

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, September 15, 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

- a. August 4, 2016
- b. August 25, 2016

B. Adoption of the Agenda

C. Action Items

1. Case Name: 4480 Blairs Ferry Road NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District as requested by Genesis Equities, LLC (Applicant) and Calvary Chapel of Iowa (Titleholder)

Case No: RZNE-023589-2016; Case Manager: Joe Mailander



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, August 4, 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
Karl Cassell
Lisa Peloquin

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

CD Staff: Seth Gunnerson, Planner
Caleb Mason, Economic Development Analyst
Betty Sheets, Administrative Assistant

Call Meeting to Order

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

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

Roll Call

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

A. Approval of the Minutes

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the July 14, 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: 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

A public hearing was presented for a Preliminary Site Development Plan at 5400 16th Avenue SW for property that 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. The existing communication tower will be taken down.

Mr. Zakostelecky presented a Location Map, General Information, Zoning Map, Aerial View, Site Plan, Layout / Landscape Plan, and elevations of the Tower and Equipment Shelter.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a PUB, Public 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: 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; 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 730 33rd Avenue SW for Outdoor Service Area in a C-3, Regional Commercial Zone District. Mr. Houg presented General Information, Site Development Plan, Service Area views and stated that the Board of Adjustments would consider this request on August 8, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use for Outdoor Service Area 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.

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

Commissioner King recused herself from this project.

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 for property at 5710 and 5830 Gibson Drive NE 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. Mr. Alcivar presented a Location Map, General Information, Aerial, Zoning Map, Site Plan and four (4) renderings. The Board of Adjustment will consider this project for a parking variance on August 8, 2016.

Following discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the Preliminary Site Development Plan in a O-S Office/Service Zone District. Commissioner Dahlby seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner King returned to the daises.

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

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

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District. 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. Mr. Alcivar presented a Location Map, General Information and Aerial view.

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the change of zone from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District. Commissioner Brown seconded the motion.

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

5. Proposed Stone Creek Urban Renewal Area and Plan

Consideration regarding conformity of the proposed Stone Creek Urban Renewal Area Plan with the City's Comprehensive Plan generally located north of Williams Boulevard/Highway 151 and East of Dean Road SW

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

A public hearing was presented to consider the creation of the Stone Creek Urban Renewal Area and Plan which is generally located north of Williams Boulevard/Highway 151 and East of Dean Road SW which is being precipitated by an economic development project. The proposed Urban Renewal Area is approximately 29 acres.

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." Mr. Mason presented a Location Map that showed the area

Following discussion, Commissioner Halverson called for a motion. Commissioner Wilts made a motion to approve the Proposed Stone Creek Urban Renewal Area and Plan. 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.

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

A public hearing was presented for Amendment No. 2 to the Council Street Urban Renewal 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.

The purpose of this Amendment 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.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve Amendment No. 2 to the Council Street Urban Renewal Plan. Commissioner Brown seconded the motion.

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

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

A public hearing was presented for Amendment No. 1 to the Northtowne Market Urban Renewal Plan. The URA is generally located along Blairs Ferry Road NE between Council Street and Rockwell Drive NE.

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. Mr. Mason presented a Location Map that showed the area being added.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve Amendment No. 1 to the Northtowne Market Urban Renewal Plan. Commissioner Dahlby seconded the motion.

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

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

Commissioner Pankey recused himself from this project.

A public hearing was presented for Amendment No. 1 to the Apache Hose and Belting co., Inc. Urban Renewal Area Plan. The URA is generally located along the northeastern corner of Bowling Street SW and 49th Avenue Drive SW. 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. Mr. Mason presented a Location Map to show the area being added.

Following discussion, Commissioner Halverson called for a motion. Commissioner Blank made a motion to approve Amendment No. 1 to the Apache Hose and Belting co., Inc. Urban Renewal Area 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.

Commissioner Pankey returned to the dais.

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

A public hearing was presented for Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan.

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. 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. Mr. Mason presented

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve Amendment No. 1 to the 42nd Street and Edgewood Urban Renewal Plan. 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.

The meeting was adjourned at 4:28pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department



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

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, August 25, 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 (Arrived at 3:03pm)
Kim King
Karl Cassell
Lisa Peloquin

Members Absent: Dominique Blank
Anthony Brown

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

CD Staff: Seth Gunnerson, Planner
Jennifer Pratt, Director
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 stated that since the August 4, 2016 minutes were omitted from the packet, the vote on the minutes was deferred to the next meeting.

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

I. Case Name: North of E Avenue NW and west of Blue Stone Street NW (Rezoning) and Stoney Point Meadows North 3rd Addition (Major Preliminary Plat)

- a. Consideration of a change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District as requested by Midwest Development Co (Applicant) and William K. and Debra J. Robinson (Titleholder)

Case No: RZNE-023267-2016; Case Manager: Vern Zakostelecky

Commissioner Peloquin recused herself from voting on this project.

Commissioner Dahlby arrived for the meeting at 3:03pm.

A public hearing was presented for a Rezoning. This property was annexed into the City of Cedar Rapids in 2016 and this request is to allow for the platting and future construction of 15 single-family residential lots on 6.36 acres. If approved, this rezoning would be an extension of the Stoney Point Meadows North housing development to the south. Since this is a request for rezoning for single-family homes, a site plan is not required at this time. Detailed site plans will be submitted on a lot by lot basis at the time of application for building permits. Mr. Zakostelecky presented a Location Map, General Information, Zoning Map, Aerial Map, Preliminary Plat and stated the next step would be a public hearing at the September 27 City Council Meeting.

Following discussion, Commissioner Cassell made a motion to approve the change of zone from A, Agriculture Zone District to R-2, Single 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.

- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District as requested by Midwest Development Co (Applicant) and William K. and Debra J. Robinson (Titleholder)

Case No: PRPT-023266-2016; Case Manager: Vern Zakostelecky

A public hearing was presented for a Major Preliminary Plat in R-2, Single Family Residence Zone District. The proposal is to subdivide the property into 15 lots for future development of

single-family homes. The view and approval of the plat will be contingent on future City Council approval of the rezoning request.

Following discussion, Commissioner King made a motion to approve the Major Preliminary Plat in R-2, Single Family Residence 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.

Commissioner Pelquin returned to the dais.

2. Case Name: East of Edgewood Road SW and South of 60th Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in an I-2, General Industrial Zone District as requested by Reconserve of Iowa, Inc. (Applicant) and Marilyn L. Cech Revocable Trust, Elmer F. Cech Testamentary Trust, Debra L. Volesky, Sharon K. Hahn, Ronnie E. Cech, Connie S. Wildfield and Staskel Farms, LLC (Titleholders)

Case No. PSDP-023536-2016; Case Manager: Dave Houg

Mr. Houg 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 east of Edgewood Road SW and south of 60th Avenue SW which is currently undeveloped and the applicant wishes to construct an approximately 72,000 s.f. food product recycling facility and associated improvements. Mr. Houg presented a Location Map, Zoning Map, General Information, Site Development Plan as well as Future Street Extension.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Preliminary Site Development Plan in a I-2, General Industrial Zone District with the added condition that City staff work with neighbors to the west to address appropriate buffer screening. 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: 2575 60th Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a I-2, General Industrial Zone District as requested by Diamond V Mills, Inc. (Applicant/Titleholder)

Case No. PSDP-023585-2016; Case Manager: Dave Houg

Commissioner Pelquin recused herself from voting on this project.

A public hearing was presented for a Preliminary Site Development Plan at 2575 60th Avenue SW which is currently developed as a fermentation product processing facility. The applicant is applying for Preliminary Site Development Plan approval to construct an additional 98,136 s.f. building intended for factory and warehouse use with associated paving improvements. Mr.

Houg presented a Location Map, General Information, Site Development Plan, Elevations and Lot Configuration site.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Preliminary Site Development Plan in a I-2, General Industrial Zone District. Commissioner Cassell seconded the motion.

Further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Peloquin returned to the dais.

**4. Case Name: 4480 Blairs Ferry Road NE (Rezoning) and
The Commons at Blairs Ferry First Addition (Major Preliminary Plat)**

- a. Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District and R-2, Single Family Residence Zone District as requested by Genesis Equities, LLC (Applicant) and Calvary Chapel of Iowa (Titleholder)

Case No: RZNE-023589-2016; Case Manager: Joe Mailander

Mr. Mailander presented the City Planning Commission Criteria for Recommendation and Action of a Rezoning and Preliminary Plat.

A public hearing was presented for a Rezoning from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District to allow for the development of an 8 building, 50 unit residential apartment complex and a Rezoning from A, Agriculture Zone District to R-2, Single Family Residence Zone District to allow for three single-family residential lots. The ground is currently undeveloped and is identified in the City's Comprehensive Plan as Urban Low Intensity (U-LI). Mr. Mailander presented a Zoning Map, Future Land Use Map, Site Plan, Site Location and three Renderings of the project.

Following discussion, Commissioner Halverson called for a motion on the first rezoning. Commissioner Dahlby made a motion to approve the change of zone from A, Agriculture Zone District to R-2, Single Family Residence Zone District. Commissioner Pankey seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed by a vote of 5 to 2.

Commissioner Halverson called for a motion on the second rezoning. Commissioner Dahlby made a motion to deny the change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District. Commissioner King seconded the motion.

Further Discussion was held; Commissioner Halverson called for a vote on the motion. The motion to **deny** the RMF-1 Multi-Family Residence Zone District rezoning passed by a vote of 6 to 1.

- b. Consideration of a Major Preliminary Plat in R-2, Single Family Residence Zone District and RMF-1, Multi-Family Residence Zone District and R-2, Single Family Residence Zone District as requested by Genesis Equities, LLC (Applicant) and Calvary Chapel of Iowa (Titleholder)

Case No: PRPT-023588-2016; Case Manager: Joe Mailander

A public hearing was presented for a Major Preliminary Plat in R-2, Single Family Residence Zone District. The proposal is to subdivide the property into 4 numbered lots and 1 lettered lot for possible future development. The view and approval of the plat will be contingent on future City Council approval of the rezoning request.

Following discussion, Commissioner King made a motion to approve the Major Preliminary Plat in R-2, Single Family Residence Zone District. Commissioner Pankey seconded the motion.

No further discussion was held; *Commissioner* Halverson called for a vote on the motion. The motion to approve the Major Preliminary Plat in R-2, Single Family Residence Zone District passed by a vote of 5 to 2.

No action was taken on the denied RMF-1, Multi-Family Residence Zone District Major Preliminary Plat.

5. Amending Chapter 32

Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay District

Bill Micheel, Community Development Assistant Director

A public hearing was presented to amend Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay District.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance to allow development which incorporates the Flood Control System in the Northwest Flood Mitigation Overlay 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.

The meeting was adjourned at 5:01 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department

STAFF REPORT
Rezoning w/Preliminary Site Development Plan

CPC Date: September 15, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Genesis Equities, LLC
Titleholder: Cavalry Chapel Iowa

Location: 4480 Blairs Ferry Road NE
Request: Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan

Case Manager: Joe Mailander
Case Number: RZNE-023589-2016

BACKGROUND INFORMATION:

This project is a request to rezone property from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District to allow for the development of an 8 building, 50 unit residential apartment complex. The ground is currently undeveloped and is identified in the City's Comprehensive Plan as Urban Low Intensity (U-LI).

The Preliminary Site Development Plan consists of the following:

- Total site area: 7.81 acres
- Total number of units: 3 Single Family Lots, 50 Multi-Family Units
- Density of Single Family = 1/3 acre lots
- Density of Multi-Family = 7.46 DU/Acre
- Access to Multi-Family by private drive off Blairs Ferry Road
- Storm water management on-site along north and south side of the proposed Multi-Family area
- Development will be served by City water and sewer system

FINDINGS:

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

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

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

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

Staff Comments: The subject property is shown as Urban Low Intensity (U-LI) on the Future Land Use Map. The typical residential density range within U-LI is two to eight units per acre, however densities up to 12 units per acre are allowed. The revised site plan shows a density of 7.46 units per acre which is within the City's typical UL-I density range. As such, the proposal and request to rezone to the RMF-1 Zoning District are in accord with the Comprehensive Plan allowed densities. This area is identified as a future growth area in the Comprehensive Plan, which includes the goal of encouraging mixed-use and infill development.

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

Staff Comments: The property is currently undeveloped and surrounded by residential uses, and lands that can be developed in the future. The north area of the proposal is single-family homes that will generate traffic typical of the other residential uses in the area. The southern 6.7 acres will contain the proposed multi-family area.

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 multi-family design standards including storm water management, landscaping and building heights. The single-family residential lots will provide a buffer to the north. An elevation change between the homes to the east and the proposed multi-family will reduce the visual height difference. The change in density between the proposed and existing developments will occur across the back of lots which is preferred.

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 currently served by sanitary sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Development of this property will not have a negative impact on the levels of service to the existing development in the general area.

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

Staff Comments: This provision is not applicable.

RECOMMENDED CONDITIONS:

1. Subject property must be platted per State and City platting regulations.
2. The site and building design will need to comply with the Zoning Ordinance Multi-Family Residential Design Standards, Subsection 32. 05.030.D.

PRELIMINARY SITE DEVELOPMENT PLAN FOR THE COMMONS AT BLAIRS FERRY FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

UTILITY LEGEND

EXISTING		PROPOSED
(SSB)	SANITARY SEWER W/SIZE	SS8
(ST15)	STORM SEWER W/SIZE	ST18
	SUBDRAIN	
(FM6)	FORCE MAIN W/SIZE	FM6
(WB)	WATER MAIN W/SIZE	W12
(G)	GAS	G
(S)	STEAM	S
(OHE)	ELECTRIC-OVERHEAD	OHE
(E)	ELECTRIC-UNDERGROUND	E
(C)	CABLE TV-UNDERGROUND	C
(OHC)	CABLE TV-OVERHEAD	OHC
(OHT)	TELEPHONE-OVERHEAD	OHT
(F)	FIBER OPTIC-UNDERGROUND	F
(OHF)	FIBER OPTIC-OVERHEAD	OHF
(T)	TELEPHONE-UNDERGROUND	T
	FENCE LINE	
(FP)	FLOODPLAIN LIMITS	FP
(FW)	FLOODWAY LIMITS	FW
(CORP)	CITY CORPORATION LIMITS	CORP
	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.

UTILITY LEGEND (CONTINUED)

EXISTING		PROPOSED
BM	BOLLARD	BM
	BENCHMARK	
	STREET SIGN	
WB	WELL	WB
SB	SOIL BORING	SB
HY	FIRE HYDRANT	HY
WV	WATER VALVE	WV
WS	WATER SHUTOFF	WS
WBO	WATER BLOWOFF	WBO
CM	SURVEY CONTROL MONUMENT AS NOTED	

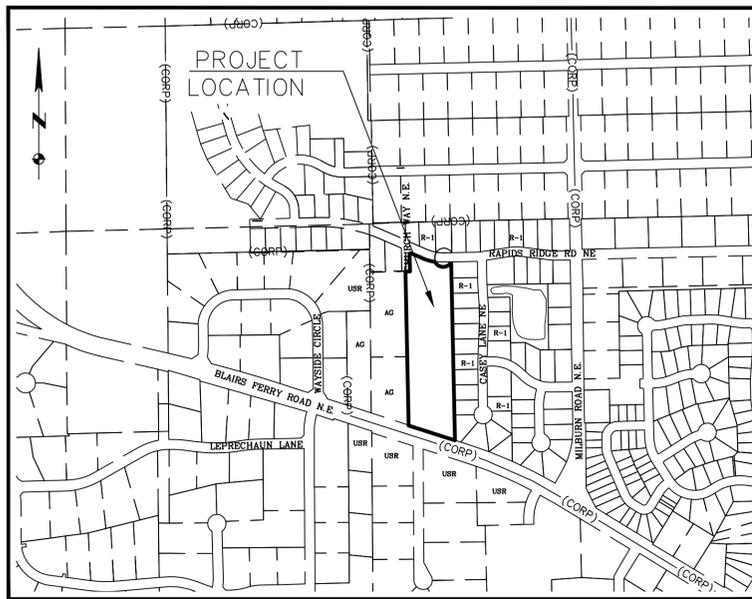
SURVEY LEGEND

○	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		PROPOSED
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●
○	DECIDUOUS SHRUB	○
●	CONIFEROUS SHRUB	●
○	TREE STUMP	○
---	TREE LINE DRIP EDGE	

LOCATION MAP (SCALE: 1"=600')



SHEET INDEX

- COVER
- SITE PLAN

APPLICANT:

GENESIS EQUITIES, LLC
%HANNAH KUSTES
3405 7TH STREET SUITE 102
MARION, IOWA 52302
(319) 363-0709
HKUSTES@ABODE CONSTRUCTION.COM

TITLEHOLDER:

CALVARY CHAPEL IOWA
327 35TH STREET N.E.
CEDAR RAPIDS, IOWA 52402

PROPERTY ADDRESS

4480 BLAIRS FERRY ROAD NE

LANDSCAPING CALCULATIONS

ZONING: EXISTING: RMF-1
PROPOSED: RMF-1

ADJACENT ZONING:

NORTH: R-2
SOUTH: R.O.W. of BLAIRS FERRY RD.
WEST: A
EAST: R-2

PARKING LOT LANDSCAPING

PARKING TREES
PARKING SPACES (1 TREE/12 STALLS): 0/12 = 0
0 TREES REQUIRED
0 or more TREES PROVIDED

PARKING LOT SHRUBS

CONTINUOUS SCREEN OF 5' OR HIGHER SHRUBS: 0 SHRUBS PROVIDED

BLAIRS FERRY RD. NE - FRONT YARD 15'

RIGHT-OF-WAY LANDSCAPING
1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TREES REQUIRED: 318-(43)/40 = 7
7 TREES REQUIRED
7 or more TREES PROVIDED

STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)

1 TREE / 40 LF (LESS DRIVES & ACCESS SIGHT DISTANCE Δ)
TREES REQUIRED: 318-(26)/40 = 7
7 TREES REQUIRED
7 or more TREES PROVIDED

REAR BUFFER YARD REQUIREMENTS

R-1: NORTH REAR BUFFER YARD
TOTAL LENGTH: 301
BUFFER TO CONSIST OF AN EVERGREEN SCREEN OPTION.
SEE CALCULATIONS FOR REQUIRED LANDSCAPE BUFFERING BELOW:

EVERGREEN SCREEN OPTION (100 LF)

REQUIRED EVERGREENS: 4/100 LF. = 4(301/100) = 12
TREES REQUIRED: 12
TREES PROVIDED: 12 or more

REQUIRED FLOWERING TREES: 2/100 LF., 2(3.01) = 6
TREES REQUIRED: 6
TREES PROVIDED: 6 or more

REQUIRED SHRUBS: 10/100 LF., 10(3.01) = 30
SHRUBS REQUIRED: 30
SHRUBS PROVIDED: 30 or more

EAST SIDE YARD BUFFER YARD REQUIREMENTS

R-1: EAST SIDE BUFFER YARD
TOTAL LENGTH 997 LF
BUFFER TO CONSIST OF AN EVERGREEN SCREEN OPTION.
SEE CALCULATIONS FOR REQUIRED LANDSCAPE BUFFERING BELOW:

EVERGREEN SCREEN OPTION (100 LF)

REQUIRED EVERGREENS: 4/100 LF. = 4(997/100) = 40
TREES REQUIRED: 40
TREES PROVIDED: 40 or more

REQUIRED FLOWERING TREES: 2/100 LF., 2(9.97) = 20
TREES REQUIRED: 20
TREES PROVIDED: 20 or more

REQUIRED SHRUBS: 10/100 LF., 10(9.97) = 30
SHRUBS REQUIRED: 30
SHRUBS PROVIDED: 30 or more

WEST SIDE YARD BUFFER YARD REQUIREMENTS

R-1: EAST SIDE BUFFER YARD
TOTAL LENGTH 894 LF
BUFFER TO CONSIST OF AN EVERGREEN SCREEN OPTION.
SEE CALCULATIONS FOR REQUIRED LANDSCAPE BUFFERING BELOW:

EVERGREEN SCREEN OPTION (100 LF)

REQUIRED EVERGREENS: 4/100 LF. = 4(894/100) = 36
TREES REQUIRED: 36
TREES PROVIDED: 36 or more

REQUIRED FLOWERING TREES: 2/100 LF., 2(9.97) = 20
TREES REQUIRED: 20
TREES PROVIDED: 20 or more

REQUIRED SHRUBS: 10/100 LF., 10(9.97) = 30
SHRUBS REQUIRED: 30
SHRUBS PROVIDED: 30 or more

LEGAL DESCRIPTION

PROPOSED_ZONE R-2 - LEGAL DESCRIPTION:
THE NORTH 413 FEET OF LOT 1, BLAIR-WINDS FIRST ADDITION TO LINN COUNTY, IOWA AS RECORDED IN BOOK 4647, PAGES 120-151 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PARCEL A, PLAT OF SURVEY NO. 1997 AS RECORDED IN BOOK 9264, PAGE 682 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER EXCEPTING THEREFROM WEXFORD HEIGHTS FIRST ADDITION TO CEDAR RAPIDS, IOWA AS RECORDED IN BOOK 9337 PAGE 261 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND FURTHER EXCEPTING THEREFROM ALL PUBLIC HIGHWAYS.

SAID PARCEL CONTAINING 1.06 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSED_ZONE RMF-1 - LEGAL DESCRIPTION:

LOT 1, BLAIR-WINDS FIRST ADDITION TO LINN COUNTY, IOWA AS RECORDED IN BOOK 4647, PAGES 120-151 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER EXCEPTING THEREFROM THE NORTH 413 FEET INCLUDING PARTS OF WEXFORD HEIGHTS FIRST ADDITION TO CEDAR RAPIDS, IOWA AS RECORDED IN BOOK 9337 PAGE 261 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND EXCEPT PUBLIC HIGHWAY.

SAID PARCEL CONTAINING 6.70 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARKING REQUIREMENTS

SINGLE-FAMILY DETACHED RESIDENTIAL (3 HOMES) 2 SPACES PER DU = 6 SPACES
TWO FAMILY DWELLING (4 DU) 2 SPACES PER DU = 8 SPACES
MULTIPLE FAMILY DWELLING (6 DU) 2 SPACES PER DU = 12 SPACES
ROW HOUSING (40 DU) 2 SPACES PER DU = 80 SPACES

TOTAL SITE PARKING REQUIRED = 106 STALLS
TOTAL PARKING PROVIDED = 106 STALLS

STREET CLASSIFICATIONS

DESIGN DATA - URBAN				
STREET	CLASSIFICATION	STREET WIDTH	ROW WIDTH	DESIGN SPEED
RAPIDS RIDGE ROAD NE	LOCAL	28'	60'	30 MPH
BLAIRS FERRY RD NE	MAJOR ARTERIAL II	28'	VARIES	50 MPH

EXISTING/PROPOSED USE

EXISTING USE: VACANT LAND
PROPOSED USE: MULTI FAMILY AND SINGLE FAMILY RESIDENTIAL

ZONING

EXISTING: AG
PROPOSED: RMF-1 AND R-2

BUILDING HEIGHT

3 STORIES/35 FEET

DIMENSION STANDARDS:

ZONE RMF-1

FRONT YARD: 25'
INT. SIDE: 5'/14'
CORNER SIDE: 15'
REAR: 25'
MINIMUM LOT SIZE: GREATER OF 5,000 SQ.FT. OR 2,000 SQ.FT./DU
MIN. LOT WIDTH AT SETBACK: RH=24' OTH=30'
MAXIMUM BUILDING HEIGHT: GREATER OF 35' / 3 STORIES
FRONTAGE: NONE
MAXIMUM LOT COVERAGE: 40%
MINIMUM USABLE OPEN SPACE: 15%

ZONE R-2

FRONT YARD: 25'
INT. SIDE: 5'/14'
CORNER SIDE: 15'
REAR: 25'
MINIMUM LOT SIZE: 7,200 SQ.FT.
MIN. LOT WIDTH AT SETBACK: 60'
MAXIMUM BUILDING HEIGHT: GREATER OF 35' / 3 STORIES
FRONTAGE: 25'
MAXIMUM LOT COVERAGE: 50%
MINIMUM USABLE OPEN SPACE: NONE

NOTES

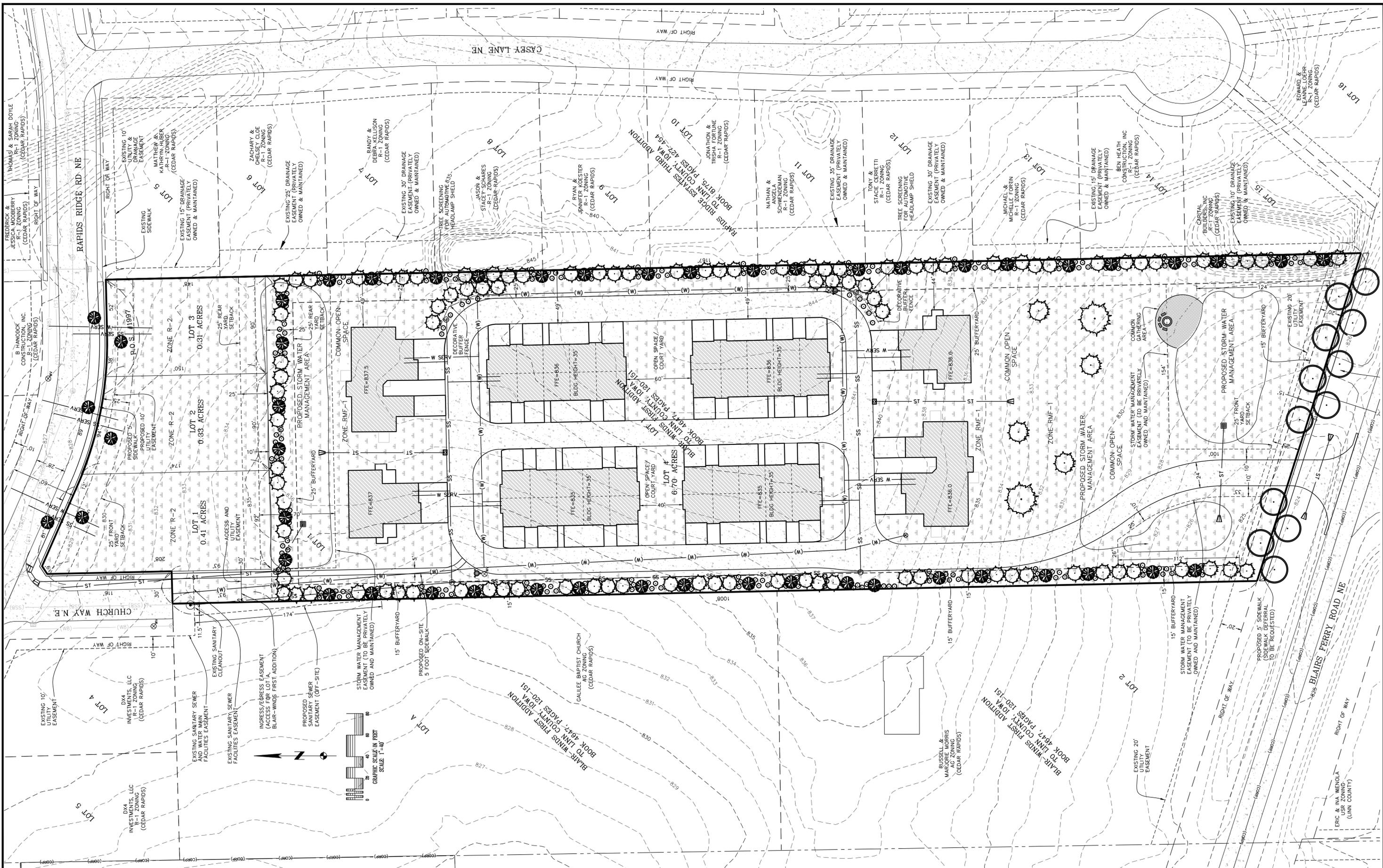
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.

AREA CALCULATIONS

LOT 4 AREA:	294,624 S.F. / 6.76 AC.	
EXISTING:		
BUILDING AREA:	0 S.F. / 0 AC.	(0%)
PAVED AREA:	0 S.F. / 00 AC.	(0%)
OPEN AREA:	291,834 S.F. / 6.70 AC.	(100%)
PROPOSED:		
BUILDING AREA:	43,134 S.F. / 0.99 AC.	(15.0%)
PAVED AREA:	59,861 S.F. / 1.37 AC.	(20.0%)
OPEN AREA:	188,839 S.F. / 4.34 AC.	(65.0%)

Contact Person	MATT JOHNSON, PE
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Date Submitted	7/27/16
Date Revised	8/22/16
Date Revised	9/7/16





DRAWN BY: DLK				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 07/27/16				
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

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PRELIMINARY SITE DEVELOPMENT PLAN
 FOR
THE COMMONS AT BLAIRS FERRY FIRST ADDITION
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

PRELIMINARY SITE DEVELOPMENT PLAN
 PROJECT NO: 10463-1

CAD File: I:\Projects\10463-1_4480_BFR_Residential\DWG\Site Plans\10463-1_S01_302014.dwg Date Plotted: Sep 08, 2016 - 2:59pm Plotted By: DLK