WHEREAS, the City Council adopted the Comprehensive Plan for Cedar Rapids, known as “EnvisionCR” on January 27th, 2015, which is a statement of the community’s vision for its own future and a guide to achieve that vision; and

WHEREAS, said Comprehensive Plan includes a Future Land Use Map (FLUM) which indicates the general locations and extent of various intended land uses to ensure that zoning is consistent with the various elements of the Comprehensive Plan; and

WHEREAS, the adopted EnvisionCR document sets forth procedures for amending the Comprehensive Plan; and

WHEREAS an application (FLUMA-029594-2019) was submitted by Cargill, Inc. (hereafter “applicant”) for a Future Land Use Map Amendment (FLUMA) for a portion (hereafter “proposed railyard area”) of a parcel (GPN 143545100200000), (hereafter “total property”) for the purpose of constructing and operating a railyard to serve a nearby industrial plant, and

WHEREAS, the City Planning Commission has recommended amendment of the Future Land Use Map to provide for an U-HI, Urban High Intensity land use for the proposed railyard area as shown on the attached “Exhibit A” and described as:


BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N89°55'30"E 83.15 FEET ALONG THE NORTH LINE OF SAID PARCEL A; THENCE SOUTHEASTERLY 168.85 FEET ALONG THE ARC OF A 5087.73 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (CHORD BEARS S54°25'58"E 168.84 FEET); THENCE S79°43'08"E 1989.44 FEET; THENCE S0°47'13"E 511.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY COMPANY); THENCE NORTHEASTERLY 2410.54 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY AND THE ARC OF A 5137.73 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (CHORD BEARS N66°10'44"W 2388.48 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.70 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The proposed railyard area as defined above is hereby amended to U-HI, Urban High Intensity on the Future Land Use Map of the Comprehensive Plan.

2. The following findings have been made to support this amendment:
A. The amendment satisfies location and compatibility standards that are consistent with the Comprehensive Plan.

B. Proposed mitigation strategies address compatibility with surrounding land uses.

C. The future land use provides benefits to the City’s economy that are consistent with the Comprehensive Plan.

3. The Community Development Department is hereby authorized to prepare documentation, exhibits, and maps as necessary to implement the amendment.

Passed this 19th day of November, 2019.

Voting: Council member Todd moved the adoption of the resolution; seconded by Council member Poe. Adopted, Ayes, Council members Hoeger, Olson (Scott), Olson (Tyler), Overland, Poe, Todd, Vanorny and Mayor Hart.

Bradley G. Hart, Mayor

Attest:

Amy Stevenson, City Clerk