

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, August 4, 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: 5400 16th Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a PUB, Public Zone District as requested by State of Iowa (Applicant/Titleholder)

Case No. PSDP-023259-2016; Case Manager: Vern Zakostelecky

2. Case Name: 730 33rd Avenue SW (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Astha Hospitality (Applicant/Titleholder)

Case No: COND-023497-2016; Case Manager: Dave Houg

3. Case Name: 5710 and 5830 Gibson Drive NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a O-S, Office/Service Zone District as requested by Agemark Senior Living Communities (Applicant) and Ronald M. Delaney, James A. Sattler and Ridgewood LLC (Titleholders)

Case No. PSDP-023499-2016; Case Manager: Johnny Alcivar

4. Case Name: 221 4th Avenue SW (Rezoning)

Consideration of a change of zone from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant/Titleholder)

Case No: RZNE-023551-2016; Case Manager: Johnny Alcivar

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Betty Sheets at 319 286-5041 or email b.sheets@cedar-rapids.org as soon as possible but no later than 48 hours before the event.

5. Proposed Stone Creek Urban Renewal Area/Plan

Consideration regarding conformity of the proposed Stone Creek Urban Renewal Area Plan with the City's Comprehensive Plan generally located south of 1st Avenue East and West of Collins Road SE

CIP/DID #TIF-0007-2016; Caleb Mason

6. Amendment No. 2 to the Council Street Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 2 to the Council Street Urban Renewal Area Plan with EnvisionCR generally located along Council Street NE between Collins Road and Blairs Ferry Road NE and along former railroad right-of-way between Council Street and Rockwell Drive NE.

CIP/DID #OB14576; Caleb Mason

7. Amendment No. 1 to the Northtowne Market Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the Northtowne Market Urban Renewal Area Plan with EnvisionCR generally located along Blairs Ferry Road NE between Council Street and Rockwell Drive NE.

CIP/DID #OB1300915; Caleb Mason

8. Amendment No. 1 to the Apache Hose and Belting Co., Inc. Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Area Plan with EnvisionCR generally located along the northeastern corner of Bowling Street SW and 49th Avenue Drive SW

CIP/DID #OB1344382; Caleb Mason

9. Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Area Plan

Consideration regarding conformity of the proposed Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Area Plan with EnvisionCR generally located at 42nd Street and Edgewood Road NE.

CIP/DID #OB1314912; Caleb Mason



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, July 14, 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
Kim King
Anthony Brown
Karl Cassell
Lisa Peloquin

Members Absent: Samantha Dahlby
Dominique Blank

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

CD Staff: Seth Gunnerson, Planner
William Micheel, Assistant Director
Caleb Mason, Economic Development Analyst
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 June 23, 2016. Minutes stand approved.

Commissioner Halverson introduced two new members to the City Planning Commission: Karl Cassell and Lisa Peloquin and thanked them for their willingness to serve on the Commission.

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: 5200 Fountains Drive NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by Hooks Iowa, Inc. dba Tanner's Bar and Grill (Applicant) and The Fountains, LLC (Titleholder)

Case No: COND-023164-2016; Case Manager: Dave Houg

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

A public hearing was presented for a Conditional Use at 5200 Fountains Drive NE. The applicant Hooks Iowa, Inc. dba Tanner's Bar and Grill requesting Conditional Use approval for an Outdoor Service Area in a C-2, Community Commercial Zone District.

Mr. Houg presented a Zoning Map, General Information, Aerial View, Street View, Seating layout and stated that the next step was approval by the Board of Adjustments on August 8, 2016.

Commission Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-2, Community Commercial 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.

2. Case Name: 1834 Blairs Ferry Road NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by VUA Property Management LC (Applicant/Titleholder)

Case No: RZNE-023328-2016; Case Manager: Johnny Alcivar

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

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from I-1, Light Industrial Zone District to the C-3, Regional Commercial Zone District to allow for the property to be redeveloped for a beauty shop. The size

of the lot is approximately 19,788 SF or about half an acre. The property is identified as “Urban - High Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning and Site Plan and stated the next step would be a public hearing on the August 9, 2016 City Council Agenda.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the change of zone from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District with a Preliminary Site Plan. Commissioner Cassell 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: 1731 Center Point Road NE (Rezoning)

Consideration of a change of zone from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District as requested by DJ Auto Sales, Inc. (Applicant) and Ronald L. and Karen S. White and Jason C. Jones (Titleholder)

Case No: RZNE-023324-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from C-2, Community Commercial Zone District to the C-3, Regional Commercial Zone District. The request is to allow for the existing building to be used as a car service repair shop in addition to the existing car dealership. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. A neighborhood meeting was held on July 11th 2016 with no neighbors attending.

Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map and Site Plan and stated that the next steps would be a public hearing on the August 9, 2016 City Council Agenda.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from C-2, Community Commercial Zone District to C-3, Regional Commercial Zone District adding a provision of a pedestrian designated path to the street be required as a condition. Commissioner Peloquin 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: 325 Collins Road SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Ryan Companies US Inc. (Applicant) and Indian Creek Nature Center (Titleholder)

Case No. PSDP-023380-2016; Case Manager: Johnny Alcivar

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of a Preliminary Site Development Plan.

A public hearing was presented for a Preliminary Site Development Plan approval to construct a

4-story structure with underground parking within a C-3, Regional Commercial Zone District. If approved, an Administrative Site Development plan will need to be submitted for review by Development Services Department.

The proposed use and development plans are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Commercial” on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and Renderings.

Commissioner Halverson called for a representative of the applicant.

Eric Anderson, Ryan Companies, Cedar Rapids stated that this facility is called an Age-In-Place Lifestyle Community.

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

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

A. Presentation

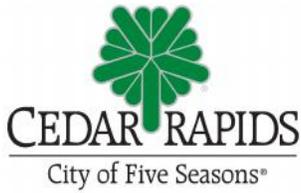
➤ *ReZone Cedar Rapids Project Update – Bill Micheel and Seth Gunnerson*

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 branded ReZone Cedar Rapids. Mr. Micheel and Mr. Gunnerson provided an overview of the project progress to date.

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.

The meeting was adjourned at 3:47 pm

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



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: August 4, 2016

To: City Planning Commission
From: Development Services Department

Applicant: State of Iowa
Titleholder: State of Iowa

Location: 5400 16th Avenue SW
Request: Consideration of Preliminary Site Development Plan approval in a PUB, Public Zone District

Case Manager: Vern Zakostelecky
Case Number: PSDP-023259-2016

BACKGROUND INFORMATION:

The property is currently land that is developed as a public use facility. There is an existing communication tower on the parcel with associated equipment and an office building. The facility is the Iowa Department of Public Safety, District 11 Office. The proposed development plan is the installation of a new tower, antennas, ground shelter, generator, and associated equipment as part of Federally mandated Statewide upgrade to the State's Emergency Management System (EMS) communications system. As such, this application is considered an "Essential Service", which is defined in the Chapter 32 of the City's Municipal Code, Zoning Ordinance as follows:

Subsection 32.09.020.6O.

Essential Services

Services and utilities needed for the health, safety, and general welfare of the community.

This definition includes, but is not limited to:

- A. Overhead, surface or underground gas, electrical, steam, or water distribution or storage or transmission systems;
- B. Collection, communication, supply and disposal systems, including mains, drains, sewers, pipes, pumping stations, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, municipal parking lots, traffic signals, hydrants, municipal tower, and poles;
- C. Railroad switches and signals;
- D. Municipal public safety facilities such as police and fire stations;
- E. Municipal sanitary sewer treatment facilities;
- F. Municipal buildings and uses;

G. Municipal water treatment facilities.

The City Zoning Ordinance prescribes as process for approvals of “Essential Services”. This process includes City Planning Commission review and recommendation to City Council. City Council must conduct a public hearing and then can take action by resolution.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area – 4.67 acres.
- Existing approx. 6,800 s. f. dispatch/office building & associated driveway & parking lot.
- Proposed tower-self-support lattice tower.
- Proposed tower height-360’.
- Proposed tower will be 360’ from residential properties on the north side of Johnson Ave.
- Proposed tower will be 270’ from residential property on the south side of Johnson Ave.
- Associated equipment includes:
 - 60’ x 70’ fenced area around facility.
 - 11’-8” x 16’-6’ Prefabricated equipment shelter.
 - Backup generator.
 - Propane tank.

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

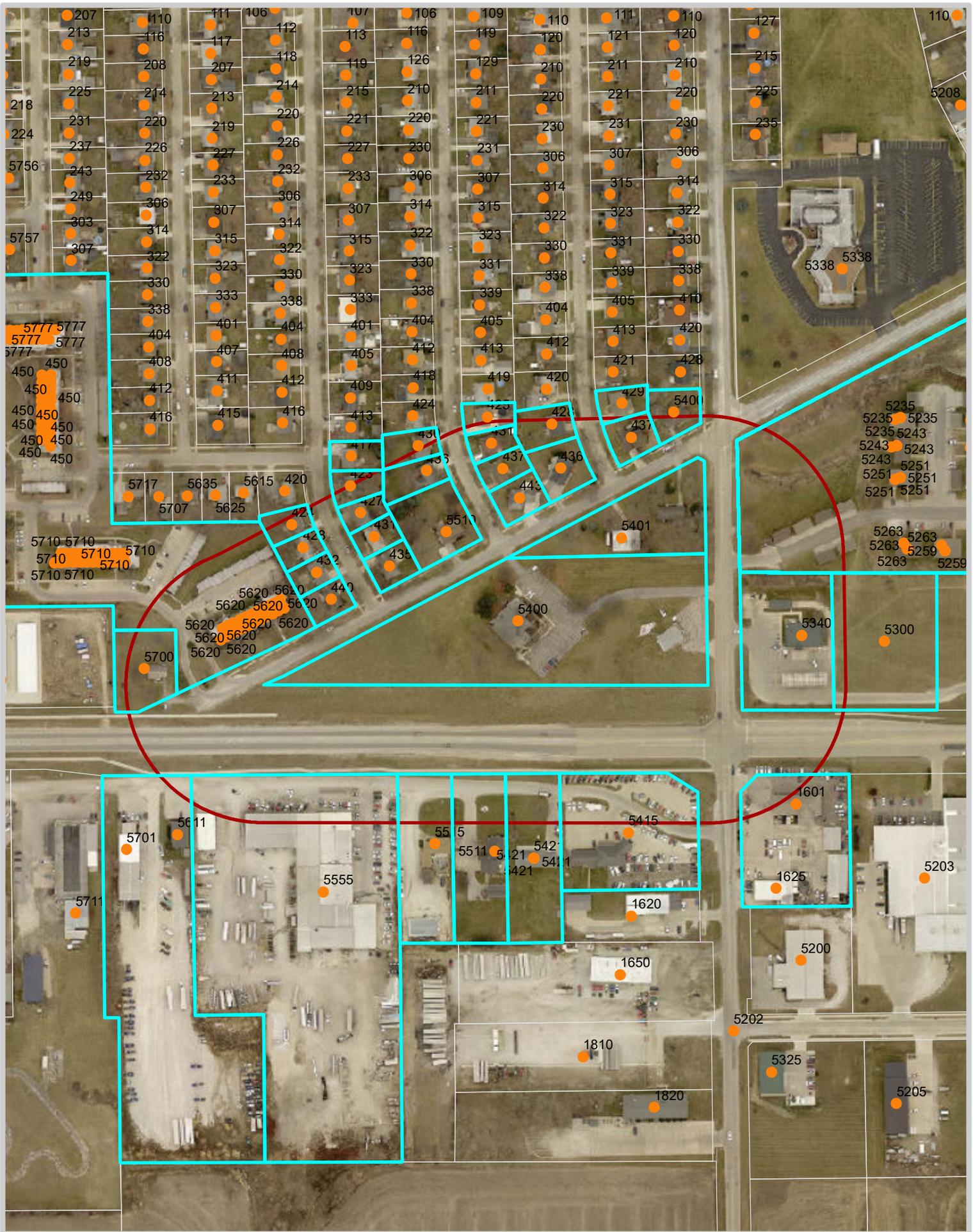
Staff comments: The proposed preliminary site development plan is consistent with the previously approved site plan for this property. The previous approved site plan did not provide for the proposed new tower and associated equipment.

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

Staff comments: Since this considered an “Essential Service” the Communication Tower regulations in the Zoning Ordinance do not apply. The site development plan will conform to all other applicable codes and regulations provided the conditions proposed by City staff, City Planning Commission and City Council are complied with.

If the City Planning Commission recommends approval of the proposed Preliminary Site Development Plan the Commission may approve with additional conditions.

There are no additional conditions.



**5400 16th Ave SW
Parcels within 300'**

1:3,200

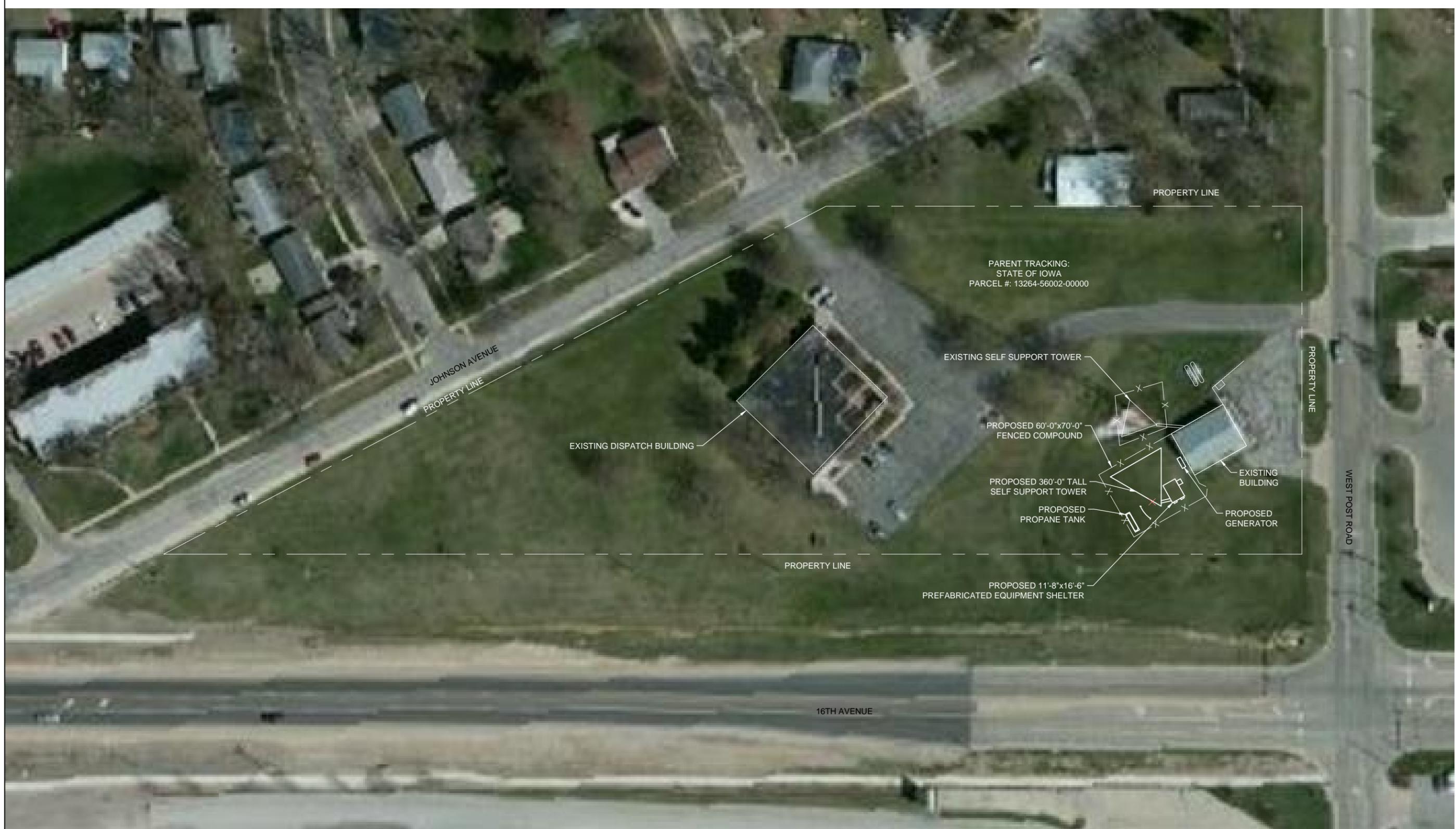


City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 6/13/2016



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

Mar 10, 2016 - 11:41am
 F:\Project\D60 - Pyramid\Design\Cadd\Rapids\Sheet Files\C-101.dwg



A1 SITE LOCATION PLAN
 SCALE: 1" = 40'-0" (22x34) 1" = 80'-0" (11x17)

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN DESIGNED BY: E.N. KENNA, P.E. DRAWN BY: R. AZZOTO



C&S Engineers, Inc.
 499 Col. Eileen Collins Blvd.
 Syracuse, New York 13212
 Phone: 315-455-2000
 Fax: 315-455-9667
 www.cscos.com

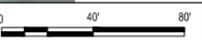


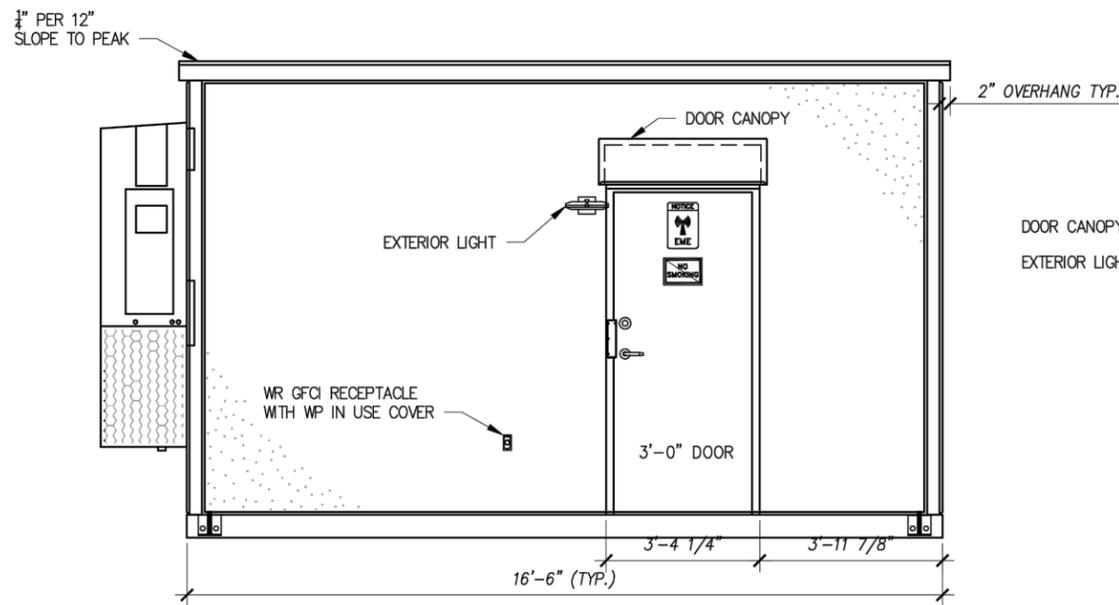
CEDAR RAPIDS - SITE #21
5400 16TH AVENUE
CEDAR RAPIDS, IA 52404

SITE LOCATION PLAN

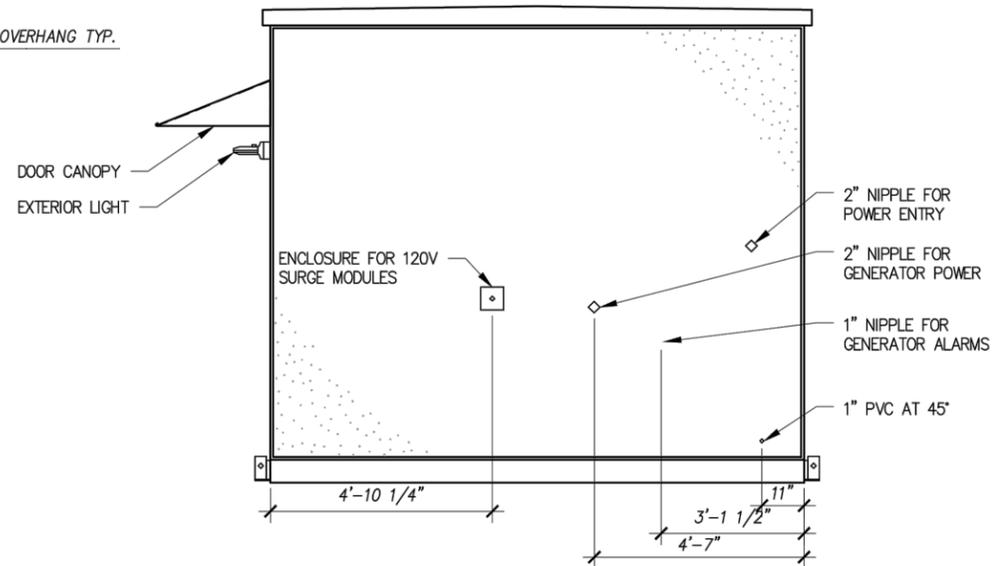
C-101
 DRAWING NUMBER

PROJECT NO: D60.002.012 DATE: MARCH 2016 REV: 0

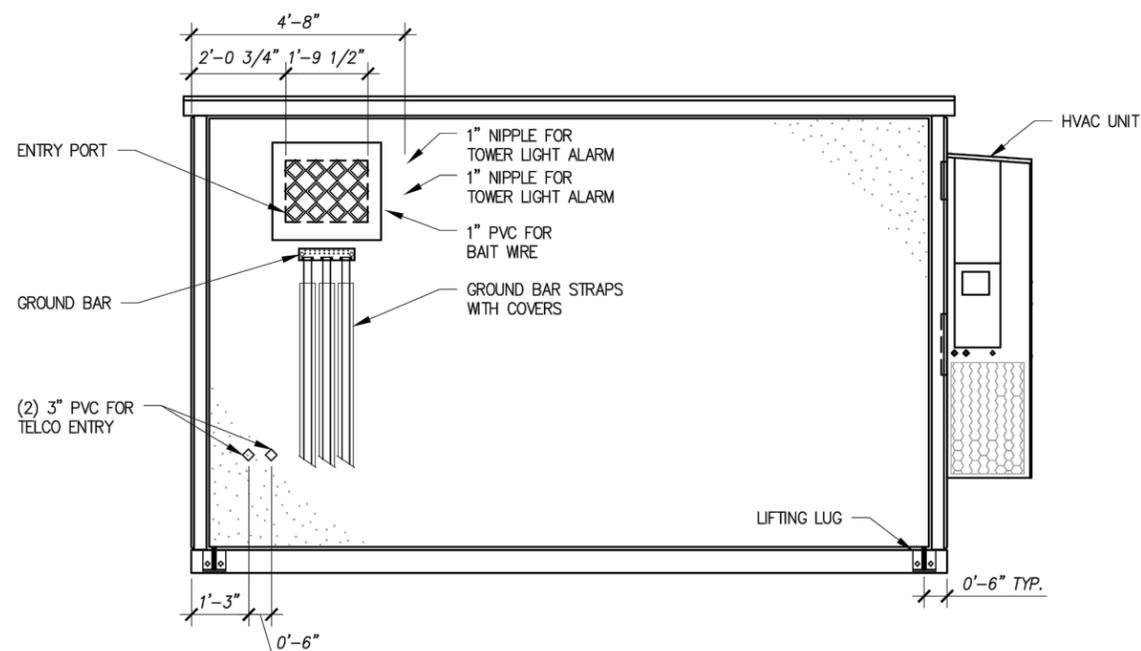




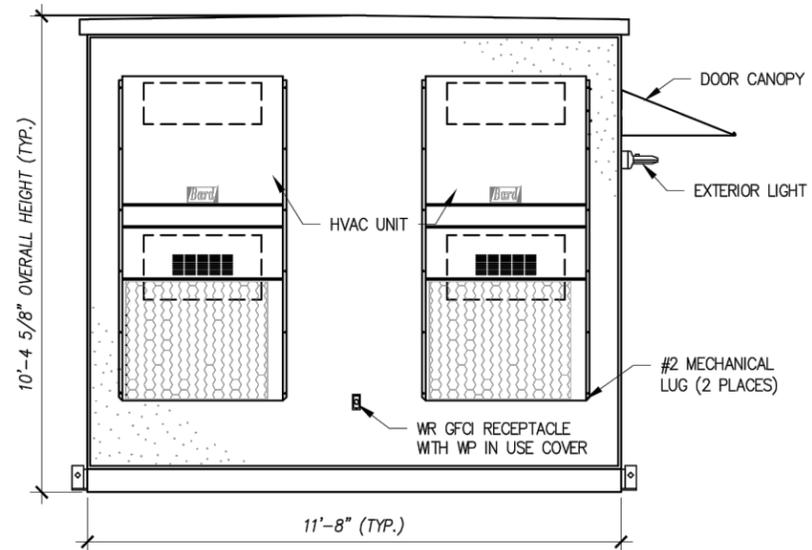
1 Front Wall Elevation



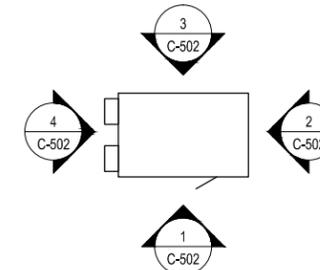
2 End Wall Elevation



3 Rear Wall Elevation



4 End Wall Elevation



A1 EQUIPMENT SHELTER ELEVATIONS
NOT TO SCALE

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN DESIGNED BY: E.N. KENNA, P.E. DRAWN BY: R. AZZOTO



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com



CEDAR RAPIDS - SITE #21
5400 16TH AVENUE
CEDAR RAPIDS, IA 52404

EQUIPMENT SHELTER ELEVATIONS

C-502
DRAWING NUMBER

PROJECT NO: D60.002.012

DATE: MARCH 2016

REV
0



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: August 4, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Astha Hospitality, Inc.
Titleholder: Astha Hospitality, Inc.

Location: 730 33rd 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-023497-2016

BACKGROUND INFORMATION:

This is to certify that Development Services staff has examined the petition of Astha Hospitality, Inc. dba the Residence Inn requesting Conditional Use approval for an Outdoor Service Area for property at 730 33rd Avenue SW and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:

Appellant requests approval for an outdoor service area where alcohol can be served.

The plan submitted shows the following characteristics:

- Total size of hotel: 4 stories / 95 rooms
- Proposed seating in outdoor service area: 20 seats
- Parking required / provided: 95 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 High Intensity on the City's Future Land Use Map. The Conditional Use request for an outdoor service area is consistent with the intent of this 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 effects of the proposed conditional use are expected to be compatible with the existing 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 designed in accordance with municipal requirements and should be compatible with the immediate neighborhood.

- 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-3 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 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: This request is consistent with the previously-approved site development plan.

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.

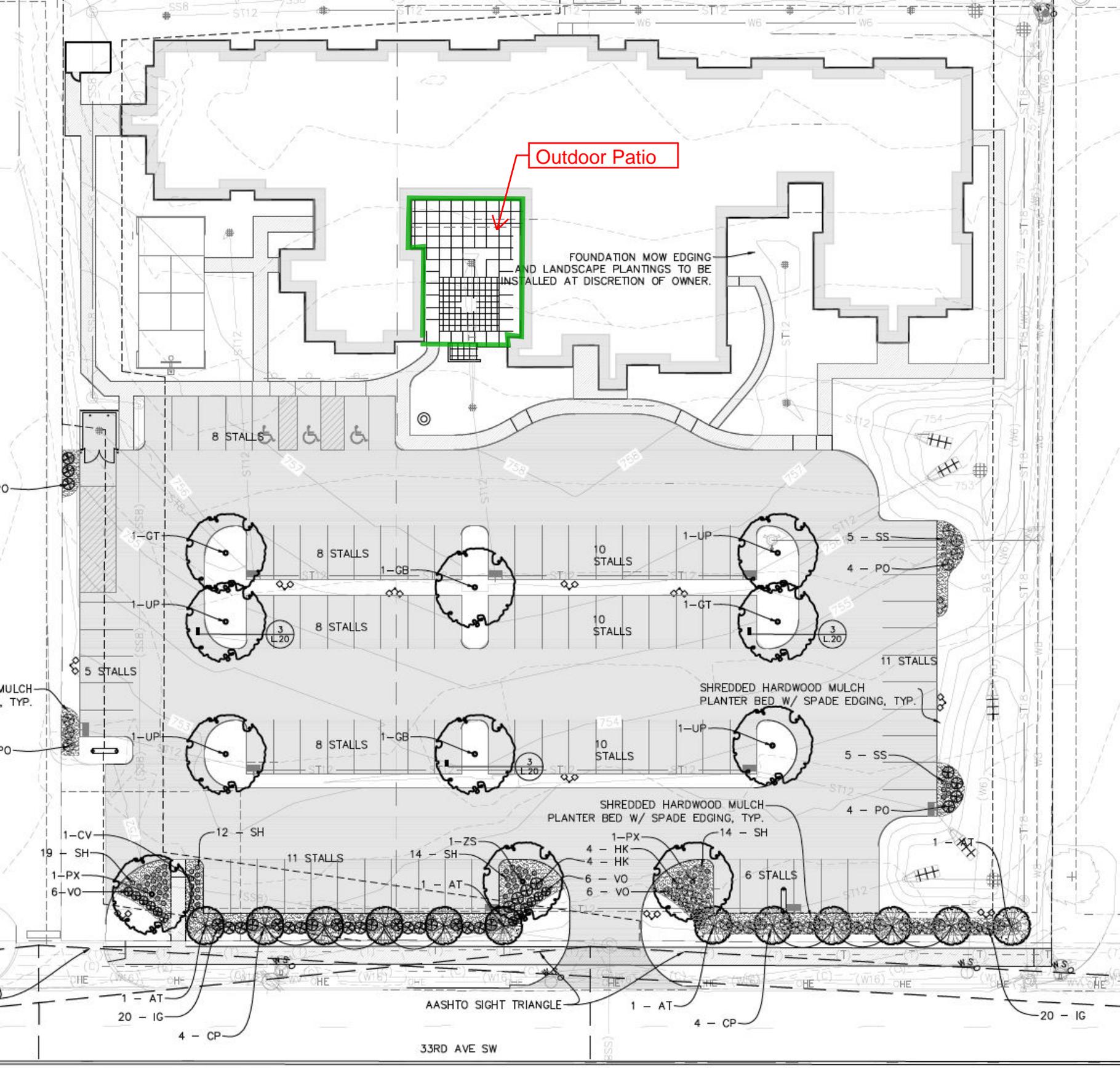
If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered:

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.

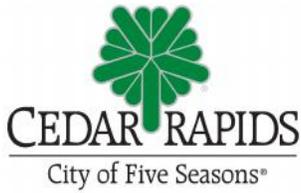
Outdoor Patio

FOUNDATION MOW EDGING
AND LANDSCAPE PLANTINGS TO BE
INSTALLED AT DISCRETION OF OWNER.



33RD AVE SW





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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: August 4, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Agemark Senior Living Communities
Titleholder: Ronald M. Delaney, James A. Sattler and Ridgewood LLC

Location: 5710 and 5830 Gibson Drive SE
Request: Consideration of a Preliminary Site Development Plan approval for property zoned O-S, Office/Service Zone District

Case Manager: Johnny Alcivar, Development Services Department
Case Number: PSDP-023499-2016

BACKGROUND INFORMATION:

The applicant is applying for Preliminary Site Development Plan approval to construct a Health Care/Senior Living 3-story facility within an O-S, Office/Service Zone District. If approved, an Administrative Site Development plan will need to be submitted for review by Development Services Department.

The proposed use and development plans are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban – Low Intensity” on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Proposed use: Health Care Facility
 - Memory Care
 - Assisted & Independent Living
- Total site area – 4.17 acres
- Proposal – 3-story structure approximately 45’ high
- Proposed building size – 40,000 SF
- Total parking provided – 47 stalls including 3 ADA-accessible stalls
 - 66 stalls required – Reduce Parking Variance will be requested
- Proposed open area – 57.6% of total area

FINDINGS:

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

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

Staff comments: Not applicable, as there are no previously approved site plans for this site.

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

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance and other applicable codes and regulations provided the conditions proposed by City staff are complied with.

RECOMMENDED CONDITIONS:

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

1. Said lots are to be combined with adjacent property so as to constitute a single zoning lot and tax parcel.
2. The existing structures must be removed under appropriate permit and inspections conducted and approved.
3. No buildings or building overhangs shall encroach upon any portion of an easement without obtaining appropriate approval.
4. Required off-street parking must be provided per provisions of the Zoning Ordinance or a variance must be obtained.

PRELIMINARY SITE DEVELOPMENT PLAN FOR ASTORIA - CEDAR RAPIDS IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

UTILITY LEGEND	
EXISTING	PROPOSED
(SS8) SANITARY SEWER W/SIZE	SS8
(ST15) STORM SEWER W/SIZE	ST18
----- SUBDRAIN	
(FM6) FORCE MAIN W/SIZE	FM6
(W8) WATER MAIN W/SIZE	W12
---(G)---(G) GAS	---G---G
---(S)---(S) STEAM	---S---S
---(OHE)---(OHE) ELECTRIC-OVERHEAD	---OHE---OHE
---(E)---(E) ELECTRIC-UNDERGROUND	---E---E
---(C)---(C) CABLE TV-UNDERGROUND	---C---C
---(OHC)---(OHC) CABLE TV-OVERHEAD	---OHC---OHC
---(OHT)---(OHT) TELEPHONE-OVERHEAD	---OHT---OHT
---(F)---(F) FIBER OPTIC-UNDERGROUND	---F---F
---(OHF)---(OHF) FIBER OPTIC-OVERHEAD	---OHF---OHF
---(T)---(T) TELEPHONE-UNDERGROUND	---T---T
==== SILT FENCE	====
(FP) FLOODPLAIN LIMITS	FP
(FW) FLOODWAY LIMITS	FW
(CORP) CITY CORPORATION LIMITS	CORP
800 CONTOUR LINE	800
★ LIGHT POLE W/O MAST	★
★ LIGHT POLE W/MAST	★
○ TELEPHONE POLE	○
○ POWER POLE	○
○ GUY ANCHOR	○
○ GUY POLE	○
□ TELEPHONE PEDESTAL	□
□ TELEPHONE MANHOLE	□
□ CABLE TV PEDESTAL	□
□ UTILITY/CONTROL CABINET	□
○ SANITARY MANHOLE	○
○ STORM MANHOLE	○
○ GRATE INTAKE	○
○ RA-3 INTAKE	○
○ RA-5 INTAKE	○
○ RA-6 INTAKE	○
○ RA-8 INTAKE	○
○ HORSESHOE CATCH BASIN W/O FLUME	○
○ HORSESHOE CATCH BASIN W/FLUME	○
○ GAS VALVE	○
○ FLARED END SECTION	○
○ CLEANOUT, STORM OR SANITARY	○
○ TRAFFIC SIGNAL W/MAST	○

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

PRELIMINARY SITE PLAN LEGAL DESCRIPTION

REZONING LEGAL DESCRIPTION:
LOT 37, 38, 39 AND 40 RIDGEWOOD MEADOWS FIRST ADDITION TO CEDAR RAPIDS, IOWA

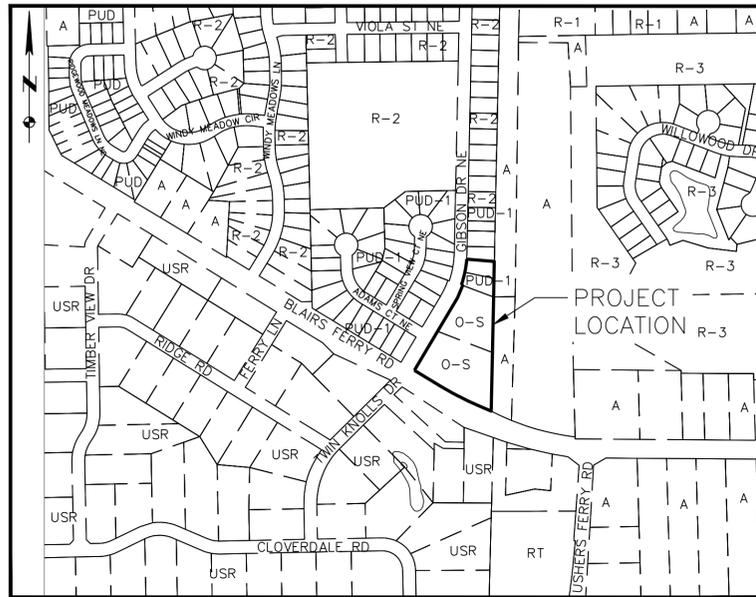
AREA CALCULATIONS

LOT AREA: 181,437 S.F. / 4.17 AC.		
EXISTING:		
BUILDING AREA:	5,501 S.F. / 0.13 AC.	(3.1%)
PAVED AREA:	402 S.F. / 0.01 AC.	(0.2%)
OPEN AREA:	175,534 S.F. / 4.03 AC.	(96.7%)
PROPOSED:		
BUILDING AREA:	43,000 S.F. / 0.92 AC.	(22.0%)
PAVED AREA:	37,000 S.F. / 0.85 AC.	(20.4%)
OPEN AREA:	104,462 S.F. / 2.40 AC.	(57.6%)

Contact Person	BRIAN D. VOGEL, PE
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
E-Mail Address	brian@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	07/06/16
Date Revised	07/19/16
Date Revised	07/21/16

UTILITY LEGEND (CONTINUED)	
EXISTING	PROPOSED
○ BOLLARD	○
○ BENCHMARK	○
○ STREET SIGN	○
○ WELL	○
○ SOIL BORING	○
○ FIRE HYDRANT	○
○ WATER VALVE	○
○ WATER SHUTOFF	○
○ WATER BLOWOFF	○
○ SURVEY CONTROL MONUMENT AS NOTED	○
SURVEY LEGEND	
○ SET REBAR W/CAP NO.	---
○ SET PK NAIL	---
○ FOUND SURVEY MONUMENT AS NOTED	---
○ FOUND RIGHT OF WAY RAIL	---
○ SECTION CORNER SET AS NOTED	---
○ SECTION CORNER FOUND AS NOTED	---
○ CUT "X" IN CONCRETE	---
○ 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	
○ EXISTING DECIDUOUS TREE	○ PROPOSED DECIDUOUS TREE
○ EXISTING CONIFEROUS TREE	○ PROPOSED CONIFEROUS TREE
○ EXISTING DECIDUOUS SHRUB	○ PROPOSED DECIDUOUS SHRUB
○ EXISTING CONIFEROUS SHRUB	○ PROPOSED CONIFEROUS SHRUB
○ EXISTING TREE STUMP	○ PROPOSED TREE STUMP
○ EXISTING TREE LINE DRIP EDGE	○ PROPOSED TREE LINE DRIP EDGE

LOCATION MAP (NOT TO SCALE)



NOTES

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

STREET CLASSIFICATIONS

DESIGN DATA - URBAN				
STREET	CLASSIFICATION	STREET WIDTH	ROW WIDTH	DESIGN SPEED
GIBSON DRIVE NE	LOCAL	32'	VARIES	30 MPH
BLAIRS FERRY RD NE	MAJOR ARTERIAL III	28'	VARIES	50 MPH

EXISTING/PROPOSED USE

EXISTING USE: VACANT LAND
PROPOSED USE: HEALTH CARE FACILITY/SENIOR ASSISTED LIVING RETIREMENT COMMUNITY

ZONING

EXISTING: O-S
PROPOSED: O-S

DIMENSION STANDARDS: O-S

FRONT YARD SETBACK: 25'
INTERIOR SIDE SINGLE/COMBINED: 0' OR 1FT/3FT IF STRUCTURE EXCEEDS 45 FEET IN HEIGHT
CORNER SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 15' + 1FT/3FT IF STRUCTURE EXCEEDS 45 FEET IN HEIGHT

MINIMUM LOT SIZE: 0'
MINIMUM LOT WIDTH: 50'
MAXIMUM HEIGHT/STORIES: 100'
FLOOR AREA RATIO: N/A



SHEET INDEX

- 1) COVER
- 2) SITE PLAN

VARIANCES REQUESTED

WE ARE REQUESTING A PARKING VARIANCE TO REDUCE THE NUMBER OF PARKING STALLS. THERE ARE 63 STALLS REQUIRED AND WE ARE PROVIDING 47 STALLS. THESE SENIOR LIVING COMMUNITIES TYPICALLY PROVIDE 30-40 ON-SITE PARKING STALLS AS A SIGNIFICANT AMOUNT OF THESE RESIDENTS DO NOT DRIVE.

APPLICANT:

AGEMARK SENIOR LIVING COMMUNITIES
MARTIN HUG
1406 VETERANS DRIVE
ELKHORN NE 68022
(402) 504-4138
MHUG@AGEMARK.COM

TITLEHOLDER:

RONALD M. DELANEY
JIM A. SATTLER
3801 RIVER RIDGE DRIVE NE
CEDAR RAPIDS IA 52402

PROPERTY ADDRESS

5710 AND 5830 GIBSON DR NE

LANDSCAPING CALCULATIONS

ZONING: EXISTING: OS
PROPOSED: OS

ADJACENT ZONING:

NORTH: PUD-1
SOUTH: R.O.W. of BLAIRS FERRY RD.
WEST: PUD-1
EAST: A

PARKING LOT

PARKING TREES
PARKING SPACES (1 TREE/12 STALLS): 40/12 = 3
3 TREES REQUIRED
3 or more TREES PROVIDED

PARKING LOT SHRUBS

CONTINUOUS SCREEN OF 5' OR HIGHER SHRUBS: 217 SHRUBS PROVIDED

BLAIRS FERRY RD. NE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING
0 TREES ON BLAIRS FERRY RD. NE

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)

1 TREE/ 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TREES REQUIRED: 417/40 = 10.4
10 TREES REQUIRED
10 or more TREES PROVIDED

GIBSON DR. NE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING
(LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TREES REQUIRED: (578-258) 320/40 = 8
8 TREES REQUIRED
8 TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)

1 TREE/ 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TREES REQUIRED: 578/40 = 14.45
14 TREES REQUIRED
14 or more TREES PROVIDED

BUFFER YARD REQUIREMENTS

PUD-1: NORTH REAR BUFFER YARD
TOTAL LENGTH: 141.7
SIDE BUFFER TO CONSIST OF AN EVERGREEN SCREEN OPTION FOR 141 LF.
SEE CALCULATIONS FOR REQUIRED LANDSCAPE BUFFERING BELOW:

EVERGREEN SCREEN OPTION (100 LF)

REQUIRED EVERGREENS: 4/141 LF., 4(1.41) = 5.65
TREES REQUIRED: 6
TREES PROVIDED: 6 or more

REQUIRED FLOWERING TREES: 2/141 LF., 2(1.41) = 2.82
TREES REQUIRED: 3
TREES PROVIDED: 3 or more

REQUIRED SHRUBS: 10/100 LF., 10(1.41) = 14.1
SHRUBS REQUIRED: 14
SHRUBS PROVIDED: 14 or more

PARKING REQUIREMENTS

MEMORY CARE/HEALTHCARE FACILITY (30 UNITS) 1 SPACE PER 2 UNITS = 15 SPACES

ASSISTED AND INDEPENDENT LIVING (51 UNITS) - 1 SPACE PER UNITS = 51 SPACES

PARKING REQUIRED: 66 STALLS

PARKING REDUCTIONS (3 TOTAL):

-5% REDUCTION FROM ADMINISTRATIVE RECOMMENDATION (3 SPACES)

GROSS PARKING REQUIRED = 66 STALLS

REDUCTION = -3 STALLS

NET PARKING REQUIRED = 63 STALLS (3 ACCESSIBLE)

TOTAL SITE PARKING REQUIRED = 63 STALLS (3 ACCESSIBLE)

PARKING VARIANCE REQUESTED = 16 STALLS

TOTAL PARKING PROVIDED = 47 STALLS (3 ACCESSIBLE)

*WE ARE REQUESTING A PARKING VARIANCE TO REDUCE THE NUMBER OF PARKING STALLS. THERE ARE 63 STALLS REQUIRED AND WE ARE PROVIDING 47 STALLS. THESE SENIOR LIVING COMMUNITIES TYPICALLY PROVIDE 30-40 ON-SITE PARKING STALLS AS A SIGNIFICANT AMOUNT OF THESE RESIDENTS DO NOT DRIVE.



DRAWN BY: DL					
CHECKED BY: BDV					
APPROVED BY: BDV					
DATE: 07/01/16					
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE	

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953

1880 BOYSON ROAD, HIAWATHA, IOWA 52233
 PHONE: (319) 362-9548 FAX: (319) 362-7595

CEDAR RAPIDS
 City of Five Seasons

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 LAND SURVEYING • LAND DEVELOPMENT PLANNING
 www.halleng.com

ASTORIA - CEDAR RAPIDS
 RETIREMENT HOME
 5710 GIBSON DRIVE NE
 CEDAR RAPIDS, IOWA

PRELIMINARY SITE DEVELOPMENT PLAN

PROJECT NO: 10285-3

CAD File: I:\Projects\10200\10285-3-BFR Retirement-Agemark\DWG\Site Plans\10285-3 S01.dwg Date Plotted: Jul 21, 2016 - 9:49am Plotted By: SUSAN-FORNASH

Astoria - Cedar Rapids Prelim. Elev. - North

07.01.2016

Architecture Engineering Interior Design
DAVIS DESIGN
Vermillion
15 East Main, Suite 201
Vermillion SD 57059
Phone 605-624-1081
Lincoln
1221 N. Street, Suite 600
Lincoln NE 68508
Phone 402-478-8700
Fax 402-479-9722



Astoria - Cedar Rapids

Prelim. Elev. - West - Gibson Drive

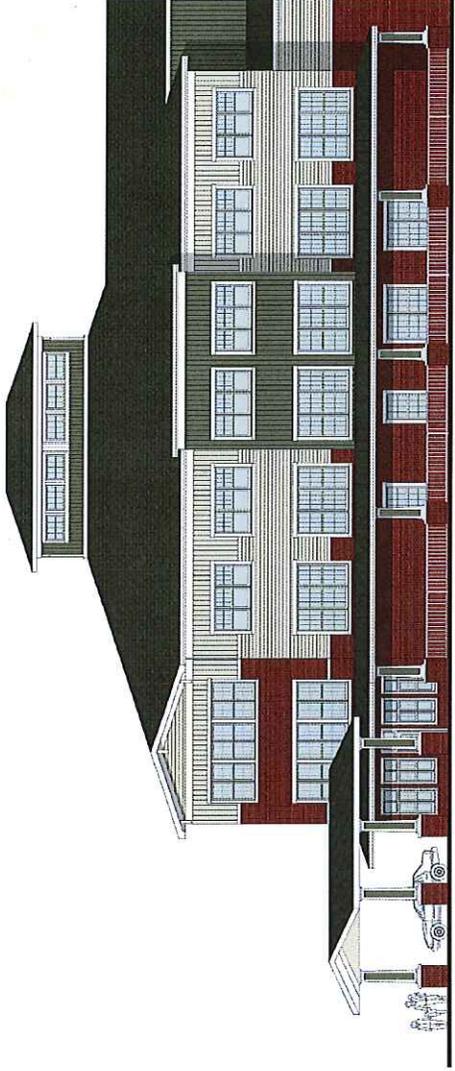
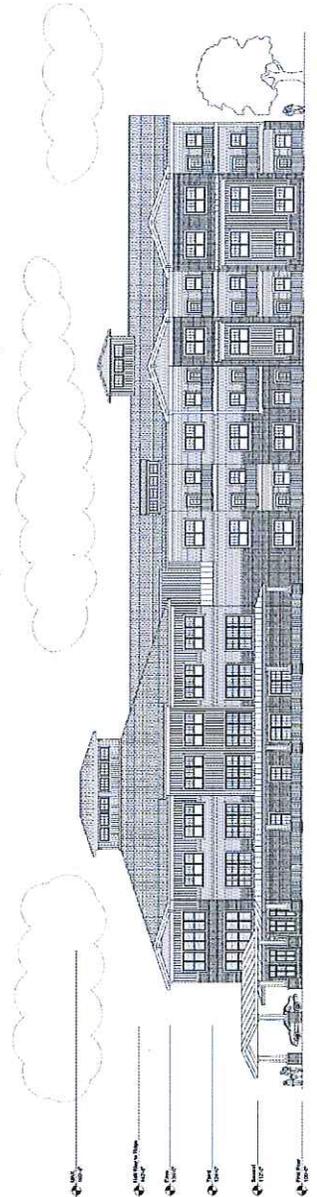
07.01.2016

Architectural Engineering Interior Design
D&W'S
DESIGN
1221 N Speed, Suite 600
Lincoln
Maine ME 05508
Phone 402-475-9700
Fax 402-475-9722
Vermillion
15 East Main, Suite 201
Vermillion SD 57059
Phone 605-624-1081



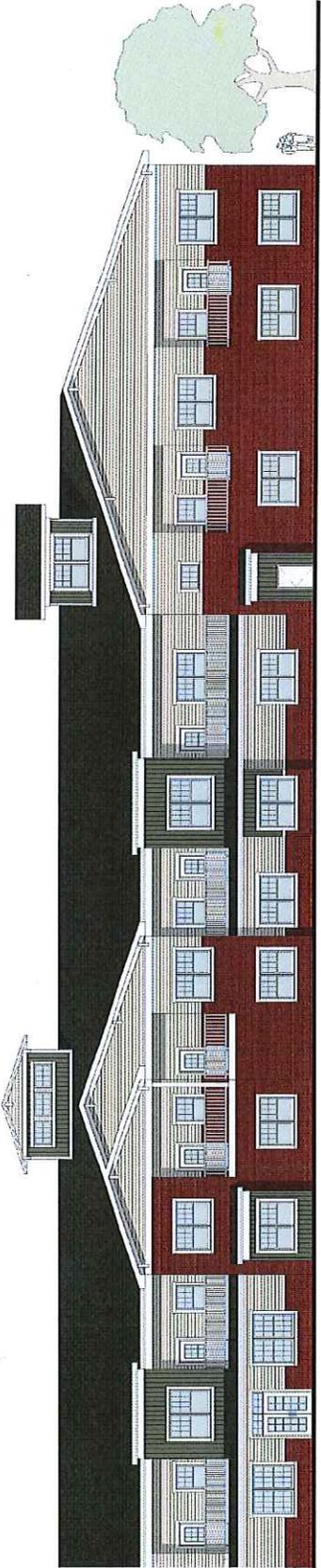
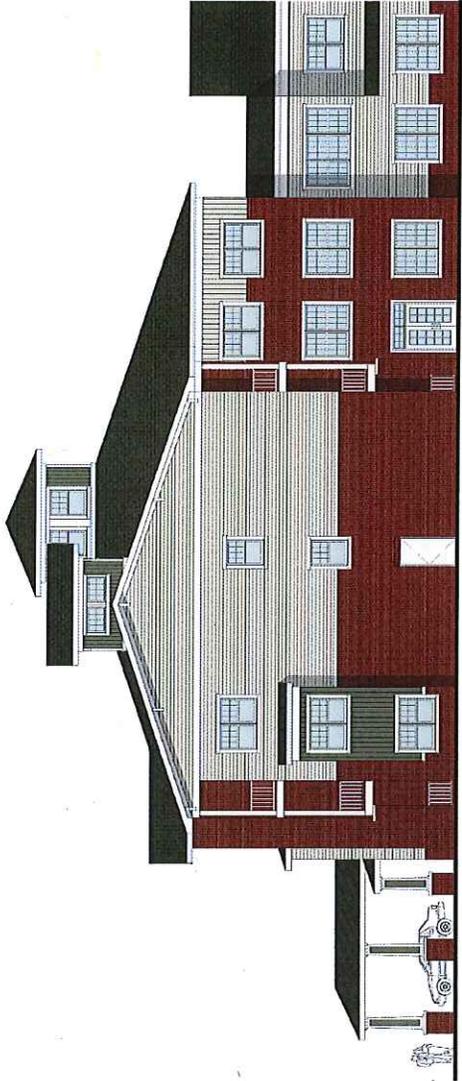
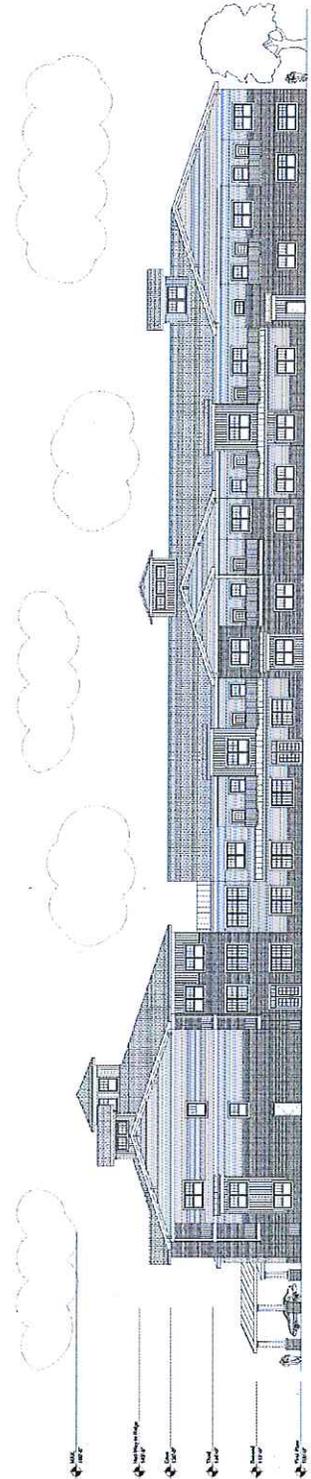
Astoria - Cedar Rapids Prelim. Elev. - South - Blairs Ferry

07.01.2016
 Architecture Engineering Interior Design
DAVIS
 Vermillion
 15 East Main, Suite 201
 Vermillion, SD 57089
 Phone 605-624-1081
 1221 N. School, Suite 800
 Lincoln, NE 68508
 Phone 402-476-9700
 Fax 402-476-9722



Astoria - Cedar Rapids

Prelim. Elev. - East



1221 N Street, Suite 200
Lincoln, NE 68508
Phone 402-478-9700
Fax 402-478-9722
Vermillion

DAVIS
DESIGN
Architecture Engineering Interior Design

07.01.2016

15 East Main, Suite 201
Vermillion, SD 57069
Phone 605-624-1081



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 Without Preliminary Site Development Plan

CPC Date: August 4, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Scallon Custom Homes, Inc.
Titleholder: Scallon Custom Homes, Inc.

Location: 221 4th Avenue SW
Request: Rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District

Case Manager: Johnny Alcivar
Case Number: RZNE-023551-2016

BACKGROUND INFORMATION:

The property is currently vacant and located in the Taylor Neighborhood. The applicant wishes to develop the property as a single-family home as part of the City's ROOTs Program. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required for issuance of a building permit.

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 request is not related to a technical mistake.

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

Staff Comments: The rezoning is consistent with the Future Land Use Map and the goals and objectives of the City's Comprehensive Plan and the Taylor Neighborhood Association.

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

Staff Comments: The proposed home design will be consistent with the type of housing currently located in this neighborhood.

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

Staff Comments: The property has been identified as suitable for single-family home development.

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 development will be in line with the historical size and scale of housing in the neighborhood.

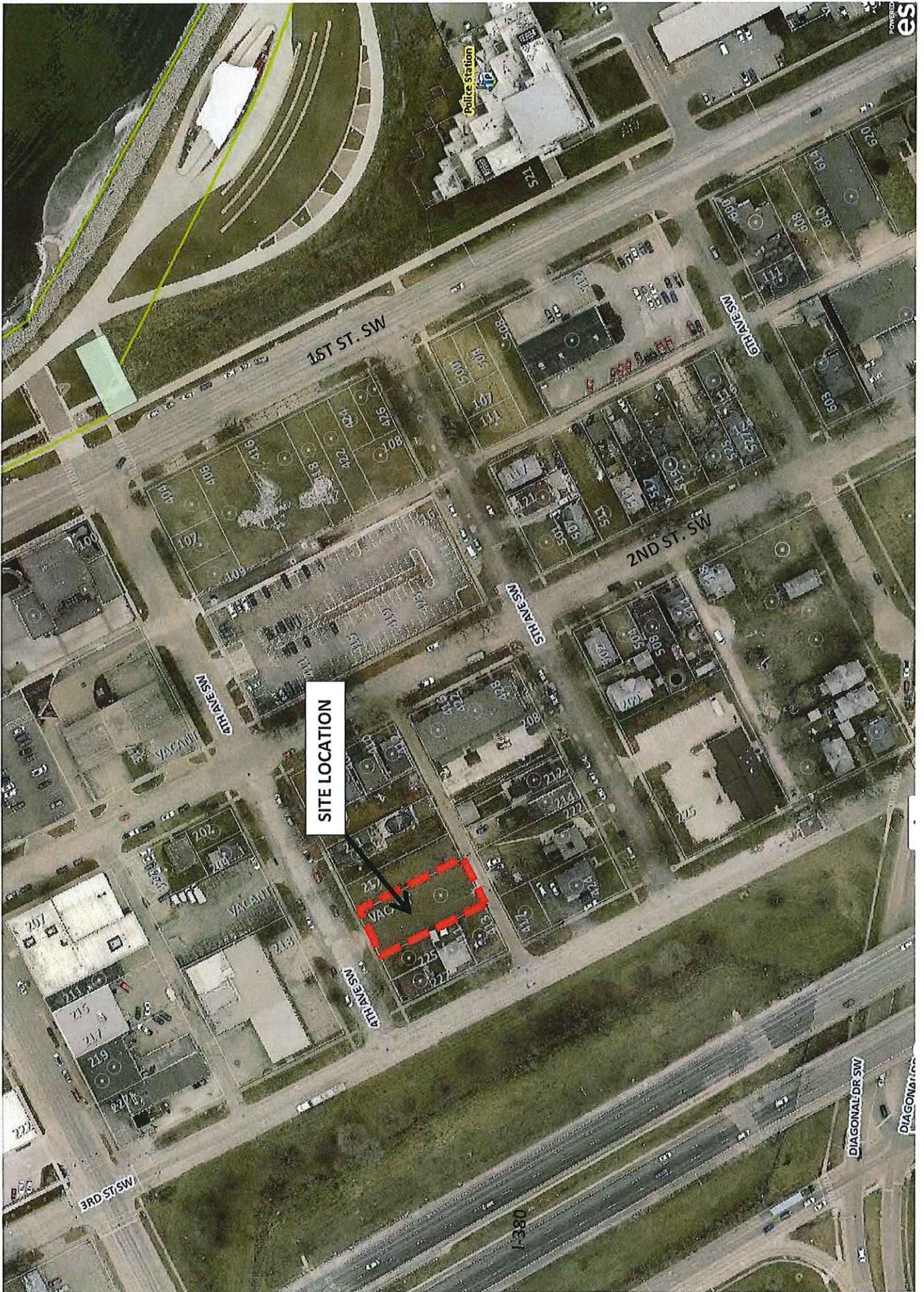
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: No issues have been raised by City Staff about providing services since the parcel has been previously developed.

RECOMMENDED CONDITIONS:

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

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.



SITE LOCATION

1ST ST. SW

2ND ST. SW

3RD ST. SW

I-380

DIAGONAL DR SW

DIAGONAL DR

es

Police Station

ATLAS ST. SW

ATLAS ST. SW

ATLAS ST. SW

ATLAS ST. SW

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

To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Stone Creek Urban Renewal Area Plan with the City's Comprehensive Plan
Date: August 4, 2016

BACKGROUND INFORMATION:

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

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 Stone Creek Urban Renewal Plan.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Stone Creek Urban Renewal Plan for the Stone Creek Urban Renewal Area with the City's Comprehensive Plan, EnvisionCR. In addition to City Planning Commission review, the City held a consultation with affected taxing agencies on July 29, 2016 regarding the proposed Urban Renewal Area. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for August 23, 2016.



URBAN RENEWAL PLAN
for the
STONE CREEK URBAN RENEWAL AREA

As Approved by City Council

Resolution No. _____

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

INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Stone Creek Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2016, as amended (the "Code").

I. URBAN RENEWAL PLAN OBJECTIVES

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

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

II. DESCRIPTION OF PROJECT AREA

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

The Project Area consists of an approximately 29 acres, in the City of Cedar Rapids, Iowa and being described as follows:

Stone Creek Commercial First Addition in the City of Cedar Rapids, Linn County, Iowa

And

P.O.S. #1271 PARCEL A

III. PROJECT AREA ACTIVITIES

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

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

IV. SPECIAL FINANCING ACTIVITIES

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

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

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

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

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

V. PROPERTY ACQUISITION

All of the properties, besides public right-of-way, located within the Project Area are privately owned and the City does not presently intend to acquire any land in the Project Area for purposes of private development. Areas may be identified for acquisition in the future for the following purposes:

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

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

VI. CLEARANCE AND DISPOSITION OF PROPERTY

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

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

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

VII. LAND USE DEVELOPMENT

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

VIII. DEVELOPER REQUIREMENTS

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

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

1. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;
2. Any land purchased from the City can only be used for the purpose of development, and not for speculation;

3. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;

4. Construction of improvements will be initiated and completed within a reasonable time; and

5. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use of enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with respect to the selection, location, number, use or occupancy of tenants, lessees, or sub lessees in the premises therein conveyed.

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

IX. PROJECT AND CITY INDEBTEDNESS

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

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

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

X. STATE AND LOCAL REQUIREMENTS

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

XI. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of

this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

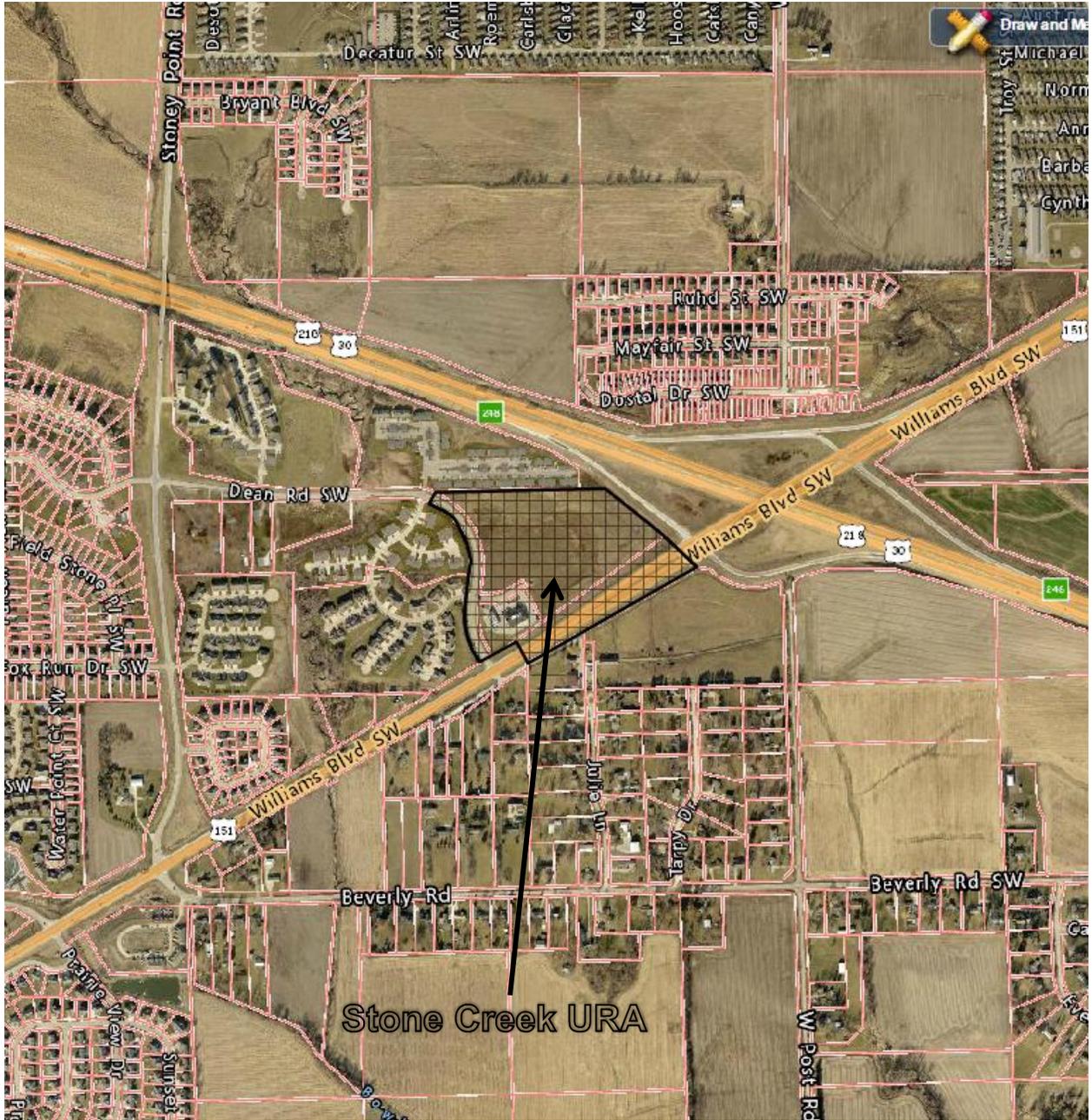
XII. AMENDMENT OF URBAN RENEWAL PLAN

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

XIII. EFFECTIVE DATE

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

ATTACHMENT A
Proposed Stone Creek Urban Renewal Area





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

To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Amendment No. 2 to the Council Street Urban Renewal Area Plan with EnvisionCR
Date: August 4, 2016

BACKGROUND INFORMATION:

The City Council has initiated proceedings to amend the Council Street Urban Renewal Area (URA) and Plan. The URA is generally located along Council Street NE between Collins Road and Blairs Ferry Road NE and along former railroad right-of-way between Council Street and Rockwell Drive NE.

This URA was established as an “economic development area” in 2003. The purpose of URA is to stimulate private investment and expand economic development through redevelopment and creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy.

The purpose of this Amendment No. 2 removes property from within the URA. In a separate action the land removed from the Council Street URA is being incorporated into the Northtowne Market URA as the property is being combined with other property for development in the Northtowne Market development.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Amendment No. 1 to the Council Street Urban Renewal Plan for the Council Street Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for August 23, 2016.



**AMENDMENT NO. 2
TO THE
COUNCIL STREET URBAN RENEWAL PLAN**

**As Approved by City Council
Resolution No. _____**

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

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- 4.0 EFFECTIVE DATE

ATTACHMENT A Area being removed from Council Street URA

1.0 INTRODUCTION

1.1 Purpose and Background

The purpose and intent of this Amendment No. 2 to the Council Street Urban Renewal Plan (the "Amendment") is to increase the size of the urban renewal area described in the Council Street Plan as adopted by the City Council on June 4, 2003 by Resolution No. 1239-06-03 (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

1.2 Amendments

Section 10 of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. Amendment No. 2 to the Urban Renewal Plan is consistent with this provision.

1.3 Relationship to the Comprehensive Plan

Cedar Rapids has adopted a comprehensive plan, EnvisionCR, which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 1 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES

The use of tax increment funds is authorized in Article IV of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for fiscal year 2015 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$490,817,852 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2015 was \$315,200,000.

3.0 AREA BEING REMOVED

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted within the entire Urban Renewal Area with appropriate allocation of resources.

In accordance with this intent, the Urban Renewal Plan is amended to remove the following area:

THAT PART OF LOT 2, IRREGULAR SURVEY EAST ½ NW ¼ SECTION 3-83-7, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTH BOUNDARY LINE OF BLAIRS FERRY ROAD NE, CEDAR RAPIDS, IOWA 244 FEET WESTERLY FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, MEASURED ALONG THE SOUTH BOUNDARY LINE OF SAID BLAIRS FERRY ROAD NE; THENCE ALONG THE WEST BOUNDARY LINE OF VIGORTONE PRODUCTS, INC., SOUTH ON A LINE 244 FEET WESTERLY FROM AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 376.7 FEET TO AN IRON PIN ON THE NW-LY BOUNDARY LINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE ALONG SAID BOUNDARY LINE SOUTH 79° 34'20" WEST A DISTANCE OF 670 FEET TO A POINT; THENCE NORTH 48°41'15" EAST, A DISTANCE OF 757.47 FEET TO AN IRON PIN IN THE SOUTH BOUNDARY LINE OF BLAIRS FERRY ROAD NE; THENCE ALONG SAID SOUTH BOUNDARY LINE OF SAID ROAD, SOUTH 88°43'20" EAST, A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL PUBLIC HIGHWAYS; and

PARCEL A PLAT OF SURVEY NO. 2064, IN THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 9553, PAGE 541 IN THE OFFICE OF THE LINN COUNTY, IOWA, RECORDER, CONTAINING 3.19 ACRES MORE OR LESS.

4.0 EFFECTIVE DATE

This Amendment No. 1 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 2 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

ATTACHMENT A
Area being removed from Council Street URA





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

To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Amendment No. 1 to the Northtowne Market Urban Renewal Area Plan with EnvisionCR
Date: August 4, 2016

BACKGROUND INFORMATION:

The City Council has initiated proceedings to amend the Northtowne Market Urban Renewal Area and Plan. The URA is generally located along Blairs Ferry Road NE between Council Street and Rockwell Drive NE.

This URA was established as an “economic development area” in 2014. The purpose of URA is to stimulate private investment and expand economic development through redevelopment and creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy.

The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land acquired by the developer of the Northtowne Market project. The attachment provides a draft of Amendment No. 1 to the Northtowne Market Urban Renewal Plan.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Amendment No. 1 to the Northtowne Market Urban Renewal Plan for the Northtowne Market Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for August 23, 2016.



**AMENDMENT NO. 1
TO THE
NORTHTOWNE MARKET URBAN RENEWAL PLAN**

**As Approved by City Council
Resolution No. _____**

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

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- 4.0 EFFECTIVE DATE

ATTACHMENT A Area being added to the Northtowne Market URA

1.0 INTRODUCTION

1.1 Purpose and Background

The purpose and intent of this Amendment No. 1 to the Northtowne Market Urban Renewal Plan (the "Amendment") is to increase the size of the urban renewal area described in the Northtowne Market Plan as adopted by the City Council on October 7, 2014 by Resolution No. 1354-10-14 (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

1.2 Amendments

Section 13 of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. Amendment No. 1 to the Urban Renewal Plan is consistent with this provision.

1.3 Relationship to the Comprehensive Plan

Cedar Rapids has adopted a comprehensive plan, EnvisionCR, which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 1 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES

The use of tax increment funds is authorized in Article IV of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for fiscal year 2015 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$490,817,852 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2015 was \$315,200,000.

3.0 AREA BEING ADDED

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted within the entire Urban Renewal Area with appropriate allocation of resources.

In accordance with this intent, the Urban Renewal Plan is amended to add the following area:

THAT PART OF LOT 2, IRREGULAR SURVEY EAST ½ NW ¼ SECTION 3-83-7, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTH BOUNDARY LINE OF BLAIRS FERRY ROAD

NE, CEDAR RAPIDS, IOWA 244 FEET WESTERLY FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, MEASURED ALONG THE SOUTH BOUNDARY LINE OF SAID BLAIRS FERRY ROAD NE; THENCE ALONG THE WEST BOUNDARY LINE OF VIGORTONE PRODUCTS, INC., SOUTH ON A LINE 244 FEET WESTERLY FROM AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 376.7 FEET TO AN IRON PIN ON THE NW-LY BOUNDARY LINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE ALONG SAID BOUNDARY LINE SOUTH 79° 34'20" WEST A DISTANCE OF 670 FEET TO A POINT; THENCE NORTH 48°41'15" EAST, A DISTANCE OF 757.47 FEET TO AN IRON PIN IN THE SOUTH BOUNDARY LINE OF BLAIRS FERRY ROAD NE; THENCE ALONG SAID SOUTH BOUNDARY LINE OF SAID ROAD, SOUTH 88°43'20" EAST, A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL PUBLIC HIGHWAYS; and

PARCEL A PLAT OF SURVEY NO. 2064, IN THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 9553, PAGE 541 IN THE OFFICE OF THE LINN COUNTY, IOWA, RECORDER, CONTAINING 3.19 ACRES MORE OR LESS.

4.0 EFFECTIVE DATE

This Amendment No. 1 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 1 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

ATTACHMENT A
Area being added to the Northtowne Market URA





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

To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Area Plan with EnvisionCR
Date: August 4, 2016

BACKGROUND INFORMATION:

The City Council has initiated proceedings to amend the Apache Hose and Belting Co, Inc. Urban Renewal Area and Plan. The URA is generally located along the northeastern corner of Bowling Street SW and 49th Avenue Drive SW.

This URA was established as an “economic development area” in 2015. The purpose of URA is to stimulate private investment and expand economic development through redevelopment and creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy.

The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land. The attachment provides a draft of Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Plan.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Amendment No. 1 to the Apache Hose and Belting Co, Inc. Urban Renewal Plan for the Apache Hose and Belting Co, Inc. Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for August 23, 2016.



**AMENDMENT NO. 1
TO THE
APACHE HOSE AND BELTING COMPANY, INC.
URBAN RENEWAL PLAN**

**As Approved by City Council
Resolution No. _____**

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

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ATTACHMENT A Parcel to be added to the Apache Hose and Belting Company, Inc. URA

1.0 INTRODUCTION

1.1 Purpose and Background

The purpose and intent of this Amendment No. 1 to the Apache Hose and Belting Company, Inc. Urban Renewal Plan (the "Amendment") is to increase the size of the urban renewal area described in the Apache Hose and Belting Company, Inc. Plan as adopted by the City Council on February 10, 2015 by Resolution No. 0174-02-15 (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

1.2 Amendments

Article XII of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. Amendment No. 1 to the Urban Renewal Plan is consistent with this provision.

1.3 Relationship to the Comprehensive Plan

Cedar Rapids has adopted a comprehensive plan, EnvisionCR, which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 1 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES

The use of tax increment funds is authorized in Article IV of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for fiscal year 2015 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$490,817,852 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2015 was \$315,200,000.

3.0 AREA BEING ADDED

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted within the entire Urban Renewal Area with appropriate allocation of resources.

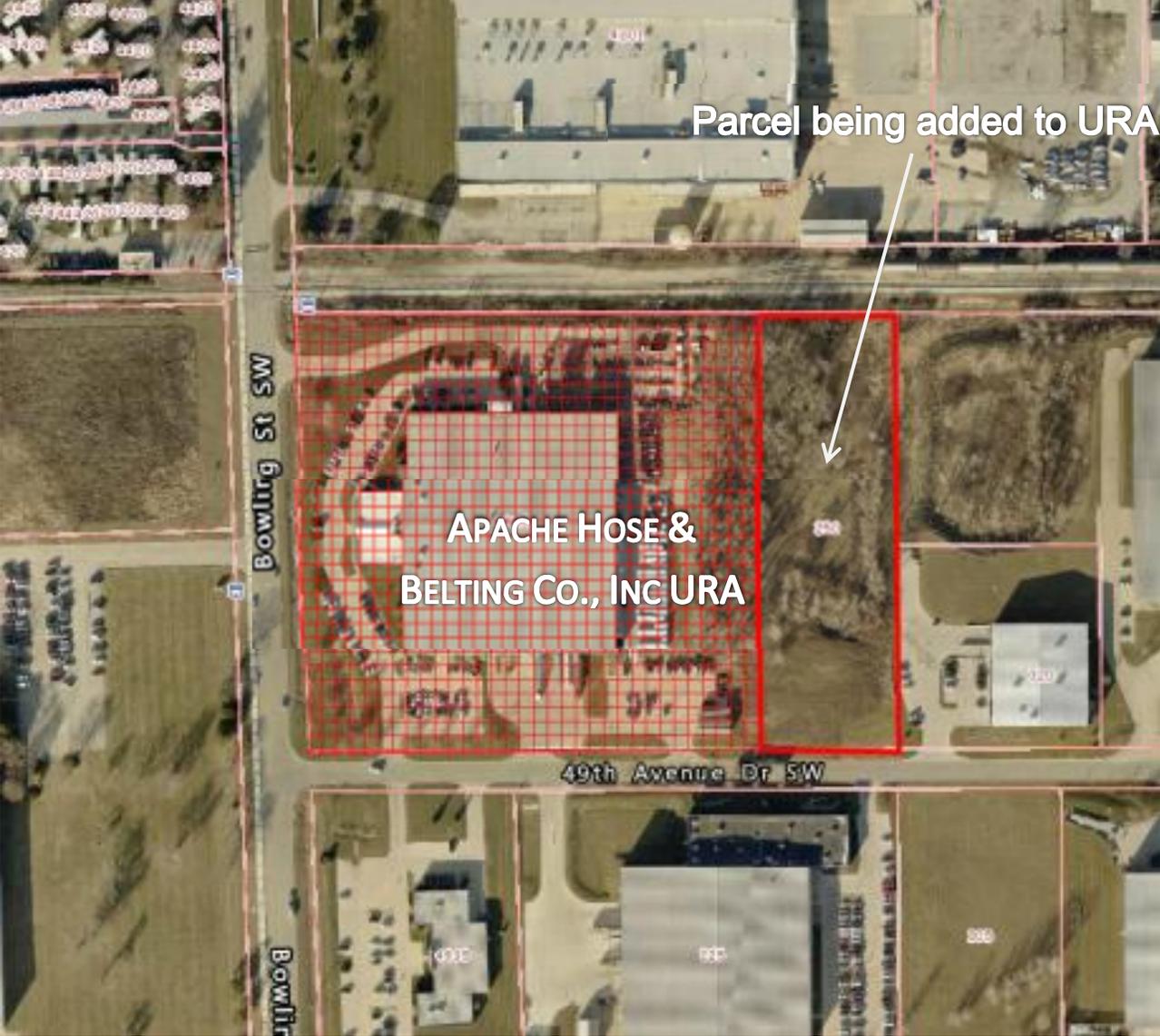
In accordance with this intent, the Urban Renewal Plan is amended to add the following area:

LOT 1, BOWLING STREET INDUSTRIAL PARK THIRD ADDITION TO CEDAR RAPIDS, IOWA

4.0 EFFECTIVE DATE

This Amendment No. 1 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 1 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

ATTACHMENT A
Parcel to be added to the Apache Hose and Belting Company, Inc. URA





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

To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Area Plan with EnvisionCR
Date: August 4, 2016

BACKGROUND INFORMATION:

The City Council has initiated proceedings to amend the 42nd Street and Edgewood Urban Renewal Area and Plan. The URA is generally located at 42nd Street and Edgewood Road NE.

This URA was established as an “economic development area” in 2014. The purpose of URA is to stimulate private investment and expand economic development through redevelopment and creation of new jobs, and provision of public infrastructure and trails all of which achieve a well-balanced diversified economy.

The purpose of this Amendment No. 1 is to expand the boundary of the URA to include additional land which has been acquired by the developer of the Berthel Fisher building. The attachment provides a draft of Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan.

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

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan for the 42nd Street and Edgewood Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for August 23, 2016.



**AMENDMENT NO. 1
TO THE
42ND STREET & EDGWOOD URBAN RENEWAL PLAN**

**As Approved by City Council
Resolution No. _____**

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

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4.0 EFFECTIVE DATE

ATTACHMENT A Parcel to be added to the 42nd Street and Edgewood URA

1.0 INTRODUCTION

1.1 Purpose and Background

The purpose and intent of this Amendment No. 1 to the 42nd Street and Edgewood Plan (the "Amendment") is to increase the size of the urban renewal area described in the 42nd Street and Edgewood Plan as adopted by the City Council on November 18, 2014 by Resolution No. 1540-11-14 (the "Urban Renewal Plan").

All provisions of the existing Urban Renewal Plan not directly impacted by this Amendment as adopted by the City Council shall remain in full force and effect.

1.2 Amendments

Article XII of the Urban Renewal Plan provides that Urban Renewal Plan may be amended from time to time to include changes in the Urban Renewal Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. Amendment No. 1 to the Urban Renewal Plan is consistent with this provision.

1.3 Relationship to the Comprehensive Plan

Cedar Rapids has adopted a comprehensive plan, EnvisionCR, which qualifies as the "general plan for the development of the municipality as a whole" as provided under Chapter 403.5, Code of Iowa. The Cedar Rapids Planning Commission reviewed the draft Amendment No. 1 to the Urban Renewal Plan, and adopted a finding that it is in conformity with the Comprehensive Plan and recommended its approval by the City Council.

2.0 ESTIMATED DIVERSION OF PROPERTY TAX INCREMENT REVENUES

The use of tax increment funds is authorized in Article IV of the Urban Renewal Plan. This Amendment does not change provisions regarding the diversion of tax increment revenue within the Urban Renewal Area.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax lists, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for fiscal year 2015 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to \$490,817,852 of general obligation indebtedness. Total City bonded indebtedness as of June 30, 2015 was \$315,200,000.

3.0 AREA BEING ADDED

Redevelopment and revitalization activities contemplated under the Urban Renewal Plan are being conducted within the entire Urban Renewal Area with appropriate allocation of resources.

In accordance with this intent, the Urban Renewal Plan is amended to add the following area:

Plat of Survey No. 1989 Parcel A as shown in Book 9236, Page 370 and recorded on May 4, 2015 at the Office of the Linn County Recorder

4.0 EFFECTIVE DATE

This Amendment No. 1 to the Urban Renewal Plan shall be deemed to be effective upon the adoption of a City Council Resolution approving the said Amendment No. 1 to the Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

ATTACHMENT A
Parcel to be added to the 42nd Street and Edgewood URA

