

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, November 17, 2016 @ 3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

**Call Meeting to Order**

**Roll Call**

**A. Approval of the Minutes**

**B. Adoption of the Agenda**

**C. Action Items**

**1. Case Name: 3625 Edgewood Road SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Casey's Marketing Company (Applicant/Titleholder)  
**Case No. PSDP-023547-2016; Case Manager: Dave Houg**

**2. Case Name: 251 33<sup>rd</sup> Avenue SW (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone with a preliminary site development plan from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District as requested by Kwik Trip, Inc. (Applicant) and Kevin and Connie Hupp (Titleholders)  
**Case No: RZNE-024038-2016; Case Manager: Dave Houg**

**D. Discussion Item**

1. Mt. Vernon Road Corridor Action Plan – Adam Lindenlaub
2. ReZone Cedar Rapids – Anne Russett
3. City Planning Commission Work Plan – Seth Gunnerson

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, October 27, 2016 @ 3:00 p.m.**

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

Members Present: Jim Halverson, Chair  
Samantha Dahlby  
Kim King  
Dominique Blank  
Karl Cassell  
Lisa Peloquin

Members Absent: Richard Pankey  
Virginia Wilts  
Anthony Brown

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

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 3:02 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 Five (5) Commissioners present. Commissioner Cassell arrived at 3:06pm therefore making it Six (6) Commissioners that were 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 September 15, 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. Discussion Item**

### **1. Update on ReZone Cedar Rapids – Seth Gunnerson**

Mr. Gunnerson stated with the adoption of EnvisionCR in January 2015, the Community Development staff is moving forward with a comprehensive update to the City's zoning code, known as ReZone Cedar Rapids. Mr. Gunnerson stated that materials related to this project can be found at [www.cityofcr.org/rezone](http://www.cityofcr.org/rezone). Currently the website provides a video that helps explain the importance of zoning and how it impacts the built environment and includes outreach materials and reports. The City Planning Commission will have a continued report on ReZone Cedar Rapids at their November 17, 2016 meeting.

## **D. Action Items**

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

Consideration of a Revised 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*

A public hearing was presented for a Revised Major Preliminary Plat for land located east of South Mentzer Road and north of Stratton Drive NE. The property is 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, 2009. 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. Mr. Zakostelecky presented General Information, Zoning Map, the previous Preliminary Plat and the current Preliminary Plat.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Revised Major Preliminary Plat in an R-3, Single Family Residence Zone District. Commissioner Cassell seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 5 Ayes, Commissioners Dahlby, Cassell, Halverson, King and Blank and 1 Nay, Commissioner Peloquin.

## 2. Case Name: Cottage Grove 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**

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

A public hearing was presented for a Preliminary Site Development Plan at 2150 Cottage Grove Avenue SE. The property is currently developed with a mix of elderly housing and care facilities. The applicant is requesting 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. Mr. Zakostelecky presented General Information, Site Development Plan, Aerial View and Elevations.

John Rater, 2135 1<sup>st</sup> Avenue SE, Libby Slappey, 190 Cottage Grove Avenue SE #112, Duane Munson, 2131 1<sup>st</sup> Avenue SE, Katie Hill, 127 Cottage Grove Avenue SE, Larry Maiers, East Plaza I, Jean Stoner, 2135 1<sup>st</sup> Avenue SE, Steve Barry, 3450 Cottonwood Lane, Joanne Hayedor, 2131 1<sup>st</sup> Avenue SE, Gretchen Sullivan, 2135 1<sup>st</sup> Avenue SE, Susan Bright, 190 Cottage Grove Avenue SE

- Location of construction equipment construction materials entering and leaving the project
- Location of delivery vehicles
- Parking issues
- Concern on significant wear and tear on streets, driveways and parking lots
- Increase of parking along public street
- Stormwater detention issues
- Traffic safety
- Consider a separate construction access road
- Construction of a parking lot in green space
- No. of parking lots space required
- Proximity to parking lot

Following discussion, Commissioner Halverson called for a motion. Commissioner Peloquin made a motion to approve the Preliminary Site Development Plan in a RMF-2, Multi Family Residence Zone District. Commissioner Dahlby seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 5 Ayes, Commissioners Dahlby, Peloquin, Halverson, King and Blank; 1 Nay, Commissioner Cassell

**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*~~

This item was deleted from the agenda and will be considered at a future City Planning Commission Meeting.

**4. Case Name: 4625 and 4497 Tower Terrace Road NE (Rezoning with a Preliminary Site Development Plan) and (Conditional Use)**

- a. Consideration of a change of zone 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*

Mr. Houg presented City Planning Commission Criteria for Recommendation and Action of a Preliminary Site Development Plan and a Conditional Use.

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan 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. Mr. Houg presented a Zoning Map, General Information, Existing Development and Site Development Plan.

Following discussion, Commissioner Halverson called for a motion. Commissioner Dahlby made a motion to approve the Rezoning with a Preliminary Site Development Plan from C-MU, Commercial Mixed Use Zone District and A, Agriculture Zone District to 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.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

- 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*

A public hearing was presented for a Conditional Use approval of Outdoor Sand Volleyball 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.

Following discussion, Commissioner Halverson called for a motion. Commissioner Blank made a motion to approve the Conditional Use for Outdoor Sand Volleyball in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

#### **5. 4625 Tower Terrace Road NE (Preliminary Site Development Plan)**

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

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

A public hearing was presented for a Preliminary Site Development Plan at 4625 Tower Terrace Road NE. The property is currently developed as a gymnastics center (“Twisters Gymnastics”) and the applicant is seeing approval to construct 62,000 s.f. of additional structures for the addition of a volleyball center (“Precision One Volleyball”) and soccer facility (indoor use only).

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve the Preliminary Site Development Plan in a C-MU, Commercial Mixed Use and A, Agriculture Zone Districts. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

#### **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***

A public hearing was presented for a Conditional Use at 4497 Tower Terrace Road NE. The applicant is requesting approval to expand the off-street parking onto this parcel in conjunction with an expansion of the facility.

Following discussion, Commissioner Halverson called for a motion. Commissioner Cassell made a motion to approve the Conditional Use for Parking Lot in A, Agriculture Zone District. Commissioner Peloquin seconded the motion.

No further discussion was held; Commissioner Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

**7. Case Name: 116 15<sup>th</sup> Street NE (Rezoning with a Preliminary Site Development Plan)**

Consideration of a change of zone 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**

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting to rezone a 2,500 s.f. parcel from the R-3D, Two-Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District with a Preliminary Site Development Plan to allow for the restoration of fire-damaged structure. The applicant wishes to restore a mixed-use building. The ground floor will be commercial with 2 residential units above. The property is located in the Mound View Neighborhood. The property is identified as "Urban-High Intensity" on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan. As such, commercial and medium to high density residential uses are suitable. The C-1 District allows for both commercial and residential uses. Mr. Houg presented General Information, Zoning Map, Site Development Plan and Street View.

Rod Pritchard, 1220 First Avenue NE, Cindy Davis, 3200 Feather Road NE and Carol Sindelar, 1754 D Avenue NE stated their objections: concerns regarding the type of businesses that would be on the bottom floor as well as parking issues.

Following discussion, Commissioner Blank made a motion to approve the change of zone from R-3-D, Two Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District with a Preliminary Site Plan. Commissioner Cassell seconded the motion.

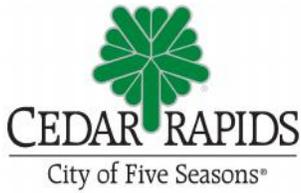
No further discussion was held; *Commissioner* Halverson called for a vote on the motion.

Voting: Adopted, 6 Ayes, Commissioners Dahlby, Cassell, Peloquin, Halverson, King and Blank; 0 Nays

The meeting was adjourned at 5:20 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department



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

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Preliminary Site Development Plan

---

CPC Date: November 17, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Casey's Marketing Company  
Titleholder: Casey's Marketing Company

Location: 3625 Edgewood Road SW  
Request: Consideration of Preliminary Site Development Plan approval in a C-3, Regional Commercial & C-2, Community Commercial Zone District

Case Manager: David Houg  
Case Number: PSDP-023547-2016

---

**BACKGROUND INFORMATION:**

The property is currently developed as a convenience store. The applicant is applying for Preliminary Site Development Plan approval to demolish the existing structures and rebuild an expanded facility on both the current lot and an adjacent vacant lot.

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 High Intensity" on the Future Land Use Map in the Comprehensive Plan. This LUTA accommodates major 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 – 3.0 acres
- Existing building size –4,890 s.f. (convenience store & car wash)
- Proposed building size – 7,910 s.f.
- Total parking required – 26 spaces
- Total parking provided – 20 spaces (a variance will be requested)
- Access is from Edgewood Road SW & 37<sup>th</sup> Avenue SW.
- 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.

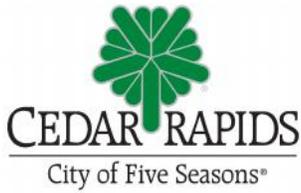
**2. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

*Staff comments:* A reduced parking variance will be requested for this project. All other applicable codes and regulations will be 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. The existing structures must be removed under appropriate permit and inspections conducted and approved.
2. Said lots must be combined as a single zoning lot and tax parcel.
3. Required off-street parking must be provided per provisions of the Zoning Ordinance or a variance must be obtained.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures.
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete trail along Edgewood Road SW adjoining this site. The property owner shall construct the trail improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to have completed by a Licensed Professional Engineer the Post-Construction Inspection Form for Underground storm water facilities.





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

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

---

CPC Date: November 17, 2016

To: City Planning Commission  
From: Development Services Department

Applicant: Kwik Trip, Inc.  
Titleholder: Kevin J. and Connie K. Hupp

Location: 251 33<sup>rd</sup> Avenue SW  
Request: Consideration of a change of zone from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District

Case Manager: David Houg  
Case Number: RZNE-024038-2016

---

**BACKGROUND INFORMATION:**

The is a request to rezone property from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District to allow for the development of a 9,022 s.f. convenience store including car wash and diesel fueling stations. An Administrative Site Development plan will be reviewed as part of City review.

The subject property is shown as “Urban High-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan. A variance for reduced off-street parking will be requested. 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 – 2.25 acres
- Proposed building size – 9,156 s.f.
- Total parking required – 47 spaces
- Total parking provided – 33 spaces (a variance will be requested)
- Underground storm water management

**FINDINGS:**

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

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

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

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

*Staff Comments:* The subject property is shown as Urban High Intensity (U-HI) on the Future Land Use Map, where the non-residential Floor Area Ratio is maxed at 3.0. This development's FAR will be 0.09. As such, the proposal and request to rezone to the C-3 Zoning District are in accord with the Comprehensive Plan allowed densities.

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

*Staff Comments:* The property has historically had industrial usage. The property is situated at the southwest corner of 33<sup>rd</sup> Avenue SW & "J" Street SW, which are both arterial streets. The proposed convenience store is likely to generate significant traffic.

**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. 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:* 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. Redevelopment of this property will not have a negative impact on the levels of service to the existing development in the general area.

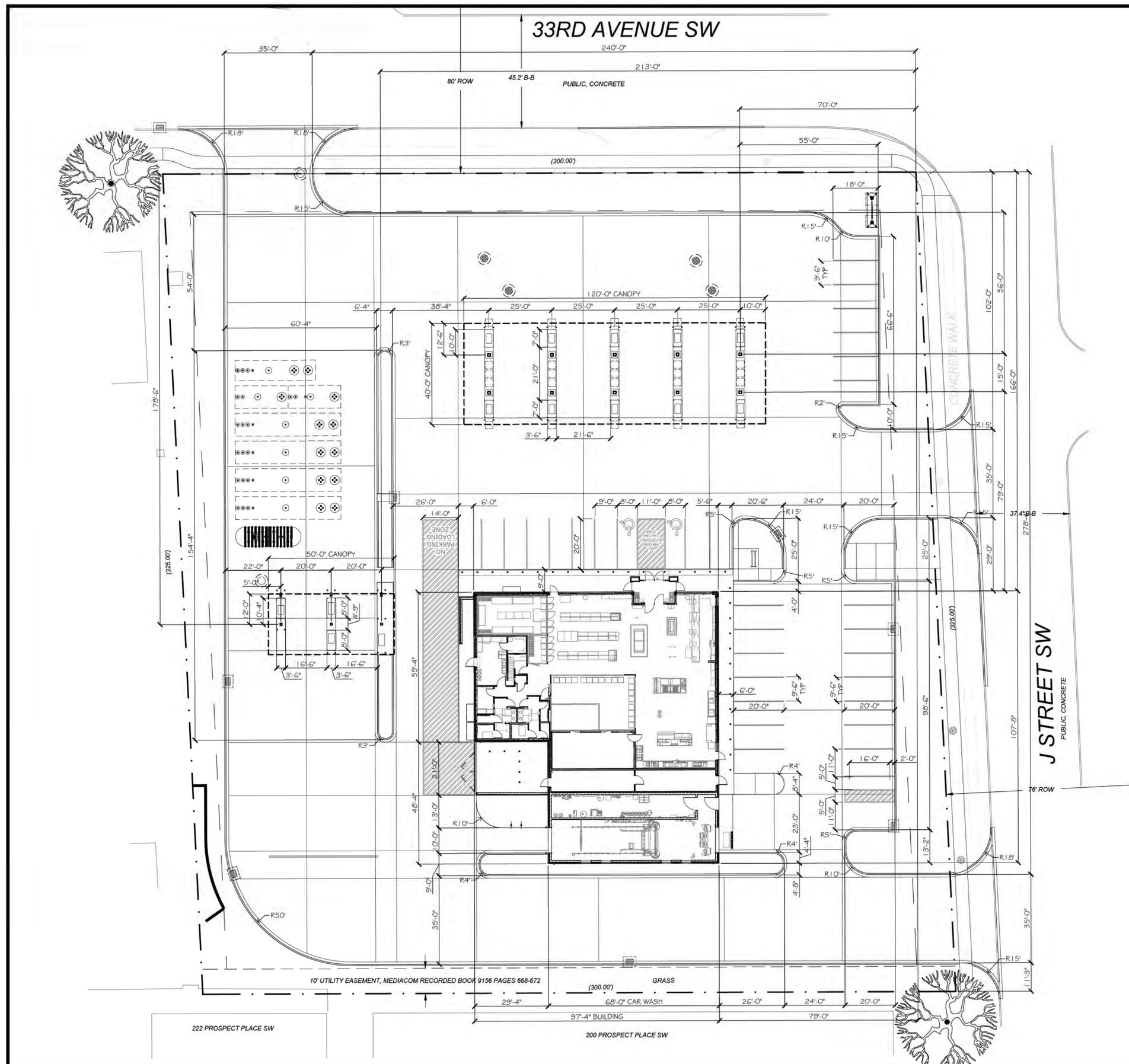
**7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).**

*Staff Comments:* Not applicable

**RECOMMENDED CONDITIONS:**

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

1. Prior to issuance of a building permit, the existing structures shall be removed under appropriate permit and inspections conducted and approved. This includes review by the Historic Preservation Commission for structures 50-years old or older.
2. Required off-street parking must be provided per provisions of the Zoning Ordinance or a variance must be obtained.



**CONSTRUCTION NOTE:**  
Construction fencing to be installed around entire construction site. Coordinate with owner for fencing and gate locations and appropriate signage installation.

- LAYOUT NOTES:**
- PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY: BRAIN ENGINEERING INC. 1540 Midland Ct NE, Cedar Rapids, IA 52402 319-294-9424
  - CURBS ARE DIMENSIONED TO FACE OF CURB.
  - CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHEAST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
  - UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- THE WIDTH OF THE WALK O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
  - CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
  - EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR 15- OCT 31 USE: TK-2GUV NOV 1- DEC 31 USE: TK-290
  - EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

**Current Zoning Information**

Source of Information: City of Cedar Rapids, Iowa			
Name of Contact: Vem Zakostelecky			
Address: 500 15th Avenue SW, Cedar Rapids, Iowa 52404			
Phone: 319-296-5043 Fax: Email: v.zakostelecky@cedar-rapids.org			
Zoning District(s): I-1			
Zoning Definition: Light Industrial			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	139.1'	25' See note	Setback includes 1'3" when building exceeds 45 feet in height.
Side Yd Setback	66.7'	15' See note	Rear Sideyard same as front.
Cor Side Yard Setback	24.6'	25'	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	53	See Notes	Based on use.
Handicapped Spaces			
Total Parking Spaces	53		
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	NA	NA	
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	97,926 sq ft	20,000 sq ft	
Coverage Ratio	NONE	NONE	
Lot Width	NA	NA	

**SITE DATA:**

ZONING DISTRICT: ARTERIAL COMMERCIAL

TOTAL SITE AREA: 97,926 SF

EX. IMPERVIOUS: - SF

EX. PERVIOUS: - SF

PARKING REQUIREMENTS: 33 STALLS

PARKING PROVIDED: 20 SRV. PNTS+ 2 DEISEL

BUILDING HEIGHTS: 23.5'

CONVENIENCE STORE CANOPY: 20.0'

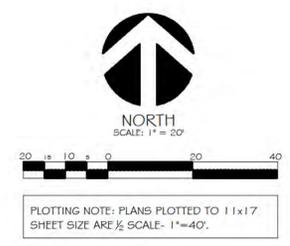
PROPOSED GREEN AREA: 18,542 SF 19%

PROPOSED HARD COVER: 79,384 SF 81%

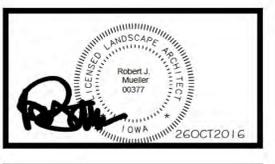
PAVED AREA: 70,228 SF 72%

BUILDING AREA: 9156 SF 9%

INTENDED USAGE: RETAIL / SERVICE SALES



**KWIK TRIP, Inc.**  
P.O. BOX 2107  
1626 OAK STREET  
LACROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960



**SITE PLAN**

**CONVENIENCE STORE 581**

**CEDAR RAPIDS, IA**

NO.	DATE	DESCRIPTION
-	26OCT16	APPROACH REVISION

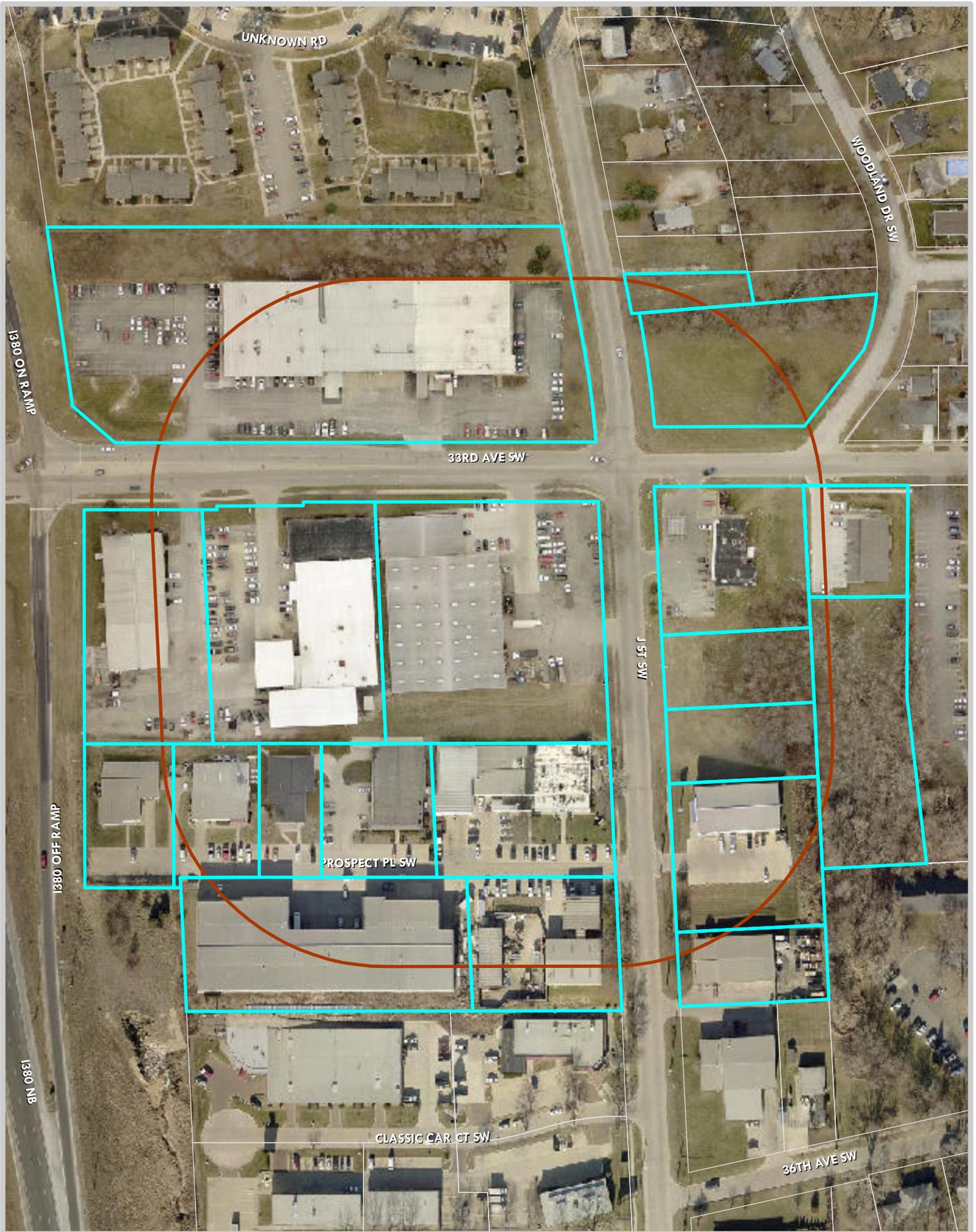
DRAWN BY: \_\_\_\_\_

SCALE: GRAPHIC 1:658.1

PROJ. NO.: \_\_\_\_\_

DATE: 07OCT2016

SHEET: **SP1**



**251 33rd Ave SW  
Parcels within 300'**

1:1,974



City of Cedar Rapids  
IT Department GIS Division  
500 15th Ave SW  
Cedar Rapids, IA 52404  
Date: 11/7/2016



DISCLAIMER: This is a product of the City of Cedar Rapids GIS Division. The data depicted here has been developed by the City for city purposes. Any use is at the sole risk and responsibility of the User. There are no warranties, expressed or implied, associated with the use of this map. ORTHOIMAGERY DATE: Fall 2014



WHITE FASCIA RED FASCIA STANDING SEAM METAL ROOFING

RED BRICK TAN SOLDIER COURSE TAN STUCCO STANDING SEAM METAL ROOFING

**FRONT ELEVATION**  
1/8" = 1'-0"



TAN SOLDIER COURSE RED BRICK

**LEFT ELEVATION**  
3/16" = 1'-0"



TAN SOLDIER COURSE RED BRICK STANDING SEAM METAL ROOFING RED FASCIA WHITE FASCIA

**RIGHT ELEVATION**  
3/16" = 1'-0"



RED BRICK GLASSBLOCK TAN STUCCO TAN SOLDIER COURSE

**BACK ELEVATION**  
3/16" = 1'-0"



LH WI COMBO  
PROTOTYPE

**A200A**



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

**Date:** November 17, 2016  
**To:** Cedar Rapids City Planning Commission  
**From:** Adam Lindenlaub, Community Development Department  
**Subject:** Mt. Vernon Road Corridor Action Plan – Adam Lindenlaub

---

No Written Report Provided

Report on the Mt. Vernon Road Corridor Action Plan  
will be provided at the Meeting



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

**Date:** November 17, 2016  
**To:** Cedar Rapids City Planning Commission  
**From:** Anne Russett, Planner III, Community Development Department  
**Subject:** ReZone Cedar Rapids

---

### **Background**

With the adoption of EnvisionCR in January 2015, the Community Development staff is moving forward with a comprehensive update to the City's zoning code, known as ReZone Cedar Rapids.

### **ReZone Cedar Rapids Update**

At the City Planning Commission's meeting on November 17, a representative from the consultant team and Community Development staff will provide an update on the project.

### *Draft Administrative Procedures*

City staff and the consultant team have commenced drafting sections of the ordinance. At this point, the focus is on drafting the administrative procedures, which will be followed by draft sections of the zone districts.

### *Stakeholder Outreach*

Additional meetings with key user groups have been scheduled for November 17 and 18. Specifically, City staff and the consultant will meet with representatives from sign companies and the development community.

### **Conclusion**

More details will be provided at your Commission's November 17 meeting. Please feel free to contact me at [a.russett@cedar-rapids.org](mailto:a.russett@cedar-rapids.org) or (319) 286-5075 with any questions.



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

**To:** City Planning Commission  
**From:** Seth Gunnerson, Planner  
**Subject:** 2017 CPC Work Plan  
**Date:** November 17, 2016

---

## **BACKGROUND**

At the November 17, 2016 City Planning Commission meeting staff will review the Commissions' 2016 Work Plan and lead a discussion on updates for the 2017 Work Plan.

The City of Cedar Rapids Board and Commissions adopt an annual work plan which lays out goals and objectives for the coming calendar year. A Draft 2017 City Planning Commission Work Plan is attached to this memo. The draft plan is similar to the 2016 Work Plan and staff is not recommending any changes for 2017. Staff will provide an update on specific work plan items at the November 17 meeting. Staff updated the previous year work plan to emphasize the CPC's role in providing recommendations on the annual update to EnvisionCR and various initiatives associated with the Comprehensive Plan, including area plans and the zoning code update.

## **TIMELINE**

November 17 – Discussion of 2017 Work Plan

December 14 – City Council Development Committee presentation of CPC Work Plan

January, 2017 – City Council adoption of CPC Work Plan



## City of Cedar Rapids City Planning Commission Work Plan for 2017

---

### *General Information*

#### **CHARTER**

The City Planning Commission is a nine member commission appointed by the Mayor of the City of Cedar Rapids. The Commission was established by City Code to review and make recommendations to the City Council on various land development issues including proposed City comprehensive plans, zoning regulations, requests for the rezoning of land, site development plans, conditional use requests, and subdivision of land.

#### **MEETINGS**

The City Planning Commission meets every three weeks on Thursday at 3:00 p.m. unless otherwise published. Meetings are held at City of Cedar Rapids City Hall Council Chambers.

#### **COMMISSIONERS and CONTACTS**

##### **Commissioners**

Jim Halverson, *Chair*  
Richard Pankey, *Vice Chair*  
Samantha Dahlby  
Virginia Wilts  
Kim King  
Dominique Blank  
Karl Cassell  
Lisa Peloquin  
Anthony Brown

##### **Council Liaison**

Justin Shields  
(319) 286-5051  
[j.shields@cedar-rapids.org](mailto:j.shields@cedar-rapids.org)

##### **Staff Liaisons**

Vern Zakostecky  
(319) 286-5043  
[v.zakostecky@cedar-rapids.org](mailto:v.zakostecky@cedar-rapids.org)  
  
Seth Gunnerson  
(319) 286-5129  
[s.gunnerson@cedar-rapids.org](mailto:s.gunnerson@cedar-rapids.org)

*This work plan serves as a guide to action and may be adapted or revised as new events and opportunities arise.*

***Process***

At its November 17, 2016 meeting the City Planning Commission will discuss updating the work plan for the 2017 calendar year.

- **Current Reality:** Assessment of the Commission's strengths, weaknesses, accomplishments and challenges.
- **Commitments and Vision:** Selection of goals that the Commission agreed upon and believed was achievable over the course of a year. Development of a vision statement to describe the intended outcome of achieving the work plan.
- **Key Actions:** Identification of action steps to accomplish Commitments and to address weaknesses and challenges listed in the Current Reality phase of the process. Similar Key Actions were grouped into key task groups.
- **Calendar Timeline:** Ranking of Key Actions from easiest to most difficult and arrangement of Key Actions throughout a year-long timeline.
- **Coordination:** Designation of a leader for each task group and determination of a tracking process to report updates.

This work plan contains the work/action items the Commission plans on being involved in for the year 2017 and any changes that may arise during finalization of the plan.

**City of Cedar Rapids City Planning Commission**

Work Plan for 2017

**Work Plan**

**VISION**

To improve the standard of planning and development activities in the City of Cedar Rapids while being use and user friendly in fulfilling City needs for housing, commercial and industrial development.

**GOAL 1**

**Develop tools to assist in measuring the effectiveness of projects**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
<ul style="list-style-type: none"> <li>Review best practices used by other communities for parking standards, storm water, and other key areas.</li> </ul>	Full Commission	Ongoing

**GOAL 2**

**Increase knowledge of CPC by attending training opportunities**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
<ul style="list-style-type: none"> <li>Staff will continue to provide updates on training opportunities.</li> </ul>	Ongoing	Ongoing
<ul style="list-style-type: none"> <li>CPC will proactively look for training opportunities they are interested in.</li> </ul>	Full Commission/Staff	Ongoing
<ul style="list-style-type: none"> <li>Staff will provide updates and training on new adopted codes and regulations such as, but not limited to the Comprehensive Plan, Zoning Ordinance amendments, overlay district, etc.</li> </ul>	Full Commission/Staff	Ongoing

**GOAL 3**

**Participate and contribute to the development of the City’s Zoning Code update and other plans**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
<ul style="list-style-type: none"> <li>Review and provide input on draft and final plans such as, but not limited to the Zoning Ordinance, Area Plans, etc.</li> </ul>	Full Commission	As needed
<ul style="list-style-type: none"> <li>Review and provide input on annual update to EnvisionCR</li> </ul>		January

**GOAL 4**

**Increase interaction and communication with City Council as necessary**

<b>TASKS</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
<ul style="list-style-type: none"> <li>Continue to ensure CPC attendance at City Council and Development Committee meetings as needed.</li> </ul>	Chair	Ongoing