

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, October 27, 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. Discussion Item

1. Update on ReZone Cedar Rapids – Anne Russett

D. Action Items

1. Case Name: Knollwood Park Addition (Revised Major Preliminary Plat)

Consideration of a Major Preliminary Plat in R-3, Single Family Residence Zone District as requested by Midwest Development Company (Applicant) and Horn Land LLC (Titleholder)
Case No. PRPT-023918-2016; Case Manager: Vern Zakostelecky

2. Case Name: 2105 1st Avenue SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a RMF-2, Multi Family Residence Zone District as requested by Cottage Grove Place (Applicant/Titleholder)
Case No. PSDP-023774-2016; Case Manager: Vern Zakostelecky

3. Case Name: 1721 D Street SW (Conditional Use)

Consideration of a Conditional Use for Contractors Shop in a C-3, Regional Commercial Zone District as requested by Four Star Roofing, Inc. (Applicant) and Chad D. and Mindy T. Martin (Titleholders)

Case No: COND-023777-2016; Case Manager: Dave Houg

4. Case Name: 4625 Tower Terrace Road NE (Rezoning with Preliminary Site Development Plan) and (Conditional Use)

a. Consideration of a change of zone with preliminary site development plan from C-MU, Commercial Mixed Use Zone District and A, Agriculture Zone District to C-3, Regional Commercial Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)

Case No: RZNE-023801-2016; Case Manager: Dave Houg

b. Consideration of a Conditional Use for Outdoor Sand Volleyball in a C-3, Regional Commercial Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)

Case No: COND-023802-2016; Case Manager: Dave Houg

5. Case Name: 4625 Tower Terrace Road NE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-MU, Commercial Mixed Use Zone District as requested by HJD Investments, LLC (Applicant/Titleholders)

Case No. PSDP-023800-2016; Case Manager: Dave Houg

6. Case Name: 4497 Tower Terrace Road NE (Conditional Use)

Consideration of a Conditional Use for Parking Lot in A, Agriculture Zone District as requested by HJD Investments, LLC (Applicant/Titleholder)

Case No: COND-023803-2016; Case Manager: Dave Houg

7. Case Name: 116 15th Street NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from R-3D, Two Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Cameron S. West (Applicant/Titleholder)

Case No: RZNE-023857-2016; Case Manager: Dave Houg



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, September 15, 2016 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Richard Pankey, Vice Chair
Jim Halverson, Conference Call
Virginia Wilts
Kim King
Dominique Blank
Karl Cassell
Lisa Peloquin

Members Absent: Samantha Dahlby
Anthony Brown

DSD Staff: Joe Mailander, Manager

CD Staff: Seth Gunnerson, Planner
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

Call Meeting to Order

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

Roll Call

Roll call was answered with Six (6) Commissioners in Council Chambers and One (1) Commissioner on Conference Call.

A. Approval of the Minutes

Commissioner Pankey called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the August 4, 2016 and August 25, 2016, 2016. Commissioner Cassell requested that with the removal of Carletta Knox-Seymour from the Members Present made a motion to accept the August 4 and August 25, 2016 minutes. Commissioner Wilts seconded the motion.

B. Action Items

I. Case Name: 4480 Blairs Ferry Road NE (Rezoning)

- a. 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

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

A public hearing was presented for a revised petition for 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. The ground is currently undeveloped and is identified in the City's Comprehensive Plan as Urban Low Intensity (U-LI).

Mr. Mailander reported on the August 18, 2016 letter received from Ackley, Kopecky & Kingery LLP representing the neighbors that surround the 4480 Blairs Ferry Road NE property with 91 signatures; Hall & Hall Engineers, Inc. letter of August 23, 2016 responding to neighbors' concerns and asked that they be made a part of the minutes.

Mr. Mailander presented a Rezoning and Site Development Plan, a previous site plan and the revised site plan as well as Site Location of this project. Mr. Mailander pointed out the changes to the site plan:

1. Lowered buildings additional 1.5' based on preliminary grades
2. Additional landscaping to screen headlights
3. Increased spacing between buildings (approximately 40 feet between one building and approximately 60 feet on the second building)
4. Added common area and open space in the outlot
5. Relocated detention basin
6. Public area gathering space
7. Realigned the drive way to tie in with access road on the south

Mr. Mailander also reported on traffic impact. Based on preliminary traffic study it is expected this development would generate just over 330 trips per day. Existing traffic is 7600 trips per day.

August 25th – CPC recommendation was to deny rezoning request.

September 2nd – Applicant reposted notification signs and submitted revised site plan

September 15th – CPC review and recommendation of the revised site plan

September 27th – City Council Motion setting a public hearing for rezoning

October 11th – City Council Public Hearing and possible approval of the First Reading

October 25th – City Council approval of the Second and Possible Third Reading

Dick Ransom, Hall & Hall Engineers, 1860 Boyson Road stated they heard the concerns of the Commission and have included the outlot that provides for the opportunity to spread the buildings apart and also lower the buildings. The open space is now 65% which mirrors in a

single-family residential with hard surface and open space. This is one of the few areas that are available for this type of housing.

Hannah Kustes, Genesis Equities, 3405 7th Avenue, Marion, Iowa Ms. Hannah stated that density and lack of green space were concerns of the Commission from the last meeting and feels that Mr. Ransom covered that very well and added that they would make the green space available to the City to use as a park and could be made available to the public. Ms. Kustes provided a photo trying to show the true depiction of how it would look at 35' versus the 70' setback. Looking at the back of the existing homes versus the 70 foot setback provides a significant distance as well as the buffering will provide better privacy. The neighbors will be viewing the front of the project which will provide a mix of textures and materials adding a better appeal of the landscaping. A density level is projected to be 1½ people per unit; very few children; impact is far fewer than single-family homes. The average rental two bedrooms start at \$1450 and three bedrooms \$1600 for 12 month lease, however 6 month leases are around \$2500. Ms. Hannah further stated that an approximately 5.5 buffer zone would be provided.

Ryan Koester, 6319 Casey Lane NE; Robert Whittles, 4461 Blairs Ferry Road NE; Jon Fortune, 6313 Casey Lane NE; Jason, Schares, 6403 Casey Lane NE; Matt Huber, 6421 Casey Lane NE; Stacie Cerretti, 6301 Casey Court NE presented a letter from Scott Appraisal Service and will be added to the minutes; Trisha Fortune, 6313 Casey Lane NE expressed some of the following concerns:

1. Changes are minimal
2. Did not modify density
3. No sidewalks
4. Comparison with Boyson Project
5. Traffic concerns
6. Building heights
7. Affect property values
8. Fronts of the project will be looking into the back of the homes

Following further discussion, Commissioner Pankey called for a motion. Commissioner Halverson made a motion to approve the change of zone from A, Agriculture Zone District to RMF-1, Multi-Family Residence Zone District. Commissioner Wilts seconded the motion.

Further Discussion was held; Commissioner Pankey called for a vote on the motion.

Voting: Adopted by a vote of 4 to 3, Ayes, Commissioners Cassell, Wilts, Pankey and Halverson; nays, Commissioners Peloquin, King and Blank.

The meeting was adjourned at 4:27 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department

Enclosures:

August 18, 2016 Ackley, Kopecky & Kingery LLP with signatures
August 23, 2016 Hall & Hall Engineers, Inc.
September 14, 2016 Scott Appraisal Service

ACKLEY, KOPECKY & KINGERY LLP

ATTORNEYS AT LAW

Warren C. Ackley (1918-1989)
Eugene J. Kopecky (Of Counsel)
Gregory D. Kingery (Of Counsel)
Karen A. Volz
Larry J. Thorson
James L. Sines
Daniel L. Seufferlein
Laura A. Kamienski

4056 Glass Road N.E.
Cedar Rapids, Iowa 52402
Phone: 319-393-9090
Fax: 319-393-9012
www.akklaw.com

August 18, 2016

delivery via email only

Cedar Rapids City Council
Cedar Rapids City Planning Commission (CPC)
101 1st Street SE
Cedar Rapids, IA 52401

RE: PROPOSED REZONING OF 4480 BLAIRSFERRY RD NE

Members of the Cedar Rapids City Council and City Planning Commission (CPC):

On behalf of the neighbors that surround the 4480 Blairsferry Road NE property, we are writing to provide you with a petition showing our unified opposition and concern regarding the recently submitted rezoning request to allow Abode Construction to build a complex of approximately fifty (50) multi-family rental properties on the aforementioned 7.8 acre parcel.

Some specific concerns include:

- Substantial adverse effect on adjacent properties due to proposed height, density and close proximity to said properties.
- The proposed 3-story rental units are out of scale and not compatible with immediate neighborhood properties and properties in the 52411 zip code.
- Significant increase in traffic flow onto Blairsferry Road from proposed sight with a single point of entry/exit affecting traffic congestion in the



area assuming 50 rental units will bring at least 100 additional vehicles to the area daily. This concern also relates to emergency vehicle access.

- We believe the proposed rental development provides no protective barrier and will adversely affect surrounding residential properties due to the extreme vertical height along with the lack of green space between the proposed property and adjacent properties.
- Recently completed Cedar Rapids Land Use Map shows projection for low-density single family housing in the 52411 zip code.
- We have concerns about increase in noise pollution and light pollution as a result of proposed rental development.
- We have concerns about drainage issues from proposed rental development affecting neighboring properties.

The residents who have signed the attached petition understand that a rezoning decision will be made after much research and consideration for all issues on this topic. Please note, however, the overwhelming numbers of signatures from residents of the surrounding neighborhoods in opposition to the proposal for rental properties. With almost complete opposition to the proposed rezoning for multi-family rental properties (only 1 neighbor did not sign the petition), we ask the City leadership to deny the petition for rezoning.

Sincerely,

Daniel Seufferlein, for Ryan Koester, Stacie Cerretti, Jason Schares and Jon Fortune
(representing the concerned neighbors)

Petition to Deny Rezoning of 4480 Blairsferry Road NE Cedar Rapids, IA 52411

Petition summary and background

We, the concerned neighbors of the proposed multi-family rental property development at 4480 Blairsferry Road NE, are submitting this petition to make the city council and city zoning commission aware of our strong concern and disagreement with the request for rezoning of 7.8 acres of agricultural ground for the purpose of constructing and managing multi-family rental properties. The proposal does not fit with the other properties directly surrounding the ground in question and will have an adverse impact on the neighboring communities. Neighborhood property values will likely be negatively impacted, sound and light pollution will increase along with the traffic moving into/out of the rental property. We believe the proximity of rental properties next to newly developed neighborhoods along with church and school does not fit the urban development of the area and will negatively impact those neighboring residential communities.

We, the undersigned, are concerned citizens who urge our leaders to deny the rezoning request that would allow development of multi-family rental properties at 4480 Blairsferry Road NE in Cedar Rapids.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to deny the rezoning request that would allow development of multi-family rental properties at 4480 Blairsferry Road NE in Cedar Rapids.

Printed Name	Signature	Address	Comment	Date
Elizabeth Smith	<i>Elizabeth R. Smith</i>	6413 Milburn Rd. Cedar Rapids		7/25/16
Paul L. Smith	<i>Paul L. Smith</i>	6413 Milburn Rd.		7/25/16
David Gibson	<i>David Gibson</i>	6202 P. Road		7/25/16
Patrice Waldorf	<i>Patrice Waldorf</i>	6107 Tia Ct NE		7/25/16
Tony Carreth	<i>Tony Carreth</i>	6301 Casey Ct NE		7/26/16
Dea Lachy	<i>Dea Lachy</i>	6203 Casey Ct NE		7/27
Nate Schwendeman	<i>Nate Schwendeman</i>	6707 Casey Ln NE	I don't like condos	7/27
Dave Smith	<i>Dave Smith</i>	5900 Prairie Grass Ln NE		7/30
Julie Youngblat Smith	<i>Julie Youngblat Smith</i>	5900 Prairie Grass Ln NE		7/30/16
Ted Westbrook	<i>Ted Westbrook</i>	6214 Tia Ct NE		7/30/16

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Printed Name	Signature	Address	Comment	Date
Ryan Bryson		622 TIA COURT NE		7/22/16
Ed Hoehr		6203 Casey Ct		7/22/16
Darren Bass		6315 Milburn		7/22/16
Matt Bennett		6407 MILBURN		7/22/16
Jody Mchwen		638 Casey Lane NE		7/22/16
Jennifer Koester		699 Casey Ln NE		7/22/16
Tim O'Shea		5814 PRAIRIE GRASS LN		7/24/16
DARRELL HAYES		6009 TIA CT. NE. CE.		7/24/16
DANIEL SEUFFERLOTH		5701 BRIDGE RIDGE PL NE		7/25/16
Tamara Suggs		"		7-25-16

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Printed Name	Signature	Address	Comment	Date
STACIE CERRETTI	<i>Stacie Cerretti</i>	6301 CASEY CT NE		7/21/16
Angie Schwendenen	<i>Angie Schwendenen</i>	6307 Casey Ln NE		7/22/16
Blaine Staffer	<i>Blaine Staffer</i>	6306 Casey Ct NE		7/22/16
Dusti Dandre	<i>Dusti Dandre</i>	6217 Casey Ct NE		7/22/16
Debbie White	<i>Debbie White</i>	6218 Casey Ct NE		7/22/16
Sharon Custer	<i>Sharon Custer</i>	5808 Prairie Grass Ln		7/22/16
Jen Gomanz	<i>Jen Gomanz</i>	5802 Prairie Grass Ln		7/22/16
Warren Frank	<i>Warren Frank</i>	6208 Tia Ct NE		7/22/16
Bill McCullough	<i>Bill McCullough</i>	6108 TIA CT NE CR		7/22/16
JEFF EVERETT	<i>Jeff Everett</i>	6203 TIA CT NE CR		7/22/16

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Printed Name	Signature	Address	Comment	Date
David O. Mosher	<i>David O. Mosher</i>	6180 Wayside Cir		7/24/16
Diane Talbot	<i>Diane Talbot</i>	6395 Wayside Circle		7/24/16
Sue Ellen Spilling	<i>Sue Ellen Spilling</i>	6390 Wayside Circle		7/24/16
Paula Spilling	<i>Paula Spilling</i>	6390 Wayside Circle		7/24/16
Earl Greene	<i>Earl Greene</i>	6380 Wayside Cir		7/24/16
Andy Folkman	<i>Andy Folkman</i>	6300 Wayside Cir		7/24/16
Joyce Folkman	<i>Joyce Folkman</i>	6300 Wayside Circle		7/24/16
GARY JACMAN	<i>GARY JACMAN</i>	6215 WAYSIDE CIR		7/24/16
Rosemary Bueckle	<i>Rosemary Bueckle</i>	6125 Wayside Cir		7/24/16
Susan Clayton	<i>Susan Clayton</i>	6000 Wayside Cir	319-557-1421	7/24/16

Petition to Deny Rezoning of 4480 Blairsferry Road NE Cedar Rapids, IA 52411

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Printed Name	Signature	Address	Comment	Date
Tara Mlakic	<i>Tara Mlakic</i>	6375 Wayside Cir	319-378-4003	7/24/16
Juan C Binkman	<i>Juan C Binkman</i>	6015 Casey Court NE	(319) 573-8058	7/26/16
Debra A Binkman	<i>Debra A Binkman</i>	6015 Casey Court NE	(319) 432-5340	7/26/16
Judith Stork	<i>Judith Stork</i>	6150 W. Wayside Cir	810-288-1466	7/27/16
JAMES STONE	<i>James Stone</i>	6275 WAYSIDE	319-310-3061	7/27/16
Chuck Nabre	<i>Chuck Nabre</i>	6370 Wayside Cir	563-990-4136	7/27/16
Maggie Lakose	<i>Maggie Lakose</i>	6330 Wayside Cir	319-393-9647	7/27/16
Don Lakose	<i>Don Lakose</i>	6330 Wayside Cir	319-393-9647	7/27/16
Angie Lumsden	<i>Angie Lumsden</i>	6040 Wayside Cir	319-294-1858	7/27/16
RYAN KOESTER	<i>Ryan Koester</i>	6319 Casey Ln ne	319-360-8822	7/27/16

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Printed Name	Signature	Address	Comment	Date
Deborah Ellison		6409 Casey Lane NE		7/22/16
Raytheon		6409 Casey Lane NW		7/22/16
Jason Swane		6403 Casey Ln NE		7/23/16
Tracey Schones		6403 Casey Ln NE		7/23/16
Jessica Madbery		6006 Rapids Ridge Rd		7/23/16
Kendrick Mooney		6006 Rapids Ridge		7/23/16
Wendy Jones		6421 Casey Ln NE		7/23/16
Katie Hubs		6421 Casey Ln NE		7/23/16
Rick Erickson		5914 Rapids Ridge NE		7/23/16
Cindy Erickson		5914 Rapids Ridge NE		7/23/16

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Printed Name	Signature	Address	Comment	Date
Trisha Fortune	<i>[Signature]</i>	1013 Casey Lane NE		7/23/16
Jon Fortune	<i>[Signature]</i>	6313 Casey Ln NE		7/23/16
Scott Appleget	<i>[Signature]</i>	5902 Rapids Ridge Rd		7/24/16
Cathy Appleget	<i>[Signature]</i>	5902 Rapids Ridge Rd		7-24-16
<i>[Signature]</i>	<i>[Signature]</i>	4480 Blairsferry Road NE		7-27-16
<i>[Signature]</i>	<i>[Signature]</i>	6406 Casey Lane NE		7/24/16
Jon Fortune	<i>[Signature]</i>	5913 Rapids Ridge		7/24/16
Jeff Dole	<i>[Signature]</i>	6406 Casey Lane NE		7/24/16
Wendy Schaefer	<i>[Signature]</i>	5807 Rapids Ridge		7/24/16
Gregory Schaefer	<i>[Signature]</i>	5807 Rapids Ridge Rd NE		7/24/16

Petition to Deny Rezoning of 4480 Blairsferry Road NE Cedar Rapids, IA 52411

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Printed Name	Signature	Address	Comment	Date
TRICIA FIELDS		5813 PARKS PARKS RD NE		7/24/16
DANIEL DIETRICH		5800 KARNS RIDGE RD NE		7/24/16
April Dietrich		5800 Karnde Ridge Rd NE		7/24/16
Crystal Baum		5806 RAPIDS RIDGE RD NE		7/24/16
JOSH TREWEN		5806 PARKS BLVD NE		7/24/16
SCOTT PRESLEY		5908 PARKS PARKS RD NE		7/24/16
CHERI TRESLEY		5908 PARKS PARKS RD NE		7/24/16
Chelsea Cloe		6415 COBBY LN NE		7/24/16
Zach Cloe		6415 Cooby Ln NE		7/24/16

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Printed Name	Signature	Address	Comment	Date
Melanie Fortin	Melanie Fortin	6319 Casey Ct. NE		7/24/16
Mike Fortin	Mike Fortin	6319 Casey Ct. NE		7/24/16
Annette Rehnig	Annette Rehnig	5913 Rapids Ridge Rd		7/24/16
Sarah Doyle	Sarah Doyle	6000 Rapids Ridge Rd. NE		7-24-16
Tom & Deb	[Signature]	6000 Rapids Ridge Rd		7-24-16
Doug Ffield	[Signature]	5813 Rapids Ridge Rd		7-30-16
Tom McKowen	Tom McKowen	6318 Casey Ln NE		7-30-16
Brod Klance	[Signature]	6412 Casey Ln NE		7-30-16
Brian Hance	[Signature]	6412 Casey Ln NE		7-30-16

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 We, the undersigned, are concerned citizens who urge our leaders to deny the rezoning request that would allow development of multi-family rental properties at 4480 Blairsferry Road NE in Cedar Rapids.

Printed Name	Signature	Address	Comment	Date
Eric Wiernua	<i>Eric Wiernua</i>	5591 Hickorywood Ct NE	No To 4-Prop	8/5/16
Linda Wolfe	<i>Linda Wolfe</i>	5590 Hickorywood Ct.	Traffic - Single family	8-5-16
Susan Dumbauld	<i>Susan Dumbauld</i>	5561 Hickorywood Ct	Traffic	8.5.16
Rosemary Hackman	<i>Rosemary Hackman</i>	5560 Hickorywood Ct	TRAFFIC Single family dwelling	8-5-16
Mark Lee Hensley	<i>Mark Lee Hensley</i>	5530 Hickorywood Ct	Traffic / Single family	8.5.16
Drew Dierling	<i>Drew Dierling</i>	5510 Hickorywood Ct	traffic	8/5/16
Marjorie L. Morris	<i>Marjorie L. Morris</i>	4490 Blairs Ferry Rd.		8/5/16

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

August 23, 2016

Joseph Mailander, PE
 Development Services Manager
 City of Cedar Rapids
 500 15th Avenue SW
 Cedar Rapids, Iowa 52404

RE: Proposed Rezoning of 4480 Blairs Ferry Road NE

Dear Mr. Mailander:

Thank you for sending over the neighborhood petition in objection to the proposed rezoning at 4480 Blairs Ferry Road NE. These are generally consistent with the objections/concerns we heard at the two neighborhood meetings that we conducted. The following (in red) are our responses to the concerns noted by the residents in the petition cover letter. These responses are also consistent with the information provided verbally to the residents at the neighborhood meetings.

Substantial adverse effect on adjacent properties due to proposed height, density and close proximity to said properties.

Although the petition does not specify what adverse effects are anticipated by the neighbors, the biggest impact noted in the meetings was adverse impact on their property values. We have yet to find any studies that would substantiate that claim and, in fact, there is higher potential for single-family homes built on this property to adversely affect their property value since those would be measured as comparable homes in the area. The proposed buildings will be set back approximately 70' from the adjacent property line, which is approximately the same distance that the existing homes are set back from the same property line (the distance from structure to structure is approximately 140'). The height of the single family homes adjacent to this property are approximately 25', whereas the Row Homes is 35'. As you can see in the attached cross section this impact in terms of height and distance is minimal; therefore, the comment of the buildings being in "close proximity" to the existing properties seems to be more perception than reality.

The proposed 3-story rental units are out of scale and not compatible with immediate neighborhood properties and properties in the 52411 zip code.

Through comprehensive land use studies, the City of Cedar Rapids has noted a desire to see more blended neighborhoods, which includes mixing multi-family uses with single-family homes. This is consistent with national trends. While the zoning and building type for the proposed development will differ from the surrounding uses, the buildings



will be constructed of high quality materials that blend very well with the surrounding neighborhood.

Significant increase in traffic flow onto Blairsferry Road from proposed sight with a single point of entry/exit affecting traffic congestion in the area assuming 50 rental units will bring at least 100 additional vehicles to the area daily. This concern also relates to emergency vehicle access.

This development is expected to generate an additional 30 vehicle trips during the peak hour of travel based on published rates by the Institute of Transportation Engineers *Trip Generation 9th Edition*. This represents an increase of approximately 4% of the existing peak hour traffic on Blairs Ferry Road and (except for the 3 single-family homes) will utilize an access that is completely separate from the existing local streets. The private streets within the development will be designed to accommodate emergency vehicles. Development of a church or single family subdivision at this same site would have a similar impact on traffic along Blairs Ferry Rd as well.

We believe the proposed rental development provides no protective barrier and will adversely affect surrounding residential properties due to the extreme vertical height along with the lack of green space between the proposed property and adjacent properties.

The proposed development includes a 25' buffer yard adjacent to the existing residential zoned properties. This buffer yard will include screening via trees and plantings. Some of the neighbors have expressed a desire to have more coniferous plantings along the east property line to provide better year-round screening. The developer is very willing to accommodate this request. The building height will be in accordance with the zoning requirements, which is the same for RMF-1 zoning as it is for R-1 and most other residential zoning districts. The finished floor elevations of the proposed buildings will also be set approximately 3' lower than the elevation of the east property line providing a berm between the properties and helping soften the vertical appearance to those neighbors. The proposed buffering provided by the proposed Row Homes is far more extensive than would be required by a single family development or church.

Recently completed Cedar Rapids Land Use Map shows projection for low-density single family housing in the 52411 zip code.

The future land use map included in EnvisionCR calls for a land use typology area of Urban-Low Intensity for the subject property. This is defined by a density of 2-12 dwelling units per acre. The proposed development (excluding the undeveloped outlot A) includes a density of 8.9 units per acre, which is well within that range. The proposed RMF-1 area only (Lot 4) is the most dense portion of the property and has a density of 10.2 units per acre, which is still within the City's defined parameters of a low-intensity



typology area. Although a portion of this development is not single family detached, the Row Homes being proposed are still of residential use and nature. Housing studies commissioned by the City of Cedar Rapids indicate a substantial need for market rate rental housing options as an alternative to owner occupied single family.

We have concerns about increase in noise pollution and light pollution as a result of proposed rental development.

As with any development, an increase in noise and light pollution should be anticipated over the existing undeveloped conditions. However, we see no reason to believe that this development will produce greater noise and light pollution on the existing neighborhood than any other development of this property would, including development as single family or as a church. The proposed buildings have only two 13w led recessed light fixtures, that are individually controlled by home and aimed towards the ground, per Row Home. The modest deck for each Row Home holds a maximum of 2-3 people at any one time, and use of the outdoor space is minimal due to lack of area allowing for this. Churches developed on properties of this size typically have activities going every day of the week and keep their parking lots lit through the night. The proposed lighting fixtures will be properly shielded to comply with the zoning ordinance. At the neighborhood meeting, one resident noted that his concern with regard to light pollution would come from vehicle headlights. Since headlights are typically positioned 2'-3' off the ground on vehicles and aim downward, this should not be a problem for the existing properties that sit 3' higher than the proposed private streets.

We have concerns about drainage issues from proposed rental development affecting neighboring properties.

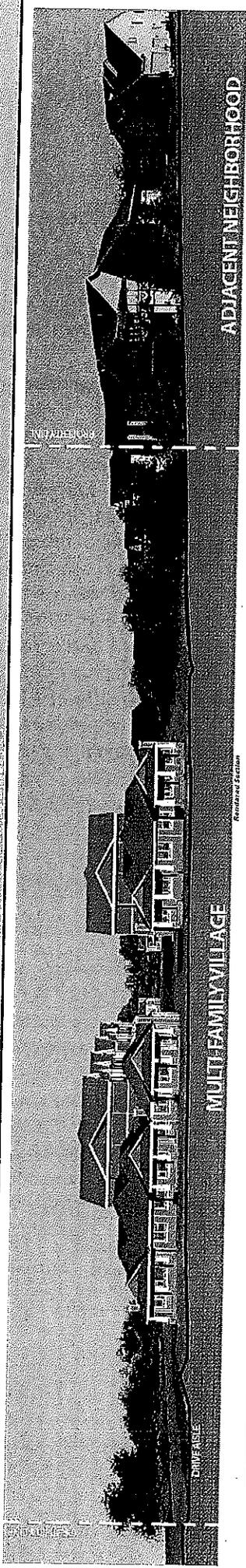
The general drainage of the subject property is to the west, but splits near the center of the property to flow northwest and southwest. The proposed improvements generally will not change the site discharge points. Two storm water detention basins will be constructed to reduce runoff from the site to the predeveloped 5-year runoff rate, in accordance with the City design standards. On the north side, this basin will outlet into an existing storm sewer system, which outlets on the north side of Rapids Ridge Road NE. We understand from the property owner that lives in the County subdivision to the north that there are existing water and sediment issues with that outlet. We will be sensitive to this with the storm water design and, to the extent practical, develop the storm water management facility to avoid increased peak flow rates from the 2-, 5-, and 10-year storm events, in addition to the 100-year storm.

Sincerely,

Matt Johnson, P.E.

Project Manager

The Commons at Blaine Ferry
A COMMUNITY OF HOMES



MULTI-FAMILY VILLAGE

ADJACENT NEIGHBORHOOD

ARCHITECTURAL RENDERING

© 2012 [unreadable] [unreadable]



Scott APPRAISAL SERVICE

P.O. Box 1992 • Cedar Rapids, Iowa 52406-1992 • (319) 365-2592

September 14, 2016

CITY PLANNING COMMISSION
Cedar Rapids, Iowa

To Whom It May Concern:

I have been retained by a group of homeowners who own properties in the Rapids Ridge Estates sub-division in N E Cedar Rapids for the purpose of rendering an impact study relative to a proposed zoning change request in the area.

Pursuant to the development of my opinion, I have made a personal inspection of the area which is the subject of this request. Additionally, I have reviewed the preliminary site development plan for The Commons At Blairs Ferry First Addition and the average daily traffic map for Blairs Ferry Road as provided by the Iowa Department of Transportation. I have attached copies of these documents to this report.

Based on my inspection and reviews of the attached documentation, it is my professional opinion that a change of zoning from A-Agricultural to RMF-1 Multi-Family Residence would be detrimental to the quiet enjoyment of the single family properties in the area and would result in negative impact to their values. My opinion takes into consideration the design of the proposed improvements, i. e. three stories in height, close proximity to the homes along Casey Lane and Court N E, high traffic counts on Blairs Ferry Road at speeds higher than allowed in R-1 neighborhoods and density of the project. Also considered is the presence of Viola Gibson elementary school.

My physical inspection of the proposed site reveals a narrow frontage on Blairs Ferry Road with excessive depth. This shape will contribute to the appearance of density within the project and will place the units in very close proximity to the back yards of the single family residences along Casey Court. I have marked the lot of a property located on Casey Court on the site plan to show the lot size and positioning relative to the Commons site.

My professional career of 37 years as a Certified General Real Estate Appraiser in the Cedar Rapids area contributes to my knowledge

of the neighborhood and the effects of land usage which is contrary to the predominant characteristics found therein. Detached single family housing is the predominant usage in this area and there is no indication that this is trending to any other usage. Traffic counts along this stretch of Blairs Ferry Road have undoubtedly increased since the last IDOT study as have housing starts. The next traffic assessment will be published in 2017.

As a professional appraiser, I am tasked with the responsibility to report any external forces which might impact values either negatively or positively when completing an appraisal assignment. Under the extraordinary assumption that The Commons At Blairs Ferry project was already present in the vicinity of Rapids Ridge Estates, it would surely be noted in the report as a "negative" influence. I would urge the Commission to physically inspect the site and note its proximity to the back yards of the residences along Casey Court N E before issuing any change of zoning.

Respectfully submitted,

Robert P. Scott

Robert P. Scott
SCOTT APPRAISAL SERVICE
Certified General Real Estate Appraiser
Certificate # CG01182
Expires 06/30/2017





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

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Midwest Development Company
Titleholder: Horn Land, LLC

Plat Name: Knollwood Park Addition
Location: East of South Mentzer Road and north of Stratton Drive NE
Request: Consideration of a Revised Major Preliminary Plat in an R-3, Single Family Residence Zone District

Case Manager: Vern Zakosteleyky
Case Number: PRPT-023918-2016

BACKGROUND INFORMATION:

The applicant is requesting approval of a Revised Major Preliminary Plat for land located east of South Mentzer Road and north of Stratton Drive NE. The property is proposed to be zoned R-3, Single Family Residence Zone District. There was a previous preliminary plat approved for this site by CPC Resolution No. 1053-10-09 dated October 28, 2016. There was a condition added at that time requiring all the lots along the north and east property lines adjoining the City of Robins Corporate Limit to be a minimum 10,000 s. f. in size. The applicant wishes to have this condition removed to allow lot sizes consistent with the overall development and City standards for the R-3 Zoning District. The proposal is to subdivide the property into 69 lots for future development of single-family homes. The previous approved preliminary plat provided for 61 single-family home building lots for this area.

The Preliminary Plat as submitted includes the following:

- Total site area is approximately 19.6 acres
- Total lots:
 - 69 single-family home lots
 - 2 lettered lot for dedication of right-of-way
 - 1 lettered lot to be dedicated to the City for storm water management and other public uses.
- Density is 3.5 dwelling units per acre.
- Street layout is the same as previous plat.

FINDINGS:

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

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

Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban Low Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The designation allows a range of 2 to 12 dwelling units per acre. The proposed development would have a density of 3.5 units per acres, which is consistent with the goals and objective of the “Urban Low Intensity” land use and will also comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

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

1. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to complete the following:
 - A. Dedication to the public of street right-of-way along South Mentzer Road providing a minimum 50’ half width right-of-way for said street adjoining this site. The right-of-way area is shown as Lot B on the preliminary plat.
 - B. The property owner shall dedicate 10’ triangular right-of-way triangles at public street intersections to accommodate pedestrian ramps and other public improvements.
2. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
3. As part of paving of Grand Oaks Drive NE within this addition, the developer shall be responsible for construction of concrete sidewalk along South Mentzer Road, Stratton Drive NE, and Grand Oaks Drive NE adjoining Lot C, a storm water detention basin providing storm water management for this site and being dedicated to the City. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The Performance Surety provisions of the Development Agreement(s) submitted with final plat(s) will not be released by the City until these sidewalk improvements are constructed by the developer and accepted by the City.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
 - A. For the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, or, the property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Cottage Grove Place
Titleholder: Cottage Grove Place

Location: 2105 1st Avenue SE
Request: Consider Preliminary Site Development Plan approval for property zoned RMF-2, Multiple Family Residence Zone District

Case Manager: Vern Zakostelecky, Development Services Department
Case Number: PSDP-023744-2016

BACKGROUND INFORMATION:

The property is currently developed with a mix of elderly housing and care facilities. The applicant is applying for Preliminary Site Development Plan approval to construct an addition to the east building on the lot. The addition will include underground parking, independent and assisted living and memory and health care living units. The addition will provide for an outdoor court yard surrounding by the existing building and proposed addition.

The proposed use and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban High Intensity” on the Future Land Use Map in the Comprehensive Plan. This proposed addition and the existing uses on the property are allowed uses in this Land Use Typology designation. The development will comply with all other applicable codes, regulations and approvals.

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

- Total site area – 10.58 acres
- Proposed building addition– 4 levels with 1st level underground parking
- Proposed uses include:
 - 33 independent living units
 - 24 assisted living units
 - 12 skilled nursing care units
 - 17 memory care units
 - 28 underground parking spaces
- Additional parking required 72 spaces/ provided – 77 spaces
- Storm water management to be provided underground.

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 proposed changes to this application are consistent with the previous approved site plan for this property.**

Staff comments: Since there are no significant changes to the site layout this application is consistent with the preliminary plans approved.

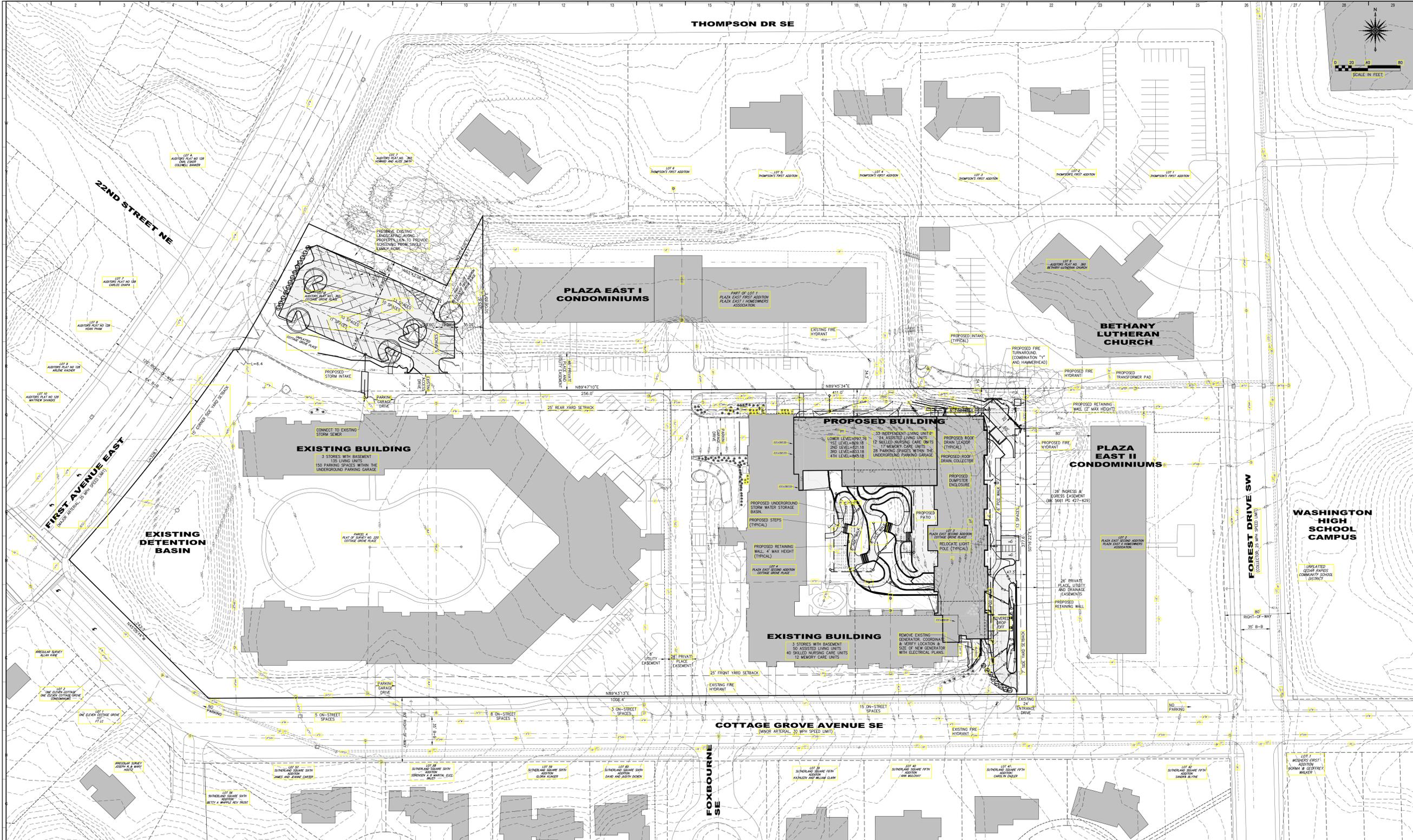
- 2. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

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

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. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.



GENERAL NOTES

TITLE HOLDER / APPLICANT
 COTTAGE GROVE PLACE
 2100 FIRST AVENUE SE
 CEDAR RAPIDS, IOWA 52401
 CONTACT: MARK BAILEY
 PHONE: 319-363-2420
 EMAIL: mbailey@scbtopperrealty.com

ARCHITECT
 OPN ARCHITECTS, INC.
 100 COURT AVENUE, SUITE 100
 DES MOINES, IOWA 50309
 CONTACT: MR. JACK TOFFI
 PHONE: (515) 269-0722
 EMAIL: jtoffi@opnarchitects.com

PREPARED BY
 CONTACT PERSON: LEO SCHEINOR, P.E.
 TELEPHONE NO.: (319) 298-8888
 E-MAIL ADDRESS: jscheinor@scbtopperrealty.com
 MAILING ADDRESS: SCHEINOR-BONFAZI ENGINEERING
 & SURVEYING, L.P.
 431 5TH AVENUE SW
 CEDAR RAPIDS, IA 52404
 DATE SUBMITTED: 10/17/2018
 DATE RECEIVED:

EXISTING ZONING & USE
 ZONING: RM-2 (NO CHANGE REQUESTED)
 USE: SENIOR ASSISTED LIVING FACILITY

PROPOSED ZONING AND USE
 ZONING: RM-2 (NO CHANGE REQUESTED)
 USE: SENIOR ASSISTED LIVING FACILITY

YARD SETBACK REQUIREMENTS
 FRONT YARD: 15'-FEET
 CORNER SIDE YARD: 15'-FEET
 INTERIOR YARD: 25'-FEET
 REAR YARD: 25'-FEET
 LOT COVERAGE: 40%
 USABLE OPEN SPACE: 15%

FLOOD PLAN
 THE PROJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 191500000 - EFFECTIVE DATE: APRIL 2, 2010

TOTAL SITE AREA
 460,654 SQ. FT. = 10.58 ACRES

TOTAL EXISTING COVERED AREA
 194,900 SQ. FT. = 4.45 ACRES (44% OF SITE)

TOTAL EXISTING OPEN SPACE
 275,929 SQ. FT. = 6.33 ACRES (60% OF SITE)

TOTAL PROPOSED COVERED AREA
 237,353 SQ. FT. = 5.45 ACRES (52% OF SITE)

TOTAL PROPOSED OPEN SPACE
 223,300 SQ. FT. = 5.13 ACRES (48% OF SITE)

SITE LEGAL DESCRIPTION
 LOT 1 & 2, PLAZA EAST SECOND ADDITION TO CEDAR RAPIDS, IOWA AND PART OF LOT 1, PLAZA EAST FIRST ADDITION TO CEDAR RAPIDS, IOWA AND PART OF THE NW 1/4 OF SECTION 14 AND A PART OF THE NE 1/4 OF SECTION 15, ALL IN 83-7, CEDAR RAPIDS, IOWA AND LOT 1 & 2, PLAZA EAST SECOND ADDITION TO CEDAR RAPIDS, IOWA AND PART OF LOT 1, PLAZA EAST FIRST ADDITION TO CEDAR RAPIDS, IOWA AND PART OF THE NW 1/4 OF SECTION 14 AND A PART OF THE NE 1/4 OF SECTION 15, ALL IN 83-7, CEDAR RAPIDS, IOWA AND

STORM WATER DETENTION/QUALITY
 THE SITE HAS PROPOSED OVERFLOW DETENTION AT THE WEST CORNER OF THE SITE. THE BASIN WAS RETROFITTED DURING A ZONING BUILDING ADDITION TO PROVIDE THE REQUIRED STORM WATER QUALITY REQUIREMENTS FOR THE ENTIRE SITE.

LANDSCAPING REQUIREMENTS
 STREET FRONT LANDSCAPING
 THE PROPOSED PROJECT IS AN EXPANSION OF THE EXISTING BUILDING SO NO NEW STREET FRONT LANDSCAPING IS BEING PROVIDED.

SCREENING AND BUFFER YARDS
 NO REAR OR SIDE BUFFER YARDS ARE PROVIDED ALONG THE BUILDING ADDITION SINCE SURROUNDING PROPERTIES ARE MULTI-FAMILY RESIDENTIAL AND PARKING LOTS.

THE EXISTING LANDSCAPING ALONG THE PROPOSED PARKING LOT WILL BE PRESERVED FOR SCREENING OF THE ADJACENT RESIDENTIAL PROPERTY.

SCREENING ALONG COTTAGE GROVE AVENUE SE WILL BE PROVIDED TO SCREEN THE PROPOSED DROPP OFF LINES.

SCREENING OF PARKING SPACES ADJACENT TO FIRST AVENUE WILL BE PROVIDED.

FRONT PARKING LOT TREES-49 NEW EXTERIOR SPACES + 1 TREE/2 SPACES = 5 TREES
 ALL OTHER NEW PARKING SPACES WILL BE INTERIOR TO THE PROPOSED BUILDING.

REQUIRED OFF-STREET VEHICULAR PARKING
 CURRENT REQUIRED PARKING PER SHIVE-HATTERY 2003 BUILDING ADDITION SITE PLAN = 224 SPACES

ADDITIONAL REQUIRED PARKING FOR PROPOSED BUILDING ADDITION:

1. ASSISTED & INDEPENDENT UNITS
 - 1 SPACES PER UNIT (57 NEW UNITS) ==> 57 SPACES
2. MEMORY AND HEALTH CARE LIVING UNITS
 - 1 SPACE PER 2 UNITS (28 NEW UNITS) ==> 14 SPACES

TOTAL ADDITIONAL REQUIRED PARKING=57 + 14 = 71 SPACES

TOTAL REQUIRED SITE PARKING = 224 + 71 = 296

PARKING REDUCTIONS

1. 5% REDUCTION FOR BEING WITHIN 500' OF BUS LINE.
2. 15% REDUCTION FOR HAVING STRUCTURE PARKING ON SITE.
3. 31 ON STREET PARKING SPACES ALONG THE NORTH SIDE OF COTTAGE GROVE AVENUE SE.

ALLOWABLE PARKING = 296 - 46 = 250

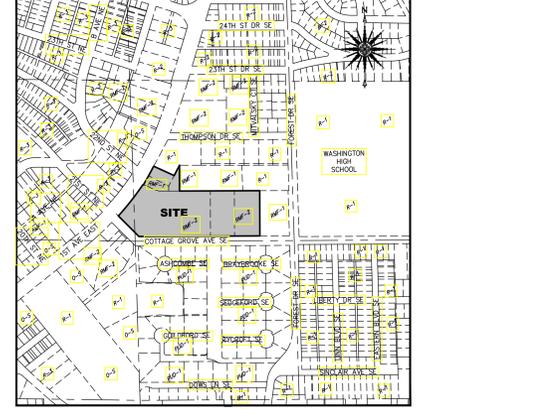
PROVIDED OFF-STREET VEHICULAR PARKING
 CURRENT PARKING PROVIDED PER 2003 SHIVE-HATTERY BUILDING ADDITION SITE PLAN = 233 SPACES

- 28 NEW PARKING SPACES PROVIDED IN BUILDING ADDITION PARKING GARAGE
- 49 NEW PARKING SPACES ALONG THE NORTH SIDE OF THE EXISTING ENTRANCE DRIVE FROM FIRST AVENUE EAST
- 14 SPACES REDUNDANT ON THE EAST SIDE OF THE BUILDING ADDITION TO ACCOMMODATE DROP OFF

TOTAL PARKING PROVIDED=233 + 17 - 14 = 296

LEGEND

SECTION LINE	EXISTING BOLLARD	EXISTING TRAFFIC SIGN
PROPERTY LINE	EXISTING MAIL BOX	EXISTING MAIL BOX
ADJOINING LOT LINE	PORTLAND CEMENT CONCRETE	EXISTING MAIL BOX
YARD SETBACK LINE	ASPHALT CEMENT CONCRETE	EXISTING MAIL BOX
EXISTING GRADE CONTOUR LINE	HOT MIX ASPHALT	EXISTING MAIL BOX
EXISTING OVERHEAD ELECTRIC LINE	ELECTRIC TRANSFORMER	EXISTING MAIL BOX
EXISTING GAS LINE	REINFORCED CONCRETE PIPE	EXISTING MAIL BOX
EXISTING PRIVATE FIRE LINE	HIGH DENSITY POLYETHYLENE PIPE	EXISTING MAIL BOX
EXISTING UNDERGROUND TELEPHONE LINE	CONCRETE METAL PIPE	EXISTING MAIL BOX
EXISTING UNDERGROUND ELECTRIC LINE	VERTICAL CLAY PIPE	EXISTING MAIL BOX
EXISTING UNDERGROUND FIBER OPTICS LINE	PIPE MARKET ELEVATION	EXISTING MAIL BOX
EXISTING SANITARY SEWER LINE	EXISTING	EXISTING MAIL BOX
EXISTING STORM SEWER LINE	AUDITOR'S PLAT	EXISTING MAIL BOX
EXISTING SANITARY SEWER FORCE MAIN	SOIL	EXISTING MAIL BOX
EXISTING CIRCULAR STORM INTAKE	TOP OF CURB	EXISTING MAIL BOX
EXISTING SQUARE STORM INTAKE	TOP OF 3/4" B	EXISTING MAIL BOX
EXISTING FLARED END SECTION	FINISH GROUND	EXISTING MAIL BOX
EXISTING CLEAN OUT	OVERHEAD DOOR	EXISTING MAIL BOX
EXISTING SANITARY SEWER MANHOLE	PROPOSED FIRE HYDRANT	EXISTING MAIL BOX
EXISTING STORM SEWER MANHOLE	PROPOSED WATER LINE	EXISTING MAIL BOX
EXISTING TELEPHONE MANHOLE	PROPOSED SANITARY SEWER MANHOLE	EXISTING MAIL BOX
EXISTING UTILITY POLE	PROPOSED SANITARY SEWER CLEANOUT	EXISTING MAIL BOX
EXISTING POWER POLE	PROPOSED SANITARY SEWER	EXISTING MAIL BOX
EXISTING UTILITY POLE WITH GUY ANCHOR	PROPOSED CURB & GUTTER INTAKE	EXISTING MAIL BOX
EXISTING TREE OR SHRUB LINE	PROPOSED STORM SEWER INTAKE	EXISTING MAIL BOX
EXISTING DECIDUOUS TREE	PROPOSED STORM SEWER	EXISTING MAIL BOX
EXISTING CONIFEROUS TREE	PROPOSED MANICURED PARKING	EXISTING MAIL BOX
EXISTING SHRUB OR BUSH	PROPOSED FIRE DRINK CONTAINERS	EXISTING MAIL BOX
EXISTING WOOD FENCE	PROPOSED SHADE TREE	EXISTING MAIL BOX
EXISTING CHAIN LINK FENCE	PROPOSED ORNAMENTAL TREE	EXISTING MAIL BOX
EXISTING BARBED WIRE FENCE	PROPOSED EVERGREEN TREE	EXISTING MAIL BOX
	PROPOSED SHRUB	EXISTING MAIL BOX
	PROPOSED SIGN	EXISTING MAIL BOX
	PROPOSED SINGLE FEATURE LIGHT POLE	EXISTING MAIL BOX
	PROPOSED DOUBLE FEATURE LIGHT POLE	EXISTING MAIL BOX



1 SITE LOCATION MAP
 1"=500'



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: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Four Star Roofing, Inc.
Titleholder: Chad D. and Mindy T. Martin

Location: 1721 "D" Street SW
Request: Consideration of Conditional Use approval for a Contractor's Shop in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-023777-2016

BACKGROUND INFORMATION:

This is a request to construct a structure to be utilized as a Contractor's Shop within a C-3 Core Zone District. The site is currently a vacant parcel within the Czech Bohemia Overlay District.

The site details are as follows:

- Site area – 7,200 s.f.
- Proposed building area – 3,000 s.f.
- Parking required and provided - 2 spaces (1 employee)

FINDINGS:

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

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

Staff Comments: A Contractor's Shop is permitted as a conditional use within the C-3, Regional Commercial zone district.

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

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

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

Staff Comments: Surrounding properties are a mix of commercial and residential uses. The proposed conditional use is not expected to have substantial adverse effects upon adjacent properties.

- 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 development is expected to be compatible with the immediate neighborhood. A 15' bufferyard with solid screen fencing will be provided for the adjacent residential use to the east. All site access will be provided from the rear alley and Czech-Bohemia Commercial Design Standards must be met.

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

Staff Comments: The property will be served adequately by the facilities and services present.

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

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

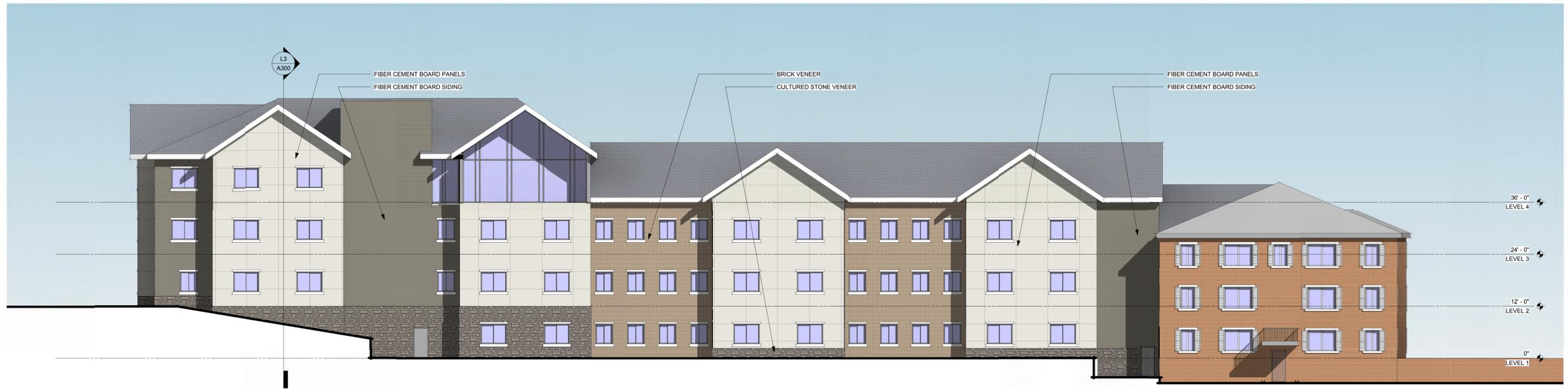
- 7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

Staff Comments: The project will be required to meet all applicable zoning requirements. The plan also specifies that no outdoor storage will occur.

RECOMMENDED CONDITIONS:

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

1. Review of this proposal is required by the Czech Bohemia Overlay District Design Review Technical Advisory Committee.
2. The building and parking area shall be screened from the adjacent residential use or a variance must be obtained.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
4. 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.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site.



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH PARTIAL

EXTERIOR ELEVATION - EAST

COTTAGE GROVE PLACE - COMMONS EAST ADDITION - EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT 10/06/2016



EXTERIOR ELEVATION - SOUTH AT COURTYARD

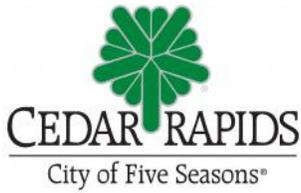


EXTERIOR ELEVATION - WEST AT COURTYARD

COTTAGE GROVE PLACE - COMMONS EAST ADDITION - EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT 10/06/2016





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

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

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: HJD Investments, LLC
Titleholder: HJD Investments, LLC

Location: 4625 Tower Terrace Road NE
Request: Consideration of a change of zone from C-MU, Commercial Mixed Use and A, Agriculture Zone Districts to C-3, Regional Commercial Zone District

Case Manager: David Houg
Case Number: RZNE-023801-2016

BACKGROUND INFORMATION:

The is a request to rezone property from C-MU, Commercial Mixed Use and A, Agriculture Zone Districts to C-3, Regional Commercial Zone District to allow for the development of a joint athletic facility (“Twisters Gymnastics” and “Precision One Volleyball”) with outdoor volleyball courts.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area accommodates commercial and service uses.

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

- Total site area – 20.96 acres
- Existing building size –20,250 s.f.
- Proposed building size – 82,250 s.f.
- Proposed outdoor amusement area – 148,050 s.f. (22 courts)
- Total parking required – 200 spaces
- Total parking provided – 220 spaces
- Access is from Tower Terrace Road NE.
- Storm water management is provided via an on-site detention basin and subdrains below the volleyball courts.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to

review the application based on the following criteria:

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

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

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

Staff Comments: The subject property is shown as Urban Medium Intensity (U-MI) on the Future Land Use Map, where the non-residential Floor Area Ratio is maxed at 1.0. This development's FAR will be 0.09 at this time, but may increase with additional development on the parcel. As such, the proposal and request to rezone to the C-3 Zoning District are in accord with the Comprehensive Plan allowed densities. This area is identified as a future growth area in the Comprehensive Plan.

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

Staff Comments: The property is currently developed as a gymnastics facility which adjoins residential uses on large tracts of land. The property is situated at the southwest corner of I-380 and Tower Terrace Road NE. Over time the use will likely be compatible with future development in the area. The proposed expansion is likely to generate significant traffic at busy times for the businesses.

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 C-3 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 commercial design standards including storm water management, landscaping and building design. Based in the information provided by the applicant, the proposed structures will not provide development at heights and densities that are out of scale with the existing or future development in the area.

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

Staff Comments: Cedar Rapids water and sanitary sewer are not currently available to this site. The applicant will need approval from the Linn County Health Department for the private sanitary waste disposal system expansion. Water is provided via a well and storage tank. All other City services can be adequately provided to the site.

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

Staff Comments: The proposed site development plan is consistent with the previously approved site plan for a gymnastics center.

RECOMMENDED CONDITIONS:

1. That this site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
3. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
4. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
5. Roof top mechanicals must be screened so as not to be visible from the street.

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: HJD Investments, LLC
Titleholder: HJD Investments, LLC

Location: 4625 Tower Terrace Road NE
Request: Consideration of Conditional Use approval for Outdoor Amusement in a C-3, Regional Commercial Zone District

Case Manager: David Houg
Case Number: COND-023802-2016

BACKGROUND INFORMATION:

There is a request for conditional use approval of outdoor amusement in the C-3, Regional Commercial Zone District to allow for the development of a joint athletic facility (“Twisters Gymnastics” and “Precision One Volleyball”) with outdoor volleyball courts.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area accommodates commercial and service uses.

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

- Total site area – 20.96 acres
- Existing building size – 20,250 s.f.
- Proposed building size – 82,250 s.f.
- Proposed outdoor amusement area – 148,050 s.f. (22 courts)
- Total parking required – 200 spaces
- Total parking provided – 220 spaces
- Access is from Tower Terrace Road NE.
- Storm water management is provided via an on-site detention basin and subdrains below the volleyball courts.

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

Staff Comments: Outdoor Amusement is permitted as a conditional use within the C-3, Regional Commercial Zone District.

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

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

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

Staff Comments: Surrounding properties are predominantly residential uses on large tracts of land. The proposed conditional use has the potential to adversely affect these properties due to noise, lighting and hours of operation.

- 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 development will provide a 25' landscaped bufferyard along the westerly boundary. The eastern and southern buffers will be provided by existing tree cover. The Commission may choose to include additional protections, such as operational time limits and/or prohibitions on amplified sounds in their recommendation to the Board of Adjustment.

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

Staff Comments: The property will be served adequately by the facilities and services present.

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

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

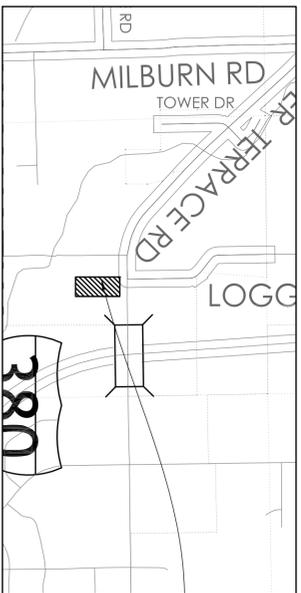
7. **Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

Staff Comments: The project will be required to meet all applicable zoning requirements including bufferyards, exterior lighting standards and commercial design standards.

RECOMMENDED CONDITIONS:

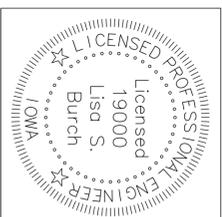
If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following condition as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions or remove the recommended condition (Chapter 32.02.020.I).

1. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
2. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.



PROJECT LOCATION

LANDSCAPE PLAN TO BE COMPLETED BY OTHERS SEE ADDITIONAL LANDSCAPE PLAN

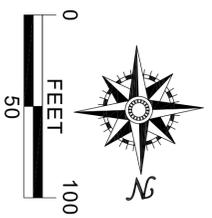


I hereby certify that this engineering document was prepared and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Lisa S. Burch
 License number 19000
 My license renewal date is December 31, 2017
 Pages or sheets covered by this seal: _____

DATE _____

**TWISTERS ADDITION
 PRECISION ONE SPORTS COMPLEX
 4625 TOWER TERRACE RD.
 CEDAR RAPIDS, IOWA**



4713 TOWER TERRACE RD. A ZONING

TOWER TERRACE ROAD 50' HALF STREET ROW

4714 TOWER TERRACE RD. A ZONING

LOGGERHEAD ROAD

4200 TOWER TERRACE RD. A ZONING

TOWER TERRACE ROAD 75' HALF STREET ROW

This project is covered by the Iowa Department of Natural Resources NPDES General Permit No. 2. The contractor shall carry out the terms and conditions of General Permit No. 2 and the storm water pollution prevention plan which is a part of these contract documents.

LEGAL DESCRIPTION:
 C&H COUNTRY ACRES 1ST STR/LB1 SECTION 30, TOWNSHIP 84N, RANGE 7W, LOT #1 FIRST ADDITION, CEDAR RAPIDS, LINN COUNTY, IOWA

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

OWNER APPLICANT:
 HUD INVESTMENTS, LLC
 4625 TOWER TERRACE ROAD
 CEDAR RAPIDS, IOWA 52411
 CONTACT PERSON: JOHN MANGOLD
 PHONE: 319-393-5818
 EMAIL: CRTWISTERS@AOL.COM

PREPARER:
 YTT DESIGN SOLUTIONS, LLC
 LISA BURCH
 260 33RD AVE SE, STE 1
 CEDAR RAPIDS, IOWA 52404
 PHONE: 319-210-0422
 FAX: 319-429-7625
 EMAIL: LBURCH@YTTDESIGN.COM

SETBACK REQUIREMENT:
 FRONT YARD: 0 FT.
 CORNER SIDE YARD: 0 FT.
 REAR YARD: 35 FT.
 INTERIOR SIDE YARD: 0 FT.

EXISTING ZONING:
 ZONING: C-MU - REZONING TO C-3 PETITION APPLIED FOR
 CURRENT USE: COMMERCIAL

***PARKING:** 36,000 SQ FT BUILDING

-4/INDOOR VOLLEYBALL COURT(3 COURTS) = 12

-4/INDOOR YOUTH SOCCER FIELD (1 FIELD) = 4

*PARKING: 26,000 SF BUILDING

-4/INDOOR VOLLEYBALL COURT (4 COURTS) = 16

-100,000 SQ FT BUILDING OUTSIDE OF COURTS = 80

-4/OUTDOOR VOLLEYBALL COURT (22 COURTS) = 88

*REQUIRED NEW PARKING = 200 SPACES

*PROVIDED NEW PARKING = 220 SPACES

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*REQUIRED NEW PARKING = 200 SPACES

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SITE CHARACTERISTICS:

*TOTAL LOT AREA = 913,178 SQ. FT. = 20.96 ACRES

*TOTAL AREA TO BE COVERED BY BUILDING ROOF = 82,250 SQ. FT.

PROPOSED = 1.89 ACRES (9.01% OF LOT AREA)

*TOTAL AREA TO BE COVERED BY PAVEMENT = 103,300 SQ. FT. = 2.99 ACRES (11.31% OF LOT AREA)

*TOTAL OPEN AREA = 727,828 SQ. FT. = 16.70 ACRES (79.68% OF LOT AREA)

*TOTAL COVERED AREA = 185,550 SQ. FT. = 4.26 ACRES (20.32% OF LOT AREA)

*INCREASE IN TOTAL COVERED AREA = 130,723 SQ. FT. = 3.00 ACRES

5. ALL PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO THE CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS.

6. ALL PEDESTRIAN CURB RAMPS SHALL COMPLY TO THE CURRENT ADA REQUIREMENTS.

7. POSTED SPEED (TOWER TERRACE RD) = 35 MPH

4. ALL PROPOSED CURB AND GUTTER SHALL BE STANDARD PCC 6" HEIGHT.

3. TYPICAL PARKING STALL TO BE ADA/HANDICAP STALLS.

2. DIMENSIONS OF THE BUILDINGS ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS.

1. METRO DESIGN STANDARDS APPLY TO ALL ITEMS ON THE SITE.

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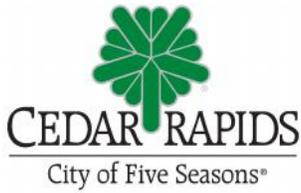
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NOTES:



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: HJD Investments, LLC
Titleholder: HJD Investments, LLC

Location: 4625 Tower Terrace Road NE
Request: Consideration of Preliminary Site Development Plan approval in a C-MU, Commercial Mixed Use Zone District

Case Manager: David Houg
Case Number: PSDP-023800-2016

BACKGROUND INFORMATION:

The property is currently developed as a gymnastics center (“Twisters Gymnastics”). The applicant is applying for Preliminary Site Development Plan approval to construct 62,000 s.f. of structures with expanded off-street parking for the addition of a volleyball center (“Precision One Volleyball”) and soccer facility.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area accommodates commercial and service uses. The development will comply with all other applicable codes, regulations and approvals.

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

- Total site area – 20.96 acres
- Existing building size – 20,250 s.f.
- Proposed building size – 82,250 s.f.
- Total parking required – 112 spaces
- Total parking provided – 220 spaces
- Access is from Tower Terrace Road NE.
- Storm water management is provided via an on-site detention basin.

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)

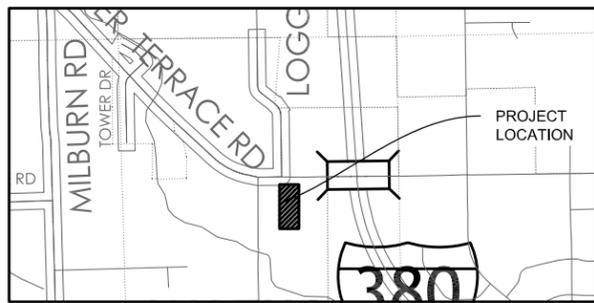
Staff comments: The proposed preliminary site development plan is consistent with the previously approved site plan for a gymnastics center.

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.

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. Approval of this site development plan is subject to the Conditional Use Permit process.
2. Said lots must be combined as a single zoning lot and tax parcel.
3. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
4. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
5. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to a residential district or a variance must be obtained.
6. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
7. Roof top mechanicals must be screened so as not to be visible from the street.



LANDSCAPING REQUIREMENTS
 PARKING: 1 TREE PER 12 STALLS
 220 STALLS/12 = 18.3 TREES
 18 TREES REQUIRED
 18 TREES PROVIDED

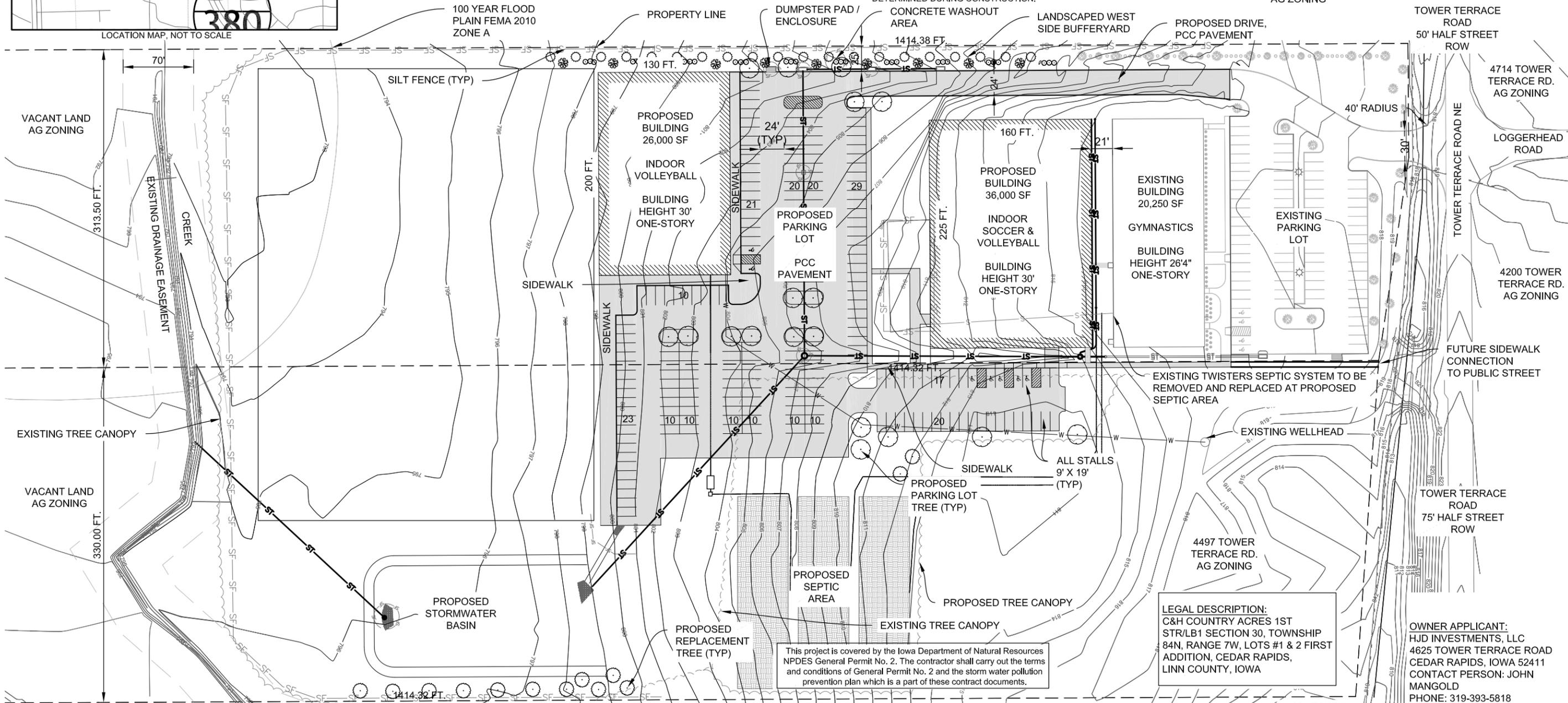
BUFFER YARD REQUIREMENTS:
 EAST SIDE BUFFERYARD
 BUFFER PROVIDED BY EXISTING TREE COVER
 SOUTH REAR BUFFERYARD
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WEST SIDE BUFFER YARD (10' WIDTH)
 TOTAL LENGTH = 500 LF (10' WIDE BUFFER)
 EVERGREEN SCREEN OPTION
 REQUIRED EVERGREENS: 4/100LF, 4x500/100=20
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 REQUIRED FLOWERING TREES: 2/100LF, 2x500/100=10
 10 TREES REQUIRED
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TREE MITIGATION
 IF CONSTRUCTION WILL BE NEGATIVELY AFFECTING
 EXISTING 5 INCH DBH OR LARGER TREES, THE CEDAR
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 PLAN WILL BE FOLLOWED PER SECTION 32.05.030 A.3.b.

LOST CANOPY AREA REQUIRED 1 TREE PER 2,000 SF TREE
 CANOPY
 22,000 SF LOST / 2,000 = 11 TREES LOST
 11 REPLACEMENT TREES REQUIRED
 11 REPLACEMENT TREES PROVIDED

**TWISTERS ADDITION
 PRECISION ONE SPORTS COMPLEX
 4625 TOWER TERRACE RD.
 CEDAR RAPIDS, IOWA**



- NOTES:**
- METRO DESIGN STANDARDS APPLY TO ALL ITEMS ON THE SITE.
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SITE CHARACTERISTICS:
 *TOTAL LOT AREA = 913,178 SQ. FT. = 20.96 ACRES
 *TOTAL AREA TO BE COVERED BY BUILDING ROOF = 82,250 SQ. FT. PROPOSED = 1.89 ACRES (9.01% OF LOT AREA)
 *TOTAL AREA TO BE COVERED BY PAVEMENT = 103,300 SQ. FT. = 2.99 ACRES (11.31% OF LOT AREA)
 *TOTAL OPEN AREA = 727,628 SQ. FT. = 16.70 ACRES (79.68% OF LOT AREA)
 *TOTAL COVERED AREA = 185550 SQ. FT. = 4.26 ACRES (20.32% OF LOT AREA)
 *INCREASE IN TOTAL COVERED AREA = 130,723 SQ. FT. = 3.00 ACRES

PARKING REQUIREMENTS
 PARKING FOR PROPOSED 36,000 SQ FT BUILDING
 - 4/INDOOR VOLLEYBALL COURT(3 COURTS) = 12
 - 4/INDOOR YOUTH SOCCER FIELD (1 FIELD) = 4

PARKING FOR PROPOSED 26,000 SF BUILDING
 - 4/ INDOOR VOLLEYBALL COURT (4 COURTS) = 16
 - 10/1000 SQ FT 8,000 SQ FT BUILDING OUTSIDE OF COURTS = 80

112 STALLS REQUIRED NEW PARKING
 220 STALLS PROVIDED NEW PARKING

LEGAL DESCRIPTION:
 C&H COUNTRY ACRES 1ST
 STR/LB1 SECTION 30, TOWNSHIP
 84N, RANGE 7W, LOTS #1 & 2 FIRST
 ADDITION, CEDAR RAPIDS,
 LINN COUNTY, IOWA

SETBACK REQUIREMENT:
 FRONT YARD: 0 FT.
 CORNER SIDE YARD: 0 FT.
 REAR YARD: 35 FT.
 INTERIOR SIDE YARD: 0 FT.

EXISTING ZONING:
 ZONING: COMMERCIAL
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 EMAIL: CRTWISTERS@AOL.COM

PREPARER:
 YTT DESIGN SOLUTIONS, LLC
 LISA BURCH, PE
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 PHONE: 319-210-0422
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TWISTERS GYMNASIICS ADDITION
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 LINN COUNTY, IOWA

PRELIMINARY
 SITE DEVELOPMENT PLAN

M.01



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

STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: October 27, 2016

To: City Planning Commission
From: Development Services Department

Applicant: HJD Investments, LLC
Titleholder: HJD Investments, LLC

Location: 4497 Tower Terrace Road NE
Request: Consideration of Conditional Use approval for a parking lot
in an A, Agriculture Zone District

Case Manager: David Houg
Case Number: COND-023803-2016

BACKGROUND INFORMATION:

The property is currently a vacant parcel adjacent to a recently developed gymnastics center. The applicant is applying for Conditional Use approval to expand the off-street parking onto this parcel in conjunction with an expansion of the facility.

The proposed use and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area accommodates commercial and service uses. The development will comply with all other applicable codes, regulations and approvals.

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

Staff Comments: A parking lot is permitted as a conditional use within the A, Agriculture Zone District.

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

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

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

Staff Comments: Surrounding properties are predominantly residential uses on large tracts of land. The proposed conditional use will service expanded indoor athletic services and is not expected to adversely affect neighboring properties.

- 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: This parcel will be combined with the adjacent westerly lot. The overall development will provide a 25' landscaped bufferyard along the westerly boundary. The eastern and southern buffers will be provided by existing tree cover.

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

Staff Comments: The property will be served adequately by the facilities and services present.

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

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

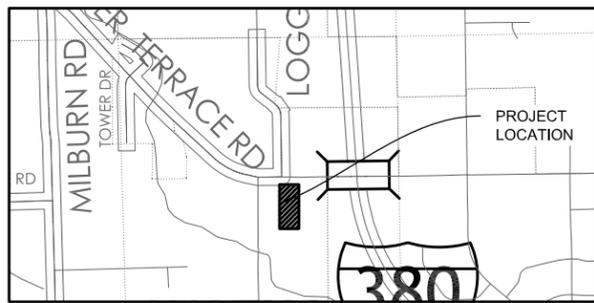
- 7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

Staff Comments: The project will be required to meet all applicable zoning requirements including screening and exterior lighting standards.

RECOMMENDED CONDITIONS:

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

1. Said lots must be combined as a single zoning lot and tax parcel.
2. Effective screening of the parking area shall be provided and maintained per provisions of the Zoning Ordinance or a variance must be obtained.
3. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.



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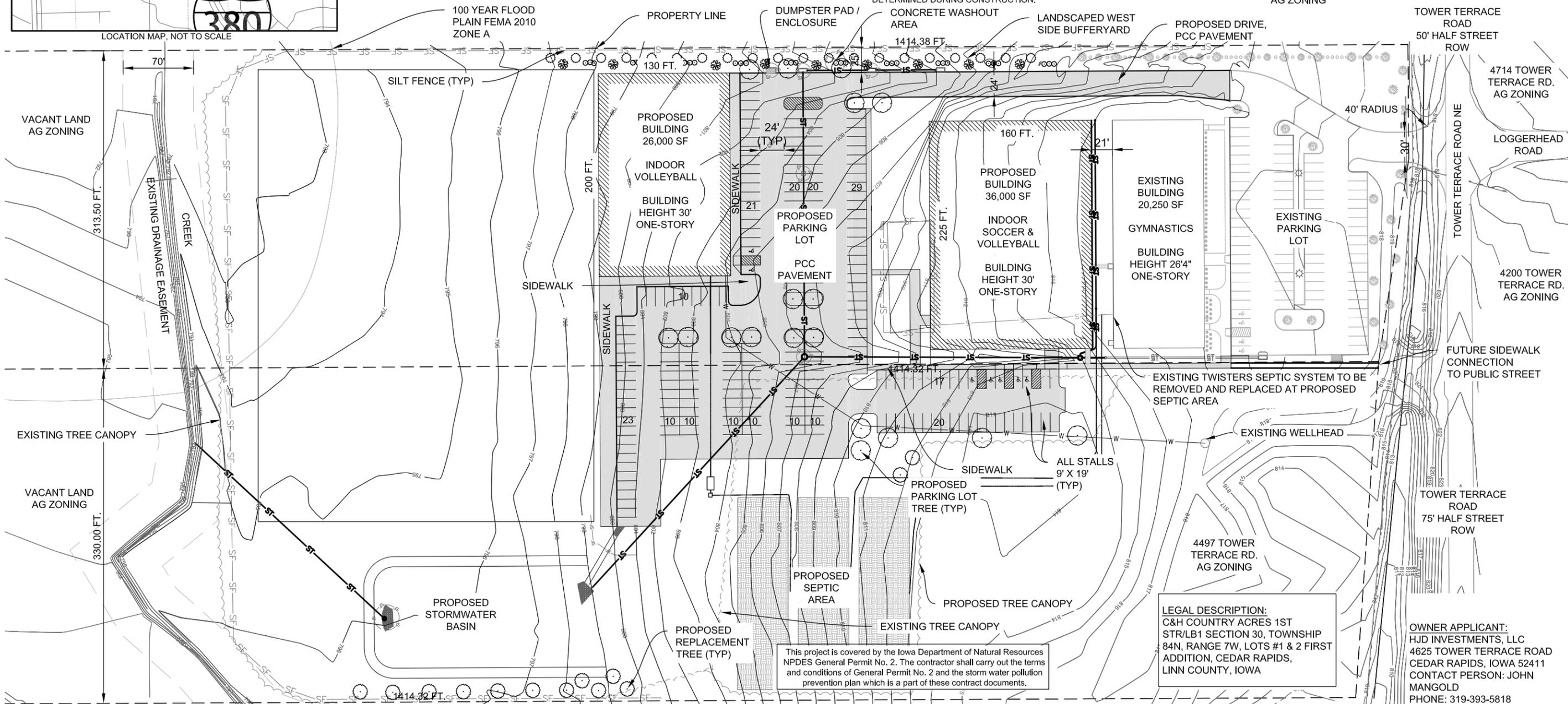
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