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

AMENDED AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, January 7, 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: 902 17th 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

2. **Case Name: 7708 6th 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 Barter (Titleholders)
Case No: RZNE-022246-2015; Case Manager: Johnny Alcivar

3. **Case Name: 4600 20th 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) Rick D. Stickle (Titleholder)
Case No. RZNE-022431-2015; Case Manager: Johnny Alcivar

D. New Business

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

~~*b.* Consideration of an Ordinance amending Chapter 32 of the Municipal Code, the Zoning Ordinance, specifically amending the Northwest Flood Mitigation Overlay District with an expanded footprint and specific guidelines applicable to land use applications and permits.~~
~~**CIP/DID #OB1294914** ***Planner: Bill Micheel***~~

c. Consideration of a recommendation of EnvisionCR 2016 Initiatives Update Report to City Council
Planner: Adam Lindenlaub and Seth Gunnerson

d. 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

City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
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MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, December 3, 2015 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

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

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

CD Staff: Seth Gunnerson, Planner
Kirsty Sanchez, Planner
Caleb Mason, Economic Development Analyst
Jennifer Pratt, Interim Director
Betty Sheets, Administrative Assistant

Call Meeting to Order

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

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

Roll Call

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

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the November 5, 2015 Minutes stand approved.

B. Adoption of the Agenda

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

C. Action Items

1. Case Name: Between 1225 Jacolyn Drive SW (Conditional Use)

Consideration of a Conditional Use Request for Residential Dwelling Unit on the ground floor of a property in a C-3, Regional Commercial Zone District as requested by MV Residential Development (Applicant) and J.A.Y. Holdings, LC (Titleholder)
Case No: COND-022191-2015; Case Manager: Dave Houg

Mr. Houg stated the applicant is requesting approval of a conditional use for residential dwelling unit (not senior living as previously reported) on the ground floor of a property zoned C-3, Regional Commercial. The parcel is currently vacant and located at the southeast corner of the intersection of 12th Avenue SW and Jacolyn Drive SW. 51 family apartments are proposed for the site, as well as related amenities including a walking trail and detention pond. The uses will be housed within a 66,000 sq. ft., 3-story structure built toward the northwest corner of the site, with parking located behind the building. Mr. Houg presented General Information, Zoning Map, Renderings and a Site Development Plan. Mr. Houg stated that this project has applied for Iowa Finance Authority tax credits. Mr. Houg stated if approved this project will go before the Board of Adjustments on December 14, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Hunse asked if staff was going to enforce the requirement for pervious paving of those spaces over the minimum number required. Mr. Houg stated this project will not even meet the required number of spaces.

Commissioner Hunse asked if there were provisions made for recycling. Mr. Houg stated that it is not required. Mr. Zakostelecky stated that the City does not provide service to multi-family or commercial facilities. Commission Hunse asked that if the City does not pick up at Commercial facilities, then what happens if all Commercial garbage businesses go away. Mr. Zakostelecky stated there is plenty of business for the private hauler to keep them in business.

Commissioner Knox-Seymour asked about number three in the Findings which states that the "overall character, uses and density of the neighborhood should have no adverse effects on the community, especially since the development will be senior housing" and now that it is not senior housing will this be different. Mr. Houg stated that since the adjacent property is multi-family housing there is no adverse change to the overall character of the neighborhood.

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

Commissioner Hunse stated his compliments to the design team. The color rendering is terrific and every bit of this sings quality, joy and delight

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

Commissioner King asked if staff knew why the applicant moved the project from senior housing. Mr. Zakostelecky stated that we know of one other application that will be submitted to the State for funding for senior housing which could reduce the chances of this applicant being approved and impact that market. Therefore they may have switched to family residential housing.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Conditional Use Request for Residential Dwelling Units on the ground floor in a C-3, Regional Commercial Zone District. Commissioner Pankey seconded the motion.

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

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

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

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Culver's Water Rock Properties, LLC (Titleholder)
Case No. PSDP-022309-2014; Case Manager: Dave Houg

Mr. Houg stated the applicant is requesting Preliminary Site Development Plan approval for the former industrial site on Blairs Ferry Road NE. A Preliminary Site Development Plan was approved as part of the property's rezoning to commercial in May of this year. The current revisions include a grocery store and a commercial building in addition to a 2-story restaurant and 3-story retail/office building. The proposed development will provide a total of 207 on-site parking spaces. Mr. Houg presented General Information, Zoning Map, Site Development Plan, three Renderings and Turning Movements drawings as well as the conditions of the approval ordinance and site-specification conditions.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Dahlby asked if the plans included bike racks on site. Mr. Houg stated that the applicant is providing bike racks.

Commissioner Hunse stated the reductions for parking have been maxed out including two that are weather-related, that is motorcycles and bicycles. Commissioner Hunse asked if there was another mixed-use project that provided not quite 60% required parking spaces. Mr. Houg stated that he did not know of a project off hand, however, City Council is in favor of parking reductions and approved the reductions that include motorcycle and bicycle parking.

Commissioner Hunse asked about the occupied space above ground. Mr. Houg stated this is a preliminary site plan at this time and that staff does not know what all of the uses will be.

Commissioner Hunse asked if we could consider a condition of approval that all parapets or railings have a sloped or rounded surface so that cell phones or other items would not fall down below. Mr. Houg stated that a condition can be added if the Commission members so vote.

Commissioner Hunse asked for the turning movement plans to be shown again. Commissioner Hunse asked how extended vehicles get out of the spaces shown. Mr. Zakostelecky stated that there was a turnaround area by pulling forward and backing up.

Commissioner Hunse asked what the ground use was planned for. This was deferred to applicant.

Commissioner Overland called for a representative of the applicant.

Jacob Hahn, Anderson-Bogert Engineers, 790 11th Street, Marion and Todd Culver, the applicant, 2310 Timber Creek Drive, Marion were available to answer questions.

Mr. Hahn answered as many of the development site plan questions as possible. The restaurant is providing interior grease traps/interceptor.

Commissioner King focused on the last point "The site development plan conforms to all applicable requirements of the City's Zoning Ordinance and no additional conditions" and we can move for approval. Mr. Zakostelecky said it may not be a preferable design in some people's eyes but it does meet City code requirements and as we go forward with an Administrative Site Plan and building plans they will have to meet City requirements including building codes. This is a Preliminary Site Plan; it does not show all the details that you will see in an Administrative Site Plan.

Commissioner Pankey stated that if the owners had made their presentation and if there are any members of the public who wish to speak we should hear from them. He stated he believes that the Development Services Department has done a great job of reviewing this project and we should take this and accept recommendations of the staff.

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

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Blank stated that the City has done a really good job that there was a pedestrian cross walk put in place to go to the Target shopping center.

Commissioner Overland called for a vote on the motion. The motion passed by a vote of 8 and one opposed.

A. New Business

- Consideration regarding conformity with the City's Comprehensive Plan for creation of the Miron Construction Urban Renewal Area at 335 French Court SW.
  Planner: Caleb Mason

Mr. Mason stated the City Council has initiated proceedings to consider the creation of the Miron Construction Urban Renewal Area Plan. The proposed Urban Renewal Area is approximately 5.27 acres and is generally located on French Court SW between Interstate 380 and 6th Street SW in the City of Cedar Rapids. This district is intended to stimulate private investment, expand economic development through planning and providing land for

new and expanding private development and to achieve a well-balanced diversified economy. Mr. Mason presented a map of businesses near this project, Project Highlights, Renderings and Conformity with EnvisionCR.

Commissioner Overland called for questions of Mr. Mason.

Commissioner Hunse asked if this was adjacent to existing Urban Renewal Area. Mr. Mason said no. Commissioner Hunse asked if five acres was workable size. Mr. Mason stated that in this case there is land out there but we do not know of any projects to include under this Urban Renewal Area and possibly expand the bounders later. Commissioner Hunse asked if the zoning was appropriate. Mr. Mason stated it was an Industrial zoning. Commissioner Hunse asked if there were more restrictions on the development. Mr. Mason stated that a development agreement will also be negotiated.

Commission Knox-Seymour asked to see the slide with the employment statics.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the creation of the Miron Construction Urban Renewal Area at 335 French Court SW. Commissioner Knox-Seymour seconded the motion.

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

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

- Consider proposed updates to the Czech-Bohemia Overlay District Standards.
  Planner: Kirsty Sanchez

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

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

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

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

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

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

Commissioner Overland called for questions of Ms. Sanchez.

Commissioner Knox-Seymour asked how this will encourage pedestrian activity. Ms. Sanchez stated with the standards there is a clear path between parking lots and buildings, making sure to conform to pedestrian friendly standards, clear path, bike rack etc.

Commissioner Hunse assumed this was done by workshops with the City and stakeholders. Ms. Sanchez said staff conducted outreach with several stakeholder groups and held an Open House for property owners to provide feedback on the proposed updates.
Commissioner Overland called for a motion. Commissioner King made a motion to approve the proposed updates to the Czech-Bohemia Overlay District Standards. Commissioner Blank seconded the motion.

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

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

- Discussion and Resolution regarding the Highway 30 area study.
  Planner: Seth Gunnerson

Commissioner Halverson recused himself.

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

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

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

specifically, the study examines the following in the context of two growth scenarios:

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

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

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

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

Commissioner Overland called for a motion. Commissioner Dahlby made a motion to approve the Highway 30 Area Study. Commissioner Knox-Seymour seconded the motion.

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

The meeting was adjourned at 4:25 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
(319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: January 7, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Mount Mercy University
Titleholder: Mount Mercy University

Location: 902 17th Street NE
Request: Approval of a Preliminary Site Development Plan in an O-S, Office Services Zone District

Case Manager: Vern Zakostelecky
Case Number: PSDP-022285-2015

BACKGROUND INFORMATION:

The applicant is requesting Preliminary Site Development Plan approval for the property located at S902 17th Street NE. This site 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 for the applicant, Mount Mercy University. The facility will include the following:

Softball field
Baseball field
A track with football/soccer/lacrosse field
Associated bleachers, dugouts, press boxes, parking, public trail, locker rooms/toilets, etc.

The proposed development plan as submitted includes the following:

- Total site area is 1,012,798 s. f. (23.25 Acres)
- Total proposed covered area is 249,174 s. f.
- Total proposed open area is 596,243 s. f.
- Total parking is 157 spaces-required is 125 spaces.

FINDINGS:

Section 32.02.030.G.7 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

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

   Staff comments: This Finding does not apply since there were not previously approved site plans for this site.

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

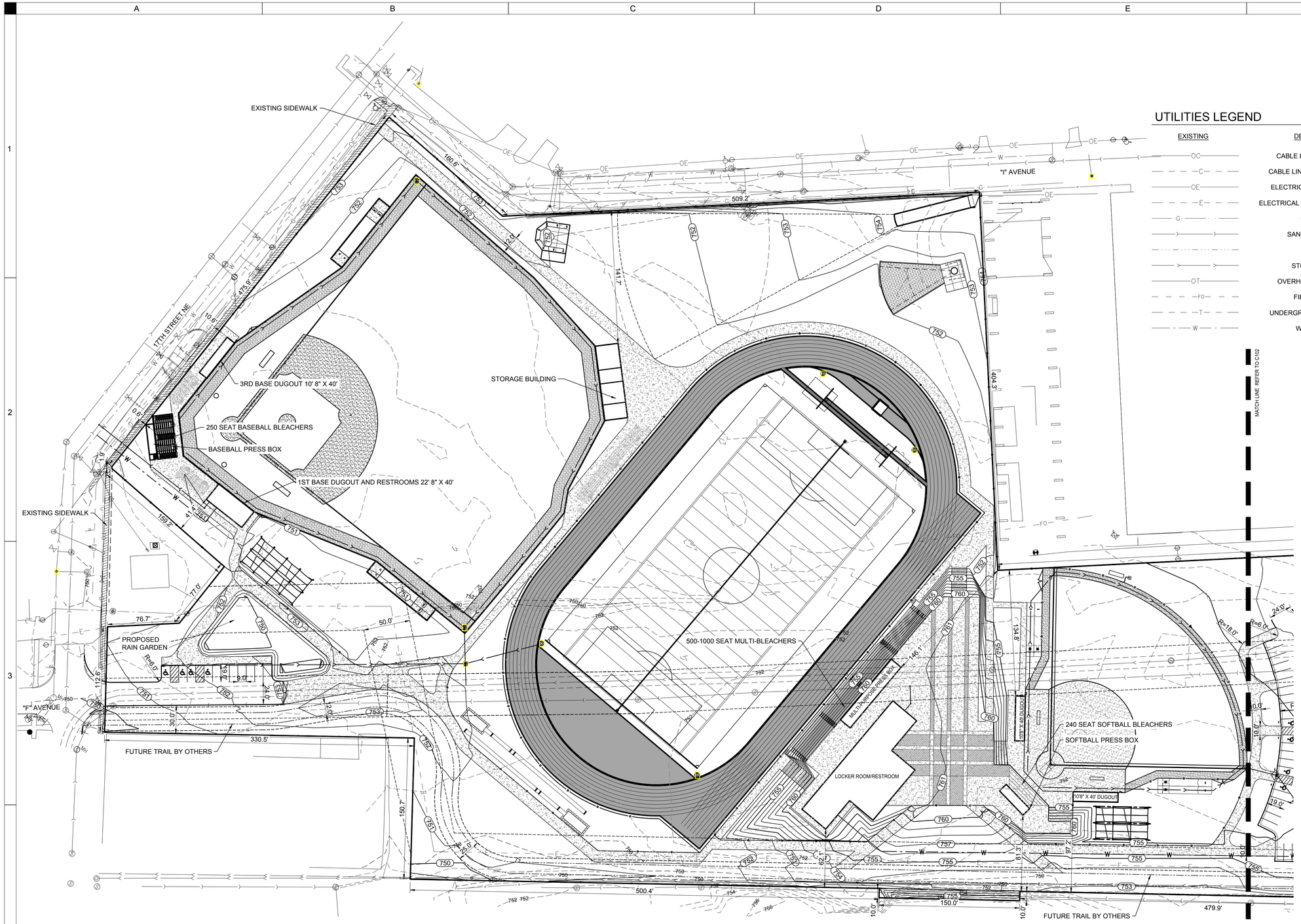
   Staff comments: The site development plan conforms to all other applicable requirements of the City's Zoning Ordinance and will comply with all other applicable codes and regulations.

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

RECOMMENDED CONDITIONS:

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

1. Development of the subject property is subject to applicable conditions of Ord. No. 038-13.
2. The Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
3. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
4. Required off-street parking shall be provided per provisions of the Zoning Ordinance or a variance be obtained.



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SCALE IN FEET

UTILITIES LEGEND

EXISTING	DESCRIPTION	PROPOSED
OC	CABLE LINE - OVERHEAD	OC
C	CABLE LINE - UNDERGROUND	C
OE	ELECTRIC LINE - OVERHEAD	OE
E	ELECTRICAL LINE - UNDERGROUND	E
G	GAS MAIN	G
	SANITARY SEWER	
	STEAM	
	STORM SEWER	
OT	OVERHEAD TELEPHONE	T
FO	FIBER OPTICS	FO
T	UNDERGROUND TELEPHONE	T
W	WATER MAIN	W

LEGEND

UTILITIES

SYMBOL	DESCRIPTION
	LIGHT POST
	UTILITY POLE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	END UTILITY CAP
	VALVE
PIV	POST INDICATOR VALVE
C	CABLE TV PEDESTAL
	CLEANOUT
J	JUNCTION BOX
MH	MANHOLE
D	DRAINAGE MANHOLE
E	ELECTRICAL MANHOLE
HH	HAND HOLE
S	SANITARY MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
S	SIGNAL BOX
W	WELL
V	VAULT BOX
	CURB INTAKE
	CIRCLE INTAKE
	RECTANGULAR INTAKE

LEGEND

SITE

SYMBOL	DESCRIPTION
	BOLLARD POLE
MB	MAIL BOX
PM	PARKING METER
	HANDICAPPED PARKING
2%	SLOPE ARROW
	FLOW ARROW
	SCRUB - EXISTING/PROPOSED
	DECIDUOUS TREE - EXISTING/PROPOSED
	CONIFEROUS TREE - EXISTING/PROPOSED
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL

CONTACT PERSON

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Iowa | Illinois | Indiana

MOUNT MERCY UNIVERSITY

MMU ROBERT W. PLASTER ATHLETIC COMPLEX

MOUNT MERCY UNIVERSITY
902 17TH ST. NE, CEDAR RAPIDS, IA 52402

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CNH
APPROVED: --
ISSUED FOR: SD REVIEW
DATE: 11/13/2015
PROJECT NO: 2152840
FIELD BOOK: --
CLIENT NO: --

OVERALL SITE PLAN

C101

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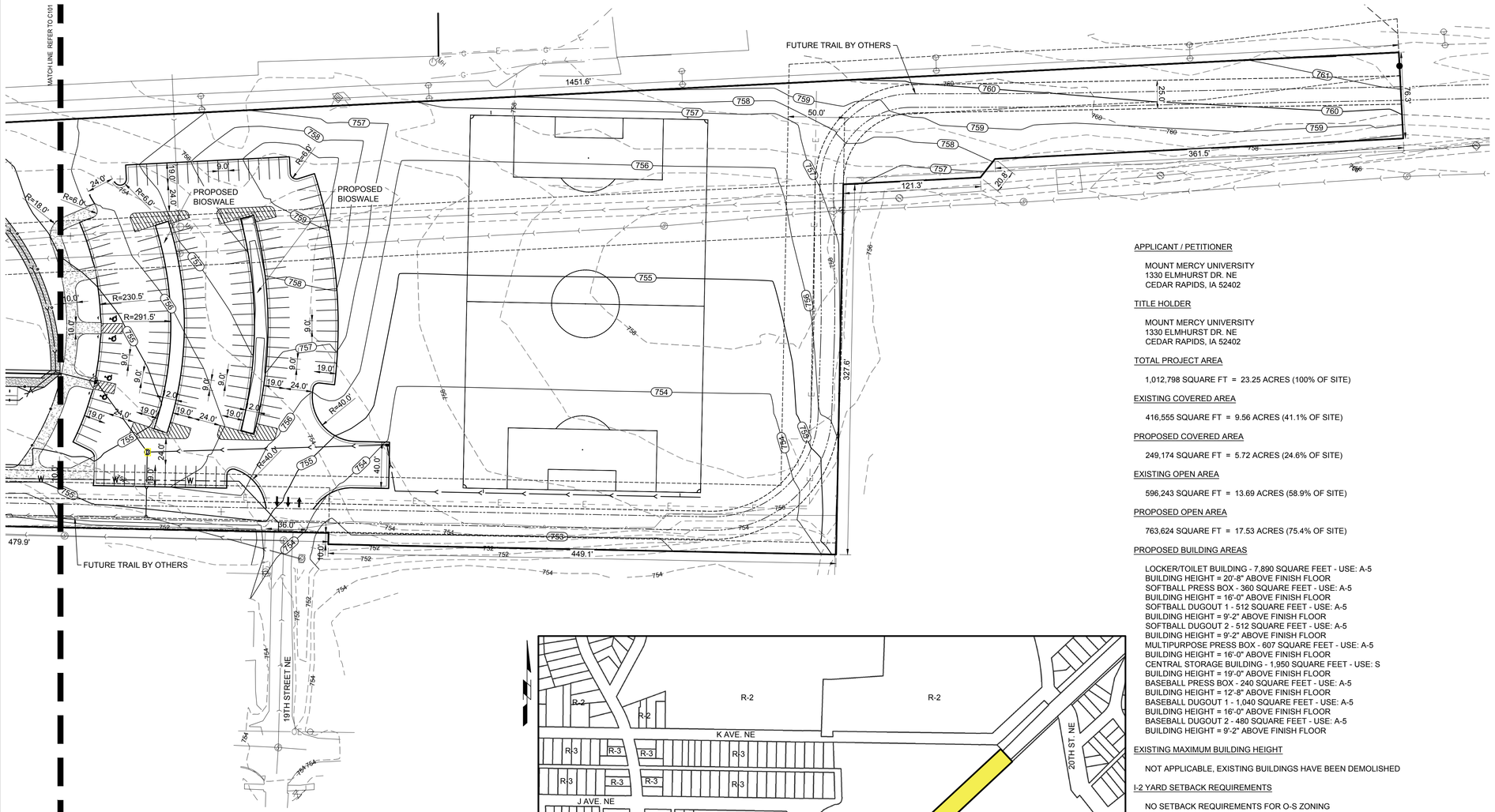

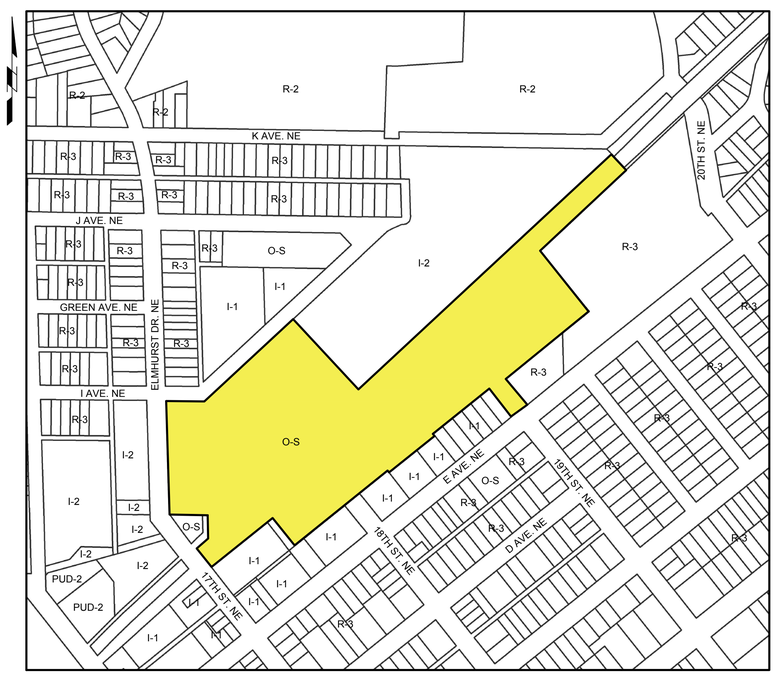

PROJECT LOCATION MAP
1" = 300'

APPLICANT / PETITIONER

MOUNT MERCY UNIVERSITY
1330 ELMHURST DR. NE
CEDAR RAPIDS, IA 52402

TITLE HOLDER

MOUNT MERCY UNIVERSITY
1330 ELMHURST DR. NE
CEDAR RAPIDS, IA 52402

TOTAL PROJECT AREA

1,012,798 SQUARE FT = 23.25 ACRES (100% OF SITE)

EXISTING COVERED AREA

416,555 SQUARE FT = 9.56 ACRES (41.1% OF SITE)

PROPOSED COVERED AREA

249,174 SQUARE FT = 5.72 ACRES (24.6% OF SITE)

EXISTING OPEN AREA

596,243 SQUARE FT = 13.69 ACRES (58.9% OF SITE)

PROPOSED OPEN AREA

763,624 SQUARE FT = 17.53 ACRES (75.4% OF SITE)

PROPOSED BUILDING AREAS

LOCKER/TOILET BUILDING - 7,890 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 20'-8" ABOVE FINISH FLOOR
SOFTBALL PRESS BOX - 360 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 16'-0" ABOVE FINISH FLOOR
SOFTBALL DUGOUT 1 - 512 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 9'-2" ABOVE FINISH FLOOR
SOFTBALL DUGOUT 2 - 512 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 9'-2" ABOVE FINISH FLOOR
MULTIPURPOSE PRESS BOX - 607 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 16'-0" ABOVE FINISH FLOOR
CENTRAL STORAGE BUILDING - 1,950 SQUARE FEET - USE: S
BUILDING HEIGHT = 19'-0" ABOVE FINISH FLOOR
BASEBALL PRESS BOX - 240 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 12'-8" ABOVE FINISH FLOOR
BASEBALL DUGOUT 1 - 1,040 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 16'-0" ABOVE FINISH FLOOR
BASEBALL DUGOUT 2 - 480 SQUARE FEET - USE: A-5
BUILDING HEIGHT = 9'-2" ABOVE FINISH FLOOR

EXISTING MAXIMUM BUILDING HEIGHT

NOT APPLICABLE, EXISTING BUILDINGS HAVE BEEN DEMOLISHED

I-2 YARD SETBACK REQUIREMENTS

NO SETBACK REQUIREMENTS FOR O-S ZONING

FLOOD ZONE

LOCATION IS DETERMINED TO BE IN ZONE "X", OUTSIDE THE FLOOD ZONE, AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 190187 0410 d, EFFECTIVE DATE: APRIL 5,2010

PARCEL NUMBER

141530200700000

ADDRESS

902 17TH ST. NE
CEDAR RAPIDS, IA 52402

LEGAL DESCRIPTION

XP.O.S. #1908 PARCEL A EX TH PT CR/CR SCH

EXISTING ZONING AND USE

ZONING: O-S
USE: MANUFACTURING

PROPOSED ZONING AND USE

ZONING: O-S, NO CHANGE
USE: UNIVERSITY ATHLETIC FACILITIES

PARKING REQUIREMENTS

USE: UNIVERSITY ATHLETIC FACILITIES
REQUIREMENT: 1 PER 4 SEATS
1,000 SEATS PROVIDED / 4 = 250 SPACES

TOTAL PARKING SPACES REQUIRED: 250 SPACES
TOTAL PARKING SPACES PROVIDED: 157 SPACES
HANDICAPPED STALLS REQUIRED: 7 SPACES
HANDICAPPED STALLS PROVIDED: 8 SPACES

UTILITIES LEGEND

EXISTING	DESCRIPTION	PROPOSED
OC	CABLE LINE - OVERHEAD	OC
C	CABLE LINE - UNDERGROUND	C
OE	ELECTRIC LINE - OVERHEAD	OE
E	ELECTRICAL LINE - UNDERGROUND	E
G	GAS MAIN	G
S	SANITARY SEWER	S
	STEAM	
S	STORM SEWER	S
OT	OVERHEAD TELEPHONE	T
FO	FIBER OPTICS	FO
T	UNDERGROUND TELEPHONE	T
W	WATER MAIN	W

SCALE IN FEET: 0 25 50 100

CONTACT PERSON

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JROBERTSHAW@SHIVE-HATTERY.COM

LEGEND

UTILITIES

SYMBOL	DESCRIPTION
	LIGHT POST
	UTILITY POLE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	END UTILITY CAP
	VALVE
FV	POST INDICATOR VALVE
C	CABLE TV PEDESTAL
	CLEANOUT
J	JUNCTION BOX
MH	MANHOLE
D	DRAINAGE MANHOLE
E	ELECTRICAL MANHOLE
HH	HAND HOLE
S	SANITARY MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
S	SIGNAL BOX
W	WELL
V	VAULT BOX
	CURB INTAKE
	CIRCLE INTAKE
	RECTANGULAR INTAKE

LEGEND

SITE

SYMBOL	DESCRIPTION
	BOLLARD POLE
MB	MAIL BOX
PM	PARKING METER
	HANDICAPPED PARKING
2%	SLOPE ARROW
	FLOW ARROW
	SCRUB - EXISTING/PROPOSED
	DECIDUOUS TREE - EXISTING/PROPOSED
	CONIFEROUS TREE - EXISTING/PROPOSED
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL

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MOUNT MERCY UNIVERSITY

MMU ROBERT W. PLASTER ATHLETIC COMPLEX

MOUNT MERCY UNIVERSITY
902 17TH ST. NE, CEDAR RAPIDS, IA 52402

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CNH
APPROVED: --
ISSUED FOR: SD REVIEW
DATE: 11/13/2015
PROJECT NO: 2152840
FIELD BOOK: --
CLIENT NO: --

OVERALL SITE PLAN

C102

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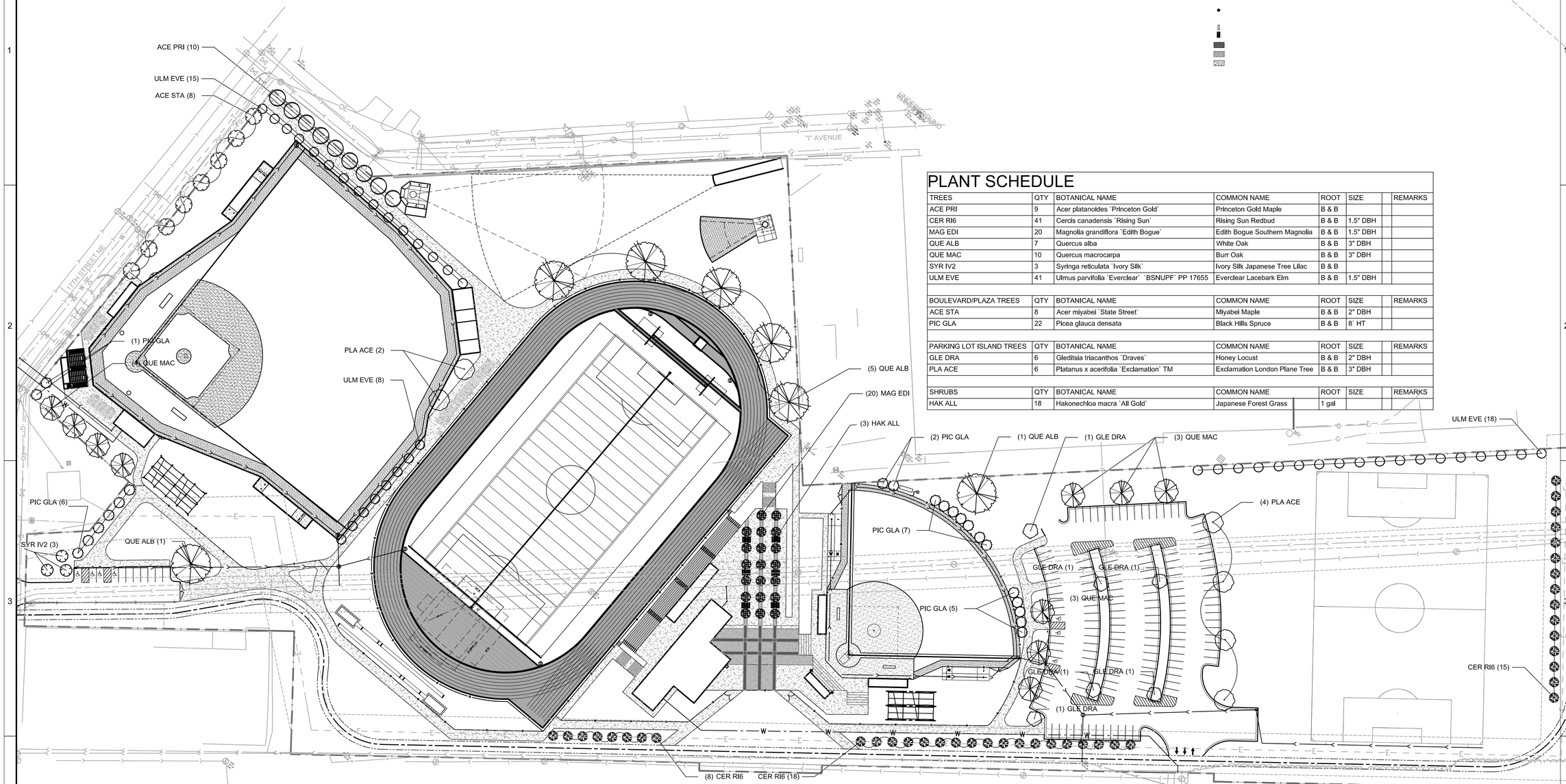
Printed: 11/23/2015 9:53 AM



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
ACE PRI	9	Acer platanoides `Princeton Gold`	Princeton Gold Maple	B & B			
CER RI6	41	Cercis canadensis `Rising Sun`	Rising Sun Redbud	B & B	1.5" DBH		
MAG EDI	20	Magnolia grandiflora `Edith Bogue`	Edith Bogue Southern Magnolia	B & B	1.5" DBH		
QUE ALB	7	Quercus alba	White Oak	B & B	3" DBH		
QUE MAC	10	Quercus macrocarpa	Burr Oak	B & B	3" DBH		
SYR IV2	3	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B			
ULM EVE	41	Ulmus parvifolia `Everclear` `BSNUPF` PP 17655	Everclear Lacebark Elm	B & B	1.5" DBH		
BOULEVARD/PLAZA TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
ACE STA	8	Acer miyabei `State Street`	Miyabei Maple	B & B	2" DBH		
PIC GLA	22	Picea glauca densata	Black Hills Spruce	B & B	8` HT		
PARKING LOT ISLAND TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
GLE DRA	6	Gleditsia triacanthos `Draves`	Honey Locust	B & B	2" DBH		
PLA ACE	6	Platanus x acerifolia `Exclamation` TM	Exclamation London Plane Tree	B & B	3" DBH		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
HAK ALL	18	Hakonechloa macra `All Gold`	Japanese Forest Grass	1 gal			

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316 Second Street SE Suite 500 | Cedar Rapids, Iowa 52401
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MOUNT MERCY UNIVERSITY

MMU ROBERT W. PLASTER ATHLETIC COMPLEX

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CLIENT NO: ---

LANDSCAPE PLAN AND SCHEDULE

L102

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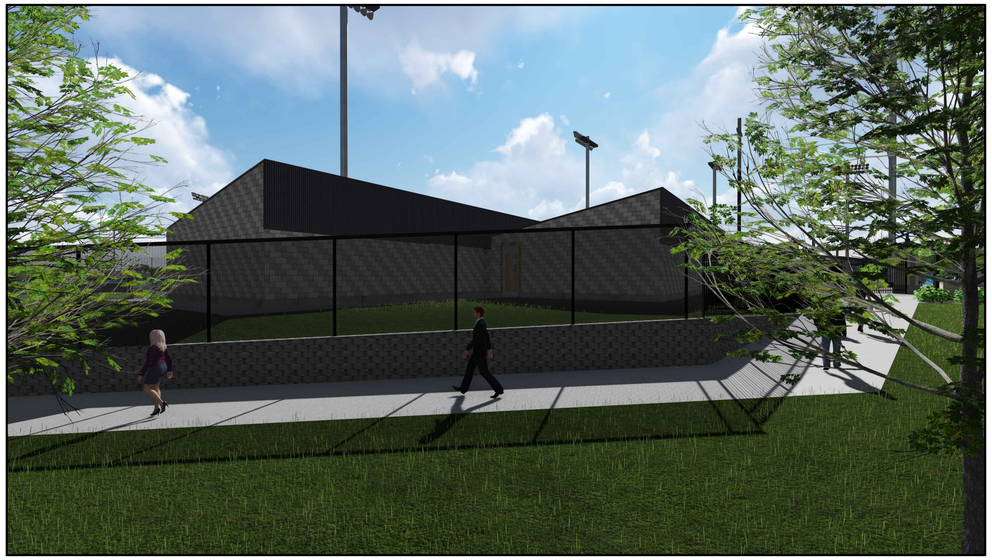
Plotted: 12/22/2015 10:05:48 AM



1 LOCKER ROOM/ RESTROOMS SOUTH
NOT TO SCALE

2 MULTI-PURPOSE PRESS BOX
NOT TO SCALE

3 LOCKER ROOM/ RESTROOMS EAST
NOT TO SCALE

4 RAISED PLAZA
NOT TO SCALE

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Illinois Firm Number: 184-000214

SEAL

MMU ROBERT W. PLASTER ATHLETIC COMPLEX

MOUNT MERCY UNIVERSITY
902 17TH ST. NE, CEDAR RAPIDS, IA 52402

DRAWN: --
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DATE: 11/13/2015
PROJECT NO: 2152840
FIELD BOOK: --
CLIENT NO: --

BUILDING ELEVATIONS

A101

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Plotted: 11/13/2015 - 1:52 PM AM

5 OVERALL CAMPUS VIEW
NOT TO SCALE

6 SOFTBALL PRESS BOX SOUTH
NOT TO SCALE

7 SOFTBALL PRESS BOX FIELD
NOT TO SCALE

8 PLAZA
NOT TO SCALE

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Illinois Firm Number: 184-000214

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MOUNT MERCY UNIVERSITY
902 17TH ST. NE, CEDAR RAPIDS, IA 52402

DRAWN: --
APPROVED: --
ISSUED FOR: SD REVIEW
DATE: 11/13/2015
PROJECT NO: 215284
FIELD BOOK: --
CLIENT NO: --

A102 BUILDING ELEVATIONS

A102

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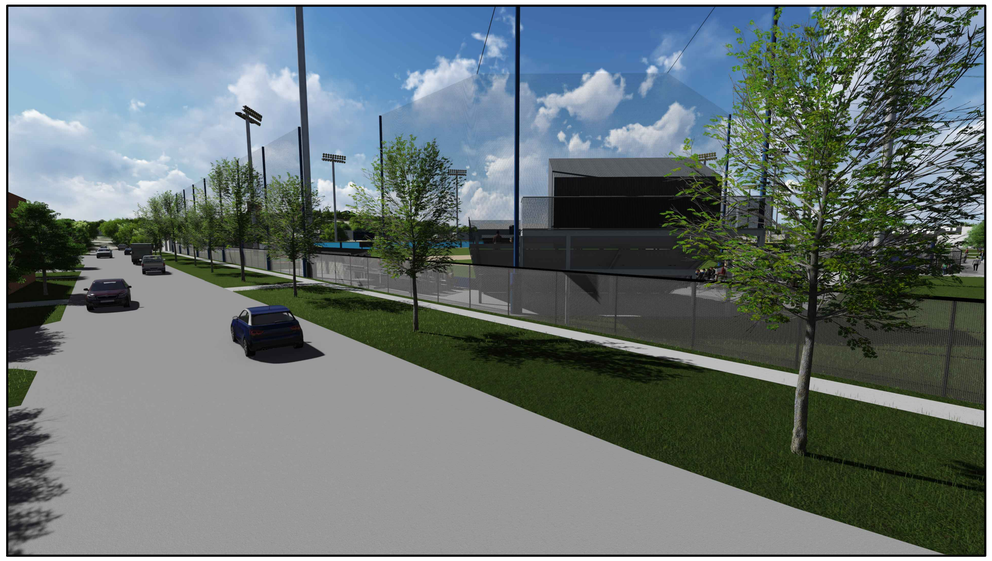
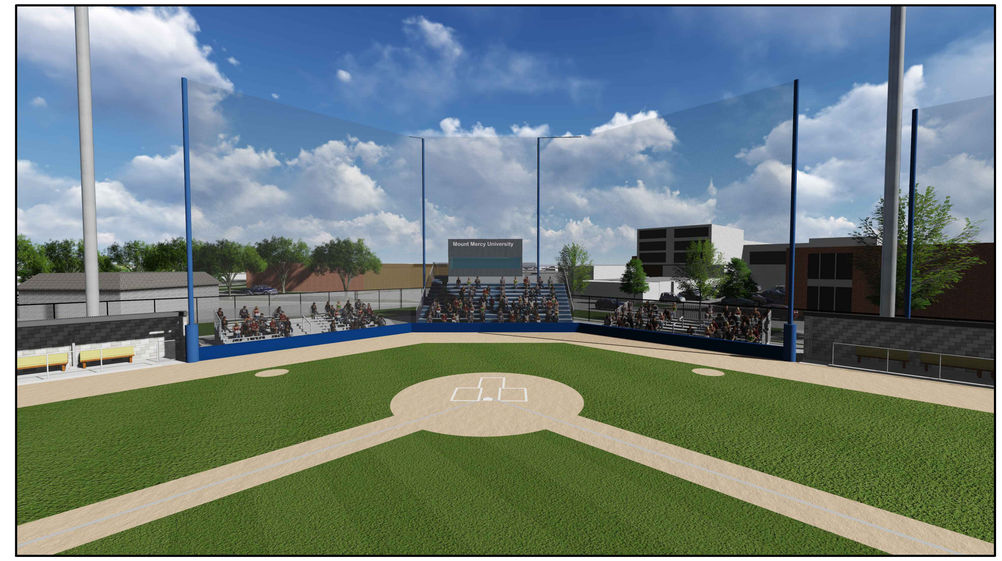
Plotted: 11/13/2015 - 1:52:21 PM

9 OVERALL
NOT TO SCALE

10 BASEBALL FIELD FROM 17TH ST. NE
NOT TO SCALE



11 BASEBALL PRESS BOX FROM 17TH ST. NE
NOT TO SCALE



12 BASEBALL PRESS BOX FROM FIELD
NOT TO SCALE

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ISSUED FOR: SD REVIEW
DATE: 11/13/2015
PROJECT NO: 2152840
FIELD BOOK: --
CLIENT NO: --

A103 BUILDING ELEVATIONS

A103

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Plotted: 11/13/2015 - 1:52:27 PM

13 OVERALL
NOT TO SCALE

14 MULTI-PURPOSE PRESS BOX WEST
NOT TO SCALE

15 STORAGE BUILDING
NOT TO SCALE

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DATE: 11/13/2015
PROJECT NO: 2152840
FIELD BOOK: --
CLIENT NO: --

A104 BUILDING ELEVATIONS

A104

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Plotted: 11/13/2015 - 1:52:28 AM

7708 6th St SW
300' Buffer

1:6,600

City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404

Date: 11/9/2015

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ORTHOIMAGERY DATE: Fall 2014

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5132

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

CPC Date: January 7, 2015

To: City Planning Commission
From: Development Services Department

Applicant: TH Development, LLC.
Titleholder: Louis L. and Margaret Ellen Barta

Location: 7708 6th Street SW
Request: Change of zone from A, Agriculture Zone District to I-2, General Industrial Zone District.

Case Manager: Johnny Alcivar, Development Services Department
Case Number: RZNE-022246-2015

BACKGROUND INFORMATION:

The property is currently zoned A, Agriculture Zone District, and I-2, General Industrial Zone District. 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 a semi-trailer sales and service facility. The property is identified as "Industrial" on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan.

FINDINGS:

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

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

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

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

Staff Comments: The subject property is shown as "Industrial" on the Future Land Use Map (FLUM) in EnvisionCR, the City's 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: A portion of the site currently zoned A, Agriculture Zone District, will remain so to allow for the existing farmstead to remain in place. The surrounding properties are zoned I-2, General Industrial Zone District except for the east side of the site across 6th Street SW which is zoned A, Agriculture Zone District. The amendment is consistent with the characteristic of the surrounding area, the vision for the area and the Future Land Use Map (FLUM).

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

   Staff Comments: The location is suitable for all uses permitted in the I-2, General Industrial Zone District.

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

   Staff Comments: The proposed development under this rezoning will be in line with the size and scale of surrounding industrial developments and the vision for this 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: The developer will be responsible for establishing services that are not currently available at this location. The applicant is working with the Development Services Department for the suitable provision and location of the infrastructure which will maintain adequate levels of service to this site and future development around it.

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

   Staff Comments: The Site Development Plan is consistent with the previously approved Preliminary Plan.

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

   Staff Comments: The Site Development Plan conforms to all applicable requirements of Chapter 32 of the Cedar Rapids Municipal Code.

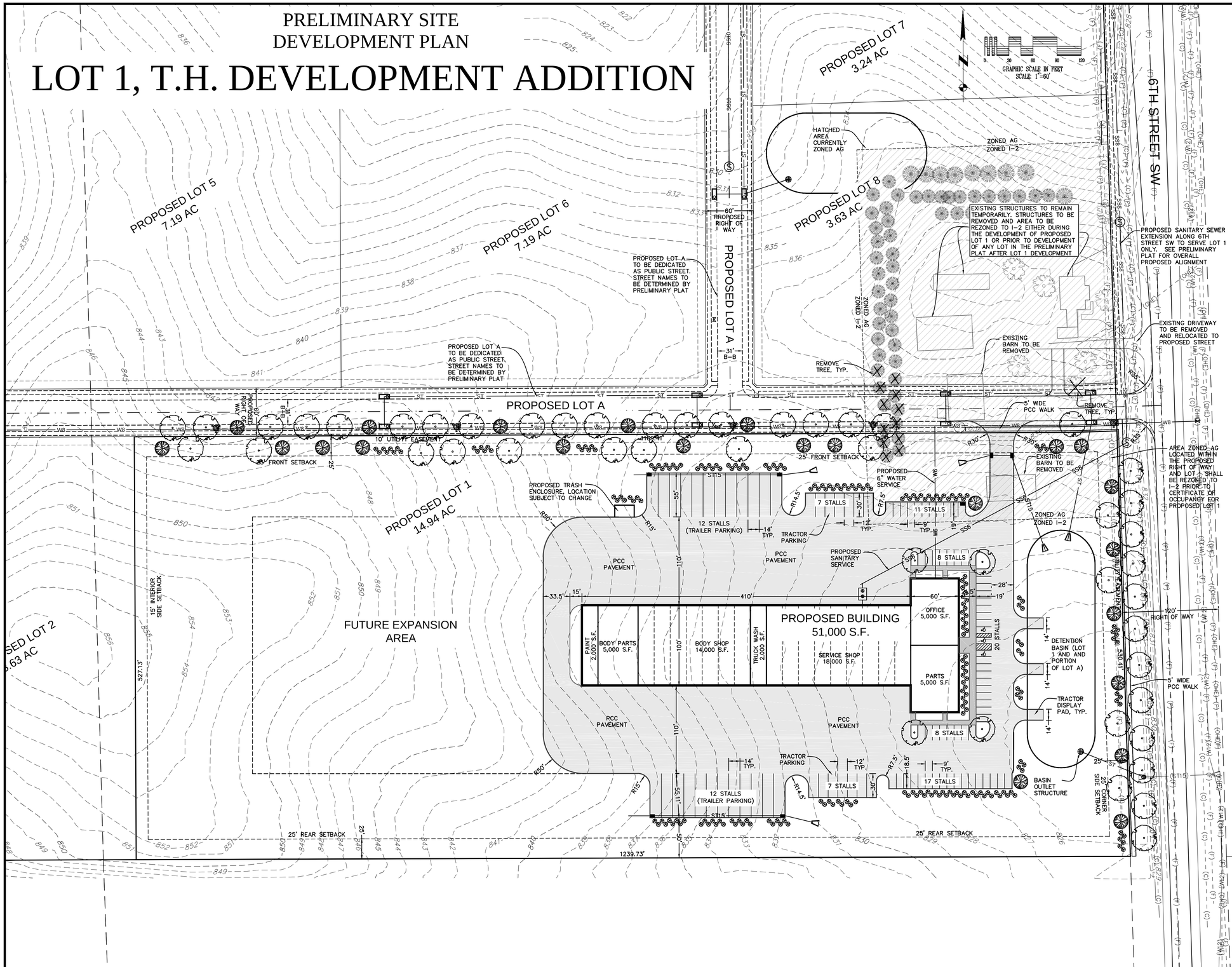
RECOMMENDED CONDITIONS:

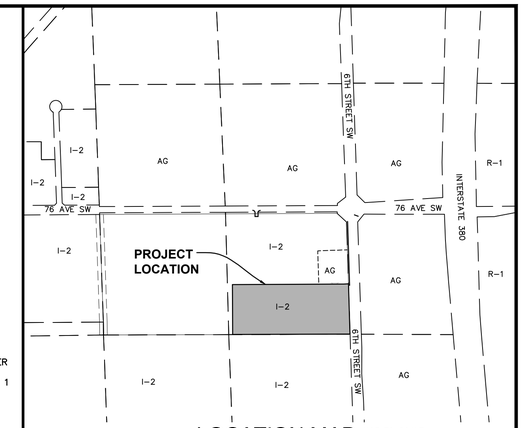
If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. Subject property shall be platted per State and City platting regulations.
2. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
4. All construction requires review by the Airport.

PRELIMINARY SITE DEVELOPMENT PLAN

LOT 1, T.H. DEVELOPMENT ADDITION





LOCATION MAP NOT TO SCALE

APPLICANT

TH DEVLELOPMENT, LLC
% DENNIS THOMPSON
PO BOX 1826
CEDAR RAPIDS, IA 52406

ZONING AND USE

EXISTING ZONING: I-2 AND AG
EXISTING USE: FARMLAND AND RESIDENTIAL
PROPOSED ZONING: I-2 AND AG
PROPOSED USE: SEMI SALES AND SERVICE

DIMENSIONAL STANDARDS

FRONT YARD: 35' + 1'/3' STRUCTURE EXCEEDS 35'
INTERIOR SIDE: 15' OR 1'/3' STRUCTURE EXCEEDS 45'
CORNER SIDE: 25'
REAR YARD: 25' OR 1'/3' STRUCTURE EXCEEDS 45'

MAX HEIGHT: 150'

PARKING REQUIREMENTS

REQUIRED: 1 SPACE PER 500 SF GFA FOR THE REPAIR AREAS

REPAIR AREA: 32,000 SF
TOTAL REQUIRED: 64

PROVIDED: 64 SPACES TOTAL

AREA CALCULATIONS

TOTAL SITE AREA: 14.94 AC
EXISTING HARD SURFACE: 0.0 AC (0.0%)
EXISTING OPEN SPACE: 14.94 AC (100.0%)
PROPOSED PAVED SURFACE: 3.80 AC (25.4%)
PROPOSED BUILDING AREA: 1.17 AC (7.9%)
PROPOSED OPEN SPACE: 9.97 AC (66.7%)

PLANTING REQUIREMENTS

ZONING: I-2 (EXISTING)

ADJACENT ZONING:

NORTH: AG AND I-2
SOUTH: I-2
WEST: I-2
EAST: 6TH STREET SW

STREET CLASSIFICATION / REQ. CLEAR ZONE / POSTED SPEED LIMIT (SIGHT A'S)

6TH STREET SW	ARTERIAL	10' CLEAR ZONE	45 MPH
LOT A	LOCAL	3' CLEAR ZONE	25 MPH

LOT A – FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING
1 TREE/ 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
LENGTH OF FRONTAGE: 1169 LF = 200 LF = 969 LF
TREES REQUIRED: 969/40 = 24.22
24 TREES REQUIRED
24 TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)
1 TREE/ 50 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TOTAL AREA: 969 LF x 15 = 14,535 SF
TREES REQUIRED: 969/50 = 19.38
19 TREES REQUIRED
19 TREES PROVIDED

SHRUB SCREENING
SHRUBS IN NON-PRKG AREAS @ 6/1,000: 14,535 SF / 1,000 (6) = 87.21
87 SHRUBS REQUIRED
(20% OF REQUIRED SHRUBS CAN BE GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO)

87 SHRUBS PROVIDED
0 GRASSES/WILDFLOWERS PROVIDED

SHRUBS WILL BE UTILIZED TO ACCOMPLISH PARKING LOT SCREENING AS WELL AS MEETING THE AREA REQUIREMENT.

6TH STREET SW – SIDE YARD 10'

RIGHT-OF-WAY LANDSCAPING
1 TREE/ 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
LENGTH OF FRONTAGE: 530.41 LF – 35 LF = 530.41 LF
TREES REQUIRED: 495.41/40 = 12.38
12 TREES REQUIRED
12 TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA (10' WIDTH)
1 TREE/ 50 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TOTAL AREA: 530.41 LF x 35 = 5,304.1 SF
TREES REQUIRED: 495.41/50 = 9.9
10 TREES REQUIRED
10 TREES PROVIDED

SHRUB SCREENING
SHRUBS IN NON-PRKG AREAS @ 6/1,000: 5,304.1 SF / 1,000 (6) = 31.82
32 SHRUBS REQUIRED
(20% OF REQUIRED SHRUBS CAN BE GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO)

32 SHRUBS PROVIDED
0 GRASSES/WILDFLOWERS PROVIDED

PARKING TREES
PARKING SPACES (1 TREE/12 STALLS): 55/12 = 4.6
5 TREES REQUIRED
5 TREES PROVIDED

SHRUB SCREENING (TRUCK PARKING TO SOUTH)
SHRUBS TO SCREEN 2/3 OF PARKING LOT (20% GRASS/WILDFLOWERS @4:1 SHRUB RATIO): 345 LF. x 0.67 = 231 LF
231 LF. / 4' = 57
(4' AVG SHRUB WIDTH)
57 TOTAL SHRUBS REQUIRED
57 SHRUBS PROVIDED
0 GRASSES/WILDFLOWERS PROVIDED

Contact Person	BRENT W. JACKMAN
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD
E-Mail Address	brent@halleng.com
Date Submitted	05/20/2015 PSDP
Date Submitted	06/26/2015 PSDP

DRAWN BY: BWJ			/ /	
CHECKED BY: BWJ			/ /	
APPROVED BY:			/ /	
DATE: 06/26/2015			/ /	
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

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LOT 1, T.H. DEVELOPMENT ADDITION

PRELIMINARY SITE DEVELOPMENT PLAN

PROJECT NO: 10354

SHEET 1 OF 1

CAD File: I:\projects\10300\10354-Hunter HWY 965\DWG\Site Plans\10354-SDP 05-19-15.dwg Date Plotted : Jun 26, 2015 – 10:41am Plotted By : BRENT.JACKMAN

7708 6th St SW
300' Buffer

1:6,600

City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404

Date: 11/9/2015

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ORTHOIMAGERY DATE: Fall 2014

Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5132

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

CPC Date: January 7, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Midwest 3PL
Titleholder: Rick D. Stickle

Location: 4600 20th Avenue SW
Request: Change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District.

Case Manager: Johnny Alcivar
Case Number: RZNE-022431-2015

BACKGROUND INFORMATION:

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. The property is identified as "Urban High-Intensity" on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan.

FINDINGS:

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

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

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

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

Staff Comments: The subject property is shown as "Urban 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 to the west, east and south of the site. This is an expansion of an existing warehouse in a largely industrial and commercial area. The expansion will replicate the existing form and design of the warehouse, allowed under industrial zone districts.

b) COMPATABILITY CHARACTERISTICS:

i. Adjacency to collector or arterial streets.
Staff Comments: The site is located near West Post Road SW, a Minor Arterial, and 16th Avenue SW, a Major Arterial, and Wiley Boulevard SW, 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: The warehouse expansion is an infill project in an already existent industrial/commercial area with convenient access through a grid street pattern.

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 warehouse expansion. 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: Not applicable, as the project seeks to expand an existing compatible use.

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 expansion 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: A grid street pattern already exists in the area and sidewalks will be constructed to connect to the existing sidewalks adjacent to the site.

iii. Transit and bicycle access.

Staff Comments: The site is located one block away from two bus routes (16th Avenue SW) and two blocks away from a third bus route (West Post Road SW). One proposed off-street bicycle trail (16th Avenue SW) and two proposed on-street bicycle trails (Jacolyn Drive SW and West Post Road SW) 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 grid 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 area is dominated by warehousing, commercial and light industrial operations. The properties to the west and south are zoned I-1, Light Industrial Zone District. The properties to the north and east are zoned C-3, Regional Commercial Zone District. The amendment is consistent with the characteristic of the surrounding area and the Future Land Use Map (FLUM).

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

Staff Comments: The location is suitable for all uses permitted in the I-1, General Industrial Zone District.

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

Staff Comments: The proposed expansion under this rezoning will be in line with the size height and scale of surrounding industrial developments in the area.

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

Staff Comments: The surrounding land is mostly developed; the property requested for rezoning is served by all City services. All facilities and services include public and private utilities, police and fire protection, solid/waster/recycling service, and street maintenance, readily available. Adequate levels of service to the existing development will not be affected.

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

Staff Comments: Not applicable to this case.

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

   Staff Comments: The Site Development Plan conforms with all applicable requirements of Chapter 32 of the Cedar Rapids Municipal Code.

RECOMMENDED CONDITIONS:

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

1. Said lots are to be combined with adjacent property so as to constitute a single zoning lot and tax parcel.

PRELIMINARY SITE DEVELOPMENT PLAN
MW3PL WAREHOUSE EXPANSION

GENERAL NOTES:

1. DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVING UNLESS NOTED OTHERWISE
2. ALL CURBS TO BE TYPE 1 6" CURB, EXCEPT WHERE NOTED
3. BUILDINGS WILL BE SPRINKLED
4. EXISTING ZONING: C-3 ; PROPOSED ZONING I-1
5. TOTAL LOT AREA: 258,658.96 SF (5.94 AC)
6. PROPOSED USE: WAREHOUSE (159,000 GFA INCLUDING 1,500 GFA OFFICE)
7. AREA SUMMARY:
   - EXISTING
     - BUILDING AREA: 0 SF (0%)
     - SURFACED AREA: 0 SF (0%)
     - OPEN AREA: 258,658.96 SF (100.0%)
   - PROPOSED
     - PROPOSED BUILDINGS: 159,000 SF (61.5%)
     - PROPOSED SURFACED AREA: 69,836 SF (27.0%)
     - PROPOSED OPEN AREA: 29,823 SF (11.5%)
8. THIS PARCEL IS WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS PER LINN COUNTY FIRM MAP COMMUNITY PANEL NUMBER 410, MAP NUMBER 19113C0405D, EFFECTIVE APRIL 5, 2010
9. SETBACK SUMMARY:
   - FRONT/REAR: 25' + 1'/3' OF HEIGHT > 45'
   - INTERIOR SIDE: 15' + 1'/3' OF HEIGHT > 45'
   - CORNER SIDE: 25'
10. OPEN SPACE REQUIRED:
    - FRONT: 15' AVG. STREET FRONT LANDSCAPING
    - SIDE: 10' STREET FRONT LANDSCAPING
11. LEGAL DESCRIPTION: LOT 2, KEENER WAREHOUSE 1ST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
12. PARKING SUMMARY
    - REQUIRED: 1 PER EMPLOYEE LARGEST SHIFT (5) + 4/2000 SF OF GFA OFFICE SPACE. 1,500 SF OFFICE * 4/2000 = 3 SPACES
    - PROVIDED: 9 SPACES INCLUDING 1 VAN ADA STALL
13. TRASH COLLECTION WILL USE EXISTING TRASH ENCLOSURE ON THE 5000 20TH AVE SW SITE
14. SITE TRIANGLE INFORMATION
    - DESIGN SPEED: 35 MPH
    - DECISION POINT: 14.5' FORM EDGE OF TRAVEL WAY
    - SIGHT DISTANCE: 250'

CONTACT PERSON	JACOB A. HAHN, PE.,LEED AP
TELEPHONE NUMBER	(319) 377-4620
FAX NUMBER	(319) 377-3239
EMAIL ADDRESS	jhahn@anderson-bogert.com
MAILING ADDRESS	790 11TH STREET MARION, IA 52302
DATE SUBMITTED:	12-29-2015
DATE REVISED:	

TITLEHOLDER/ APPLICANT	RICK D. STICKLE
MAILING ADDRESS	500 STICKLE DR NE CEDAR RAPIDS, IA 52401
TELEPHONE NUMBER	319-366-5854
EMAIL ADDRESS	rstickle@midwest3pl.com

LEGEND:
- PROPOSED 8" PCC PAVING
- PROPOSED 5' WIDE SIDEWALK
- PROPOSED BUILDINGS

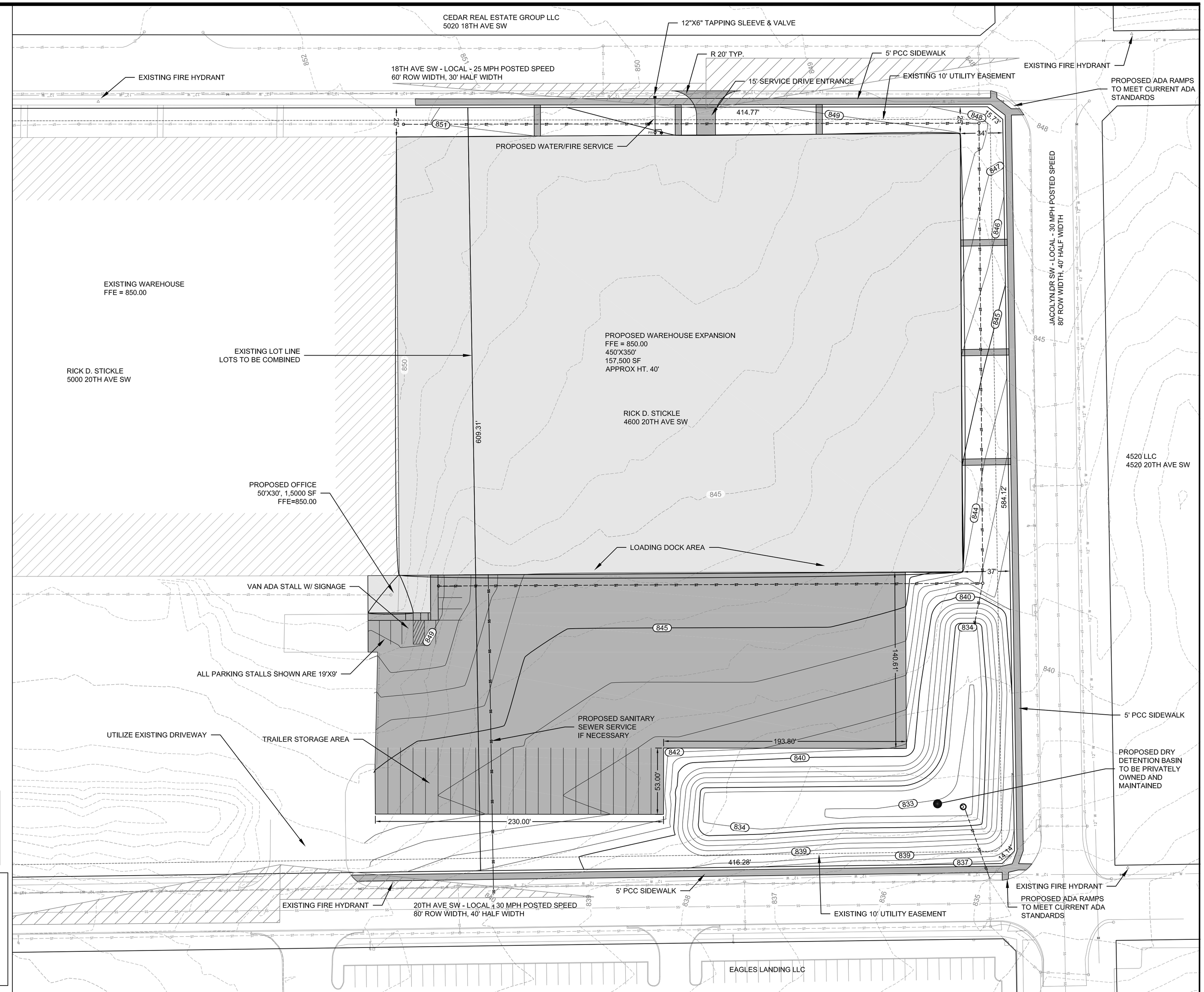
LICENSED PROFESSIONAL ENGINEER
JACOB A. HAHN 21620
IOWA

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

JACOB A. HAHN IOWA REG NO. 21620

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES COVERED BY THIS SEAL: _____



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NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: MIDWEST 3PL % RICK STICKLE
500 STICKLE DR NE
CEDAR RAPIDS, IA 52401
319-366-5854

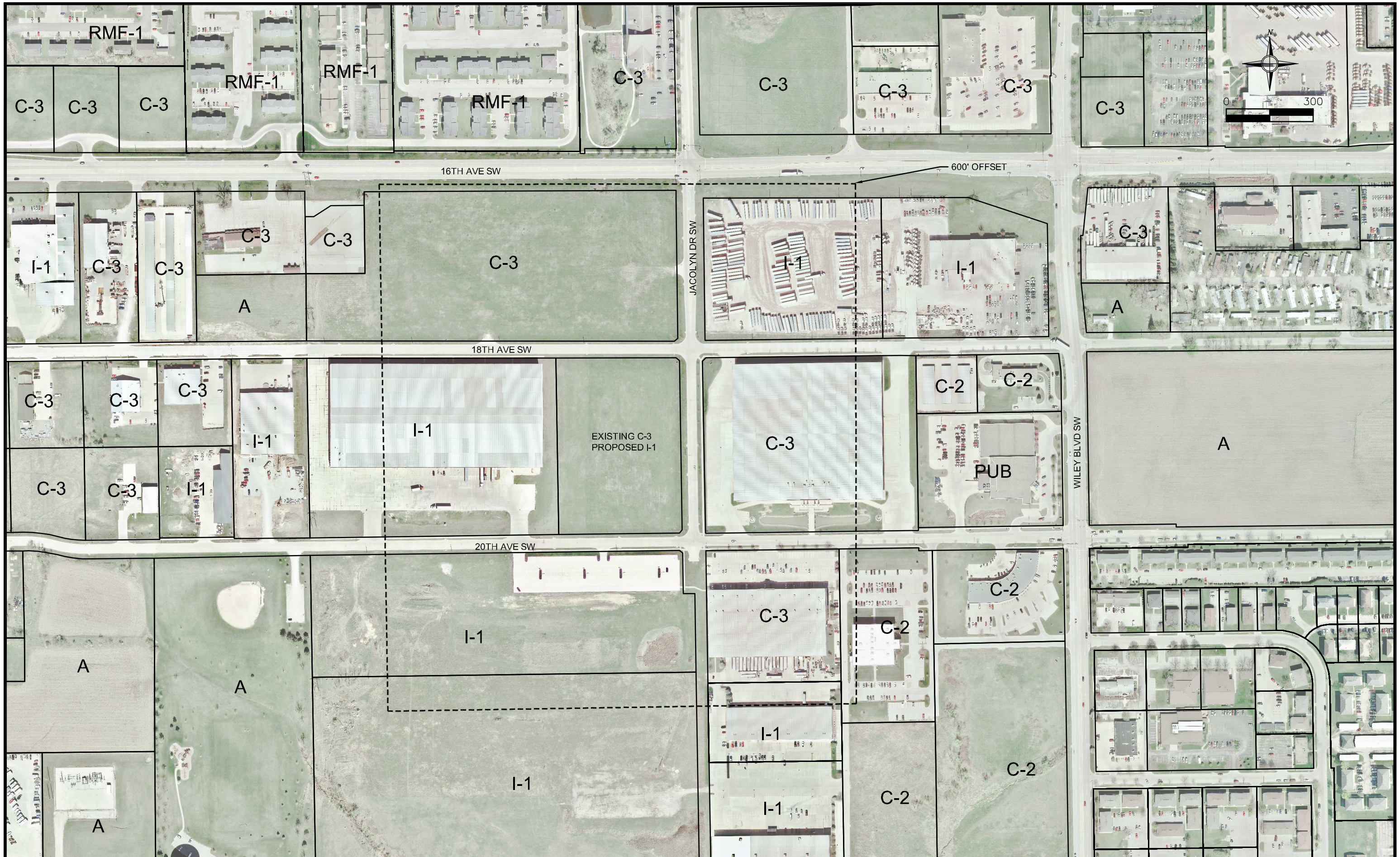
ANDERSON BOGERT

DRAWN BY: JAH
DATE: 12/29/15
PROJECT NO. 315013
APPROVED BY: JAH
SCALE: SEE PLAN

MW3PL WAREHOUSE EXPANSION

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO. 1 OF 1



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NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: MIDWEST 3PL % RICK STICKLE
500 STICKLE DR NE
CEDAR RAPIDS, IA 52401
319-366-5854

ANDERSON BOGERT

DRAWN BY: JAH
DATE: 12/29/15
PROJECT NO. 315013

APPROVED BY: JAH
SCALE: SEE PLAN

MW3PL WAREHOUSE EXPANSION

LOCATION MAP

SHEET NO. 1 OF 1

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 7, 2016

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:

- January 26, 2016 – City Council Approval

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

Date: January 22, 2015
To: City Planning Commission
From: Seth Gunnerson, Planner
Subject: EnvisionCR Future Land Use Map Update for 2016

BACKGROUND
At the January 7, 2016 City Planning Commission Meeting, City staff will present 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.

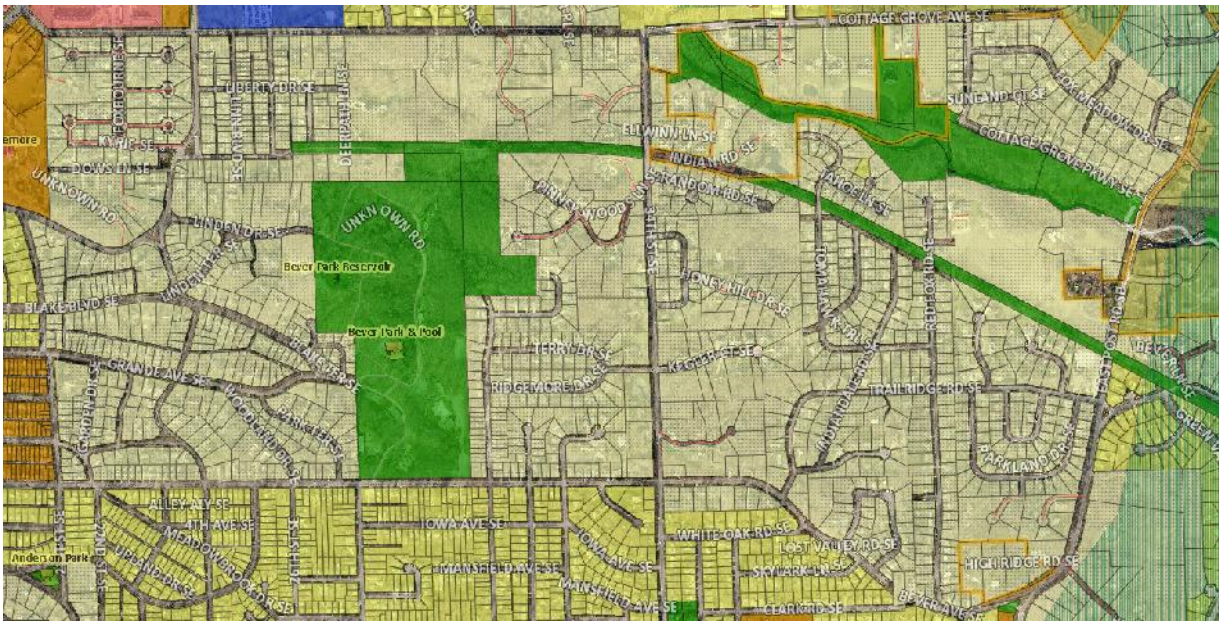
The individual proposed changes are summarized below. Attached to this memo is the proposed Future Land Use Map. The existing Future Land Use Map can be viewed online at http://crgis.cedar-rapids.org/FLUM/index.html. The recommendation of the City Planning Commission will be presented at the January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

PROPOSED CHANGES:

Minimize Urban-Large
The initial framework for the EnvisionCR Future Land Use Map called for a minimum density for new development of 2 dwelling units per acre. It was determined that there were areas of town that typically had homes on lots larger than ½ acre. In order to ensure that existing areas of town that were unlikely to undergo drastic change were conforming to the comprehensive plan a new Land Use Typology Area, Urban-Large Lot (U-LL), was created to describe these areas. The U-LL classification is intended to describe existing development and be used sparingly within any future growth area.

As part of the annual review, City staff identified a number of areas of town that could be reclassified as Urban-Low Intensity (U-LI). These are tracts of land that typically have ½ acre or smaller parcels. Staff is recommending the change to U-LI to bring multi-family parcels into conformance with EnvisionCR and to restrict the number of parcels classified as Urban-Large Lot to only those areas of town where Urban-Low Intensity designation does not work.

On this page are before and after maps showing the area between Bever and Cottage Grove out to East Post Rd SE.



Before – Area classified as Urban Large Lot

After – cross-hatched parcels are those which are smaller than ½ acre and therefore fit into the Urban-Low Intensity LUTA.

Impacted Parcels: *962 (includes many parcels which have a large number of condominium properties listed on a single tract of land)*

Impact to affected parcels: *This action will have no negative impact on any existing single-family parcel. A number of multi-family parcels were identified that were non-conforming under the Urban-Large Lot LUTA and will be made conforming by this amendment. Parcels reclassified to Urban-Low Intensity will allow more options for future redevelopment.*

Errors with Parks and Open Space

During the year staff discovered that a number of privately owned parcels adjacent to parks were identified as Open Space when they should have been classified as an Urban Intensity (Low, Medium, or High). This was likely due to a computer processing mistake when the map was being developed. Staff reviewed all parcels and areas classified as Open Space and reclassified all privately owned parcels that did not have an obvious reason for being listed as Open Space.

> ***Impacted Parcels:*** *314 (includes several condominium parcels which have a large number of properties listed on a single tract of land)*
>
> ***Impact to affected parcels:*** *The Open Space LUTA is very restrictive and only allows Recreational or Environmental preservation activities. In many cases private properties identified as Open Space in error have non-conforming uses on them. This amendment would remove these restrictions and allow uses typical to the surrounding neighborhood to occur.*

Example: Home adjacent to Jones Golf Course

Southeast Quadrant and Highway 30 East Areas

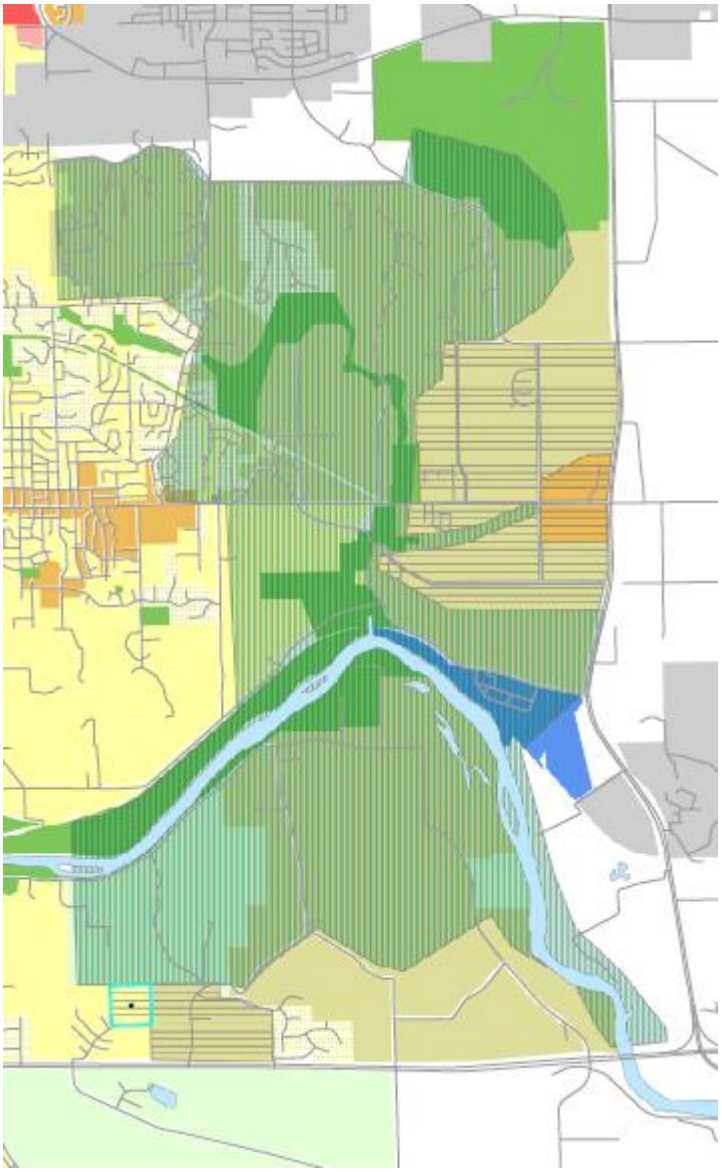
As a result of the Highway 30 Study, City staff is recommending changes to the Future Land Use Map to ensure all areas studied by the plan are covered within the Future Land Use Map. The recommended changes to the map also include adding Gardner Golf Course and Squaw Creek Park to the Future Land Use Map.

Proposed changes:

1. Extend the Future Land Use Map to cover all areas as far as the Cedar River and Highway 100. This includes lands that weren't previously covered in the Future Land Use Map. The recommended LUTA for these areas is a mix of Rural and Open Space.
2. Clarify the anticipated rural nature of development in this area, some tracts of land were designated as Agriculture Preserve but under review staff feels they would be more appropriate in the Rural LUTA as it better describes the current use on the land.
3. Fix a map error adjacent to the College Farms Subdivision where land annexed during the development of EnvisionCR was classified as Rural/Urban Reserve when it should have been designated Urban-Low Intensity.

Impacted Parcels: *No parcels within the current City limits are impacted by this change. Over 100 parcels in Linn County are included. The change does bring Gardner Golf Course and Squaw Creek Park, which are located in unincorporated Linn County but owned by the City and County, into the Future Land Use Map as Open Space*

Impact to affected parcels: *As all of the land identified is located in the County, it will have no direct impact on existing land use which is governed by the Linn County Rural Land Use Plan. The designation is used when developing Fringe Area Agreements with the County and neighboring jurisdictions and signals the ultimate intent of the City with respect to future growth.*



Reclassify Quarries as Agriculture Preserve

Staff is recommending reclassifying quarries within the corporate limits as Agriculture Preserve. In the original Future Land Use Map these areas were to be classified as "Industrial", given the nature of activity on the land. A concern with this classification is that the Industrial LUTA

would allow a number of activities in the future which may not be compatible with surrounding areas. Staff examined a number of options for correcting this, including creating a new LUTA or an overlay for resource extraction activities. Ultimately the recommended action is to change the designation of quarries to Agricultural Preserve, which is similar to how Linn County classifies quarries in their Rural Land Use Plan.

Included in this will be a change to the definition of Agriculture Preserve to allow resource extraction subject to compatibility review.

College Community School District Campus

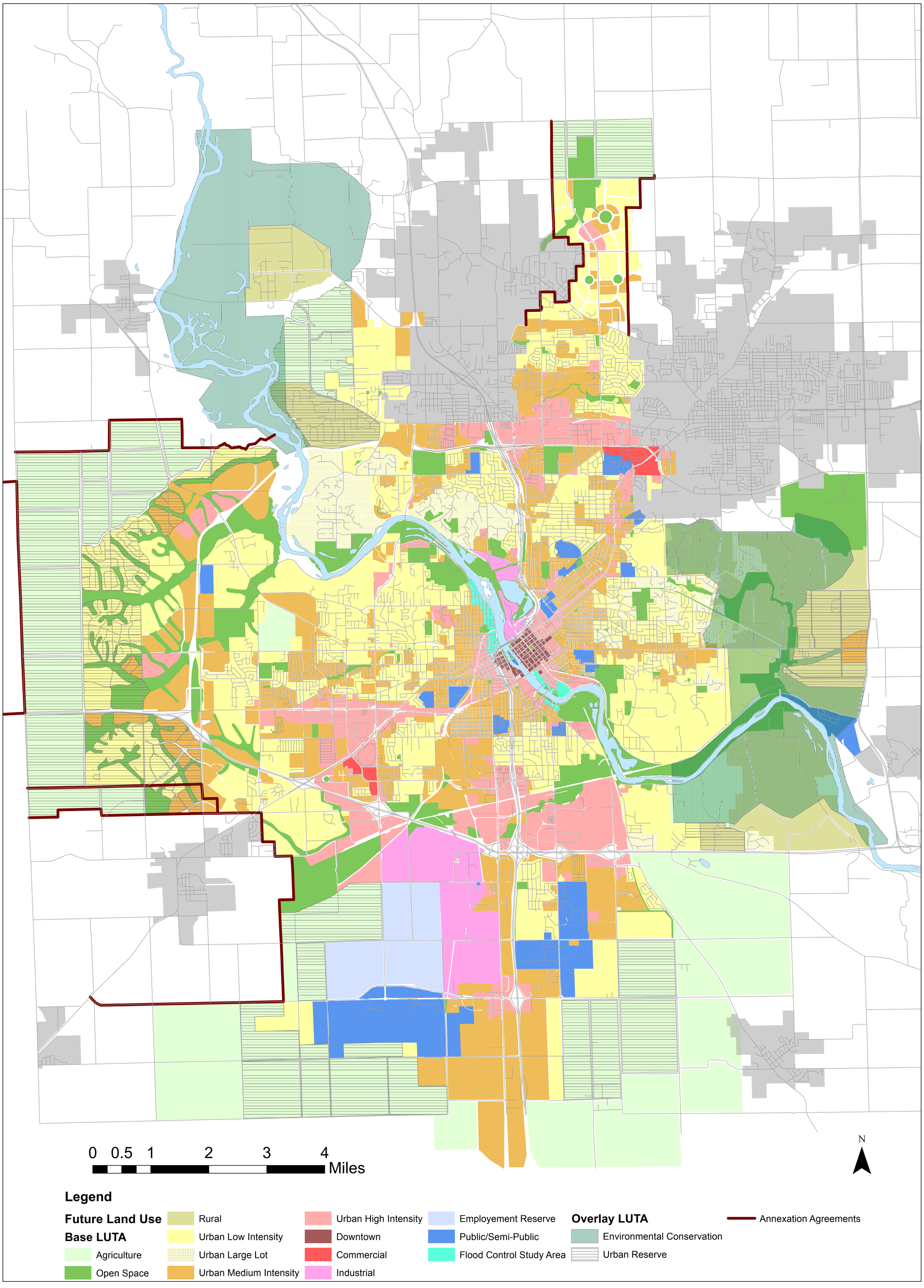
The City of Cedar Rapids recently approved the annexation of nearly 80 acres of land along Kirkwood Boulevard SW adjacent to the College Community School District Campus. The School district plans to use this land for future expansion of their Campus. The current LUTA for the area is Urban-Low Intensity, which would allow for the development of schools without requiring a map amendment. Due to the projected future use of the land staff is recommending reclassifying this land as Civic, similar to the existing College Community Campus.

Mt. Mercy Athletics Campus

Mount Mercy University plans to develop a new athletic complex at the former Terex site in the Northeast Quadrant. The site is currently classified as Urban-Medium Intensity and recreational uses are permitted by the comprehensive plan without amending the map. Due to the interconnected nature of the development with the nearby college staff is recommending a reclassification to Civic, similar to the existing Mount Mercy University 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.

Future Land Use Map

Proposed Amendmenets: January 26, 2016
Author: Community Development Department