



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041
FAX: (319) 286-5130

ELLIS DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
November 28, 2016 | 4:00 P.M.
Seminole Conference Room
City Services Center | 500 15th Avenue SW
AGENDA

Action/Discussion Items

1. **617 Ellis Blvd NW**
Blue 42, LLC (applicant)
 - Conditional Use Application (outdoor service area)

2. **1532 Ellis Blvd NW**
Casey's General Store (applicant)
 - Sign Permit Application

3. **1871 & 1895 Ellis Blvd NW**
Happel Enterprises, LLC (applicant)
 - Rezoning, Preliminary Site Plan, and Façade Review

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Kirsty Sanchez at 319-286-5132 or email k.sanchez@cedar-rapids.org as soon as possible but no later than 48 hours before the event.



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

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: November 28, 2016
Applicant: Blue 42, LLC
Owner: Blue 42, LLC
Location: 617 Ellis Blvd NW
Request: Conditional Use Application
Date Application Received: November 16, 2016

EXECUTIVE SUMMARY

Site description (general location, zoning, history, current condition...)

The subject property is located at 617 Ellis Blvd NW and is zoned C-3, Regional Commercial Zone District. The applicant is proposing to install a 6' high iron fence to create an outdoor service area. In addition, the applicant is proposing to install fencing around the dumpster located just south of the building.

Request description (reason for request, why it should be granted)

The applicant is seeking comments from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

The Design Review Technical Advisory Committee shall provide recommendations on the project.

DRTAC RECOMMENDATION

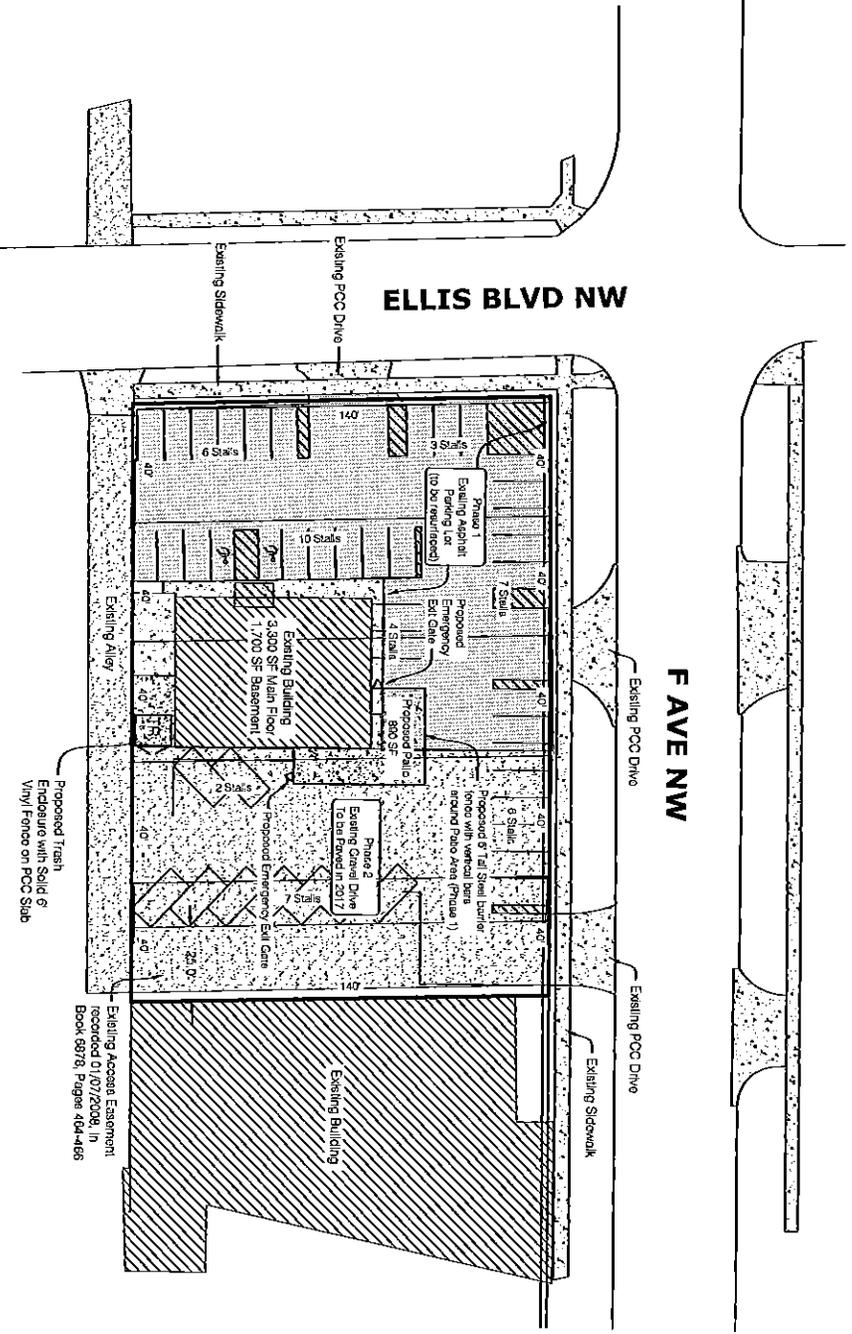
617 ELLIS BLVD NW SITE PLAN



ZONING:	
Existing & Proposed:	C-3
Existing Building:	
Proposed Use: Restaurant/Bar/Office	
Parking Requirements:	
Restaurant/Bar = 10 Stalls per 1,000 SF GFA	
Office = 4 Stalls per 1,000 ST GFA	
Building Main Floor = 3,300 SF	
Proposed Patio = 890 SF	
Total Restaurant/Bar = 4,190 SF	
Restaurant/Bar Parking Req. = 42 Stalls	
Existing Basement, Office Area = 275 SF	
Existing Office Parking Req. = 2 Stalls	
Total Parking Required = 44 Stalls	
Parking Provided = 44 Stalls, including 2 Handicap Stalls	
Note:	
Phase 1 Parking = 29	
Phase 2 Parking (2017) = 15	
Total Parking Stalls = 44	

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

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



No.	Revision Description	Date
1	Added notes for Phase 1 and Phase 2	9/22/16

**617 ELLIS BLVD NW
SITE PLAN**

Casady Engineering, LLC
Civil engineering - land surveying
1335 Robins Road - Hawatha, IA 52233 - Phone: (319) 213-2532

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

1. Vinyl privacy fence to enclose trash dumpster and grease trap on south side of the building (will be in a brown or mocha color to show less dirt)



2. Iron fencing for outdoor patio on NE corner of the building. (will be 6' high and contain to exit gates)





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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: November 28, 2016
Applicant: Casey's General Store
Owner: Casey's General Store
Location: 1532 Ellis Blvd NW
Request: Sign Permit Application
Date Application Received: November 18, 2016

EXECUTIVE SUMMARY

Site description (general location, zoning, history, current condition...)

The subject property is located at 1532 Ellis Blvd NW and is zoned C-1, Mixed Neighborhood Convenience Zone District. The applicant is proposing to replace existing BP Gas signs with Casey's General Stores signs. The request includes the replacement of two canopy signs, two wall mounted signs, and pylon sign.

Request description (reason for request, why it should be granted)

The applicant is seeking comments from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

DRTAC RECOMMENDATION

Standard	Meets Standard			Comments
	Y	N	N/A	
<i>Signage</i>				
1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.	X			
2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.	X			

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa
1201-6th St SW
Cedar Rapids, IA 52404
Zoning (319) 286-5836
Fax (319) 286-5830

Sign # 7057-2016 = \$25⁰⁰
Sign # 7059-2016 = \$25⁰⁰
Sign # 7061-2016 = \$25⁰⁰
PERMIT NO: _____

FEE: _____

APPLICATION for SIGN PERMIT

Canopy
Qty 3

SITE PLAN MUST BE INCLUDED WITH APPLICATION SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE AND ANY/ALL EXISTING SIGNAGE ON THE LOT (Site Plan Attached)

Approval DOES NOT COVER OR PERMIT any signs, trim or ornamentation, which is not shown on the approved drawings. (Artwork Attached)

SETBACKS ARE MEASURED FROM LOT LINES OR PROPOSED RIGHT-OF-WAYS, "NOT" CITY SIDEWALKS, STREETS, CURBS, ALLEYS OR "FENCES". APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES. NO PERMANENT SIGN OR SIGN STRUCTURE SHALL BE LOCATED IN OR OVERHANG ONTO AN EASEMENT

Application is hereby made for a permit to do the following work.

INSTALL REFACE REPAINT RELOCATE ON-PREMISE OFF-PREMISE State Permit NO. _____ (if applicable)

OTHER DOUBLE FACE TEMP SIGN (Valid for 1-yr), BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely secured to the building wall or approved existing, permanent sign structure - with Zng approval.)

AWNING WALL GROUND POLE PROJECTING ROOF OTHER

PRIMARY OCCUPANCY FRONTAGE, 71 ft. PRIMARY LOT FRONTAGE, 200 ft.

SECONDARY OCCUPANCY FRONTAGE, 50.5 ft. SECONDARY LOT FRONTAGE, 128 ft.

Note: Message center shall be limited to directing attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is sold, produced, manufactured, furnished or conducted at the property upon which the sign is located. Message Center may also include time, temperature, weather information and non-commercial public service messages.

Sign Location: 1532 Ellis Blvd NW (GPN 142015100100000), Cedar Rapids, Iowa, for owner occupant

Business & Contact name Casey's General Store

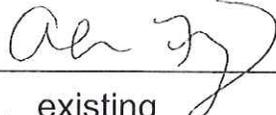
Address: 1532 Ellis Blvd NW Use District C-1

Type of business: convenience store

SIGN: Surface area 5.74 ft. by 4 ft., Area 22.96 sq. ft., Weight 75 lbs. Thickness 5 inches,

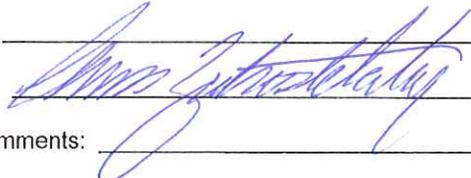
Ht. above grade (Vertical distance to bottom of sign) 12 ft., Overall ht. from grade 16 ft., Projection n/a ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use or maintenance of said sign(s).

Sign Contractor: MediaQuest Signs Signature:  Date: 11/09/2016

Electrical: Illuminated, Flashing, Steady lighting Contractor: existing

Traffic Engineer: _____ Date: _____

Zoning Inspector:  Date: 11/9/2016

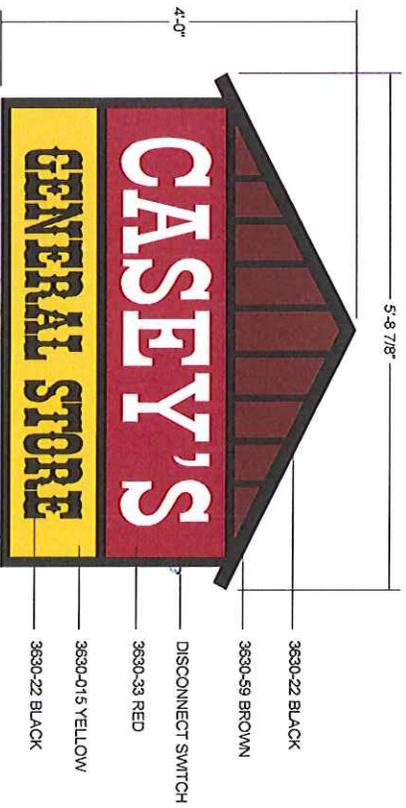
Other Review Comments: _____

Sign Code/Zoning Ordinance can be reviewed at www.cedar-rapids.org > Departments > Development > Zng Ord
Zoning e-mail address: zoning@cedar-rapids.org

NO JOB DETAILS

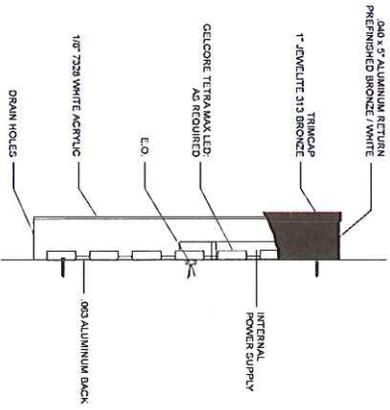
TOTAL SQ. FT. OF SIGNAGE: 23 SQ FT
APPROX. VIEWING DISTANCE OF COPY: UP TO 200 FT

S/F ILLUMINATED EXTERIOR CLOUD CABINETS.
REMOVE EXISTING CABINETS FROM CANOPY AND DISCARD.
INSTALL CLOUD CABINETS ON CANOPY AS PER PRINT.
CENTER LEFT TO RIGHT AND TOP TO BOTTOM.



Front View
3/4" = 1'-0" Scale

CROSS SECTION
SCALE: NTS



Thank you for choosing

MEDIAQUEST SIGNS

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Phone: 319.848.7446

Fax: 319.363.3786

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- UNLESS OTHERWISE SPECIFIED:
- ALL FLUORESCENT LAMPS WILL BE T8-CW-WO
 - ALL BALLASTS WILL BE COLD-START ALLOW-OTHER BALLASTS
 - 720V PRIMARY POWER TO SIGNS WILL BE BY OTHERS
 - ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS
 - ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH

THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL DESIGNS ARE THE SOLE PROPERTY OF MEDIAQUEST SIGNS. THEY ARE ONLY FOR CUSTOMER USE IN CONNECTION WITH OUR PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION. NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM WITHOUT THE CONSENT OF MEDIAQUEST SIGNS.

NO REVISIONS

RF: 11.04.2016 - CHANGE TO 4' HOUSE LOGO.

RF:
RF:
RF:

DESIGN APPROVED BY: _____
AUTHORIZED SIGNATURE: _____ DATE: _____
LANDLORD SIGNATURE: _____ DATE: _____

FILE NAME: CASEY'S_ELLI_CLOUD_R1
JOB NAME: CASEY'S GENERAL STORE
LOCATION: ELLIS RD, CEDAR RAPIDS, IA
DATE: 10.27.2016
SCALE: NTS
DESIGN: MJS
SALES: TM

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa
1201-6th St SW
Cedar Rapids, IA 52404
Zoning (319) 286-5836
Fax (319) 286-5830

Sign # 7062-2016 = \$ 25⁰⁰

Sign # 7063-2016 = \$ 25⁰⁰

PERMIT NO: _____

FEE: _____

APPLICATION for SIGN PERMIT

Building
Qty 2

East (primary)
North (secondary)

SITE PLAN MUST BE INCLUDED WITH APPLICATION
SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE
AND ANY/ALL EXISTING SIGNAGE ON THE LOT
(Site Plan Attached)

Approval DOES NOT COVER OR PERMIT any signs, trim
or ornamentation, which is not shown on the approved
drawings. (Artwork Attached)

SETBACKS ARE MEASURED FROM LOT LINES
OR PROPOSED RIGHT-OF-WAYS, "NOT" CITY
SIDEWALKS, STREETS, CURBS, ALLEYS OR
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LOCATING LOT LINES. NO PERMANENT SIGN
OR SIGN STRUCTURE SHALL BE LOCATED IN
OR OVERHANG ONTO AN EASEMENT

Application is hereby made for a permit to do the following work.

INSTALL REFACE REPAINT RELOCATE ON-PREMISE OFF-PREMISE State Permit NO. _____ (if applicable)

OTHER DOUBLE FACE TEMP SIGN (Valid for 1-yr), BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely
secured to the building wall or approved existing, permanent sign structure - with Zng approval.)

AWNING WALL GROUND POLE PROJECTING ROOF OTHER

PRIMARY OCCUPANCY FRONTAGE, 71 ft. PRIMARY LOT FRONTAGE, 200 ft.

SECONDARY OCCUPANCY FRONTAGE, 50.5 ft. SECONDARY LOT FRONTAGE, 128 ft.

Note: Message center shall be limited to directing attention to a specific business, product, service, entertainment event or
activity, or other commercial activity that is sold, produced, manufactured, furnished or conducted at the property upon which the
sign is located. Message Center may also include time, temperature, weather information and non-commercial public service
messages.

Sign Location: 1532 Ellis Blvd NW (GPN 142015100100000), Cedar Rapids, Iowa, for owner occupant

Business & Contact name Casey's General Store

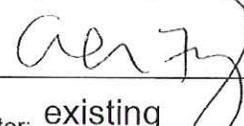
Address: 1532 Ellis Blvd NW Use District C-1

Type of business: convenience store

SIGN: Surface area 5.74 ft. by 4 ft., Area 22.96 sq. ft., Weight 75 lbs. Thickness 5 inches,

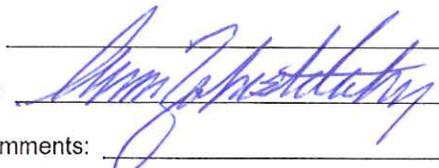
Ht. above grade (Vertical distance to bottom of sign) 12 ft., Overall ht. from grade 16 ft., Projection n/a ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in
compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold
said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against
said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use
or maintenance of said sign(s).

Sign Contractor: MediaQuest Signs Signature:  Date: 11/09/2016

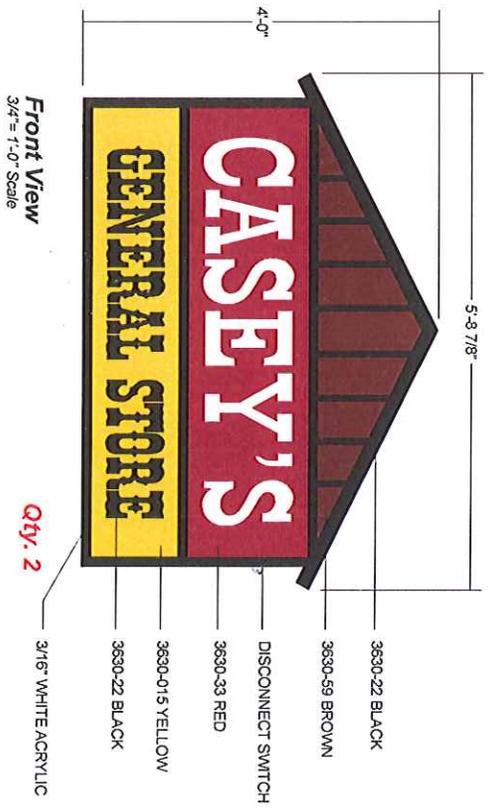
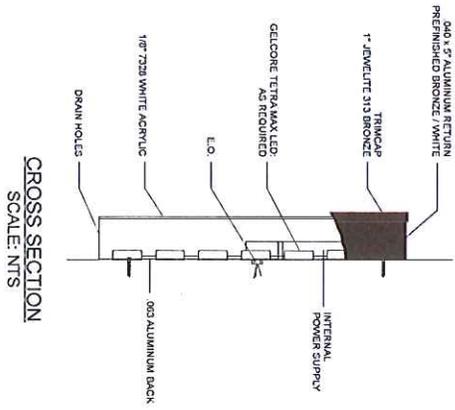
Electrical: Illuminated, Flashing, Steady lighting Contractor: existing

Traffic Engineer: _____ Date: _____

Zoning Inspector:  Date: 11/9/2016

Other Review Comments: _____

Sign Code/Zoning Ordinance can be reviewed at www.cedar-rapids.org > Departments > Development > Zng Ord
Zoning e-mail address: zoning@cedar-rapids.org



NO JOB DETAILS

TOTAL SQ. FT. OF SIGNAGE: 23 SQ FT
APPROX. VIEWING DISTANCE OF COPY: UP TO 200 FT

S/F ILLUMINATED EXTERIOR CLOUD CABINETS.
REMOVE EXISTING GUPPY'S CABINETS AND DISCARD.
INSTALL IN LOCATION AS PER PRINT. CENTER LEFT TO RIGHT.

NO REVISIONS

RT: 11.04.2016 - CHANGE TO 4' HOUSE LOGO.

RE: _____
 RP: _____
 RA: _____

DESIGN APPROVED BY: _____
 AUTHORIZED SIGNATURE _____ DATE _____
 LANDLORD SIGNATURE _____ DATE _____

FILE NAME: CASEY'S_ELLI_CLOUD_R1
 JOB NAME: CASEY'S GENERAL STORE
 LOCATION: ELLIS RD, CEDAR RAPIDS, IA
 DATE: 10/27/2016
 SCALE: 3/4" = 1'
 DESIGN: MJS
 SALES: TM



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Thank you for choosing

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 Phone: 319.848.7446 Fax: 319.363.3786
 mediaquestsigns.com

UNLESS OTHERWISE SPECIFIED:
 • ALL FLUORESCENT LAMPS WILL BE T8-CW-40
 • ALL BALLASTS WILL BE COLD-START ALTHOUGH OTHER BALLASTS
 • 120V PINK/BLACK POWER TO SIGNS WILL BE BY OTHERS
 • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS
 • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH

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JOB DETAILS

TOTAL SQ. FT. OF SIGNAGE: 111 SQ. FT.
 APPROX. VIEWING DISTANCE OF COPY: UP TO 437 FT

D/F ILLUMINATED EXTERIOR PYLON SIGN.

REMOVE EXISTING CABINETS FROM STRUCTURE AND DISCARD. CUT OFF EXISTING STRUCTURE ABOVE CROSSBAR.

WELD ON NEW 3" SQUARE STEEL POLES WITH MATCH PLATES TO TOP OF CROSSBAR. INSTALL PRICE CHANGER WITH MATCH PLATE CONNECTION. INSTALL CASEY'S ID CABINET WITH MATCH PLATE CONNECTION.

PAINT POLE STRUCTURE BLACK

REVISIONS

R1: 11.04.2016 - PAINT POLE STRUCTURE BLACK

R2:

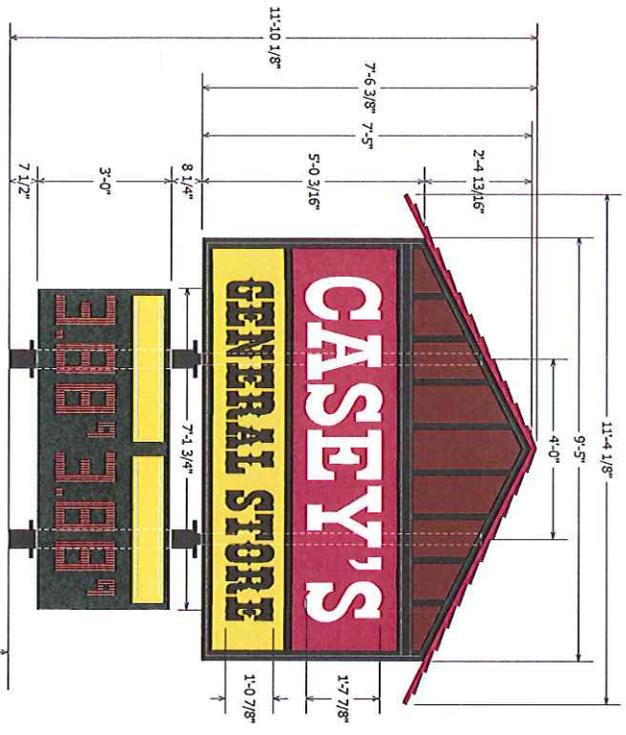
R3:

R4:

DESIGN APPROVED BY: _____
 AUTHORIZED SIGNATURE _____
 DATE _____

LANDLORD SIGNATURE _____
 DATE _____

FILE NAME: CASEY'S - ELLI_PYL_R1
 JOB NAME: CASEY'S GENERAL STORE
 LOCATION: MARION, IA
 DATE: 10.31.2016
 SCALE: 3/8" = 1'
 DESIGN: MJS
 SALES: TMI



Front View
 3/8" = 1'-0" Scale

Thank you for choosing

MEDIAQUEST SIGNS

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 Phone: 319.848.7446 Fax: 319.363.3786
 mediaquestsigns.com
- UNLESS OTHERWISE SPECIFIED:
 - ALL FLUORESCENT LAMPS WILL BE T8-CMHQ
 - ALL BALLASTS WILL BE COLD-START ALUMINUM HALOGEN BALLASTS
 - 120V TRI-NAY POWER TO SIGNS WILL BE BY OTHERS
 - ALL ORN LINKS TO ELECTRONIC SIGNS WILL BE BY OTHERS
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3M 7725-12 BLACK PAINT

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa
1201-6th St SW
Cedar Rapids, IA 52404
Zoning (319) 286-5836
Fax (319) 286-5830

PERMIT NO: _____

FEE: _____

APPLICATION for SIGN PERMIT

*Pole
Price Sign*

SITE PLAN MUST BE INCLUDED WITH APPLICATION
SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE
AND ANY/ALL EXISTING SIGNAGE ON THE LOT
(Site Plan Attached)

Approval DOES NOT COVER OR PERMIT any signs, trim
or ornamentation, which is not shown on the approved
drawings. (Artwork Attached)

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INSTALL REFACE REPAINT RELOCATE ON-PREMISE OFF-PREMISE State Permit NO. _____ (if applicable)

OTHER DOUBLE FACE TEMP SIGN (Valid for 1-yr), BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely
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AWNING WALL GROUND POLE PROJECTING ROOF OTHER

PRIMARY OCCUPANCY FRONTAGE, 71 ft. PRIMARY LOT FRONTAGE, 200 ft.

SECONDARY OCCUPANCY FRONTAGE, 50.5 ft. SECONDARY LOT FRONTAGE, 128 ft.

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sign is located. Message Center may also include time, temperature, weather information and non-commercial public service
messages.

Sign Location: 1532 Ellis Blvd NW (GPN 142015100100000), Cedar Rapids, Iowa, for owner occupant

Business & Contact name Casey's General Store

Address: 1532 Ellis Blvd NW Use District C-1

Type of business: convenience store

SIGN: Surface area 3 ft. by 7.14 ft., Area 21.42 sq. ft., Weight 100 lbs. Thickness 21.5 inches,

Ht. above grade (Vertical distance to bottom of sign) 9.79-10.29 ft., Overall ht. from grade 12.79-13.29 ft., Projection n/a ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in
compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold
said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against
said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use
or maintenance of said sign(s).

Sign Contractor: MediaQuest Signs Signature: *[Signature]* Date 11/09/2016

Electrical: Illuminated, Flashing, Steady lighting Contractor: existing

Traffic Engineer: _____ Date: _____

Zoning Inspector: _____ Date: _____

Other Review Comments: _____

Sign Code/Zoning Ordinance can be reviewed at www.cedar-rapids.org > Departments > Development > Zng Ord
Zoning e-mail address: zoning@cedar-rapids.org

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa
1201-6th St SW
Cedar Rapids, IA 52404
Zoning (319) 286-5836
Fax (319) 286-5830

PERMIT NO: # 7064-2016
FEE: \$ 25.62

APPLICATION for SIGN PERMIT Pole "Casey's"

SITE PLAN MUST BE INCLUDED WITH APPLICATION SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE AND ANY/ALL EXISTING SIGNAGE ON THE LOT (Site Plan Attached)

Approval DOES NOT COVER OR PERMIT any signs, trim or ornamentation, which is not shown on the approved drawings. (Artwork Attached)

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OTHER DOUBLE FACE TEMP SIGN (Valid for 1-yr), BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely secured to the building wall or approved existing, permanent sign structure - with Zng approval.)

AWNING WALL GROUND POLE PROJECTING ROOF OTHER

PRIMARY OCCUPANCY FRONTAGE, 71 ft. PRIMARY LOT FRONTAGE, 200 ft.

SECONDARY OCCUPANCY FRONTAGE, 50.5 ft. SECONDARY LOT FRONTAGE, 128 ft.

Note: Message center shall be limited to directing attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is sold, produced, manufactured, furnished or conducted at the property upon which the sign is located. Message Center may also include time, temperature, weather information and non-commercial public service messages.

Sign Location: 1532 Ellis Blvd NW (GPN 142015100100000), Cedar Rapids, Iowa, for owner occupant

Business & Contact name Casey's General Store

Address: 1532 Ellis Blvd NW Use District C-1

Type of business: convenience store

SIGN: Surface area 11.34 ft. by 7.53 ft., Area 85.39 sq. ft., Weight 200 lbs. Thickness 14 inches, Ht. above grade (Vertical distance to bottom of sign) 13.5 ft., Overall ht. from grade 21 ft., Projection n/a ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use or maintenance of said sign(s).

Sign Contractor: MediaQuest Signs Signature: [Signature] Date: 11/09/2016

Electrical: Illuminated, Flashing, Steady lighting Contractor: existing

Traffic Engineer: _____ Date: _____

Zoning Inspector: [Signature] Date: 11/9/2016

Other Review Comments: [Signature]

Sign Code/Zoning Ordinance can be reviewed at www.cedar-rapids.org > Departments > Development > Zng Ord
Zoning e-mail address: zoning@cedar-rapids.org



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

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: November 28, 2016
Applicant: Happel Enterprises, LLC
Owner: City of Cedar Rapids
Location: 1871 & 1895 Ellis Blvd NW
Request: Rezoning Request, Preliminary Site Plan, and Façade Review
Date Application Received: November 16, 2016

EXECUTIVE SUMMARY

Site description (general location, zoning, history, current condition...)

The subject property is located at 1871 and 1895 Ellis Blvd NW and is zoned R-2, Single-Family Residence and C-3, Regional Commercial Zone District. The applicant is proposing to rezone the properties to PUD-2 and construct a 27 unit multi-family building with first floor parking. This case is scheduled to go before the City Planning Commission (CPC) on December 8, 2016. Any recommendations provided by the DRTAC will be included in the staff report to the CPC.

Request description (reason for request, why it should be granted)

The applicant is seeking comments from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

DRTAC RECOMMENDATION

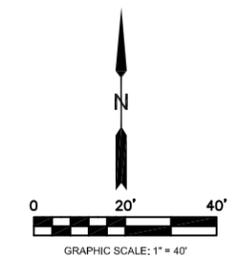
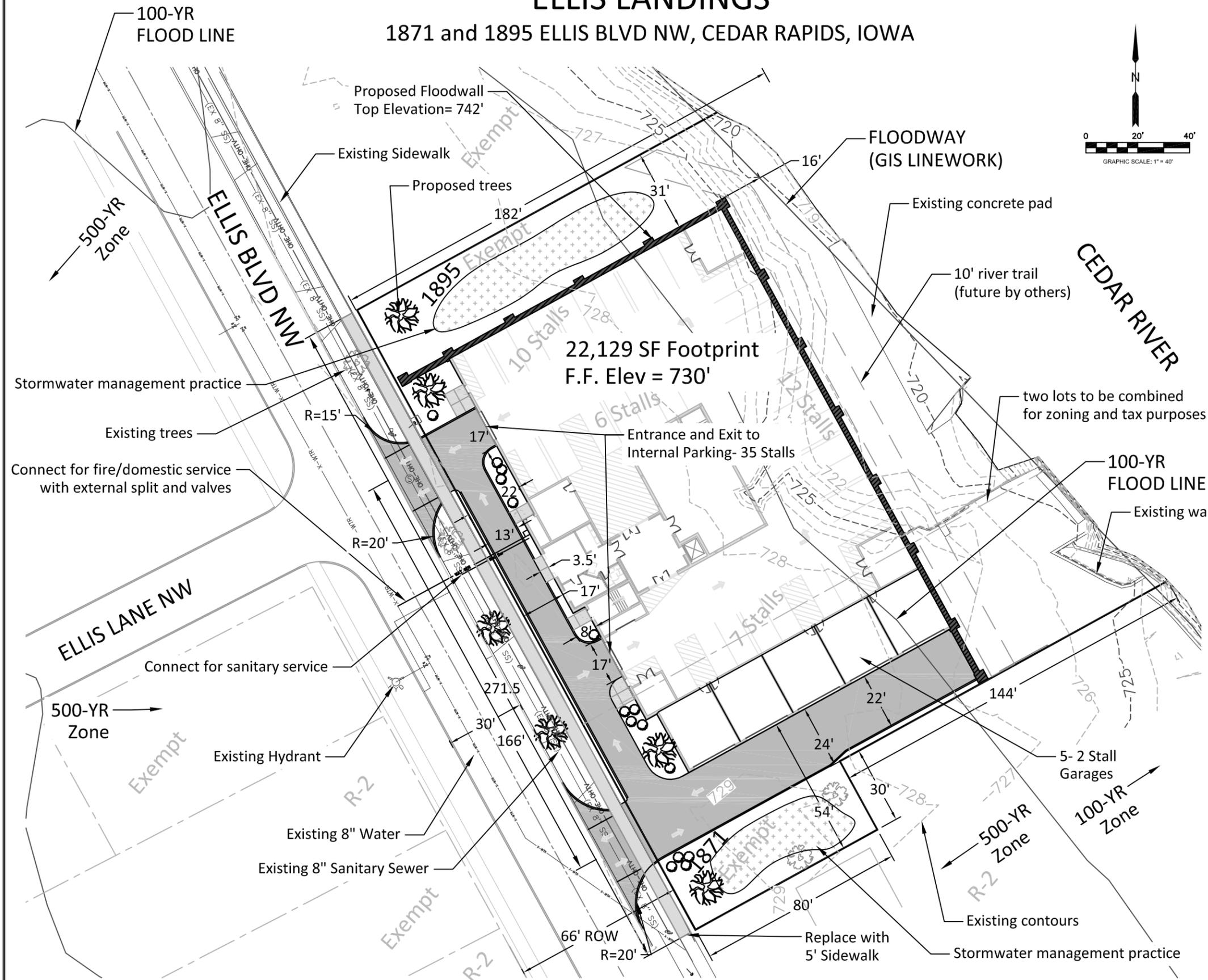
Standard	Meets Standard			Comments
	Y	N	N/A	
<i>Size, Form and Volume</i>				
1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.		X		
2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.		X		
3) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade.		X		
<i>Building Orientation and Parking</i>				
1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.			X	
2) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.	X			
3) Principal building entrances shall be a prominent feature of the building's facade and should face the primary street serving the development.	X			
4) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.		X		
<i>Architectural Details</i>				
1) The facade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the Ellis Overlay District.	X			
2) The top edge of the building shall be defined by a cornice line or similar articulation.	X			
3) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.		X		
4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.	X			
5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.	X			
6) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.	X			
7) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.	X			
<i>Signage</i>				
1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.			X	
2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.			X	

REZONING WITH PRELIMINARY SITE PLAN

ELLIS LANDINGS

1871 and 1895 ELLIS BLVD NW, CEDAR RAPIDS, IOWA

LOCATION MAP (not to scale)



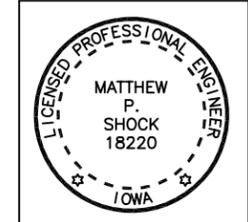
Proposed Residential Housing on Existing Vacant Lots

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

Total Lot Area= 50,319 SF (1.16 Acres)
 Proposed Total Hard Surface= 29,199 SF (58%)
 Parking access pavement= 6770 SF
 Building footprint= 22,129 SF
 Internal sidewalks= 300 SF
 Prop/(Req) Front Yard Setback= 17' (50' over 3 story)
 Prop/(Req) Side Yard Setback= 24' (15' over 3 story)
 Total Parking Stalls Required= 57 (2/DU+10% guest)
 Total Parking Stalls Provided= 46
 Garage Stalls= 10
 Internal Parking Lot Stalls= 35
 Bike Rack Stall Equivalent= 1

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

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



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

No.	DATE	REVISION	BY

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

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

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



ELLIS LANDINGS

Preliminary Site Development Plan
 Case No.

Date	10/26/2016	Sheet No.	A.03
Project	16-2016-09	OF	A.03



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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



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DRAWN BY: JAS
APPROVED: SLE
JOB DATE: JUNE 9, 2016
JOB NO.: MKTG

ELLIS LANDINGS
HAPPEL ENTERPRISES
CEDAR RAPIDS, IOWA
ARCHITECTURAL
EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWING
A201



1 BACK ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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ELLIS LANDINGS
HAPPEL ENTERPRISES
CEDAR RAPIDS, IOWA
ARCHITECTURAL
EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWING
A202

