

AMENDED
AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, June 23, 2016 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 5225 Timber View Drive NE (Future Land Use Map Amendment and Rezoning with a Preliminary Site Plan)

a. Consideration of a Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban-Low Intensity Land Use Typology Area as requested by Carlson Construction, LLC (Applicant/Titleholder)
Case No: FLUMA-023038-2016; Case Manager: Vern Zakostecky

b. Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan as requested by Carlson Construction, LLC (Applicant/Titleholder)
Case No. RZNE-022346-2015; Case Manager: Vern Zakostecky

2. Case Name: 1010 2nd 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 Beaver Creek Saloon (Applicant) and Lyle C Williams Property LLC (Titleholder)
Case No: COND-023175-2016; Case Manager: Dave Houg

3. Case Name: 1525 Hollywood Boulevard NE (Conditional Use)

Consideration of a Conditional Use Request for Daycare in a R-3, Single Family Residential Zone District as requested by Knox Presbyterian Church (Applicant) and The Presbytery of East Iowa (Titleholder)

Case No: COND-023182-2016; Case Manager: Dave Houg

4. Case Name: 1215 Skylee Drive NE (Rezoning) and Northtowne Market Addition (Revised Major Preliminary Plat)

a. Consideration of a change of zone from I-1, Light Industrial Zone District, to PUD-1, Planned Unit Development One Zone District for previous Railroad Right-of-Way as requested by Hunter Companies, LLC (Applicant/Titleholder)

Case No. RZNE-023188-2016; Case Manager: Johnny Alcivar

b. Consideration of a Revised Major Preliminary Plat in PUD-1, Planned Unit Development One Zone District as requested by Hunter Companies, LLC (Applicant/Titleholder)

Case No. PRPT-023189-2016; Case Manager: Johnny Alcivar



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, June 2, 2016 @ 3:00 p.m.
Cedar Rapids City Hall Council Chambers, 101 First Street SE**

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

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

CD Staff: Seth Gunnerson, Planner
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 eight (8) 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 May 12, 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: 118 2nd Avenue SE (Conditional Use)

Consideration of a Conditional Use Request for Roof Top Sign in a C-4, Central Business Zone District as requested by Nesper Sign Advertising, Inc. (Applicant) and United Fire & Casualty Co. (Titleholder)

Case No: COND-023044-2016; Case Manager: Dave Houg

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

A public hearing was presented for a Conditional Use approval for a roof sign for property at 118 2nd Avenue SE and zoned C-4, Central Business Zone District. The property houses a 5-story office building. The proposed sign will be oriented towards the northwest, visible from First Avenue and the interstate. The size of the sign will be 15' high by 26' wide or 390 square feet. Mr. Houg presented a Zoning Map, General Information, Renderings, View from 1st Avenue SE and View from I-380. This Conditional Use goes before the Board of Adjustment on June 13, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use request for a roof sign in a C-4, Central Business Zone District. Commissioner Pankey 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: 430 16th Avenue SW (Rezoning)

Consideration of a change of zone from PUB, Public Zone District to O-S, Office/Service Zone District as requested by Succession LC (Applicant/Titleholder)

Case No. RZNE-022975-2016; Case Manager: Johnny Alcivar

Mr. Alcivar presented the Criteria for Recommendation and Action of a Rezoning.

A Public Hearing was presented for a Rezoning of property currently in the PUB, Public Zone District to the O-S, Office/Service Zone District. The request is to allow for the existing building to be used as a daycare. The building was formerly used by the Iowa Department of Transportation. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and Street View. Following City Planning Commission recommendation a motion setting a public hearing for June 28, 2016 will be presented at the June 14, 2016 City Council meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the change of zone from PUB, Public Zone District to O-S, Office/Service Zone District. 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.

3. Case Name: 6677 16th Avenue SW (Rezoning)

Consideration of a change of zone from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence Zone District as requested by Hart-Frederick Consultants (Applicant) and Sharp Investments LLC (Titleholder)

Case No. RZNE-023095-2015; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence Zone District to allow for the potential development of a continuing care/senior living facility. The property is currently zoned PUD-1 and was used as a golf course prior to 2014. Prior to development of the site, a Preliminary Site Development Plan will be required showing additional site and building design details. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map and Concept Plan.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from PUD-1, Planned Unit Development Zone District One to RMF-2, Multiple Family Residence 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.

**4. Consideration regarding conformity of the proposed Grand Living Urban Renewal Area Plan with the City's Comprehensive Plan
*CIP/DID #TIF-0006-2016; Caleb Mason***

Mr. Mason stated that the City Council has initiated proceedings to consider the creation of the Grand Living Urban Renewal Area Plan generally located south of 1st Avenue East and West of Collins Rd SE which is being precipitated by an economic development project. The proposed Urban Renewal Area is approximately 42 acres.

Mr. Mason further stated this district is being established as an economic development area provided under Iowa Code to, among other things, stimulate private investment, expand economic development through planning, creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy. The attachment provides a draft of the Grand Living Urban Renewal Plan.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the proposed Grand Living Urban Renewal Area Plan. Commissioner Pankey 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 3:35 pm

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

Draft CPC Minutes June 2, 2016



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

STAFF REPORT

Future Land Use Map Amendment & Rezoning w/Preliminary Site Development Plan

CPC Date: June 23, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Carlson Construction, L.L.C.
Titleholder: Carlson Construction, L.L.C.

Location: 5225 Timber View Drive NE
Request: a. Consideration of a Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban-Low Intensity Land Use Typology Area
b. Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District

Case Manager: Vern Zakostelecky, Zoning Administrator
Case Number: FLUMA-023088-2016 and RZNE-022346-2016

BACKGROUND INFORMATION:

The applicant is requesting an amendment to the Future Land Use Map (FLUM) in the City's Comprehensive Plan, EnvisionCR to allow for development of a two duplex family attached dwelling units. The applicant has also submitted for annexation and an application for rezoning from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District. Prior to City Council consideration of the Future Land Use Map amendment and rezoning request the property needs to be annexed into the City's corporate limits.

The Preliminary Site Development Plan consists of the following:

- Total site is 1.87 acres.
- Total number of units is 2-duplexs (4 units total).
- Density is 2.1 units per acre.
- Two shared access drive off Timber View Drive.
- Storm water management on-site south of the proposed improvements.
- Development will be served by City water and septic system.

FUTURE LAND USE MAP AMENDMENT FINDINGS:

1. The subject property is shown as R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay on the Future Land Use Map in EnvisionCR, the Comprehensive Plan. The plan is for development of two duplex residential structures. The requested U-LI, Urban-Low Intensity Land Use Typology Area designation is compatible with the City development to the north of Blairs Ferry Road NE and the proposed use.
2. City staff has no objections to the request based on the proposed use, residential and potential future development in the general area. Urban-Low Intensity will be compatible with future development in the general area.
3. **USE/FORM/INTENSITY COMMENTS:** Urban-Low Intensity encourages development in areas with urban services including relatively low-density residential and neighborhood commercial and service. As a low density land use the proposed U-LI, Urban-Low Intensity is compatible with the surrounding future and planned uses.
4. **LOCATION/COMPATABILITY COMMENTS:** U-LI is encouraged adjacent to arterial roads such as Blairs Ferry Road NE. Based on the proposed use, the City development north of Blairs Ferry Road and the fact that there are undeveloped properties to the east of this site that can be developed to City densities, staff does not have any concerns with compatibility.
5. **SERVICE AND INFRASTRUCTURE COMMENTS:** The area is adjacent to existing incorporated land and staff does not know of any service issues other than the ability to utilize City sanitary sewer at this time. City sewer will be ultimately available in the future as this area in-fill develops.

If the City Planning Commission determines that the requested Land Use Typology Area is not appropriate for this location, based on inconsistency with the Comprehensive Plan, the Commission should recommend denial of the proposed Future Land Use Map amendment to City Council.

Should the Commission determine that the proposed land use is appropriate; the Commission should make a recommendation to City Council to amend the Future Land Use Map designation from R-UR, RURAL LAND USE TYPOLOGY AREA WITH AN URBAN RESERVE OVERLAY to the requested U-LI, URBAN-LOW INTENSITY LAND USE TYPOLOGY AREA use designation.

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 Rural-Urban Reserve Overlay LUTA on the Future Land Use Map in EnvisionCR, the Comprehensive Plan. As such, the request to rezone to the RMF-1 Zoning District is not in accord with the FLUM. The applicant has also submitted a request for an amendment to the FLUM from Rural-Urban Reserve Overlay LUTA to the Urban-Low Intensity Land Use Typology Area. If the FLUM is amended as requested the rezoning request will be in accord FLUM and the goals and objectives of the Comprehensive Plan

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

Staff Comments: The property is currently undeveloped, but surrounded by developed residential uses and lands that can be developed in the future. The proposed development will generate traffic typical of the other residential uses in the area and City staff has not identified any issues or concerns. The area to the north is developed as City density single-family residential. The general area to the south of Blairs Ferry Road was developed in the County as large lot single-family residential. It should be noted that there are several undeveloped parcels in the County that can be developed to City densities.

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

Staff Comments: The subject property is suitable for all uses permitted in the RMF-1 Zoning District, if determined by City Council to be appropriate.

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

Staff Comments: The proposed development will be designed to meet design standards regarding building design, storm water management, landscaping and other site design elements. The proposed builds are only one story and there is ample green space proposed for the site.

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

Staff Comments: This parcel is located in an area that is already served by waste disposal, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. The development will need have availability to City sanitary sewer at this time. The development will be utilizing a private waste disposal system that has been given preliminary approval by the Linn County Health Department. It should be noted that additional development in this area will generate the need for City sewer to be provided and the proposed development will then be required to connect to the City system. Development of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

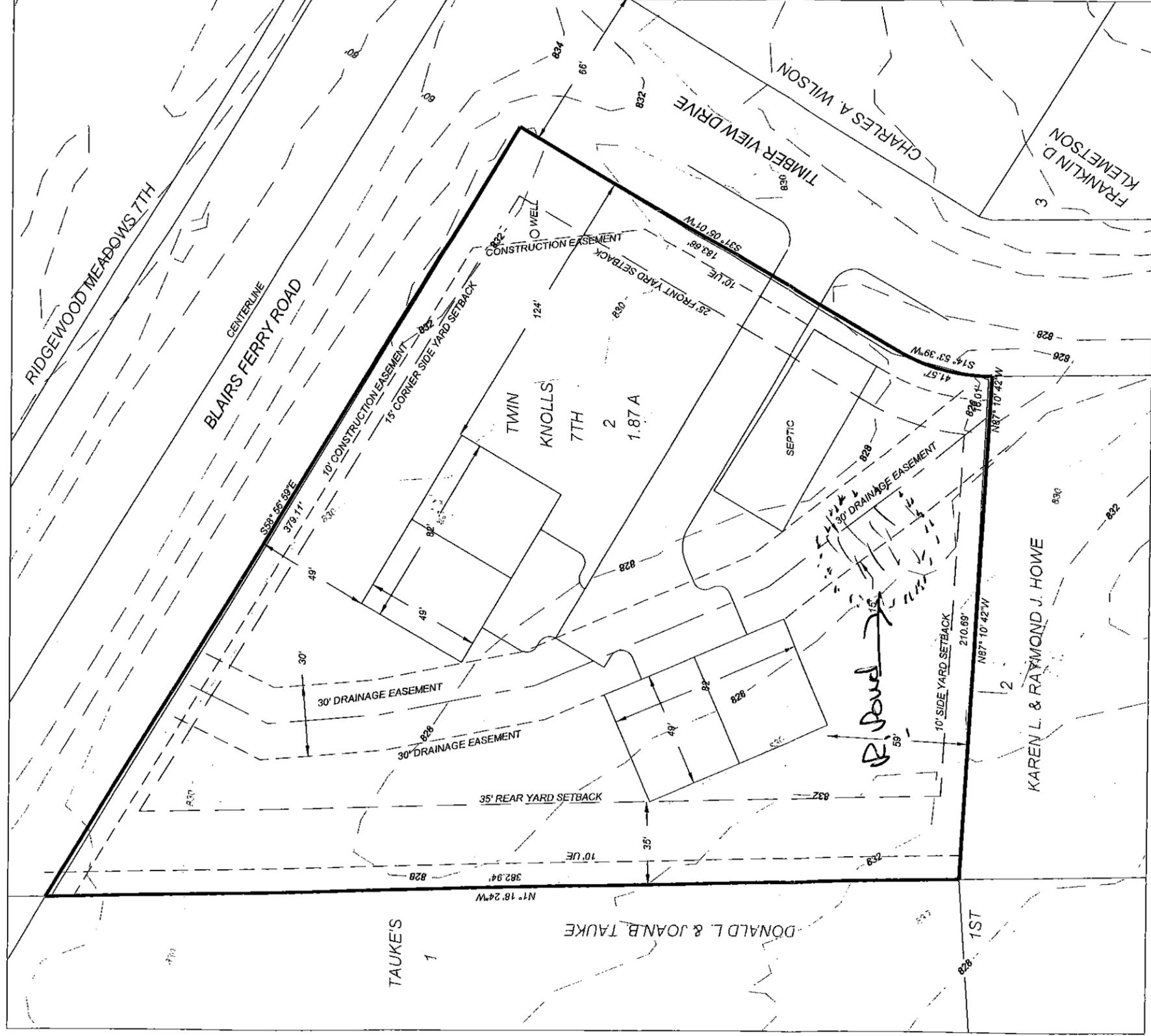
Staff Comments: This provision does not apply.

RECOMMENDED CONDITIONS:

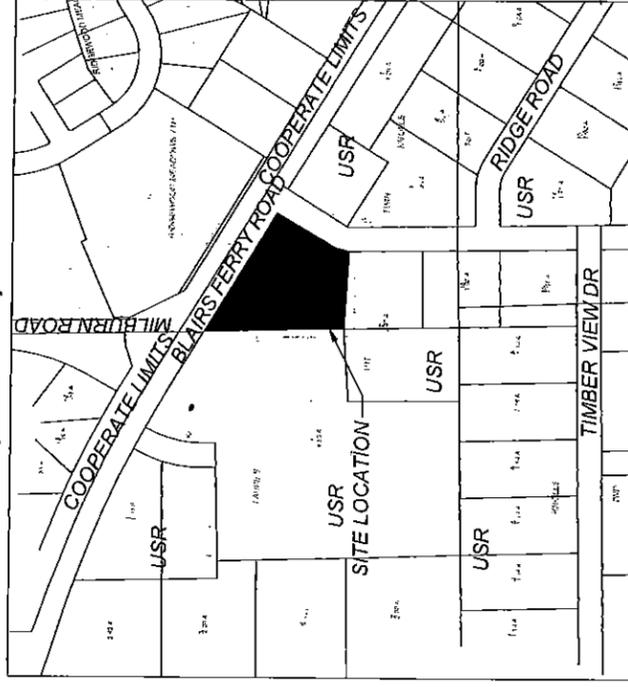
1. No buildings or building overhangs shall encroach upon any portion of an easement without obtaining appropriate approval.
2. City sewer is not readily available for connection to serve the site at this time. The developer shall provide documentation from the Linn County Health Department to confirm that septic tanks will be permitted to serve the intended uses.

SITE PLAN CARLSON CONSTRUCTION

LEGAL DESCRIPTION:
LOT 2, FINAL PLAT OF TWIN KNOLLS 7TH ADDITION TO LINN, COUNTY, IOWA.



LOCATION MAP (NO SCALE)



PROPERTY LOCATION:
5225 TIMBER VIEW DRIVE
SE SE
36-84-8
MONROE

OWNER:
CARLSON CONSTRUCTION
2203 BLAIRS FERRY CROSSING, SUITE A
HIAWATHA, 52233
319-415-4339

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

- NOTES:
1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 2. EXISTING ZONING USR.
 3. PROPOSED ZONING USR-MF.
 4. SITE IS SERVICED BY AN EXISTING WELL.
 5. SITE WILL BE SERVICED BY A PROPOSED SEPTIC FIELD.

SETBACKS:
25' FRONT YARD SETBACK
10' SIDE YARD SETBACK
15' CORNER SIDE YARD SETBACK
35' REAR YARD SETBACK

Title: SITE PLAN		Drawn: DFB	Book:
Project No: 493415-10		5/19/15	Scale: 1"=50'
Checked: SMB 5/20/15		BRAIN <small>CIVIL - LAND DEVELOPMENT - SURVEYING - TRANSPORTATION</small> ENGINEERING, INC.	
Title: SITE PLAN		Project No: 493415-10	
Title: CARLSON CONSTRUCTION		Project No: 493415-10	



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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: June 23, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Beaver Creek Saloon
Titleholder: Lyle C. Williams Property, L.L.C.

Location: 1010 2nd Avenue SW
Request: Conditional Use approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-023175-2016

BACKGROUND INFORMATION:

This is to certify that the Development Services staff has examined the petition of Lyle Williams dba Beaver Creek Saloon requesting Conditional Use approval for an “Outdoor Service Area” for property at 1010 2nd Avenue SW and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:

Appellant requests approval to serve alcohol in an existing outdoor service area.

The plan submitted shows the following characteristics:

- Total area of structure: 1426 sf
- Total size of outdoor service area: 600 sf (14 seats)
- Parking required / provided: 21 spaces

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

FINDINGS:

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

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

Staff Comments: The conditional use as requested is permitted within the C-3, Regional Commercial District.

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

Staff Comments: This area is designated as Urban Medium Intensity on the City's Future Land Use Map. As such, an outdoor service area conforms to the intent of the Comprehensive Plan.

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 outdoor area should not create substantial adverse neighborhood effects.

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 outdoor service area must be screened from the adjacent residential use.

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

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

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

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

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

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

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

Staff Comments: 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. Effective screening must be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
2. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the beer garden is staffed continually during normal business hours.
3. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
4. Code-compliant exiting with code-compliant hardware is required on the exit required from the outdoor service area.
5. That the Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.

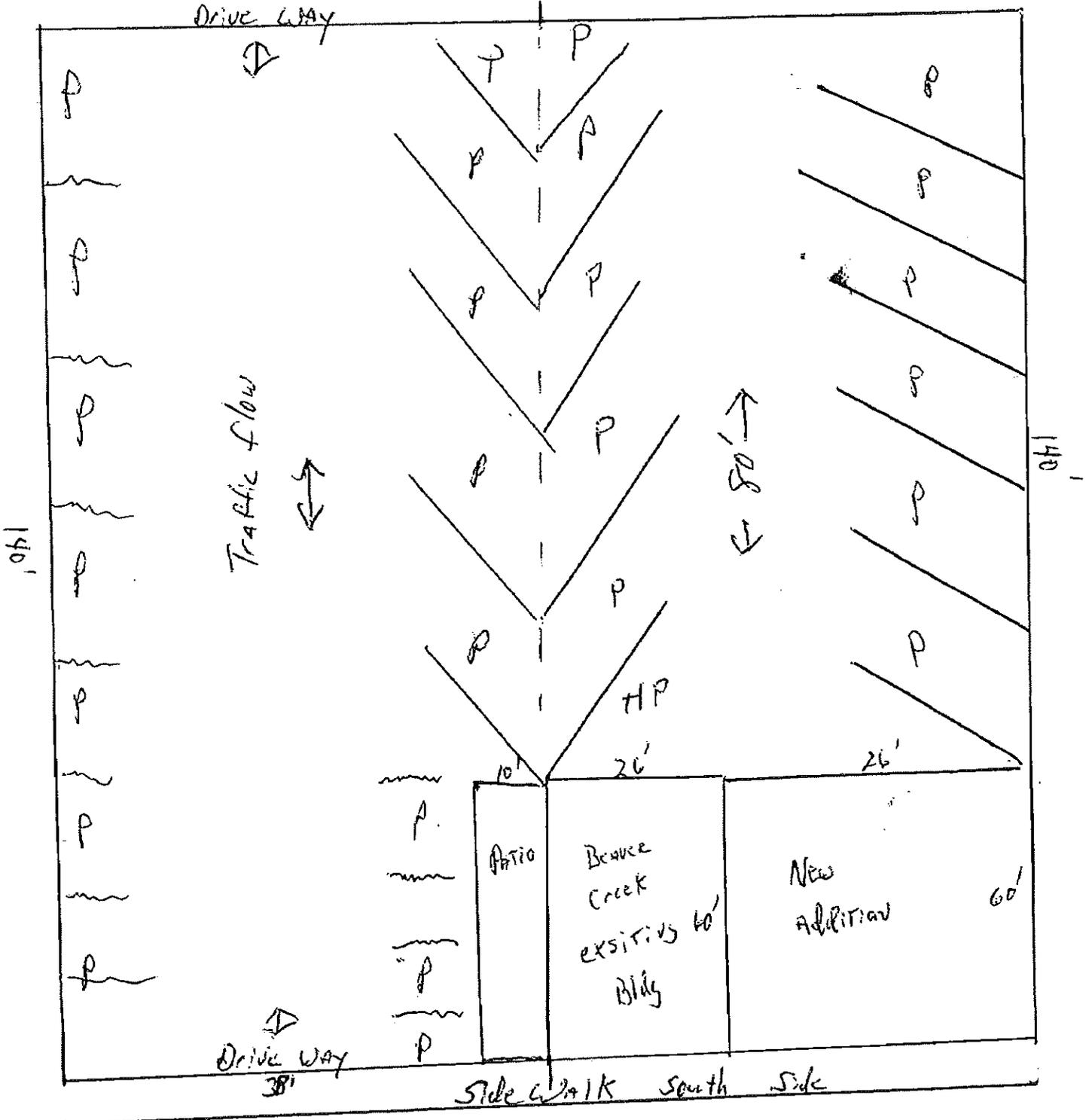
Beaver Creek SALOON Building PLAN

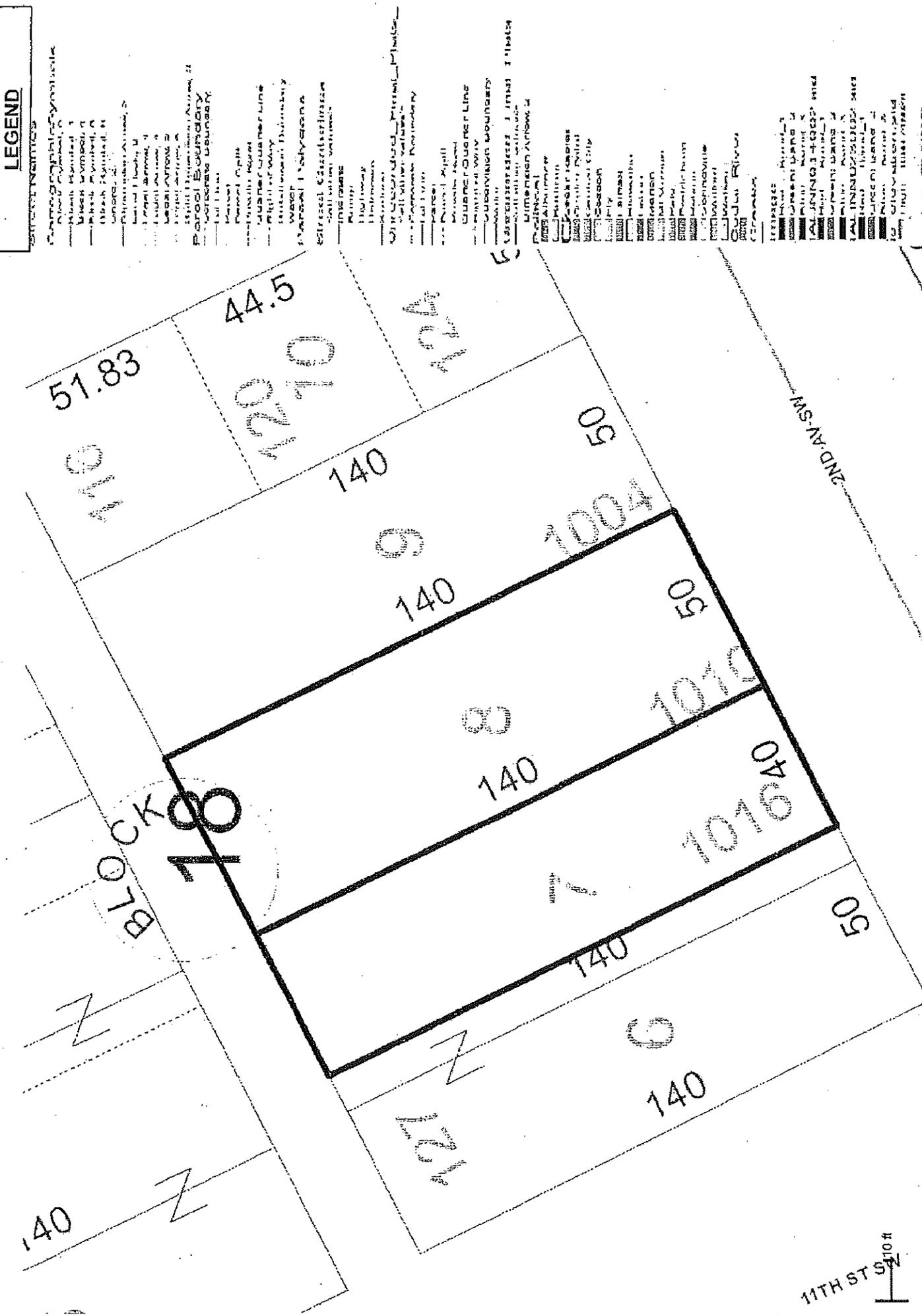
ATT: 1010 2nd AVE

Variance Applied for 2-11-13

DAVE Commercial zoning

Alley North Side

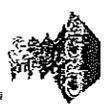




LEGEND

- STREET NAMES
- PROPERTY LINES
- LOT LINES
- LOT AREA
- LOT PERCENTAGE
- LOT NUMBER
- LOT TYPE
- LOT VALUE
- LOT ZONING
- LOT STATUS
- LOT OCCUPANCY
- LOT USE
- LOT RENT
- LOT TAXES
- LOT FEES
- LOT PENALTIES
- LOT VIOLATIONS
- LOT COMPLAINTS
- LOT DISPUTES
- LOT EASEMENTS
- LOT ENCUMBRANCES
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- LOT SALES
- LOT TRANSFERS
- LOT DEEDS
- LOT RECORDS
- LOT ARCHIVES
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- LOT CULTURAL
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- LOT MONUMENTS
- LOT MARKERS
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- LOT AGREEMENTS
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- LOT INFRASTRUCTURE

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PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a use agreement with the City of Cedar Rapids.





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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: June 23, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Kendran Sizemoore
Titleholder: The Presbytery of East Iowa

Location: 1525 Hollywood Blvd. NE

Request: Conditional Use approval for a Day Care Center in an R-3, Single Family Residence Zone District

Case Manager: Dave Houg
Case Number: COND-023182-2016

BACKGROUND INFORMATION:

The property consists of a single parcel containing a former church. The applicant is requesting a conditional use to allow a Day Care Center to operate from the building. There are no proposed changes to the external site layout.

The developed site includes the following:

- Site area – 2.64 acres
- Structure – 4830 s.f.
- Parking required – 14 spaces
- Parking provided – 25 spaces

FINDINGS:

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

- 1. That the Conditional Use applied for is permitted in the district within which the property is located.**

Staff Comments: A Day Care Center is permitted as a conditional use within the R-3, Single Family Residence zone district.

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

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

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

Staff Comments: The daycare will be operated within an existing structure formerly utilized as a church. Substantial adverse effects from the conditional use should be minimal in a neighborhood accustomed to the previous non-residential uses particular to this site.

- 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 property has historically been used for non-residential purposes. With maintenance of the existing character of the structure, the property should remain compatible with the immediate neighborhood.

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

Staff Comments: The property should continue to be served adequately by the facilities and services present.

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

Staff Comments: The applicant has agreed to the additional conditions listed below.

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

Staff Comments: As mentioned, the property has historically been used for non-residential purposes. The proposed use should not alter the existing site conditions.

RECOMMENDED CONDITION:

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

1. Necessary inspections must be conducted and a certificate of occupancy issued prior to occupancy of the building.
2. Any required outside play area shall be effectively screened from adjacent residential uses.

LOCATION MAP
(APPROX. 1"=300')



TITLE HOLDER:
KNOX PRESBYTERIAN CHURCH
1700 SOUTH 1ST AVE STE #23
IOWA CITY, IA 52240

APPLICANT:
KENDRAN SIZEMORE
600 10TH AVENUE
MARION, IOWA 52302
KENDRAN77@GMAIL.COM

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

ENGINEER:
DOUG BRAIN
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424
DOUGB@BRAIN-ENG.COM

REQUEST: CONDITIONAL USE
USE: DAYCARE

TOTAL SITE AREA: 115,121 SQ. FT. = 2.64 ACRES

EXISTING ZONING: R-3

TOTAL SQ. FT. OF STRUCTURES:
EXISTING: 4,830 FEET = 4.2%
PROPOSED: 4,830 FEET = 4.2%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING):
EXISTING: 25,650 SQ. FEET = 22.3%
PROPOSED: 25,650 SQ. FEET = 22.3%

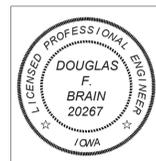
OPEN AREA OF LOT:
EXISTING: 89,471 SQ. FEET = 77.7%
PROPOSED: 89,471 SQ. FEET = 77.7%

SETBACKS: R-3
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 5 FEET MIN. / 14 FEET COMBINED
REAR YARD: 25 FEET
CORNER SIDE YARD: 15 FEET

PARKING:
DAYCARE 2 PER 1000 GFA
2 SPACE SPACES * 6,916 SQ. FT. / 1,000 SQ. FT. = 14 PARKING SPACES
PARKING PROVIDED: 25 SPACES INCLUDING 2 HANDICAP ACCESSIBLE

- NOTES:**
1. REGULAR PARKING SPACES ARE 9'x19'.
 2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 3. ALL IMPROVEMENTS ARE EXISTING.
 4. ALL HARD SURFACING IS P.C. CONCRETE PAVEMENT.
 5. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE.
 6. THE EXISTING DETENTION POND WILL BE RELOCATED TO THE SOUTHEAST CORNER OF THE SITE.
 7. THE DETENTION POND WILL BE DESIGNED TO CEDAR RAPIDS METRO STANDARDS.
 8. ALL HANDICAP SPACES ARE 9'x19'. NON-HANDICAPED SPACES WILL BE 9'x19'.

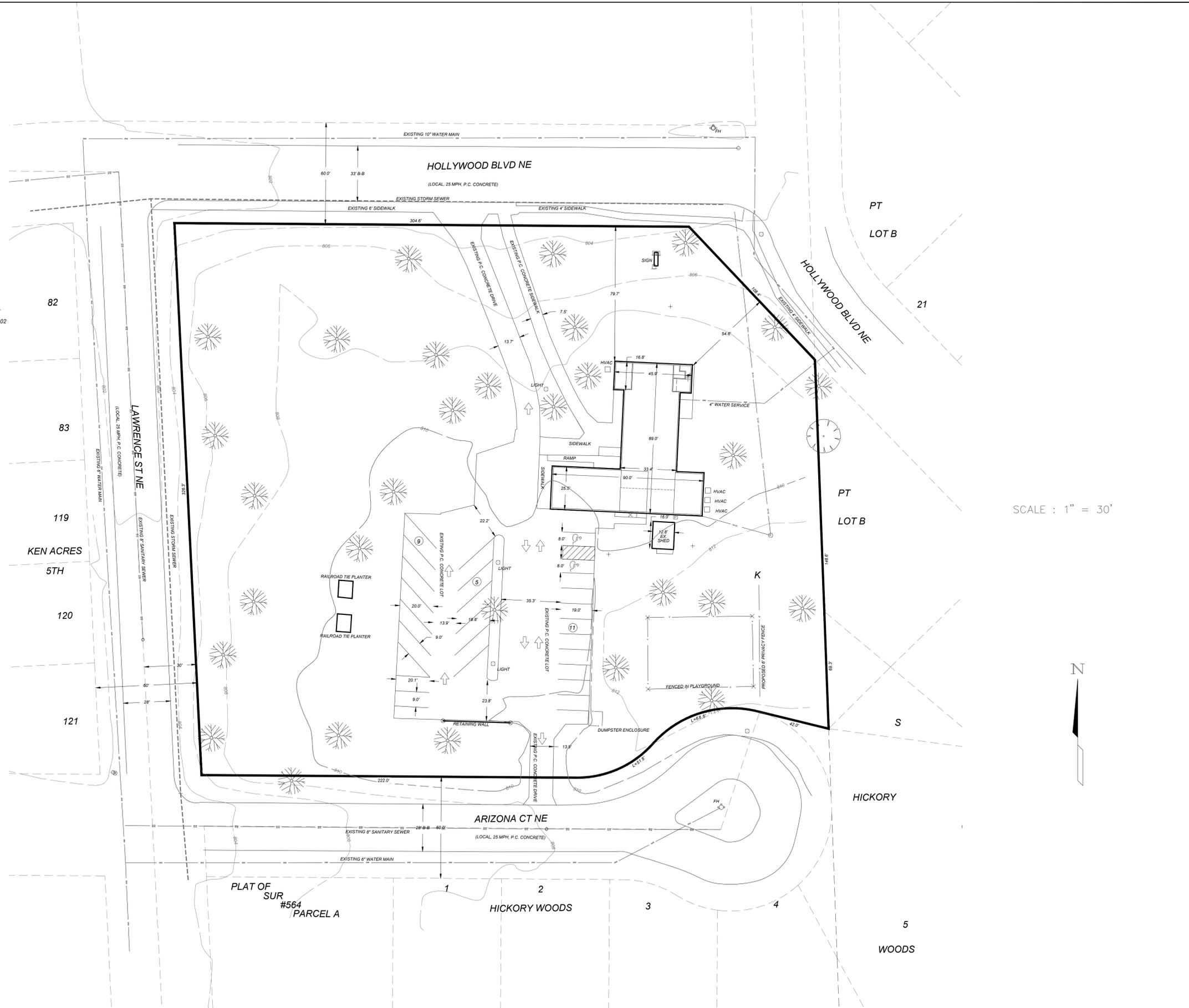
TREES:
PARKING LOT TREES 1 PER 12 SPACES.
25 SPACES = 3 TREES (4 EXISTING)



I hereby certify that this engineering document was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed _____ Date _____

Douglas F. Brain, P.E.
My License Renewal Date is December 31, 2016
License Number: 20267
Pages or sheets covered by this seal: _____



SCALE: 1" = 30'



Book:	5/24/16	Drawn:	DFB	Checked:		Scale:	1" = 30'
Page:	1	Reviewed:					
Project No.:	508316-20						
Title:	CONDITIONAL USE						
	1525 HOLLYWOOD BLVD NE						
Revision:							
Date:							



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

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning

CPC Date: June 23, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Hunter Companies, LLC
Titleholder: Hunter Companies, LLC

Location: 1215 Skylee Drive NE
Request: Change of zone from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District for previous Railroad Right-of-Way

Case Manager: Johnny Alcivar
Case Number: RZNE-023188-2016

BACKGROUND INFORMATION:

This is a request to rezone a portion of former railroad right-of-way area zoned I-1, Light Industrial Zone District to the PUD-1, Planned Unit Development One District to allow for the property to be combined with the rest of the Northtowne Market Additions area for future commercial development. The property is identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

FINDINGS:

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

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

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

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

Staff Comments: The subject property is shown as “Urban High-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. 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 adjacent land to the north is currently zoned PUD-1. The rezoning will allow a portion of former railroad right-of-way area to be combined to the area zoned PUD-1. The remaining portion of the former railroad right-of-way will remain in the I-1, Light Industrial Zone District. The surrounding properties are zoned commercial which is the intended use for the area zoned PUD-1. Therefore, the amendment is consistent with the characteristic of the surrounding area, the vision for the area and the Future Land Use Map (FLUM).

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

Staff Comments: The location is suitable for all uses permitted in the PUD-1, Planned Unit Development One District, which are outlined in the development agreement and restrictive covenants.

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: Future development under this rezoning will be in line with the size and scale of surrounding commercial developments and the vision for this general area.

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

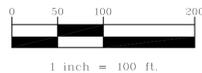
Staff Comments: The developer will be responsible for establishing services that are not currently available at this location. The applicant will work with the Development Services Department for the suitable provision and location of the infrastructure which will maintain adequate levels of service to areas surrounding this site and for future developments within it.

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.

REZONING EXHIBIT



LOCATION MAP - NOT TO SCALE



PROJECT NUMBER:
16-0497

PROJECT NAME:
Northtowne Market First
Addition to Cedar Rapids

TITLE:
Revised Preliminary Plat

ENGINEER:
hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

TITLE HOLDER:
HUNTER COMPANIES, LLC
P.O. BOX 1826
CEDAR RAPIDS, IA 52406
319-366-8800
319-366-1022

APPLICANT:
HUNTER GROUP
MIKE LOYD
1625 1st AVE., SE
CEDAR RAPIDS, IA 52402
319-356-8800
mike@hunter-companies.com

CONTACT:
NICK BETTIS P.E.
HBK ENGINEERING, LLC
509 S. GILBERT ST
IOWA CITY, IA 52240
319-338-7557
nbettis@hbkengeering.com

FOLDER NAME:
160497

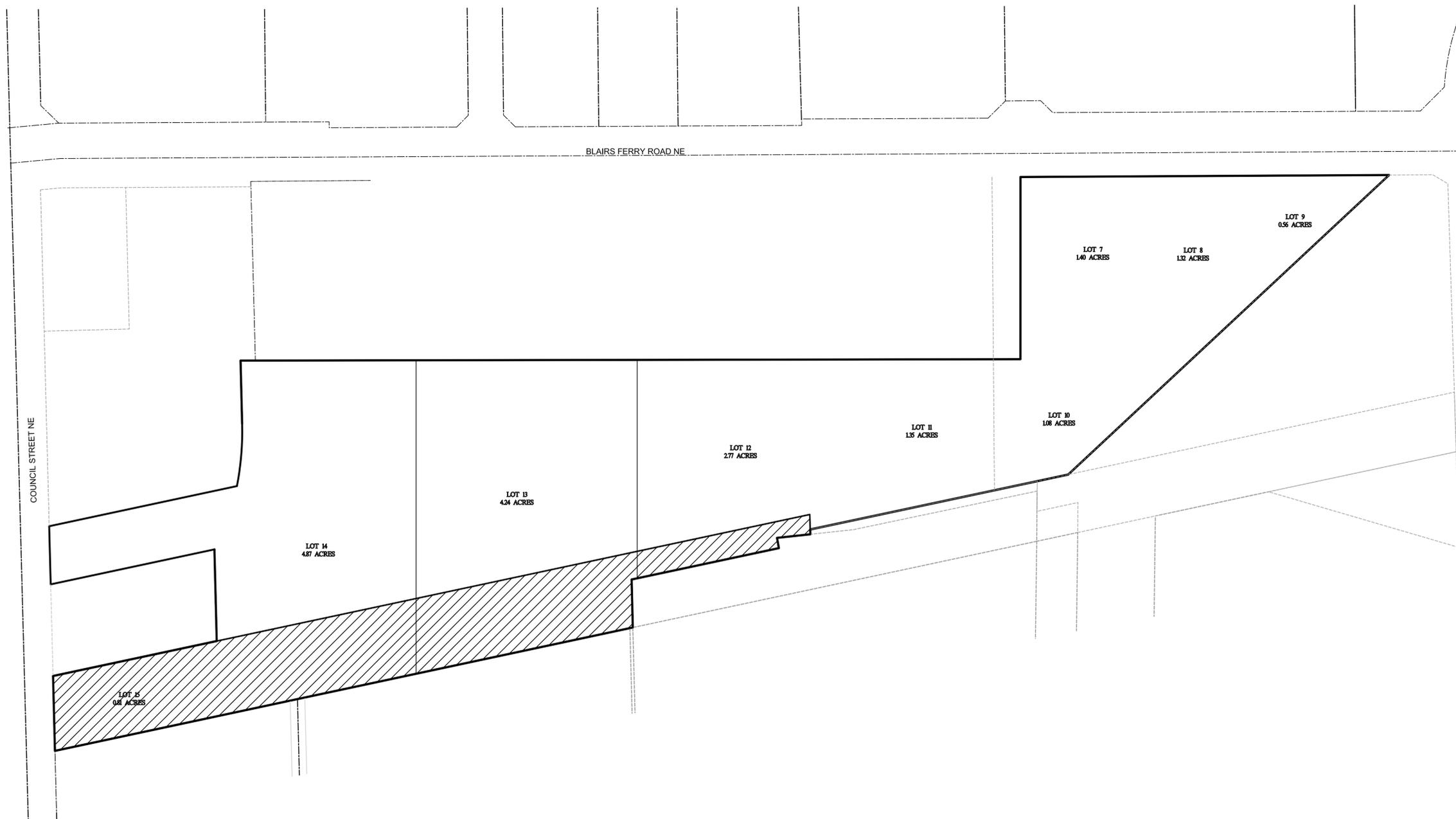
DATE CREATED:
05-19-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
05-19-16	DESIGN	ESW	

PROJECT MANAGER:
ROBERT DECKER

SHEET:
1 OF 1



TOTAL ACREAGE:
LOT 7: 1.40 ACRES
LOT 8: 1.32 ACRES
LOT 9: 0.56 ACRES
LOT 10: 1.08 ACRES
LOT 11: 1.35 ACRES
LOT 12: 2.77 ACRES
LOT 13: 4.24 ACRES
LOT 14: 4.87 ACRES
LOT 15: 0.81 ACRES
TOTAL = 18.40 ACRES

STANDARD LEGEND AND NOTES

Boundary or Property Line	_____
Section Line	_____
Lot Line, Internal	_____
Lot Line, Platted or by Deed	_____
Existing Centerline	_____
Proposed Centerline	_____
Existing Right-of-Way	_____
Proposed Right-of-Way	_____
Existing Easement	_____
Proposed Easement	_____
Existing Gas Main	_____
Existing Sanitary Sewer	_____
Existing Storm Sewer	_____
Fire Hydrant	⊕
Water Main Valve	⊗
Deciduous Tree	⊕



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

STAFF REPORT TO CITY PLANNING COMMISSION
Revised Major Preliminary Plat

CPC Date: June 23, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Hunter Companies, LLC.
Titleholder: Hunter Companies, LLC.

Plat Name: Revised Northtowne Market Additions
Location: East of Sydney Drive and south of Blairs Ferry Road NE

Request: Consideration of a Revised Major Preliminary Plat

Case Manager: Johnny Alcivar
Case Number: PRPT-023189-2016

BACKGROUND INFORMATION:

The applicant is requesting approval of a Revised Major Preliminary Plat for land located east of Sydney Drive NE and south of Blairs Ferry Road NE. Most of the property is currently zoned PUD-1, Planned Unit Development One District. A portion of the adjacent former railroad right-of-way is being rezoned to PUD-1. The proposal is to subdivide the property into nine (9) lots for future development and one lettered outlot.

The Preliminary Plat as submitted includes the following:

- Total site area – 17.60 acres
- Total lots – 9
- Total area being rezoned – Portion of former railroad ROW, 3.19 acres
- 20' Recreational Trail Easement
- Storm water management areas will be provided on a lot by lot basis.

FINDINGS:

The City Planning Commission shall review the application based on the following criteria:

- 1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban High-Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed subdivision is consistent with the goals and objectives of the land use typology and future development will comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

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

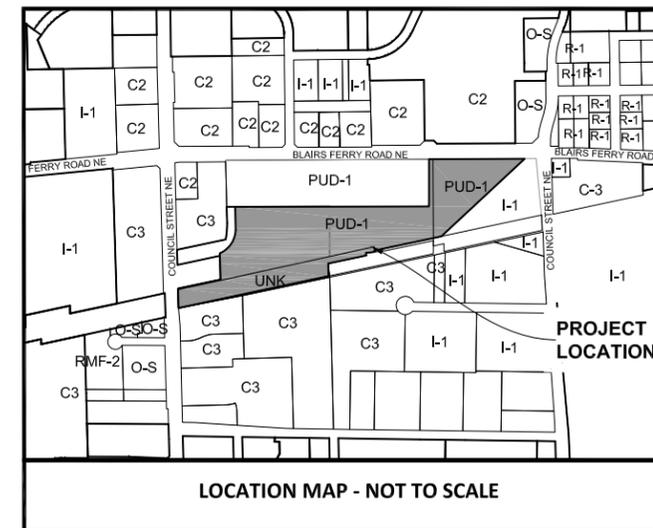
1. PRIOR TO COUNCIL APPROVAL OF A FINAL PLAT, an acceptable agreement be submitted which will be recorded with the final plat providing for perpetual ownership, tax responsibility, maintenance and liability for Outlot A.
2. AS PART OF FINAL PLAT APPROVAL BY THE CITY, the property owner shall dedicate to the public a 20’ recreational trail easement.
3. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to dedicate to the public additional street right-of-way along Blairs Ferry Road NE providing a minimum 50’ half width right-of-way for said street adjoining this site.
4. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL the property owner shall be responsible to dedicate sanitary sewer easements for the existing sanitary sewer facilities located along the southern boundary of this site. The easement widths shall be based on the depth of the sewer facilities and as approved by the City.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner is responsible to construct storm sewer facilities as required to service this site.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
8. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along the public and private street frontages on and adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards and policy, ADA requirements, and improvement plans accepted by the City.
9. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality.

REVISED PRELIMINARY PLAT FOR NORTHTOWNE MARKET FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

PART OF LOT 1 IN NASH FINCH FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA, PART OF LOT 2, IRREGULAR SURVEY OF THE EAST 1/2 NORTHWEST FRL. 1/4 OF SECTION 3-83-7, LINN COUNTY, IOWA AND PART OF PARCEL A PLAT OF SURVEY NO. 2064, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A OF PLAT OF SURVEY NO.2064; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF COUNCIL STREET NE, A DISTANCE OF 127 FEET TO THE SOUTH LINE OF LOT 2 OF SAID NASH FINCH FIRST ADDITION; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 285 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 172 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 1 BEING A CURVE TO THE LEFT HAVING A RADIUS OF 172 FEET, AN ARC DISTANCE OF 193 FEET; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 153 FEET TO THE SOUTH LINE OF NORTHTOWNE MARKET FIRST AND SECOND ADDITIONS; THENCE EASTERLY ALONG SAID SOUTH LINE OF NORTHTOWNE MARKET FIRST AND SECOND ADDITIONS, A DISTANCE OF 1272 FEET TO THE EAST LINE OF SAID NORTHTOWNE MARKET SECOND ADDITIONS AND BEING THE CENTERLINE OF SAMM DRIVE NE; THENCE NORTHERLY ALONG SAID CENTERLINE OF SAMM DRIVE NE, A DISTANCE OF 309 FEET TO THE SOUTH RIGHT OF WAY LINE OF BLAIRS FERRY ROAD NE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF BLAIRS FERRY ROAD NE, A DISTANCE OF 628 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 746 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 IRREGULAR SURVEY AND SAID LOT 1 IN NASH FINCH ADDITION BEING 449' EAST OF THE EAST LINE OF THE NW FRL 1/4 OF THE NW 1/4 OF SECTION 3-83-7; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF SAID IRREGULAR SURVEY AND SAID LOT 1 IN NASH FINCH ADDITION, A DISTANCE OF 449 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A PLAT OF SURVEY NO. 2064; THENCE SOUTHERLY ALONG SAID SOUTH LINE OF PARCEL A, A DISTANCE OF 8 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 57 FEET; THENCE SOUTHERLY ALONG SAID SOUTH LINE OF PARCEL A, A DISTANCE OF 18 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 256 FEET; THENCE SOUTHERLY ALONG SAID SOUTH LINE OF PARCEL A, A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 1006 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING ALL OF OUTLOT A BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 GOODWILL INDUSTRIES SECOND ADDITION; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID GOODWILL INDUSTRIES SECOND ADDITION, A DISTANCE OF 327 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF PLAT OF SURVEY NO. 2074, A DISTANCE OF 68 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 273 FEET TO THE EAST RIGHT OF WAY LINE OF SAID COUNCIL STREET NE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE; A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.59 ACRES MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LOCATION MAP - NOT TO SCALE



PROJECT NUMBER:
16-0497

PROJECT NAME:
Northtowne Market First
Addition to Cedar Rapids

TITLE:
Revised Preliminary Plat

ENGINEER:
hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
CEDAR RAPIDS, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328

WWW.HBKENGINEERING.COM

TITLE HOLDER:
HUNTER COMPANIES, LLC
P.O. BOX 1826
CEDAR RAPIDS, IA 52406
319-366-8800
319-366-1022

APPLICANT:
HUNTER GROUP
MIKE LOYD
1625 1st AVE., SE
CEDAR RAPIDS, IA 52402
319-356-8800
mike@hunter-companies.com

CONTACT:
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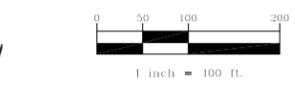
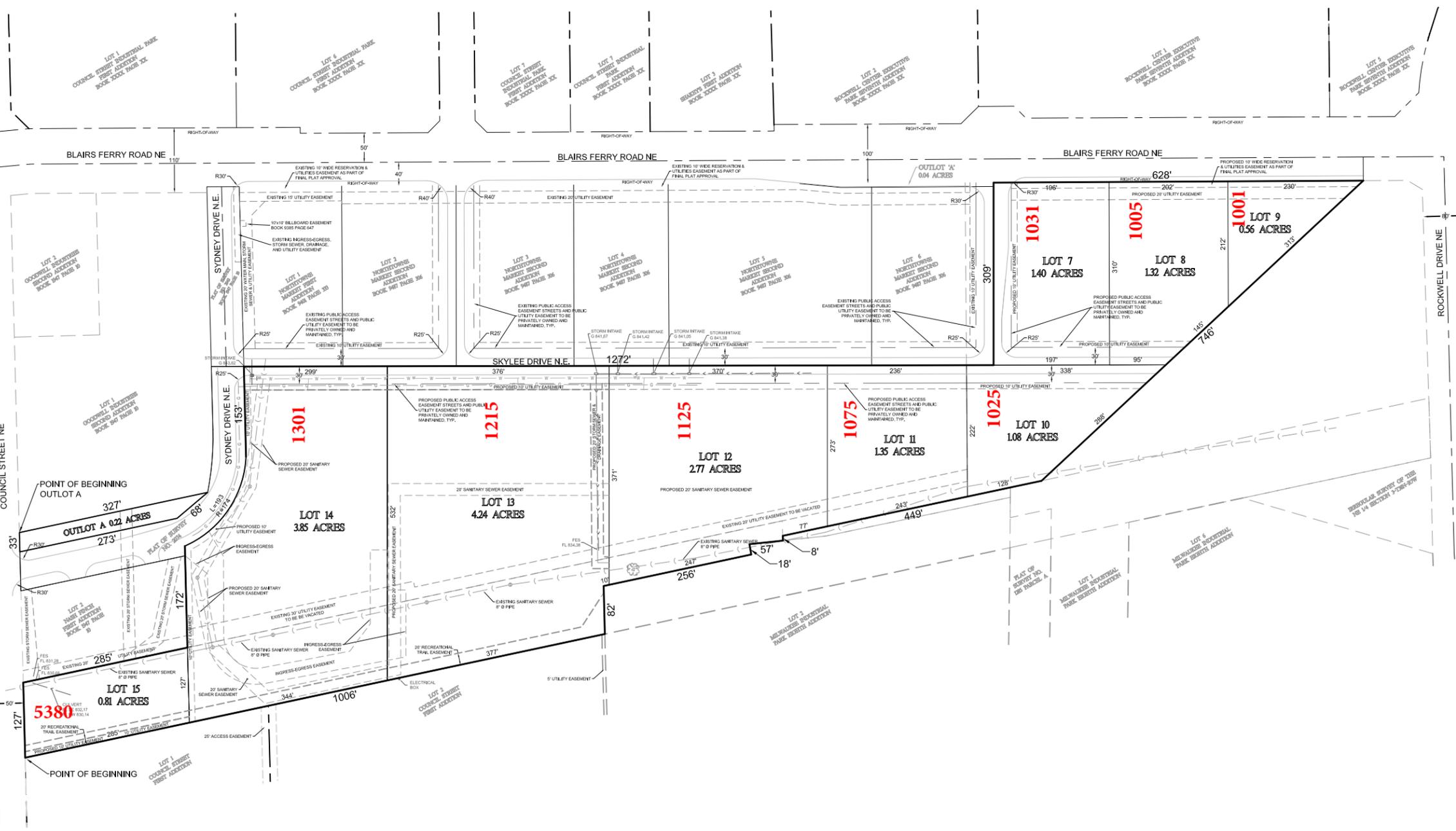
FOLDER NAME:
160497

DATE CREATED:
05-19-2016

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
05-19-16	DESIGN	ESW	TEH
06-02-16	CITY REVIEW	ESW	TEH
06-08-16	CITY REVIEW	ESW	NJB

PROJECT MANAGER:
ROBERT DECKER

SHEET:
1 OF 1



CEDAR RAPIDS ZONE DISTRICTS

- A: AGRICULTURE
- R-T: SINGLE FAMILY TRANSITIONAL RESIDENCE
- R-1: SINGLE FAMILY RESIDENCE
- R-2: SINGLE FAMILY RESIDENCE
- R-3: SINGLE FAMILY RESIDENCE
- R-3D: SINGLE FAMILY RESIDENCE
- R-TN: TRANSITIONAL NEIGHBORHOOD RESIDENCE
- RMF-1: RESIDENTIAL MULTI-FAMILY
- RMF-2: RESIDENTIAL MULTI-FAMILY
- O-S: OFFICE/SERVICE
- C-1: MIXED NEIGHBORHOOD CONVENIENCE
- C-MU: COMMERCIAL MIXED USE
- C-2: COMMUNITY COMMERCIAL
- C-3: REGIONAL COMMERCIAL
- C-4: CENTRAL BUSINESS
- I-1: LIGHT INDUSTRIAL
- I-2: GENERAL INDUSTRIAL
- PUD-1: PLANNED UNIT DEVELOPMENT ONE
- PUD-2: PLANNED UNIT DEVELOPMENT TWO
- AIR: AIRPORT
- RMH-O: RESIDENTIAL MANUFACTURED HOME PARK OVERLAY
- SHWF-O: SOLID AND HAZARDOUS WASTE FACILITY OVERLAY
- UNK: UNKNOWN TO BE ZONED PUD-1

TOTAL ACREAGE:

- LOT 7: 1.40 ACRES
- LOT 8: 1.32 ACRES
- LOT 9: 0.56 ACRES
- LOT 10: 1.08 ACRES
- LOT 11: 1.35 ACRES
- LOT 12: 2.77 ACRES
- LOT 13: 4.24 ACRES
- LOT 14: 3.85 ACRES
- LOT 15: 0.81 ACRES
- OUTLOT A: 0.22 ACRES
- TOTAL = 17.60 ACRES**

STANDARD LEGEND AND NOTES	
Boundary of Property Line	_____
Section Line	_____
Lot Line, Internal	_____
Lot Line, Platted or by Deed	_____
Existing Centerline	_____
Proposed Centerline	_____
Existing Right-of-Way	_____
Proposed Right-of-Way	_____
Existing Easement	_____
Proposed Easement	_____
Existing Gas Main	_____
Existing Sanitary Sewer	_____
Existing Storm Sewer	_____
Fire Hydrant	⊕
Water Main Valve	⊕
Deciduous Tree	⊕