

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, April 21, 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. Presentations**

1. Presentation and discussion on the comprehensive update to the Cedar Rapids Zoning Code.  
Anne Russett

**D. Action Items**

1. **Case Name: Williams Boulevard SW and US Highway 30 (Rezoning with a Preliminary Site Plan) Tabled on January 28, 2016**

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  
(Tabled from January 28, 2016 City Planning Commission Meeting)**

2. **Case Name: 1004 11<sup>th</sup> Street NE (Rezoning with a Preliminary Site Plan)**

Consideration of a change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District with a Preliminary Site Plan as requested by David J. and Teresa M. Wilford (Applicant/Titleholders)

**Case No. RZNE-022654-2016; Case Manager: Dave Houg**

***Case No: COND-022727-2016; Case Manager: Dave Houg***

A Public Hearing was presented for a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Zoning Map, Aerial View, Site Plan as well as Proposed Location and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Commissioner Blank seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**6. Case Name: 8005 C Avenue NE (Extension)**

Consideration of a request to extended the expiration date of May3, 2016 until May 3, 2017 for the approved Preliminary Site Development Plan for the proposed Hy-Vee Store west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE requested by Hy-Vee, Inc.

***Case No: PSDP-022687-2016; Case Manager: Dave Houg***

A Public Hearing was presented for the request for an extension of the approved Preliminary Site Development Plan for the proposed Hy-Vee Store west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE as requested by Hall & Hall Engineers on behalf of Hy-Vee, Inc. Mr. Houg presented three Preliminary Site Development Plans and two elevations. A CPC Resolution will be prepared and recorded with Linn County extending the date.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the extension until May 3, 2017 for the Preliminary Site Development Plan at C Avenue NE, south of East Main Street and north of Sheffield Drive NE as requested by Hy-Vee, Inc. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:42 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department



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

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, March 31, 2016 @ 3:00 p.m.**

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

Members Present: Jim Halverson, Chair  
Richard Pankey, Vice Chair  
Virginia Wilts  
Samantha Dahlby  
Kim King  
Dominique Blank  
Anthony Brown

Members Absent: Carletta Knox-Seymour

DSD Staff: Joe Mailander, Manager  
Dave Houg, Plats & Zoning Conditions Coordinator  
Johnny Alcivar, Development Services Specialist

CD Staff: Jennifer Pratt, 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 seven (7) 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 March 10, 2016. 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: 4200 C Street SW (Rezoning)**

Consideration of a change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District as requested by Hill's Maple Crest Farms Partnership (Applicant/Titleholder)

***Case No. RZNE-022666-2016; Case Manager: Johnny Alcivar***

Mr. Alcivar presented the Criteria for Recommendation and Action for Rezoning Requests.

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from I-2, General Industrial Zone District to I-1, Light Industrial Zone District to allow for the existing building to be used as a data processing office facility. Mr. Alcivar presented a Location Map, General Information, Aerial Views, Street Views, Zoning, Zoning Map and Rendering. A public hearing on this rezoning will be held on April 12, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District. Commissioner Brown seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

### **2. Case Name: 1140 Lincoln Avenue NE and 1135 Weare Avenue NE (Rezoning)**

Consideration of a change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District as requested by Randy Oxley (Applicant) and Ruth M. Cadwallader (Titleholders)

***Case No. RZNE-022675-2016; Case Manager: Johnny Alcivar***

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District to allow for the existing legal nonconforming use to become conforming and in the future allow for a possible expansion of the existing warehouse on the site. Mr. Alcivar presented a Location Map, General Information, Zoning Map, Aerials and Street Views. A public hearing on this rezoning will be held on the April 26, 2016 City Council Meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District. Commissioner King seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**3. Case Name: 613 2<sup>nd</sup> Avenue SE (Conditional Use)**

Consideration of a Conditional Use Request for Repair Garage in a C-4, Central Business Zone District as requested by Blackstock Motorcycle Company (Applicant) and WAB3 LLC (Titleholder)

**Case No: COND-022640-2016; Case Manager: Dave Houg**

Mr. Houg presented the Criteria for Recommendation and Action of a Conditional Use Request.

A Public Hearing was presented for a Conditional Use Request for Repair Garage in a C-4, Central Business Zone District. Services will include installation of after-market motorcycle parts, engine service and powder coating and sales. Mr. Houg presented a Location Map, General Information, Zoning Map, Aerial View, Street Views and Zoning Map and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Conditional Use Request for Repair Garage in a C-4, Central Business Zone District. Commissioner Brown seconded the motion.

No further discussion was held; *Commissioner* Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**4. Case Name: 1028 3<sup>rd</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by MoMe, Inc. (Applicant) New Bohemia Station, LLC (Titleholder)

**Case No: COND-022699-2016; Case Manager: Dave Houg**

A public hearing was presented for a Conditional Use request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented a Location Map, General Information, Zoning Map, Aerial Views, Site Plan, Street Views and Rendering and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

No further discussion was held; *Commissioner* Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

**5. Case Name: 365 33<sup>rd</sup> Avenue SW (Conditional Use)**

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Cancun Mexican Grill & Bar (Applicant) and Peterson Don A Rev Trust (Titleholder)

***Case No: COND-022727-2016; Case Manager: Dave Houg***

A Public Hearing was presented for a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Zoning Map, Aerial View, Site Plan as well as Proposed Location and stated this Conditional Use, if approved, will go to the Board of Adjustments on April 11, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District. Commissioner Blank seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

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Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the extension until May 3, 2017 for the Preliminary Site Development Plan at C Avenue NE, south of East Main Street and north of Sheffield Drive NE as requested by Hy-Vee, Inc. Commissioner Wilts seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:42 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department



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

**Date:** April 21, 2016  
**To:** City Planning Commission  
**From:** Anne Russett, Planner III, Community Development Department  
**Subject:** Comprehensive Update to the Cedar Rapids Zoning Code

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## **Background**

With the adoption of EnvisionCR in January 2015 the Community Development staff is moving forward with a comprehensive update to the City's zoning code. At the City Planning Commission's meeting on April 21, Community Development staff and the consultant team will provide an overview of the project.

## **Purpose of this Project**

The primary purpose for updating the zoning code is to accomplish the goals and vision established in EnvisionCR. Specifically, the new zoning code will aim to create strong neighborhoods, encourage infill development, and promote environmental stewardship and economic prosperity.

EnvisionCR is the foundational policy document that guides growth and development in the city. The zoning code is the implementation tool that helps to ensure that new development achieves the agreed-upon vision outlined in EnvisionCR. Since the City's current zoning code does not result in development projects that align with the vision established in EnvisionCR, the development of a new zoning code is critical. The zoning primer [Attachment 1] provides more detail on the purpose of the project and some of the issues being explored.

## **Form-Based Codes**

One of the approaches that the City is exploring as part of this update is form-based regulations. Form-based codes focus more on the form of a building and how it interacts with the public realm and less on the use of the building (e.g., residential, commercial). A definition of form-based codes, as well as other terms that will be utilized throughout this process is outlined in a glossary [Attachment 2].

## Stakeholder Outreach

Stakeholder outreach will be an integral component to the project. The specific approach to stakeholder outreach will be outlined in a stakeholder outreach plan, but generally outreach will include the following:

Internal	External
Project Management Team (i.e. team of representatives from a variety of City departments)	Project Steering Committee (i.e. committee approved by City Council that represent a variety of interest groups)
Ongoing coordination between Community Development, Development Services, and Building Services	User group meetings
	Public open houses and workshops
	Social media

## Project Components & Schedule

The project includes the following main components:

1. *Community-character Analysis*: A documentation and analysis of the city’s existing built environment that distinguishes between the diverse areas of the city.
2. *New Zoning Code*: A complete re-write of the zoning code that ensures consistency with EnvisionCR, balances the City’s diverse needs and goals, and focuses on the design, form, and physical character of development.
3. *New Zoning Map*: A new zoning map that applies the new code. The new zoning map should appropriately assign the newly created zoning districts based on the defining characteristics of the neighborhood (e.g. urban core, historic neighborhood, suburban).
4. *Zoning Handbook*: An easy to read handbook that helps laypersons navigate zoning regulations and processes.

Due to the large scope, which requires extensive technical analysis and a transparent and inclusive stakeholder outreach process, staff anticipates an 18 month process for this project [Attachment 3].

### *Attachments:*

1. Zoning Primer
2. Glossary
3. Anticipated Project Schedule

# Cedar Rapids New Zoning Code Project

## Zoning Primer



Welcome to the Cedar Rapids New Zoning Code Project! Over the next 16 months, the community will be working with the city planning staff and consultant team to update the zoning regulations. The goal of the project is to provide the city with a more modern set of regulatory tools that will meet the needs of residents, developers, and city staff to guide the next decade of growth in Cedar Rapids.

### **Purpose of this Project**

The zoning code will be updated to include regulations designed to partially or fully accomplish the goals for Cedar Rapids established in EnvisionCR:

### **StrengthenCR**

- Improve the quality and identity of neighborhoods and key corridors
- Adopt policies that create choices in housing types and prices throughout the city

### **GrowCR**

- Encourage mixed-use and infill development
- Connect growing areas to existing neighborhoods

### **GreenCR**

- Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and natural environment
- Have the best parks, recreation, and trails system in the country
- Lead in energy conservation and innovation

### **ConnectCR**

- Build a complete network of connected streets
- Establish a network of complete streets
- Improve the function and appearance of our key corridors
- Support the development of an effective, regional, multi-modal transportation system

### **InvestCR**

- Reinvest in the city's business corridors and districts

### **ProtectCR**

- Protect Cedar Rapids from flooding and other hazards
- Manage growth and development to balance costs and serviceability to neighborhoods
- Maintain and provide quality services to the community
- Demonstrate best practices in building construction

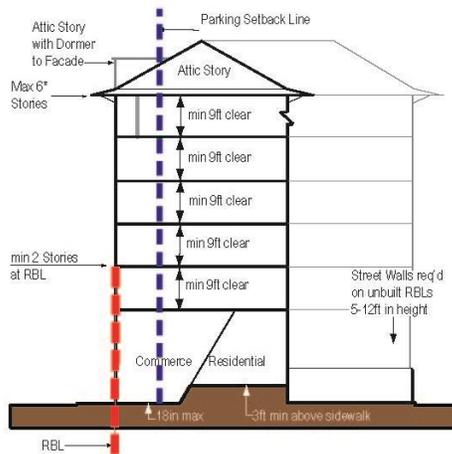


Updating the zoning code now is important to move the community's hard work in EnvisionCR forward. The current regulations have been in place for 10 years and are due for an overhaul. As development patterns and preferences change over time, zoning regulations start showing signs of aging. Important standards to guide new development types may be missing from the code and the existing standards may actually (and inadvertently) create a barrier to development patterns that the community wants to encourage. And while zoning regulations can certainly be amended, it is important to update the entire code

periodically to ensure that all of the moving pieces of the regulatory process are designed to function together and don't end up working at cross purposes or creating language conflicts.

### Issues We Will Address

One of the exciting, new zoning tools that the city wants to explore during this update is form-based regulations. Typically referred to as form-based code, these standards establish or reinforce the "form" of a neighborhood or geographic area by regulating how the structures work together, how public and open spaces are provided, and the size and design of streets and sidewalks. Form-based codes also take in account how people's daily lives are positively or negatively impacted by the built environment. The major change from more traditional zoning is that form-based codes provide sufficient detail in the regulatory process to achieve a more specific outcome that meets the community vision established by EnvisionCR.



Other issues that we anticipate addressing during this update include (but certainly are not limited to):

- Residential development patterns and types of housing mix (i.e., single-family, multi-family)
- Downtown, infill, suburban development, and redevelopment
- Complete streets (i.e., streets that accommodate all modes of transportation and all users).

- Commercial and corridor design standards
- Mixed-use (e.g., residential and commercial) development types
- Neighborhood preservation
- Parks, trails, and open spaces
- Sustainable development patterns
- Creating places that build upon a community's strengths in order to promote community well-being, commonly referred to as placemaking

### Project Approach and Schedule

We will be undertaking the new zoning code project in the following phases:

1. Understand and define issues and opportunities through discussions with the community and city staff
2. Create a roadmap to the new zoning code
3. Draft the new regulations and processes and gather community thoughts and comments
4. Review, revise, and adopt the new zoning code and zoning map

There will be many opportunities to participate in the process as the project moves forward. During each phase of the project, the public will be invited to review and comment on our work and recommendations. We look forward to hearing from you as the project proceeds. If you have any questions, feel free to reach out to:

Anne Russett  
 Planner, Community Development Dept  
 Phone: 319/ 286-5075  
 Email: a.russett@cedar-rapids.org

-Or-

Bill Micheel  
 Asst. Director, Community Development Dept  
 Phone: 319/ 286-5045  
 Email: w.micheel@cedar-rapids.org

## Cedar Rapids New Zoning Code Project Glossary

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*This document outlines various terms that will be utilized throughout the development of the New Zoning Code Project. This document will be updated as necessary over the course of the project.*

### **Character Area Development Classification**

General categorization of the long-term growth and build-out of a neighborhood, area, or corridor designed to help guide the selection of zone district(s) for that location. Character areas will be identified and developed based on the community character documentation and analysis undertaken during the early phases of this project. The anticipated character areas are likely to be:

- Downtown,
- Urban neighborhoods,
- Traditional neighborhoods and centers,
- Suburban neighborhoods and centers,
- Urban and suburban corridors,
- Special districts (such as corporate campuses and industrial areas), and
- Rural areas.

The character area identification process will focus on the existing or desired future character of an area—building forms and orientation, street and block layout, intensity, and uses that build on the Land Use Typology Areas.

In order to help guide the drafting of new zone district(s) for Cedar Rapids, the character areas will be evaluated through the lens of their existing and/or desired future character and placed into one of the following development classifications:

Preserve: Applied to areas in the community where design and character are established and will remain relatively stable over time. New development should be designed to work with existing development and reinforce the character of the area in a contextually appropriate manner.

Enhance: Applied to areas where gradual improvements through infill and redevelopment will improve the design and function of the existing development over time. New development should build upon the area's uniqueness, as well as anticipated changes in the area.

Transform: Applied to areas where significant redevelopment is critical to the long-term economic health of the geographic area. This category is also applied to some new mixed-use and non-residential greenfield development.

## **Development Standards**

Those sections of the zoning code that establish categories of regulations applicable across multiple development types, such as parking, landscaping, signs or commercial design standards.

## **Dimensions/Bulk Regulations**

Bulk regulations are the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height, and setback) that determine the maximum size and placement of a building on a lot.

## **EnvisionCR**

The City's comprehensive plan, adopted in January 2015, which provides the guiding policy framework for how the city will grow over the next several years.

## **Form-Based Code**

A method of regulating development (usually within a character area) that emphasizes building form (scale, massing, relationship to public realm) over building use, with the purpose of achieving a particular type of "place" or built environment based on a community vision.

## **Form-Based District**

A form-based district (used in place of a conventional Zone District) combines development standards, dimension and bulk regulations, and uses. They can be mixed- or single-use districts, but the overarching goal is place-making by regulating physical form, character and intensity.

## **Future Land Use Map (FLUM)**

From EnvisionCR, the FLUM is a map of Cedar Rapids that identifies the locations and the boundaries of the Land Use Typology Areas.

## **Land Use Typology Areas (LUTAs)**

From EnvisionCR, the LUTAs specify the intended types, forms, densities, and intensities of development allowed in each area. Cedar Rapids has 15 LUTAs.

## **Planned Unit Development**

Flexible zone district intended to promote developments that have unique project design intended to surpass the quality of development resulting from a strict application of the regulations of conventional zoning districts.

## **Procedures/Administrative Procedures**

All of the permits, processes, and reviews permitted or required as part of zoning approval, all of which are included in the zoning code, such as rezoning, variance, or site development plan review.

## **Site Development Plan**

A technical drawing used to illustrate, in detail, the proposed use(s) and layout of area development site and its relationship to the surrounding area.

## **Uses**

Any activity, occupation, business, or operation conducted in a building or on a tract of land. Uses may be permitted *by-right*, which means they are allowed in a zone district provided they meet the standards of that district, or as *conditional uses*, which means they are allowed in a zone district subject to conditional use review and approval. Uses are typically categorized as residential, civic, commercial, industrial, and agricultural, accessory, and temporary.

## **Use Standards**

Standards that are applicable to specific uses that may be generally applicable, applicable based on the size of the use, type of use, or zone district in which the use is located. For example, urban gardens may be permitted in mixed-use districts but restricted in industrial districts.

## **Zone Districts**

A residential, commercial, mixed-use, or industrial area of the city within which zoning regulations govern land use and building bulk. Special purpose and overlay districts are used to apply specific regulations to limited geographic areas or development types within the city.

## **Zoning Map**

A map of Cedar Rapids that indicates the locations and boundaries of the individual zone districts. Used to implement the Future Land Use Map.





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

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

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CPC Date: April 21, 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

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**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, and a connection to Tarp Drive.
- 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. Higher density residential use is supported for this property due to this location adjacent to Highway 30 and Highway 151.
- **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. The proposed development will include future connections to Julie Lane and Highway 151.
- **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. There continues to be objections from the neighborhood to the south, primarily due to the density and expected traffic generated from this development.

**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 associated 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.
3. That the property owner will obtain a road reservation easement from the neighboring parcel to the west to facilitate future connection to Highway 151.

# PRELIMINARY SITE DEVELOPMENT PLAN

## FOR

# TRIPLE CROWN ESTATES

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

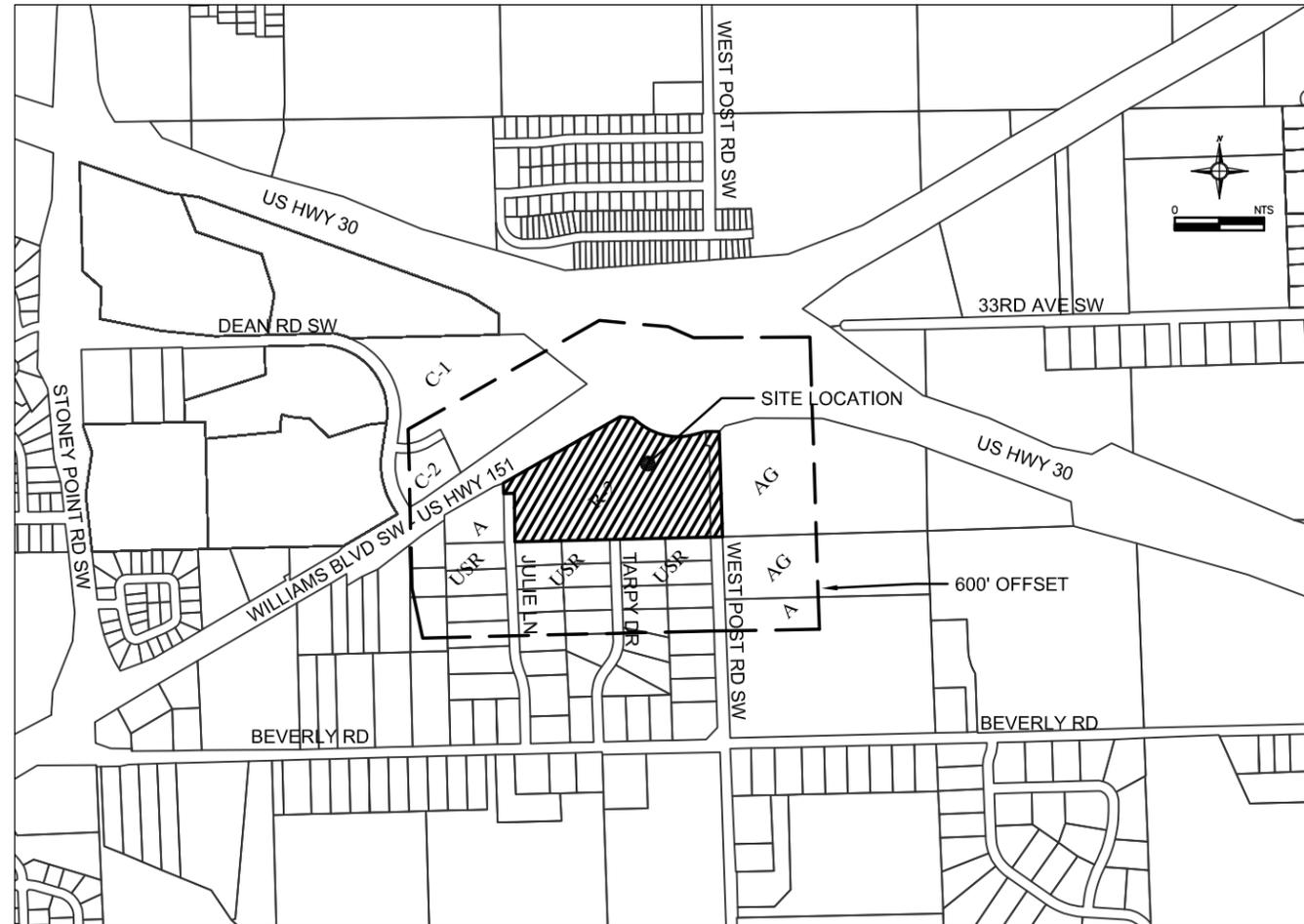
### LOCATION MAP

**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

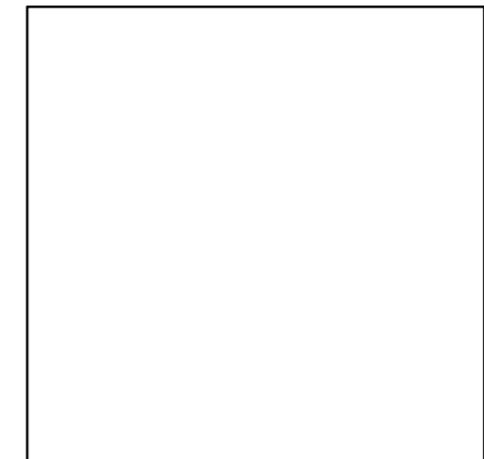
TOTAL AREA WITHIN BUILDING SETBACKS: 386,413 SF  
 TOTAL IDENTIFIED OPEN SPACE AREA PROVIDED: 72,191 SF  
 OPEN SPACE % PROVIDED: 19.7%

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



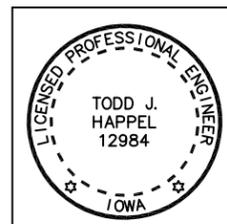
CASE #: RZNE-022319-2015

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 CEDAR RAPIDS, IA 52402
DATE SUBMITTED:	11-23-2015
DATE REVISED:	1-6-2016

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



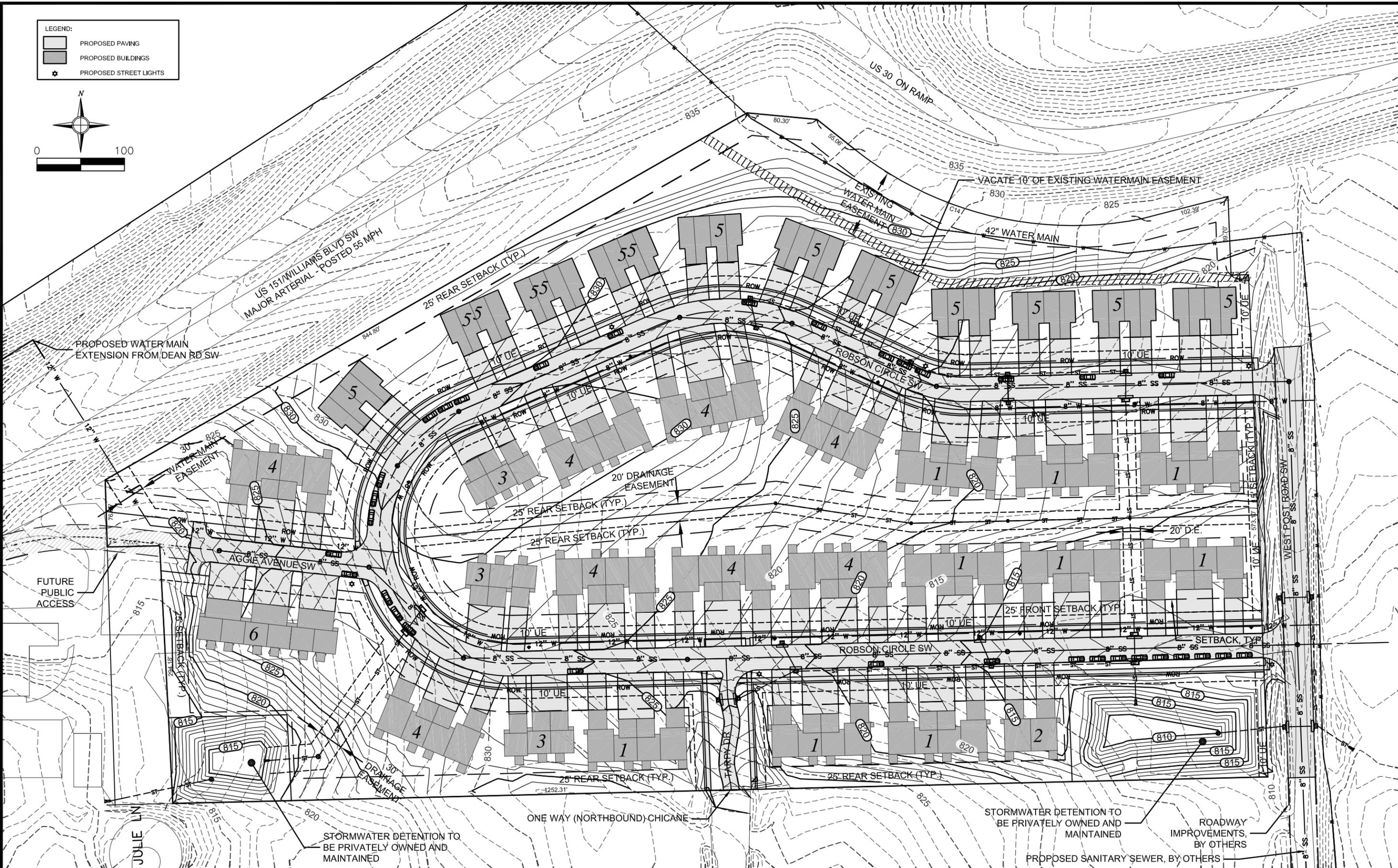
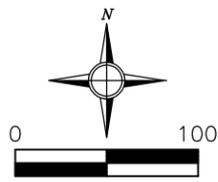
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

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



MJP338 T:\ACAD\215071\DWG\5071\_PSDP-Exhibit.dwg 1-06-16 03:19:28 PM

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" = 120'

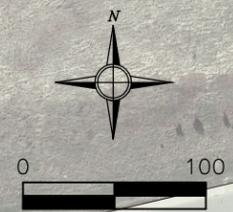
Triple Crown Estates  
 Cedar Rapids

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

JULIE LN

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

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

M:\P338 T:\ACAD\215071\DWG\5071\_PSDP-Exhibit.dwg 1-06-16 03:21:45 PM

NO.	REVISION DESCRIPTION	APPROVED	DATE

CASE # RZNE-022319-2015



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

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

---

CPC Date: April 21, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: David J. Wilford  
Titleholder: David J. and Teresa M. Wilford

Location: 1004 11<sup>th</sup> Street NE  
Request: R-3, Single Family Zone District to I-1, Light Industrial Zone District

Case Number: RZNE-022654-2016  
Case Manager: David Houg

---

**BACKGROUND INFORMATION:**

This is a request to rezone 2 residential properties to the I-1 Light Industrial Zone District to allow for redevelopment. The property is currently zoned R-3, Single Family Residence Zone District and the proposal is to replace 2 dwellings with 2 warehouse-type structures. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The Preliminary Site Development Plan as submitted includes the following:

- Existing 1,344 s.f. warehouse
- Existing 1,400 s.f. garage.
- Proposed 1,600 s.f. addition to garage
- Total parking – 2 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 Medium-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Land Use Typology Area (LUTA) should provide for:

**a) FORM/USE/INTENSITY CHARACTERISTICS:**

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

*Staff Comments:* The proposed development does not include any residential use.

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

*Staff Comments:* The proposed FAR (Floor Area Ratio) will be 0.39.

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

*Staff Comments:* Not applicable, as this is an in-fill project.

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

*Staff Comments:* This in-fill project will more closely align the property with adjacent existing uses.

- v. Light industrial uses should be rare due to their low FAR.**

*Staff Comments:* The proposed development will have a FAR of 0.39.

**b) COMPATABILITY CHARACTERISTICS:**

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

*Staff Comments:* The proposed development does not include any vertical integration.

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

*Staff Comments:* The proposed development is part of a transition from a residential area to the east, to more industrial area located next to the interstate.

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

*Staff Comments:* Not applicable to this proposal.

- iv. Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**

*Staff Comments:* The site has close access to H and J Avenues NE, which are minor arterial streets, along with nearby accesses to Interstate 380.

- v. Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

*Staff Comments:* Not applicable to this proposal.

- vi. Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

*Staff Comments:* Not applicable to this proposal.

- vii. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**

*Staff Comments:* Not applicable to this proposal.

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 neighborhood is an established area including industrial, commercial and residential uses. The proposed development is consistent with the goals and objectives of the Comprehensive Plan as it is situated amongst like industrial uses adjacent to the interstate.

- 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, Light 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 rezoning and accompanying site development plan includes one-story buildings that fall within the scale of the existing neighborhood. There is a separation from this site and existing residential uses towards the east.

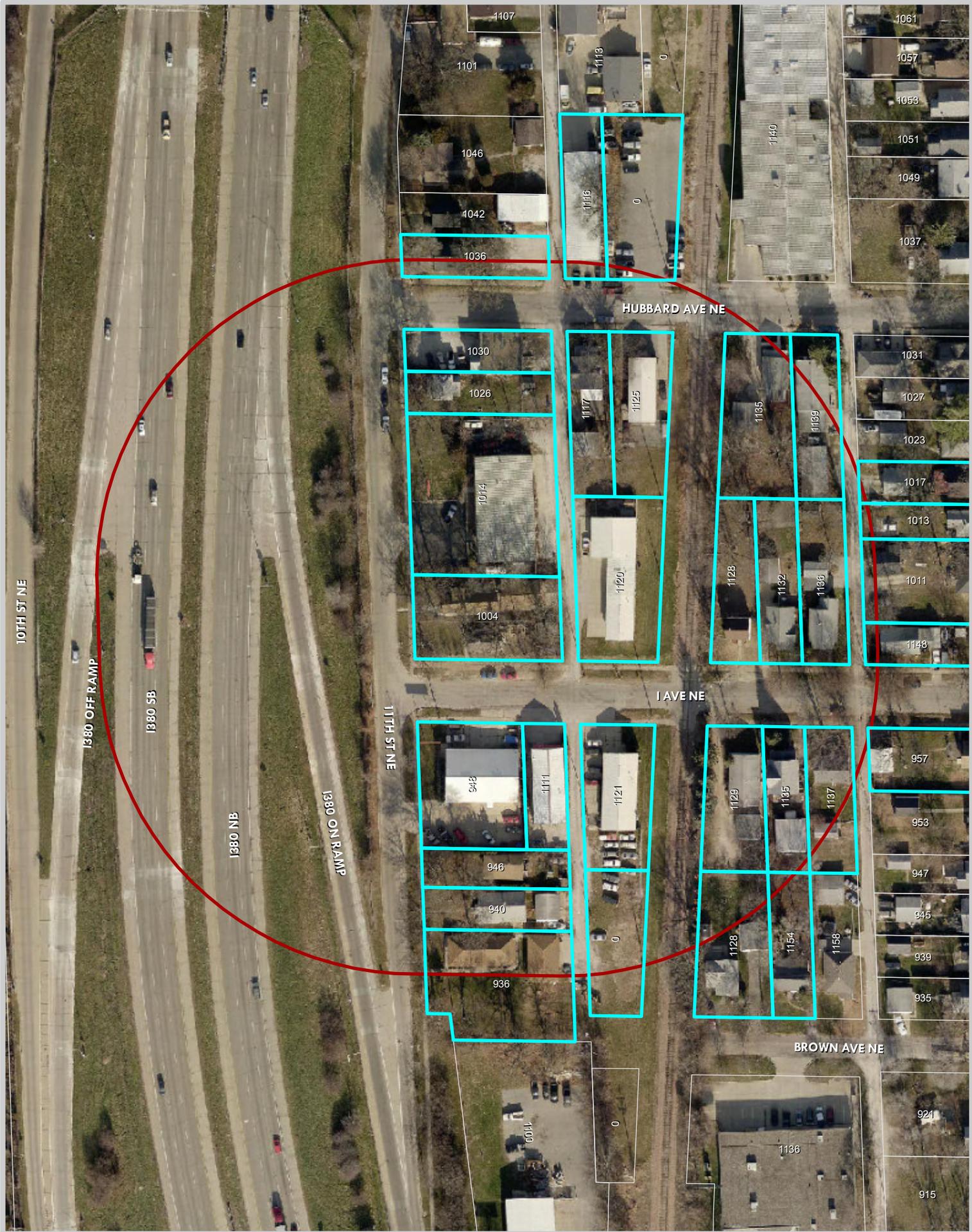
- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

*Staff Comments:* The surrounding land is currently developed, so the property requested for rezoning is served by all City services. All facilities and services includes public and private utilities, City service such as police and fire protection, solid waste/recycling service, bus service, and street maintenance are readily available. Adequate levels of service to the existing neighborhood will not be affected.

#### **RECOMMENDED CONDITIONS:**

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

1. The existing structures must be removed under appropriate permit and inspections conducted and approved. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.
2. Any outdoor storage shall be effectively screened by a solid wall or fence, including solid entrance and exit gates, not less than 6 feet nor more than 8 feet in height.
3. Setbacks within the 1-1 District include 15' side and 25' corner side yards, or variances must be obtained.
4. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
5. That required off-street parking be provided per provisions of the Zoning Ordinance or a variance be obtained.
6. All parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.



**1004 11th St NE**  
**300' Buffer**

1:1,400



City of Cedar Rapids  
 IT Department GIS Division  
 500 15th Ave SW  
 Cedar Rapids, IA 52404  
 Date: 2/25/2016



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







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

---

CPC Date: April 21, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Abode Construction, Inc.  
Titleholder: Phyllis M. Rausch

Location: North of 74<sup>th</sup> Street NE; East of Crescent View Dr. NE  
Request: R-3, Single Family Zone District to R-3D, Two Family Zone District

Case Number: RZNE-022776-2016  
Case Manager: David Houg

---

**BACKGROUND INFORMATION:**

The applicant is requesting rezoning of 16.58 acres to allow for development of single family and 2-family owner-occupied units. The property is currently undeveloped and was initially rezoned to the R-3 Zoning District in 2010 for single-family detached homes. The area is part of an overall development that includes single-family detached, two-family attached and four-family attached housing structures. The property is identified as “Urban Low-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. Since this is a request for rezoning for single and two-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. Approval of the plat will be contingent upon 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:* 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 Low-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:

**a) FORM / Use/Intensity Characteristics:**

- i. Residential densities typically range between 2 and 8 units/acre and densities up to 12 units/acre are allowed.**

*Staff Comments:* The maximum density of this build out will be 5 units/acre.

- ii. Non-residential or mixed-use floor area ratios (FARs) should be maxed at .50.**

*Staff Comments:* Not applicable.

- iii. Use a high connectivity grid pattern to expand viable locations for commercial land uses, resulting in greater integration of land uses.**

*Staff Comments:* Not applicable.

- iv. Residential neighborhoods include complementary uses like schools, small parks and religious institutions, and neighborhood retail or mixed use. These complementary uses are integrated into neighborhoods so that residents can access them easily by walking or biking.**

*Staff Comments:* City parks and a religious facility are within walking distance.

**b) COMPATIBILITY CHARACTERISTICS:**

- i. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses.**

*Staff Comments:* The area proposed for rezoning is situated between single-family and multi-family residential development.

- ii. Larger commercial or office uses should cluster around arterial streets.**

*Staff Comments:* Not applicable

- iii. Smaller, neighborhood scale commercial uses may be appropriate on collector streets.**

*Staff Comments:* Not applicable

- iv. Complementary uses like schools, small parks and religious institutions, or neighborhood retail or mixed-use, are sited within neighborhoods where**

**they take advantage of excellent connectivity, which allows for multiple access points and routes to and from the complementary uses.**

*Staff Comments:* City parks are situated within the vicinity of this development.

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 property proposed for rezoning is currently undeveloped and previously rezoned from Agriculture to R-3 Zone in 2010. At that time the developer indicated, based on market demand, some of this property might be rezoned to allow for single-family attached units.

**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 R-3D, Two-Family 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 is low density and the building height limitation is the same as in the single-family residential zoning districts. Multi-Family Residential Design Standards will apply to 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.**

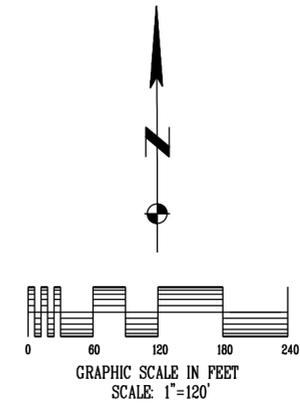
*Staff Comments:* All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place or will be built to adequately serve the proposed development. The proposed development will not negatively impact levels of service to existing development in the general area.

**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. When this area is platted, it must comply with dimensional standard requirements for the R-3D Zone District as set forth in the Zoning Ordinance.
3. The site and building design will need to comply with the Zoning Ordinance Multi-Family Residential Design Standards, Subsection 32. 05.030.D.

REZONING EXHIBIT  
FOR  
**CRESCENT VIEW FIFTH ADDITION**  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



**OWNER**  
PHYLLIS M. RAUSCH  
4297 QUAIL TRAIL  
MARION, IOWA 52302

**APPLICANT**  
ABODE CONSTRUCTION, INC.  
JEFF WITTER  
3407 7TH STREET SUITE 102  
MARION, IOWA 52302

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

**LEGAL DESCRIPTION**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA EXCEPT CRESCENT VIEW THIRD ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AND EXCEPT CRESCENT VIEW FOURTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

SAID PARCEL CONTAINING 16.58 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**ZONING**  
EXISTING ZONING R-3  
PROPOSED ZONING R-3D

Revision	Description

Revision Number	Date

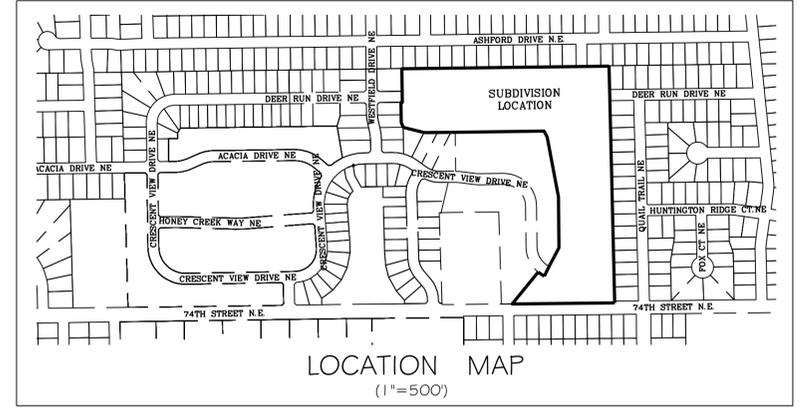
**HALL & HALL ENGINEERS, INC.**  
*Leaders in Land Development Since 1953*  
1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
PHONE: (319) 362-9548 FAX: (319) 362-7595  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
LAND SURVEYING • LAND DEVELOPMENT PLANNING  
www.halleng.com

REZONING EXHIBIT  
FOR  
**CRESCENT VIEW FIFTH ADDITION**  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Designed by:	DLK
Drawn by:	DLK
Checked by:	DLK
Date:	3/21/16
Field Book No:	XXX
Scale:	1"=120'
Sheet:	1 of 1
Project Number:	9404-5

Sheet Title: REZONING EXHIBIT FOR CRESCENT VIEW FIFTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

# PRELIMINARY PLAT FOR CRESCENT VIEW FIFTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



### UTILITY LEGEND-EXISTING

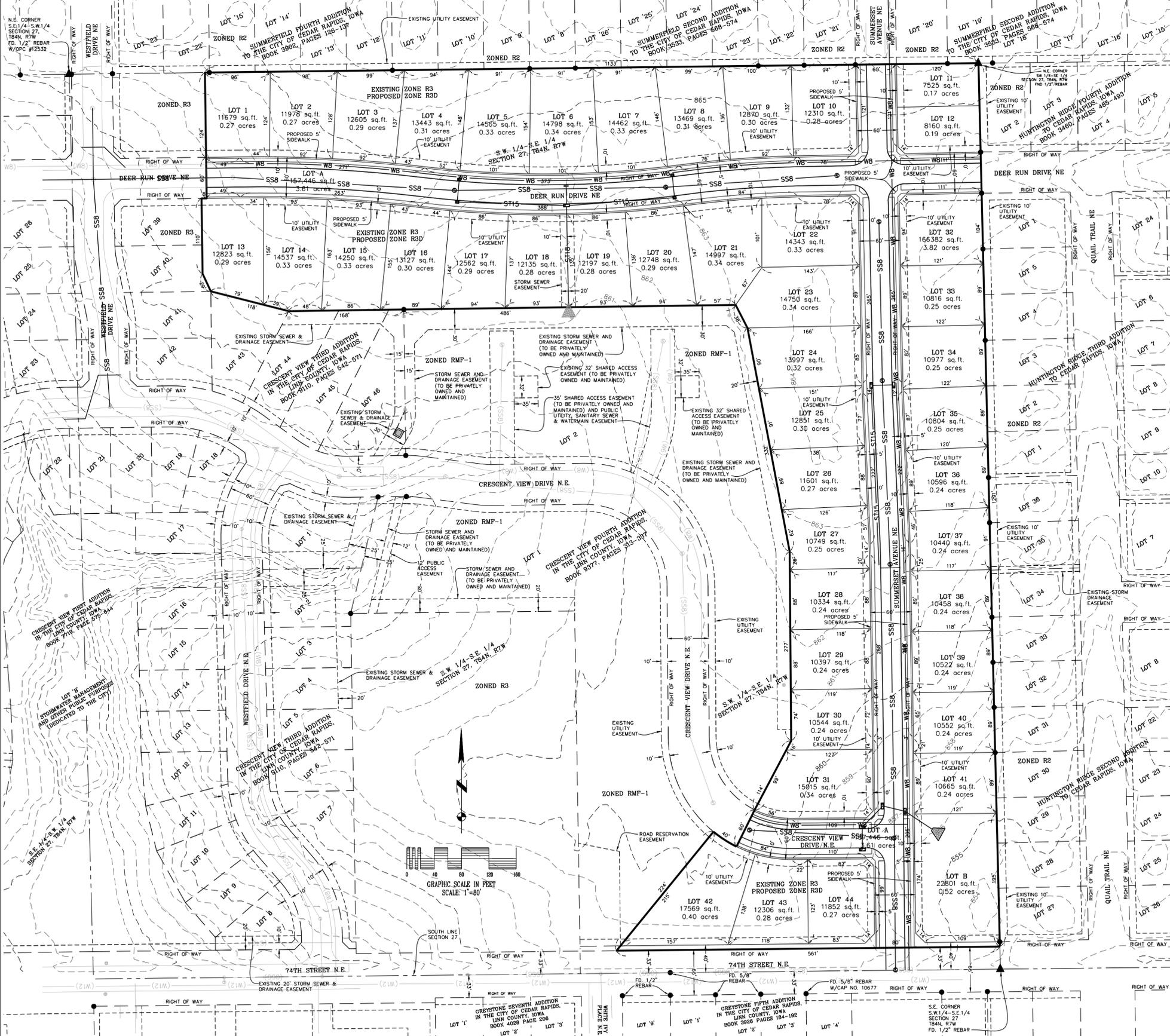
(SS8)	SANITARY SEWER W/SIZE		GRATE INTAKE
(ST15)	STORM SEWER W/SIZE		RA-3 INTAKE
(FM6)	FORCE MAIN W/SIZE		RA-5 INTAKE
(WB)	WATER MAIN W/SIZE		RA-6 INTAKE
(G)	GAS		RA-8 INTAKE
(S)	STEAM		HORSESHOE CATCH BASIN W/O FLUME
(OHE)	ELECTRIC-OVERHEAD		HORSESHOE CATCH BASIN W/FLUME
(E)	ELECTRIC-UNDERGROUND		GAS VALVE
(C)	CABLE TV-UNDERGROUND		FLARED END SECTION
(OHC)	CABLE TV-OVERHEAD		CLEANOUT, STORM OR SANITARY
(OHT)	TELEPHONE-OVERHEAD		TRAFFIC SIGNAL W/MAST
(F)	FIBER OPTIC-UNDERGROUND		BOLLARD
(OHF)	FIBER OPTIC-OVERHEAD		BENCHMARK
(T)	TELEPHONE-UNDERGROUND		FENCE LINE
(FP)	FLOODPLAIN LIMITS		SILT FENCE
(FW)	FLOODWAY LIMITS		CITY CORPORATE LIMITS
(CORP)	CITY CORPORATE LIMITS		CONTOUR LINE
800	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
			RA-3 INTAKE
			RA-5 INTAKE
			RA-6 INTAKE
			RA-8 INTAKE
			WATER VALVE
			WATER SHUTOFF
			WATER BLOWOFF
			SANITARY SEWER W/SIZE
			STORM SEWER W/SIZE
			FORCE MAIN W/SIZE
			WATER MAIN W/SIZE
			CITY CORPORATE LIMITS
			SANITARY MANHOLE
			STORM MANHOLE
			GRATE INTAKE
			RA-3 INTAKE
			RA-5 INTAKE
			RA-6 INTAKE
			RA-8 INTAKE
			WATER VALVE
			WATER SHUTOFF
			WATER BLOWOFF

### SURVEY LEGEND

	FOUND SURVEY MONUMENT AS NOTED
	SECTION CORNER SET AS NOTED
	CUT CORNER FOUND AS NOTED
	RECORDED AS EASEMENT LINE
	PLAT OR SURVEY 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



### GENERAL NOTES

LOT A TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS AS PUBLIC ROAD RIGHT OF WAY

LOT B TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS FOR STORM WATER MANAGEMENT PROPOSES.

THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET REQUIREMENTS OF THE CEDAR RAPIDS METROPOLITAN AREA ENGINEERING DESIGN STANDARDS MANUAL.

### STREET CLASSIFICATIONS

**DESIGN DATA-URBAN**

**ROAD (LOCAL)**

- DESIGN SPEED: 30 MPH
- POSTED SPEED: 25 MPH
- RIGHT OF WAY WIDTH: 60'
- SURFACE WIDTH: 28'

P.C.C. PAVEMENT SURFACE

### APPLICANT

ABODE CONSTRUCTION, INC.  
3407 7TH STREET SUITE 102  
MARION, IOWA 52302

**OWNER**  
PHYLLIS M. RAUSCH  
4297 QUAIL TRAIL  
MARION, IOWA 52302

### LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA EXCEPT CRESCENT VIEW THIRD ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AND EXCEPT CRESCENT VIEW FOURTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

SAID PARCEL CONTAINING 16.58 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### DIMENSIONAL STANDARDS

**ZONE R3**

FRONT YARD: 25'  
INT. SIDE: 5'/14'  
CORNER SIDE: 15'  
REAR: 25'  
MINIMUM LOT SIZE: 6000 SQ.FT.  
MIN. LOT WIDTH AT SETBACK: 50'  
MAXIMUM BUILDING HEIGHT: GREATER OF 35' / 3 STORIES  
FRONTAGE: 25'

### ZONING

EXISTING: R3  
PROPOSED: R3D

**ZONE R3D**

FRONT YARD: 25'  
INT. SIDE: SFD, FD, 2F=5'/14'  
CORNER SIDE: 15'  
REAR: 25'  
MINIMUM LOT SIZE: 2F, ASF=3,500/DU OTH=6,000 SQ.FT.  
MIN. LOT WIDTH AT SETBACK: 50'  
MAXIMUM BUILDING HEIGHT: GREATER OF 35' / 3 STORIES  
FRONTAGE: 25'

Contact Person	SUSAN FORNASH
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD
E-Mail Address	susan@halleng.com
Date Submitted	3/28/16
Date Revised	4/7/16



**HALL & HALL ENGINEERS, INC.**  
Leaders in Land Development Since 1953  
1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
PHONE: (319) 362-9548 FAX: (319) 362-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
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Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.  
1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
PHONE: (319) 362-9548 FAX: (319) 362-7595  
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PRELIMINARY PLAT FOR CRESCENT VIEW FIFTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet Title: PRELIMINARY PLAT FOR CRESCENT VIEW FIFTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Designed by: DLK  
Drawn by: DLK  
Checked by: DLK

Date: 3/17/16  
Field Book No: XXX  
Scale: 1"=80'  
Sheet: 1 of 1  
Project Number: 9404-5

CAD File: I:\Projects\9404-5-Crescent View 5th\DWG\Plat\9404-5.Plot1.dwg Date Plotted: Apr 07, 2016 - 9:31am Plotted By: DLK





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

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

---

CPC Date: April 21, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: CB Cedar Rapids Housing, LLLP  
Titleholder: City of Cedar Rapids

Location: 1200 Edgewood Road NW  
Request: Change of zone from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District.

Case Manager: Johnny Alcivar  
Case Number: RZNE-022803-2016

---

**BACKGROUND INFORMATION:**

This is a request to rezone 3.1 acres to the RMF-2 Zone District to allow for the potential development of a three-story multi-family building. The property is currently zoned R-2 and has been vacant since the early 2000s. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The applicant held a neighborhood meeting on February 9, 2016.

The Preliminary Site Development Plan as submitted includes the following:

- Three-story, 45-unit, residential building.
- Total building area – 17,550 SF.
- Total parking – 90 spaces including 4 ADA-accessible spaces.
- Access from Westgate Drive NW.
- Bus stop improvements.
- The site will need to provide 15% usable open space or obtain a variance

Additional information:

- Sidewalks and ADA ramps will be required.

**FINDINGS:**

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

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

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

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

*Staff Comments:* The subject property is shown as “Urban-Medium Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Land Use Typology Area (LUTA) should provide for:

**a) FORM/USE/INTENSITY CHARACTERISTICS:**

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

*Staff Comments:* The proposed development falls within the recommended range for residential uses.

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

*Staff Comments:* Not applicable, the proposed development is residential.

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

*Staff Comments:* Not applicable, as this is an in-fill project.

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

*Staff Comments:* The proposed development will be located near a host of neighborhood amenities and commercial areas. Sidewalk will be provided along frontages and an existing bus stop onsite will be improved.

**b) COMPATABILITY CHARACTERISTICS:**

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

*Staff Comments:* The proposed development does not include any vertical integration but provides the off-street parking required per the City ordinance.

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

*Staff Comments:* The proposed development will provide continuity of intensity from the multifamily development located to the north. Transition from surrounding residential areas will be present due to the location of the site. Edgewood Road NW and Crestwood Road NW separate the site from single family residences to the east and south respectively. The fire station will provide the intensity transition from the west.

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

*Staff Comments:* Not applicable to this proposal.

**iv. Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**

*Staff Comments:* The site is located at an intersection of a major arterial street and a local street which provides a separation from nearby uses that helps to mitigate negative impacts. A required landscaped bufferyard will be provided to the north of site where adjacent to residential.

**v. Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

*Staff Comments:* Not applicable to this proposal.

**vi. Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

*Staff Comments:* The proposed development would be next to Edgewood Road NW and less than half a mile away from Wiley Boulevard NW, providing excellent connectivity to commercial and institutional areas nearby.

**vii. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**

*Staff Comments:* The proposed development meets the requirements for landscaping, buffering and screening providing quality streetscapes which will offset the area's intensity level and enhance livability.

Based on the analysis above of the "Land Use Criteria and Descriptions" in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City's Comprehensive Plan.

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

*Staff Comments:* The surrounding area is mostly residential. Multi-family residential uses lie to the north of the site. Single family residences lie to the east and south across Edgewood Road NW and Crestwood Drive NW respectively. Fire station #3 lies to the west of the property across Westgate Drive NW. The proposed development is consistent with characteristics of the surrounding area and the goals and objectives of the City Council and the Comprehensive Plan.

**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 RMF-2, Multiple Family Residence Zone District.

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

*Staff Comments:* The proposed rezoning and accompanying site development plan include a three-story building that falls within the scale of the development on the north of the site and accommodates to the existing terrain slope. With the property having street frontage on three sides, there will be a separation from the building and existing residential uses to the west, to the east and to the south. The required bufferyard is depicted for the residential uses located to the north.

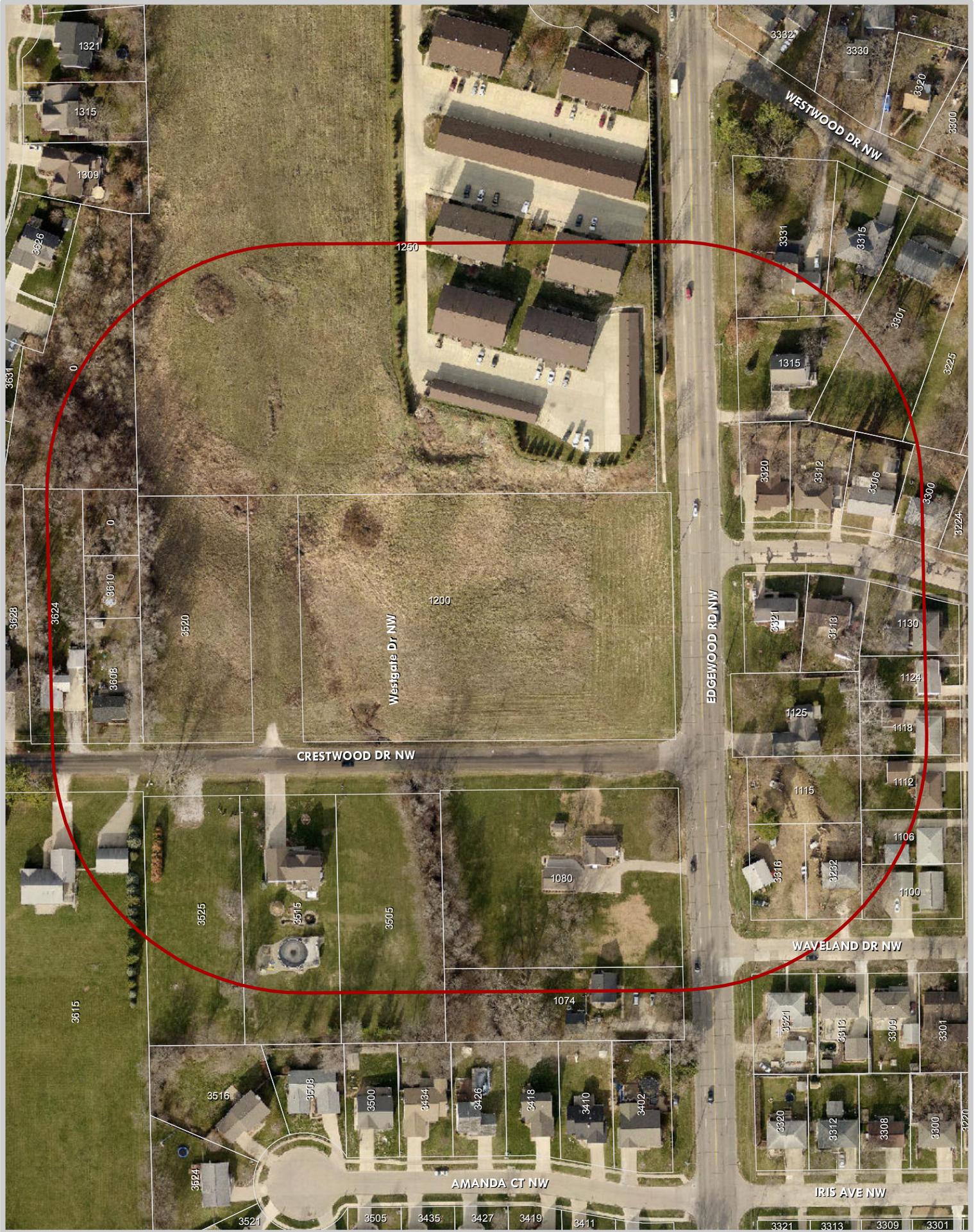
- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

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

#### **RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by Staff should be considered. The City Planning Commission may decide to include conditions prior to a recommendation of approval.

1. Subject property must be platted per State and City platting regulations.



**1200 Edgewood Rd NW**  
**300' Buffer**

1:1,758



City of Cedar Rapids  
 IT Department GIS Division  
 500 15th Ave SW  
 Cedar Rapids, IA 52404  
 Date: 1/18/2016



**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

-LANDSCAPING TO BE PROVIDED TO COMPLY W/ REQUIREMENTS OF MUNICIPAL CODE CHAPTER 32.05.030

-STORM WATER MANAGEMENT METHODS TO BE PROVIDED TO COMPLY W/ REQUIREMENTS OF MUNICIPAL CODE CHAPTER 72

TITLE HOLDER:  
CITY OF CEDAR RAPIDS  
101 1ST ST SE  
CEDAR RAPIDS, IA 52402  
P 319.286.5080  
Citymanager@cedar-rapids.org

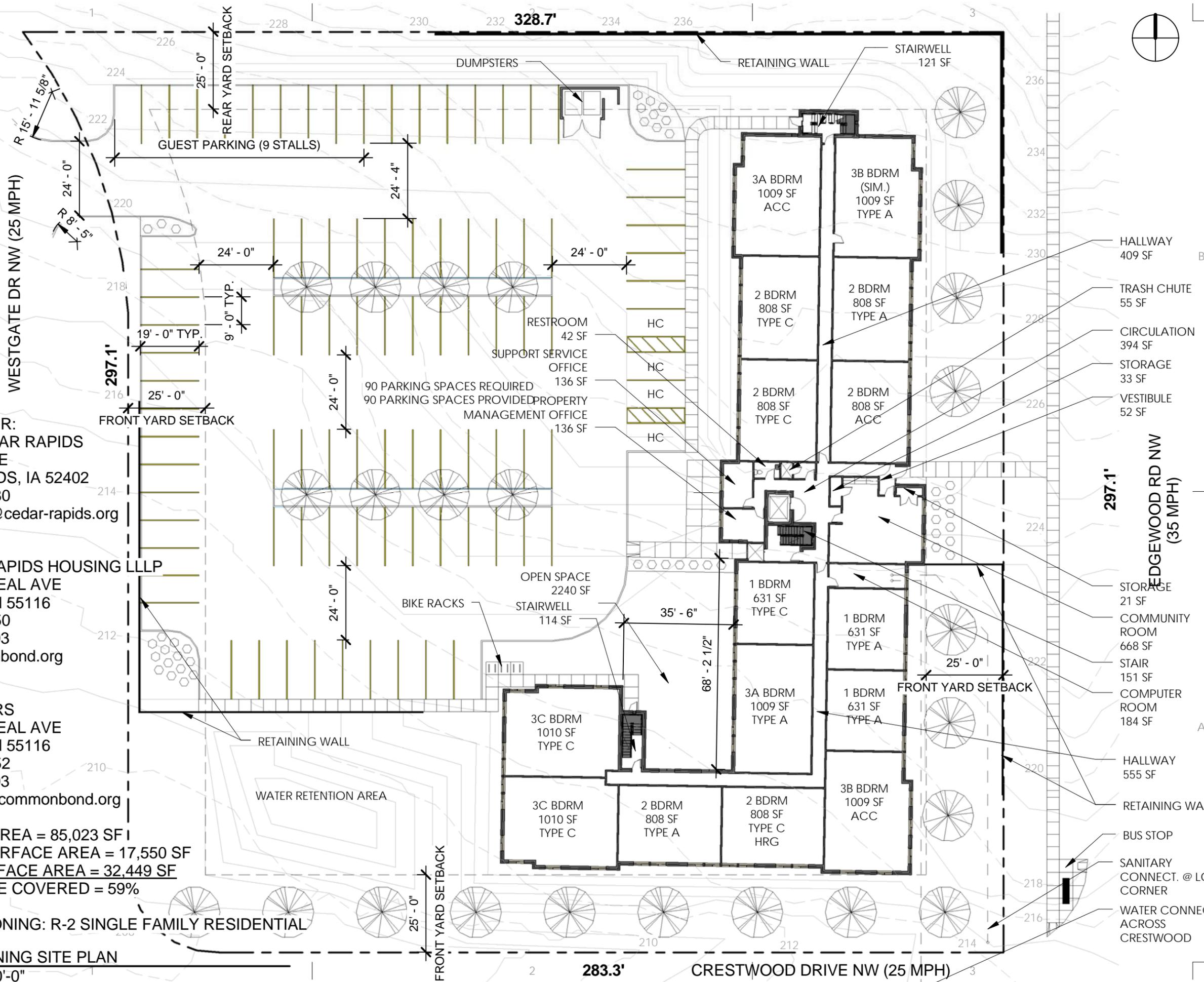
APPLICANT:  
CB CEDAR RAPIDS HOUSING LLLP  
1080 MONTREAL AVE  
ST. PAUL, MN 55116  
P 651.291.1750  
F 651.291.1003  
info@commonbond.org

CONTACT:  
JUSTIN EILERS  
1080 MONTREAL AVE  
ST. PAUL, MN 55116  
P 651.312.3352  
F 651.291.1003  
Justin.eilers@commonbond.org

TOTAL LOT AREA = 85,023 SF  
BUILDING SURFACE AREA = 17,550 SF  
PAVING SURFACE AREA = 32,449 SF  
PERCENTAGE COVERED = 59%

CURRENT ZONING: R-2 SINGLE FAMILY RESIDENTIAL

1 REZONING SITE PLAN  
1" = 30'-0"



**ASK STUDIO**

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ARCHITECTURE INTERIORS PLANNING

ARCHITECTS SCHIPPER KASTNER  
3716 Ingersoll Ave., Ste. A, Des Moines, IA 50312 office: 515.277.6707

**CRESTWOOD RIDGE COMMONBOND**

CEDAR RAPIDS, IOWA

ISSUE DATE:  
1.15.2016

**Z1**

PROJECT 00000



1 SOUTH ELEV.  
1/8" = 1'-0"



2 EAST ELEV.  
1/8" = 1'-0"

1200 EDGEWOOD ROAD NW  
CEDAR RAPIDS, IOWA





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

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

---

CPC Date: April 21, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Iowa Brewing Company  
Titleholder: 708, LLC

Location: 708 3<sup>rd</sup> Street SE  
Request: Conditional Use approval for an Outdoor Service Area in a C-4, Central Business Zone District

Case Manager: Johnny Alcivar  
Case Number: COND-022805-2016

---

**BACKGROUND INFORMATION:**

This is to certify that the Development Services staff has examined the petition of Iowa Brewing Company requesting Conditional Use approval for an “Outdoor Service Area” for property at 708 3<sup>rd</sup> Street SW and zoned C-4, Central Business Zone District.

**GENERAL INFORMATION:**

Iowa Brewing Company wishes to receive approval for an outdoor service area where alcohol can be served.

The plan submitted shows the following characteristics:

- Total size of proposed outdoor service area: 1,400 SF / 80 Seats
- Proposed fire pit and bike racks.

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

**FINDINGS:**

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **That the conditional use applied for is permitted in the district within which the property is located.**

*Staff Comments:* The conditional use as requested is permitted within the C-4, Central Business 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:* This area is designated as Downtown on the City's Future Land Use Map. The Conditional Use request for an outdoor service area has little potential to be disruptive to the neighborhood due to hours of operation or noise generated from the outdoor activities at the site.

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

*Staff Comments:* The proposed use and development will not have a substantial adverse effect on the surrounding area and the proposed conditional use will be compatible with the existing and changing conditions in the surrounding area.

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

*Staff Comments:* The proposed service area will be compatible with the downtown area.

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

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

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

*Staff Comments:* The building and site are required to comply with all provisions of the Zoning Ordinance and the C-4 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

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

*Staff Comments:* The service area must comply with all applicable requirements of the Police and Fire Department for staffing and fencing.

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

*Staff Comments:* Not applicable.

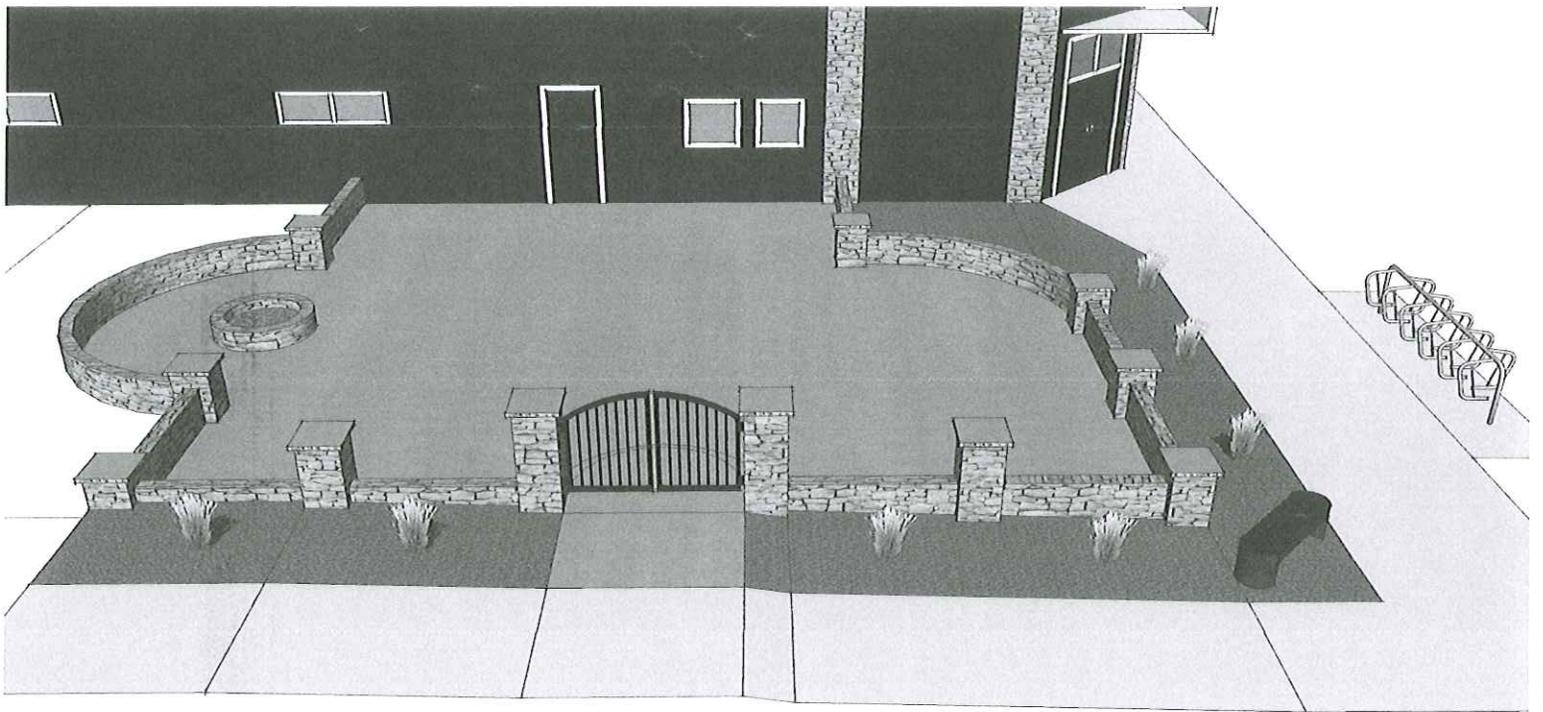
**9. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

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

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

**RECOMMENDED CONDITIONS:**

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





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

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

---

CPC Date: April 21, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Caledonia Haulers, Inc.  
Titleholder: Caledonia Haulers, Inc.

Location: 420, 470 and 550 French Court SW  
Request: Change of zone from C-3, Regional Commercial Zone District, to I-1, Light Industrial Zone District with a Preliminary Site Development Plan.

Case Manager: Johnny Alcivar  
Case Number: RZNE-022848-2016

---

**BACKGROUND INFORMATION:**

This is a request to rezone 10.3 acres from the C-3, Regional Commercial Zone District, to the I-1, Light Industrial Zone District with a Preliminary Site Development Plan to allow for the potential development of a truck wash facility. This site has not been previously developed. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The Preliminary Site Development Plan as submitted includes the following:

- Two-story building.
- Total building area – 23,112 SF.
- Total parking – 63 spaces including 3 ADA-accessible spaces.
- Trailer & Truck parking – 96 spaces
- Two access points from French Court SW.

**FINDINGS:**

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

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

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

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

*Staff Comments:* The subject property is shown as “Urban-Medium Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change is in accord with the FLUM and the Goals and Objectives of EnvisionCR.

**a) FORM/USE/INTENSITY CHARACTERISTICS:**

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

*Staff Comments:* Not applicable. The proposed development does not include any residential use.

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

*Staff Comments:* The proposed FAR (Floor Area Ratio) will be 0.05.

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

*Staff Comments:* Not applicable, as this is an in-fill project.

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

*Staff Comments:* Not applicable. The proposed development will be located in an industrial location.

- v. Light industrial uses should be rare due to their low FAR.**

*Staff Comments:* The proposed development will have a FAR of 0.05.

**b) COMPATABILITY CHARACTERISTICS:**

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

*Staff Comments:* The proposed development does not include any vertical integration, but provides the off-street parking.

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

*Staff Comments:* The proposed development provides similar intensity of use as the existing developments in French Court SW.

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

*Staff Comments:* Not applicable to this proposal.

- iv. **Medium density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**

*Staff Comments:* The proposed light industrial use will be located adjacent to 6<sup>th</sup> Street SW, a major arterial street, and will mitigate anticipated impacts by providing the required landscaped bufferyards from adjacent residential land uses to the north.

- v. **Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

*Staff Comments:* Not applicable to this proposal.

- vi. **Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

*Staff Comments:* Not applicable to this proposal.

- vii. **Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**

*Staff Comments:* The proposed development meets the requirements for landscaping, buffering and screening providing quality streetscapes which will enhance the area's aesthetics.

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

*Staff Comments:* The amendment is consistent with the changing conditions 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, Light 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 plan shows a two-story light industrial building that will not create an out of scale development in the area as it continues to develop with commercial and industrial uses.

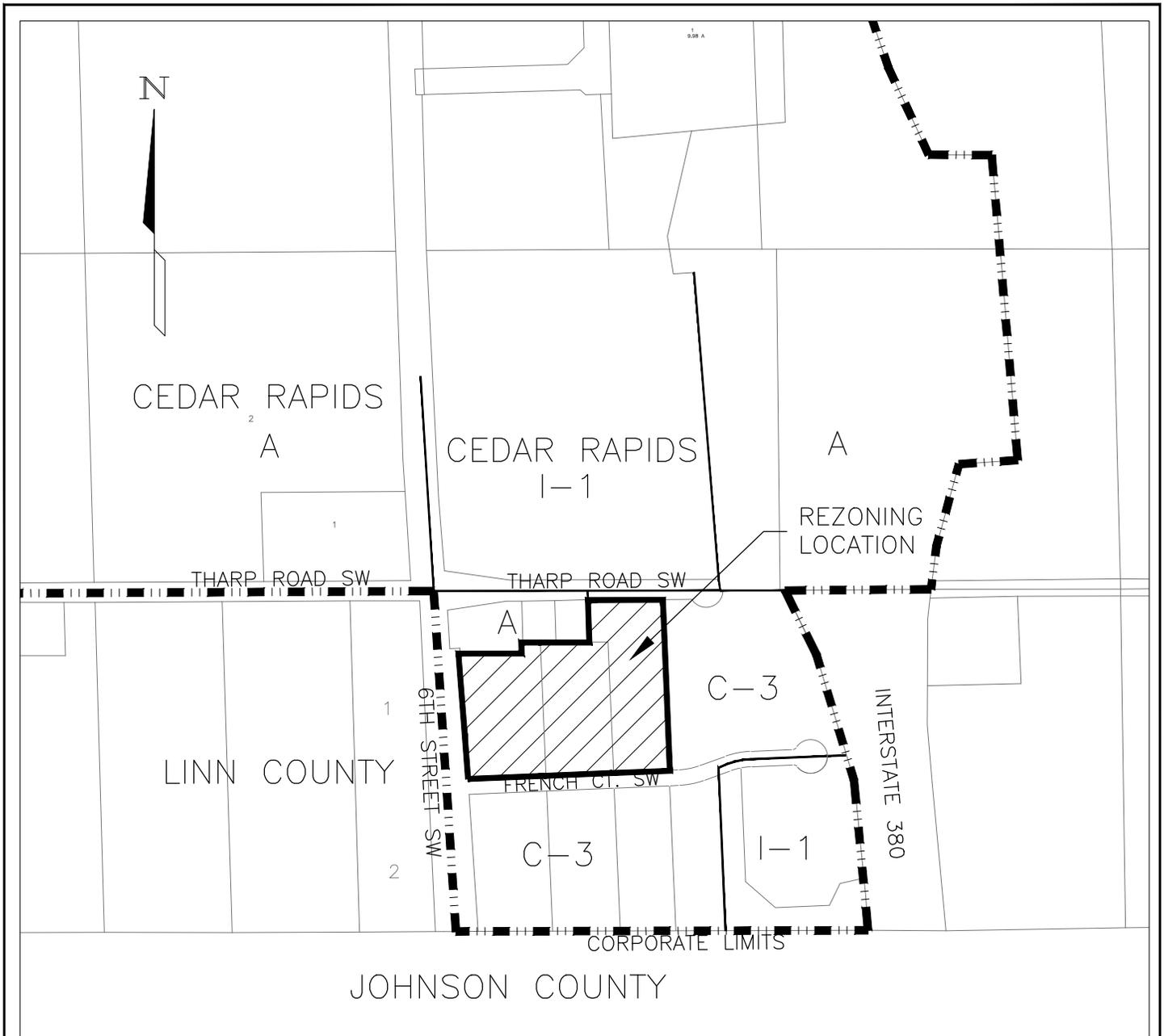
- 6. **Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

*Staff Comments:* Facilities and services are already in place given that improvements to the site were developed as part of the subdivision process. Adequate levels of services to the exiting development will not be affected.

**RECOMMENDED CONDITIONS:**

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

1. Any construction will require FAA approval.
2. Said lots must be combined as a single zoning lot and tax parcel.



SCALE: 1" = 600'

LEGAL DESCRIPTION  
 LOTS 1, 2, AND 3, ROGER L. FRENCH ADDITION TO THE CITY  
 OF CEDAR RAPIDS, LINN COUNTY, IOWA.

TITLEHOLDER/APPLICANT:  
 CALEDONIA HAULERS, INC.  
 PO BOX 31  
 CALEDONIA, MINNESOTA 55921

ENGINEER:  
 BRAIN ENGINEERING, INC.  
 1540 MIDLAND COURT NE  
 CEDAR RAPIDS, IOWA 52402  
 PH: 294-9424  
 FAX: 294-1056

REZONING REQUESTS: C-3 TO I-1(LIGHT INDUSTRIAL DISTRICT)

Project No.  
 252916-30



Drawing Title:

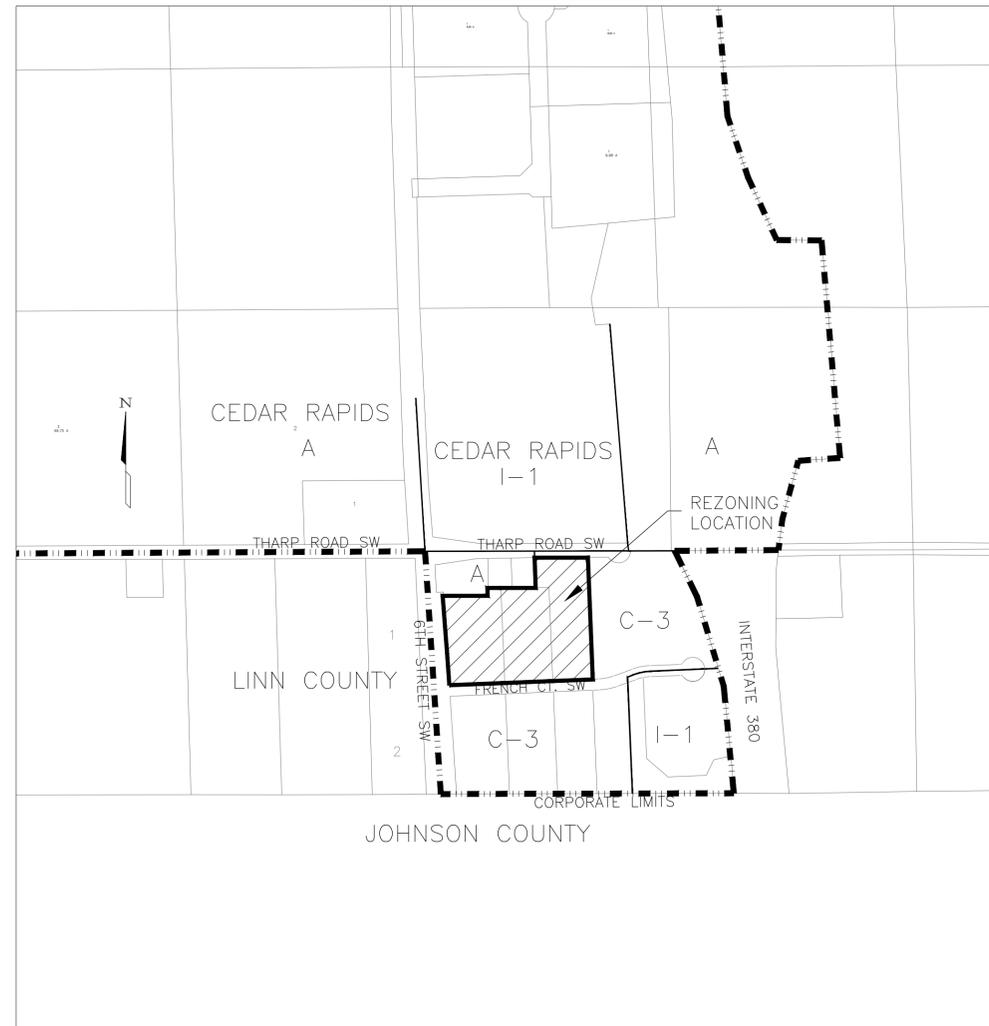
*REZONING LOCATION MAP*

CALEDONIA HAULERS, INC.

# REZONING PRELIMINARY SITE DEVELOPMENT PLAN CALEDONIA HAULERS

420, 470, AND 550 FRENCH COURT SW  
CITY OF CEDAR RAPIDS, IOWA

## LOCATION MAP



(SCALE: APPROX. 1" = 500')

## LEGAL DESCRIPTION

LOTS 1, 2, AND 3, ROGER L. FRENCH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA.

TITLEHOLDER:  
CALEDONIA HAULERS, INC.  
PO BOX 31  
CALEDONIA, MINNESOTA 55921

APPLICANT:  
HUNTER CONSTRUCTION  
C/O HUNTER PARKS  
1625 1st AVENUE SE  
CEDAR RAPIDS, IOWA 52402  
PH: 319-366-8800

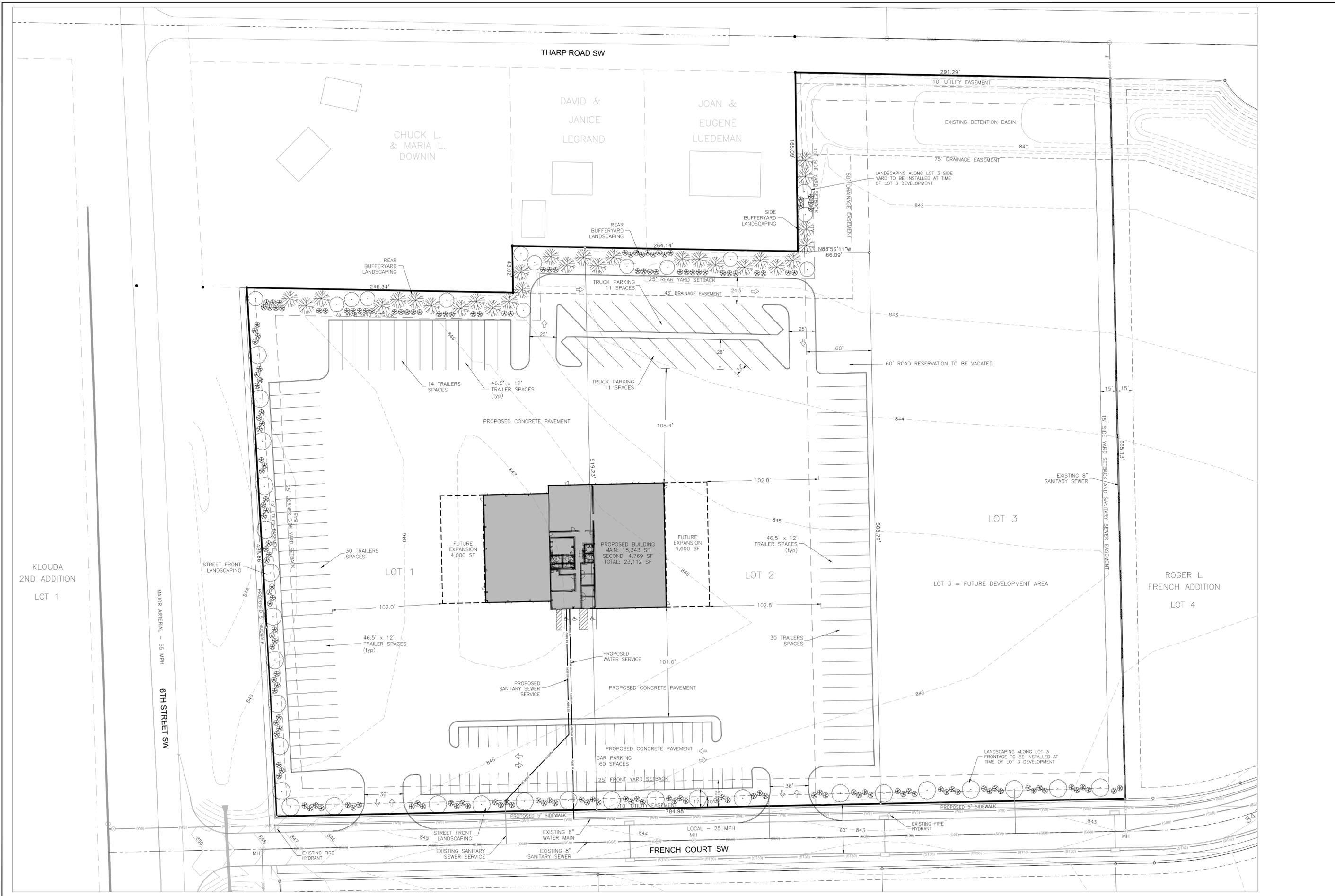
ENGINEER/CONTACT:  
BRAIN ENGINEERING, INC.  
1540 MIDLAND COURT NE  
CEDAR RAPIDS, IOWA 52402  
PH: 294-9424  
FAX: 294-1056

REQUEST: REZONING WITH PRELIMINARY SITE DEVELOPMENT PLAN  
SITE ADDRESS: 420, 470, AND 550 FRENCH COURT SW  
EXISTING ZONING: C-3 (REGIONAL COMMERCIAL)  
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)  
PROPOSED USE: TRUCKING/TRANSPORTATION  
PROPOSED BUILDING:  
TWO STORY - 23,112 S.F. GFA (MAIN LEVEL: 18,343 SF, 2ND LEVEL: 4,769 SF)  
(FUTURE EXPANSIONS TO TOTAL 31,712 S.F.)  
YARD SETBACK REQUIREMENTS: I-1  
FRONT YARD: 25 FEET  
SIDE YARD: 15 FEET  
CORNER SIDE YARD: 25 FEET  
REAR YARD: 25 FEET  
TOTAL SITE AREA: 447,039 SQ. FT. = 10.26 ACRES  
PROPOSED IMPROVEMENT AREAS:  
TOTAL SQ. FT. OF STRUCTURES = 18,343 SQ. FEET = 4.1%  
TOTAL HARD SURFACE AREA = 236,648 SQ. FEET = 52.9%  
TOTAL OPEN AREA = 210,391 SQ. FT = 47.1%  
PARKING CALCULATIONS:  
CODE DOES NOT HAVE A SPECIFIC REQUIREMENT FOR THIS USE.  
PROPOSED USE REQUIRES A MINIMUM OF 60 SPACES (PER OWNER)  
PARKING PROVIDED = 63 SPACES  
MINIMUM ADA PARKING REQUIRED:  
3 SPACES WITH 1 VAN ACCESSIBLE SPACE  
SPACES PROVIDED = 3 SPACES (1 VAN ACCESSIBLE)  
TRAILER SPACES PROVIDED = 74 SPACES  
TRUCK SPACES PROVIDED = 22 SPACES

## CONTACT PERSON

Contact Person	Daniel L. Schmidt
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 Midland Court NE
Date Submitted	4/11/2016
Date Revised	

	CHECK BY:	REVISION DATE:
	DATE:	CITY FILE NO.:
	REVIEWED BY:	Project No.:
	DATE:	252916-30



Title: REZONING SITE DEVELOPMENT PLAN		Book: 4/8/16		Scale: 1" = 40'	
Drawn: DLS		Checked:		Reviewed:	
Page: 2		Date:		Revision:	
Project No. 252916-30		No. 2		No. 1	
Caledonia Hauling		Brain Engineering, Inc.		Date:	

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY



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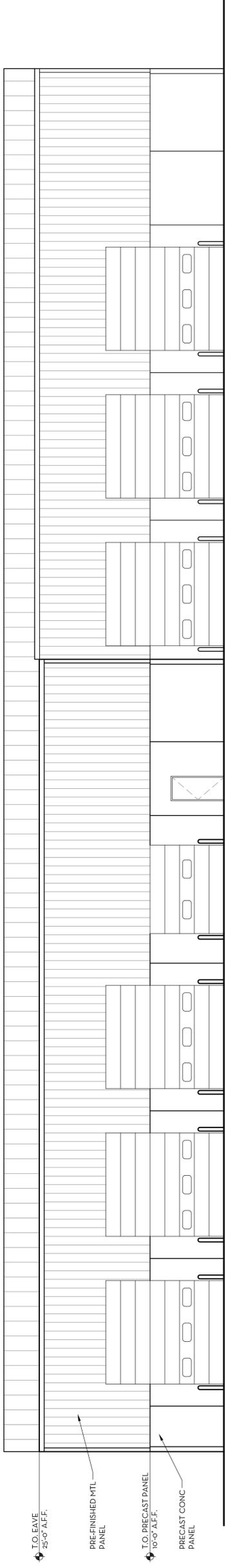
DRAWN BY: TMD  
APPROVED: SLE  
JOB DATE: JAN. 21, 2016  
JOB NO.: MKTG



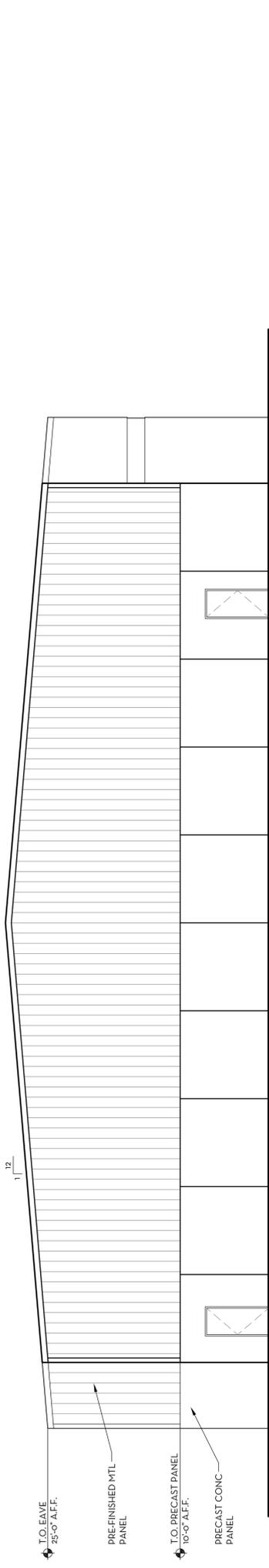
CALEDONIA HAULING  
HUNTER COMPANIES  
CEDAR RAPIDS, IA  
ARCHITECTURAL  
EXTERIOR ELEVATIONS

DRAWING  
A201

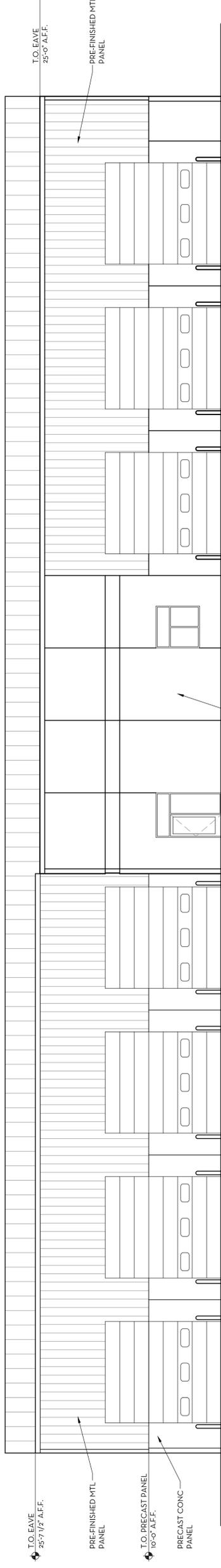
PRELIMINARY  
NOT FOR  
CONSTRUCTION



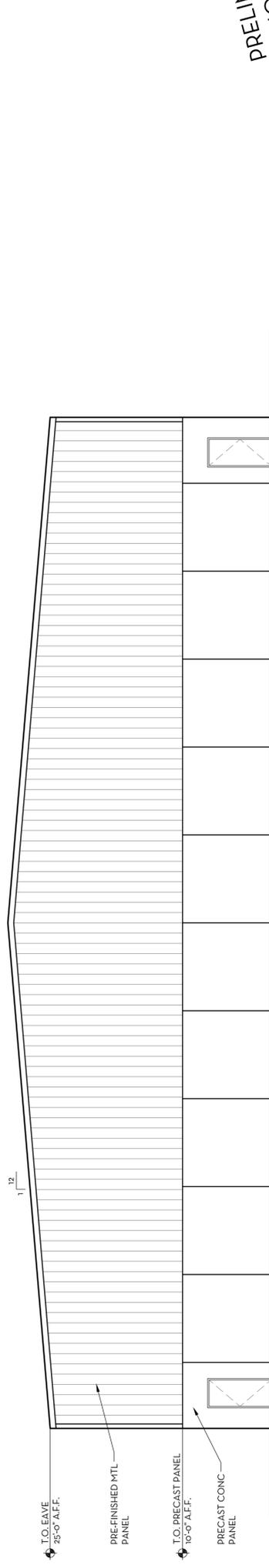
1 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



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**To:** City Planning Commission  
**From:** Seth Gunnerson, Planner  
**Subject:** Zoning Code Amendments  
**Date:** April 21, 2016

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### **Introduction**

At the April 21 City Planning Commission Meeting staff will present an amendment to Chapter 32 of the Municipal Code, the Zoning Ordinance, to correct scrivener's errors, clarify definitions, and make a change to signage regulations to match the intent of the Design Review Overlay Districts. The City is in the process of a comprehensive rewrite of the Zoning Ordinance. These amendments are meant to provide clarity to the code prior to consideration of the full Zoning Ordinance Update.

### **Recommended Amendments:**

**1. *Allow wall signage on Multi-Family Buildings within an approved Design Review Overlay District.***

The City has created four Design Review Overlay Districts to provide for unified design standards and enhanced urban design for buildings in core neighborhoods. These districts have been established in Kingston Village, the Czech Village and New Bohemia Districts, the MedQuarter, and along Ellis Boulevard. The intent is to allow for buildings to be built along the sidewalk with an 'urban' feel that might otherwise not be permitted by the zoning ordinance. Buildings built in this manner typically have wall signage (affixed flat against the building) or projecting signs (which are attached to the building and project outward) instead of freestanding signs (signs installed on the ground) as there is typically not room for free standing signage in front of buildings which are built to or near the sidewalk.

Currently projecting signs are not permitted in multi-family residential zone districts, even though standards for all four Design Review Overlay Districts specifically describe projecting signage as an encouraged sign type.

The amendment would allow projecting signs up to 32 square feet in size to be placed on multifamily buildings in Residential Zoning Districts within a Design Review Overlay District.

**2. *Self-Service Storage Facilities***

The amendment would change the parking standards and fix inconsistencies in the definition of Self-Service Storage Facilities (also known as mini-warehouses) within the zoning ordinance. Chapter 32 uses the "Self-Service Storage Facility" term in the definitions section and within the Permitted Uses Table, but refers to them as "Mini-

warehouses” for parking standards. The term “mini-warehouses” would be removed and replaced with “Self-Service Storage Facility”

In addition, the code currently requires 1 parking spot per 3,000 square feet of Gross Land Area dedicated to Self-Service Storage”. Staff feels this is excessive and is recommending changing the definition to 1 parking spot per 3,000 square feet of **Gross Floor Area** for the structures on the site. This is more in line with other communities surveyed in Iowa.

**3. Text Error**

Section 32.05.030.A.2.a.ii, which deals with landscaping standards, incorrectly lists which subsequent section deals with landscaping within and outside of, the Core. The proposed amendment would fix this error.

**Timeline**

A public hearing for the proposed changes has been set for April 26, 2016. The recommendation of the City Planning Commission will be presented to Council at this hearing. If the First Reading of the ordinance is adopted by Council on April 26, it is anticipated the Second and Third Readings of the Ordinance will be adopted on May 10, 2016.