

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, September 15, 2016 @ 3:00 p.m.**

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

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

Members Absent: Samantha Dahlby  
Anthony Brown

DSD Staff: Joe Mailander, Manager

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

City Council Liaison: Justin Shields

**Call Meeting to Order**

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

**Roll Call**

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

**A. Approval of the Minutes**

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

## **B. Action Items**

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

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

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

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

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

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

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

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

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

August 25<sup>th</sup> – CPC recommendation was to deny rezoning request.

September 2<sup>nd</sup> – Applicant reposted notification signs and submitted revised site plan

September 15<sup>th</sup> – CPC review and recommendation of the revised site plan

September 27<sup>th</sup> – City Council Motion setting a public hearing for rezoning

October 11<sup>th</sup> – City Council Public Hearing and possible approval of the First Reading

October 25<sup>th</sup> – City Council approval of the Second and Possible Third Reading

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

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

Hannah Kustes, Genesis Equities, 3405 7<sup>th</sup> Avenue, Marion, Iowa Ms. Hannah stated that density and lack of green space were concerns of the Commission from the last meeting and feels that Mr. Ransom covered that very well and added that they would make the green space available to the City to use as a park and could be made available to the public. Ms. Kustes provided a photo trying to show the true depiction of how it would look at 35' versus the 70' setback. Looking at the back of the existing homes versus the 70 foot setback provides a significant distance as well as the buffering will provide better privacy. The neighbors will be viewing the front of the project which will provide a mix of textures and materials adding a better appeal of the landscaping. A density level is projected to be 1½ people per unit; very few children; impact is far fewer than single-family homes. The average rental two bedrooms start at \$1450 and three bedrooms \$1600 for 12 month lease, however 6 month leases are around \$2500. Ms. Hannah further stated that an approximately 25' buffer zone would be provided.

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

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

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

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

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

The meeting was adjourned at 4:27 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development and Planning Department

Enclosures:

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

**ACKLEY, KOPECKY & KINGERY LLP**

ATTORNEYS AT LAW

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

4056 Glass Road N.E.  
Cedar Rapids, Iowa 52402  
Phone: 319-393-9090  
Fax: 319-393-9012  
[www.akklaw.com](http://www.akklaw.com)

August 18, 2016

*delivery via email only*

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

RE: PROPOSED REZONING OF 4480 BLAIRSFERRY RD NE

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

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

Some specific concerns include:

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

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

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

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

Sincerely,

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

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

**Petition summary and background**

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

**Action: petitioned for**

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

Printed Name	Signature	Address	Comment	Date
Elizabeth Smith	<i>Elizabeth R. Smith</i>	60413 Milburn Rd. Cedar Rapids		7/25/16
Paul C. Smith	<i>Paul C. Smith</i>	6413 Milburn Rd.		7/25/16
David Piper	<i>David Piper</i>	5202 P. A. St		7/25/16
Patrice Waldorf	<i>Patrice Waldorf</i>	6107 Tia Ct NE		7/25/16
Tony Corbett	<i>Tony Corbett</i>	6301 Casey Ct NE		7/26/16
Dea Lockyer	<i>Dea Lockyer</i>	6203 Casey Ct NE		7/27
Nate Schwendorn	<i>Nate Schwendorn</i>	6707 Canyon Ln NE	I don't like condos	7/27
Dave Smith	<i>Dave Smith</i>	5940 PEARCE GRASS LN		7/30
Julie Youngblat Smith	<i>Julie Youngblat Smith</i>	5900 Prairie Grass Ln NE		7/30/16
Trish Stetson	<i>Trish Stetson</i>	6214 Tia Ct NE		7/30/16

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**Action petitioned for**  
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Printed Name	Signature	Address	Comment	Date
Karen Benson		6221 TIA COURT NE		7/22/16
Ed Koehr		6403 Casey Ct		7/22/16
Darren Bass		6315 Milburn		7/22/16
Matt Bennett		6407 MILBURN		7/22/16
Jody McKown		6318 Casey Lane NE		7/22/16
Jennifer Koehler		6319 Casey Ln NE		7/22/16
Tim O'Shea		5814 Prairie Grass NE		7/24/16
DARREN HERR		6009 TIA CT. NE. CE.		7/24/16
DANIEL SEUFFERLIN		5901 Rapids Ridge Pkwy NE		7/25/16
Tamara Sufferlin		"		7-25-16

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**Action petitioned for**

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

Printed Name	Signature	Address	Comment	Date
STACIE CERRETI	<i>Stacie Cerreti</i>	6301 CASEY CT NE		7/21/16
Angie Schryvenderman	<i>Angie Schryvenderman</i>	6307 Casey Ln NE		7/22/16
Blair Staffer	<i>Blair Staffer</i>	6206 Casey Ct NE		7/22/16
Dusti Dandre	<i>Dusti Dandre</i>	6217 Casey Ct NE		7/22/16
Debbie White	<i>Debbie White</i>	6218 Casey Ct NE		7/22/16
Sharon Casey	<i>Sharon Casey</i>	5808 Prairie Grass Ln		7/22/16
Jen Stomberg	<i>Jen Stomberg</i>	5802 Prairie Grass Ln		7/22/16
Wren Frank	<i>Wren Frank</i>	6208 Tie Ct NE		7/22/16
Bill McCulloch	<i>Bill McCulloch</i>	6108 TIA CT NE CR		7/22/16
JEFF EVERS	<i>Jeff Evers</i>	6203 TIA CT NE CR		7/22/16

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Printed Name	Signature	Address	Comment	Date
David O. Mosser	<i>David O. Mosser</i>	6180 WAYSIDE CIR		7/24/16
Diane Talyat	<i>Diane M. Talyat</i>	6395 Wayside Circle		7/24/16
Sue Ellen Spilling	<i>Sue Ellen Spilling</i>	6390 Wayside Circle		7/24/16
<del>Paul Greene</del>	<del><i>Paul Greene</i></del>	6390 Wayside Circle		7/24/16
Farl Greene	<i>Farl Greene</i>	6380 Wayside Circle		7/24/16
Andy Falkman	<i>Andy Falkman</i>	6300 Wayside Cir		7/24/16
Joyce Falkman	<i>Joyce Falkman</i>	6300 Wayside Circle		7/24/16
GARY FALKMAN	<i>GARY FALKMAN</i>	6215 WAYSIDE CIR		7/24/16
Rosemary Bouché	<i>Rosemary Bouché</i>	6125 Wayside Cir		7/24/16
Susan Clayton	<i>Susan Clayton</i>	6000 WAYSIDE CIR	319-557-1424	7/24/16

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Printed Name	Signature	Address	Comment	Date
Tara Mladik	<i>Tara Mladik</i>	6315 Wayside Cir	319-378-4003	7/24/16
Juan C Brinkman	<i>Juan C Brinkman</i>	6215 Casey Court NE	(319) 573-8058	7/26/16
Debra A Brinkman	<i>Debra A Brinkman</i>	6215 Casey Court NE	(319) 432-5340	7/26/16
Shirley Stoddard	<i>Shirley Stoddard</i>	6150 Hwy 169 NE	816-288-1466	7/27/16
JAMES STONE	<i>James Stone</i>	6275 WAYSIDE	319-310-3061	7/27/16
Chuck Nabre	<i>Chuck Nabre</i>	6370 Wayside Cir	563-970-4136	7/27/16
Maggie Lakose	<i>Maggie Lakose</i>	6330 Wayside Cir	319-393-9647	7/27/16
Don Lakose	<i>Don Lakose</i>	6330 Wayside Cir	319-393-9647	7/27/16
Angie Cummings	<i>Angie Cummings</i>	6240 Wayside Cir	319-294-1858	7/27/16
RYAN KOESTER	<i>Ryan Koester</i>	6319 Casey Ln ne	319-360-8826	7/27/16

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Printed Name	Signature	Address	Comment	Date
Deborahellison		6409 Casey Lane NE		7/22/16
Raytheon		6409 Casey Lane NE		7/22/16
Jason Schone		6403 Casey Ln NE		7/23/16
Tracey Schone		6403 Casey Ln NE		7/23/16
Jessica Moberly		6006 Rapids Ridge Rd		7/23/16
Kendrick Moberly		6006 Rapids Ridge		7/23/16
Walter Hahn		6421 Casey Ln NE		7/23/16
Katie Hahn		6421 Casey Ln NE		7/23/16
Rick Erickson		5914 Rapids Ridge NE		7/23/16
Cindy Erickson		5914 Rapids Ridge NE		7/23/16

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

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Printed Name	Signature	Address	Comment	Date
TRICIA FIFIELD		5813 RAPIDS RIDGE RD NE		7/24/16
DAVIDE DIETRICH		5800 RAPIDS RIDGE RD NE		7/24/16
April Dietrich		5800 Rapids Ridge Rd NE		7/24/16
Crystal Barry		5800 Rapids Ridge Rd NE		7/24/16
JOAN BEAVER		5806 RAPIDS RIDGE RD NE		7/24/16
SCOTT PRESLEY		5908 RAPIDS RIDGE RD NE		7/24/16
CHERI PRESLEY		5908 RAPIDS RIDGE RD NE		7/24/16
Chelsey Cloe		6415 CASEY LN NE		7/24/16
Zach Cloe		6415 Casey Ln NE		7/24/16

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Printed Name	Signature	Address	Comment	Date
Melanie Fortin	Melanie Fortin	0319 Casey Ct. NE		7/24/16
Mike Fortin	Mike Fortin	0319 Casey Ct. NE		7/24/16
Ginette Rehinger	Annette Kolling	5913 Rapids Ridge Rd		7/24/16
Sarah Doyle	Sarah Doyle	6000 Rapids Ridge Rd. NE		7-24-16
Tom Doyle	[Signature]	6000 Rapids Ridge Rd		7-24-16
Doug Fife	[Signature]	5813 Rapids Ridge Rd		7-30-16
Tom McKewen	Tom McKewen	6318 Casey Ln NE		7-30-16
Brod Hance	[Signature]	6412 Casey Ln NE		7-30-16
Brian Hance	[Signature]	6412 Casey Ln NE		7-30-16

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Printed Name	Signature	Address	Comment	Date
Eric Wiemula	<i>[Signature]</i>	5591 Hickorywood Ct NE	No To H-Perk	8/5/16
Linda Wolfe	<i>[Signature]</i>	5590 Hickorywood Ct	Traffic - Single family	8-5-16
Susan Dumbauld	<i>[Signature]</i>	5561 Hickorywood Ct	Traffic	8-5-16
Rosemary Backman	<i>[Signature]</i>	5560 Hickorywood Ct	Single family dwelling	8-5-16
Mark Lee	<i>[Signature]</i>	5530 Hickorywood Ct	Traffic / Single family	8-5-16
Drew Dierling	<i>[Signature]</i>	5570 Hickorywood Ct	Traffic	8/5/16
Marjorie L. Morris	<i>[Signature]</i>	4490 Blairs Ferry Rd.		8/5/16



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

Printed Name	Signature	Address	Comment	Date
Russell Breazeale	<i>Russell Breazeale</i>	4171 Oak Valley Dr. NE		7/21/16
William Sneed	<i>William Sneed</i>	6215 Tia G. NE		7/27/16
Jenny Bimston	<i>Jenny Bimston</i>	6212 Tia Ct NE		7/30/16

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

August 23, 2016

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

**RE: Proposed Rezoning of 4480 Blairs Ferry Road NE**

Dear Mr. Mailander:

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

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

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

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

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



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

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

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

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

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

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

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



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

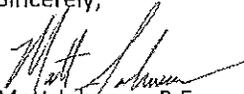
**We have concerns about increase in noise pollution and light pollution as a result of proposed rental development.**

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

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

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

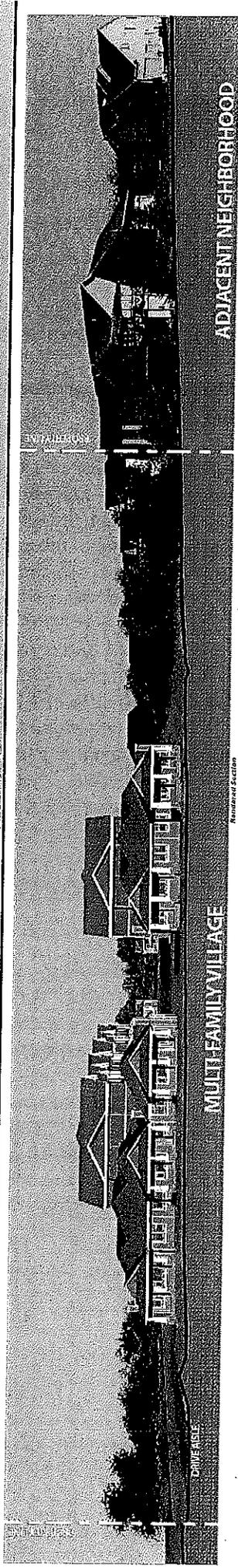
Sincerely,



Matt Johnson, P.E.

Project Manager

The Commons at Blair's Ferry



Rendered Section

DATE: 10/15/2014  
SCALE: 1/8" = 1'-0"



# Scott APPRAISAL SERVICE

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

September 14, 2016

CITY PLANNING COMMISSION  
Cedar Rapids, Iowa

To Whom It May Concern:

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

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

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

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

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

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

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

Respectfully submitted,

*Robert P. Scott*

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

