

AMENDED AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, May 12, 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: 4201 42nd Street NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-2, Community Commercial Zone District as requested by WineStyles Tasting Station (Applicant) and 42nd & Edgewood LLC (Titleholder)

Case No: COND-022886-2016; Case Manager: Dave Houg

2. Case Name: 5325 18th Avenue SW (Conditional Use)

Consideration of a Conditional Use Request for Contractor Shop in a C-3, Regional Commercial Zone District as requested by CRM Properties, L.L.C. (Applicant/Titleholder)

Case No: COND-022891-2016; Case Manager: Dave Houg

3. Case Name: 951 Blairs Ferry Road NE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Rock Top, Inc. (Applicant) and Culver Enterprises, LLC (Titleholder)

Case No: COND-022923-2016; Case Manager: Dave Houg

4. Case Name: 1400 and 1412 6th Street SW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from O-S, Office/Service Zone District to C-2, Central Business Zone District as requested by George Elossais (Applicant/Titleholder)

Case No. RZNE-022874-2016; Case Manager: Johnny Alcivar

5. Case Name: North of Stone Creek Circle and East of Dean Road SW (Rezoning with a Preliminary Site Plan) and Stone Creek Commercial Addition (Major Preliminary Plat)

Consideration of a change of zone from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Multiple Family Residence Zone District as requested by Vintage Living, LLC (Applicant) and Legacy Commercial Group, LLC (Titleholder)

Case No. RZNE-022893-2016; Case Manager: Johnny Alcivar

Consideration of a Major Preliminary Plat in RMF-2, Multiple Family Residence Zone District as requested by Legacy Commercial Group, LLC (Applicant/Titleholder)

Case No. PRPT-022894-2016; Case Manager: Johnny Alcivar

~~**6. Case Name: 5225 Timber View Drive NE (Future Land Use Map Amendment and Rezoning) (05.11.16 Applicant requested this project be removed from the agenda)**~~

~~Consideration of a Future Land Use Map Amendment from R-UR, Rural Land Use Typology Area with an Urban Reserve Overlay to U-LI, Urban Low Intensity Land Use Typology Area as requested by Carlson Construction, LLC (Applicant/Titleholder)~~

~~**Case No: FLUMA-023038-2016; Case Manager: Vern Zakostelecky**~~

~~Consideration of a change of zone from A, Agriculture Zone District to RMF-1, Multiple Family Residence Zone District as requested by Carlson Construction, LLC (Applicant/Titleholder)~~

~~**Case No. RZNE-022346-2015; Case Manager: Vern Zakostelecky**~~

7. Case Name: 1727 2nd Street SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to RTN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and Joseph W. Zachar III (Titleholder)

Case No. RZNE-022098-2015; Case Manager: Dave Houg

8. Case Name: 1528 A Avenue NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from R-3D, Two Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Lori Kintzle and Cameron West (Applicants/Titleholders)

Case No. RZNE-022883-2016; Case Manager: Dave Houg

**9. Consideration for Adoption of the Highway 100 Corridor Management Plan
Seth Gunnerson**

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Case No. RZNE-022883-2016; Case Manager: Dave Houg

**9. Consideration for Adoption of the Highway 100 Corridor Management Plan
Seth Gunnerson**

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, April 21, 2016 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Jim Halverson, Chair
Richard Pankey, Vice Chair
Carletta Knox-Seymour
Virginia Wilts
Samantha Dahlby
Kim King
Dominique Blank
Anthony Brown

Members Absent: Bill Hunse

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

CD Staff: Seth Gunnerson, Planner
William Micheel, Assistant Director
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

Call Meeting to Order

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

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

Roll Call

Roll call was answered with eight (8) 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 March 31, 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. Presentations

1. Presentation and discussion on the comprehensive update to the Cedar Rapids Zoning Code.
Anne Russett

Ms. Russett reported that with the adoption of EnvisionCR in January 2015, the Community Development and Planning Department staff was moving forward with a comprehensive update to the City's zoning code.

Ms. Russett further stated that the primary purpose for updating the zoning code is to accomplish the goals and vision established in EnvisionCR. Specifically, the new zoning code will aim to create strong neighborhoods, encourage infill development, and promote environmental stewardship and economic prosperity. EnvisionCR is the foundational policy document that guides growth and development in the city. The zoning code is the implementation tool that helps to ensure that new development achieves the agreed-upon vision outlined in EnvisionCR. Since the City's current zoning code does not result in development projects that align with the vision established in EnvisionCR, the development of a new zoning code is critical.

Elizabeth Garvin, Colorado Planning Manager with LSL Planning provided the presentation.

D. Action Items

1. **Case Name: Williams Boulevard SW and US Highway 30 (Rezoning with a Preliminary Site Development Plan) Tabled on January 28, 2016**

Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan as requested by Robson Homes, Inc. (Applicant/Titleholder)

**Case No. RZNE-022319-2015; Case Manager: Joe Mailander
(Tabled from January 28, 2016 City Planning Commission Meeting)**

Commissioner Halverson called for a motion to remove this item from the table. Commissioner Dahlby made a motion to remove the Rezoning at Williams Boulevard SW and US Highway 30 that had been tabled on January 28, 2016. Commissioner Blank seconded the motion.

Mr. Mailander presented the Criteria for Recommendation and Action for Rezoning Requests.

A Public Hearing was presented for a Rezoning with a Preliminary Site Plan. The applicant is requesting rezoning from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District to allow for the development of three and four residential unit buildings for a total of 129 units. The proposed development is located between US Hwy 151 and West Post Road SW just south of US Hwy 30. The proposed development is within Cedar Rapids City limits, adjacent to Linn County property. Mr. Mailander presented a Location Map,

Future Land Use Map, Zoning Map, Surrounding Area Development Map, Preliminary Plat as well as Renderings of the 3 and 4-plex units.

Following many objectors and lengthy discussion, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to deny the change of zone from R-2, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Plan. Commissioner Dahlby seconded the motion.

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

2. Case Name: 1004 11th Street NE (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan as requested by David J. and Teresa M. Wilford (Applicant/Titleholders)

Case No. RZNE-022654-2016; Case Manager: Dave Houg

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to I-1, Light Industrial Zone District to allow for redevelopment to replace 2 dwellings with 2 warehouse-type structures. Mr. Houg presented a Location and Zoning Map, views of the previous conditions, a Site Plan, photo of a new warehouse as well as a photo of the house that will be demolished. Mr. Houg stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the change of zone from R-3 Single Family Residence Zone District to I-1, Light Industrial Zone District. Commissioner King seconded the motion.

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

3. Case Name: North of 74th Street NE and east of Crescent View Drive NE / Crescent View 5th Addition (Rezoning and Major Preliminary Plat)

a. Consideration of a change of zone from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)

Case No. RZNE-022776-2016; Case Manager: Dave Houg

b. Consideration of a Major Preliminary Plat in an R-3D, Two Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)

Case No. PRPT-022777-2016; Case Manager: Dave Houg

A Public Hearing was presented for a Rezoning and a Major Preliminary Plat. The applicant is requesting rezoning from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District of 16.58 acres to allow for development of single-family and two-family

owner-occupied units. The property is currently undeveloped and was initially rezoned to the R-3 Zoning District in 2010 for single-family detached homes. The area is part of an overall development that includes single-family detached, two-family attached and four-family attached housing structures. Since this is a request for rezoning for single and two-family homes, no site plan is required at this time. Detailed site plans will be submitted on a lot by lot basis at the time of application for building permits. A preliminary plat has been submitted for City Planning Commission review. Approval of the plat will be contingent upon future City Council approval of the rezoning request. Mr. Houg presented a Location and Zoning Map, Aerial View, Preliminary Plat as well as renderings. Mr. Houg stated that one written objection had been received. Mr. Houg stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion and hearing from one objector, Commissioner Halverson called for a motion. Commissioner Pankey made a motion to approve the change of zone from R-3, Single Family Residence Zone District to R-3D, Two Family Residence Zone District Commissioner Blank seconded the motion.

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

Commissioner Halverson then called for a motion on the Major Preliminary Plat. Commissioner Wilts made a motion to approve the Major Preliminary Plat in an R-3D, Two Family Residence Zone District. Commissioner Brown seconded the motion.

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

4. Case Name: 1200 Edgewood Road NW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan as requested by CB Cedar Rapids Housing LLLP (Applicant) and City of Cedar Rapids (Titleholder)

Case No. RZNE-022803-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning. The applicant is requesting rezoning from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Zone District to allow for the potential development of a three-story multi-family building. The applicant held a neighborhood meeting on February 9, 2016. Mr. Mailander presented an Aerial, Zoning Map, Aerial of the Site, Street View, Site plan and Elevations. Mr. Mailander stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

At this time Commissioner Knox-Seymour realized since she serves on the Willis Dady Board and that she needed to recuse herself from this project.

Following discussion and several public comments, Commissioner Halverson called for a motion. Commissioner Brown made a motion to deny the change of zone from R-2, Single

Family Residence Zone District to RMF-2, Multiple Family Zone District. Commissioner Blank seconded the motion.

After further discussion was held; Commissioner Halverson called for a vote on the motion. The motion passed with one opposed.

Commissioner Halverson called for a 10 minute break.

Commissioner Dahlby left the meeting.

5. Case Name: 708 3rd Street SE (Conditional Use)

Consideration of a Conditional Use Request for Outdoor Service Area in a C-4, Central Business Zone District as requested by Iowa Brewing Company (Applicant) and 708 LLC (Titleholder)

Case No: COND-022805-2016; Case Manager: Johnny Alcivar

Mr. Houg presented the Criteria for Recommendation and Action of a Conditional Use Request.

A Public Hearing was presented for a Conditional Use Request for Outdoor Service Area in a C-4, Central Business Zone District. Mr. Houg presented a Rendering of the Outdoor Service Area and stated that this Conditional Use would be considered by the Board of Adjustments at their May 9, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Brown made a motion to approve the Conditional Use Request for Outdoor Service Area in a C-4, Central Business Zone District. Commissioner Wilts seconded the motion.

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

6. Case Name: 420, 470 and 550 French Court SW (Rezoning with a Preliminary Site Development Plan)

Consideration of a change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan as requested by Caledonia Haulers, Inc. (Applicant/Titleholder)

Case No. RZNE-022848-2016; Case Manager: Johnny Alcivar

A Public Hearing was presented for a Rezoning with a Preliminary Site Development Plan. The applicant is requesting rezoning from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District with a Preliminary Site Development Plan of 10.3 acres to allow for the potential development of a truck wash facility. This site has not been previously developed. Mr. Mailander presented General Information, Aerial, Zoning, Site Plan and Street View. Mr. Mailander stated that the City Council will hear this rezoning at their May 10, 2016 meeting.

Following discussion, Commissioner Halverson called for a motion. Commissioner Knox-Seymour made a motion to approve the change of zone from C-3, Regional Commercial Zone District to I-1, Light Industrial Zone District. Commissioner Pankey seconded the motion.

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

Commissioner Knox-Seymour left the meeting.

7. Amending Chapter 32

Consideration of amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions.

CIP/DID #ZONE-0003-2016 Seth Gunnerson

A Public Hearing was presented for amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions.

Following discussion, Commissioner Halverson called for a motion. Commissioner King made a motion to approve amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to fix scrivener's errors, allows projecting signage on multi-family buildings within a Design Review Overlay District, and update definitions. Commissioner Pankey seconded the motion.

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

The meeting was adjourned at 6:41 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
Conditional Use with a Preliminary Site Development Plan

CPC Date: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: WineStyles Tasting Station
Titleholder: 42nd & Edgewood, LLC

Location: 4201 42nd Street NE
Request: Conditional Use approval for an Outdoor Service Area in a C-2, Community Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-022886-2016

BACKGROUND INFORMATION:

This is to certify that the Development Services staff has examined the petition of Angela Linden dba WineStyles Tasting Station requesting Conditional Use approval for an “Outdoor Service Area” for property at 4201 42nd Street NE and zoned C-2, Community Commercial Zone District.

GENERAL INFORMATION:

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

The plan submitted shows the following characteristics:

- Total area of structure: 62,658 sf (3 stories)
- Total area of restaurant: 2,205 sf
- Total size of proposed outdoor service area: 360 sf (32 seats)
- Parking required: 299 spaces
- Parking provided: 314 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-2, Community 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 Medium Intensity on the City's Future Land Use Map. The Conditional Use request for an outdoor service area has little potential to be disruptive to the neighborhood due to hours of operation or noise generated from the outdoor activities at the site.

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

Staff Comments: The effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding area.

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

Staff Comments: The proposed service area will be compatible with the immediate commercial neighborhood.

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

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

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

Staff Comments: The building and site are required to comply with all provisions of the Zoning Ordinance and the C-2 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

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

Staff Comments: The service area must comply with all applicable requirements of the Police Department for staffing and fencing.

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

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

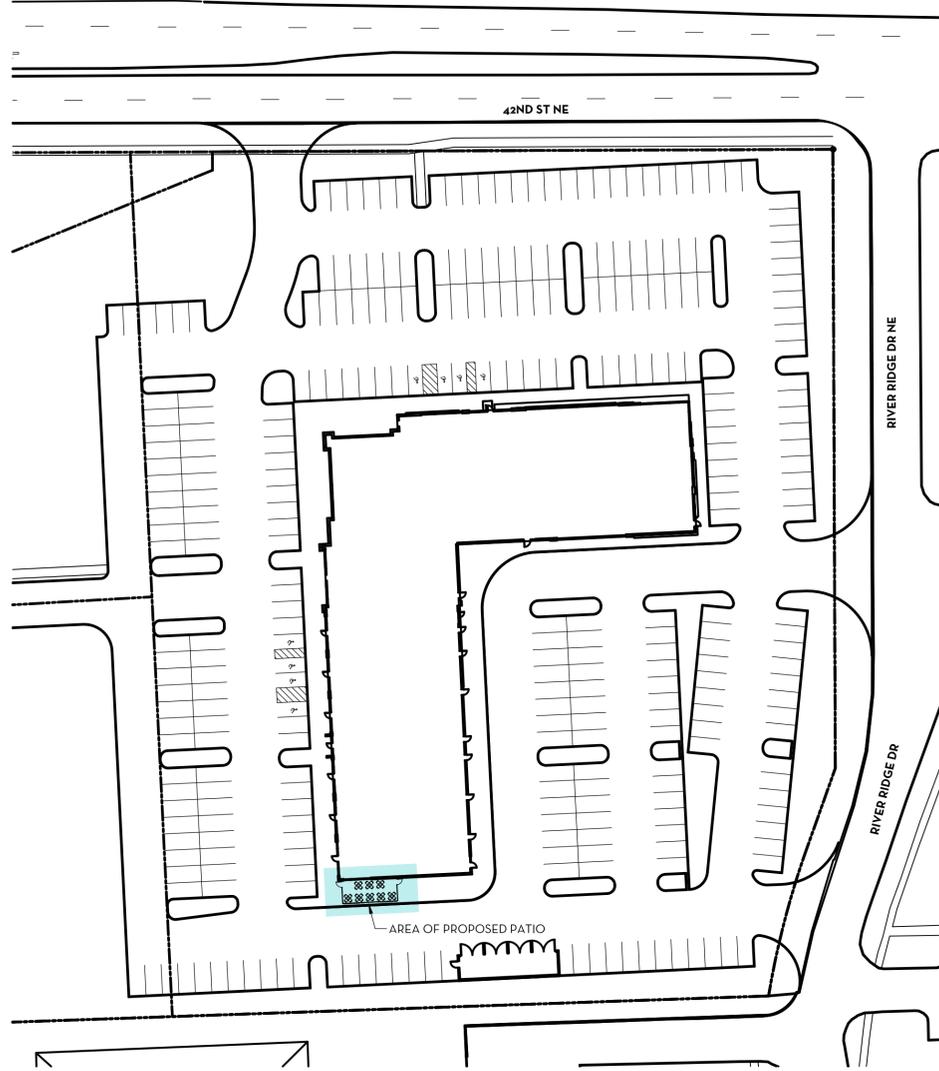
9. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

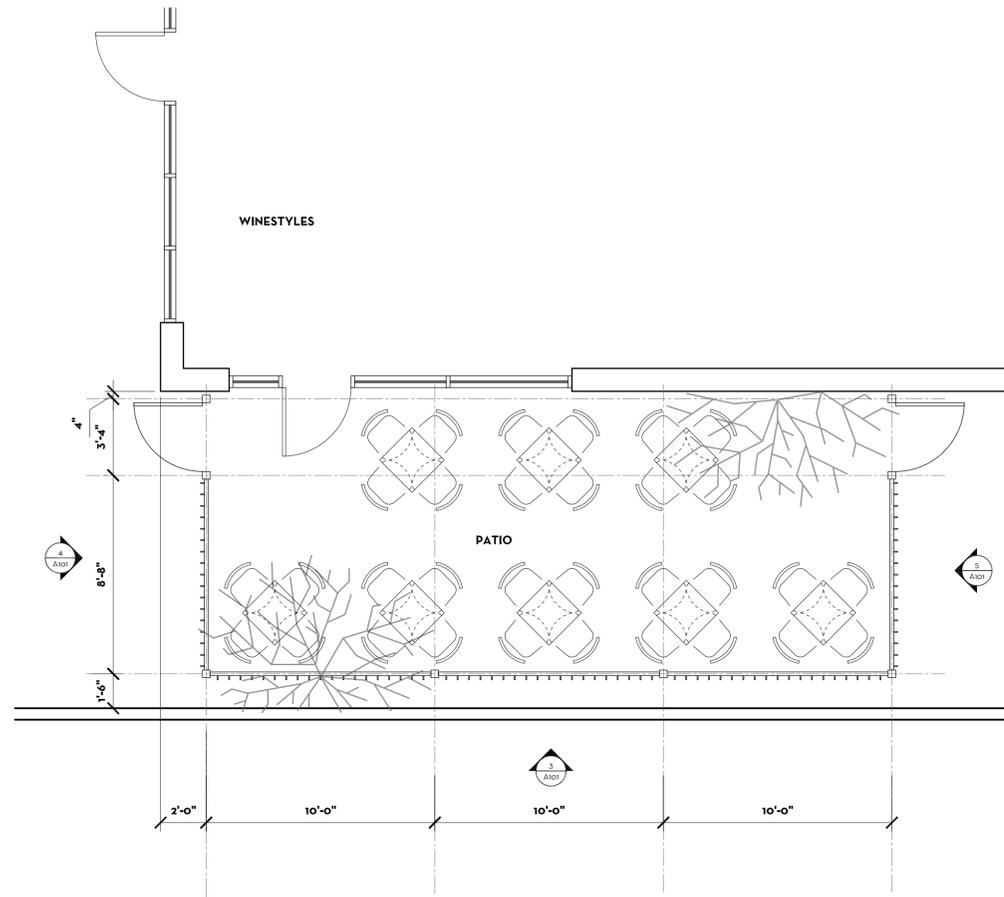
If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered:

RECOMMENDED CONDITIONS:

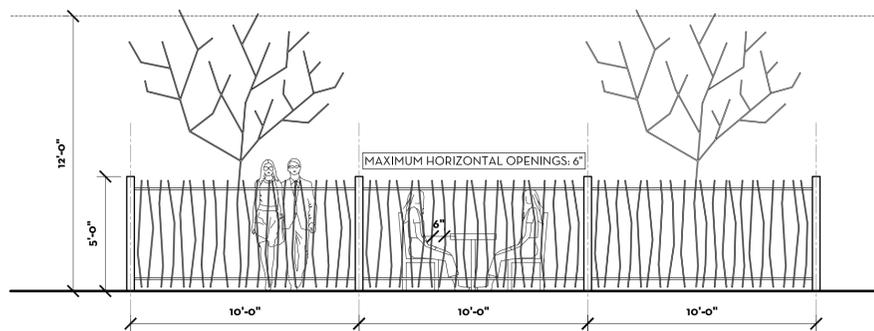
1. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.



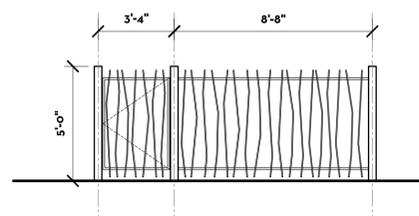
1 SITE PLAN - LOCATION KEY
NOT TO SCALE



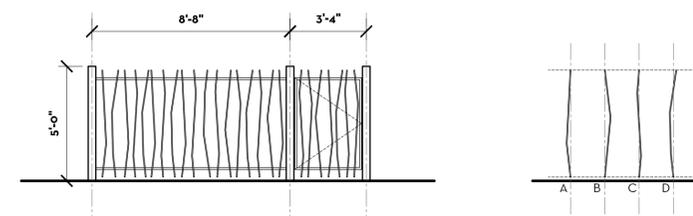
2 PATIO PLAN
SCALE: 1/4" = 1'-0"



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



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



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

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



© COPYRIGHT 2016 ASPECT INC.

DRAWN BY: TMD
APPROVED: _____
JOB DATE: APRIL 22, 2016
JOB NO: MKTG

WINESTYLES TASTING STATION - OUTDOOR PATIO
BERTHAL FISHER FINANCIAL CENTER
CEDAR RAPIDS, IOWA
ARCHITECTURAL
PATIO PLAN, ELEVATIONS, AND SITE KEY PLAN

DRAWING

A101



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: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: CRM Properties, LLC
Titleholder: CRM Properties, LLC

Location: 5325 18th Avenue SW
Request: Consideration of Conditional Use approval for a Contractor's Shop in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-022891-2016

BACKGROUND INFORMATION:

This site features an existing 4,400 s.f. commercial building. The applicant is requesting conditional use approval to construct 2 additional structures as contractors' shops.

The site details are as follows:

- Site area – 78,400 s.f. or 1.8 acres
- Existing building area – 4,400 s.f.
- Proposed building area – 14,934 s.f.
- Parking required and provided - 50 spaces (2 * 25 employees)
- Stormwater detention provided via on-site basin

FINDINGS:

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

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

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

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

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

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

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

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

Staff Comments: The development is expected to be compatible with the immediate neighborhood. The surrounding vicinity has been and is being developed as regional commercial and light industrial. A detention basin is proposed to collect additional stormwater runoff created by the proposed development. Municipal off-street parking requirements are being met.

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

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

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

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

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

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

RECOMMENDED CONDITION:

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

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along public streets adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Concrete Pavement Petition and Assessment Agreement for Street Improvements along West Post Road SW adjoining this site.
3. 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 Detention.



TITLE HOLDER :
CRM PROPERTIES, L.L.C.
5325 18TH AVENUE SW
CEDAR RAPIDS, IOWA 52404

APPLICANT:
TOM MANTERNACH
5325 18TH AVENUE SW
CEDAR RAPIDS, IOWA 52404
TOM@ELECTRICALCONCEPTSCR.COM
319-826-6750

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

ENGINEER
DOUG BRAIN
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424
DOUGB@BRAIN-ENG.COM

REQUEST: CONDITIONAL USE
USE: CONTRACTOR SHOP

TOTAL SITE AREA: 78,400 SQ. FT. = 1.80 ACRES

EXISTING ZONING: C-3, REGIONAL COMMERCIAL ZONE DISTRICT

TOTAL SQ. FT. OF STRUCTURES:
EXISTING: 4400 FEET = 5.61%
PROPOSED: 18,400 FEET = 23.5%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING):
EXISTING: 12,900 SQ. FEET = 16.5%
PROPOSED: 48,000 SQ. FEET = 61.2%

OPEN AREA OF LOT:
EXISTING: 65,500 SQ. FEET = 83.8%
PROPOSED: 30,400 SQ. FT. = 38.8%

SETBACKS: C-3
FRONT YARD: 0 FEET
INTERIOR SIDE YARD: 0 FEET
REAR YARD: 0 FEET
CORNER SIDE YARD: 0 FEET

PARKING:
CONTRACTOR SHOP 2 PER 1,000 SQ. FT. GFA
2*19900 SQ FT / 1000 SQ FT = 40 PARKING SPACES

PARKING PROVIDED: 50 SPACES INCLUDING 4 HANDICAP ACCESSIBLE

- NOTES:**
1. REGULAR PARKING SPACES ARE 9x19'.
 2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 3. THERE WILL NOT BE OUTDOOR STORAGE.
 4. ALL HARD SURFACING WILL BE P.C. CONCRETE PAVEMENT.
 5. LANDSCAPING AND SCREENING WILL BE PROVIDED PER SUBSECTION 32.05.030 A.
 6. ALL LIGHT FIXTURES WILL SHIELD DIRECT LIGHT FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIAL PROPERTIES.
 7. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE.

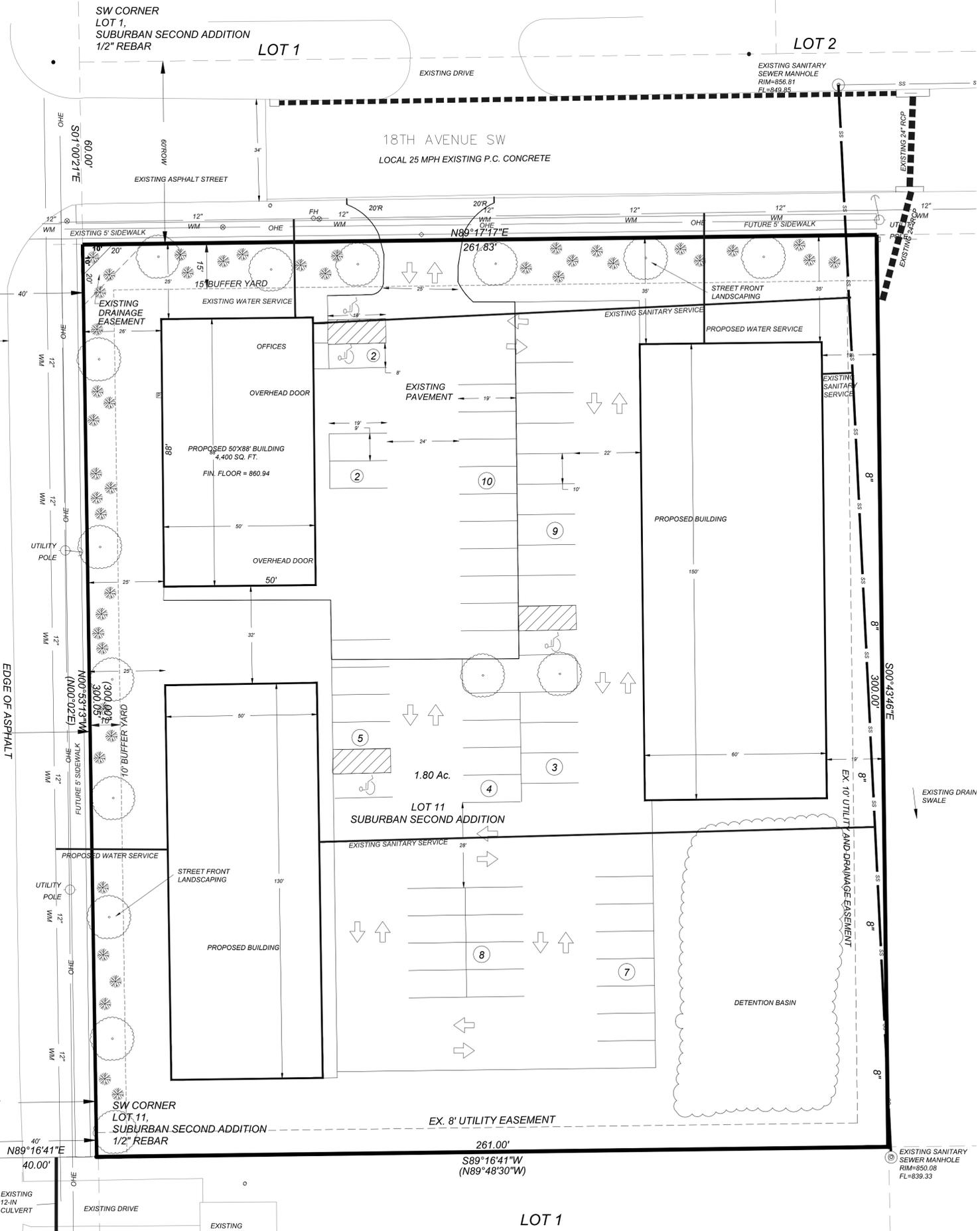
TREES:
PARKING LOT TREES 1 PER 12 SPACES.
51 SPACES = 5 TREES (1 EXISTING)
3 EXISTING PARKING LOT TREES PROVIDED.
STREET FRONTAGE TREES: 1 PER 40 FEET = 13 TREES
SHRUBS: 6 PER 1000 SQ. FT. (8,170 SQ. FT.) = 49 SHRUBS

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

Signed _____ Date _____

Douglas F. Brain, P.E.
My License Renewal Date is December 31, 2016
License Number 20267
Pages or sheets covered by this seal:

MINOR ARTERIAL 35 MPH (ASPHALT)
WEST POST ROAD SW
EDGE OF ASPHALT
WEST LINE NE 1/4 NE 1/4 SECTION 35



Book:	343	Scale:	1" = 20'
Drawn:	DFB	Checked:	
Date:	4/13/16	Reviewed:	
BRAIN ENGINEERING, INC.			
CONDITIONAL USE ELECTRICAL CONCEPTS			
Page:	1	of	1
Project No.:	505416-10		



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 with a Preliminary Site Development Plan

CPC Date: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Rock Top, Inc.
Titleholder: Culvers Enterprises, LLC

Location: 951 Blairs Ferry Road NE
Request: Conditional Use approval for an Outdoor Service Area in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-022923-2016

BACKGROUND INFORMATION:

This is to certify that the Development Services staff has examined the petition of Rock Top Inc. requesting Conditional Use approval for an “Outdoor Service Area” for property at 951 Blairs Ferry Road NE and zoned C-3, Regional Commercial Zone District.

GENERAL INFORMATION:

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

The plan submitted shows the following characteristics:

- Total area of restaurant: 6,985 sf
- Total size of proposed outdoor service area: 150 seats
- Parking required: 192 spaces (overall site)
- Parking provided: 238 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 Medium Intensity on the City's Future Land Use Map. As such, vibrant urban areas that draw customers from outside the immediate area are ideal.

- 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. Residential properties are located to the north, buffered by approximately 250' of separation (including Blairs Ferry Road & a water tower).

- 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's design is expected to be compatible with the immediate commercial neighborhood.

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

Staff Comments: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve this 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-2 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

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

Staff Comments: The service area must comply with all applicable requirements of the Police Department for staffing and fencing.

Staff Comments: The service area must comply with all applicable requirements of the Police Department for staffing and fencing.

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

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

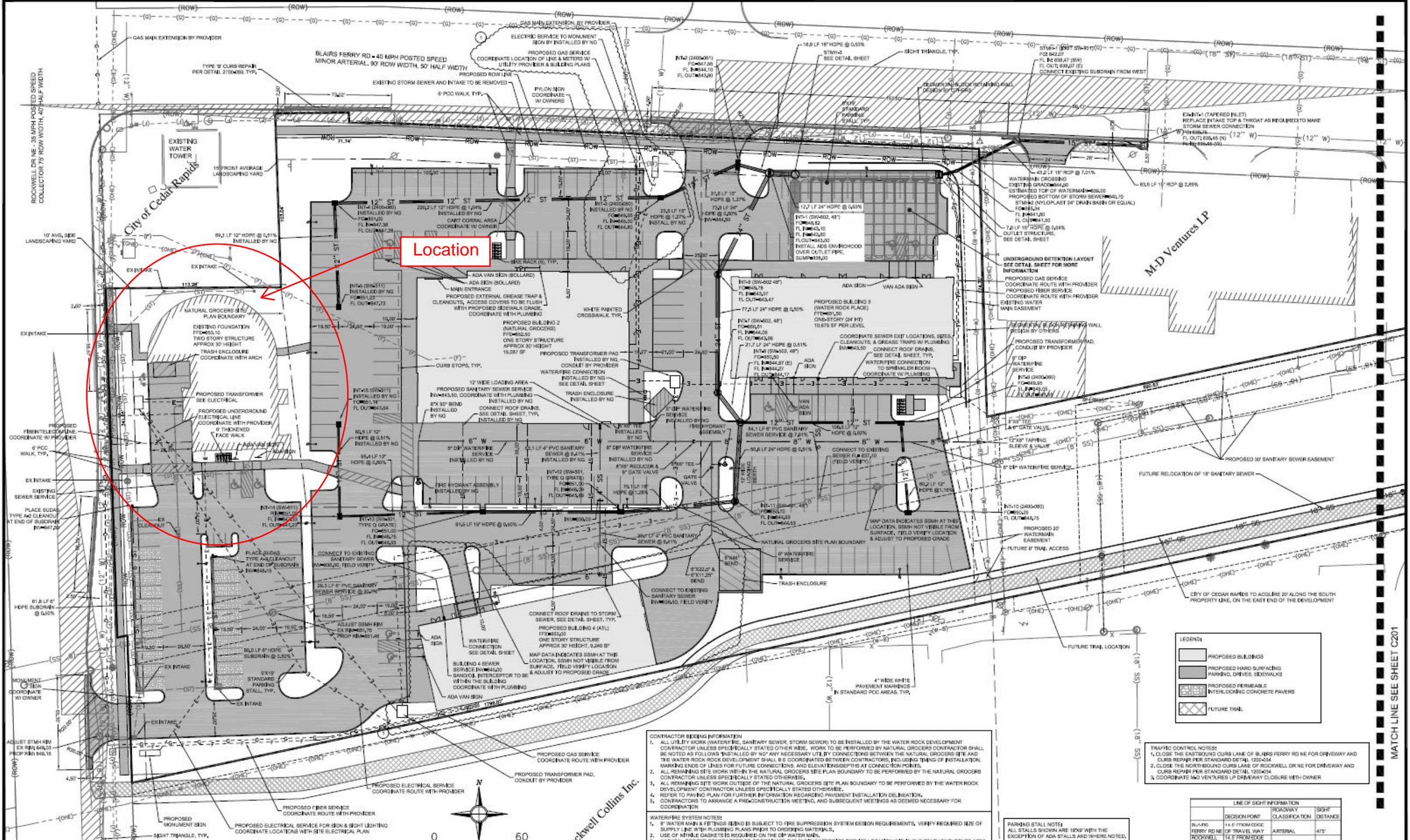
9. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

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

RECOMMENDED CONDITIONS:

1. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.
4. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.



Location

LEGEND

[Solid Grey Box]	PROPOSED BUILDINGS
[Hatched Box]	PROPOSED HARD SURFACING PARKING, DRIVES, SIDEWALKS
[Dotted Box]	PROPOSED PERMEABLE INTERLOCKING CONCRETE PAVERS
[Cross-hatched Box]	FUTURE TRAIL

TRAFFIC CONTROL NOTES:

1. CLOSE THE EASTBOUND CURB LANE OF BLAIRS FERRY RD NE FOR DRIVEWAY AND CURB REPAIR PER STANDARD DETAIL 1200-234
2. CLOSE THE NORTHBOUND CURB LANE OF ROCKWELL DR NE FOR DRIVEWAY AND CURB REPAIR PER STANDARD DETAIL 1200-234
3. COORDINATE M/D VENTURES LP DRIVEWAY CLOSURE WITH OWNER

PARKING STALL NOTE:
ALL STALLS SHOWN ARE 18'00" WITH THE EXCEPTION OF ADA STALLS AND WHERE NOTED, ADA STALLS SHOWN ARE 18'00" WITH EITHER A 6' ASLE (VAN) OR 6' ABLE (STANDARD)

LINE OF SIGHT INFORMATION	TRAFFICWAY	SIGHT CLASSIFICATION	SIGHT DISTANCE
BLAIRS FERRY RD NE	14.6' FROM EDGE OF TRAVEL WAY	ARTERIAL	475'
ROCKWELL DR NE	14.6' FROM EDGE OF TRAVEL WAY	COLLECTOR	250'

CONTRACTOR BEING INFORMATION

1. ALL UTILITY WORK (WATER, SANITARY SEWER, STORM SEWER) TO BE INSTALLED BY THE WATER ROCK DEVELOPMENT CONTRACTOR UNLESS SPECIFICALLY STATED OTHERWISE. WORK TO BE PERFORMED BY NATURAL GROCERS CONTRACTOR SHALL BE NOTED AS FOLLOWS: INSTALLED BY NG-ANY NECESSARY UTILITY CONNECTIONS BETWEEN THE NATURAL GROCERS SITE AND THE WATER ROCK DEVELOPMENT SHALL BE COORDINATED BETWEEN CONTRACTORS, INCLUDING TIMING OF INSTALLATION, BARRING ENDS OF LINES FOR FUTURE CONNECTIONS, AND ELEVATION DISCREPANCIES AT CONNECTION POINTS.
2. ALL REMAINING SITE WORK WITHIN THE NATURAL GROCERS SITE PLAN BOUNDARY TO BE PERFORMED BY THE NATURAL GROCERS CONTRACTOR UNLESS SPECIFICALLY STATED OTHERWISE.
3. ALL REMAINING SITE WORK OUTSIDE OF THE NATURAL GROCERS SITE PLAN BOUNDARY TO BE PERFORMED BY THE WATER ROCK DEVELOPMENT CONTRACTOR UNLESS SPECIFICALLY STATED OTHERWISE.
4. REFER TO PAVING PLAN FOR FURTHER INFORMATION REGARDING PAVEMENT INSTALLATION DELINEATION.
5. CONTRACTORS TO ARRANGE A PRE-CONSTRUCTION MEETING, AND SUBSEQUENT MEETINGS AS DEEMED NECESSARY FOR COORDINATION.

WATER/SEWER SYSTEM NOTES:

1. 8" WATER MAIN & FITTINGS BEING IS SUBJECT TO FIRE SUPPRESSION SYSTEM DESIGN REQUIREMENTS, VERIFY REQUIRED SIZE OF SUPPLY LINE WITH PLUMBING PLANS PRIOR TO ORDERING MATERIALS.
2. USE OF INTUBED CASKS IS REQUIRED ON THE 8" WATER MAIN.
3. NATURAL GROCER CONTRACTOR TO COORDINATE THE 8" DP WATER/SEWER SERVICE LOCATION WITHIN THE TRASH ENCLOSURE AREA SUCH THAT THE PROPOSED PIPE IS AT LEAST 3' AWAY FROM THE OUTSIDE EDGE OF THE TRASH ENCLOSURE POST FOOTINGS AND THE PIPE BOLLARD FOOTINGS.

ISSUE FOR BID 3/2/2016

NO.	REVISION #1	APPROVED	DATE
1	REVISION #1	JAH	03/11/16

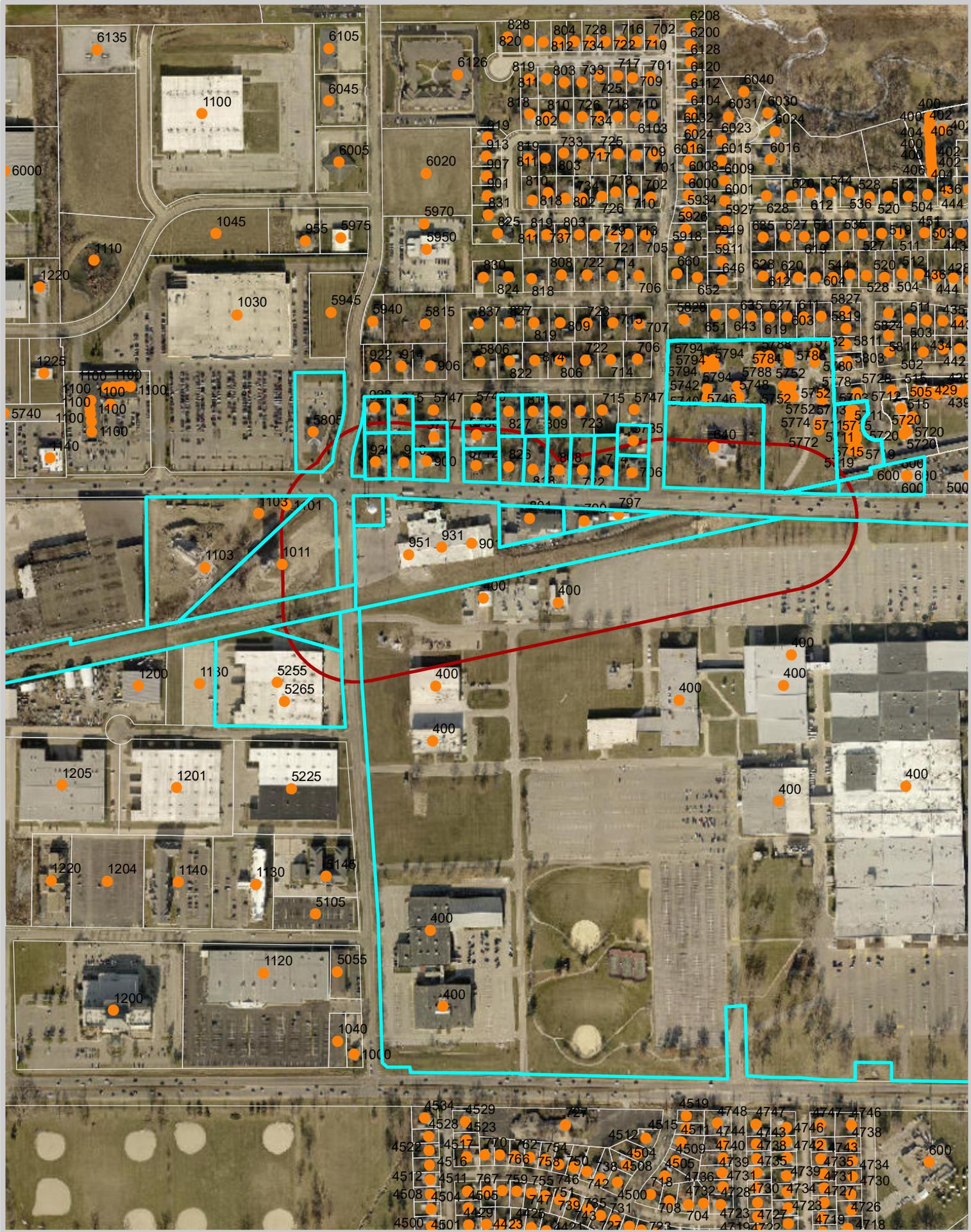
CLIENT: CULVER ENTERPRISES, LLC & EQUITY VENTURES COMMERCIAL DEVELOPMENT, LLC, OR AFFILIATED ASSIONS
2310 TIMBER CREEK DR MARION, IA 52502
2310 TIMBER CREEK DR DENVER, CO 80206

ANDERSON BOGERT

DRAWN BY: JAH
DATE: 03/11/2016
PROJECT NO. 314019 & 315012

APPROVED BY: JAH
SCALE: SEE PLAN
WATER ROCK & NATURAL GROCERS SITE PLAN
SITE LAYOUT & UTILITY PLAN

SHEET NO. C200 OF C201



**951 Blairs Ferry Rd NE
Parcels within 300'**

1:6,048



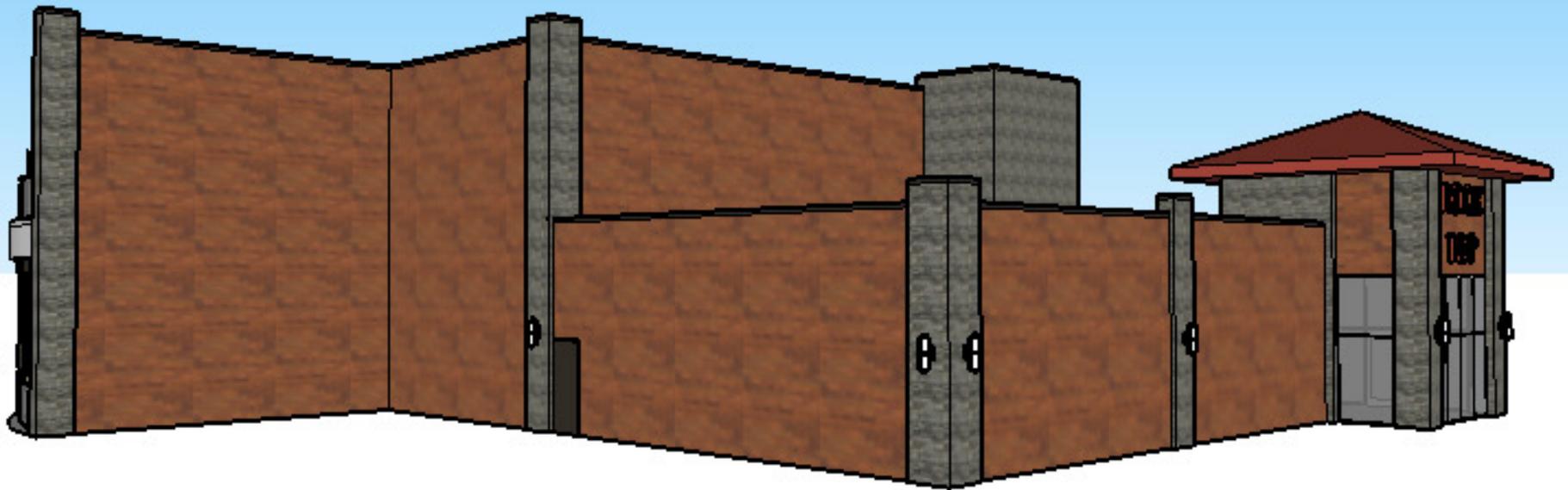
City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 4/26/2016



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ORTHOWMAGERY DATE: Fall 2014











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

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

CPC Date: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: George Elossais
Titleholder: George Elossais

Location: 1400 and 1412 6th Street SW
Request: Change of zone from O-S, Office-Service Zone District to C-2, Community Commercial Zone District.

Case Manager: Johnny Alcivar
Case Number: RZNE-022874-2016

BACKGROUND INFORMATION:

This is a request to rezone two parcels, 19,040 SF combined, to the C-2 Zone District to allow for the development of a commercial/retail building. The property is currently zoned O-S and has been vacant since 2012. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The Preliminary Site Development Plan as submitted includes the following:

- Single story commercial building.
- Total building area – 4,200 SF.
- Total parking – 30 spaces including 2 ADA-accessible spaces.
- Access shown on 14th Ave SW and two connections to the alley.

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. This Typology Area (LUTA) should provide for:

a) FORM/USE/INTENSITY CHARACTERISTICS:

- i. Residential densities should range from small to lot single-family to four story apartment buildings.**

Staff Comments: The proposed development does not include any residential use.

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

Staff Comments: The proposed FAR (Floor Area Ratio) will be 0.22.

- iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.**

Staff Comments: Not applicable, as this is an in-fill project.

- iv. Encourage more transportation, housing, and shopping choices in close proximity to each other.**

Staff Comments: The proposed development will expand an existing commercial intersection and enhance service alternatives to the nearby office, residential and industrial areas.

b) COMPATABILITY CHARACTERISTICS:

- i. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.**

Staff Comments: The proposed development does not include any vertical integration but provides the off-street parking required.

- ii. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.**

Staff Comments: The proposed development will provide continuity of intensity from the commercial development located to the south of the site. Intensity transition will still be in place given the higher intensity industrial uses located to the west of the site and the lower intensity office-service uses to the north of the site. 6th Street SW, a major arterial, provides separation to the east.

- iii. Larger commercial or office uses should cluster around arterial streets and rail lines.**

Staff Comments: Not applicable to this proposal.

- iv. **Medium density, light 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.

- v. **Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

Staff Comments: The proposed development would maintain a smooth transition in the intensity of uses.

- vi. **Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

Staff Comments: The proposed development will provide neighborhood retail uses at a location with good connectivity.

- vii. **Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**

Staff Comments: The proposed development meets the requirements for landscaping, buffering and screening providing quality streetscapes which will enhance the existing conditions and the area's livability.

Based on the analysis above of the "Land Use Criteria and Descriptions" in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City's Comprehensive Plan.

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

Staff Comments: The surrounding area includes commercial, residential, industrial and office-service uses. Offices lie to the north. A restaurant and single-family residences lie to the south. Industrial uses lie to the west and the City Services Center is located to the east of the site. The proposed development is consistent with the goals and objectives of the City Council and the Comprehensive Plan as it would be consistent with 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 C-2, Community Commercial 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 with the accompanying site development plan includes a one-story building that falls within the scale of the existing neighborhood. There will be a separation from the building and the less intense surrounding uses with the property fronting streets on the north and east sides plus the alley to the south.

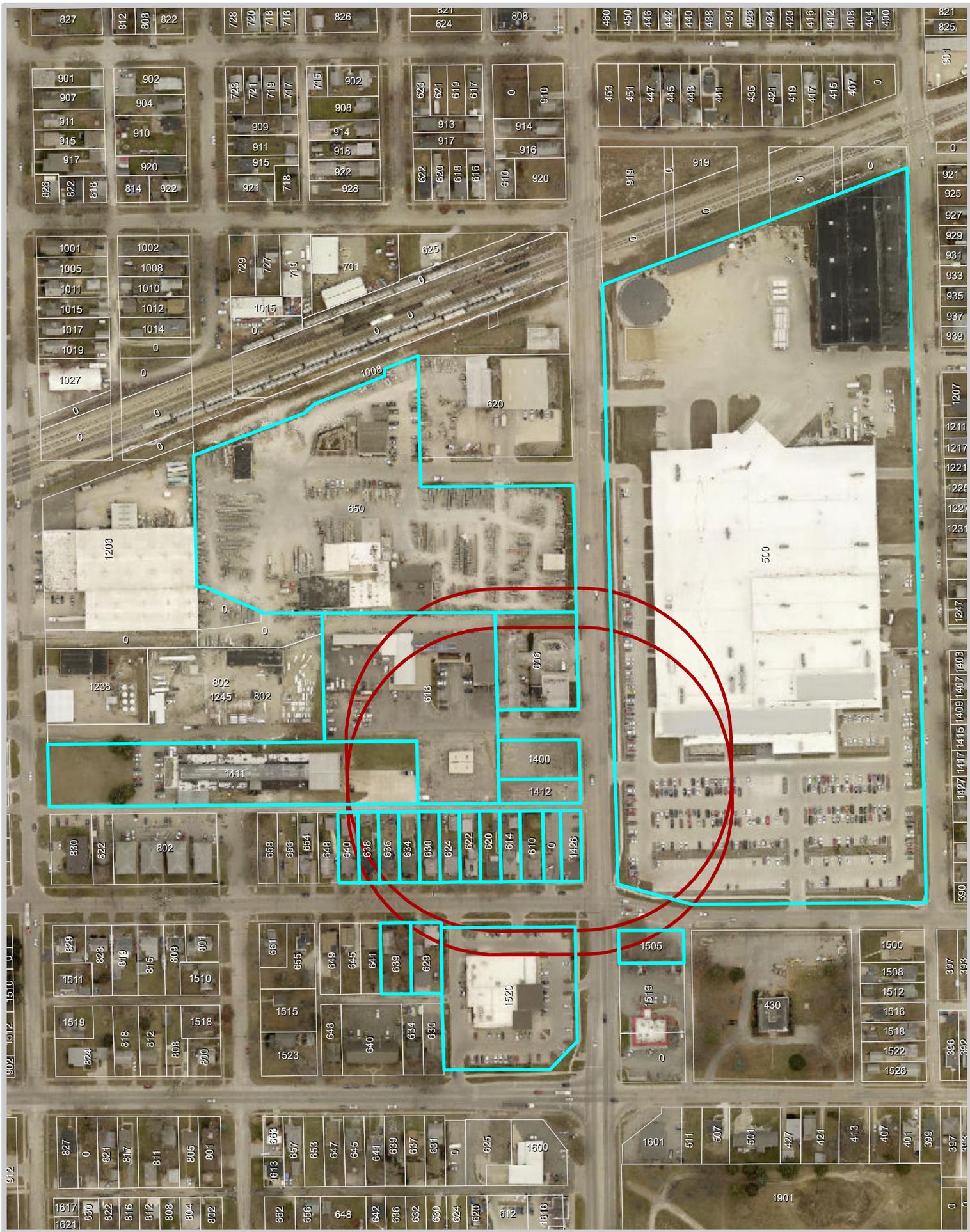
- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Comments: The surrounding land is currently developed, so the property requested for rezoning will be served by all City services. Adequate levels of services to the existing area will not be affected.

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. Said lots shall be combined as a single zoning lot and tax parcel.



**1400 & 1412 6th St SW
Parcels within 300'**

1:2,900



City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 4/12/2016



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

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

CPC Date: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Vintage Living, LLC
Titleholder: Legacy Commercial Group, LLC

Location: North of Stone Creek Circle SW and east of Dean Road SW
Request: Change of zone from C-1, Mixed Neighborhood Convenience Zone District to RMF-2, Multiple Family Residence Zone District.

Case Manager: Johnny Alcivar
Case Number: RZNE-022893-2016

BACKGROUND INFORMATION:

This is a request to rezone 6.7 acres to the RMF-2 Zone District to allow for the potential development of a continuing care facility. The property is currently zoned C-1 and has not been previously developed. The property is identified as “Urban Low-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The applicant held a neighborhood meeting on April 26, 2016.

The Preliminary Site Development Plan as submitted includes the following:

- Single-story building.
 - 52 rooms for skilled nursing and memory care.
 - 32 rooms for assisted living.
- Total building area – 77,600 SF.
- Total parking – 68 stalls including 4 ADA-accessible spaces.
 - 16 additional parking stalls shown as future expansion.
- Accesses from Dean Road SW and Stone Creek Circle SW.

Additional information:

- Sidewalks and ADA compliant ramps will be provided.
- Storm Water Quality and Detention requirements will be met or exceeded with the detailed design at the time of an Administrative Site Development Plan submittal.

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. This Land Use Typology Area (LUTA) should provide for:

a) FORM/USE/INTENSITY CHARACTERISTICS:

i. Residential densities should range from between 2 and 12 units per acre.

Staff Comments: The dwelling unit per acre calculation is not applicable to this type of development.

ii. Non-residential or mixed use FAR is maxed at 0.5.

Staff Comments: The FAR for the proposed development is 0.27.

iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.

Staff Comments: Not applicable, as this is an in-fill project.

iv. Residential neighborhoods include complementary uses like schools, small parks and religious institutions, and neighborhood retail or mixed use.

Staff Comments: The proposed development will be located adjacent to an existing convenience store and to vacant land with potential for future commercial development. A host of amenities and commercial areas is also available and close to this site. Sidewalk will be provided along the street frontages.

b) COMPATABILITY CHARACTERISTICS:

i. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses.

Staff Comments: The proposed development will provide continuity of intensity from the multifamily developments located to the north and to the west of the site. The properties east of the site are vacant and zoned commercial. Stone Creek Circle SW separates the site from a convenience store located to the south.

ii. Larger commercial or office uses should cluster around arterial streets.

Staff Comments: Not applicable to this proposal.

- iii. **Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

Staff Comments: Not applicable to this proposal.

- iv. **Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

Staff Comments: The proposed development would be close to Williams Boulevard SW and Highway 30, providing excellent connectivity to areas nearby.

Based on the analysis above of the “Land Use Criteria and Descriptions” in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

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. Multifamily residential uses lie to the north and west of the site. A convenience store is located to the south and undeveloped land to the east of the site. The proposed development is consistent with characteristics of the surrounding area and the goals and objectives of the City Council and the Comprehensive Plan.

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 with an accompanying site development plan includes a single-story building that falls within the scale of the existing neighborhood at both height and density.

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: Most of the surrounding land is currently developed, so the property requested for rezoning will be served by all City services. Adequate levels of services to the existing area will not be affected.

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. Subject property must be platted per State and City platting regulations.
2. That no buildings or building overhangs shall encroach upon any portion of an easement without obtaining appropriate City approval.



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

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: May 12, 2016
To: City Planning Commission
From: Development Services Department
Applicant: Legacy Commercial Group, LLC
Titleholder: Legacy Commercial Group, LLC
Plat Name: Stone Creek Commercial 2nd Addition
Location: North of Stone Creek Circle SW and east of Dean Road SW
Request: Consideration of a Major Preliminary
Case Manager: Johnny Alcivar
Case Number: PRPT-022894-2016

BACKGROUND INFORMATION:

The applicant is requesting approval of a Major Preliminary Plat for land located north of Stone Creek Circle SW and east of Dean Road SW. The property is currently zoned C-1, Mixed Neighborhood Convenience Zone District. The proposal is to subdivide the property into five (5) lots for future development. Lot 1 will be rezoned to RMF-2, Multiple Family Residence Zone District to allow for a continuing care facility to be developed.

The Preliminary Plat as submitted includes the following:

- Total site area – 16.72 acres
- Total lots – 5
- Total area to be rezoned – Lot 1, 6.7 acres
- Stone Creek Circle SW to be extended.
- Storm water management areas will be provided on a lot by lot basis.

FINDINGS:

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

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

Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban Low Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed development is consistent with the goals and objectives of the “Urban Low-Intensity”

land use typology and, along with future development, will also comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

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

1. As part of Final Plat Approval by City Council, the property owner shall be responsible to complete the following:
 - a. Submittal to the City of a signed Agreement for Private Storm Water Detention.
 - b. Submittal to the City of a signed Concrete Sidewalk and Concrete Pavement Petition and Assessment Agreement for future improvements in Williams Boulevard SW (Hwy 151) adjoining this site. This shall include urbanization of the typical section of Williams Boulevard SW and may include concrete curb and gutter sections, concrete sidewalk, storm sewer improvements, etc.
 - c. Submittal to the City of a signed Agreement for the dedication of easements for recreational trails in accordance with the Metropolitan Area Trails System Report adopted by City Council Resolution No. 240-2-93, dated February 17, 1993. The dedication of easements will occur at such time as deemed necessary by City Council along Highway 30 adjoining this site.
 - d. For the lot(s) along US Highway 30, prior to dedication of the proposed 10' Utility Easement shown along Hwy 30 within the existing 50' Overhead Electric Easement shown, the property owner shall receive an appropriate release from the electric company that holds the easement rights for the Overhead Electric Easement. The property owner shall provide a copy of the release to the City.
 - e. Access control shall be established and shown on the final plat such that direct access from individual lots to Williams Boulevard SW (US Highway 151) is prohibited.
2. Prior to the issuance of a Final Certificate of Occupancy, the property owner shall be responsible to complete the following:
 - a. For the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, the property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
 - b. The property owner shall be responsible to construct concrete sidewalk along Dean Road SW and Stone Creek Circle SW, as applicable. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.
3. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.



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 Without Preliminary Site Development Plan

CPC Date: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Scallon Custom Homes, Inc.
Titleholder: Joseph W. Zachar III

Location: 1727 2nd Street SW
Request: Rezoning from R-3, Single Family Residence Zone District to R-TN,
Traditional Neighborhood Residence Zone District

Case Manager: David Houg
Case Number: RZNE-022098-2015

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

FINDINGS:

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

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

Staff Comments: The R-TN Zoning classification was created as part of the 2006 Cedar Rapids Zoning Ordinance to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. The lot proposed for rezoning was previously developed with a single-family home which was legal non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lot developable without requiring variances.

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

Staff Comments: The rezoning is consistent with the Future Land Use Map and the goals and objectives of the City's Comprehensive Plan and the Southwest Area Neighbors.

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

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

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

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

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: Staff believes the development will be in line with the historical size and scale of housing in the neighborhood.

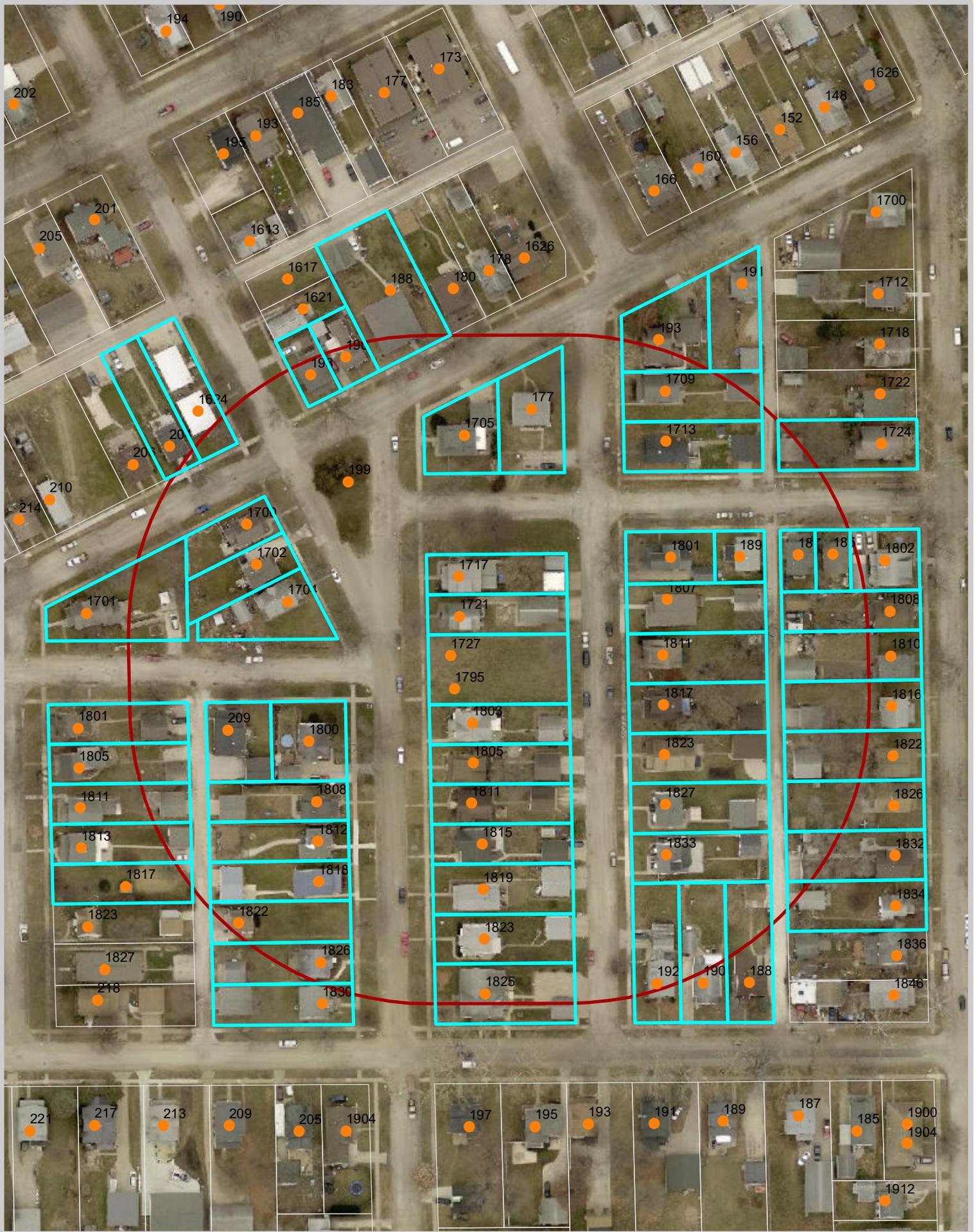
6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

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

RECOMMENDED CONDITIONS:

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

1. The subject property shall be platted in accordance with applicable State and City subdivision regulations.



**1727 2nd St SW
Parcels within 300'**

1:1,474



City of Cedar Rapids
IT Department GIS Division
500 15th Ave SW
Cedar Rapids, IA 52404
Date: 4/26/2016



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



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: May 12, 2016

To: City Planning Commission
From: Development Services Department

Applicant: Lori Kintzle and Cameron West
Titleholder: Lori Kintzle and Cameron West

Location: 1528 "A" Avenue NE
Request: Change of zone from R-3D, Two-Family Residence Zone District, to RMF-1, Multi-Family Residence Zone District with a Preliminary Site Development Plan.

Case Manager: David Houg
Case Number: RZNE-022883-2016

BACKGROUND INFORMATION:

This is a request to rezone a 5,600 s.f. parcel from the R-3D, Two-Family Residence Zone District to RMF-1, Multi-Family Residence Zone District with a Preliminary Site Development Plan to allow for the restoration of a duplex. The property has previously been used as a duplex, but was converted to a single-family dwelling in 2003. Flash flooding damaged the structure in 2015 and the appellant now wishes to reinstate the duplex use. The property is identified as "Urban-Medium Intensity" on the City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan. While currently zoned for duplex use, the lot does not meet the current minimum lot size requirement for the R-3D District. The RMF-1 District allows for duplex use and satisfies the lot size requirement.

The Preliminary Site Development Plan as submitted includes the following:

- Two-story building – 1546 sf GFA
- Total parking required and provided – 4 spaces

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 should range from small lot single-family to four story apartment buildings.**

Staff Comments: This proposal fits within this range.

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

Staff Comments: Not applicable.

- iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.**

Staff Comments: Not applicable, as this is an in-fill project.

- iv. Encourage more transportation, housing, and shopping choices in close proximity to each other.**

Staff Comments: Not applicable – no new construction.

- v. Light industrial uses should be rare due to their low FAR.**

Staff Comments: Not applicable.

b) COMPATIBILITY CHARACTERISTICS:

- i. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.**

Staff Comments: The proposed development does not include any vertical integration.

- ii. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.**

Staff Comments: The proposed development density is similar to that of the adjacent neighborhood.

- iii. Larger commercial or office uses should cluster around arterial streets and rail lines.**

Staff Comments: Not applicable to this proposal.

- iv. **Medium density, light 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.

- v. **Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.**

Staff Comments: Not applicable to this proposal.

- vi. **Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.**

Staff Comments: This is an in-fill project.

- vii. **Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area's intensity level and enhance livability.**

Staff Comments: This is an in-fill project.

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

Staff Comments: The amendment is consistent with the conditions 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 lot's size precludes any development at a density higher than 2 units (2,000 s.f. per d.u. is required as a minimum).

- 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: There is no new construction proposed. The surrounding neighborhood is zoned R-3D, Two Family Residence Zone District, which currently allows for duplex housing. It's noted that several neighboring properties contain two or more dwelling units.

- 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.

RECOMMENDED CONDITIONS:

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

1. That prior to occupancy of the structure, it must be inspected and comply with applicable codes, including, but not limited to, building, electrical, mechanical and plumbing, and a certificate of occupancy must be obtained.



BARD'S REPLAT

AVENUE



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

To: City Planning Commission
From: Seth Gunnerson, Community Development
Subject: Highway 100 Corridor Management Plan
Date: May 12, 2016

INTRODUCTION

At the May 11, 2016 City Planning Commission Meeting, staff will present the Highway 100 Corridor Management Plan. The document can be downloaded at the following link:

<http://bit.ly/1LVUmoh>

The plan was commissioned through the Corridor Metropolitan Planning Organization (MPO) with work being completed with MPO and City staff. On March 17, 2016 the MPO's Policy Board reviewed and approved the plan and referred it to the City of Cedar Rapids and Linn County for adoption. The Plan was reviewed by the City Council's Development Committee and unanimously recommended for review by the CPC on April 20, 2016.

The document looks at future land use and infrastructure requirements for future development which may occur around the Highway 100 corridor after the extended road opens over the coming years. The land use plan was developed in conjunction with EnvisionCR, which is the City of Cedar Rapids' comprehensive plan. Public input as a result of this process showed a preference for conservation-focused neighborhood development around walkable, more traditionally developed neighborhood commercial centers. Based on this land use scheme the plan projects population yields for future developable land and identifies major infrastructure needs for the transportation network along with public utilities such as water, sewer, and stormwater management.

PLAN BACKGROUND AND STUDY AREA

The construction of Highway 100 will influence land use in west Cedar Rapids. The road will create a completed loop of the community along Highway 13, Highway 30 and Highway 100 and provide a bypass of downtown for some freight traffic. It will also provide a link between the Westdale area and largely single-family development along the west side of town to commercial and employment centers along the Collins Road/Highway 100 corridor on the east side. With the announcement of funding for Highway 100 the City realized the importance of long range planning of the corridor to ensure appropriate and high quality growth.

The study area for the plan goes along the alignment of the Highway 100 extension from the existing City Limits to 2-miles west of the new highway.

HOW THE CITY WILL USE THE PLAN

The land use plan developed by the Highway 100 Corridor Management Plan has already been adopted by the City Council as part of EnvisionCR. The Highway 100 CMP expands on EnvisionCR by examining the costs for road, water, sanitary, and storm sewer improvements in the study area. Development is described in four phases, or analysis areas, showing the cost for development around the Covington Road interchange, the E Avenue Interchange, the land between the two interchanges, and future development further to the west of the highway. This information will be beneficial as the City continues to refine its analysis of development options on all sides of the community and will help inform decision making as the City makes decisions about how to effectively invest in future growth, both infill and greenfield.

The plan also looked at the character for development which might occur in the future. Resident input showed a preference for conservation-oriented residential neighborhoods surrounding more traditionally developed mixed-use commercial centers. As the City develops a new Zoning Ordinance the plan will help guide staff in ensuring that the correct zoning districts exist to allow this development in the future.

NEXT STEPS

City staff is seeking a recommendation by the City Planning Commission for the City to adopt the plan, tentatively scheduled for the May 24, 2016 City Council Meeting. Staff will also coordinate adoption of the plan with Linn County.