requested by High Properties (Applicant) and Paul Daniel Pate (Titleholder)

***Case No: COND-022403-2015; Case Manager: Dave Houg***

New Business

- a. Consideration of a recommendation of EnvisionCR 2016 Initiatives Update Report to City Council **(Tabled from January 7, 2016 Meeting)**  
***Planner: Adam Lindenlaub***
  
- b. Community Development staff is recommending two land use actions related to the flood control system:
  - Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to rezone publicly owned property in close proximity to the flood control system footprint on both sides of the river to Public Zone District (PUB)
  - Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to expand the Northwest Flood Overlay District.  
***Planner: Bill Micheel***
  
- c. Training

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, January 7, 2016 @ 3:00 p.m.**

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

Members Present: Jim Halverson, Chair  
Richard Pankey, Vice Chair  
Carletta Knox-Seymour (Arrived at 3:05pm)  
Virginia Wilts  
Samantha Dahlby  
Kim King  
Dominique Blank  
Bill Hunse  
Anthony Brown

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

CD Staff: Seth Gunnerson, Planner  
Adam Lindenlaub, Planner  
Bill Micheel, Assistant Director  
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

**Call Meeting to Order**

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

**Roll Call**

Roll call was answered with nine (9) Commissioners present.

**A. Approval of the Minutes**

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the December 3, 2015 Minutes stand approved.

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

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

## **C. Action Items**

### **1. Case Name: 902 17<sup>th</sup> Street NE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in an O-S, Office/Service Zone District as requested by Mount Mercy University (Applicant/Titleholder)  
*Case No. PSDP-022285-2015; Case Manager: Vern Zakostelecky*

Commissioner Knox-Seymour arrived to the meeting.

Mr. Zakostelecky stated the applicant; Mount Mercy University is requesting Preliminary Site Development Plan approval for the property located at 902 17<sup>th</sup> Street NE. This site is currently undeveloped and was formerly an industrial site. The property is currently zoned O-S, Office/Service Zone District. The proposal is to construct an athletic facility will include softball field, baseball field, a track with football/soccer/lacrosse field with associated bleachers, dugouts, press boxes, parking, public trail, as well as locker rooms/restrooms. Mr. Zakostelecky presented a Location Map, General Information, Aerial, Site Development Plan, Renderings and Next Steps.

Commissioner Halverson called for questions of Mr. Zakostelecky.

Commissioner Dahlby asked about bicycle parking on the property. Mr. Zakostelecky stated he would let the representative of the applicant answer that question.

Commissioner Brown asked what the timeline for construction. Mr. Zakostelecky stated he would let the representative of the applicant answer that question.

Commissioner Hunse asked how trash and deliveries worked on the site as well as if there were restrooms on the site. Mr. Zakostelecky stated he would let the representative of the applicant answer those questions. Commissioner Hunse further asked if the O-S Zoning District was exempt from screening roof top mechanical unit. Mr. Zakostelecky stated that it is not. It is a Zoning Ordinance requirement.

Commissioner Halverson called for a representative of the applicant.

Jon Fitch, Shive Hattery Architecture & Engineering, 316 2<sup>nd</sup> Street SE representing Mount Mercy addressed the Commission. Mr. Fitch stated that the owner is excited about this site and plans to open up the site to teaming up with under privileged programs within the community to them to use the facility for camps and other programs throughout the year.

Mr. Fitch stated that construction is planned to start in April with a full year of construction. Mr. Fitch stated that bike racks will be placed on the plaza. There is not a fixed concession area but carts will be brought in during games. Mr. Fitch said deliveries will be via small delivery vehicles or vans on the 8 foot wide sidewalks. As noted the restrooms and locker rooms are provided on the plaza.

Commissioner Blank asked if there was a walking area to come from the campus. Mr. Fitch stated they would access from the north and east to the plaza. Mr. Fitch stated that construction traffic will come off of I Avenue NE or 17<sup>th</sup> Street NE.

Commissioner Knox-Seymour asked about underserved groups. Mr. Fitch stated that groups such as Four Oaks will be allowed to use the facility at a reduced rate.

Commissioner Blank asked if there was an issue with drainage. Mr. Fitch stated that there was not, but that they were still working through many of the issues.

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

Commissioner Halverson called for a motion. Commissioner Hunse made a motion to approve the Preliminary Site Development Plan in an O-S, Office/Service Zone District with the condition that all mechanical units be screened per the ordinance requirement. Commissioner Brown seconded the motion.

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

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

## **2. Case Name: 7708 6<sup>th</sup> Street SW (Rezoning)**

Consideration of a change of zone from A, Agriculture Zone District to I-2, General Industrial Zone District as requested by TH Development, LLC (Applicant) and Louis L. and Margaret Ellen Barta (Titleholders)

***Case No: RZNE-022246-2015; Case Manager: Johnny Alcivar***

Mr. Alcivar reviewed the City Planning Commissions Criteria for recommendation and action, Mr. Alcivar state the property is currently zoned A, Agriculture Zone District and I-2, General Industrial Zone District and this is a request to rezone a portion of the area zoned A, Agriculture Zone District to the I-2, General Industrial Zone District to allow for the previously approved development of semi-trailer sales and service facility. Mr. Alcivar presented two Location Maps, General Information, the approved Preliminary Plat, the approved Preliminary Site Development Plan, Zoning and Street View and Next Steps. Mr. Alcivar stated the rezoning would be a public hearing at the February 9<sup>th</sup> City Council Meeting.

Commissioner Halverson called for questions of Mr. Alcivar.

Commissioner Hunse asked about trash enclosures on the site. Mr. Alcivar stated the Administrative Review Plan will show those enclosures. Commissioner Hunse stated the same

for oil and grease. Mr. Zakostecky stated that as a point of clarification, this is a cleanup of a portion of this farmstead that is required to be rezoned I-2, General Industrial Zone District and that all departments reviewed the Administrative Review Plan

Commissioner Halverson called for a representative of the applicant.

Brent Jackman, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha, IA and stated that Mr. Alcivar and Mr. Zakostecky had done a great job of answering the questions.

Commissioner Hunse asked if the grading and drainage plan satisfy the concerns of settlement and containment area had been addressed. Mr. Jackman stated that had all been addressed properly.

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

Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from A, Agriculture Zone District to I-2, General Industrial Zone District. Commissioner Knox-Seymour seconded the motion.

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

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

### **3. Case Name: 4600 20<sup>th</sup> Avenue SW (Rezoning)**

Consideration of a change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District as requested by Midwest 3PL (Applicant/Titleholder)  
*Case No. RZNE-022431-2015; Case Manager: Johnny Alcivar*

Mr. Alcivar stated this is a request to rezone 5.94 acres of vacant land currently zoned C-3, Regional Commercial Zone District, to the I-1, Light Industrial Zone District. The request is to allow for the expansion of an existing warehouse on the adjoining property west of the site. Mr. Alcivar presented a Location Map, General Information, Zoning, Revised Site Plan, Street View and Next Steps. Mr. Alcivar stated the rezoning would go to City Council for a public hearing on January 26<sup>th</sup>. The variance request would go to the Board of Adjustments on February 8<sup>th</sup>.

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

Commissioner Halverson called for a representative of the applicant.

Jacob Hahn, Anderson-Bogert Engineering, 790 11<sup>th</sup> Street, Marion, Iowa stated he did not have anything to add and that it was an expansion of the warehouse.

Commissioner Halverson called for questions of the applicant.

Commissioner Halverson asked since this is a revised site plan being presented; it appears that there is proposed extensive landscaping to screen that area long Jacolyn Drive. Mr. Hahn stated yes there will have to be special landscaping due to the fact this is a food grade warehouse.

Commissioner Halverson asked what landscaping was proposed. Mr. Hahn stated most will be evergreen and increased shrubs away from the building.

Commissioner Dahlby asked if there were changes being made to the stormwater runoff. Mr. Hahn stated the existing detention pond on site is not sized for the current site so proposing a new detention pond on the southeast corner.

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

Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District. Commissioner Blank seconded the motion.

Commissioner Hunse asked if the walks coming out of the building would be ADA accessible. Mr. Hahn said that there would be ADA accessibility.

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

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

#### **A. New Business**

##### *a.* Election of Officers for 2016 - Chair and Vice Chair

Commissioner Pankey made a motion to nominate Jim Halverson as Chair. Commissioner Blank seconded the motion. Commissioner Halverson called for a vote on the motion. The motion passed unanimously with one abstention.

Commissioner Wilts made a motion to nominate Richard Pankey as Vice Chair. Commissioner Knox-Seymour seconded the motion. Commissioner Halverson called for a vote on the motion. The motion passed unanimously with one abstention.

##### *b.* Consideration of a recommendation of approval of EnvisionCR 2016 Initiatives Update Report to City Council

**Planner: Adam Lindenlaub**

Mr. Lindenlaub stated as part of the implementation of EnvisionCR, the first annual review of the Initiatives was completed at the end of 2015. The purpose of this review is to check the status of Initiatives and to help City Departments prepare for the upcoming budget development process. The report provides a status summary of the Initiatives, a summary of 2015 accomplishments, a preview of anticipated 2016 activities, and finally the Initiatives update. Mr. Lindenlaub stated that there were 97 Initiatives of the EnvisionCR with 53 that have started; 37 are on-schedule and 7 have been completed.

Upon City Planning Commission recommendation, this report will go to City Council for their approval. This approval will also include any changes to the EnvisionCR document such as Initiative Lead changes or Schedule changes.

Commissioner Knox-Seymour asked where the City stands with including the Senior Citizen group and perhaps other that need addressing. Mr. Lindenlaub stated that when they start looking at individual elements they would be included.

Commissioner Knox-Seymour asked what elements they would be included in. Mr. Lindenlaub stated that he did not have any at this time.

Commissioner Knox-Seymour asked about future transportation specifically bus transportation and how we are improving that in all sectors of the City. Mr. Lindenlaub stated that there is mention of transportation throughout EnvisionCR, however in ConnectCR that will be looked at more specifically, however we do have an initiative specifically with buses to do a study that looks at the transit system, almost like there is no transit system and how that would look. The Corridor Metropolitan Planning Organization, of which the City is a member of, has a consultant on contract right now to do that study. The consultant has one year to complete the study which also includes outlining cities.

Commissioner Knox-Seymour stated that funding is always a problem, but specifically with respect to Cedar Rapids and how folks can get around more efficiently. Mr. Lindenlaub stated that the study will look at how to better serve the people who need it but also how to attract those that want to take the bus instead of using their car.

Commissioner Dahlby asked if the transit study was something that will be presented to the City Planning Commission. Mr. Lindenlaub stated he would make a note to present to the CPC.

Commissioner Hunse stated that he would like to see bus stops and bus shelters especially incorporated into development plans especially large projects when there are existing bus stops that need improvements or in fact bus stops in the future to include shelters and benches, and suggests powered with solar to maybe provide enough heat to melt the snow. It is pretty daunting to see all that snow at the bus stops. Commissioner Hunse also stated that he notices increasing in regard to buses. They are stopped in a travel lane on two lane streets with their flashers, no one is getting on or no one is getting off. And what that is telling me is that they are early on their schedule. There is a way to accommodate that with bus turn out base. I would like the leader of this operation to delve a little deeper into it. Mr. Lindenlaub stated he would let Mr. DeBrower know of his concerns.

Commissioner King asked if he was asking the Commissioners to approve this in its current form to go forward to Council. Mr. Lindenlaub stated that was correct. Commissioner King asked if he could share with the Commissioners how do you envision the life of this document going forward. Mr. Lindenlaub stated it was a quick summary to City Council, CPC and other Boards and Commissions and the public on how we are doing with implementing the plan.

Commissioner King asked what medium will you produce this. Mr. Lindenlaub stated it would be online as well as through an e-newsletter. Commissioner King asked if this was the first one. Mr. Lindenlaub stated that it was the first review. Commissioner King suggested contact information be added to this report and further stated that she personally could not approve the

document as it is written because of typos, verbiage, not in one voice. The City should be proud of what it has done and suggested that visuals be added and that the City should toot your horn more as you have a great story to tell.

Commissioner Halverson asked if there was a tight timeline on this project. Bill Micheel stated that there was not a tight timeline on this. Certainly we would like to move forward so that we can get down to the business of updating the elements themselves.

Commissioner Halverson recommended that Commissioners could contact City staff with any suggestions.

Commissioner Knox-Seymour asked what was meant by allowance of density bonuses for affordable housing.

Bill Micheel stated it is an incentive to encourage developers to include affordable housing in their developments. It encourages developers to find ways to incentive, encourage affordable housing across the city.

Commissioner Brown asked what defines affordable housing. Mr. Micheel said defined by HUD, a percentage of income, perhaps 40% of your income on housing.

Commissioner Brown also asked if a graph with the six sub categories that have been started and completed could be included.

Commissioner Wilts stated that highlights the seven (7) initiatives that are completed and give more specifics. Make that the lead in the document to show what has been done. Mr. Micheel stated we appreciate the input and will incorporate the suggestions.

Commissioner Halverson called for a motion. Commissioner Brown made a motion to table the EnvisionCR 2016 Initiatives Update Report until the next meeting. Commissioner King seconded the motion. Commissioner Halverson stated that the Commission would take action on this at the next meeting.

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

- c. Consideration of a recommendation to approve staff-initiated amendments to the Future Land Use Map as part of the annual update to EnvisionCR.

**Planner: Seth Gunnerson**

At the January 7, 2016 City Planning Commission Meeting, City staff presented a number of proposed changes to the EnvisionCR Future Land Use Map for recommendation to the City Council. This action item is in conjunction with the update to the EnvisionCR document itself.

EnvisionCR is intended to be a living document that is refreshed annually. As part of this process, staff has identified a number of changes to the map which are described in this memo.

The individual changes in the proposed amendment fall into three broad categories:

1. Correcting errors or omissions that have been identified in the initial map.

2. Amending the map as a result of studies or plans that have been completed during the year.
3. Updating the map to better reflect the reality of land use in the City as it changes from year to year.

The individual proposed changes are summarized below. Attached to this memo is the proposed Future Land Use Map. The existing Future Land Use Map can be viewed online at <http://ergis.cedar-rapids.org/FLUM/index.html>. The recommendation of the City Planning Commission will be presented at the January 26, 2016 City Council meeting.

Mr. Gunnerson elaborated on all the following proposed changes:

- Minimize Urban-Large Lot Areas
- Errors with Parks and Open Space
- Southeast Quadrant and Highway 30 East Areas
- Reclassify Quarries as Agriculture Preserve
- College Community School District Campus
- Mt. Mercy Athletics Campus
- Other Changes:
  - Remove the “Civic” designation from 12 small city owned parcels (typically detention basins or small parcels used for utility purposes) and reclassifying them to the surrounding LUTA. This is to avoid using the Civic designation for small, individual parcels.
  - Reclassify the Northwest Water Treatment Plant as Civic, reflecting its long-term use.

Commissioner Halverson asked regarding the designation of Agricultural Preserve Area could it create a situation for the City down the road. Mr. Gunnerson stated that staff will look into this and see what the consequences might be. Mr. Micheel stated that there is no definition for Agriculture exemption in state code for zoning. They leave it to the local jurisdictions to administer that. What you find in Linn County, mining or quarries do not fall into that category of Agriculture, however we will look into it.

Commissioner Halverson stated we stand adjourned at 4:16 pm

Commissioner Hulse asked to resume the meeting. Commissioner Hulse asked if details of plans could be enlarged so that they could be read. Commissioner Halverson stated that would be useful. Vern Zakostecky indicated to Mr. Hulse that if he would like more or better quality information on a particular case to please contact the case manager for the case and his request for most information would be addressed.

Commissioner Hulse further asked if we could see more architects at the meetings rather than Engineers. Mr. Zakostecky responded by stating that projects that come before the City Planning Commission are preliminary and often the Architect is not hired until the preliminary approval for the project are completed. This is a cost savings to the applicant. Mr. Zakostecky also stated that most of the reviews by the Commission are for preliminary plans and that much of the detail Mr. Hulse is questioning is covered by adopted codes and regulations. These details are dealt with at the time of such applications as administrative site plans, final plats, building permits, etc. should the preliminary applications be approved.

The meeting was adjourned at 4:23 pm

Respectfully Submitted,  
Betty Sheets, Administrative Assistant  
Community Development and Planning Department

*Draft January 7, 2016 CPC Minutes*



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning Without Preliminary Site Development Plan

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CPC Date: January 28, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: College Farms, LLC  
Titleholder: College Farms, LLC

Location: North of Highway 30 and east of Union Drive SW  
Request: Consideration of a change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District

Case Manager: Joe Mailander, Development Services Manager  
Case Number: RZNE-022288-2015

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**BACKGROUND INFORMATION:**

This property was annexed into the City of Cedar Rapids in 2014 and this request is to allow for the platting and future construction of 33 single-family residential lots on 24.2 acres. If approved, this rezoning would be an extension of the College Farms housing development to the west. Since this is a request for rezoning for single-family homes, no site plan is required at this time. Detailed site plans will be submitted on a lot by lot basis at the time of application for building permits. A preliminary plat has been submitted for City Planning Commission review and approval of the plat will be contingent on future City Council approval of the rezoning request.

**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:* The amendment is not required to correct a technical mistake in the existing zoning regulations or existing Zoning Map. An update to the Future Land Use Map is being processed concurrently which will include this property as Urban-Low Intensity.

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

*Staff Comments:* The property is shown as Urban-Low Intensity on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the request for rezoning to the R-2 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 and consists of approximately 17 acres. The applicant is the developer of the subdivision adjacent to and west of this property. The development would be an extension of that subdivision. The property owner also owns the undeveloped property to the east.

**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 R-2 Zoning District.

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

*Staff Comments:* The proposed development will be designed to meet the City's required design standards with regard to storm water management, landscaping and other site design elements. Since this development is an extension of the applicant development to the west the proposed amendment will continue to protect the existing neighborhood from nearby development at heights and densities that are out of scale.

**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 sanitary sewer, storm sewer, 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.

This rezoning request was previously reviewed by the City Planning Commission on April 17, 2014. Previously the existing residents of College Farms have expressed concerns over water pressure, sanitary sewer lift station capacity, and access to and from the development.

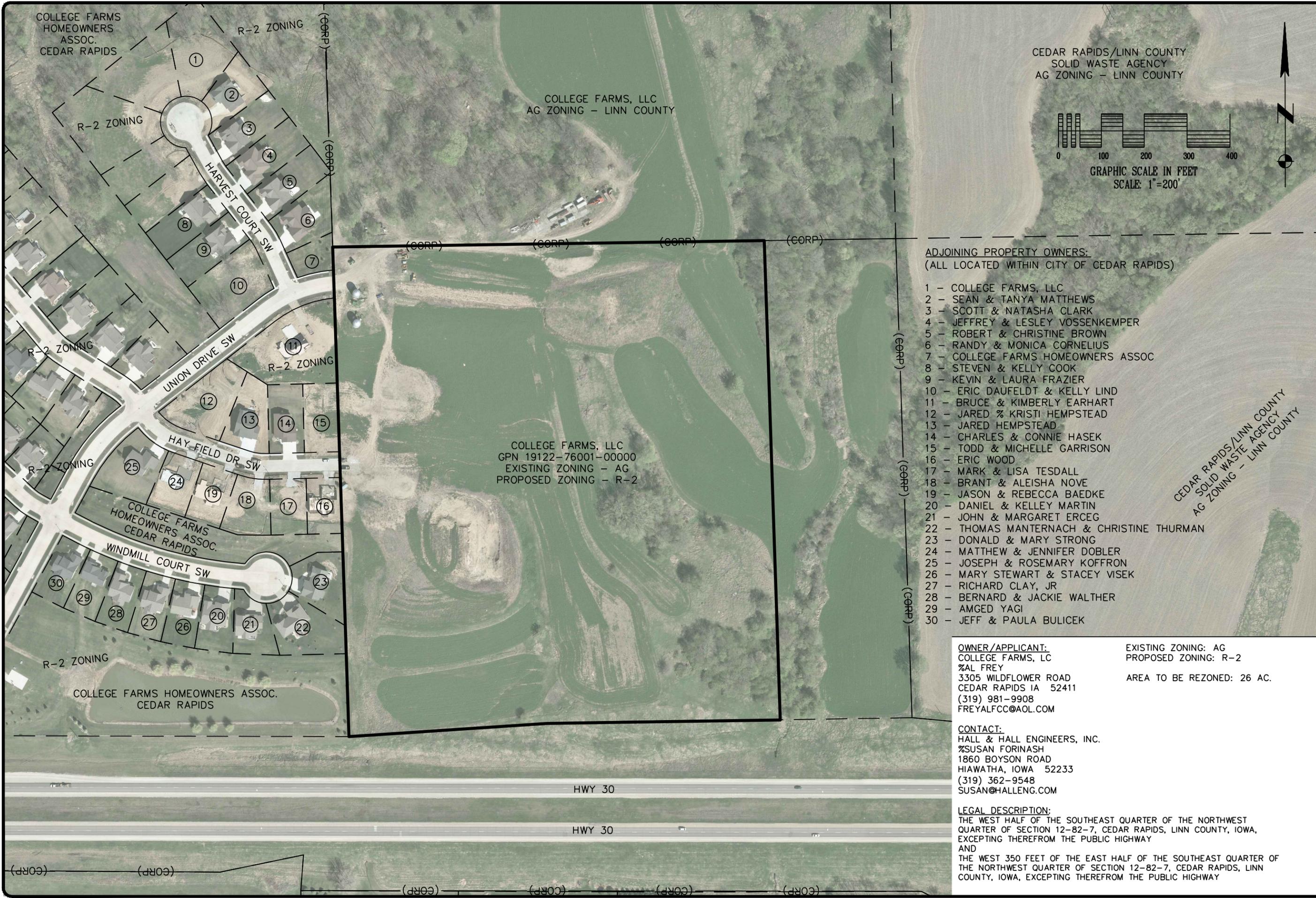
**7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).**

*Staff Comments:* This Finding is not applicable, since there has been no previously approved site plans for this property. The preliminary plat associated with the 2014 rezoning request was not submitted by the applicant due to City Council concerns with the rezoning request.

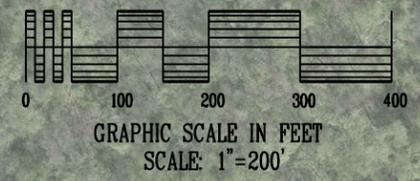
**RECOMMENDED CONDITIONS:**

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

There are no additional conditions.



CEDAR RAPIDS/LINN COUNTY  
SOLID WASTE AGENCY  
AG ZONING - LINN COUNTY



**ADJOINING PROPERTY OWNERS:**  
(ALL LOCATED WITHIN CITY OF CEDAR RAPIDS)

- 1 - COLLEGE FARMS, LLC
- 2 - SEAN & TANYA MATTHEWS
- 3 - SCOTT & NATASHA CLARK
- 4 - JEFFREY & LESLEY VOSSENKEMPER
- 5 - ROBERT & CHRISTINE BROWN
- 6 - RANDY & MONICA CORNELIUS
- 7 - COLLEGE FARMS HOMEOWNERS ASSOC
- 8 - STEVEN & KELLY COOK
- 9 - KEVIN & LAURA FRAZIER
- 10 - ERIC DAUFELDT & KELLY LIND
- 11 - BRUCE & KIMBERLY EARHART
- 12 - JARED % KRISTI HEMPSTEAD
- 13 - JARED HEMPSTEAD
- 14 - CHARLES & CONNIE HASEK
- 15 - TODD & MICHELLE GARRISON
- 16 - ERIC WOOD
- 17 - MARK & LISA TESDALL
- 18 - BRANT & ALEISHA NOVE
- 19 - JASON & REBECCA BAEDKE
- 20 - DANIEL & KELLEY MARTIN
- 21 - JOHN & MARGARET ERCEG
- 22 - THOMAS MANTERNACH & CHRISTINE THURMAN
- 23 - DONALD & MARY STRONG
- 24 - MATTHEW & JENNIFER DOBLER
- 25 - JOSEPH & ROSEMARY KOFFRON
- 26 - MARY STEWART & STACEY VISEK
- 27 - RICHARD CLAY, JR
- 28 - BERNARD & JACKIE WALTHER
- 29 - AMGED YAGI
- 30 - JEFF & PAULA BULICEK

COLLEGE FARMS, LLC  
GPN 19122-76001-00000  
EXISTING ZONING - AG  
PROPOSED ZONING - R-2

**OWNER/APPLICANT:**  
COLLEGE FARMS, LC  
%AL FREY  
3305 WILDFLOWER ROAD  
CEDAR RAPIDS IA 52411  
(319) 981-9908  
FREYALFCC@AOL.COM

EXISTING ZONING: AG  
PROPOSED ZONING: R-2  
  
AREA TO BE REZONED: 26 AC.

**CONTACT:**  
HALL & HALL ENGINEERS, INC.  
%SUSAN FORINASH  
1860 BOYSON ROAD  
HIAWATHA, IOWA 52233  
(319) 362-9548  
SUSAN@HALLENG.COM

**LEGAL DESCRIPTION:**  
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-82-7, CEDAR RAPIDS, LINN COUNTY, IOWA, EXCEPTING THEREFROM THE PUBLIC HIGHWAY AND THE WEST 350 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-82-7, CEDAR RAPIDS, LINN COUNTY, IOWA, EXCEPTING THEREFROM THE PUBLIC HIGHWAY

Checked by: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Designed by: \_\_\_\_\_

REZONING EXHIBIT  
**COLLEGE FARMS**  
LINN COUNTY, IOWA

Sheet Title: \_\_\_\_\_

Date: 11/16/15

Field Book No: FBK

Scale: 1"=200'

Sheet: 1 of 1

Project Number: 10077

PRELIMINARY PLAT  
FOR  
**COLLEGE FARMS FOURTH ADDITION**  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

UTILITY AND EMERGENCY TELEPHONE NUMBERS  
CITY OF CEDAR RAPIDS, IOWA

|   |                |
|---|----------------|
| PUBLIC WORKS DEPARTMENT                     | (319)-286-5802 |
| POLICE DEPARTMENT                           | (319)-286-5491 |
| EMERGENCY                                   | 911            |
| FIRE DEPARTMENT                             | (319)-286-5200 |
| EMERGENCY                                   | 911            |
| WATER DEPARTMENT                            | (319)-286-5910 |
| SEWER MAINTENANCE DEPARTMENT                | (319)-286-5815 |
| IOWA ONE CALL (UTILITIES)                   | (800)-292-8989 |
| MID-AMERICAN ENERGY                         | (319)-298-5162 |
| CENTURY LINK (TELEPHONE)                    |                |
| ENGINEER, WEST SIDE                         | (319)-399-7600 |
| ENGINEER, EAST SIDE                         | (319)-399-7487 |
| ALLIANT/I.E.S. INDUSTRIES (ELECTRIC, STEAM) |                |
| INFORMATION                                 | (319)-786-1912 |
|   | (319)-786-1959 |
| MEDIACOM (CABLE TV)                         |                |
| BUSINESS                                    | (319)-395-9699 |
| LOCATIONS                                   | (800)-292-8989 |
| WINDSTREAM (TELEPHONE / CABLE TV)           |                |
| BUSINESS                                    | (319)-790-7114 |
| LOCATIONS                                   | (800)-292-8989 |
| IMON (TELEPHONE / CABLE TV)                 | (319)-261-4670 |
| SOUTHSLOPE (TELEPHONE / CABLE TV)           | (319)-665-5312 |
| LINN COUNTY REC                             | (319)-377-1587 |
| CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY  | (800)-283-1540 |
| IOWA DEPARTMENT OF TRANSPORTATION           |                |
| DISTRICT ENGINEER                           | (319)-364-0235 |
| MAINTENANCE GARAGES                         | (319)-364-8189 |
| LINN COUNTY ENGINEER                        | (319)-892-6400 |
| LINN COUNTY MAINTENANCE                     | (319)-892-6420 |



LOCATION MAP  
(1"=600')

**ZONING**

EXISTING: R-2 AND AG  
PROPOSED: R-2

**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 82 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA EXCEPT PUBLIC HIGHWAY.

**DIMENSIONAL STANDARDS**

FRONT YARD: 25'+1'/3' STRUCTURE EXCEEDS 45' IN HEIGHT  
INT. SIDE YARD: 0' + 1'/3' STRUCTURE EXCEEDS 45' IN HEIGHT  
CORNER SIDE YARD: 15'  
REAR YARD: 0'+1'/3' STRUCTURE EXCEEDS 45' IN HEIGHT

**EXISTING/PROPOSED USE**

EXISTING USE: VACANT LAND  
PROPOSED USE: RESIDENTIAL

**LANDSCAPING**

LANDSCAPING SHALL BE PROVIDED PER APPLICABLE CEDAR RAPIDS ZONING STANDARDS RESIDENTIAL STANDARDS

**NOTE**

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

**STREET CLASSIFICATIONS**

| STREET             | CLASSIFICATION | R.O.W. WIDTH | DESIGN SPEED |
|--------------------|----------------|--------------|--------------|
| HAY FIELD DRIVE SW | MINOR ARTERIAL | 60'          | 35 MPH       |
| UNION DRIVE SW     | MINOR ARTERIAL | 65'          | 35 MPH       |

**UTILITY LEGEND-EXISTING**

|              |                                 |
|--------------|---------------------------------|
| ---(SS8)---  | SANITARY SEWER W/SIZE           |
| ---(ST15)--- | STORM SEWER W/SIZE              |
| ---          | SUBDRAIN                        |
| ---(FM6)---  | FORCE MAIN W/SIZE               |
| ---(WM)---   | WATER MAIN W/SIZE               |
| ---(G)---    | GAS                             |
| ---(S)---    | STEAM                           |
| ---(OHE)---  | ELECTRIC-OVERHEAD               |
| ---(E)---    | ELECTRIC-UNDERGROUND            |
| ---(C)---    | CABLE TV-UNDERGROUND            |
| ---(OHC)---  | CABLE TV-OVERHEAD               |
| ---(OHT)---  | TELEPHONE-OVERHEAD              |
| ---(F)---    | FIBER OPTIC-UNDERGROUND         |
| ---(OHF)---  | FIBER OPTIC-OVERHEAD            |
| ---(T)---    | TELEPHONE-UNDERGROUND           |
| ---          | FENCE LINE                      |
| ---          | SILT FENCE                      |
| ---          | FLOODPLAIN LIMITS               |
| ---          | FLOODWAY LIMITS                 |
| ---          | CITY CORPORATE LIMITS           |
| ---          | CONTOUR LINE                    |
| ---          | LIGHT POLE W/O MAST             |
| ---          | LIGHT POLE W/MAST               |
| ---          | TELEPHONE POLE                  |
| ---          | POWER POLE                      |
| ---          | GUY ANCHOR                      |
| ---          | GUY POLE                        |
| ---          | TELEPHONE PEDESTAL              |
| ---          | TELEPHONE MANHOLE               |
| ---          | CABLE TV PEDESTAL               |
| ---          | UTILITY/CONTROL CABINET         |
| ---          | SANITARY MANHOLE                |
| ---          | STORM MANHOLE                   |
| ---          | GRATE INTAKE                    |
| ---          | RA-3 INTAKE                     |
| ---          | RA-5 INTAKE                     |
| ---          | RA-6 INTAKE                     |
| ---          | RA-8 INTAKE                     |
| ---          | HORSESHOE CATCH BASIN W/O FLUME |
| ---          | HORSESHOE CATCH BASIN W/FLUME   |
| ---          | GAS VALVE                       |
| ---          | FLARED END SECTION              |
| ---          | CLEANOUT, STORM OR SANITARY     |
| ---          | TRAFFIC SIGNAL W/MAST           |
| ---          | BOLLARD                         |
| ---          | BENCHMARK                       |
| ---          | STREET SIGN                     |
| ---          | WELL                            |
| ---          | SOIL BORING                     |
| ---          | FIRE HYDRANT                    |
| ---          | WATER VALVE                     |
| ---          | WATER SHUTOFF                   |
| ---          | WATER BLOWOFF                   |

**UTILITY LEGEND-PROPOSED**

|      |                       |
|------|-----------------------|
| SS8  | SANITARY SEWER W/SIZE |
| ST18 | STORM SEWER W/SIZE    |
| FM6  | FORCE MAIN W/SIZE     |
| W12  | WATER MAIN W/SIZE     |
| CORP | CITY CORPORATE LIMITS |
| ⊙    | SANITARY MANHOLE      |
| ⊙    | STORM MANHOLE         |
| ⊙    | GRATE INTAKE          |
| ⊙    | RA-3 INTAKE           |
| ⊙    | RA-5 INTAKE           |
| ⊙    | RA-6 INTAKE           |
| ⊙    | RA-8 INTAKE           |
| ⊙    | FLARED END SECTION    |
| ⊙    | CLEANOUT              |
| ⊙    | FIRE HYDRANT          |
| ⊙    | WATER VALVE           |
| ⊙    | WATER SHUTOFF         |
| ⊙    | WATER BLOWOFF         |

**SURVEY LEGEND**

|     |                         |
|-----|-------------------------|
| ⊙   | FD. SURVEY MONUMENT     |
| ⊙   | FOUND RIGHT OF WAY RAIL |
| ⊙   | SECTION CORNER SET      |
| ⊙   | SECTION CORNER FD.      |
| ⊙   | CUT "X" IN CONCRETE     |
| ⊙   | RECORDED AS             |
| --- | EASEMENT LINE           |
| --- | PLAT BOUNDARY           |
| --- | PLAT LOT LINE           |
| --- | CENTERLINE              |
| --- | SECTION LINE            |
| --- | 1/4 SECTION LINE        |
| --- | 1/4-1/4 SECTION LINE    |
| --- | EXISTING LOT LINE       |
| --- | BUILDING SETBACK LINE   |

**PLANT LEGEND**

|   |                     |
|---|---------------------|
| ⊙ | DECIDUOUS TREE      |
| ⊙ | CONIFEROUS TREE     |
| ⊙ | DECIDUOUS SHRUB     |
| ⊙ | CONIFEROUS SHRUB    |
| ⊙ | TREE STUMP          |
| ⊙ | TREE LINE DRIP EDGE |

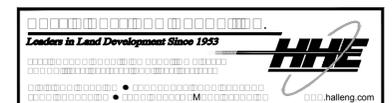
**OWNER AND APPLICANT**

COLLEGE FARMS, LLC  
%AL FREY  
3305 WILDFLOWER ROAD  
CEDAR RAPIDS, IOWA 52411  
(319) 366-6021  
FREYALCC@AOL.COM

**NOTE**

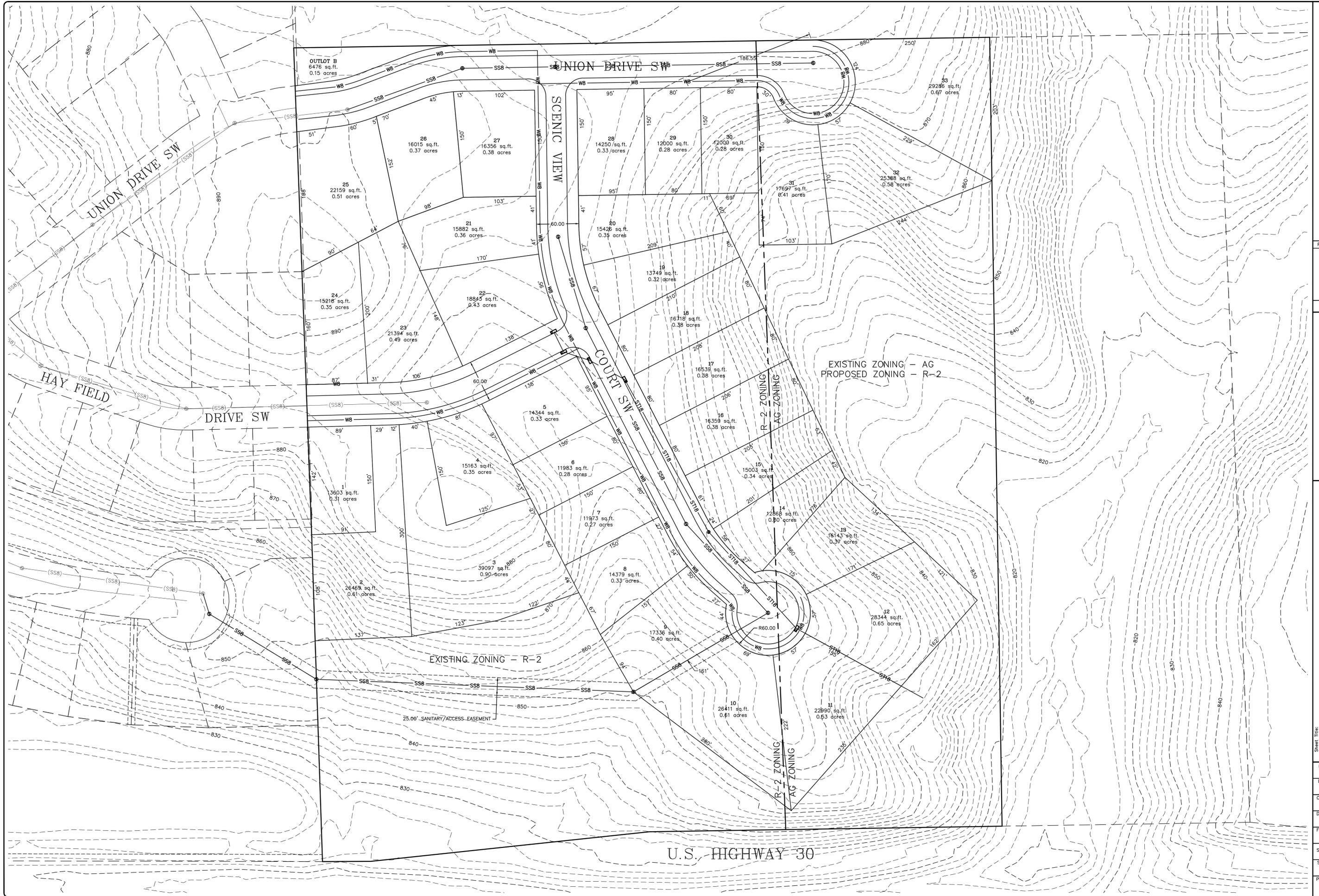
THE PROPOSED IMPROVEMENTS INCLUDED IN THIS DRAWING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.

|                  |                                      |
|------------------|--------------------------------------|
| Contact Person   | SUSAN FORINASH                       |
| Telephone Number | (319) 362-9548                       |
| Fax Number       | (319) 362-7595                       |
| E-Mail Address   | susan@halleng.com                    |
| Mailing Address  | 1860 Boyson Rd<br>Hiawatha, IA 52233 |
| Date Submitted   | 11/10/15                             |
| Date Revised     |                                      |
| Date Revised     |                                      |



PRELIMINARY PLAT  
FOR  
**COLLEGE FARMS FOURTH ADDITION**  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Designed by: DLK  
 Drawn by: CJZ  
 Checked by:  
 Date: 11/10/15  
 Field Book No: XXX  
 Scale: 1"=600'  
 Sheet: 1 of 2  
 Project Number: 10077-PP



Revision Description

Revision Number & Date



PRELIMINARY PLAT  
 FOR  
**COLLEGE FARMS FOURTH ADDITION**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Designed by: DLK  
 Drawn by: CJZ  
 Checked by:  
 Date: 11/10/15  
 Field Book No: XXX  
 Scale: 1"=60'  
 Sheet: 2 of 2  
 Project Number: 10077-PP

CAD File: I:\Projects\10000\10077 Frey - College Farms\DWG\10077-PP P01\_302015.dwg Date Plotted: Nov 11, 2015 12:44pm Plotted By: CZUBAK



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: January 28, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Robson Homes, Inc.  
Titleholder: Robson Homes, Inc.

Location: Between US Hwy 151 and West Post Road SW just south of US Hwy 30  
Request: Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-1, Residential Multi-Family Zone District with a Preliminary Site Development Plan

Case Manager: Joe Mailander, Development Services Manager  
Case Number: RZNE-022319-2015

---

**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for the development of 129 townhome style residential units. The proposed development is located between US Hwy 151 and West Post Road SW just south of US Hwy 30. The proposed development is within Cedar Rapids City limits, adjacent to Linn County property. Access to the site is proposed to be along West Post Road SW with a connection to Tarp Drive and a stub street to a future connection with Julie Lane and to US Highway 151.

The Preliminary Site Development Plan consists of the following:

- Total site is 18.07 acres.
- 129 dwelling units with a total building area of 164,668 SF (20.6%)
- One primary loop road, Robson Circle, 28-foot wide with two connections to West Post Road SW.
- Storm water detention basins located in the southeast and southwest corners of the site.
- Five foot residential sidewalks along all proposed roads.
- Two parking spaces provided for each unit for a total of 258 spaces plus an additional 33 parking spaces on-street.

## **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:* EnvisionCR was adopted in January of 2015 and defines this area as Urban Low Intensity. Urban Low Intensity (U-LI) is described as areas with urban services including relatively low-density residential and neighborhood commercial and services uses. The GrowCR Element of EnvisionCR includes four goals as a strategy to guide future development in Cedar Rapids.

- Goal 1: Encourage Mixed-Use and Infill Development  
The proposed development will provide a different land use and type of residential unit than is currently available in the single family lots to the south. While the site is located at city limits, this development is considered an infill project due to the surrounding highways to the north and east, and the homes to the south. Higher density residential use is supported for this property due to this location.
- Goal 2: Manage Growth  
This area is considered as a future growth area for Cedar Rapids per EnvisionCR. U-LI allows for a range of densities from 2 dwelling units per acre to 12 dwelling units per acre. EnvisionCR does recommend that compatibility of uses in U-LI shall include a gradual increase in intensity from one land use to another.
- Goal 3: Connect Growing Areas to Existing Neighborhoods  
Urban-Low Intensity areas should include a high connectivity grid pattern. Neighborhoods should have multiple points of access and subdivisions must be designed to allow for continuous movement which accommodates vehicles, pedestrians, bicyclists, and possible public transit.
- Goal 4: Communicate and Collaborate with Regional Partners  
This project is located within the City limits, adjacent to the County. The applicant held a neighborhood meeting and has met with County residents to discuss concerns and options.

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

*Staff Comments:* The proposed development is significantly denser than the adjacent County residential subdivision to the south. The proposed development would have a density of 8.8 dwelling units per acre compared to the one-acre residential sites in the County.

While it is unlikely that the existing County neighborhood will redevelop into anything other than residential single-family in the near future, there is a possibility for a higher density development on the east side of West Post Road. There are also similar townhome style units on the north side of US Hwy 151.

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

*Staff Comments:* The subject property is suitable for residential development. In addition to residential uses, the permitted uses for the RMF-1 Zoning District include assisted living facilities, group homes, and continuing care communities. Should the development be revised to include group living uses, the zoning ordinance would require that this project to return to City Planning Commission for approval or a revised Preliminary Site Plan.

**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:* EnvisionCR measures the compatibility of different land uses by the ability for uses to be near or adjacent to each other without impacting either property. The proposed development provides the benefit of screening the existing neighborhoods from US Hwy 30 and US Hwy 151. The density of the site has the potential to significantly increase traffic through the area. A future connection to US Hwy 151 will provide a more direct outlet for this development.

**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:* Extensions of the water system and sanitary sewer system will be required to serve this development. A 12-inch water line is proposed to be extended across US Hwy 151 to provide water services to this site. An 8-inch sanitary sewer is proposed to be extended from Beverly Road, approximately 1,500-feet to provide sanitary service to this area.

Currently there are no roads meeting City standards that provide access to this site. Both Tarp Drive and Julie Lane are County maintained seal coat roads. West Post Road SW is also a County maintained seal coat road. There is currently no connection to US Hwy 151 from this site.

The nearest fire station is Fire Station #8, located at 1<sup>st</sup> Avenue and Wiley Blvd SW. The travel distance to this proposed development along existing roads is 4.0 miles.

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

*Staff Comments:* A rezoning was previously approved for this site in 2003 which included 62 single family residential lots. This associate plat has expired and this provision is no longer applicable.

**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 PRIOR TO FINAL PLAT APPROVAL BY CITY COUNCIL, the property owner shall be responsible to submit a signed Agreement for the dedication of easements for recreational trails in accordance with the Cedar Rapids Comprehensive Trails Plan, dated January 2012.
2. That direct access from this parcel to Williams Boulevard (US Hwy 151) and/or US Hwy 30 is prohibited.

# PRELIMINARY SITE DEVELOPMENT PLAN

## FOR

# TRIPLE CROWN ESTATES

## IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

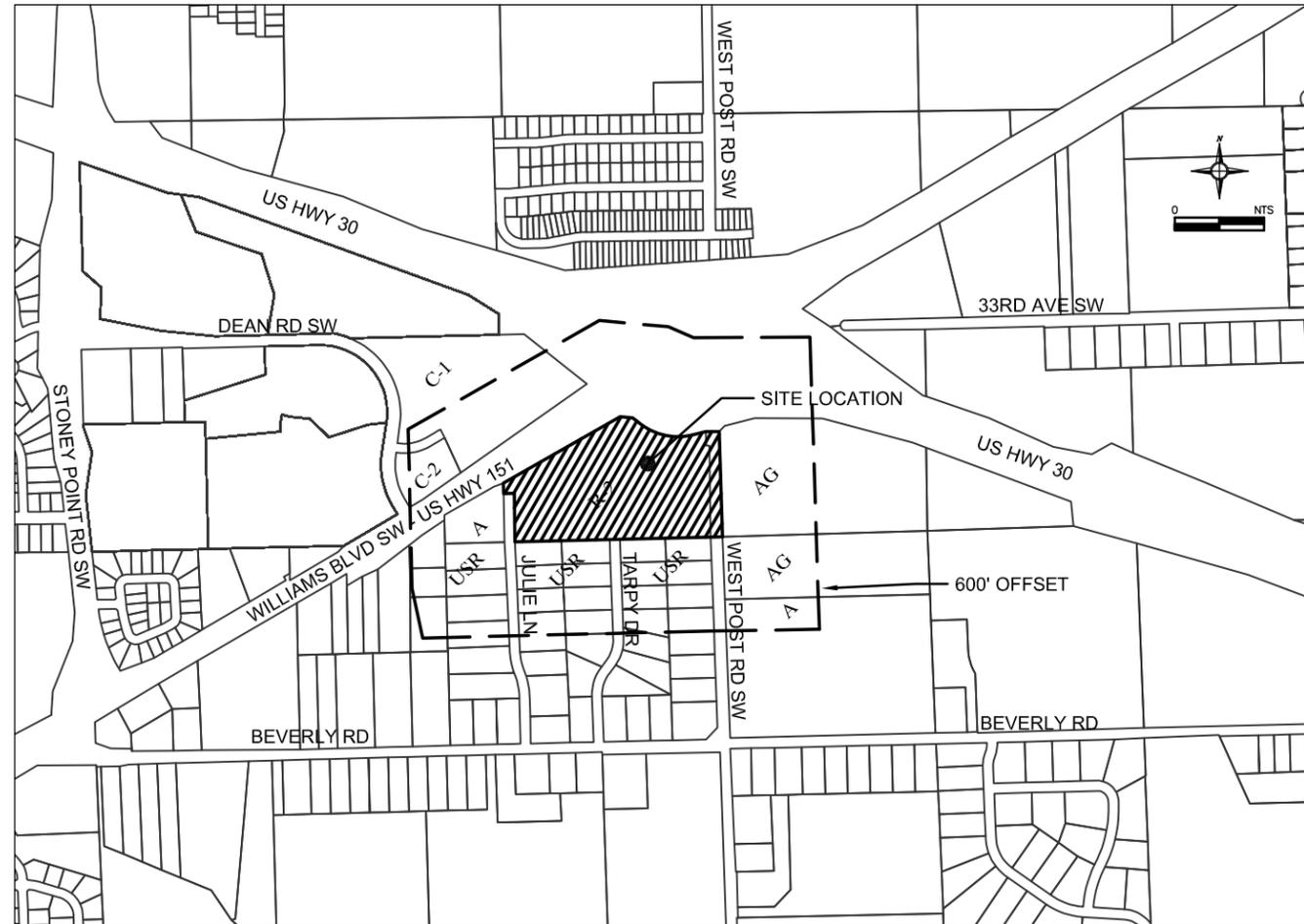
### LOCATION MAP

**GENERAL NOTES:**

1. DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE
2. EXISTING ZONING: R-2 ; PROPOSED ZONING RMF-1
3. TOTAL LOT AREA: 787,162 SF (18.07 AC)
4. PROPOSED USE: RESIDENTIAL MULTIFAMILY
5. AREA SUMMARY:
  - EXISTING
    - BUILDING AREA: 5,200 SF
    - SURFACED AREA: 2,100 SF
    - OPEN AREA: 779,862 SF
  - PROPOSED
    - PROPOSED BUILDINGS: 164,668 SF (20.6%)
    - PROPOSED SURFACED AREA: 181,034 SF (23.0%)
    - PROPOSED OPEN AREA: 144,364 SF (56.4%)
6. THIS PARCEL IS NOT WITHIN A DESIGNATED SPECIAL HAZARD AREA AS PER LINN COUNTY FIRM MAP COMMUNITY PANEL NUMBER 19113C0405D, EFFECTIVE APRIL 4, 2010
7. SETBACK SUMMARY:
  - FRONT/REAR: 25'
  - INTERIOR SIDE: 5', 14' COMBINED (20' BETWEEN BUILDINGS)
  - CORNER SIDE: 15'
8. OPEN SPACE REQUIRED:
  - USABLE OPEN SPACE REQUIRED: 15%
  - FRONT: 15' AVG. STREET FRONT LANDSCAPING
  - SIDE: 10' STREET FRONT LANDSCAPING

TOTAL AREA WITHIN BUILDING SETBACKS: 386,413 SF  
 TOTAL IDENTIFIED OPEN SPACE AREA PROVIDED: 72,191 SF  
 OPEN SPACE % PROVIDED: 19.7%

TOTAL LOT AREA: 635,896 SF  
 NUMBER OF DWELLING UNITS: 129  
 LOT AREA PER DWELLING UNIT: 4929 SF/UNIT
9. PARKING REQUIRED:
  - MIN. 2 SPACES PER DWELLING UNIT: 258 SPACES
  - ON STREET PARKING PROVIDED: 33 SPACES
10. PROPOSED STREET WIDTHS:
  - ROBSON CIRCLE SW: 28' B/B
  - AGGIE AVENUE SW: 28' B/B
  - TARPY DR: 18' B/B (ONE WAY NORTH BOUND)
  - WEST POST ROAD SW: 31' B/B

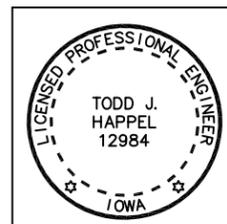


CASE #: RZNE-022319-2015

CITY APPROVAL

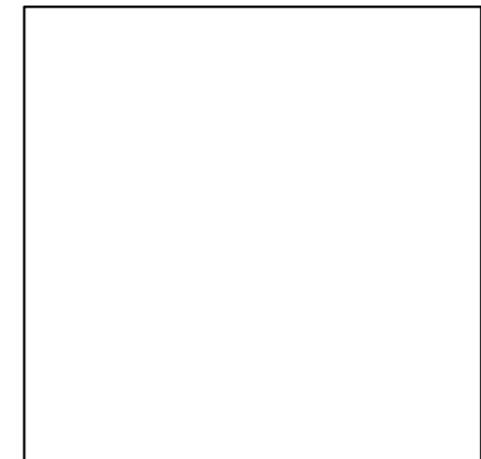
|                  |  |
|------------------|--|
| CONTACT PERSON   | TODD J. HAPPEL, PE                               |
| TELEPHONE NUMBER | (319) 377-4629                                   |
| FAX NUMBER       | (319) 377-8498                                   |
| EMAIL ADDRESS    | thappel@anderson-bogert.com                      |
| MAILING ADDRESS  | 4001 RIVER RIDGE DR NE<br>CEDAR RAPIDS, IA 52402 |
| DATE SUBMITTED:  | 11-23-2015                                       |
| DATE REVISED:    | 1-6-2016   |

|                           |   |
|---------------------------|---|
| TITLEHOLDER/<br>APPLICANT | ROBSON HOMES, INC.<br>% JOE ROBSON              |
| MAILING ADDRESS           | 5901 WILLIAMS BLVD SW<br>CEDAR RAPIDS, IA 52404 |
| TELEPHONE NUMBER          | 319-350-3761                                    |
| FAX NUMBER                | 319-845-4064                                    |
| EMAIL ADDRESS             | robson_homes@msn.com                            |



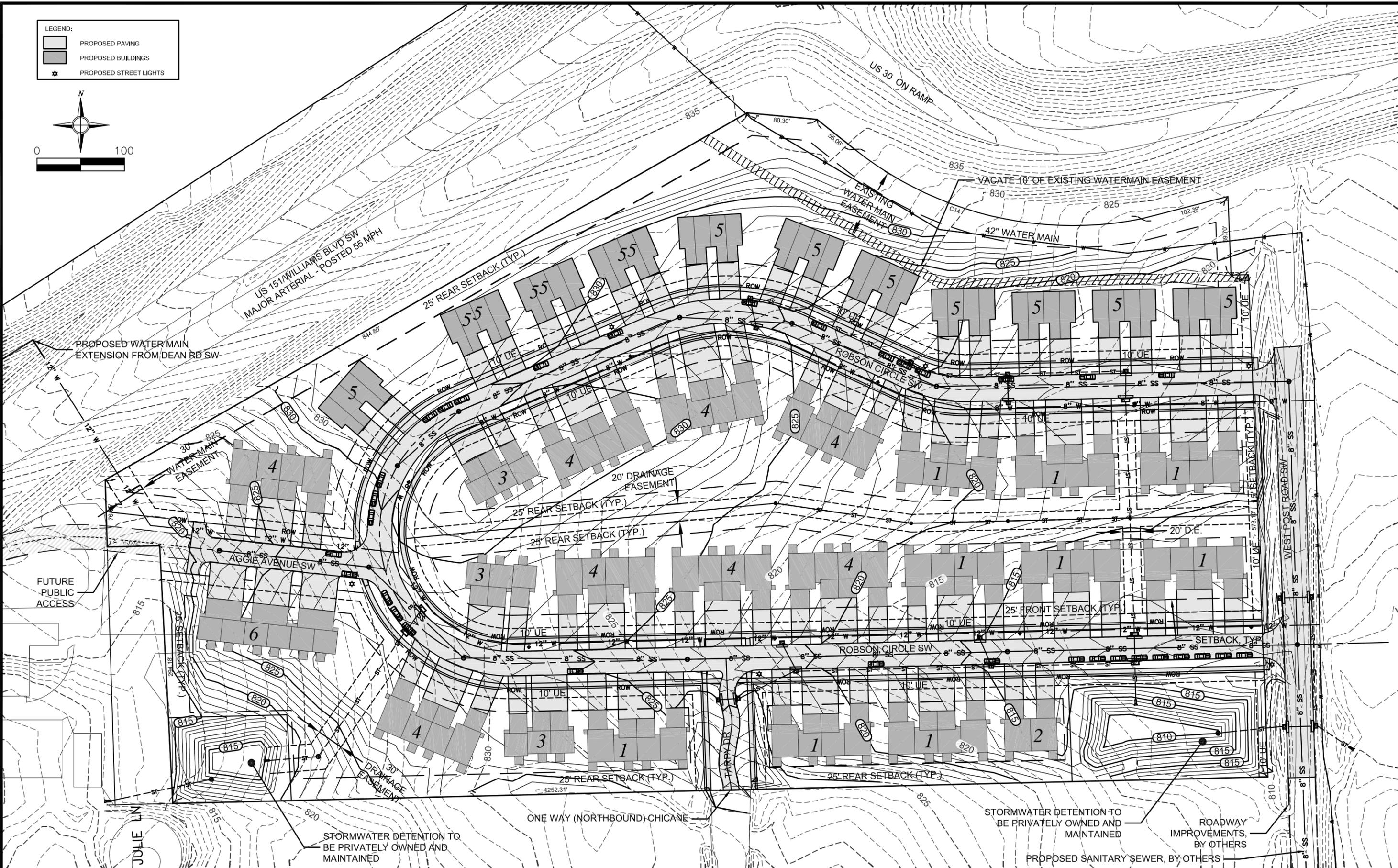
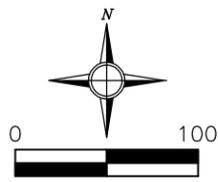
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

Todd J. Happel Iowa Reg No. 12984  
 My License renewal date is December 31, 2017  
 Pages covered by this seal: \_\_\_\_\_



**LEGEND:**

- PROPOSED PAVING
- PROPOSED BUILDINGS
- PROPOSED STREET LIGHTS



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| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|-----|----------------------|----------|------|
|     |                      |          |      |

CLIENT: ROBSON HOMES  
 5901 WILLIAMS BLVD SW  
 CEDAR RAPIDS IA, 52404  
 PHONE: (319) 350-3761

**ANDERSON BOGERT**

DRAWN BY: CVP      APPROVED BY: TJH  
 DATE: 1/6/2016      SCALE: 1" = 120'  
 PROJECT NO. 215071

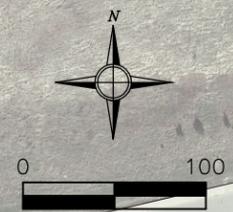
Triple Crown Estates  
 Cedar Rapids

PRELIMINARY SITE  
 DEVELOPMENT PLAN

SHEET NO.  
 2  
 OF  
 3

**LEGEND:**

- PROPOSED PAVING
- PROPOSED BUILDINGS
- OPEN SPACE AREAS
- PROPOSED STREET LIGHTS
- DECIDUOUS TREE (2" DBH)
- CONIFEROUS TREE



FUTURE PUBLIC ACCESS

STORMWATER DETENTION TO BE PRIVATELY OWNED AND MAINTAINED

ONE WAY (NORTHBOUND) CHICANE

STORMWATER DETENTION TO BE PRIVATELY OWNED AND MAINTAINED

ROADWAY IMPROVEMENTS, BY OTHERS

PROPOSED SANITARY SEWER, BY OTHERS

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|     |                      |          |      |
|-----|----------------------|----------|------|
| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|     |                      |          |      |

CLIENT: ROBSON HOMES  
 5901 WILLIAMS BLVD SW  
 CEDAR RAPIDS IA, 52404  
 PHONE: (319) 350-3761



DRAWN BY: CVP  
 DATE: 1/6/2016  
 PROJECT NO. 215071

APPROVED BY: TJH  
 SCALE: 1" = 50'

Triple Crown Estates  
 Cedar Rapids

PRELIMINARY  
 LANDSCAPING

SHEET NO.  
 3  
 OF  
 3

| NO. | REVISION DESCRIPTION | APPROVED | DATE |
|-----|----------------------|----------|------|
|     |                      |          |      |
|     |                      |          |      |
|     |                      |          |      |

CLIENT: ROBSON HOMES  
 5901 WILLIAMS BLVD SW  
 CEDAR RAPIDS IA, 52404  
 PHONE: (319) 350-3761



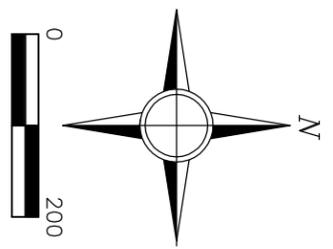
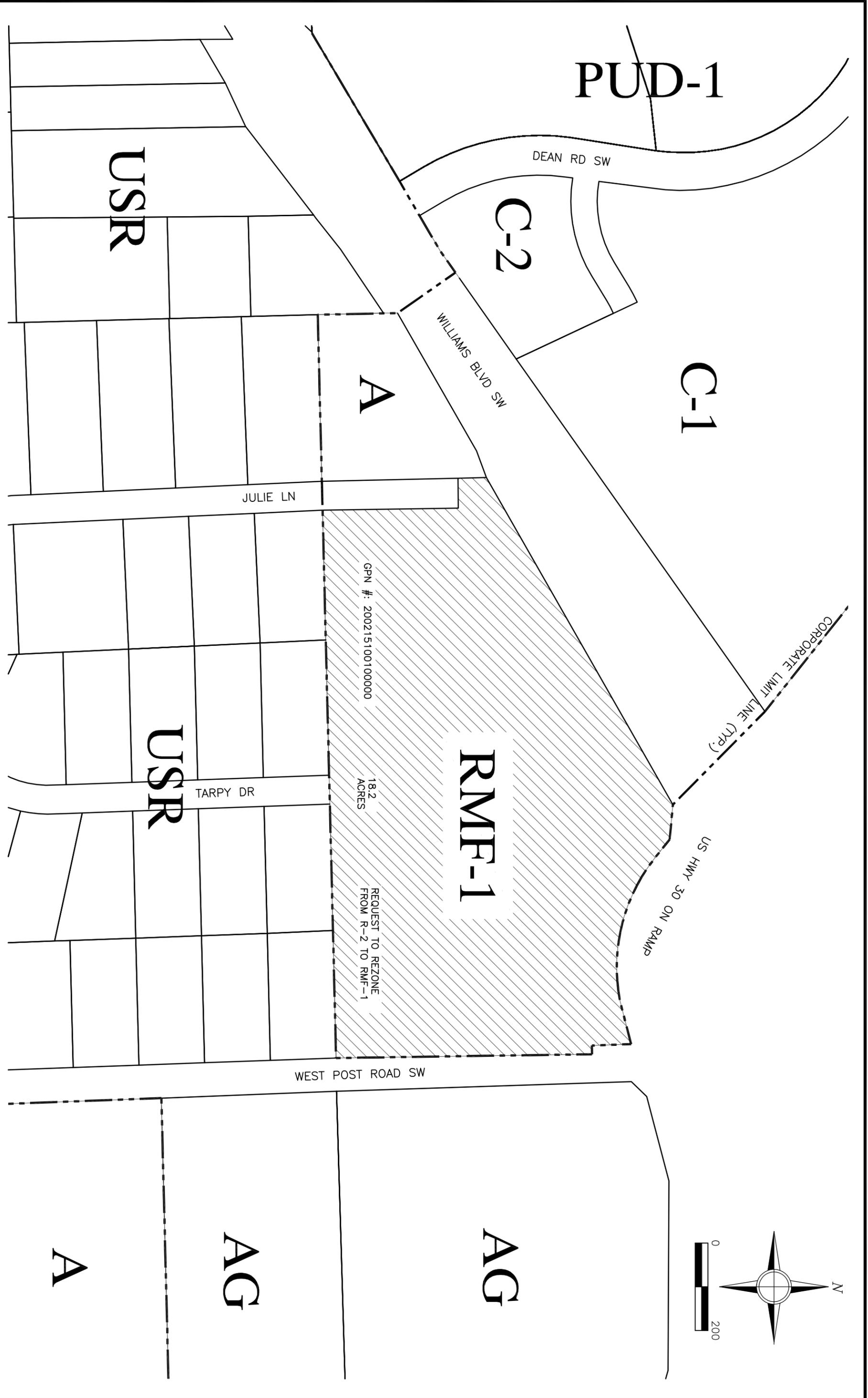
DRAWN BY: C/P  
 DATE: 11/19/2015  
 PROJECT NO. 215071

APPROVED BY: TJH  
 SCALE: 1" = 200'

Triple Crown Estates  
 Cedar Rapids

Location Map

SHEET NO.  
 1 OF 1





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

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

---

CPC Date: January 28, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: High Properties  
Titleholder: Paul D. Pate

Location: 3321 and 3415 "J" Street SW  
Request: Consideration of Conditional Use approval for a Contractor's Shop with associated Outdoor Storage in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg, Development Services Department  
Case Number: COND-022403-2015

---

**BACKGROUND INFORMATION:**

The property consists of two undeveloped parcels. The applicant is requesting conditional use approval to construct a contractor's shop with associated outdoor storage.

The site details are as follows:

- Site area - 40,000 s.f.
- Proposed building - 2,280 s.f.
- Outdoor storage area - 8,730 s.f.
- Parking required and provided - 12 spaces
- Stormwater detention provided via on-site basin

**FINDINGS:**

Section 32.02.030.D. 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:* A contractor's shop is permitted as a conditional use within the C-3, Regional Commercial zone district.

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

*Staff Comments:* The Future Land Use Map of the City's Comprehensive Plan designates the property and surrounding area as Urban High-Intensity. The use proposed is allowed within this Typology Area (LUTA).

- 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:* Surrounding properties are a mix of commercial and industrial uses, with multi-family residential development to the east, separated from this site by a wooded gully. The proposed conditional use is not expected to have substantial adverse effects upon adjacent properties.

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

*Staff Comments:* The development is expected to be compatible with the immediate neighborhood. The surrounding property and neighborhood has been developed as regional commercial and light industrial. Over one-third of the easterly portion of the site will remain wooded to serve as a buffer from multi-family development. A detention basin is proposed to collect additional stormwater runoff created by the proposed development. Off-street parking requirements are being met.

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

*Staff Comments:* The property will be served adequately by the facilities and services present.

- 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 applicant has agreed to the additional conditions listed below.

- 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.**

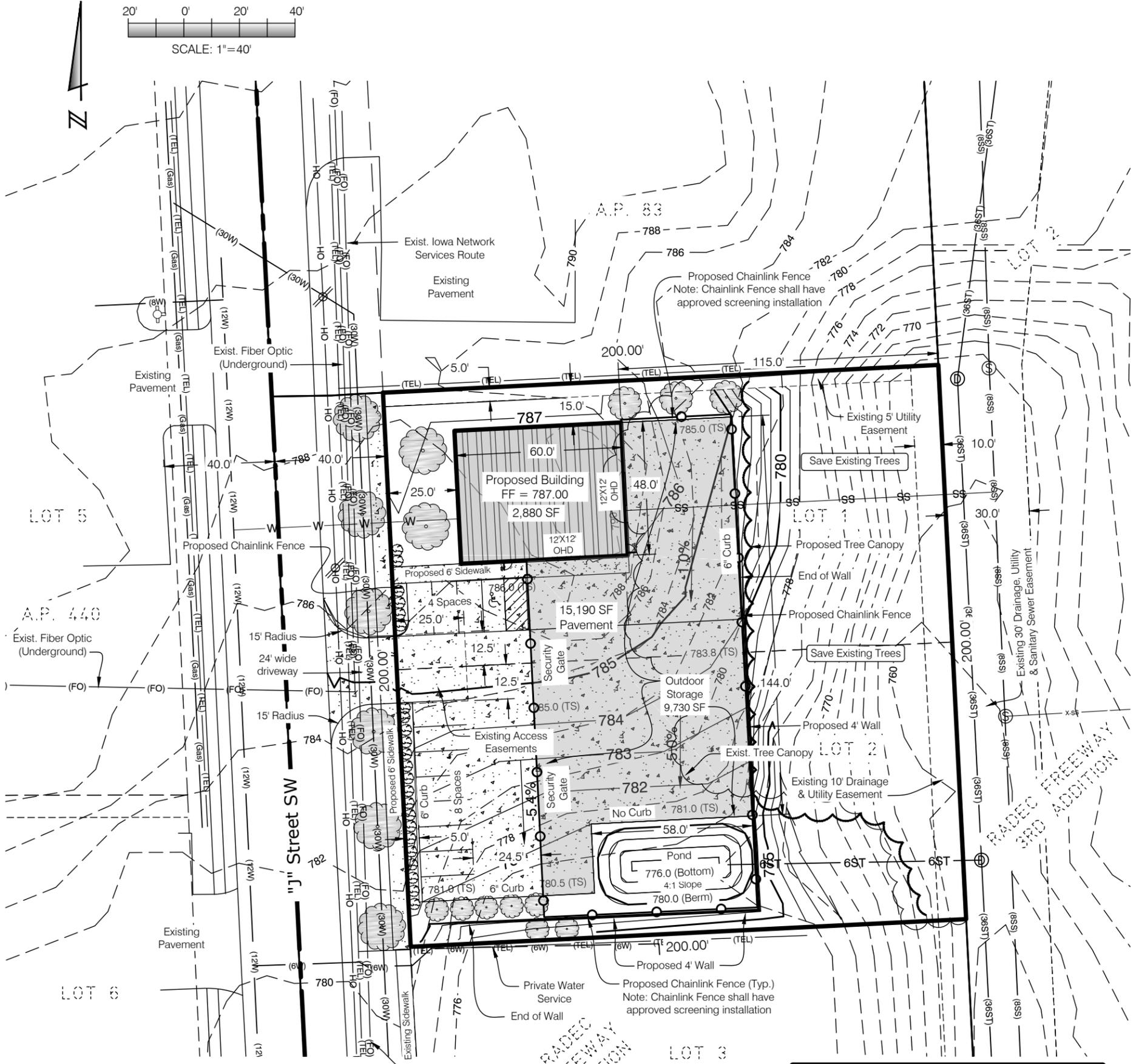
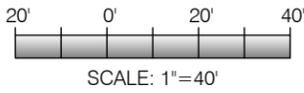
*Staff Comments:* Screen fencing is proposed to meet code requirements. The easterly portion of the lot will remain undisturbed to serve as a buffer from multi-family development.

**RECOMMENDED CONDITION:**

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following condition as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions or remove the recommended condition (Chapter 32.02.020.I).

1. Said lots are to be combined with adjacent property so as to constitute a single zoning lot and tax parcel.
2. The outdoor storage area must be fully screened. This included areas for storage of construction equipment and materials.

# Preliminary Site Development Plan



**Legal Description:**

Lot 1 and Lot 2 of RADEC FREEWAY ADDITION to Cedar Rapids, Iowa

**Building:**

60' X 48' = 2,880 SF  
1 Story - no basement  
Height = 20'

**Source of Data:**

Contours are derived from Iowa Dept. of Natural Resources Lidar data.  
Aerial Photography courtesy of Cedar Rapids/Linn County 2012 GIS data.  
Utilities are shown based on Iowa One Call Design Information Request (DIR) maps provided by utility companies and the City of Cedar Rapids.

**Landscaping Requirements**

**Street Trees:**

Required 1 Large Shade Tree at 40 foot spacing (200/40' = 5 trees)  
Provided 6 Trees

**Street Front Landscaping Area:**

Required typical average of 15' depth (15' x 200' = 3,000 SF)  
Provided a minimum of 5' with 2,250 SF (4.c.ii.(B), Actual Lot disturbance = 130' depth)  
Due to constraints of site topography & trees on the east side of the lot, Street Frontage Landscaping Area is adjusted to accommodate a minimum of 5' depth.

**Tree Mitigation**

Lost Canopy Area Required 1 tree per 2,000 SF of tree canopy  
Existing 18,000 SF, Developed 12,470 SF: 5,530 SF Lost (3 Trees)

Parking: 1 tree per 12 parking stalls (12 stalls/12 stalls = 1 Tree)

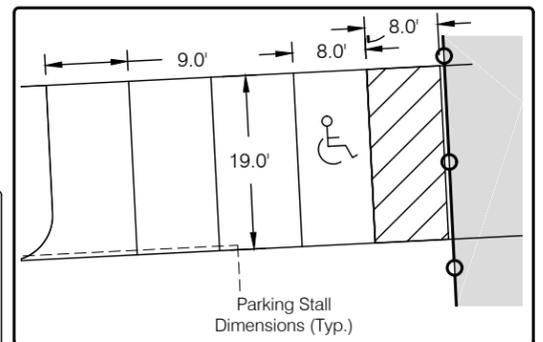
Total Trees Required: 5 + 3 + 1 = 9 Trees plus Street Frontage Landscaping  
Total Trees Provided: 18 Trees plus Street Frontage Shrubbery

**Street Classification**

J Street SW (80' Right-of-Way) Minor Arterial

**Zoning:**

Existing C-3  
Proposed C-3 Conditional Use (outdoor storage area)



**Setbacks:**

There is no minimum Front Yard Setback  
There is no minimum Interior Side Yard setback  
There is no minimum Rear Yard setback

**Parking: Use = Contractor Shop**

Required:  
2 stalls per employee on largest shift  
No. of employees: 6  
Total Required = 12 Stalls  
Provided:  
12 Stalls, including 1 Van Accessible Handicap Stall

**Hard Surface & Green Space (Existing vacant lot)**

Proposed:  
Total Lot Area: 40,000 SF (100.0%)  
Proposed Building: 2,880 SF (7.2%)  
Proposed Parking Lot, Sidewalk & Outdoor Storage: 15,190 SF (38.0%)  
Green Area: 21,930 SF (54.8%)

|                        |  |
|------------------------|--|
| Title Holder           | Paul Daniel Pate   |
| Telephone Number       | 319-981-3373   |
| Fax Number             |  |
| E-Mail Address         | paul@paterealestategroup.com                                     |
| Mailing Address        | 941 44th Street SE<br>Cedar Rapids, IA 42403                     |
| Applicant/Cont. Person | Travis Armstrong   |
| Telephone Number       | 319-533-2197   |
| Fax Number             | 319-363-0207   |
| E-Mail Address         | travisa@highdevelopment.com                                      |
| Mailing Address        | PO Box 11637<br>Cedar Rapids, IA 52410                           |
| Prepared by            | Gary Casady, PE & PLS  |
| Telephone Number       | 319-213-2532   |
| E-Mail Address         | gary@casady-eng.com  |
| Mailing Address        | Casady Engineering, LLC<br>1355 Robins Rd.<br>Hiawatha, IA 52233 |
| Date Submitted         | 12/16/2015   |
| Date Revised           | 01/06/2016   |
| Date Resubmitted       | ****   |

**Casady Engineering, LLC**

civil engineering - land surveying

1355 Robins Road - Hiawatha, IA 52233 - Phone: (319) 213-2532

Preliminary Site Development Plan

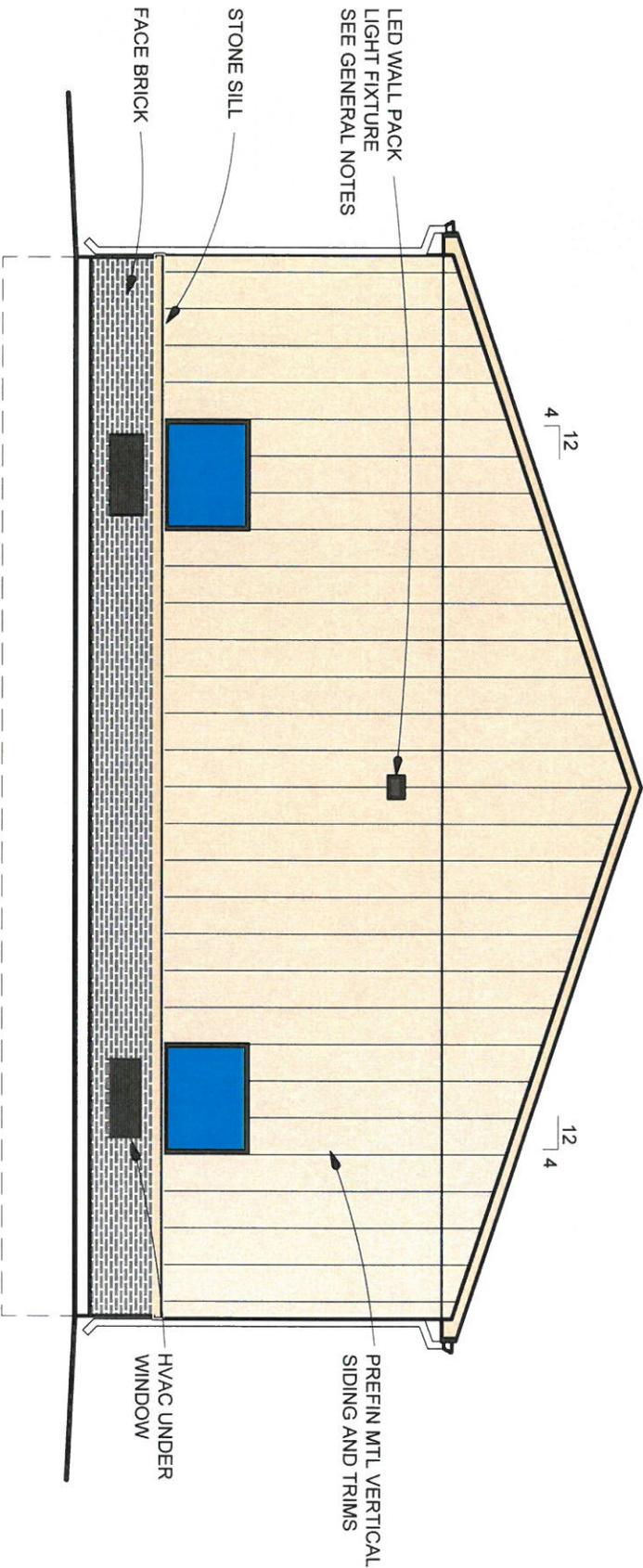
HIGH Properties Maintenance Facility  
3321 & 3415 "J" Street SW

Field Book: No. \_\_\_\_ Pages: \_\_\_\_

Project No. 2015.018

F:\Projects\2015\2015.018(High\_J\_St\_SW)\Dwg\2015.018(High\_J\_St\_SW\_Revise).dwg

Sheet 1 of 1



**J STREET ELEVATION**

1/8" = 1'-0"



HIGH PROPERTY MANAGEMENT & DEVELOPMENT  
1100 OLD MARION RD. N.E. CLEVELAND, LA 83001-5718  
336.923.9200

**J STREET SHOP BUILDING**

FOR HIGH PROPERTY MANAGEMENT AND DEVELOPMENT



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 W/Preliminary Site Development Plan

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CPC Date: January 28, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Joseph J. Bertsch  
Titleholder: Joseph J. and Rita A. Bertsch Rev. Trust

Location: 5820 Dry Creek Lane NE  
Request: Consideration of a change of zone from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District

Case Manager: David Houg, Development Services Department  
Case Number: RZNE-22419-2016

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**BACKGROUND INFORMATION:**

The applicant is requesting rezoning to allow for commercial retail sales at 5820 Dry Creek Lane NE.

The site details are as follows:

- Total site area is 43,212 s.f.
- Existing building size is 10,500 s.f.
- Parking required and provided is 35 spaces

**FINDINGS:**

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

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

*Staff Comments: Not applicable.*

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

*Staff Comments: The subject property is shown as "Urban High-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:**

*Staff Comments: The proposed use, intensity of use and characteristics will be consistent with the current uses adjacent to the site. This is a down-zoning of the property from industrial to commercial uses. The adjacent properties are already zoned commercial.*

**b) COMPATABILITY CHARACTERISTICS:**

**i. Adjacency to collector or arterial streets.**

*Staff Comments: The site lies one block from Blairs Ferry Road NE, a Major Arterial. The location provides access and connectivity to the existing transportation network.*

**ii. Convenient access or integration into neighborhood and/or community commercial services.**

*Staff Comments: This site is situated within an existing industrial/commercial area with convenient access.*

**iii. Buffering from or mitigation of adverse environmental effects, including noise, odors, air and light pollution and heavy traffic.**

*Staff Comments: Staff does not anticipate negative impacts from the proposed change of use to commercial retail. The area is already developed and used for industrial and commercial purposes near arterial streets.*

**iv. Compatibility may be achieved with density and land use transitions.**

*Staff Comments: This land use change will result in greater compatibility with the adjacent commercial neighborhood.*

**c) Services and Infrastructure:**

**i. Full urban services.**

*Staff Comments: This site is already provided with all facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and sidewalks will be constructed and installed by the developer. The proposed land use will not negatively impact the levels of service to existing development in the general area.*

**ii. Framework of interconnected streets and sidewalks or paths.**

*Staff Comments: The road infrastructure exists in the area and sidewalks will be constructed on this site.*

**iii. Transit and bicycle access.**

*Staff Comments: The site is located one block away from a bus route on Blairs Ferry Road. Two proposed off-street bicycle trails (Lindale Trail and Dry Creek Trail) and two proposed on-street bicycle trails (Council Street and Rockwell Drive NE) are also near the site.*

**iv. May include internal streets and connections to mixed uses.**

*Staff Comments: Commercial and industrial uses come together in this area with appropriate accommodations and connections through the existing street pattern already in place.*

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 general area is currently developed with commercial and light industrial businesses. The proposed zoning and use is consistent with the characteristics of the surrounding area. Staff has not received any objections for this application.*

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

*Staff Comments: The property is currently developed for industrial use. The proposed commercial use is suitable for all uses permitted in the C-3 Zoning District.*

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

*Staff Comment: The proposed use will be consistent with the development in the general area.*

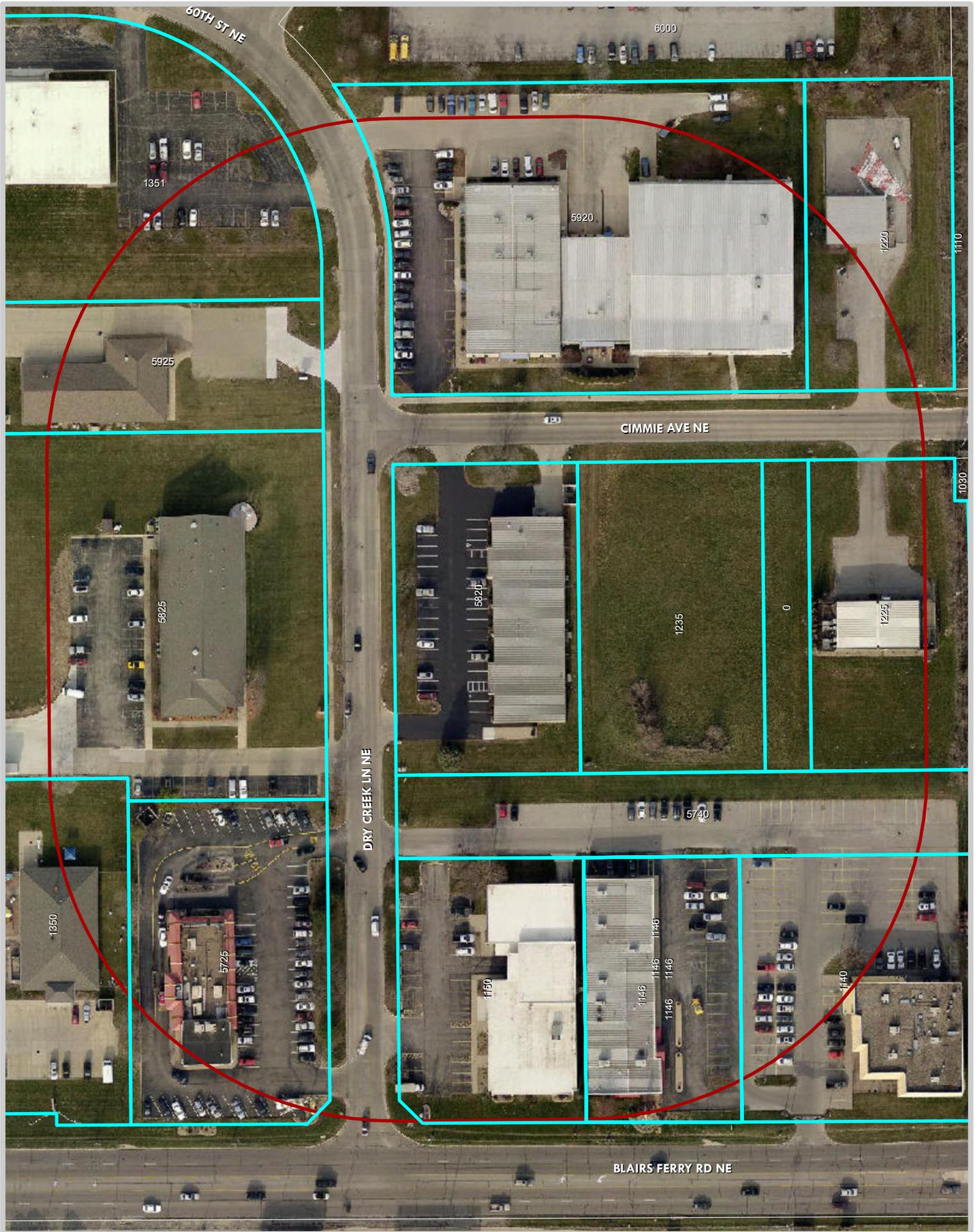
**6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

*Staff Comments: This is an existing development within an area which is currently provided with all facilities and services.*

**RECOMMENDED CONDITIONS:**

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

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate sufficient right-of-way to accommodate sidewalk construction within the public right-of-way.



**5820 Dry Creek LN NE  
300' Buffer**

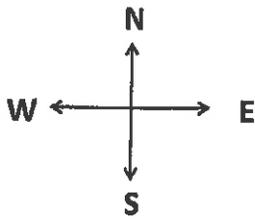
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City of Cedar Rapids  
IT Department GIS Division  
500 15th Ave SW  
Cedar Rapids, IA 52404  
Date: 1/8/2016

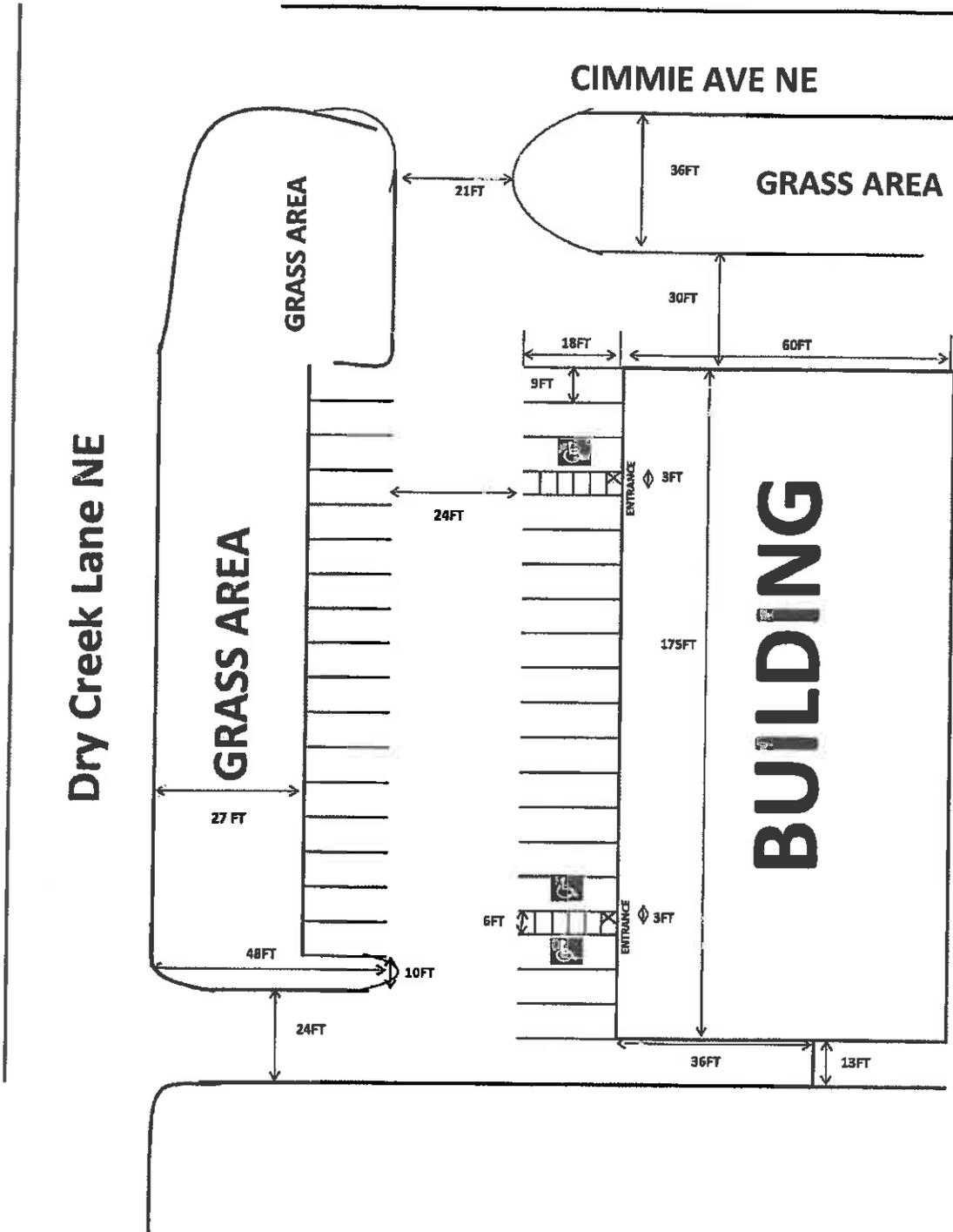


DISCLAIMER: This is a product of the City of Cedar Rapids GIS Division. The data depicted here has been developed by the City for city purposes. Any use is at the sole risk and responsibility of the User. There are no warranties, expressed or implied, associated with the use of this map. ORTHOIMAGERY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



5820 Dry Creek Lane NE  
Cedar Rapids, IA 52402

\*Parcel ID Number: 140322600400000





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

To: City Planning Commission  
From: Adam Lindenlaub, Community Development and Planning  
Subject: EnvisionCR 2016 Initiatives Update Report  
Date: January 28, 2016

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### **BACKGROUND INFORMATION:**

As part of the implementation of EnvisionCR, the first annual review of the Initiatives was completed at the end of 2015. The purpose of this review is to check the status of Initiatives and to help City Departments prepare for the upcoming budget development process. The report provides a status summary of the Initiatives, a summary of 2015 accomplishments, a preview of anticipated 2016 activities, and finally the Initiatives update. Below is the status summary of the EnvisionCR Initiatives:

- 97 Initiatives
  - 53 Started
  - 37 On-schedule
  - 7 Completed

Upon City Planning Commission recommendation, this report will go to City Council for their approval. This approval will also include any changes to the EnvisionCR document such as Initiative Lead changes or Schedule changes.

### **RECOMMENDATION:**

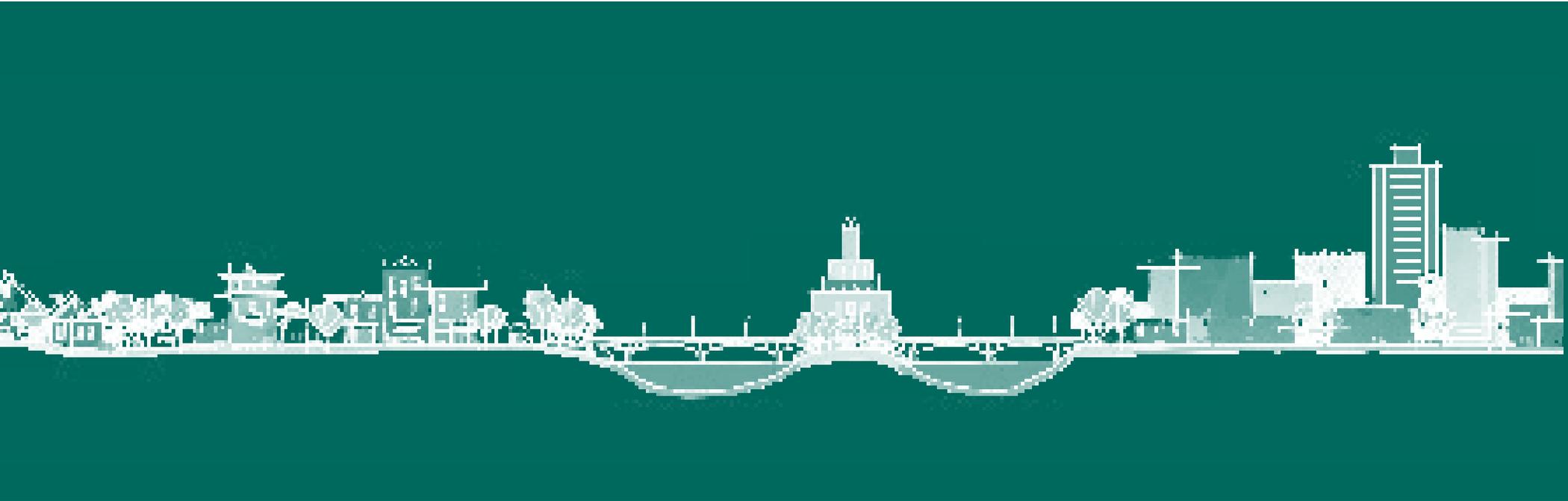
Staff is seeking a recommendation from the City Planning Commission on the following action:

1. Recommend approval of EnvisionCR Initiatives Update Report to City Council

### **Next Steps:**

- February 23, 2016 – City Council Approval

# EnvisionCR



## INITIATIVES EVALUATION & REVIEW



CITY PLANNING COMMISSION REVIEW &  
RECOMMENDATION - 1/28/16  
CITY COUNCIL REVIEW & APPROVAL - 2/23/16

THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE A SUMMARY UPDATE TO CITY COUNCIL ON THE IMPLEMENTATION OF ENVISIONCR. AS A PUBLIC DOCUMENT, THIS CAN ALSO BE USED BY CITY STAFF OR THE PUBLIC FOR THE SAME PURPOSE.

ENVISIONCR CAN BE VIEWED AT

[WWW.CITYOFCR.COM/COMPREHENSIVEPLAN](http://WWW.CITYOFCR.COM/COMPREHENSIVEPLAN)

PLEASE CONTACT COMMUNITY DEVELOPMENT WITH  
QUESTIONS ABOUT ENVISIONCR OR THIS REPORT.  
319-286-5041



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| PG 4  | 2015 INITIATIVE SUMMARY                   |
| PG 5  | 2015 ACCOMPLISHMENTS                      |
| PG 8  | 2016 ACTIVITIES                           |
| PG 11 | INITIATIVES EVALUATION AND REVIEW PROCESS |
| PG 12 | 2016 INITIATIVES UPDATE                   |

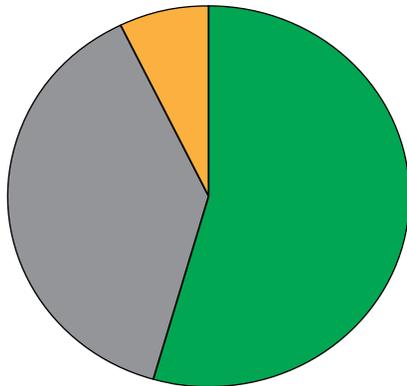


## INITIATIVE SUMMARY

97 Total Initiatives

- 53 Started
- 37 On-schedule
- 7 Completed

Started On-schedule Completed



## 2015 COMPLETED INITIATIVES

### Within 1 Year

- o #70 - Establish guidelines for working with regional partners through Memorandums of Agreement (MOA)
- o #73 - Complete community outreach for the Flood Control Project
- o #74 - Adopt alignment for the Flood Control Project
- o #75 - Develop a property acquisition program for the Flood Control Project
- o #95 - Track progress of Rabies and Microchip clinics per the Cedar Rapids Police Department's Strategic Plan

### 2-3 Years

- o #63 - Formalize economic development within the City's organizational structure

### 4-5 Years

- o #11 - Update housing study regularly, to be determined by volume of housing production, to measure absorption and continued demand (every 1-5 years)



# ENVISIONCR

## 2015 ACCOMPLISHMENTS

### City Manager's Office

- o Adoption of Economic Development (ED) Strategic Plan
- o Entered into contract with Buxton to develop retail recruitment strategy
- o Initiated Iowa State University (ISU)-Cedar Rapids Program Liaison Joint partnership
- o Launched Micro Loan Program
- o Formalized Economic Development in the City's organizational structure (created ED Analyst and ED Specialist positions)
- o Completed and adopted Memorandums of Agreement (MOAs) for all partner ED organizations

### Community Development

- o Completion of EnvisionCR
- o Completion of Historic Preservation Plan
- o Development of Historic Preservation On-line Viewer
- o 21 new development projects qualified for the City's Economic Development Program creating 289 jobs and generating \$129.5 million in private investment
- o Established the Czech Village-New Bohemia Self-Supporting Municipal Improvement District (SSMID), which will begin in 2016

### Development Services

- o Transitioning from 1999 Comprehensive Plan to EnvisionCR and the new future land use methodology
- o Reorganization of Development Services to include Zoning Administrator and Zoning Officers



# ENVISIONCR

## 2015 ACCOMPLISHMENTS (CONTINUED)

### Fire

- o Introduction of new K9 arson dog and handler
- o Introduction of public education program to address the safety of senior citizens

### Parks & Recreation

- o Infrastructure removal in Greenway Areas completed
- o Property acquisitions for Greenway Park Development

### Police

- o Acquired 2 Automated License Plate Readers (ALPRs)
- o Recruited and hired 13 new officers
- o Graduated 12 new recruits from the City's regional academy
- o Developed and began implementation of the Police Community Action Team (PCAT) program
- o Completed Phase 1 firearms range improvements



# ENVISIONCR

## 2015 ACCOMPLISHMENTS (CONTINUED)

### Public Works

- o Completion of the Cedar River Flood Control Project Master Plan
- o Downtown 2-way Conversions – Completed the conversion of portions of 2nd and 3rd Avenue SE to two-way traffic incorporating bike lanes and created the first protected bike lanes in Iowa as part of these projects
- o 1st Full Construction Season of Paving for Progress – 43 projects completed to date impacting nearly 15 miles of roadway
- o 1st Full Year of Complete Streets Policy Implementation – First complete year of implementing the Complete Streets Policy, which was adopted in July of 2014
- o FEMA Funded Sanitary Sewer Projects – FEMA funded projects (totaling approximately \$50 million) repairing sanitary sewer infrastructure that was extensively damaged during the 2008 flood event

### Utilities

- o Completed Fall every-other-week leaf vacuum collection program
- o Took over managing nuisance mowing program
- o Maintained 100% compliance with Safe Water Drinking Act requirements
- o Continued work on J Avenue Phase 1 improvements and upgrade project (five phases total)
- o Completed agreement with USDA and National Resource Conservation Service (NRCS) to initiate Middle Cedar Partnership Program
- o Initiated comprehensive study of nitrate treatment options and alternative supplies of source water
- o Completed reconditioning of C Street elevated tank
- o Maintained 100% compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements
- o Initiated comprehensive study of nutrient treatment options and next generation solids handling
- o Brought sewage sludge incinerator into compliance with emission limits prior to deadline of March, 2016
- o Hired Sustainability Coordinator



# ENVISIONCR

## 2016 ACTIVITIES

### City Manager's Office

- o Create and implement City lead expanded Business Retention and Expansion Program
- o Create internal City communication tool for ED
- o Improve reporting from ED organizations and internal ED projects
- o Marketing and Communication plan for City ED

### Community Development

- o Completion of Collins Road Corridor Action Plan
- o Completion of Mt. Vernon Road Corridor Action Plan
- o Completion of Northwest Neighborhood Action Plan
- o Begin update to Chapter 32 – Zoning Code
- o Update InvestCR and StrengthenCR

### Development Services

- o Analyze processes to improve efficiencies and internal/external customer service
- o Participate in the update to Chapter 32 – Zoning Code



# ENVISIONCR

## 2016 ACTIVITIES (CONTINUED)

### Fire

- o Obtain accreditation from the Center for Public Safety Excellence, which is a nationally recognized achievement of best practices

### Parks & Recreation

- o Additional property acquisitions for Greenway Park Development
- o Prairie and forest restoration in select park and open space properties

### Police

- o Complete implementation of the PCAT
- o Implement use of ALPRs and Body Cameras
- o Complete applicant hiring process
- o Complete Police Building upgrades (parking lot replacement, carpet replacement, front desk security glass installation)
- o Complete Phase 2 firearms range improvements



# ENVISIONCR

## 2016 ACTIVITIES (CONTINUED)

### Utilities

- o Continue to improve management of nuisance mowing program
- o Evaluate recycling program alternatives as a result of market changes and increased local provider processing costs
- o Complete comprehensive study of nitrate treatment options and alternative supplies of source water
- o Complete J Avenue Phase 1 improvements and upgrade project and begin Phase 2
- o Begin design and construction of new elevated tank to replace Kirkwood standpipe
- o Continue comprehensive study of nutrient treatment options and next generation solids handling (to be completed by June of 2017)
- o Initiate odorous air treatment project
- o Develop comprehensive Sustainability Program



### Public Works

- o 4th Street RR Corridor – Work towards the completion of quiet zone through the downtown area by enhancing the rail crossings between 1st and 5th Avenue SE
- o Downtown 2-way Conversions – Continue the conversion of downtown streets to two-way traffic
- o 2nd Full Construction Season of Paving for Progress – This will be the first season of this program that will include large reconstruction projects such as 42nd Street NE from I-380 to Wenig Road NE
- o 18th Street SW Extension – This street will provide a new connection between Wilson Avenue SW and 16th Avenue SW allowing for infill development
- o Completion of Traffic Operations Center – Enables Public Works to review and monitor intersections and roadways across the City to respond to incidents and day-to-day traffic flow
- o FEMA Funded Sanitary Sewer Projects – Complete construction of these FEMA projects by October of 2016

# ENVISIONCR

## INITIATIVES EVALUATION AND REVIEW PROCESS

The annual review of the EnvisionCR initiatives is the time to examine and report on their progress, make adjustments to their schedule, and if necessary, add new ones.

The process begins in July by meeting with the individual departments that are leads on the initiatives and discussing progress made to date on each initiative. The status of the initiatives identified in the "Within 1 Year" time period are first reviewed and their status recorded with any completed ones noted for removal. The review continues with the "2-3 Years," "4-5 Years," and "Beyond 5 Years" projects with a focus on their schedule. The final step in the review is identifying new initiatives to be added.

Modifications to the Initiatives are noted on the following tables and presented to City Planning Commission for review and recommendation of approval to the City Council, followed by their review and approval.

The timing of this review is important to allow for City Departments to be able to incorporate implementation of the initiatives into the City's budgeting process for the upcoming year. This also helps inform the update of EnvisionCR Elements the following year.



| <b>STRENGTHENCR</b>   |   | <b>Schedule</b> | <b>Lead</b>   | <b>Status</b> | <b>Comments</b>  |
|---|---|-----------------|---|---------------|--|
| <b>Support existing and new neighborhood associations through the development of Neighborhood Action Plans.</b> |   |                 |   |               |  |
| 1.  | Track progress of Neighborhood Certification Program work plan projects.  | 2-3 Years       | Lead: Community Development   | On-schedule   | Lead changed from City Manager's Office.   |
| 2.  | Provide the neighborhood service delivery program to existing and newly formed neighborhood associations.   | Within 1 Year   | Lead: Community Development   | Started       | Lead changed from City Manager's Office. This is an ongoing activity.                                    |
| 3.  | Work with existing and new neighborhood associations to develop Neighborhood Action Plans.  | 2-3 Years       | Lead: Community Development<br>Partners: Police, Public Works, Utilities, Parks & Recreation                      | Started       | Northwest Neighborhood Action Plan to be completed by October 2016.                                      |
| <b>Improve the quality and identity of neighborhoods and key corridors.</b>                                     |   |                 |   |               |  |
| 4.  | Develop a Planning Program to identify areas in need of more specific planning initiatives, such as Neighborhood Action & Corridor/Area Action Plans; and Study areas. Future planning initiatives should engage a variety of stakeholders, analyze transportation needs and recommend improvements that promote a multi-modal transportation system, and identify utility needs and recommend improvements.  | 2-3 Years       | Lead: Community Development<br>Partners: Development Services, Utilities, Parks & Rec, Public Works, Police, Fire | Started       | Under review.  |
| 5.  | Comprehensive update to Chapter 32 (Zoning) of the city's municipal code to ensure consistency with EnvisionCR. As part of this update explore modifications to design, parking, use standards, and methods to address light pollution, and development regulations within the Environmental Conservation Overlay. Also, explore the promotion of mixed-use developments, the allowance of density bonuses for affordable housing, second units, and joint live/work units in certain zoning districts. This update will also include an analysis and update of the city's zoning map to ensure consistency with the Future Land Use Map. | Within 1 Year   | Lead: Community Development,<br>Development Services<br>Partners: Utilities, Parks & Rec,<br>Public Works         | Started       | Change Timeline to "Within 1 Year". RFP issued for consultant services. To be completed by January 2018. |
| 6.  | Modify Chapter 31 (Subdivisions) of the city's municipal code to ensure consistency with EnvisionCR and the city's Complete Streets Policy. Also, explore the adoption of conservation subdivision regulations.   | 2-3 Years       | Lead: Community Development,<br>Development Services<br>Partners: Public Works                                    | On-schedule   | Will be started during or after completion of the Chapter 32 update.                                     |
| 7.  | Create a green building program that facilitates projects that incorporate green building and low-impact development features.  | 4-5 Years       | Lead: Community Development<br>Partners: Public Works, Building Services  | On-schedule   | None at this time.   |
| 8.  | Amend the requirements for urban agricultural to allow for more flexibility, such as gardens in the right-of-way and front yards; allow bee keeping in certain zoning districts.  | Within 1 Year   | Lead: Community Development   | Started       | Change Timeline to "Within 1 Year". RFP issued for consultant services. To be completed by January 2018. |

| <b>STRENGTHENCR</b>  |  | <b>Schedule</b> | <b>Lead</b>   | <b>Status</b> | <b>Comments</b>  |
|--|--|-----------------|---|---------------|--|
| <b>Adopt policies that create choices in housing types and prices throughout the city.</b> |  |                 |   |               |  |
| 9.   | Analyze the zoning and subdivision codes to ensure consistency with federal and state fair housing laws. The analysis will examine:<br>1. The definition of "Family" to ensure consistency with state and federal fair housing laws<br>2. Policies and procedures for persons with disabilities to request reasonable accommodation from land use and zoning requirements, when those requirements are a barrier to equal housing access<br>3. Any other policies that are inconsistent with state and federal fair housing laws | Within 1 Year   | Lead: Community Development<br>Partners: Civil Rights | Started       | Change Timeline to "Within 1 Year". RFP issued for consultant services. Analysis of zoning code to be completed by January 2018. |
| <b>Create a city that is affordable and accessible to all members of the community.</b>    |  |                 |   |               |  |
| 10.  | Identify and track progress towards addressing recommendations related to for-sale housing, market rate rental, affordable rental, and senior housing from the Comprehensive Housing Needs Analysis (Adopted October, 2014), or any future updates to the study.   | Within 1 Year   | Lead: Community Development                           | Started       | Prior year study data used during development of new studies in order to track progress.   |
| 11.  | Update housing study regularly, to be determined by volume of housing production, to measure absorption and continued demand (every 1-5 years).  | 4-5 Years       | Lead: Community Development                           | Completed     | Maxfield 2015 Study completed in December of 2015.   |
| 12.  | Identify resources to create housing programs, such as an infill single-family new construction program and targeted neighborhood rehabilitation, to support a range of housing types and price points.  | 2-3 Years       | Lead: Community Development                           | On-schedule   | None at this time.   |

**GrowCR Goals & Initiatives - February 23, 2016 Update**

| <b>GROWCR</b>  |  | <b>Schedule</b> | <b>Lead</b>   | <b>Status</b> | <b>Comments</b>   |
|--|--|-----------------|---|---------------|---|
| <b>Encourage mixed-use and infill development.</b>         |  |                 |   |               |   |
| 13.  | Analyze regulatory barriers to mixed-use and infill development, and amend the municipal code to remove barriers and incorporate regulatory incentives as part of the comprehensive update to the zoning code. | Within 1 Year   | Lead: Community Development   | Started       | Change Timeline to "Within 1 Year". RFP issued for consultant services. To be completed by January 2018.  |
| <b>Manage growth.</b>                                      |  |                 |   |               |   |
| 14.  | Coordinate with adjacent jurisdictions to preserve conservation areas identified in the Highway 100 Plan.  | 4-5 Years       | Lead: Community Development<br>Partners: Utilities, Public Works, Parks & Recreation                        | On-schedule   | None at this time.  |
| 15.  | Work with adjacent jurisdictions to identify conservation areas in future growth areas.  | 2-3 Years       | Lead: Community Development<br>Partners: Parks & Recreation   | On-schedule   | None at this time.  |
| 16.  | Study serviceability of infrastructure to growth.  | Within 1 Year   | Lead: Utilities, Public Works   | Started       | Utilities performing a water pressure analysis, involved with Hwy 30 Area Study regarding impacts of growth on service. Public Works involved with Hwy 30 Area Study and Hwy 100 Corridor Management Plan regarding sanitary sewer service. |
| <b>Connect growing areas to existing neighborhoods.</b>    |  |                 |   |               |   |
| 17.  | Identify ways to promote connectivity and accessibility as part of the comprehensive update to the zoning code.  | Within 1 Year   | Lead: Community Development   | Started       | Change Timeline to "Within 1 Year". RFP issued for consultant services. To be completed by January 2018.  |
| <b>Communicate and collaborate with regional partners.</b> |  |                 |   |               |   |
| 18.  | Develop an annexation plan that incorporates infrastructure and service issues and costs, geographic features, environmental and other land use constraints, and market needs.                                 | 2-3 Years       | Lead: Community Development<br>Partners: Development Services, Public Works, Utilities                      | On-schedule   | None at this time.  |
| 19.  | Continue to support regional planning efforts through coordination with school districts, other local jurisdictions, and the Corridor Metropolitan Planning Organization (MPO).                                | Within 1 Year   | Lead: Community Development<br>Partners: Public Works, Utilities, Parks & Recreation, City Manager's Office | Started       | Participated in development of Connections 2040 and the Hwy 30 Area Study.  |

Green Goals & Initiatives - February 23, 2016 Update

**GREENCR**

Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment.

|     |   | Schedule      | Lead   | Status      | Comments   |
|-----|---|---------------|--|-------------|--|
| 20. | Coordinate with adjacent jurisdictions to identify environmentally sensitive areas in need of protection such as wetlands, habitats, and other areas of biological diversity for inclusion in the Environmental Conservation Overlay.   | 2-3 Years     | Lead: Community Development<br>Partners: Parks & Recreation, Utilities, Public Works   | On-schedule | None at this time.   |
| 21. | Create a green streets policy that encourages future development and repairs to improve the permeability of the paving system and/or buffering of run-off, as well as a stormwater best management practices cost-share program that elicits community involvement, and thereby advancing "green infrastructure". | 2-3 Years     | Lead: Community Development<br>Partners: Public Works  | On-schedule | None at this time.   |
| 22. | Prepare a Strategic Plan for iGreenCR initiatives that includes staffing, resources, and priority programs and policies.  | Within 1 Year | Lead: Utilities<br>Partners: Fleet, CR Transit, Facilities, Building Services, Parks & Rec, Community Development, City Manager's Office | Started     | Sustainability Coordinator hired.  |
| 23. | Explore the development of a water conservation ordinance.  | 2-3 Years     | Lead: Utilities<br>Partners: Community Development   | On-schedule | Drought conservation plan already exists. Note the conflict between conservation and revenue.  |
| 24. | Build customer capacity to respond to drought conditions through which may include a rebate program, educational campaign, and future updates to the municipal code as part of the green building program.  | 2-3 Years     | Lead: Utilities<br>Partners: Building Services, Facilities, Community Development  | Started     | Received REAP grant for rebate program for low flow toilets. Maintained educational relationship with lawn care professionals and Kirkwood Community College. Sought feedback from stakeholders on water contingency plan. |

Have the best parks, recreation, and trails system in the region.

|     |  |                |  |             |                            |
|-----|--|----------------|--|-------------|----------------------------|
| 25. | Update Parks and Recreation Master Plan to include a needs analysis, gap analysis, evaluation of existing facilities and programs, asset management strategies, and implementation actions.    | Beyond 5 Years | Lead: Parks and Recreation   | On-schedule | To be done every 10 years. |
| 26. | Develop a city policy to require developers of large residential projects to develop new public parks.   | 2-3 Years      | Lead: Parks and Recreation<br>Partners: Public Works, Utilities, Community Development | On-schedule | None at this time.         |
| 27. | Develop Site Master Plans, prior to making improvements, for each of the following signature parks: Noelridge Park, Bever Park, Ellis Park, Jones Park, and Cherry Hill Park.                  | 2-3 Years      | Lead: Parks and Recreation   | On-schedule | None at this time.         |
| 28. | Convert select areas of park turfgrass to native prairie or woodland plantings to create wildlife habitat and reduce long-term maintenance costs.  | 2-3 Years      | Lead: Parks and Recreation   | Started     | Locations identified.      |
| 29. | Track progress in identifying a funding strategy, ensuring CIP includes maintenance costs, and ensure coordination between CIP projects related to the Cedar Rapids Comprehensive Trails Plan. | Within 1 Year  | Lead: Public Works<br>Partners: Parks and Recreation, Community Development            | Started     | None at this time.         |

| GreenCR  |  |               |   |             | Schedule   | Lead | Status | Comments |
|--|--|---------------|---|-------------|--|------|--------|----------|
| Have the best parks, recreation, and trails system in the region (...continued). |  |               |   |             |  |      |        |          |
| 30.  | Develop a land acquisition strategy for new parks and expansion of existing parks.   | 4-5 Years     | Lead: Parks and Recreation<br>Partners: Public Works, Utilities,<br>Community Development | On-schedule | None at this time.   |      |        |          |
| 31.  | Identify ways to incorporate parks and open space into new subdivisions as part of the update to the subdivision code.   | 2-3 Years     | Lead: Community Development   | On-schedule | Change schedule to align with Initiative #6 (Modify Chapter 31) from "Within 1 Year" to "2-3 Years".                               |      |        |          |
| 32.  | Complete infrastructure removal and track progress in completing short term projects of the Cedar Rapids Greenway Parks Plan.  | Within 1 Year | Lead: Parks and Recreation<br>Partners: Utilities, Public Works                           | Started     | Infrastructure removal using CDBG grant completed in July of 2015. Potential FY17 budget ask for Roundhouse and Skate Park design. |      |        |          |
| Lead in energy conservation and innovation.                                      |  |               |   |             |  |      |        |          |
| 33.  | Prepare a municipal Climate Action Plan that builds off of the Energy Management Plan and addresses emissions from land use, transportation, street lights, water consumption, waste generation, and building energy:<br>1. Develop municipal greenhouse gas emissions inventory<br>2. Identify a greenhouse gas emissions reduction target<br>3. Identify measures for reducing emissions to reach the identified target and outline an approach for implementation and financing             | 2-3 Years     | Lead: Community Development<br>Partner: Public Works, Utilities                           | On-schedule | None at this time.   |      |        |          |
| 34.  | Prepare a community-wide Climate Action Plan that builds off of the Energy Management Plan and addresses emissions from land use, transportation, street lights, water consumption, waste generation, and building energy:<br>1. Develop a community-wide greenhouse gas emissions inventory<br>2. Identify a greenhouse gas emissions reduction target<br>3. Identify measures for reducing emissions to reach the identified target and outline an approach for implementation and financing | 4-5 Years     | Lead: Community Development<br>Partner: Public Works, Utilities                           | On-schedule | None at this time.   |      |        |          |

| CONNECTCR   |  | Schedule       | Lead  | Status      | Comments   |
|---|--|----------------|---|-------------|--|
| <b>Provide choices for all transportation users: inter- and intra-city.</b> |  |                |   |             |  |
| 35.   | Update the city's Comprehensive Trails Plan to:<br>1. Review existing and planned network<br>2. Identify completed projects<br>3. Confirm planned projects<br>4. Evaluate existing off- and on-street facilities | 2-3 Years      | Lead: Public Works<br>Partners: Community Development, Parks & Recreation   | On-schedule | Update to the network map approved by City Council on May 26, 2015.  |
| 36.   | Identify and track construction of High Priority Sidewalk Segments per the city's Sidewalk Master Plan.  | Within 1 Year  | Lead: Public Works<br>Partners: Community Development                       | Started     | When possible segments are constructed in conjunction with the Paving for Progress Program.  |
| 37.   | Continue to evaluate transit ridership and serviceability to identify opportunities for improvement.   | Within 1 Year  | Lead: CR Transit<br>Partners: Community Development                         | Started     | Overall ridership is up 9%. Have increased frequency of routes between downtown and Lindale Mall.  |
| 38.   | Perform a comprehensive transit study that includes an analysis of a mini-hub system at Lindale Mall and Westdale.   | 4-5 Years      | Lead: CR Transit<br>Partners: Community Development                         | Started     | To be performed by the Corridor MPO and expected to be completed by Parsons Brinckerhof by July of 2016.   |
| <b>Build a complete network of connected streets.</b>                       |  |                |   |             |  |
| 39.   | Prepare functional improvements for intersections and corridors experiencing low level of service, high crashes, and poor access across all modes.   | Within 1 Year  | Lead: Public Works<br>Partners: Utilities, Police                           | Started     | These characteristics are the focus of improvements made with the Paving for Progress Program and implementation of the Complete Streets Policy. City-wide analysis of crash information to be completed by mid-2016. Traffic Operations Center to be completed by mid-2016. |
| 40.   | Complete the Cedar Rapids portion of Tower Terrace Road, and support completion of this multi-jurisdictional project.  | Beyond 5 Years | Lead: Public Works<br>Partners: Utilities                                   | On-schedule | None at this time.   |
| 41.   | Continue to support the Highway 100 Project.   | Within 1 Year  | Lead: Public Works<br>Partners: Utilities, Community Development            | Started     | City Staff are part of the Project Management Team.  |
| 42.   | Prepare a one-way to two-way street conversion plan including implementation schedule.   | Within 1 Year  | Lead: Public Works<br>Partners: Community Development, Police               | Started     | Ongoing for plan design and funding options. 2nd and 3rd Avenues SE completed to downtown. Discussions with UP Railroad started.   |
| 43.   | Develop standards for street connectivity as part of the update of Chapter 31 (Subdivisions) of the Municipal Code.  | 2-3 Years      | Lead: Community Development, Public Works<br>Partners: Development Services | On-schedule | Lead change from Development Services to Community Development and Public Works.   |
| <b>Establish a network of complete streets.</b>                             |  |                |   |             |  |
| 44.   | Identify and track Complete Streets elements incorporated into city utility and infrastructure projects.   | Within 1 Year  | Lead: Public Works<br>Partners: Community Development, Utilities            | Started     | Complete Streets improvements are considered during the development of Paving for Progress projects. A Complete Streets Checklist is under development to help track and implement improvements.   |
| 45.   | Sign and mark streets for bicyclists per the Complete Streets Policy.  | Within 1 Year  | Lead: Public Works  | Started     | Included as part of Paving for Progress and other CIP projects.  |
| 46.   | Retrofit high priority corridors with sidewalks and pedestrian amenities ensuring ADA compliance.  | Within 1 Year  | Lead: Public Works  | Started     | Consultant under contract to identify and begin design of curb ramps to satisfy Department of Justice requirements. Segments are being constructed in conjunction with the Paving for Progress Program.  |

| CONNECTCR  |   | Schedule          | Lead  | Status      | Comments  |
|--|---|-------------------|---|-------------|---|
| <b>Improve the function and appearance of our key corridors.</b>                             |   |                   |   |             |   |
| 47.  | Prepare a corridor action plan for 3rd Street SE.   | 2-3 Years         | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 48.  | Prepare a corridor action plan for 1st Avenue Corridor and Williams Boulevard SW.           | 2-3 Years         | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 49.  | Prepare a corridor action plan for 6th Street SW.   | Beyond 5<br>Years | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 50.  | Prepare a corridor action plan for 16th Avenue SW.  | Beyond 5<br>Years | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 51.  | Update corridor action plan for Collins Road NE with focus on pedestrians and streetscapes. | Within 1 Year     | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | Started     | Streetscapes plan under development by HR Green as part of Hwy. 100 city contract. Overall plan to be completed by December 2016. |
| 52.  | Prepare a corridor action plan for Mt. Vernon Road SE.                                      | Within 1 Year     | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | Started     | RFP issued on December 1st for consultant services and proposals are due January 11, 2016. To be completed by October 2016.       |
| 53.  | Prepare a corridor action plan for Center Point Road NE.                                    | Beyond 5<br>Years | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 54.  | Prepare a corridor action plan for Edgewood Road.   | Beyond 5<br>Years | Lead: Community Development<br>Partners: Public Works, Utilities,<br>Parks & Recreation | On-schedule | None at this time.  |
| 55.  | Establish Master Gateway Plan.  | 2-3 Years         | Lead: Community Development<br>Partners: Public Works, Parks &<br>Recreation            | On-schedule | None at this time.  |
| 56.  | Establish Wayfinding Program.   | 2-3 Years         | Lead: Community Development<br>Partners: Public Works                                   | On-schedule | None at this time.  |
| <b>Support the development of an effective, regional, multi-modal transportation system.</b> |   |                   |   |             |   |
| 57.  | Support the update of the Corridor MPO Long Range Transportation Plan.                      | Beyond 5<br>Years | Lead: Community Development<br>Partners: Public Works                                   | On-schedule | City Staff participated in the development of the 2015 update and will continue to do so.   |
| 58.  | Adopt the Corridor MPO Long Range Transportation Plan.                                      | 2-3 Years         | Lead: Public Works<br>Partners: Community Development                                   | On-schedule | None at this time.  |

| CONNECTCR |  | Schedule  | Lead   | Status      | Comments           |
|-----------|--|-----------|--|-------------|--------------------|
| 59.       | Develop the city's Transportation Plan consistent with the goals of the Corridor MPO's Long Range Transportation Plan.   | 2-3 Years | Lead: Community Development<br>Partners: Public Works, CR Transit, Utilities | On-schedule | None at this time. |
| 60.       | Develop an asset management policy and procedure that clarifies the accountability for the management of each of the assets under the stewardship of Public Works. | 2-3 Years | Lead: Public Works<br>Partners: City Manager's Office                        | On-schedule | None at this time. |

| INVESTCR  |   | Schedule       | Lead  | Status      | Comments  |
|---|---|----------------|---|-------------|---|
| <b>Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.</b> |   |                |   |             |   |
| 61.   | Develop a retail and services recruitment strategy.   | Within 1 Year  | Lead: City Manager's Office   | Started     | Lead change from Development Services to City Manager's Office. Contract with Buxton to identify likely national retail matches. Working with realtors to share city information with national retailers. Using a system to identify market areas for new businesses. |
| 62.   | Promote the city's unused fiber optic capacity to attract technology companies.   | 4-5 Years      | Lead: City Manager's Office<br>Partners: Community Development                        | On-schedule | Lead change from Development Services to City Manager's Office.   |
| 63.   | Formalize economic development within the city's organizational structure.  | 2-3 Years      | Lead: City Manager's Office   | Completed   | Lead change from Development Services to City Manager's Office. Economic Development Liaison moved from Development Services to the City Manager's Office. Iowa State University-Cedar Rapids Liaison on board. Economic Development Specialist hired.                |
| 64.   | Create a business expansion and retention program.  | 2-3 Years      | Lead: City Manager's Office<br>Partners: Community Development                        | Started     | Lead change from Development Services to City Manager's Office. Anticipated completion date of 2016.  |
| 65.   | Create an economic development brand (marketing and communications).  | Within 1 Year  | Lead: City Manager's Office   | Started     | Lead change from Development Services to City Manager's Office. Scope of Work complete and beginning bid process.   |
| <b>Cultivate a skilled workforce by providing cutting-edge training and recruiting talented workers.</b>                                |   |                |   |             |   |
| 66.   | Promote workforce development through city economic development programs and a variety of initiatives focused on enhancing quality of life to attract and retain a skilled workforce. | Within 1 Year  | Lead: City Manager's Office<br>Partners: Community Development                        | Started     | Lead change from Development Services to City Manager's Office.   |
| 67.   | Develop and implement a citywide Wi-Fi network to support entrepreneurship, job skills, educational opportunities, and innovation.  | Beyond 5 Years | Lead: Information Technology<br>Partners: Community Development, Development Services | Started     | Phase 1 (downtown) completed.   |
| <b>Reinvest in the city's business corridors and districts.</b>   |   |                |   |             |   |
| 68.   | Promote southwest industrial/airport development.   | 2-3 Years      | Lead: City Manager's Office<br>Partners: Eastern Iowa Airport, Community Development  | Started     | Lead change from Development Services to City Manager's Office. Held property owner discussions. Super Park (596 acres) site certification received from the state.   |
| 69.   | Promote core districts through façade program and other improvements.   | Within 1 Year  | Lead: City Manager's Office<br>Partners: Community Development                        | Started     | Lead change from Development Services to City Manager's Office. Downtown in place and MedQ being contemplated.  |

| INVESTCR  |   | Schedule      | Lead   | Status      | Comments  |
|---|---|---------------|--|-------------|---|
| <b>Grow a sustainable, diverse economy by supporting existing businesses, fostering entrepreneurship, and targeting industry-specific growth.</b> |   |               |  |             |   |
| 70.   | Establish guidelines for working with regional partners through Memorandums of Agreement (MOA). | Within 1 Year | Lead: City Manager's Office<br>Partners: Community Development | Completed   | Lead change from Development Services to City Manager's Office. In place with Diversity Focus, Economic Development Center (EDC), Iowa Start Up Accelerator, Czech Village Main Street, Small Business Development Center, Cedar Rapids Area Metro Economic Alliance. |
| 71.   | Form a regional alliance for marketing efforts.   | 2-3 Years     | Lead: City Manager's Office                                    | On-schedule | Lead change from Development Services to City Manager's Office.   |
| 72.   | Create a business advisory board.   | 2-3 Years     | Lead: City Manager's Office                                    | On-schedule | Lead change from Development Services to City Manager's Office.   |

**ProtectCR Goals & Initiatives - February 23, 2016 Update**

| <b>PROTECTCR</b>   |   | <b>Schedule</b> | <b>Lead</b>  | <b>Status</b> | <b>Comments</b>  |
|--|---|-----------------|--|---------------|--|
| <b>Protect Cedar Rapids from flooding and other hazards.</b>                               |   |                 |  |               |  |
| 73.  | Complete community outreach for the Flood Control Project.  | Within 1 Year   | Lead: Public Works<br>Partners: Community Development, Utilities, Parks & Recreation | Completed     | Three open houses were held, with the last one on March 31, 2015.  |
| 74.  | Adopt alignment for the Flood Control Project.  | Within 1 Year   | Lead: Public Works<br>Partners: Community Development, Utilities, Parks & Recreation | Completed     | City Council adopted on June 23, 2015.   |
| 75.  | Develop a property acquisition program for the Flood Control Project.   | Within 1 Year   | Lead: Public Works<br>Partners: Community Development, Utilities, Parks & Recreation | Completed     | Approved as part of the Cedar River Flood Control System Master Plan on June 23, 2015.   |
| 76.  | Coordinate the use of Flood Mitigation Program funds for the Flood Control Project.   | Within 1 Year   | Lead: Public Works<br>Partners: Community Development, Finance                       | Started       | This will be ongoing.  |
| 77.  | Amend the Future Land Use Map to reflect planned land use based on the adopted flood control alignment.   | Within 1 Year   | Lead: Community Development<br>Partners: Development Services                        | Started       | To be completed by February 2016.  |
| 78.  | Identify and track completion of Priority One Level Cedar Rapids Mitigation Strategies from the Linn County Multi-Jurisdictional Hazard Mitigation Plan.  | Beyond 5 Years  | Lead: As identified in the plan.   | On-schedule   | None at this time.   |
| 79.  | Prepare Watershed Management Plans that provide improved aquatic habitats, recreational opportunities, increased public access to natural resources, while maintaining necessary levels of flood control through coordination with appropriate stakeholders, including state and federal agencies, and other local jurisdictions. | 2-3 Years       | Lead: Public Works<br>Partners: Utilities, Parks & Recreation                        | Started       | The City is member of the Indian Creek Watershed Authority and will be part of the Middle Cedar River Watershed Authority that is under development. |
| 80.  | Develop a Wastewater Collection Master Plan.  | 2-3 Years       | Lead: Public Works<br>Partners: Utilities  | Started       | Consultant under contract to develop the plan, which is anticipated to be completed by June of 2016. Plan will then be updated annually.             |
| 81.  | Develop a Watershed Stormwater Drainage Master Plan.  | 2-3 Years       | Lead: Public Works   | Started       | Consultant under contract to develop the plan, which is anticipated to be completed by June of 2016. Plan will then be updated annually.             |
| <b>Manage growth and development to balance costs and serviceability to neighborhoods.</b> |   |                 |  |               |  |
| 82.  | Prepare a capital improvement plan that addresses both the needs of existing core neighborhoods and the future infrastructure needs in areas where growth is planned.   | 2-3 Years       | Lead: Utilities, Public Works  | Started       | Utility Department continues to perform this task.   |
| 83.  | Enhance and expand the Capital Improvement Projects Development and Management Handbook, and include a publicly accessible digital copy of this on the Department's website.  | Within 1 Year   | Lead: Public Works   | Started       | Ongoing as part of implementation of the "Operations Review of the Public Works Department" report recommendations.                                  |

**ProtectCR Goals & Initiatives - February 23, 2016 Update**

| <b>PROTECTCR</b>   |   | <b>Schedule</b> | <b>Lead</b>                          | <b>Status</b> | <b>Comments</b>  |
|--|---|-----------------|--------------------------------------|---------------|--|
| <b>Maintain and provide quality services to the community.</b> |   |                 |                                      |               |  |
| 84.  | Refine existing stormwater management regulations to enhance clarity and adaptability.  | 2-3 Years       | Lead: Public Works                   | Started       | Some new policies under investigation/development: Top Layer Rule and ERU Stormwater Utility Rate revision.  |
| 85.  | Replace outdated facilities (Ambroz Recreation Center, Bender Pool, Parks Maintenance, Twin Pines Clubhouse, Ellis Clubhouse, and Gardner Clubhouse) with modern and sustainable facilities.  | 4-5 Years       | Lead: Parks & Recreation             | Started       | Planning financially.  |
| 86.  | Adopt standards and practices across the department to maximize employee capabilities per the Cedar Rapids Fire Department Strategic Plan.  | Within 1 Year   | Lead: Fire                           | Started       | On-track.  |
| 87.  | Evaluate high risk structures and target hazards for increased emergency response needs, fire prevention activities, fire protection systems and equipment per adopted codes, standards, regulations, and policies per the Cedar Rapids Fire Department Strategic Plan. | Within 1 Year   | Lead: Fire                           | Started       | On-track.  |
| 88.  | Identify, evaluate, and acquire technology, equipment, and facilities to improve infrastructure and service delivery per the Fire Department Strategic Plan.  | Within 1 Year   | Lead: Fire                           | Started       | On-track.  |
| 89.  | Seek opportunities to create new and strengthen current partnerships with public and private organizations to enhance the department's capabilities, education, and response through collaboration per the Cedar Rapids Fire Department Strategic Plan.                 | Within 1 Year   | Lead: Fire                           | Started       | On-track.  |
| 90.  | Analyze and define its organizational structure to reflect best practices in areas of staffing, operations, and equipment per the Cedar Rapids Fire Department Strategic Plan.  | Within 1 Year   | Lead: Fire                           | Started       | On-track.  |
| 91.  | Obtain Center for Public Safety Excellence (CPSE) certification.  | Within 1 Year   | Lead: Fire                           | Started       | 85% - 90% complete. Will be 100% complete by early 2016.   |
| 92.  | Obtain the Commission on Accreditation for Law Enforcement Agencies (CALEA) certification per the Cedar Rapids Police Department's Strategic Plan.  | 2-3 Years       | Lead: Police                         | Started       | Applying and purchasing the certification.   |
| 93.  | Conduct targeted traffic enforcement to increase traffic safety per the Cedar Rapids Police Department's Strategic Plan.  | Within 1 Year   | Lead: Police                         | Started       | Compared to last year: no change in fatalities, PDO up, OWI up, non-investigative up.  |
| 94.  | Track progress towards increasing the solve rate of crimes per the Cedar Rapids Police Department's Strategic Plan.   | Within 1 Year   | Lead: Police                         | Started       | Compared to last year: arrests down, warrants issued up, 89 guns confiscated since January, 10 arrests by Safe Streets Task Force (federal charges). |
| 95.  | Track progress of Rabies and Microchip clinics per the Cedar Rapids Police Department's Strategic Plan.   | Within 1 Year   | Lead: Police                         | Completed     | 4 microchip and rabies vaccination clinics held (214 vaccinations and 65 microchips).  |
| 96.  | Improve and enforce department policies and directives per the Cedar Rapids Police Department's Strategic Plan.   | Within 1 Year   | Lead: Police                         | Started       | 97% complete. Will be 100% complete by January 2016.   |
| <b>Demonstrate best practices in building construction.</b>    |   |                 |                                      |               |  |
| 97.  | Use sustainable practices for the maintenance, rehabilitation, and construction of public facilities prior to adoption of a green building program.   | 2-3 Years       | Lead: City Manager's Office, Finance | On-schedule   | None at this time.   |





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Telephone: (319) 286-5041

**To:** City Planning Commission  
**From:** Bill Micheel, Community Development  
**Subject:** Land Use Actions Related to the Flood Control System  
**Date:** January 28, 2016

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## **Introduction**

Community Development staff is recommending two land use actions related to the flood control system:

- Rezoning of publicly owned property in close proximity to the flood control system footprint on both sides of the river to Public Zone District (PUB); and
- Expansion of the Northwest Flood Overlay District on the west side of the river.

The purpose of these two actions is to:

- Apply the appropriate zoning designation to publicly owned property for the future land uses of flood control and parks and open space for the Greenway project; and
- Based on the adopted final alignment of the flood control system, expand the Northwest Overlay District to include all property included in the mandatory buyout area.

On December 16, 2015, the City Council Development Committee reviewed the changes and recommended that staff initiate the land development process to rezone publically owned property in close proximity to the flood control system footprint and expand the Northwest Flood Overlay District.

## **Rezoning of Publicly Owned Property**

Since the flood of 2008, the City of Cedar Rapids has purchased a significant number of lots that will be impacted by the flood control system in three primary ways:

- Property that will not be protected by the flood control system;
- Property through which the flood control system will run directly; and
- Property which will be required to be utilized during the construction of the flood control system.

Public Zone District (PUB) is the appropriate zoning district for publicly owned property on which the future land uses will be flood control system and public parks as a part of the Greenway Project. Community Development staff has identified 547 City-owned parcels to be rezoned. Please see Attachment A: City Owned Parcels to be Rezoned Public (PUB)

## **Expansion of Northwest Overlay District**

In September of 2014, the City Council adopted an ordinance which established the Northwest Flood Mitigation Overlay District. Water usage in the area of the 2014 Northwest Overlay District had decreased by 96% post-flood due to the low number of users. As a result, the City incurred additional costs to provide water service to the remaining residents in the area. These costs were disproportionate to the costs to provide the same service to other areas within the City.

The purpose of the overlay district was to allow for owners of property that would most likely be impacted by the flood control system, and to which the City was spending a disproportionate amount of money providing service, to:

- Complete routine maintenance and upkeep, such as roof replacement;
- Meet requirements of building and mechanical codes;
- Keep properties in this area safe and enjoyable;
- While limiting expansions, new development, or other significant investment or changes in development patterns.

After the approval of the alignment of the flood control system by Council in June of 2015, staff reviewed the alignment and determined that the Northwest Overlay District should be expanded to incorporate additional lots that are in the mandatory buyout area. Therefore, expansion or significant investment in these properties is not warranted. Please see Attachment B – Proposed Expansion NW Overlay Area which depicts the 2014 Overlay District boundary and the proposed Overlay District boundary.

The proposed overlay district would not allow any new applications for the following:

- Zone changes
- Conditional Uses
- Home Occupation
- Expansion, construction or relocation of new structures
- Site Development Plans
- Platting, re-platting or subdividing of land
- Rental registrations

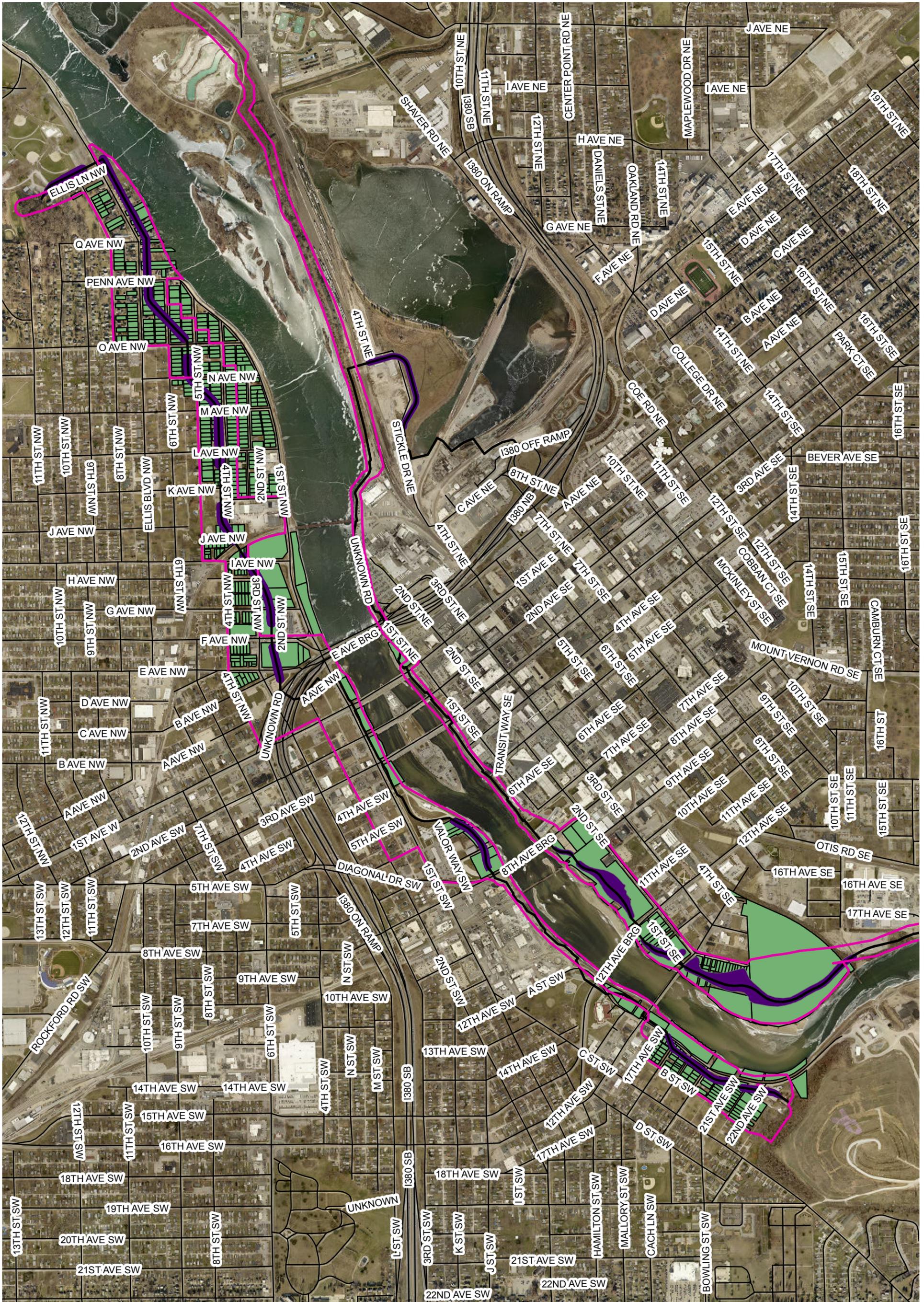
### **Next Steps**

Pending recommendation by the City Planning Commission the proposed ordinances will go forward to City Council in February.

### **Recommended Actions:**

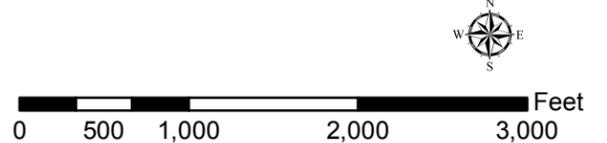
1. Consideration of a recommendation for approval to the City Council of the rezoning of publicly owned property impacted by the flood control system to Public Zone District (PUB); and
2. Consideration of a recommendation for approval of the ordinance amendment to expand the Northwest Flood Mitigation Overlay District to the City Council.

# City Owned Parcels to be Rezoned Public (PUB)

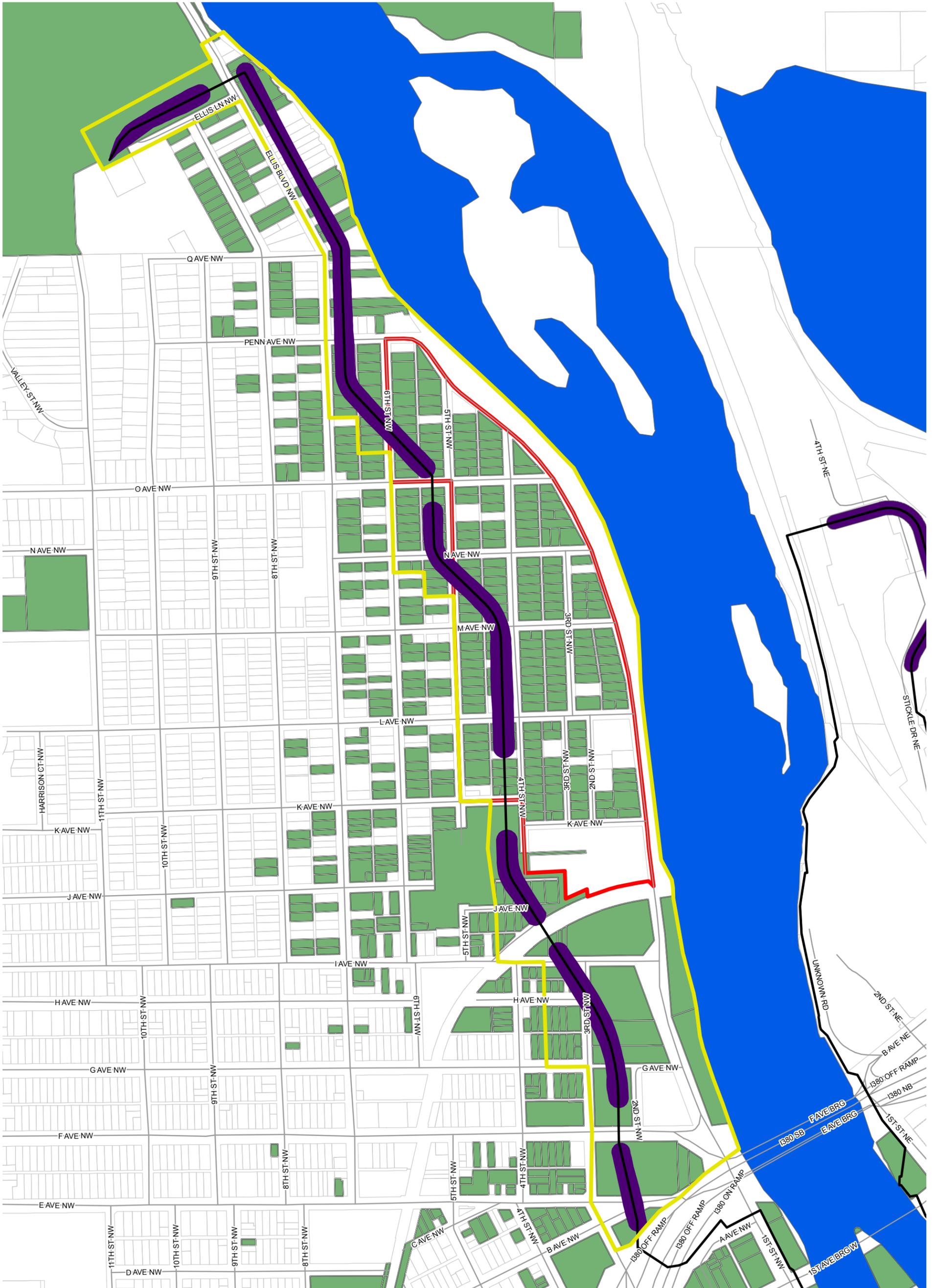


- Alignment Centerline
- Levee Footprint
- City Owned Parcel
- 2008 Construction Area

All City owned parcels within the 2008 Construction Area or between FCS and river would be rezoned PUB with specific purpose of "open space" or FCS construction. Parcels already zoned PUB are not included in this



# Proposed Expansion NW Overlay Area



— Alignment Centerline

■ Levee Footprint

□ Privately Held Parcel

■ City Owned Parcel

□ Existing NW Overlay

□ Expansion of NW Overlay Area

0 250 500 1,000 1,500 2,000 Feet

Map created by Community Development based upon information accurate as of October 30, 2015

