

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, December 08, 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: 0 Vacant Land NW and 3010 Johnson Avenue NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Keith Billick (Applicant/Titleholder)

Case No: RZNE-023969-2016; Case Manager: Kirsty Sanchez

2. Case Name: 2937 Johnson Avenue NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Keith Billick (Applicant/Titleholder)

Case No: RZNE-023968-2016; Case Manager: Kirsty Sanchez

3. Case Name: 1247 4th Avenue SE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District as requested by Willis Dady Emergency Shelter Inc. (Applicant/Titleholder)

Case No: RZNE-024069-2016; Case Manager: Kirsty Sanchez

4. Case Name: 617 Ellis Boulevard NW (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in C-3, Regional Commercial Zone District as requested by Blue 42, LLC (Applicant/Titleholder)

Case No: COND-024048-2016; Case Manager: Dave Houg

5. Case Name: 1305 3rd Street SE (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Little Woods NewBo LLC (Applicant) and the City of Cedar Rapids (Titleholder)

Case No: PSDP-024104-2016; Case Manager: David Houg

6. Case Name: 1871 and 1895 Ellis Boulevard NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone with a preliminary site development plan from C-3, Regional Commercial Zone District and R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Happel Enterprises LLC (Applicant) and City of Cedar Rapids (Titleholder)

Case No: RZNE-024044-2016; Case Manager: Vern Zakostelecky

7. City Planning Commission Work Plan – Seth Gunnerson

Consideration to approve the 2017 City Planning Commission Work Plan

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, November 17, 2016 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Samantha Dahlby
Kim King
Dominique Blank
Anthony Brown
Lisa Peloquin

Members Absent: Virginia Wilts
Karl Cassell

DSD Staff: Joe Mailander, Manager
Dave Houg, Plats & Zoning Conditions Coordinator
Kirsty Sanchez, Development Services Project Planner

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

Call Meeting to Order

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

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

Roll Call

Roll call was answered with seven (7) Commissioners present.

A. Approval of the Minutes

Commissioner Halverson called for any additions or corrections to the minutes. Commissioner Halverson stated with no additions or corrections, the October 27, 2016. Minutes stand approved.

B. Adoption of the Agenda

Commissioner Halverson called for any additions or corrections to the agenda. Commissioner Halverson stated with no additions or corrections, the agenda stands approved.

C. Action Items

1. Case Name: 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

Mr. Houg 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 for property at 3625 Edgewood Road SW. 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. Mr. Houg presented a Location Map, General Information, Zoning, Site Development Plan and an Aerial View.

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

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

Voting: Adopted, 7 Ayes, Commissioners Halverson, Pankey, Dahlby, King, Blank, Brown and Peloquin

2. Case Name: 251 33rd 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

Mr. Houg presented City Planning Commission Criteria for Recommendation and Action for a Rezoning.

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan for property at 251 33rd Avenue SW. 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.

Following discussion, Commission Commissioner Halverson called for a motion. Peloquin made a motion to approve the change of zone from I-1, Light Industrial Zone District to C-3, Regional Commercial Zone District with a Preliminary Site Plan. Commissioner Dahlby seconded the motion.

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

Voting: Adopted, 7 Ayes, Commissioners Halverson, Pankey, Dahlby, King, Blank, Brown and Peloquin

A. Discussion Item

1. Mt. Vernon Road Corridor Action Plan – Adam Lindenlaub

Mr. Lindenlaub reviewed the purpose of the Mt. Vernon Road Corridor Action Plan including the materials from three open houses, feedback received from those open houses, and next steps in the process to adopt the plan and include it in EnvisionCR. Mr. Lindenlaub stated he would provide the link to the Mt Vernon Road Corridor Action Plan to members and they should feel free to contact him by telephone or email with any questions.

2. ReZone Cedar Rapids – Anne Russett and Elizabeth Garvin, LSL Planning.

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.

Ms. Russett and Ms. Garvin stated that drafting sections of the ordinance has commenced and the focus is on drafting the administrative procedures, which will be followed by draft sections of the zone districts. Additional meetings with key user groups are being held, specifically with representatives from sign companies and the development community.

Commissioner Peloquin asked about outreach to the public about the zone districts. Ms. Garvin stated that they had not done a lot of outreach at this particular round.

Commissioner Pankey stated the key factor that as a developer let us know what we have to do and what are the procedures and it is very helpful to spell things out for developer who is helping building out the community.

Commissioner Dahlby asked if there would be a hybrid and between form based what we have now. How will that play out, will there be certain areas that will be formed based or as it fits or is that still being drafted.

Ms. Garvin said they are creating a more complete list of traditional districts, mostly residential development. Then create a group of what we are calling form based districts that are general and each will have different set of parts. It might apply to a section of a corridor where you want to see the retail redevelopment. Create the districts somewhat general but as CPC goes through and do specific plans across the different parts of town we anticipate you putting the regulating plan in that process and then landing the form based district in that plan.

Commissioner King commented that there has been a lot of work putting into this. Commissioner King said she liked the idea of the user guide. Ms. Russett said it was something new. We do provide flow charts to applicants based on the process that they applying for but this will be more comprehensive almost like an executive summary of the zoning code. Obviously the adopted code is what prevails but this is the cheat sheet and more user friendly for city staff applicants. Commissioner King encourages examples what this looks like and what this isn't.

Ms. Garvin stated New York City does a super users guide. They have a complex zoning code and they simplify it. We are taking Cedar Rapids to a more complex zone code than it has been previously but we will endeavor to do the same. With really brief explanations with as much graphics as we can and because we will have more moving pieces we want everyone to understand it. Commissioner King said she really like the diagrams and more visuals the better.

3. City Planning Commission Work Plan – Seth Gunnerson

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.

The meeting was adjourned at 4:29 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning Department



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

STAFF REPORT TO CITY PLANNING COMMISSION
 Rezoning with a Preliminary Site Development Plan

CPC Date: December 8, 2016

To: City Planning Commission
 From: Development Services Department

Applicant: Keith Billick
 Titleholder: Keith Billick

Location: 0 Vacant Land and 3010 Johnson Avenue NW
 Request: Consideration of a change of zone with a preliminary site development plan from R-2, Single-Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District

Case Manager: Kirsty Sanchez, Development Services Project Planner
 Case Number: RZNE-023969-2016

BACKGROUND INFORMATION:

This is a request to rezone two parcels totaling 33,254.6 sq. ft. from R-2, Single-Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Development Plan to allow for the construction of a mix of live/work condominiums. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, commercial and medium density residential uses are suitable.

The Preliminary Site Development Plan as submitted includes the following:

- Total lot size – 33,254.6 sq. ft.
- Total units - 14
- 3 Three-story buildings – 43,050 sq. ft. GFA
- Total parking – 56 spaces provided (72 required)

PROPOSED PUD MODIFICATIONS

		Single Family Residential	Planned Unit Development
Minimum Lot Size	Minimum Lot Area (sf)	7,200	0
	Minimum Lot Width (ft)	25	0
Minimum Yard Setback	Front (ft)	25	0
	Interior Side (ft)	5 ft/14 ft	4
	Corner Side (ft)	15	0

	Rear (ft)	25	10
Maximum Height/Stories		Greater of 35 ft / 3 stories	Greater of 45 ft / 4 stories
Floor Area Ratio			1.25
Other Standards	Maximum Lot Coverage	50%	90%
	Minimum Usable Open Space	-	10%

Applicant is also requesting a reduction in screening requirements.

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” 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 EnvisionCR.

a) FORM/USE/INTENSITY CHARACTERISTICS:

i. Residential densities from 4 to 24 units/acre are allowed.

Staff Comments: 14 units provided. 18 units maximum.

ii. Non-residential or mixed use FAR is maxed at 1.0.

Staff Comments: The FAR is 0.43

iii. Shared parking is encouraged to reduce land used as parking areas.

Staff Comments: Applicant is providing 27 residential and 29 commercial parking spaces.

iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.

Staff Comments: Sidewalks will be provided and there is access to Johnson Avenue NW. The project is also located on a bus route.

v. A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.

Staff Comments: Not applicable. This is an in-fill development within a fully development area.

b) COMPATIBILITY CHARACTERISTICS:

- i. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.**

Staff Comments: The property is surrounded by residential uses on three sides and an insurance agency to the south. The proposed development includes 14 live/work condominiums.

- ii. Form and design rule and performance regulations address aesthetic and functional compatibility.**

Staff Comments: Elevations will be included in the presentation to City Planning Commission as part of the public hearing.

- iii. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.**

Staff Comments: This project integrates uses vertically, which is considered an excellent planning approach to in-fill development.

- iv. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.**

Staff Comments: The proposed development will provide amenities to the area and improve the existing aesthetics onsite. The general area also has a good mix of uses that will be readily available to residents of the proposed development.

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

Staff Comments: The adjacent land to the north, east, and west is currently zoned R-2, Single Family Residence Zone District. The property to the south is zoned O-S Office/Service Zone District and RMF-1, Multi Family Residence one District. Therefore, the amendment is consistent with the characteristic of the surrounding area and the Future Land Use Map (FLUM).

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

Staff Comments: The location is suitable for all uses permitted in the PUD-2, Planned Unit Development Two Zone District.

- 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 with this rezoning will have a higher density compared to the surrounding residential uses; however, it will incorporate appropriate screening measures where adjacent to existing homes.

- 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: Facilities and services are already in place. Adequate levels of services to the existing development will not be affected.

STAFF NOTES:

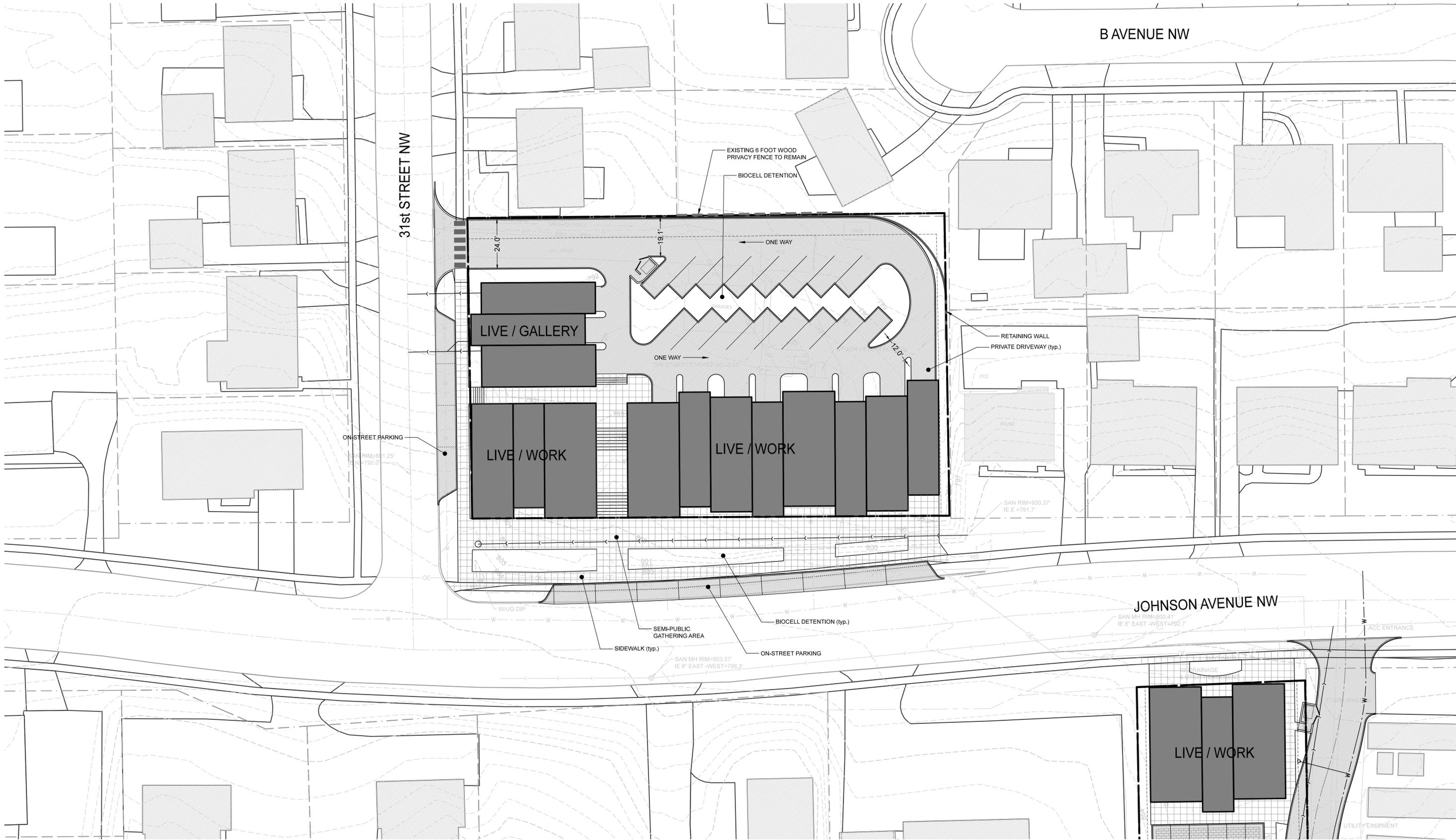
1. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
2. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
3. The Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
5. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.
6. Required off-street parking must be provided per Chapter 32, Subsection 32.05.020.A. unless reductions are approved by City Council.
7. ADA handicap parking needs to be provided per code.
8. 15' bufferyards where adjacent to residential uses are required per provisions of the Zoning Ordinance; however, modifications can be made as deemed appropriate by City Council.
9. A 25' landscape/buffer yard is required along the west and south property lines unless modified by City Council.
10. Non-residential structures over 10,000 sf require a loading berth unless modified by City Council. Address in proposed PUD standards. Refer to Sec.32.05.020.C.1.
11. Encroachments are not permitted in any Corner Visual Clearance Area per provisions of the Zoning Ordinance; however, modifications can be made as deemed appropriate by City Council.
12. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District; however, modifications can be made as deemed appropriate by City Council.
13. 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.
14. City staff strongly encourages the applicant to schedule a neighborhood meeting to provide information on the proposed development and determine what issues /concerns the neighborhood might have.
15. Conditions for sidewalk repair / installation and storm sewer agreements will be added as part of the Administrative Site Development Plan.

16. At the time a detailed plan is submitted, please show size, material and location of proposed water and sewer services as well as connections to the storm sewer system for proposed stormwater BMPs. Services lines for existing structures shall be cut off at the main per Metro specifications in conjunction with the demolition permits.
17. Our records indicate that there is an 8-inch water main and 8-inch sanitary sewer main in Johnson Ave. which can provide service to the development. The Developer shall be responsible for the extension of private water and sewer system to meet Metro design standards and fire code requirements. Utility easements will need to be dedicated along private drives to allow installation of private utilities.
18. Maintenance agreements will be required for proposed storm water quality BMPs, private onsite water mains and private sanitary sewer facilities.
19. Storm water quality treatment volume (1-inch of runoff) will be based total site area due to the total area disturbed.
20. A major erosion control permit and SWPPP will be required since disturbed area is more than 1.0 acres.
21. A stormwater management plan needs to be submitted for the site and approved by the City. Needs to meet the design criteria- capture 1" rainfall on the site. Calculations and specs need to be submitted.
22. Make sure site is graded to drain towards stormwater features.
23. Bio swale on NW property line (as noted on Sheet 13) is not shown on any other sheet
24. Additional stormwater features should be considered along west property line.
25. Consider green roof design for these buildings.
26. Fire hydrants required throughout.

RECOMMENDED CONDITIONS:

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

1. Principal structure 50-years old or older require Historic Preservation Commission review prior to removal under appropriate permit.
2. Said lots must be combined as a single zoning lot and tax parcel.



LINCOLN HIGHWAY LOFTS
 3010 PRELIMINARY SITE PLAN

Date: 12/1/2016

Sheet: 1 of 1









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 with a Preliminary Site Development Plan

CPC Date: December 8, 2016

To: City Planning Commission
 From: Development Services Department

Applicant: Keith Billick
 Titleholder: Keith Billick

Location: 2937 Johnson Avenue NW
 Request: Consideration of a change of zone with a preliminary site development plan from R-2, Single-Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District

Case Manager: Kirsty Sanchez, Development Services Project Planner
 Case Number: RZNE-023968-2016

BACKGROUND INFORMATION:

This is a request to rezone 112,844.5 sq. ft. (2.6 acres) parcel from R-2, Single-Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Development Plan to allow for the construction of a mix of live/work condominiums, townhomes, and single-family homes. The property is identified as “Urban-Low Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, low density residential and neighborhood commercial uses are suitable for this area.

The Preliminary Site Development Plan as submitted includes the following:

- Total lot size – 112,848.5 sq. ft.
- 2 Three-story buildings – 19,050 sq. ft. GFA
- 5 Two-story buildings – 37,000 sq. ft. GFA
- 5 single-family homes – 58,800 sq. ft. GFA
- Total parking – 67 spaces provided (53 spaces required)

PROPOSED PUD MODIFICATIONS

		Single Family Residential	Planned Unit Development
Minimum Lot Size	Minimum Lot Area (sf)	7,200	0
	Minimum Lot Width (ft)	25	0
Minimum Yard Setback	Front (ft)	25	0
	Interior Side (ft)	5 ft/14 ft	4

	Corner Side (ft)	15	0
	Rear (ft)	25	10
Maximum Height/Stories		Greater of 35 ft / 3 stories	Greater of 45 ft / 4 stories
Floor Area Ratio			1.25
Other Standards	Maximum Lot Coverage	50%	90%
	Minimum Usable Open Space	-	10%

Applicant is also requesting a reduction in screening requirements.

FINDINGS:

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

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

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

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

Staff Comments: The subject property is shown as “Urban-Low Intensity” 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 EnvisionCR.

a) FORM/USE/INTENSITY CHARACTERISTICS:

i. Residential densities from 2 to 12 units/acre are allowed.

Staff Comments: 29 units provided- 31 units maximum allowed.

ii. Non-residential or mixed use FAR is maxed at 0.50.

Staff Comments: The FAR is 0.04

iii. Shared parking is encouraged to reduce land used as parking areas.

Staff Comments: Applicant is providing 52 residential and 15 commercial parking spaces. The project includes future shared parking with the property to the west.

iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.

Staff Comments: Sidewalks will be provided and there is access to Johnson Avenue NW. The project is also located on a bus route.

v. A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.

Staff Comments: Not applicable. This is an in-fill development within a fully development area.

b) COMPATIBILITY CHARACTERISTICS:

- i. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.**

Staff Comments: The property is surrounded by residential uses on three sides and a beauty shop to the west. This segment of the Johnson Avenue corridor, particularly on the south side has a diverse mix of uses. The proposed development includes 6 live/work condominiums, 18 townhomes, and 5 single-family homes.

- ii. Form and design rule and performance regulations address aesthetic and functional compatibility.**

Staff Comments: Elevations will be included in the presentation to City Planning Commission as part of the public hearing.

- iii. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.**

Staff Comments: This project integrates uses vertically, which is considered an excellent planning approach to in-fill development.

- iv. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.**

Staff Comments: The proposed development will provide amenities to the area and improve the existing aesthetics onsite. The general area also has a good mix of uses that will be readily available to residents of the proposed development.

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

Staff Comments: The adjacent land to the north, east, and south is currently zoned R-2, Single Family Residence. The property to the west is zoned O-S Office/Service and R-2, Single Family Residence. Therefore, the amendment is consistent with the characteristic of the surrounding area and the Future Land Use Map (FLUM).

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

Staff Comments: The location is suitable for all uses permitted in the PUD-2, Planned Unit Development Two Zone District.

- 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 is adjacent to a manufactured home park. The proposed heights and densities are compatible with the surrounding properties.

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: Facilities and services are already in place. Adequate levels of services to the existing development will not be affected.

STAFF NOTES:

1. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
2. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
3. The Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
5. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.
6. Sites will need to comply with off-street parking requirement per Chapter 32, Subsection 32.05.020.A. unless modified by City Council.
7. ADA handicap parking needs to be provided per code.
8. 25' bufferyards where adjacent to residential rear yards are required per provisions of the Zoning Ordinance; however, modifications can be made as deemed appropriate by City Council.
9. A 15' landscape/buffer yard is required along the east property lines unless modified by City Council.
10. Non-residential structures over 10,000 sf require a loading berth unless modified by City Council. Address in proposed PUD standards. Refer to Sec.32.05.020.C.1.
11. 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.
12. City staff strongly encourages the applicant to schedule a neighborhood meeting to provide information on the proposed development and determine what issues /concerns the neighborhood might have.
13. At the time a detailed plan is submitted, please show size, material and location of proposed water and sewer services as well as connections to the storm sewer system for proposed stormwater BMPs. Services lines for existing structures shall be cut off at the main per Metro specifications in conjunction with the demolition permits.
14. Our records indicate that there is an 8-inch water main and 8-inch sanitary sewer main in Johnson Ave. which can provide service to the development. The Developer shall be

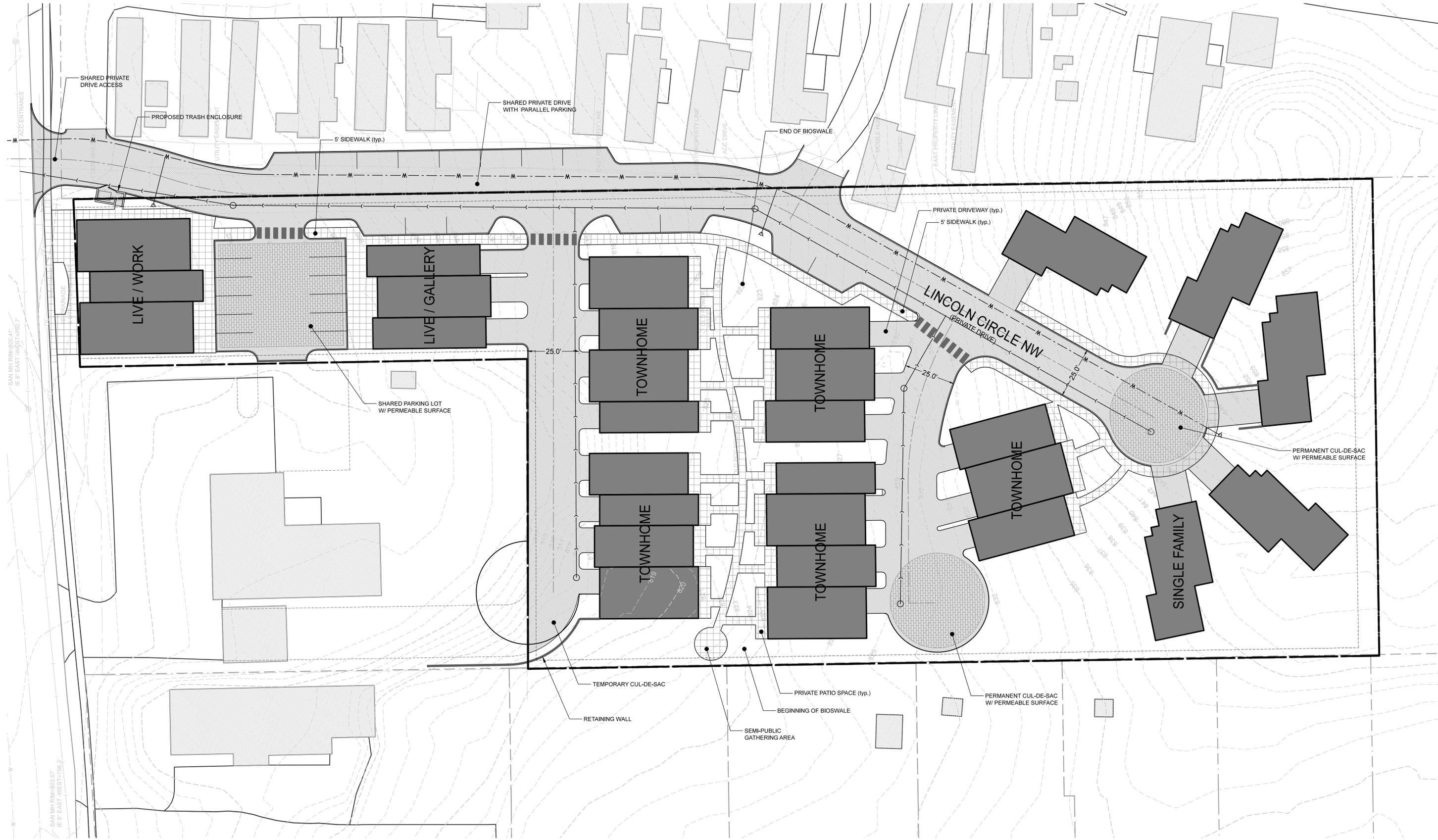
responsible for the extension of private water and sewer system to meet Metro design standards and fire code requirements. Utility easements will need to be dedicated along private drives to allow installation of private utilities.

15. Maintenance agreements will be required for proposed storm water quality BMPs, private onsite water mains and private sanitary sewer facilities.
16. Storm water quality treatment volume (1-inch of runoff) will be based total site area due to the total area disturbed.
17. A major erosion control permit and SWPPP will be required since disturbed area is more than 1.0 acres.
18. Conditions for sidewalk repair / installation and storm sewer agreements will be added as part of the Administrative Site Development Plan.
19. A stormwater management plan needs to be submitted for the site and approved by the City. Needs to meet the design criteria- capture 1" rainfall on the site. Calculations and specs need to be submitted.
20. Make sure site is graded to drain into proposed stormwater features (bioswale and permeable parking lot)

RECOMMENDED CONDITIONS:

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

1. An acceptable shared access easement agreement will be required.
2. An acceptable shared parking agreement will be required.











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

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: December 8, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Willis Dady Emergency Shelter
Titleholder: Willis Dady Emergency Shelter

Location: 1247 4th Avenue SE
Request: Consideration of a change of zone with a preliminary site development plan from O-S, Office/Service Zone District, to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan

Case Manager: Kirsty Sanchez, Development Services Project Planner
Case Number: RZNE-024069-2016

BACKGROUND INFORMATION:

This is a request to rezone a 31,363 s. f. parcel from O-S, Office/Service Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan to allow for the construction of a three-story addition to the existing emergency shelter. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. As such, commercial and medium density residential uses are suitable.

The Preliminary Site Development Plan as submitted includes the following:

- Total lot size – 31,363 sq. ft.
- Three-story addition – 15,906 sq. ft. GFA
- Total parking – 19 spaces provided

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” 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 EnvisionCR. It should be noted that at the time the property was initially occupied the use was a permitted use in the O-S Zoning District. Upon adoption of the current Zoning Ordinance the property became a legal non-conforming use since residential uses are now not allowed in the O-S Zoning District.

a) FORM/USE/INTENSITY CHARACTERISTICS:

i. Residential densities from 4 to 24 units/acre are allowed.

Staff Comments: The proposed development includes 4 single occupancy apartments, 8 family apartments, and 5 men’s residence rooms.

ii. Non-residential or mixed use FAR is maxed at 1.0.

Staff Comments: Not applicable to request.

iii. Shared parking is encouraged to reduce land used as parking areas.

Staff Comments: Applicant is providing 19 parking spaces.

iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.

Staff Comments: Sidewalks will be provided and there is access to 4th Avenue SE.

v. A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.

Staff Comments: Not applicable to request.

b) COMPATIBILITY CHARACTERISTICS:

i. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.

Staff Comments: The property is surrounded by residential uses, Wellington Park, and St. Luke’s Living Center. The proposed development includes 4 single occupancy apartments, 8 family apartments, and 5 men’s residence rooms.

ii. Form and design rule and performance regulations address aesthetic and functional compatibility.

Staff Comments: The proposed development is compatible with the characteristics of the surrounding area. The form and design are consistent with the existing emergency shelter.

- iii. **Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**

Staff Comments: Not applicable to this proposal.

- iv. **Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.**

Staff Comments: Not applicable to request.

- v. **Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.**

Staff Comments: The proposed development is located near Wellington Park, the St. Luke's Living Center, McKinley Middle School, and several other local amenities.

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

Staff Comments: The surrounding area is mostly residential. Wellington Park and St. Luke's Living Center lie southwest of the property. The proposed development is consistent with characteristics of the surrounding area.

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

Staff Comments: The location is suitable for all uses permitted in the RMF-2, Multiple Family Residence Zone District

- 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 rezoning and accompanying preliminary site development plan include a three-story addition to the existing building that falls within the scale of the surrounding properties.

- 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: Facilities and services are already in place. Adequate levels of services to the existing development will not be affected.

STAFF NOTES

- 1. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation,

installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.

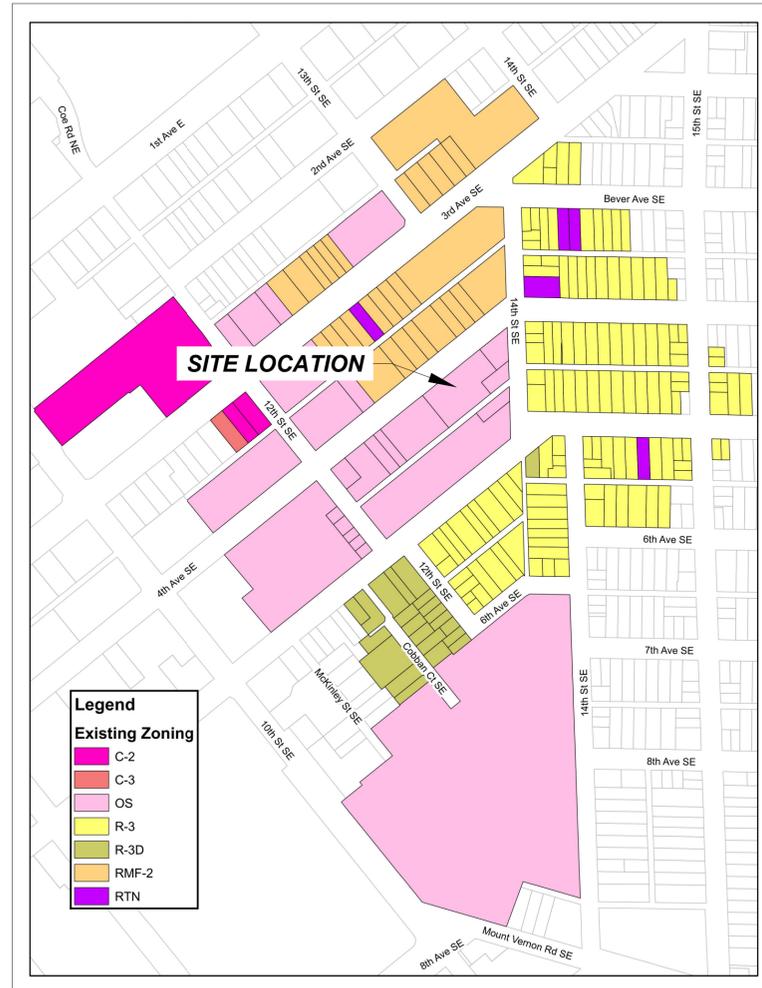
2. Roof top mechanicals shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8" OC), architectural paneling, or other similar high quality materials.
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. No objection to granting this request for site utilities (water, storm and sanitary). Any proposed changes to the water and sewer service connections must be submitted to the City review e.g. if a fire sprinkler system is needed this would require up-sizing of water service which is currently a 2-inch.
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.

WILLIS DADY EMERGENCY SHELTER, INC

REZONING EXHIBIT

PROJECT NO. A16-0172

EXISTING ZONING WITHIN 600'



PROJECT VICINITY MAP



LEGAL DESCRIPTION

That part of Lot 9, Daniel's Subdivision of Outlot 17, Cedar Rapids, Linn County, Iowa described as follows:

Beginning at the most Easterly corner of said Lot 9;

Thence South 4500'00" West 30.00 feet along the Southeasterly line of said Lot 9 (assumed bearing for this description only);

Thence North 4448'55" West 138.68 feet to a point of intersection with the Northwesterly line of said Lot 9;

Thence North 4508'45 East 30.00 feet along said Northwesterly line to the Northerly corner of said lot 9;

Thence South 4448'55" Easter 138.60 feet along the Northeasterly line of said lot 9 to the point of beginning and containing an area of 0.10 acres more or less.



PROJECT NUMBER:
16-0172

PROJECT:
WILLIS DADY EMERGENCY SHELTER EXPANSION & RENOVATIONS

ENGINEER:
hbk ENGINEERING
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT OF LABOR REGISTRATION NO. 00527328
WWW.HBKENGINEERING.COM

TITLEHOLDER/APPLICANT:
WILLIS DADY EMERGENCY SHELTER INC
1247 4TH AVENUE SE
CEDAR RAPIDS, IA 52403
PHONE: 319-362-7555
FAX: 319-362-7540
wdesed@willisdady.org

CONTACT PERSON INFORMATION:
LORI BOREN
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: 319-338-7557
FAX: 319-358-2937
lboren@hbkengineering.com

ATTORNEY:

CONTRACTOR:

FOLDER NAME:
DATE CREATED:

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
11/9/2016	DESIGN	LB	MW
11/23/2016	REZONING EXHIBIT REVISIONS	LB	MW

PROJECT MANAGER:
MIKE J. WELCH

SHEET:
1

PREPARED BY:

LICENSED PROFESSIONAL ENGINEER
MICHAEL J. WELCH
19636
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

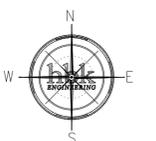
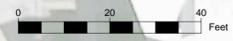
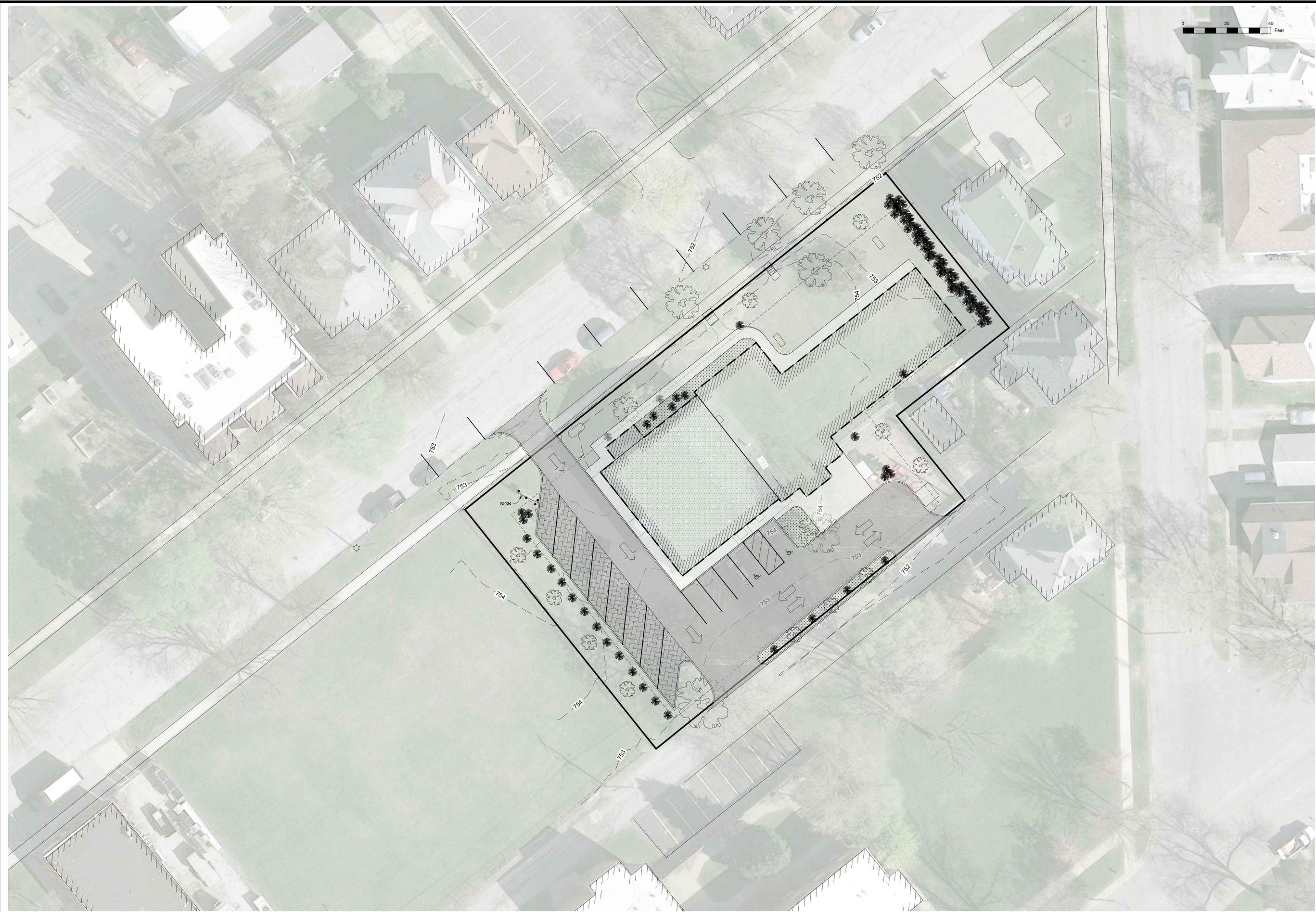
SIGNED: _____ DATE: _____

MICHAEL J. WELCH, P.E.

LICENSE NUMBER 19636.

MY LICENSED RENEWAL DATE IS DECEMBER 31, 2016.

PAGES OR SHEETS COVERED BY THIS SEAL: _____



PROJECT NUMBER:
16-0172

PROJECT:
**WILLIS DADY EMERGENCY
SHELTER EXPANSION
& RENOVATIONS**

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
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REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

TITLEHOLDER/APPLICANT:
WILLIS DADY EMERGENCY SHELTER INC
1247 4TH AVENUE SE
CEDAR RAPIDS, IA 52403
PHONE: 319-362-7555
FAX: 319-362-7540
wdesed@willisdady.org

CONTACT PERSON INFORMATION:
LORI BOREN
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: 319-338-7557
FAX: 319-358-2937
lboren@hbkengineering.com

ATTORNEY:

CONTRACTOR:

FOLDER NAME:
DATE CREATED:

DRAWING LOG			
DATE	ISSUED FOR	DB	CB
11/9/2016	DESIGN	LB	MW
11/23/2016	REZONING	LB	MW
11/23/2016	REZONING EXHIBIT REVISIONS	LB	MW

PROJECT MANAGER:
MIKE J. WELCH

SHEET:
2



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: December 8, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Blue 42, LLC
Titleholder: Blue 42, LLC

Location: 617 Ellis Boulevard NW
Request: Consideration of a Conditional Use approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg, Plats & Zoning Conditions Coordinator
Case Number: COND-024048-2016

BACKGROUND INFORMATION:

This is to certify that the Development Services staff has examined the petition of Blue 42, LLC submitted by Jake Roetman requesting Conditional Use approval for an “Outdoor Service Area” for property at 617 Ellis Boulevard NW and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:

Appellant requests approval to serve alcohol in a proposed outdoor service area as part of a remodel project of the former “Double Inn.”

The plan submitted shows the following characteristics:

- Total area of structure: 3,261 sq. ft.
- Total size of outdoor service area: 890 sq. ft.
- Parking required / provided: 44 spaces

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

FINDINGS:

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

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

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

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

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

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

Staff Comments: The effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding area. Adjacent properties are commercial and industrial uses.

4. **That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.**

Staff Comments: The proposed service area is expected to be compatible with the immediate neighborhood. The nearest residential use is located at least 160 feet from the patio and is separated by Ellis Boulevard NW.

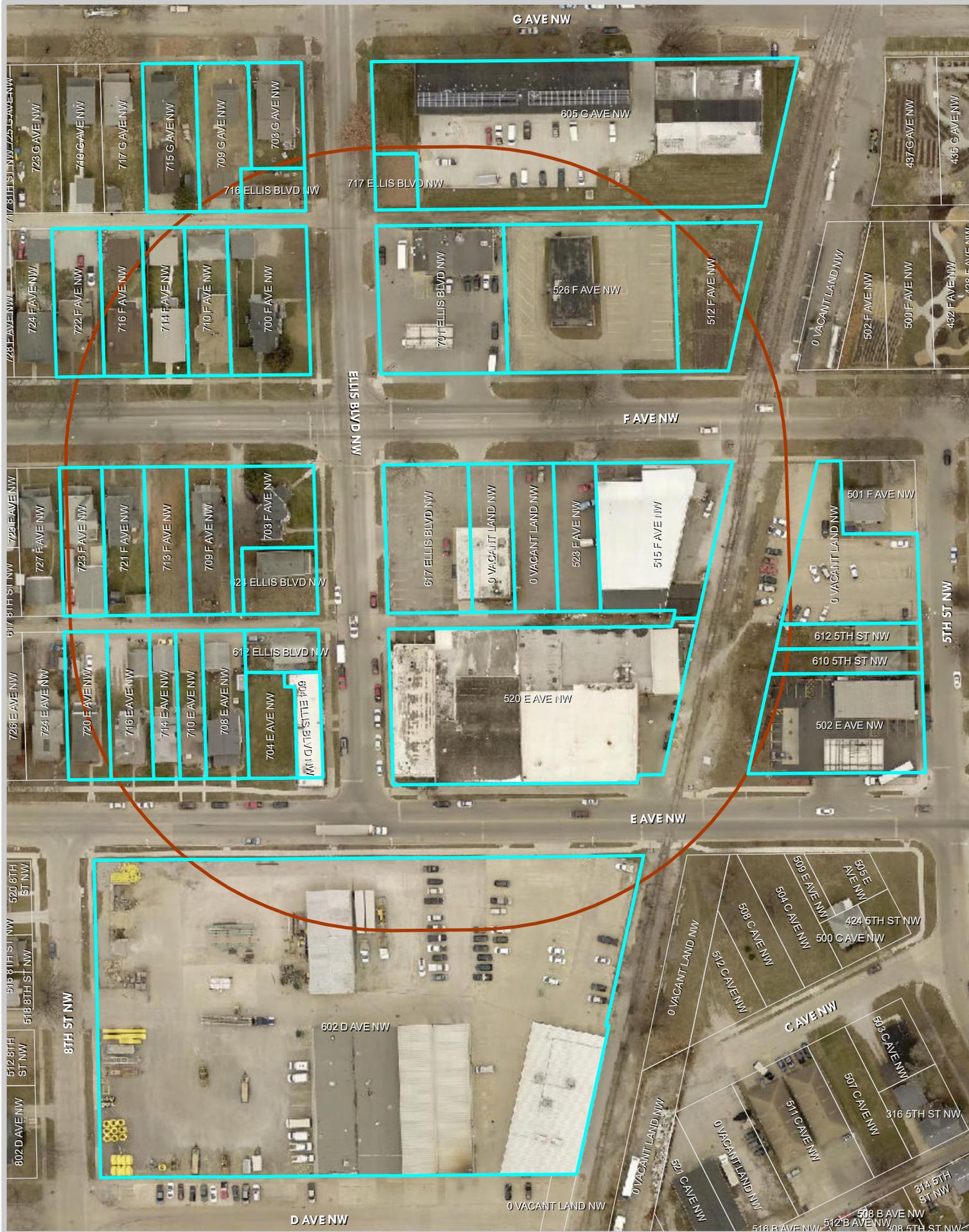
5. **That adequate measure have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.**

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

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

Staff Comments: The building and site are required to comply with all provisions of the Zoning Ordinance and the C-3 Zoning District, the staff recommended conditions and all other applicable codes and regulations, including the Noise Ordinance.

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



**617 Ellis Blvd NW
Parcels within 300'**

1:1,392

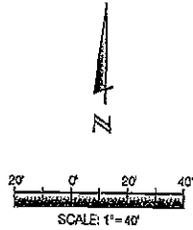


City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 11/9/2016



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SITE PLAN 617 ELLIS BLVD NW



ZONING:
Existing & Proposed..... C-3

Existing Building:
Proposed Use: Restaurant/Bar/Office
Parking Requirements:
Restaurant/Bar = 10 Stalls per 1,000 SF GFA
Office = 4 Stalls per 1,000 ST GFA

Building Main Floor = 3,300 SF
Proposed Patio = 890 SF
Total Restaurant/Bar = 4,190 SF
Restaurant/Bar Parking Req. = 42 Stalls

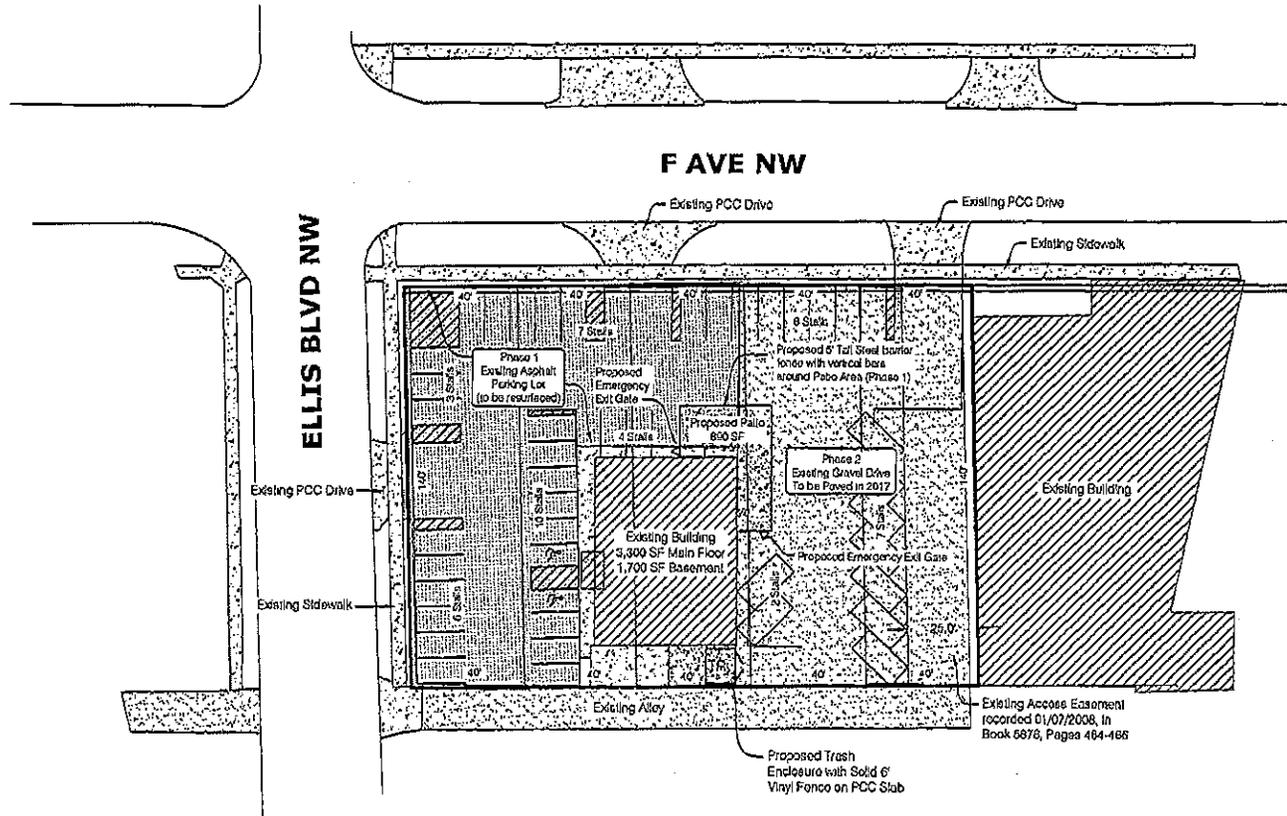
Existing Basement Office Area = 275 SF
Existing Office Parking Req. = 2 Stalls

Total Parking Required = 44 Stalls
Parking Provided = 44 Stalls, including 2 Handicap Stalls

Note: Phase 1 Parking = 29
Phase 2 Parking (2017) = 15
Total Parking Stalls = 44

Note:
This Site Plan is submitted for the purpose of approval of the proposed Patio Service Area. Existing Utilities are being used for the existing building. Utilities to the building are not shown on this plan.

Legal Description:
Lots 3, 4, 5, 6 and 7, Block 10, Brown's Second Addition to the City of Cedar Rapids, Linn County, Iowa



No.	Revision Description:	Date:
1	Added notes for Phase 1 and Phase 2	8/22/16

617 ELLIS BLVD NW

SITE PLAN

Casady Engineering, LLC

civil engineering - land surveying
1355 Robins Road - Hiawatha, IA 52233 - Phone: (319) 213-2532

Drawn by: gjc
Approved by: gjc
Plot Date: September 22, 2016
SHEET 1 of 1

File: C:\Users\jg\Projects\2016\2016-01-22\Restoran_Site_Plan\DWG\2016-01-22\Restoran_Site_Plan2.dwg Project No. 2016.012



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

STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: December 8, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Little Woods NewBo LLC
Titleholder: City of Cedar Rapids

Location: 1305 3rd Street SE
Request: Consideration of a of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District

Case Manager: David Houg, Plat & Zoning Conditions Coordinator
Case Number: PSDP-024104-2016

BACKGROUND INFORMATION:

The applicant is requesting Preliminary Site Development Plan approval for the property located at 1305 3rd Street SE. This site has been vacant since 2011. The proposal is to relocate another historic commercial building commonly referred to as the “White Elephant” to this site. A 241 sq. ft. single-story addition is planned for the rear of the structure. The first floor is proposed as commercial use and a single-family living unit is proposed for the 2nd floor. The property is currently zoned C-3, Regional Commercial Zone District.

The proposed use and development plan 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.

The proposed development plan as submitted includes the following:

- Total site area is 4,200 sq. ft. (30’ by 140’)
- Total proposed building floor area is 1,224 sq. ft.
- Total building stories - 2
- Parking required – 1.5 stalls for dwelling unit and small business exemption
- Parking provided – 2 spaces

FINDINGS:

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

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

Staff comments: This Finding does not apply since there were not previously approved site plans for this site.

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

Staff comments: The site development plan conforms to all applicable requirements of the City's Zoning Ordinance. The Design Review Technical Advisory Committee for the Czech-Bohemia Overlay District will review this project and their recommendation will be provided at the public hearing.

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 or remove any of the recommended conditions.

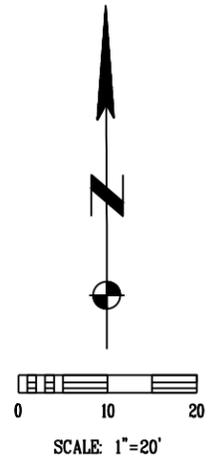
1. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Approval of this proposal will be required by the Czech-Bohemia Overlay District Design Review Technical Advisory Committee.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the 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.



LEGAL DESCRIPTION (BOOK 7749, PAGE 130):

SE-1/4 OF LOT 7, BLOCK 32, O N HULLS ADDITION TO THE CITY OF CEDAR RAPIDS, AND SE-1/4 OF LOT 7, BLOCK 32, J.C. MAY'S ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA

LOT IS ENTIRELY WITHIN THE SPECIAL HAZARD FLOOD AREA ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 19113C0410D. THE CALCULATED BASE FLOOD ELEVATION IS 721.80. THE LOWEST FLOOR ELEVATION FOR NEW CONSTRUCTION SHOULD BE AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION.



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 Designed by: KWD Drawn by: KWD Checked by: KWD

TOPOGRAPHIC SURVEY
1305 3RD STREET SE
 PART OF O N HULLS ADDITION AND J.C. MAY'S ADDITION
 CITY OF CEDAR RAPIDS IOWA

Sheet Title:	
Date:	5/11/16
Field Book No:	231
Scale:	1" = 20'
Sheet:	1 of 1
Project Number:	10474



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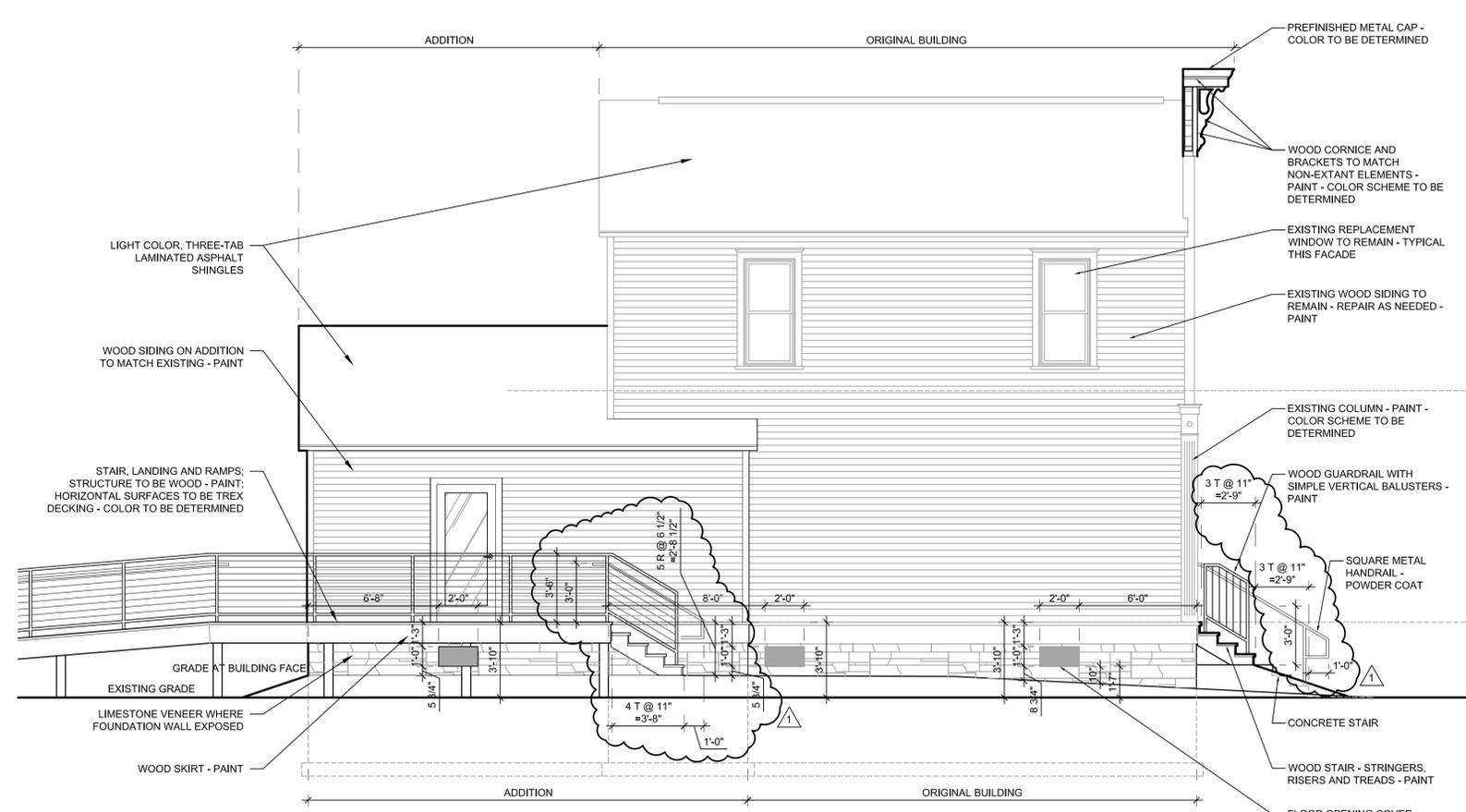
White Elephant Building
1305 3rd Street SE, Cedar Rapids, IA. 52401

REVISION
11.23.2016

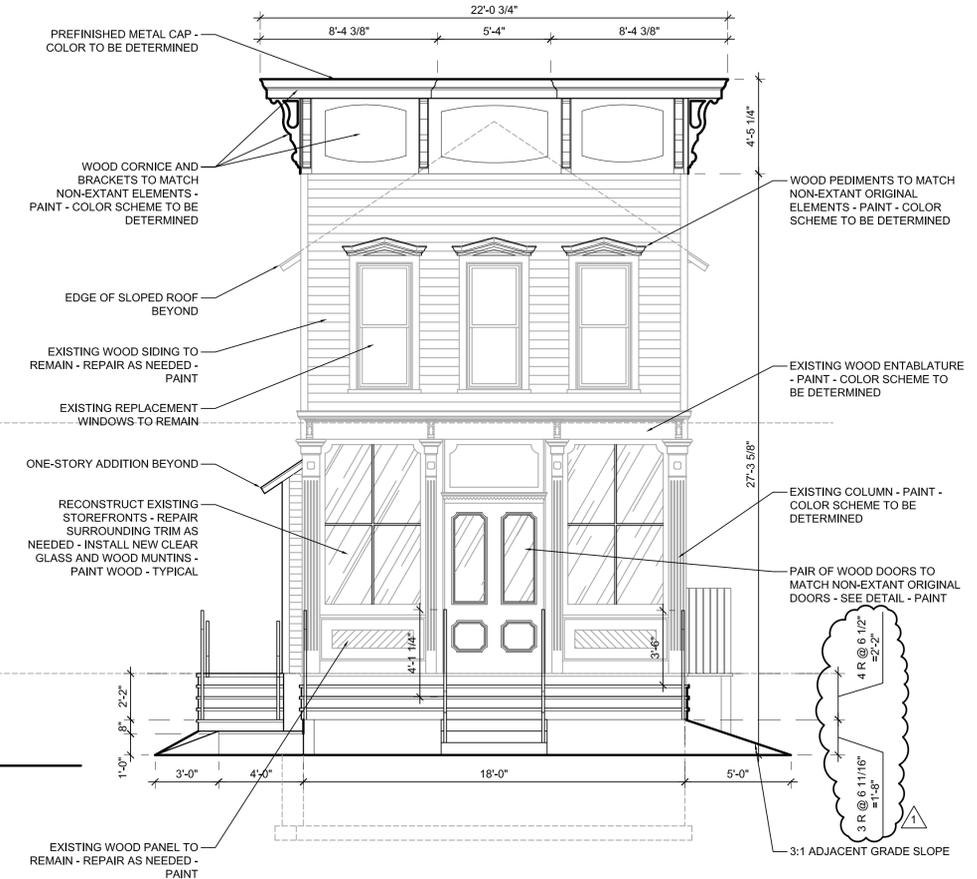
EXTERIOR ELEVATIONS

CJW
14011
11.14.2016

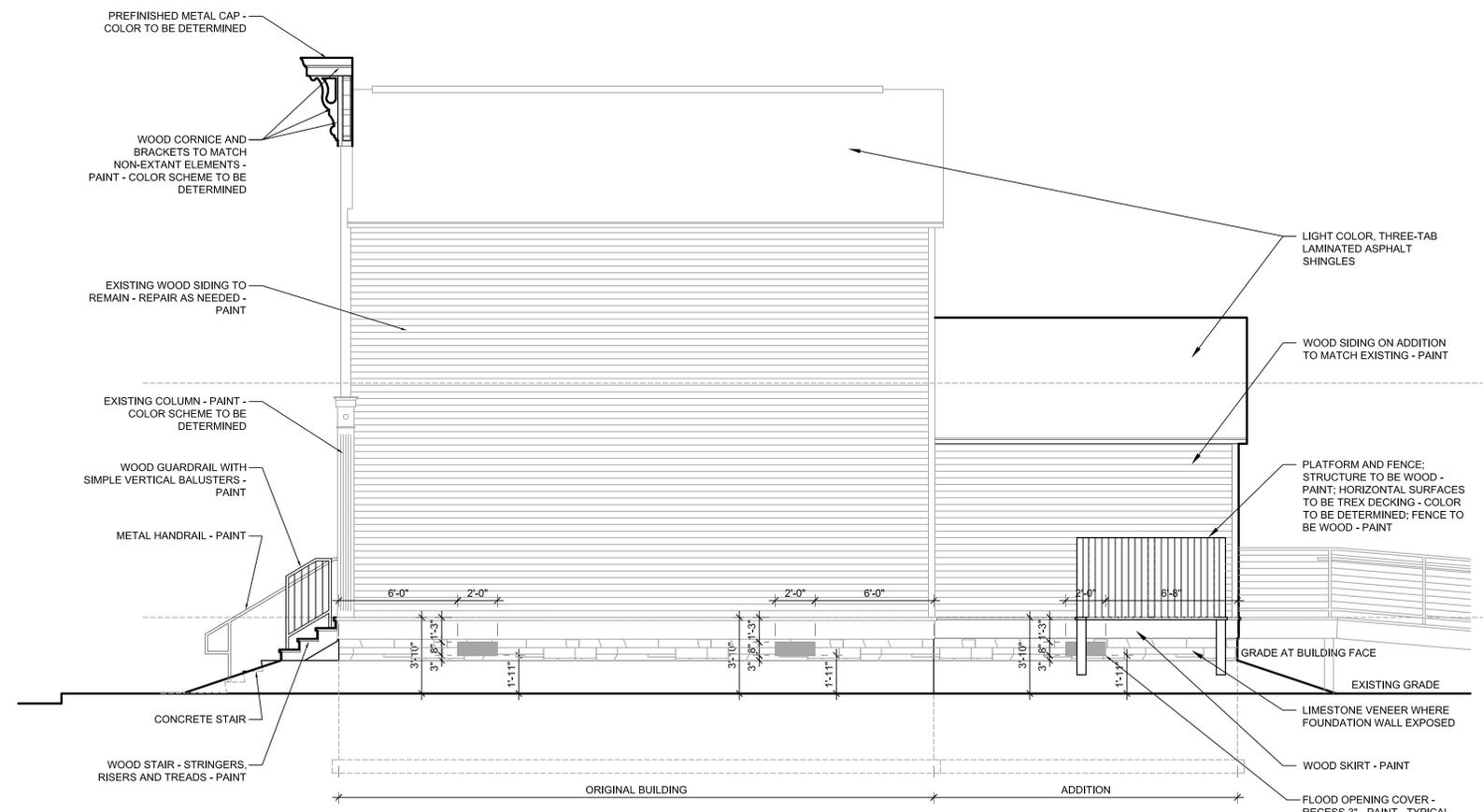
A201



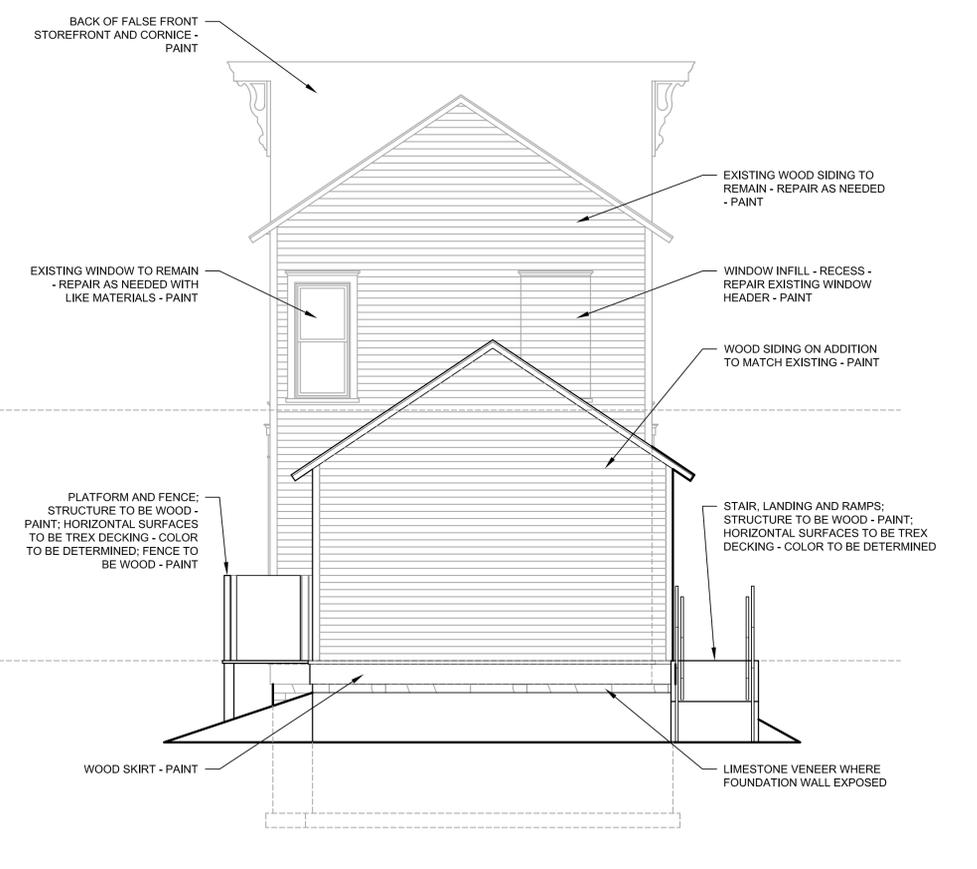
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning With Preliminary Site Development Plan

CPC Date: December 8, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Happel Enterprises, LLC
Titleholder: City of Cedar Rapids

Location: 1871 and 1895 Ellis Boulevard NW
Request: Consideration of a change of zone with a preliminary site development plan from C-3, Regional Commercial Zone District and R-2, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District

Case Manager: Vern Zakostelecky, Zoning Administrator
Case Number: RZNE-024044-2016

BACKGROUND INFORMATION:

The property is located in the Ellis Area Overlay District and the proposed development is 4-story residential housing structure. The project was reviewed by the Ellis Area Overlay District Design Review Technical Advisory Committee on November 28, 2016. The only suggested change was to try and add some stone element on the lower level of the building.

The ground level will be parking and the other 3-levels will include 27 residential dwelling units. 54 parking spaces will be provides. Since the project is adjacent to the Cedar River a floodwall will be incorporated. The property is shown in the “Flood Control Study Area” on the Future Land Use Map in the Comprehensive Plan. This Land Use Typology Area states that “Development or establishment of new uses should not be permitted unless it is determined that they will have no impact on the Future Flood Control System.” Conversely, this project will contribute to construction of a portion of the flood control system, so the proposed use is in accord with the goals and objectives of Envision CR, the City’s Comprehensive Plan. The Preliminary Site Development Plan as submitted includes the following improvements:

- Total site area-50,319 sq. ft. (1.16 acres).
- Total building area-including all levels-76,766 sq. ft.
- Total hard surface area-29,199 sq. ft.
- 1st level parking-2-4 levels condominiums.
- Total units-27.
- Access from Ellis Blvd. NW.

- Flood wall incorporated on the northerly and easterly side of structure.

The following are modifications are requested as part of the PUD-2 Zoning District Approval:

1. Reduction in minimum required off-street parking from 60 spaces to 46 spaces.
2. Reduction of zoning ordinance requirement of 25' front and rear yards setbacks.
3. Exceed maximum lot area coverage of 40%.
4. Eliminate 15' buffer-yard requirement where adjacent to single family zoning districts.
5. Reduce 15% minimum lot area required to be usable open space.
6. The site is in the Ellis Area Overlay ("EA-O") District, which has additional design standard modifications/exceptions requested:
 - (a) Facade heights for new buildings and additions must fall within the height range of the surrounding block, and shall not exceed three stories. The proposed structure is four stories.
 - (b) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block. The proposed structure is taller than existing structures in the area.
 - (c) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade. The proposed structure exceeds fifty feet in width.
 - (d) Off-street parking shall be located behind buildings. New parking lots shall not be located at the street frontage adjacent to sidewalks. Parking access shall be from adjoining secondary streets or from an alley. New driveways accessing Ellis Boulevard shall not be permitted. The only possible access to the proposed development is from Ellis Blvd.
 - (e) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block. The building façade elements do not match the existing structures in the area.

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: The request rezoning is not required to correct a technical mistake in the existing zoning regulations.

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

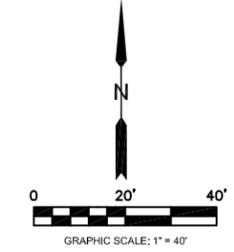
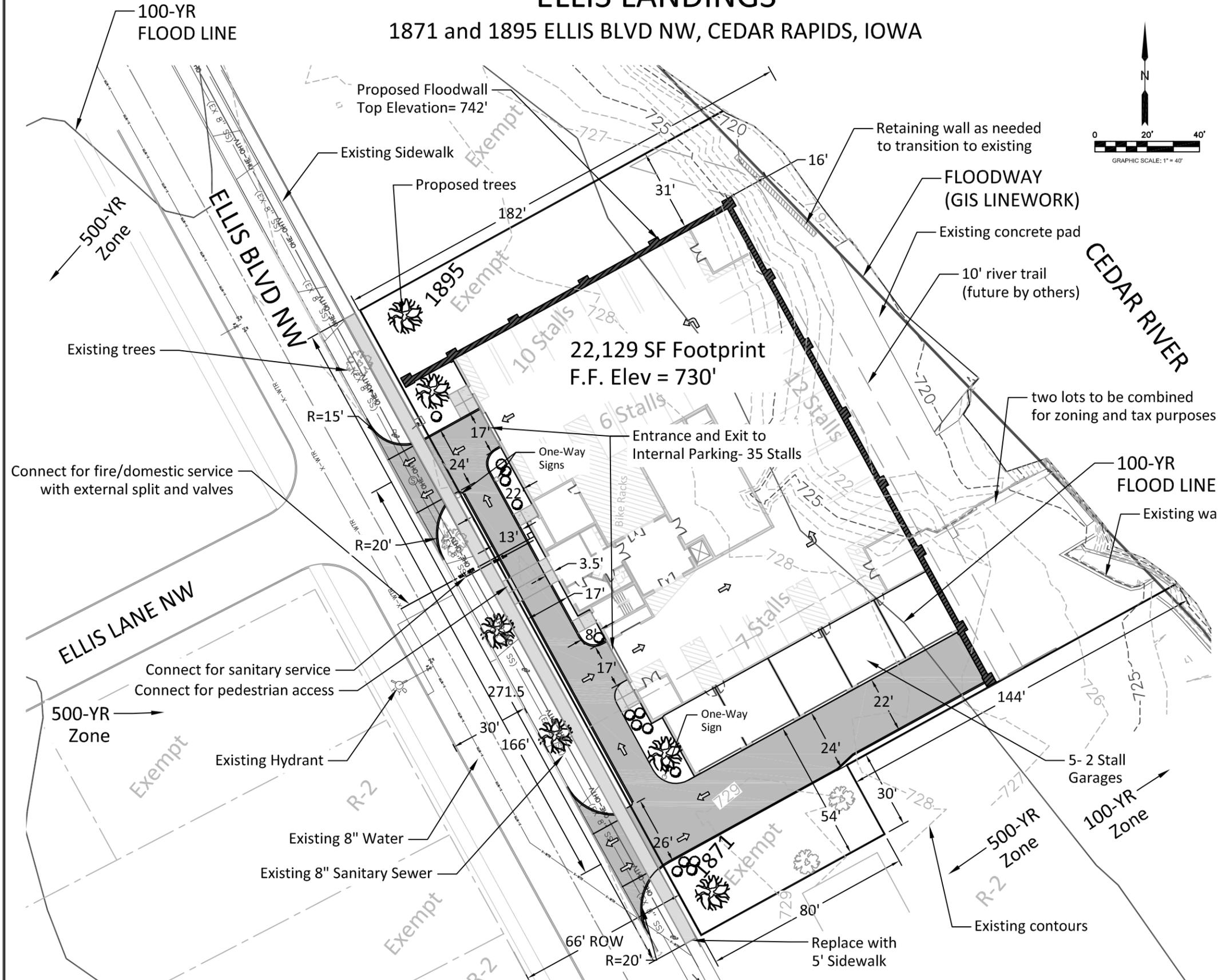
Staff Comments: The Future Land Use Map in the Comprehensive Plan shows the property as the "Flood Control Study Area". This Land Use Typology Area states that "Development or establishment of new uses should not be permitted unless it is determined that they will have no impact on the Future Flood Control System." Conversely, this project will contribute to construction of a portion of the flood control system, so the proposed use is in accord with the goals and objectives of Envision CR, the City's Comprehensive Plan.

REZONING WITH PRELIMINARY SITE PLAN

ELLIS LANDINGS

1871 and 1895 ELLIS BLVD NW, CEDAR RAPIDS, IOWA

LOCATION MAP (not to scale)



Proposed Residential Housing on Existing Vacant Lots

27-unit building with internal parking lot
 Notes:
 Existing Zoning: 1895 Ellis- Formerly C-3/exempt
 1871 Ellis- Formerly R-2/exempt
 Proposed Zoning: PUD-2
 Building Height: 65'8" (roof peak) **Exception Request
 82'6" (including lighthouse tower) **Exception Request
 76,766 SF Total Building Area: Garage Level= 22,129 SF
 1st, 2nd, 3rd Levels= 16,917 SF
 4th Level= 3,886 SF
 River Elevation References (by others):
 100-Year = Elv. 728'
 500-Year = Elv. 736.3'
 2008 Crest = Elv. 740.69'

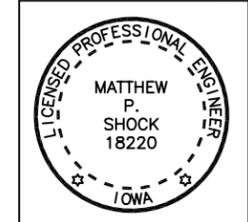
Total Lot Area= 50,319 SF (1.16 Acres)
 Proposed Total Hard Surface= 29,199 SF (58%) **Exception Request
 Parking access pavement= 6770 SF
 Building footprint= 22,129 SF
 Internal sidewalks= 300 SF

Prop/(Req) Front Yard Setback= 17' (50' over 3 story) **Exception Request
 Prop/(Req) Side Yard Setback= 24' (15' over 3 story)
 Required 15' Bufferyard adjacent to single family zoning **Exception Request

Total Parking Stalls Required= 60 (2/DU+10% guest) **Exception Request
 Total Parking Stalls Provided= 46
 Garage Parking Stalls= 10
 Internal Parking Lot Stalls (9'x19')= 35
 Bike Rack Stall Equivalent= 1

Title Holder: City of Cedar Rapids
 101 1st Street SE
 Cedar Rapids, IA 52401

LEGAL DESCRIPTION
 A.P. #156 LOT 14- EX SE 105' STR/LB 13 (1871)
 A.P. #156 LOTS 15 & 16 STR/LB 16 (1895)



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.
 Matthew P. Shock Iowa Reg No. 18220
 My License renewal date is December 31, 2016
 Pages covered by this seal: _____

No.	DATE	REVISION	BY

APPLICANT INFORMATION:
Happel Enterprises LLC
 3195 Highway 6 Trail Homestead, IA 52236
 Tel: 319-310-2876

APPLICANT CONTACT:
Jim Happel
 T: 319-310-2876

PREPARED BY:
STS CIVIL
 mshock@stscivil.com
 Tel: 319-350-8120

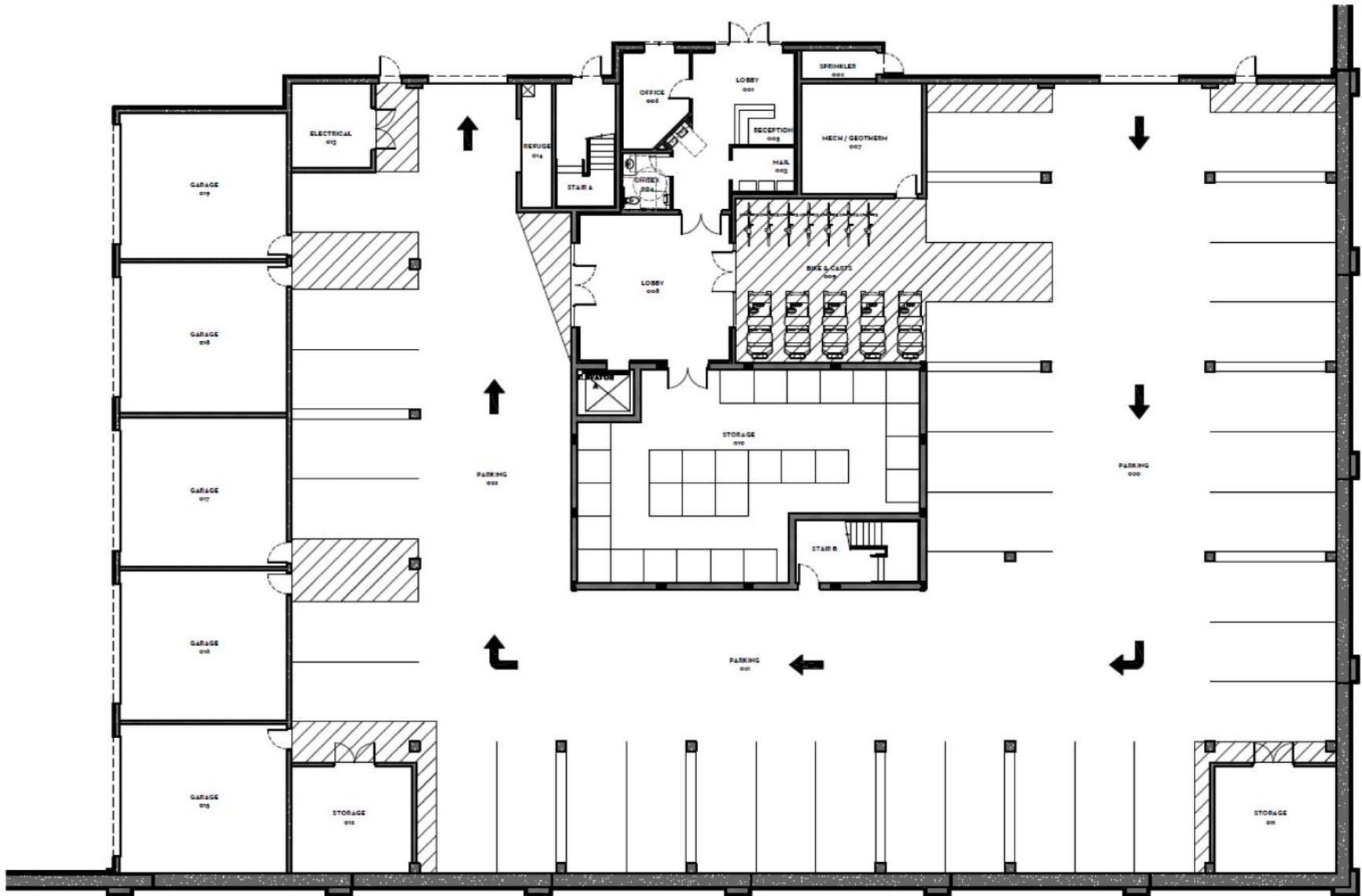


ELLIS LANDINGS

Preliminary Site Development Plan
 Case No. RZNE-024044-2016

Date	11/30/2016	Sheet No.	A.03
Project	16-2016-09	OF	A.03





PARKING LEVEL

SCALE: NOT TO SCALE



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

Staff Liaisons

Vern Zakostecky
(319) 286-5043
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Seth Gunnerson
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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

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

GOAL 2

Increase knowledge of CPC by attending training opportunities

TASK	ASSIGNMENT	DUE
<ul style="list-style-type: none"> Staff will continue to provide updates on training opportunities. 	Ongoing	Ongoing
<ul style="list-style-type: none"> CPC will proactively look for training opportunities they are interested in. 	Full Commission/Staff	Ongoing
<ul style="list-style-type: none"> 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. 	Full Commission/Staff	Ongoing

GOAL 3

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

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

GOAL 4

Increase interaction and communication with City Council as necessary

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