City of Cedar Rapids City Council Meeting

January 24, 2023

1. 6600 Gibson Drive NE

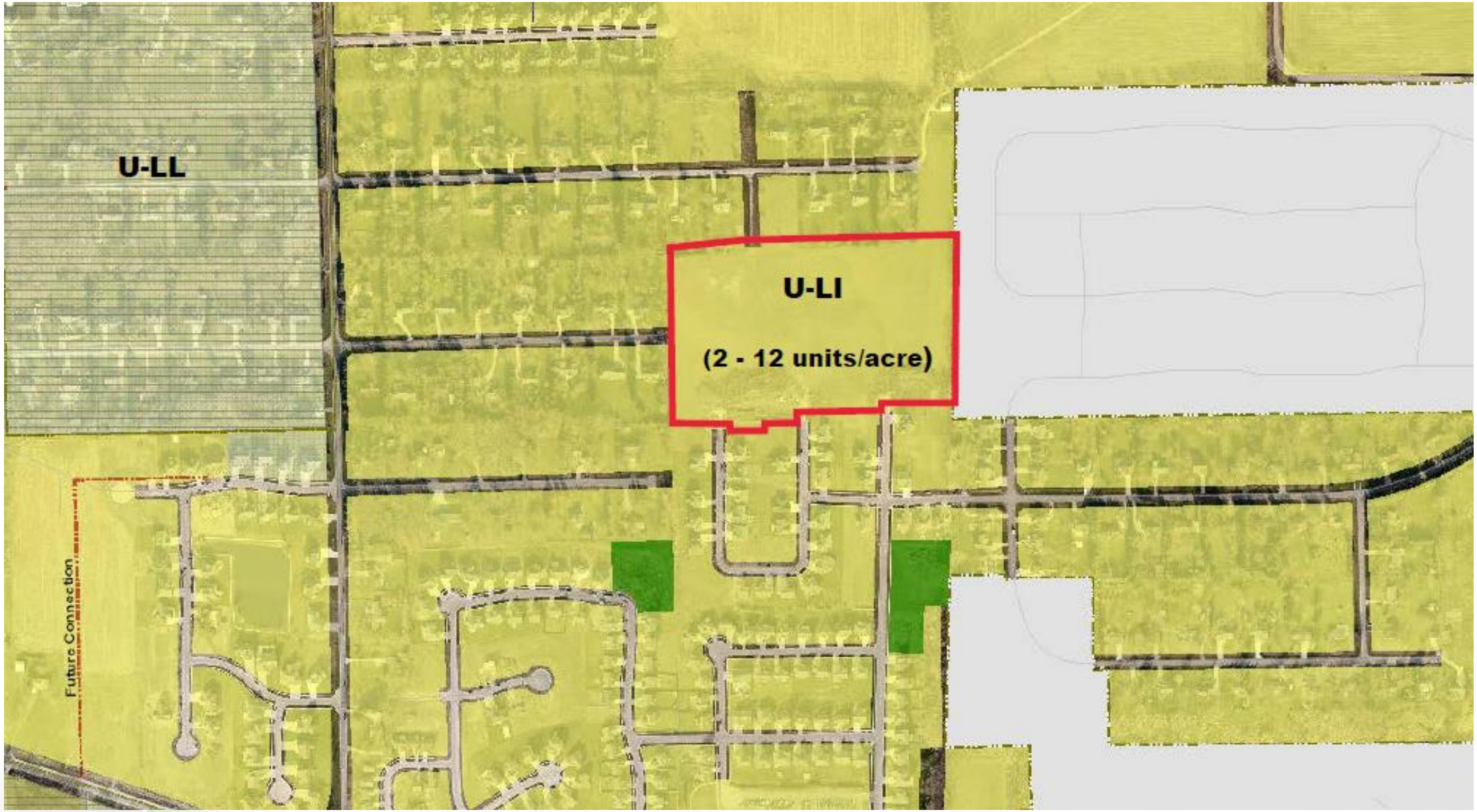
RZNE-033402-2022

6600 Gibson Drive NE

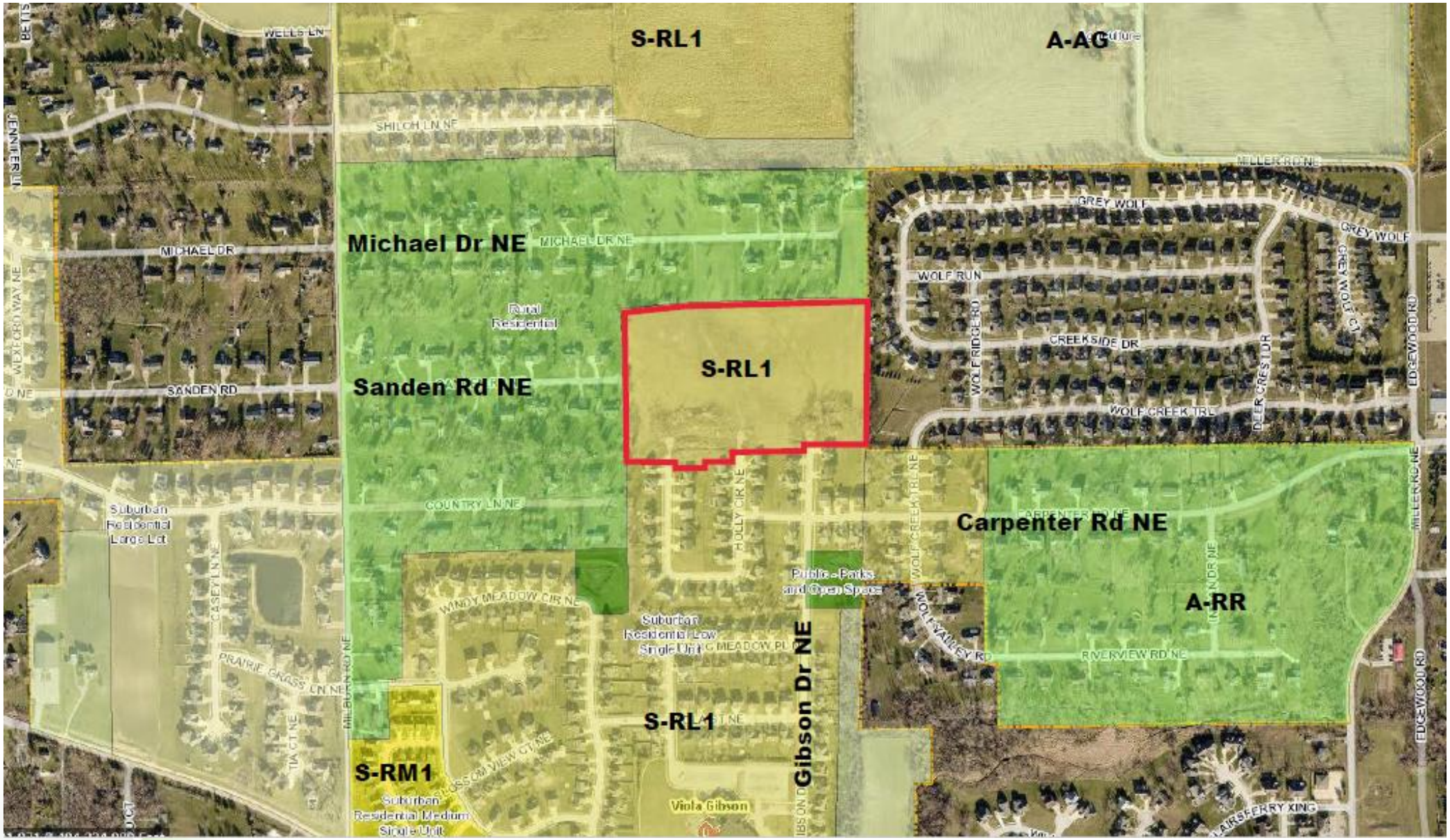
GENERAL INFORMATION:

- Proposed Planned Unit Development (PUD) overlay for the construction of an age-restricted gated residential development on 12.5 acres.
- Existing single-family zone district remains unchanged.
- PUD allows up to 36 detached single unit homes on a single parcel and a clubhouse.
- Westerly 6.4 acres included in PUD will not be developed at this time.
- Private looped drive connected to Gibson Drive and Holly Circle NE.

Future Land Use Map



Zoning Map


S-RL1
A-AG
Michael Dr NE
Sanden Rd NE
S-RL1
Rural Residential
Carpenter Rd NE
A-RR
Gibson Dr NE
S-RL1
S-RM1
Suburban Residential Large Lot
Suburban Residential Low Single Unit
Suburban Residential Medium Single Unit
Public - Parks and Open Space
Viola Gibson
WELLS LN
SHILOH LN NE
MICHAEL DR
SANDEN RD
COUNTRY LN NE
WINDY MEADOW CIR NE
PRAIRIE GRASS LN NE
MILBURN RD NE
HOLLY CIR NE
WOLF CREEK TRL NE
WOLF VALLEY RD
RIVERVIEW RD NE
MILLER RD NE
GREY WOLF
WOLF RUN
WOLF RIDGE RD
CREEKSIDE DR
DEER CREST DR
WOLF CREEK TRL
EDGEWOOD RD
FAIRSFERRY XING

Aerial View

Site Plan

Renderings

Pictured: Estates of Pella

CLUBHOUSE

Rezoning Criteria

- Consistency with Comprehensive Plan
  The proposed planned unit development's density of approximately 3 units per acre is at the lower end the Urban Low Intensity LUTA's prescribed density of 2 to 12 units per acre.
- Public facilities, Services and Suitability
  Adequate levels of service to the existing development in the area will not be impacted. Staff does not expect the overlay to have an impact on current levels of service.
- Character

  These detached one and two-story single-family homes are consistent with the Suburban character area and Residential use of the surrounding area. The attributes of the existing Suburban Residential Low Single Unit (S-RL1) zoning district are unchanged.

Issues / Concerns

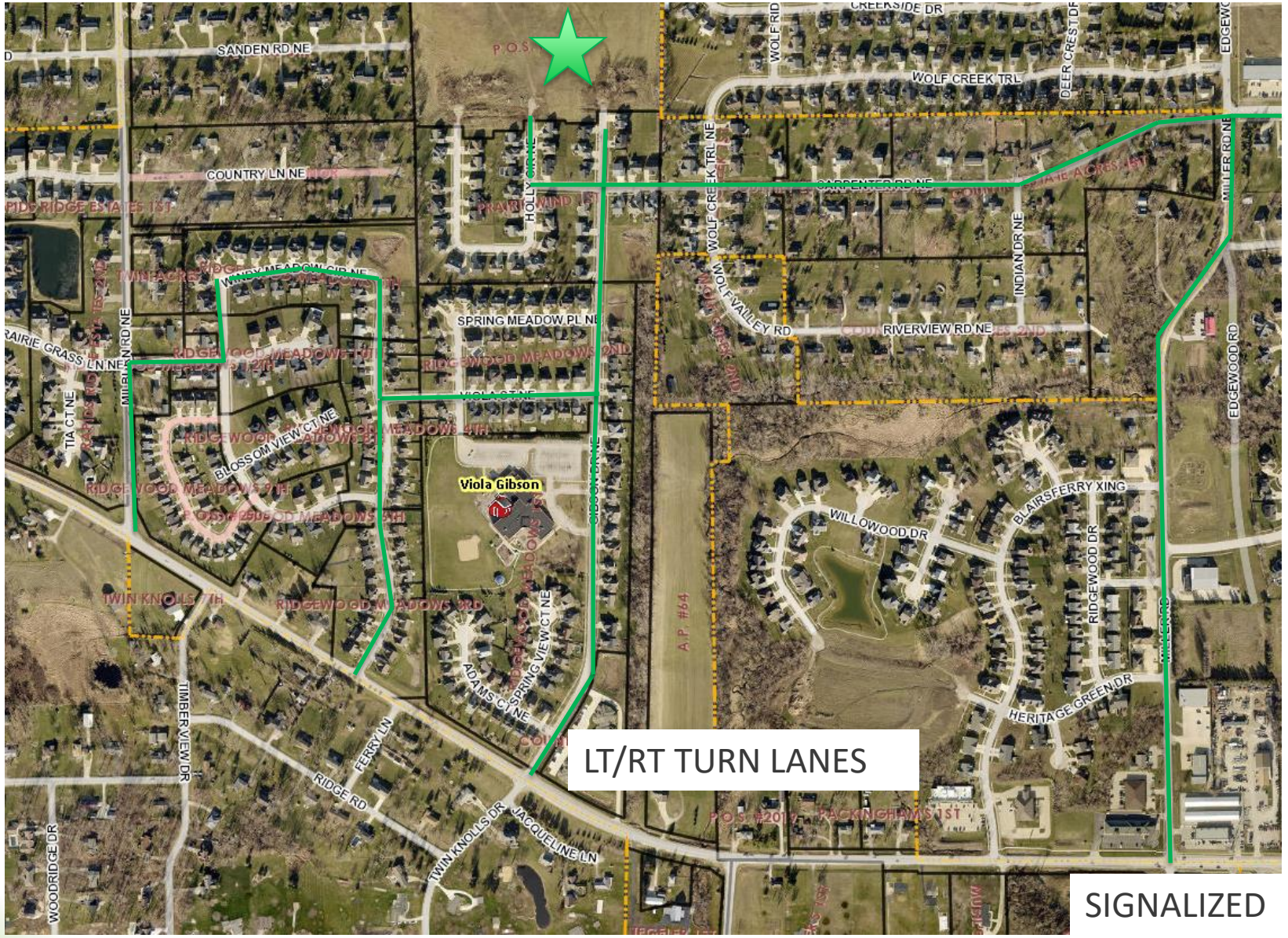
- Traffic Congestion

  Estimated 38 trips in the afternoon peak hour does not trigger a traffic study. The estimated trips would not make traffic conditions any worse than previous development plans.

  Zoning Code requires connection of all stub streets and pedestrian access through cul-de-sacs as feasible. All existing dead-end streets could be connected to the site.

  Traffic coming from the proposed development have multiple paths to reach Blairs Ferry Rd and I-380 as shown on the next map.

Traffic Circulation



Issues / Concerns

- Historical Stormwater Problems

  Uncontrolled runoff from the existing vacant land caused flooding on surrounding lots. The City completed interim improvements to address immediate issues in 2020.

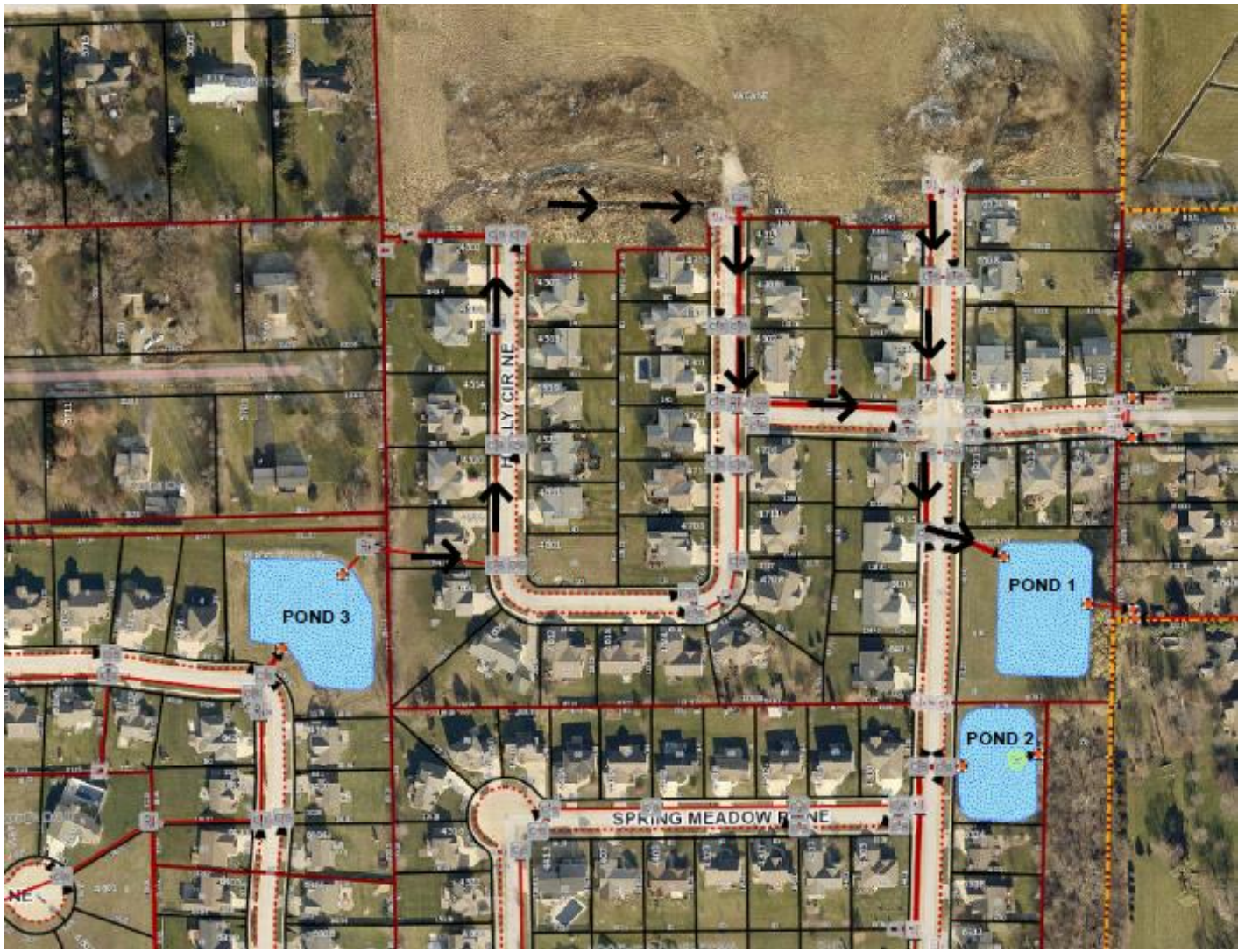
  Stormwater management improvements are required on the development. Detention basin storage and release of runoff must account for the past flooding issues.

2020 City Stormwater Project

Completed storm sewer gap on north end of Holly Circle.

Included 5 area inlets to take in stormwater

Grading to help direct overland flow to storm sewer



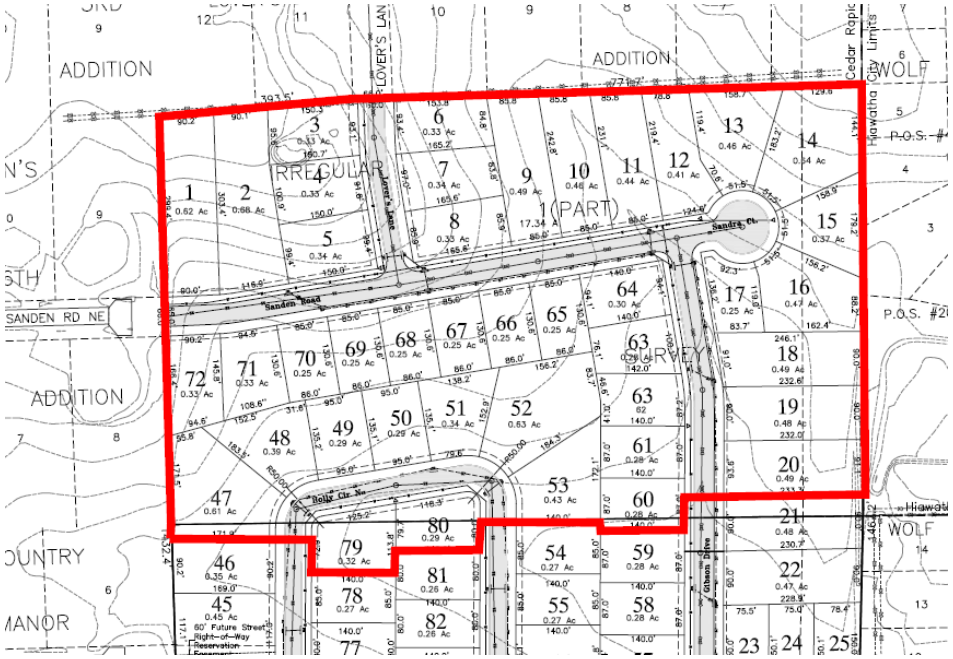
Issues / Concerns

- Compatibility - density would be incompatible with existing development

  Density is consistent with existing development to the south and the City's Comprehensive Plan, which requires a minimum of 2 units/acre for new development.

  Previously approved preliminary plat included 42 parcels (2.22 per acre), proposed development is approximately 52 units (2.75 per acre) across the entire site.

- Screening- Screening would not be required as the proposal is for single family homes in the S-RL1 District and are adjacent to more single-family homes.



Previously-approved plat with 42 lots

Staff Recommendation

Staff recommends Approval of the requested PUD Overlay with the following conditions:

1. The 12.5-acre site may be developed with multiple single units detached homes on a single parcel, not to exceed a total of 36. Structures, such as a club house, office, maintenance building and recreational amenities shall be permitted if accessory to the development. The total density of homes on this parcel shall not exceed 1 unit per 7,200 sq ft.
2. The remaining 6.4 acres shall be developed as detached single unit homes on individual parcels according to the provisions of the S-RL1 Zone district.
3. At the time the western leg of Holly Circle NE is developed, a 65-foot-wide right-of-way and street connection to the existing Sanden Road west of this site shall occur.
4. A pedestrian connection between proposed and future developments will be required at the time homes are developed on the western leg of Holly Circle.

Next Steps

- Second and Possible 3rd Reading on February14th

Presented by:

Mathew Langley
Floodplain Administrator
m.langley@cedar-rapids.org
319 286-5043

CEDAR RAPIDS
City of Five Seasons®

2. 4400 6th Street SW

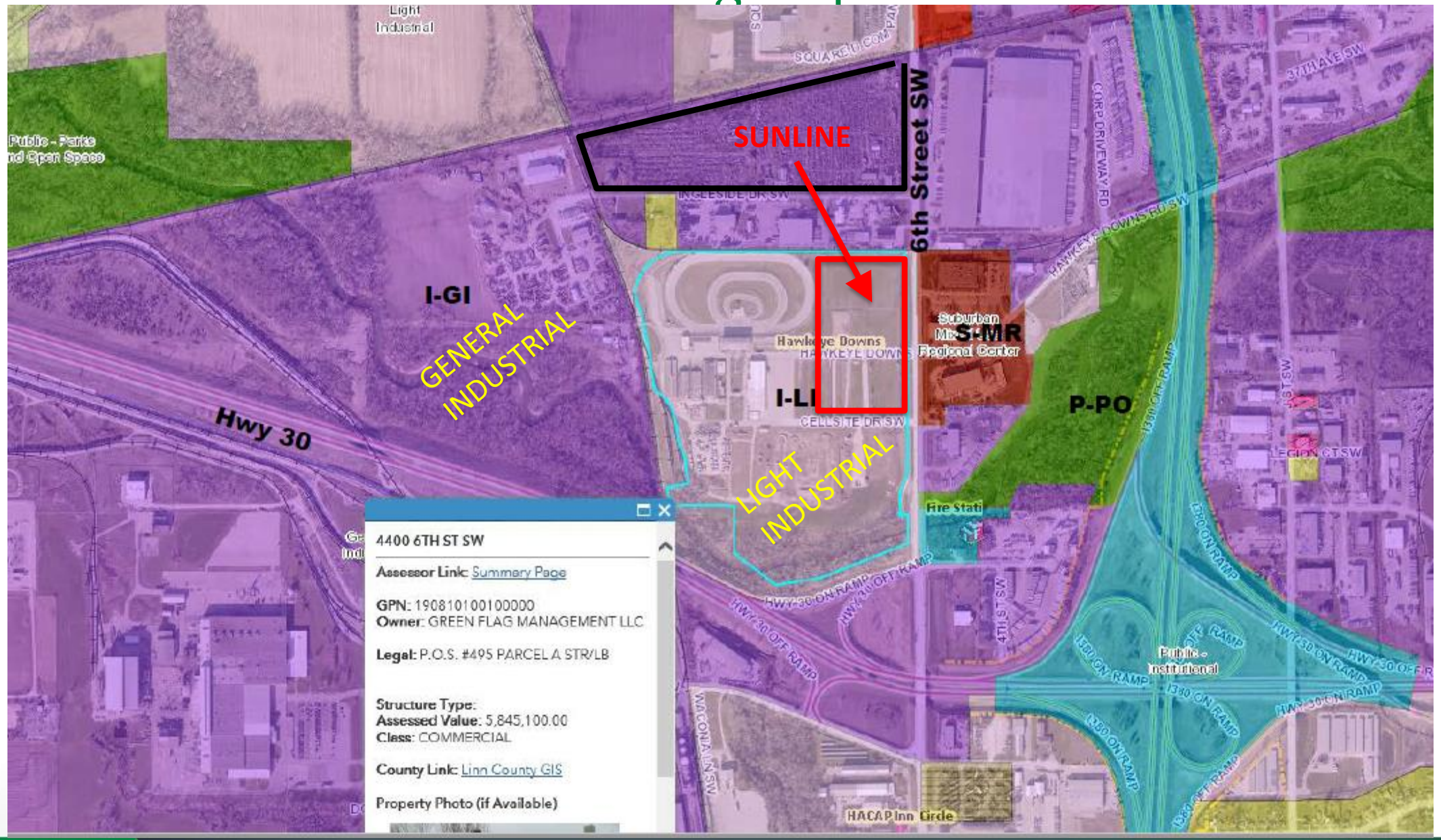
Rezoning

RZNE-033439-2022

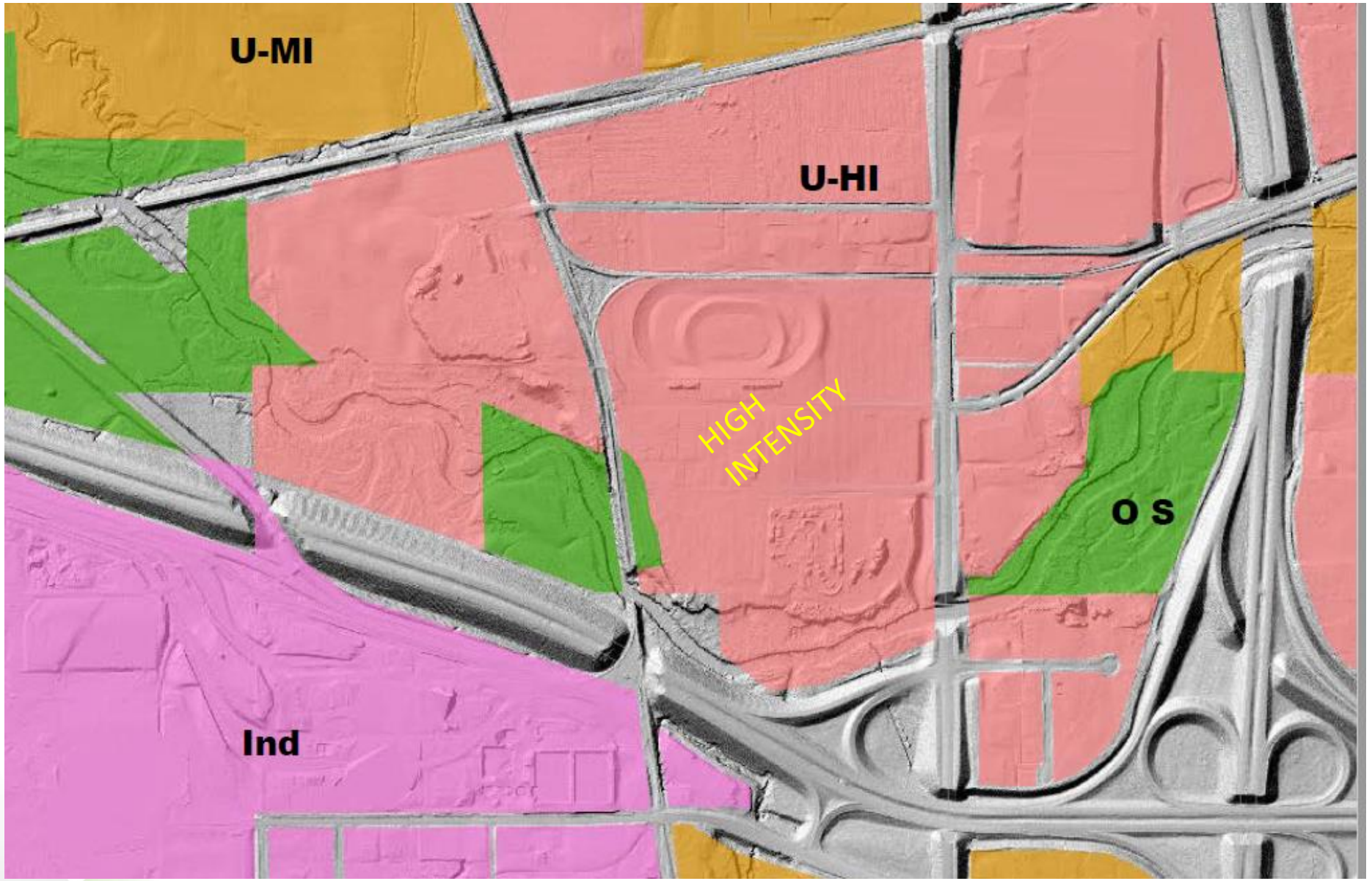
Overview

- The property owner is asking Council to consider a rezoning of the entire parcel from Light Industrial (I-LI) to General Industrial (I-GI).
- Existing uses include motorsports, convention hall and storage on 88 acres.
- Proposal would retain those existing uses and add a salvage yard to the northeast nine acres.
- According to the property owner, Sunline (auto salvage company) would be relocated from offsite to the subject property.
- After the rezoning, the salvage yard use would still be subject to a Conditional Use approval by the Board of Adjustment.
- Application was reviewed for consistency with the Comprehensive Plan and other studies.
- City Planning Commission (CPC) recommended approval on January 5. No other public comments were received.

Zoning Map


SUNLINE
6th Street SW
I-GI
GENERAL INDUSTRIAL
Hwy 30
I-LI
LIGHT INDUSTRIAL
S-MR
P-PO
Hawkeye Downs
Suburban
Regional Center
Fire Stati
Public - Institutional
HACAP Inn Circle
4400 6TH ST SW
Assessor Link: Summary Page
GPN: 190810100100000
Owner: GREEN FLAG MANAGEMENT LLC
Legal: P.O.S. #495 PARCEL A STR/LB
Structure Type:
Assessed Value: 5,845,100.00
Class: COMMERCIAL
County Link: Linn County GIS
Property Photo (if Available)

Future Land Use Map



Aerial

INGLESIDE DR SW
Hawkeye Downs
CELLSITE DR SW
988 Feet

Sunline
Hawkeye Downs
Cellsite
Suburban
Cedar River
Quaker
Border States

Review of CPC's Discussion

- What the site will look like – 9-foot-tall solid fencing and exterior landscaping on all four sides. 85' x 300' building to enclose some of the operations. Minimum 100' buffer between rights-of-way and the use.
- Can salvage use move or expand elsewhere onsite – No, the Conditional Use would limit use to the predetermined area.
- Will salvage use continue to the north of the site – Yes, under a different owner and possibly a smaller footprint.

Findings

- Proposed rezoning and use are not inconsistent with the Comprehensive Plan.
  - Surrounding land has a General Industrial zoning
  - Both existing and proposed salvage yards are within an Urban High Intensity land use area on the Future Land Use Map.
  - Does not conflict with the Study *6th Street SW Corridor Action Plan (adopted 2021)*.
- Character
  - Same Industrial character area as the surrounding land.
  - Similar existing use in the vicinity.
  - "Railroad Tracks to Highway 30 – Higher Intensity Industrial"
  - "South of 33rd Avenue, the industrial character of the 6th Street corridor continues, with major uses including Hawkeye Downs racetrack and event venue, Sunline Chase auto parts, and large warehousing uses."
- A complete site plan must be provided before the Board of Adjustment can consider the Conditional Use.

Map 1: 6th Street SW Corridor, Study Area Boundaries

Possible Council Actions

- Approve first reading. Second and possible third readings would occur on February 14.
- Defer vote for additional information that staff cannot readily provide. Vote when sufficient information is received.
- Deny the rezoning application. Next steps such as a successive application and/or revised plans are up to the property owner.

Presented by:

Ken DeKeyser
Development Services Manager
k.dekeyser@cedar-rapids.org
319 286-5822

CEDAR RAPIDS
City of Five Seasons®

Agenda Item 3

Amendment No. 16 Amended and Restated Consolidated Central Urban Renewal Area

January 24, 2023

Background

- Urban Renewal Area Plans
  - Required to update plans reflecting specific activities including new projects
- January 9 - Consultation with taxing agencies; no comments or objections
- Today-Approve Urban Renewal Amendment

Saint Wenceslaus Church
Sinclair Park
16th Ave SE
16th Ave SE
16th Ave SE
9th St SE
4th St SE

Agenda Item 5-6
Amendment No. 2
Westdale URA/Development Agreement

January 24, 2023

Background

- December 6, 2022-Council authorized financial support with 1395 Stamy Road LLC for a commercial project at 2735 Edgewood Road SW
- Urban Renewal Area Plans
  - Required to update plans reflecting specific activities including new projects
- January 9 - Consultation with taxing agencies; no comments or objections
- Today-Approve URA Amendment and authorize Development Agreement

Williams Blvd SW
Williams Blvd SW
Williams Blvd SW
Williams Blvd SW
Wiley Blvd SW
Wiley Blvd SW
Wiley Blvd SW

TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT

TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT

Development Agreement Terms

- Minimum Investment: $5.4 million
- Minimum Improvements
  - Demolition of two existing buildings totaling 34,000 square ft
  - Construction of a new 17,000 square ft commercial building
- City Incentives
  - Reimbursement of 50% of the tax increment for 10 years
  - $1.3 M in taxes generated; $223,000 rebated
- Project Timeline
  - Commencement: January 31, 2023, Completion: August 31, 2023

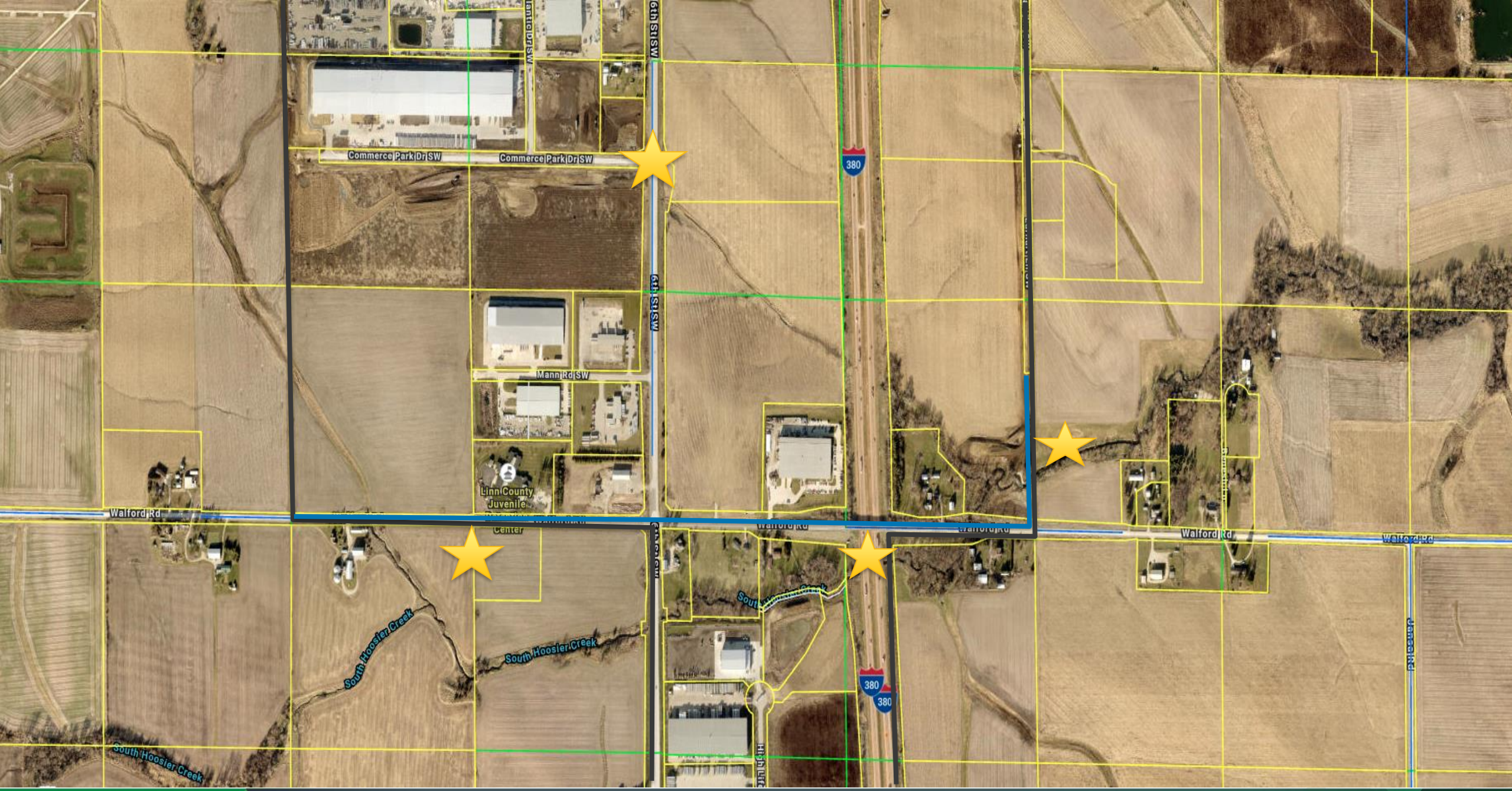
Agenda Item 7

Amendment No. 3
Consolidated I-380 Corridor Urban Renewal Area

January 24, 2023

Background

- Urban Renewal Area Plans
  - Update plans to reflect specific activities including infrastructure
    - 2023 bond process for infrastructure projects supporting expansion of industrial and commercial enterprises
- January 9 - Consultation with taxing agencies; no comments or objections


Commerce Park Dr SW
Commerce Park Dr SW
6th St SW
6th St SW
380
Mann Rd SW
Linn County Juvenile
Center
Walford Rd
Walford Rd
Walford Rd
Walford Rd
South Hoosier Creek
South Hoosier Creek
South Hoosier Creek
South Hoosier Creek
380
380

Next Steps

- **Today** Public Hearing/Resolution
- **February** Series 2023 bond process to initiate public improvements

Presented by:

Scott Mather
Economic Development Coordinator
s.mather@cedar-rapids.org
319-286-5683

CEDAR RAPIDS
City of Five Seasons®

CEDAR RAPIDS
City of Five Seasons®

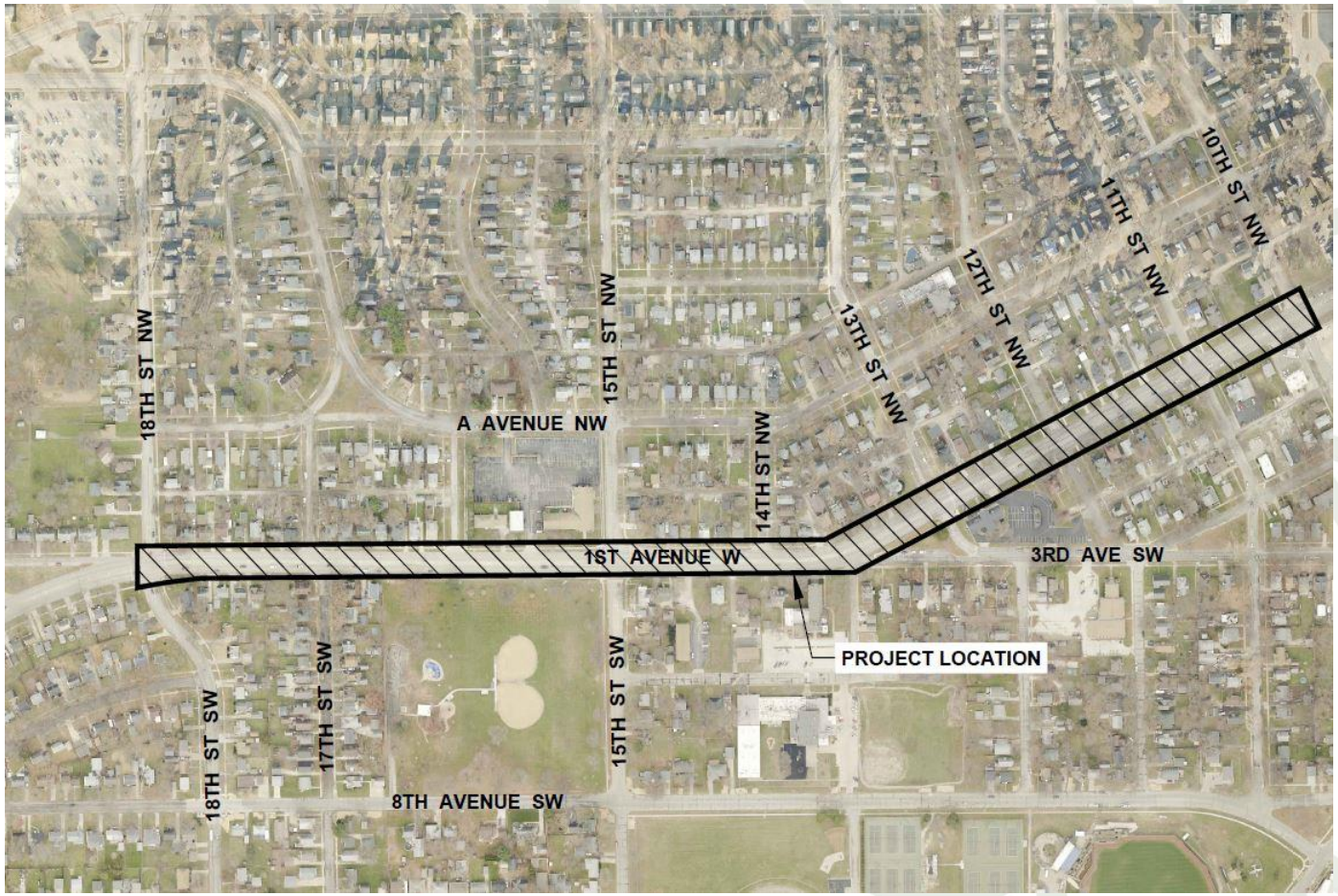
Agenda Item 8

1st Avenue W from 18th Street to 10th Street Pavement Rehabilitation and Traffic Signal Improvements

January 24, 2023

Key Facts about Project

- Located between 18th Street and 10th Street
- Pavement repair, storm sewer, sanitary sewer, water main, and traffic signal upgrades
- City has secured Iowa DOT funding for a portion of the project costs



Key Facts about Project

- Engineers Opinion of Probable Cost = $3,910,000
- Funding sources – Iowa DOT funding (3R) and General Obligation Bonds
- Bid Letting – February 8, 2023
- Construction: Starts in April 2023 with completion in late fall 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319.286.5896

CEDAR RAPIDS
City of Five Seasons®

CEDAR RAPIDS
City of Five Seasons®

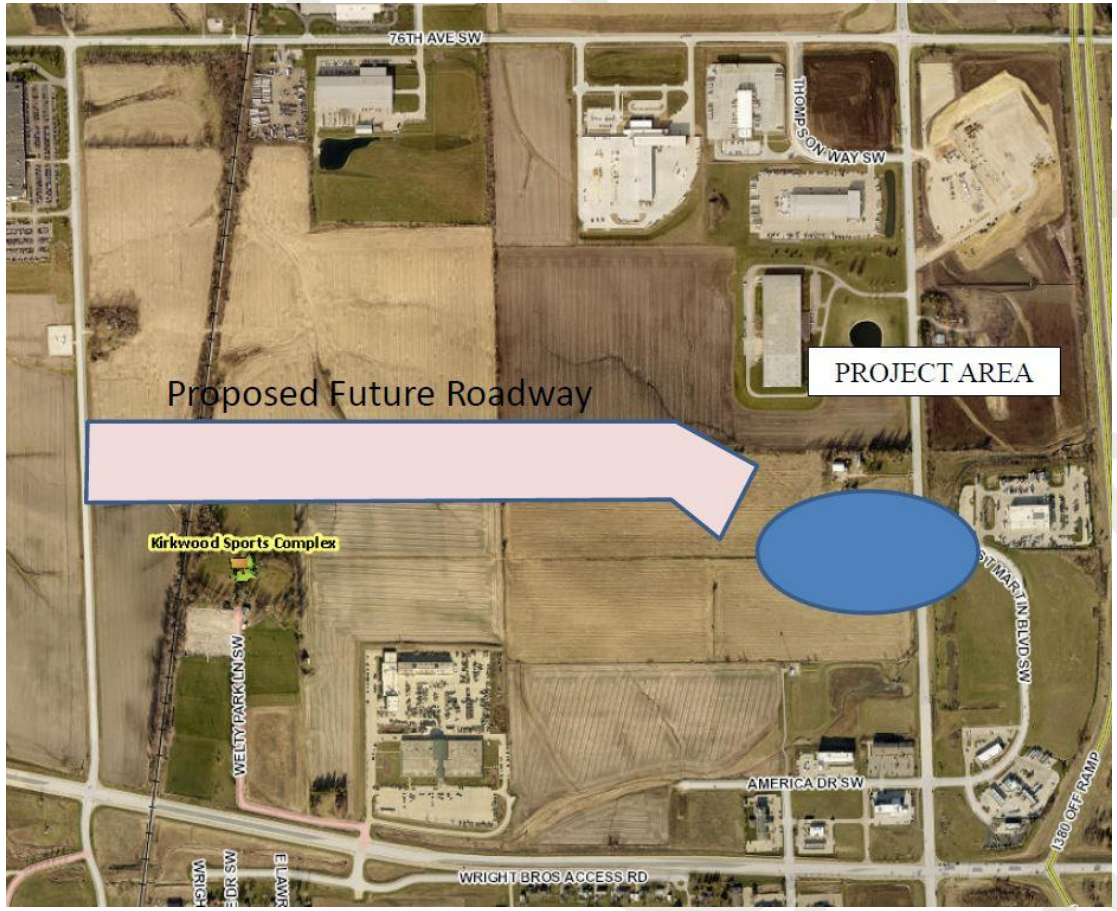
Agenda Item 9

Innovation Drive SW from 18th Street to 6th Street SW Roadway Construction Bid Package 2A

January 24, 2023

Key Facts about Project

- Project will complete Hoosier Creek relocation, water main, and grading in preparation for the main project bidding in April
- The project supports new development along the proposed roadway corridor



Key Facts about Project

- Engineers Opinion of Probable Cost = $600,000
- Funding source – TIF Bonds
- Bid Letting – February 1, 2023
- Construction scheduled to start in March 2023 with completion in summer 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319.286.5896

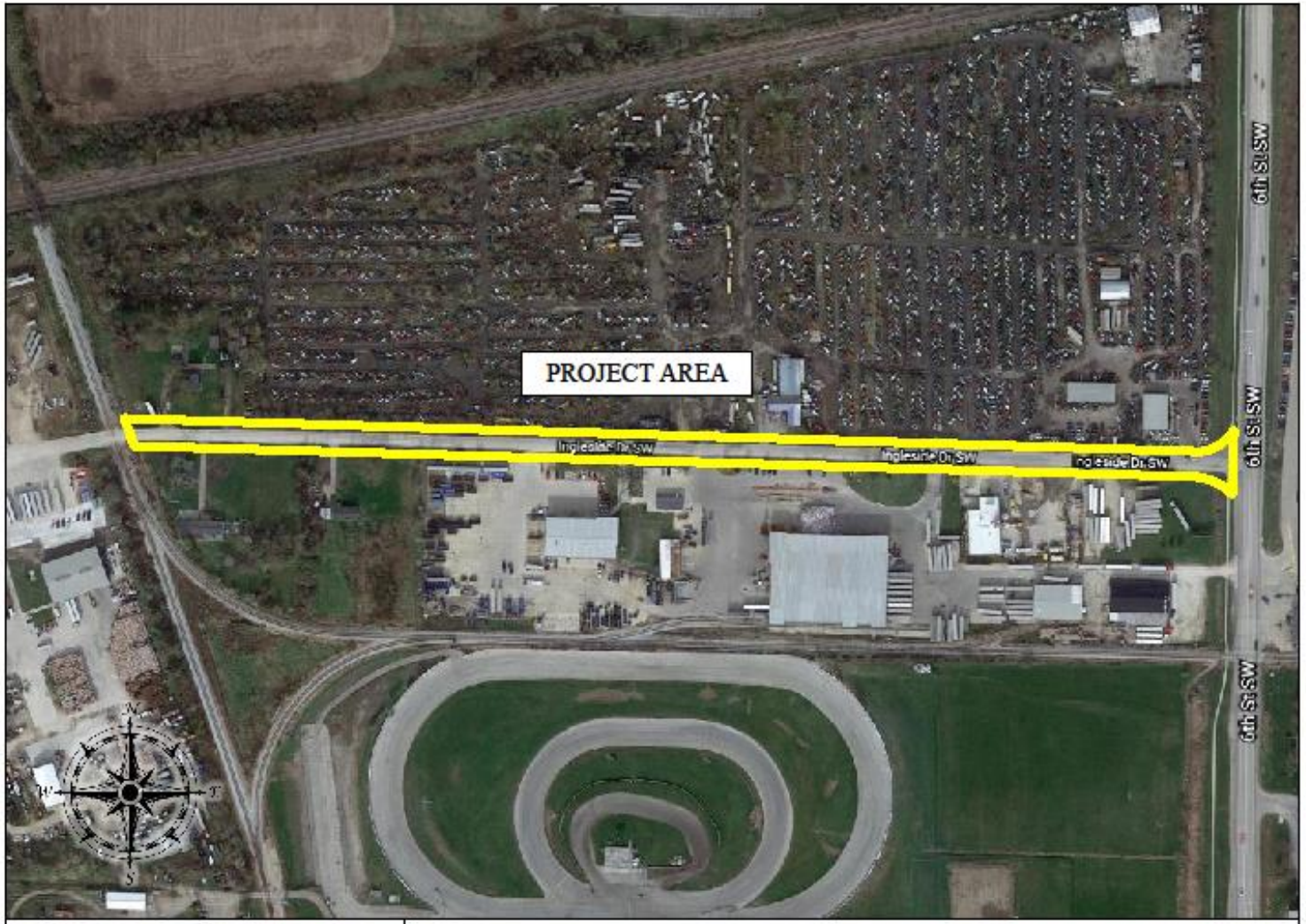
CEDAR RAPIDS
City of Five Seasons®

Agenda Item 10

Ingleside Drive SW Reconstruction Project

January 24, 2023

Project Location



Key Facts about Project

- Project includes street reconstruction, ditch regrading, subdrain, storm sewer, sanitary sewer installation, and water main relocation
- Engineers Opinion of Probable Cost - $2,610,000
- Bid Opening – February 8, 2023
- Construction Start – Spring of 2023
- Construction Complete – Fall of 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141

CEDAR RAPIDS
City of Five Seasons®

Agenda Item 11

26th Street SE from Meadowbrook Drive to Bever Avenue Project

January 24, 2023

Key Facts about Project

- Project includes roadway reconstruction, water main, sanitary sewer, and storm sewer installation, and ADA compliant sidewalks
- Engineers Opinion of Probable Cost - $2,180,000
- Bid Opening – February 1, 2023
- Construction Start – Spring of 2023
- Construction Complete – Fall of 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141

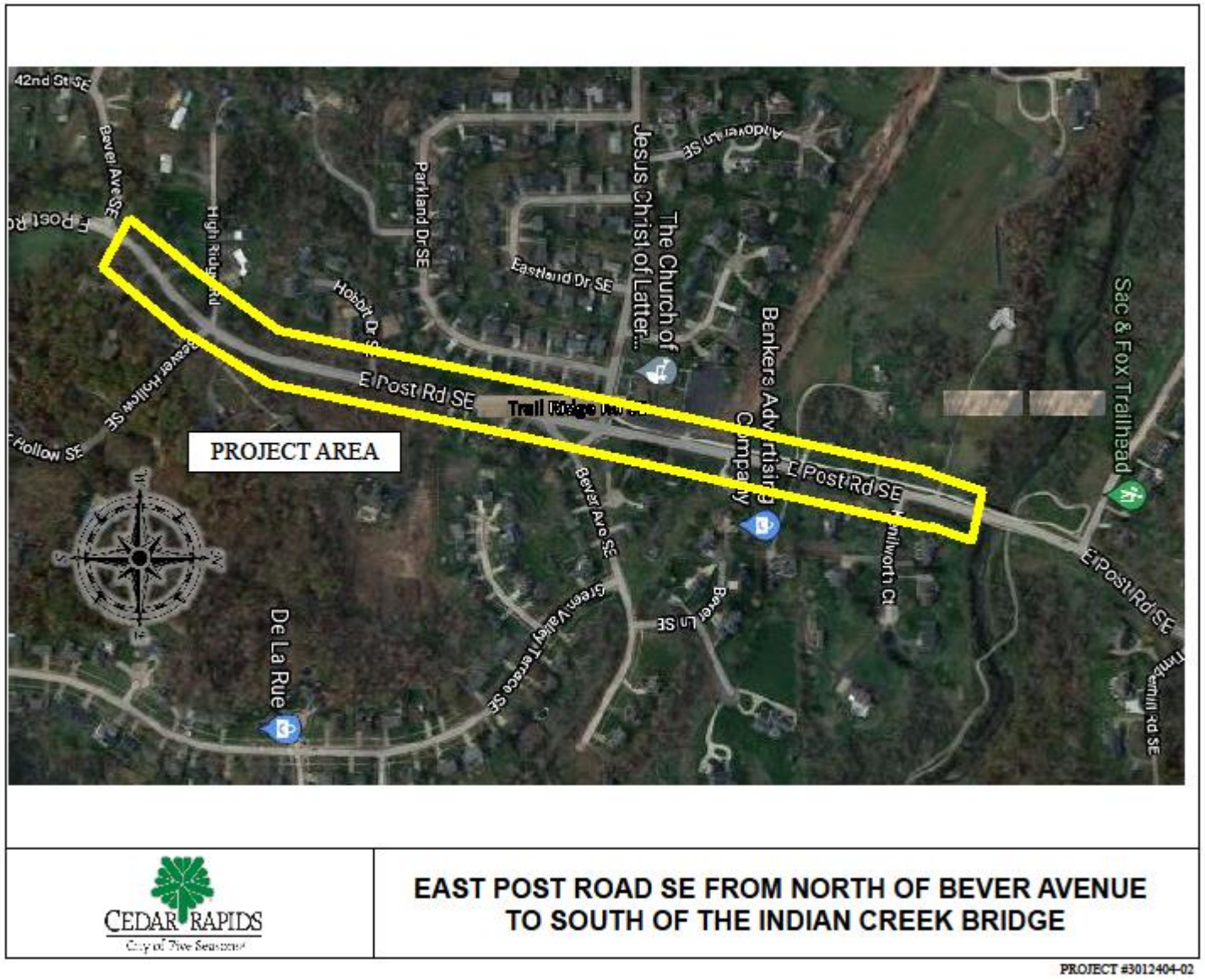
CEDAR RAPIDS
City of Five Seasons®

Agenda Item 12

East Post Road SE from North of Bever Avenue to South of Indian Creek Bridge Project

January 24, 2023

Project Location



Key Facts about Project

- Project includes pavement patching, asphalt resurfacing, concrete reconstruction, ADA compliant pedestrian ramps, removal and replacement of storm intakes
- Engineers Opinion of Probable Cost - $640,000
- Bid Opening – January 25, 2023
- Construction Start – Spring of 2023
- Construction Complete – Summer of 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141

CEDAR RAPIDS
City of Five Seasons®

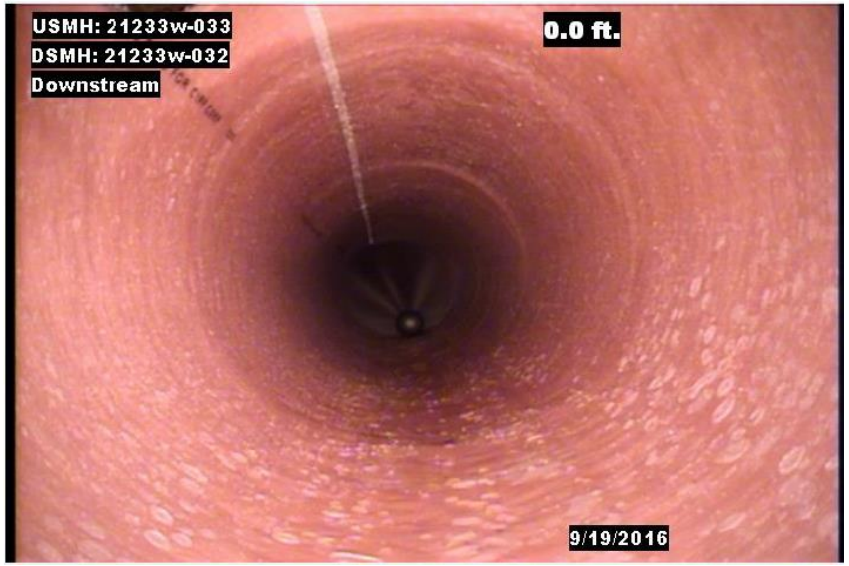
Agenda Item 13

FY23 Sanitary Sewer Lining Project Contract 655999-11

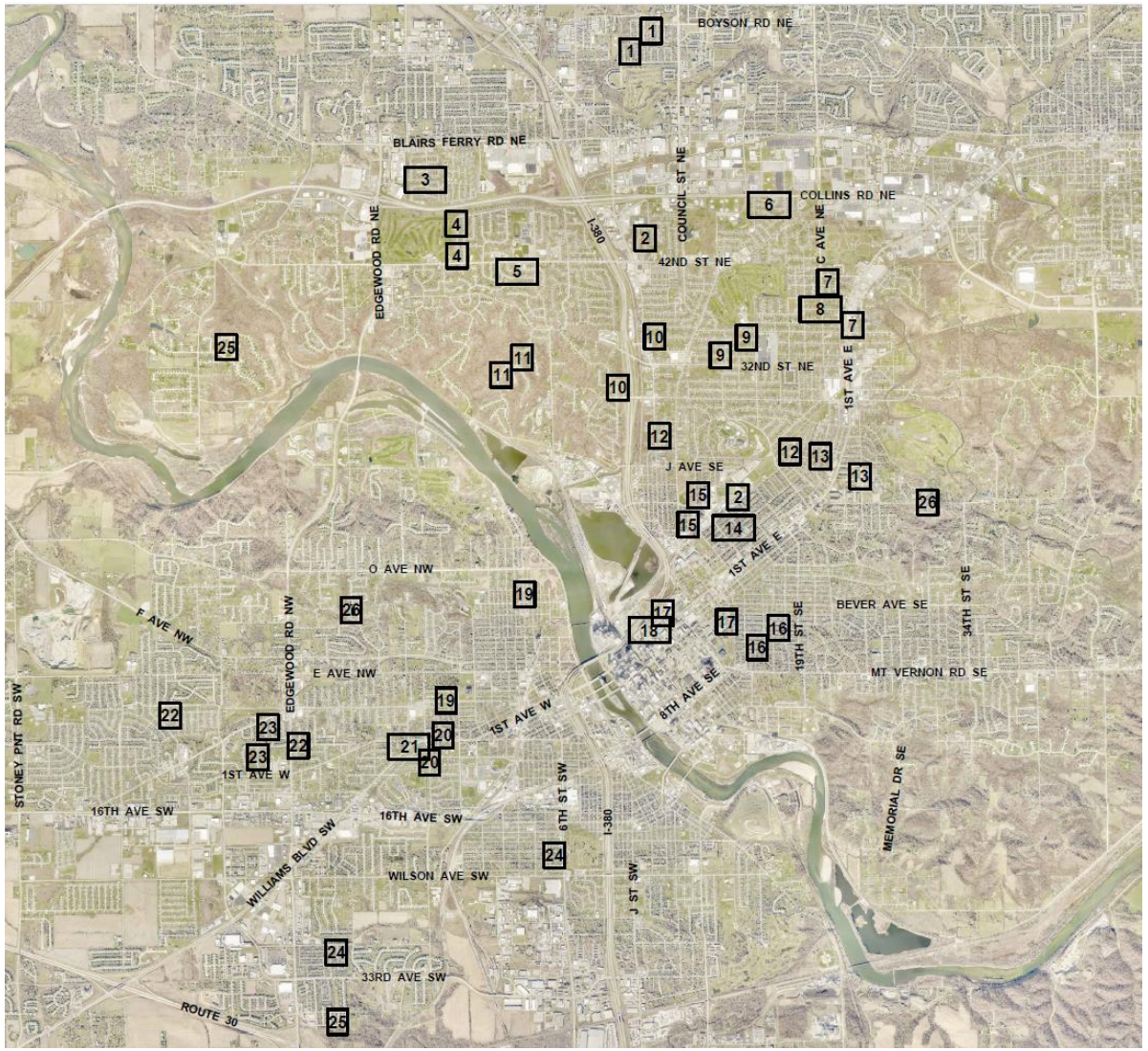
January 24, 2023

Project Summary

- Annual program to rehabilitate sanitary sewer with cured-in-place liner
- Approximately 1/3 cost of reconstruction
- Lining over 20,000 feet of 6 inch to 18 inch pipe
- Lining over 200 service pipe connections



Project Locations



Project Details

- Engineer's Opinion of Probable Cost - $1,500,000
- Bid Letting – February 8, 2023
- Construction – April 2023 through January 2024
- Minimal traffic impacts

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Ben Worrell, PE
Sewer Utilities Program Manager
b.worrell@cedar-rapids.org
319-286-5745

CEDAR RAPIDS
City of Five Seasons®

Agenda Item 34

Colonial Building Renovation Project

Report on Bids

January 24, 2023

Key Facts about Project

- Rehabilitation of former Colonial Building, 1500 2nd Ave SE

- Creation of 25 affordable housing units, 5 of which will be fully ADA accessible

Report on Bids

- Bids were received on January 18, 2023 as follows:
  - Garling Construction $5,124,000
  - Tricon General Construction, Inc. $5,440,000
  - Portzen Construction, Inc. $5,850,000
  - Woodruff Construction, Inc. $6,001,500

Awards anticipated to come before City Council on February 14, 2023

Presented by:

Sara Buck
Housing Services Manager
s.buck@cedar-rapids.org
319-286-5192

CEDAR RAPIDS
City of Five Seasons®

Agenda Item 35
Ushers Ferry Road NE from 42nd Street to Oak Creek Drive Project

January 24, 2023

Key Facts about Project

- Project includes pavement patching and asphalt resurfacing
- Joint project with Linn County
- Construction Start – Spring of 2023
- Construction Complete – Summer of 2023

Bid Results

Bids Opened January 18, 2023

L. L. Pelling Co., Inc., North Liberty, IA	$338,260.00

The Public Works Department recommends approval of the resolution to award the construction contract to L. L. Pelling Co., Inc., in the amount of $338,260.00.

Presented by:

Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141

CEDAR RAPIDS
City of Five Seasons®

Agenda Item 36
Downtown ADA Parking Improvements

January 24, 2023

Key Facts about Project

- Located along 5th Street and 6th Street between 1st Avenue and 4th Avenue
- 14 new accessible parking spaces
- Follows the downtown accessible parking plan

Bid Results

Bids Opened January 18, 2023 (7 bids)

• Pillar Inc., Nevada, IA	$157,669.50
• Ti-Zack Concrete, Inc., Le Center, MN	$162,806.09
• Bowker Mechanical Contractors, LLC, Cedar Rapids, IA	$186,214.46
• Midwest Concrete Inc., Peosta, IA	$208,413.70
• Boomerang Corp., Anamosa, IA	$248,233.70
• Shift Companies, LLC, Cedar Rapids, IA	$249,896.20
• Ryan Companies, US Inc., Cedar Rapids, IA	$251,201.99

The Public Works Department recommends approval of the resolution to award the construction contract to Pillar Inc.

in the amount of $157,669.50.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319.286.5896

CEDAR RAPIDS
City of Five Seasons®

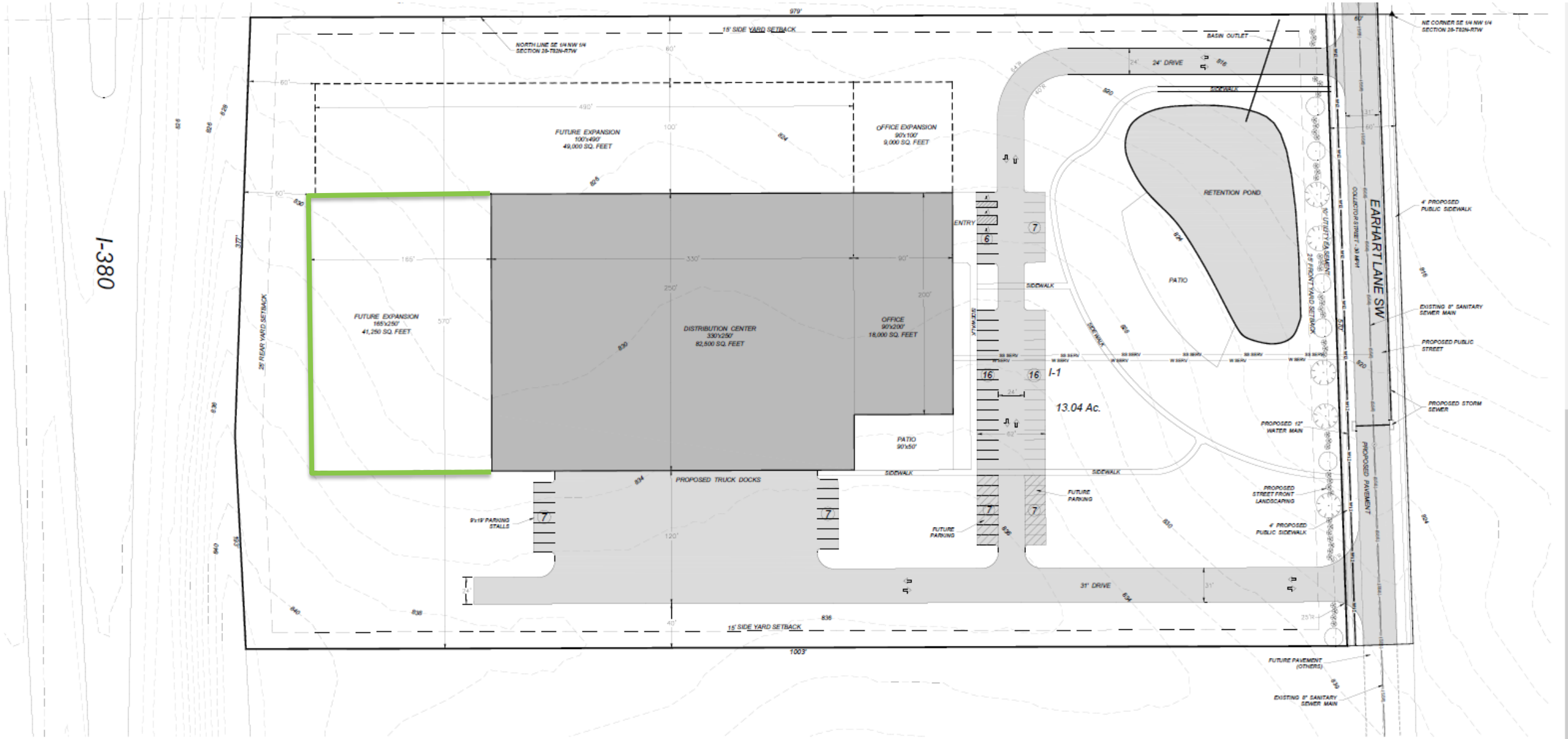
Agenda Item 37
Lil' Drug Store Products, Inc
Amendment to Development Agreement

January 10, 2023

Background

- May 23, 3017 City entered into a Development Agreement for construction of 104,000 square ft office and world headquarters at 9300 Earhart Ln SW
- Lil' Drug Products, LLC acquired company from Illinois and is consolidating business operations to Cedar Rapids
- 41,300 square ft expansion of existing building

41,300
SQ FT
Addition


I-380
979'
15' SIDE YARD SETBACK
NORTH LINE SE 1/4 NW 1/4 SECTION 28-T82N-R7W
NE CORNER SE 1/4 NW 1/4 SECTION 28-T82N-R7W
BASIN OUTLET
24' DRIVE
SIDEWALK
FUTURE EXPANSION 100'x490' 49,000 SQ. FEET
OFFICE EXPANSION 90'x100' 9,000 SQ. FEET
RETENTION POND
PATIO
ENTRY
SIDEWALK
FUTURE EXPANSION 165'x250' 41,250 SQ. FEET
DISTRIBUTION CENTER 330'x250' 82,500 SQ. FEET
OFFICE 90'x200' 18,000 SQ. FEET
25' REAR YARD SETBACK
I-1
13.04 Ac.
PATIO 90'x50'
PROPOSED TRUCK DOCKS
9'x19' PARKING STALLS
FUTURE PARKING
PROPOSED STREET FRONT LANDSCAPING
4' PROPOSED PUBLIC SIDEWALK
31' DRIVE
15' SIDE YARD SETBACK
1003'
EARHART LANE SW
COLLECTOR STREET - 3/4 MPW
80' UTILITY EASEMENT
25' FRONT YARD SETBACK
4' PROPOSED PUBLIC SIDEWALK
EXISTING 8" SANITARY SEWER MAIN
PROPOSED PUBLIC STREET
PROPOSED STORM SEWER
PROPOSED 12" WATER MAIN
PROPOSED PAVEMENT
FUTURE PAVEMENT (OTHERS)
EXISTING 8" SANITARY SEWER MAIN

FedEx

1
2

Development Agreement Amendment Terms

Term	Original Agreement	Amended Agreement
Minimum Investment	$12,000,000	$16,800,000
Employment	50	60
Minimum Improvements	104,000 sq ft	145,300 sq ft
Incentives	10-year, 75% (LEED Certification)	10-year, 75%