FY 2018 Budget Amendment
Budget Amendment Purpose

The adopted budget represents projections known at the time budget was created. The budget was created 18 months prior to the end of fiscal year 2018.

The State requires an amendment:

- if actual expenses will exceed originally budgeted amounts due to expenses that were not anticipated in the adopted budget
- to permit transfers of funds that were not included in the adopted budget
FY 2018 Budget Amendment

This budget amendment:

- reflects changes to original projections due to unanticipated revenue or expenses
- reflects changes to revenues or expenses for timing of transactions
- includes adjustments for accounting purposes
- includes transfers of funds
- does not impact property tax levies
## FY 2018 Amendment by Fund

<table>
<thead>
<tr>
<th>Fund</th>
<th>Revenue Change Increase/ (Decrease)</th>
<th>Expenditure Change Increase/ (Decrease)</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
<th>Net Change of Interfund Transfers Increase/ (Decrease)</th>
<th>Total Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Service Funds</td>
<td>207,546</td>
<td>904,841</td>
<td>(697,296)</td>
<td>(539,279)</td>
<td>(1,236,575)</td>
</tr>
<tr>
<td>General Fund</td>
<td>16,346,332</td>
<td>16,470,821</td>
<td>(124,488)</td>
<td>(52,375)</td>
<td>(176,863)</td>
</tr>
<tr>
<td>Trust &amp; Agency Funds</td>
<td>-</td>
<td>100,000</td>
<td>(100,000)</td>
<td>(100,000)</td>
<td>(200,000)</td>
</tr>
<tr>
<td>Capital Improvement Project Funds**</td>
<td>12,654,934</td>
<td>26,282,951</td>
<td>(13,628,018)</td>
<td>(471,993)</td>
<td>(14,100,011)</td>
</tr>
<tr>
<td>Debt Service Funds**</td>
<td>17,409,188</td>
<td>17,144,177</td>
<td>265,011</td>
<td>805</td>
<td>265,816</td>
</tr>
<tr>
<td>Enterprise Funds</td>
<td>4,510,963</td>
<td>(5,215,355)</td>
<td>9,726,318</td>
<td>(4,940,507)</td>
<td>4,785,810</td>
</tr>
<tr>
<td>Special Revenue Funds</td>
<td>1,059,336</td>
<td>2,606,460</td>
<td>(1,547,125)</td>
<td>6,103,350</td>
<td>4,556,225</td>
</tr>
<tr>
<td>Total</td>
<td>52,188,298</td>
<td>58,293,895</td>
<td>(6,105,597)</td>
<td>-</td>
<td>(6,105,597)</td>
</tr>
</tbody>
</table>

**Property tax supported
## Budget Amendment History

### Without Flood Recovery & Flood Control

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Adopted Budget Amount</th>
<th>Amendment Increase/ (Decrease)</th>
<th>Amended Budget Amount</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>379,252,742</td>
<td>44,313,659</td>
<td>423,566,401</td>
<td>11.68</td>
</tr>
<tr>
<td>2010</td>
<td>392,469,256</td>
<td>34,408,123</td>
<td>426,877,379</td>
<td>8.77</td>
</tr>
<tr>
<td>2011</td>
<td>376,754,699</td>
<td>125,828,348</td>
<td>502,583,047</td>
<td>33.40</td>
</tr>
<tr>
<td>2013</td>
<td>509,842,113</td>
<td>73,009,370</td>
<td>582,851,483</td>
<td>14.32</td>
</tr>
<tr>
<td>2014</td>
<td>419,466,019</td>
<td>39,230,691</td>
<td>458,696,710</td>
<td>9.35</td>
</tr>
<tr>
<td>2015</td>
<td>479,686,043</td>
<td>14,887,271</td>
<td>494,573,314</td>
<td>3.10</td>
</tr>
<tr>
<td>2016</td>
<td>458,159,594</td>
<td>75,828,211</td>
<td>533,987,805</td>
<td>16.55</td>
</tr>
<tr>
<td>2017</td>
<td>472,247,881</td>
<td>55,170,364</td>
<td>527,418,245</td>
<td>11.68</td>
</tr>
</tbody>
</table>

### With Flood Recovery & Flood Control

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Adopted Budget Amount</th>
<th>Amendment Increase/ (Decrease)</th>
<th>Amended Budget Amount</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>379,252,742</td>
<td>282,938,990</td>
<td>662,191,732</td>
<td>74.60</td>
</tr>
<tr>
<td>2010</td>
<td>751,955,937</td>
<td>(91,969,014)</td>
<td>659,986,923</td>
<td>(12.23)</td>
</tr>
<tr>
<td>2011</td>
<td>634,213,831</td>
<td>125,828,348</td>
<td>760,042,179</td>
<td>19.84</td>
</tr>
<tr>
<td>2012</td>
<td>623,439,122</td>
<td>76,726,737</td>
<td>700,165,859</td>
<td>12.31</td>
</tr>
<tr>
<td>2013</td>
<td>646,392,686</td>
<td>122,303,152</td>
<td>768,695,838</td>
<td>18.92</td>
</tr>
<tr>
<td>2014</td>
<td>501,547,558</td>
<td>103,162,296</td>
<td>604,709,855</td>
<td>20.57</td>
</tr>
<tr>
<td>2015</td>
<td>579,190,610</td>
<td>21,139,751</td>
<td>600,330,361</td>
<td>3.65</td>
</tr>
<tr>
<td>2016</td>
<td>513,180,305</td>
<td>97,237,737</td>
<td>610,418,042</td>
<td>18.95</td>
</tr>
<tr>
<td>2017</td>
<td>525,410,744</td>
<td>86,030,220</td>
<td>611,440,964</td>
<td>16.37</td>
</tr>
<tr>
<td>2018</td>
<td>516,093,543</td>
<td>58,293,895</td>
<td>574,387,439</td>
<td>11.30</td>
</tr>
</tbody>
</table>
General Fund

Highlight of budget amendment:
- Increases to revenue and expenditures to record the cost of service provided from administrative charges, the timing of grants and donations, for positions added or changed outside of the budget process, and for traffic enforcement cameras
- Increases for amphitheater revenue and expenditures with no net change to the general fund
- Adjustments for accounting purposes such as leave accrual, unemployment
- Increases for unanticipated expenses such as external services
- Increases for approved carryover including equipment and unspent FY 2017 library budget
- Increases for public safety health expenses
- Increase for Fire Department overtime for hiring and staffing during long term leaves

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Change Increase/ (Decrease)</th>
<th>Amended Revenue</th>
<th>Adopted Expenditures</th>
<th>Expenditure Change Increase/ (Decrease)</th>
<th>Amended Expenditure Budget</th>
<th>Net Change of Excess Revenue Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>86,744,153</td>
<td>16,346,332</td>
<td>103,090,486</td>
<td>120,101,662</td>
<td>16,470,821</td>
<td>136,572,483</td>
<td>(124,488)</td>
</tr>
</tbody>
</table>
## Enterprise Funds

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Change Increase/(Decrease)</th>
<th>Amended Revenue</th>
<th>Expenditure Change Increase/(Decrease)</th>
<th>Amended Expenditure Budget</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>208,291,136</td>
<td>4,510,963</td>
<td>212,802,099</td>
<td>234,583,301</td>
<td>(5,215,355)</td>
<td>229,367,946</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,726,318</td>
</tr>
</tbody>
</table>

**Highlight of budget amendment:**

- Amendment submitted by the Eastern Iowa Airport to decrease capital improvement project expenses, increase operating expenses; increase project and operating revenue
- Amendment submitted by Cedar Rapids Linn County Solid Waste Agency to decrease expenses and revenue
- Decrease in revenue bonds and expenses for utility areas based on timing of projects
- Changes to operating revenue and expenses for timing of transactions
- Increase in revenue and expenses for debt refinancing
- Request for increased funding from Venuworks for Ice Arena revenue shortfalls
Capital Project Funds

Highlight of budget amendment:
- Increase to issue general obligation bonds to fund agreement for 2\textsuperscript{nd} Avenue PCI parking ramp
- Various/increases decreases to revenues and expenses for timing of projects

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Increase/ (Decrease)</th>
<th>Amended Revenue</th>
<th>Adopted Expenditures</th>
<th>Expenditure Increase/ (Decrease)</th>
<th>Amended Expenditure Budget</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>23,309,063</td>
<td>12,654,934</td>
<td>35,963,997</td>
<td>71,916,975</td>
<td>26,282,951</td>
<td>98,199,926</td>
<td>(13,628,018)</td>
</tr>
</tbody>
</table>
## Internal Service Funds

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Change Increase/ (Decrease)</th>
<th>Amended Revenue</th>
<th>Expenditure Change Increase/ (Decrease)</th>
<th>Amended Expenditure Budget</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>53,589,294</td>
<td>207,546</td>
<td>53,796,840</td>
<td>53,896,847</td>
<td>904,841</td>
<td>54,801,688</td>
</tr>
</tbody>
</table>

### Highlight of budget amendment:
- Decrease in Joint Communication revenue and expenses for contractual expenses paid by E911 board
- Increase for timing of fleet vehicle and equipment purchases
- Increase in fleet operating expenses for loss on sale of inventory and for solid waste truck engine issues
## Debt Service Funds

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Change Increase/(Decrease)</th>
<th>Amended Revenue</th>
<th>Expenditure Change Increase/(Decrease)</th>
<th>Amended Expenditures</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>18,845,459</td>
<td>17,409,188</td>
<td>36,254,648</td>
<td>19,514,682</td>
<td>17,144,177</td>
<td>36,658,859</td>
</tr>
</tbody>
</table>

**Highlight of budget amendment:**

- Increase in revenue and expenses for debt refinancing
# Special Revenue Funds

<table>
<thead>
<tr>
<th></th>
<th>Adopted Revenue</th>
<th>Revenue Change</th>
<th>Amended Revenue</th>
<th>Expenditure Change</th>
<th>Amended Expenditure</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>63,790,608</td>
<td>1,059,336</td>
<td>64,849,944</td>
<td>15,540,521</td>
<td>2,606,460</td>
<td>(1,547,125)</td>
</tr>
</tbody>
</table>

Highlight of budget amendment:
- Increase in revenue and expenses for timing of transactions
- Increase in expenses for Neighborhood Finance Corporation
Trust & Agency Funds

<table>
<thead>
<tr>
<th>Adopted Revenue</th>
<th>Revenue Change Increase/(Decrease)</th>
<th>Amended Revenue</th>
<th>Expenditure Change Increase/(Decrease)</th>
<th>Amended Expenditure Budget</th>
<th>Net Change of Excess Revenue Over/(Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,234,737</td>
<td>-</td>
<td>21,234,737</td>
<td>539,555</td>
<td>100,000</td>
<td>639,555</td>
</tr>
</tbody>
</table>

Highlight of budget amendment:
- Increase in retiree health costs
Transfers

Highlight of budget amendment:
• To permit transfers between funds for timing of transactions/expenses

<table>
<thead>
<tr>
<th></th>
<th>Net Change of Interfund Transfers Increase/ (Decrease)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Service Funds</td>
<td>(539,279)</td>
</tr>
<tr>
<td>General Fund</td>
<td>(52,375)</td>
</tr>
<tr>
<td>Trust &amp; Agency Funds</td>
<td>(100,000)</td>
</tr>
<tr>
<td>Capital Improvement Project Funds**</td>
<td>(471,993)</td>
</tr>
<tr>
<td>Debt Service Funds**</td>
<td>805</td>
</tr>
<tr>
<td>Enterprise Funds</td>
<td>(4,940,507)</td>
</tr>
<tr>
<td>Special Revenue Funds</td>
<td>6,103,350</td>
</tr>
<tr>
<td>Total</td>
<td>-</td>
</tr>
</tbody>
</table>

**Property tax supported
Background

- April 10 – City Council authorized financial support of the Transamerica project under the Community Benefit Program
- Today – Public Hearing, Resolution & Ordinance to establish Urban Revitalization Area
Project Overview

- $40 million capital investment
- Renovation of the existing 320,000 sq. ft. Transamerica building
- Renovation of 160,000 sq. ft. facility which is currently vacant (former HIBU space)
- New 2-story, 51,300 sq. ft. addition to connect the two buildings – shared conference & amenity space
- Creation of a single campus for Transamerica & Aegon – 2,600 employees
FRONT ENTRANCE
LAKESIDE CAFETERIA VIEW
Community Benefit Program

- Urban Revitalization Tax Exemption – declining scale exemption of increased value (average 44% exemption)
- $28.2 million total taxes generated (10-year period)
  - $4.7 million exempted (10-year period)
  - $23.5 net taxes paid (10-year period)
Next Steps

➢ June 12  Second and Possible Third Reading - Ordinance establishing Urban Revitalization Area
Request for Proposal
101 3rd Avenue SE

City Council
May 22, 2018
Background

- Initiated a Request for Proposal in 2016-17 - three proposals were received
- Developer withdrew proposed project
- Interest from development community for the property
Requirements for Disposition

- 2 parcels acquired using Federal disaster recovery funds
- Disposition requirements:
  - Sale Price at Fair Market Value (appraisal)
  - Proceeds are reimbursed to Federal Program
  - Incorporation of flood mitigation measures (elevation, flood proofing, etc)
Development Objectives

- Financially viable redevelopment based on current market conditions
- Use of entire site for building footprint
- Multi-story design of no less than 5-stories
- Urban design that enhances the character of the neighborhood
- Preference for projects that include amenities and services, such as rooftop space and grocery store
Development Objectives

- Pedestrian level must be inviting with commercial or retail space and/or architectural treatments
- Coordination of parking needs with area property owners
- Preference for projects that incorporate housing options consistent with the Maxfield Housing Market Analysis
Evaluation Criteria

1. Developer Capacity and Project Feasibility
   - Capacity, experience, and capability of the Developer
   - Market feasibility
   - Financial feasibility
   - Timeline for redevelopment and built-out
Evaluation Criteria

2. Community Benefit
   - Quality of architecture
   - Innovative sustainability features building design
   - Inclusion of housing options

3. Economic impact
   - Overall project investment
   - Jobs created or retained
   - Amenities or services provided
## Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 16</td>
<td>City Council Development Committee</td>
</tr>
<tr>
<td>May 22</td>
<td>Public Hearing &amp; Resolution inviting proposals</td>
</tr>
<tr>
<td>Week of May 28</td>
<td>Informational Meeting</td>
</tr>
<tr>
<td>July 27</td>
<td>11:00 a.m. - Proposal Deadline</td>
</tr>
<tr>
<td>Week of August 1</td>
<td>Stakeholder panel review</td>
</tr>
<tr>
<td>August 14</td>
<td>City Council consideration of recommended proposal</td>
</tr>
</tbody>
</table>

*Bold* items denote City Council action
Public Hearing for Disposition of City-owned Parcel

May 22, 2018
• 0.21 acre parcel adjacent to Prairie Creek Generating Station
• Fence and fly ash pit encroach onto City parcel
• Disposition will remediate encroachment issue
Public Works Recommendation

Pass resolution to authorize disposition of 0.21 acre parcel to Iowa Electric Light and Power Company.

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
rrasmussen@cedar-rapids.org
319-286-5807
Public Hearing for Electric Line Easements

May 22, 2018
• Upgrading and rebuilding existing facilities in Czech Village
• 8 easements, all underground
• Accommodates 17th Avenue SW street project and Flood Control System
Public Works Recommendation

Pass resolution to authorize granting eight electric line easements to Interstate Power & Light Company.

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
rrasmussen@cedar-rapids.org
319-286-5807
3rd Avenue from 1st Street SW to West of 1st Street SE Pavement Rehabilitation
Pavement Improvements

Scope of Work Includes:

- Mill and resurface 3rd Ave from 1st St SW to Cedar River Trail (end of bridge)
- ADA ramps at 1st St SW
- Raised pedestrian crossing between Linn County Courthouse and Plaza Park
- Convert angled parking on bridge to parallel
- Protected bike lanes remain
- Bridge joint replacement
3\textsuperscript{rd} Avenue Improvements

2017
- Mill & resurface
- Sidewalk ramps
- Raised brick medians at intersections
- Protected bike lanes

\textbf{Summer 2018}
- Mill & resurface
- Sidewalk ramps
- Raised brick pedestrian crossing at Linn Co. Courthouse
- Protected bike lanes

\textbf{Fall 2018 or Spring 2019}
- Benches and raised planters with trees and plants in buffer zone between bike and parking lanes on bridge

\textbf{Summer 2019}
- Mill & resurface, bridge to 5\textsuperscript{th} St
- One-way to two-way conversion from 3\textsuperscript{rd} to 8\textsuperscript{th} and from 13\textsuperscript{th} to 19\textsuperscript{th}
- Upgrade railroad crossing
- Sidewalk ramps
- Raised brick medians at intersections and between bike and parking lanes from 5\textsuperscript{th} to 8\textsuperscript{th}
- Protected bike lanes to 8\textsuperscript{th} St then traditional to 19\textsuperscript{th}
Key Facts about Project

• Estimate - $1.46 M
• Bid opening – May 30\textsuperscript{th}
• Early Start Date – August, 2018 (after newbo evolve)
• Completion Date – November 2018

Presented by:
Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141
E Avenue NW from Hwy 100 to Stoney Point Road
Sidewalk, Pavement, and Drainage Improvement Project
May 22, 2018
Project Map

2018 Construction

2019 Construction

Project Includes:

- New pavement; curb and gutter
- Upgrade from rural street to urban street
- Sidewalk/Trail Preparation
- Roundabout at E Avenue and Stoney Point Road
Key Facts about Project

• Construction Cost Estimate – $5.72 M
• Bid Opening – June 6th
• Funding – Combination of Road Use Tax, Paving for Progress and Special Assessments
• Start Date – July, 2018
• Completion Date – September 2019
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, P.E.
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
# Center Point Road NE from 29th Street to 32nd Street Pavement Rehabilitation and Oakland Road NE from H Avenue to 32nd Street One-Way to Two-Way Conversion

### 3012148-06

**May 16, 2018**

**BIDS AS READ**

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Marion, IA</th>
<th>Alburnett, IA</th>
<th>Anamosa, IA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rathje Construction Company</td>
<td>Base Bid: $1,979,733.50</td>
<td>Alternate Bid: $1,010,332.43</td>
<td>Total Base Bid + Alternate Bid: $2,990,065.93</td>
</tr>
<tr>
<td>Pirc Tobin Construction, Inc.</td>
<td>Base Bid: $2,183,428.65</td>
<td>Alternate Bid: $1,075,236.10</td>
<td>Total Base Bid + Alternate Bid: $3,258,664.75</td>
</tr>
<tr>
<td>Boomerang Corp.</td>
<td>Base Bid: $2,392,798.92</td>
<td>Alternate Bid: $955,835.73</td>
<td>Total Base Bid + Alternate Bid: $3,348,634.65</td>
</tr>
</tbody>
</table>
Edgewood Rd NW Water Main Improvements from H Ave to Crestwood Dr NW Project
Project Background

- Projects include:
  - Replacement of water main
  - Concrete patching; Driveways
Bid Results

Edgewood Road NW Water Main Improvements
from H Avenue NW to Crestwood Drive NW
2016020-01
Bid Date: May 9, 2018

Pirc-Tobin Construction, Inc., Alburnett, IA $531,385.75
Rathje Construction Co., Marion, IA $616,265.88
BWC Excavating, LC, Solon, IA $617,369.00
Boomerang Corp., Anamosa, IA $619,374.00
Key Facts about Project

- Estimate - $590,000
- July 2018 – Begin construction
- November 2018 – Construction complete

Public Works recommends award of construction contract to Pirc-Tobin Construction, Inc.

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

#37 (Report & Resolution) NW Water Treatment Plant HVAC Improvements Project

Council Meeting
May 22, 2018
REPORT ON BIDS:

Five bids were received on May 9, 2018 for the NW Water Treatment Plant HVAC Improvements – Building 20 project (Contract No. 6250041-03).

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Office Location</th>
<th>Lump Sum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unzeitig Construction Company</td>
<td>Cedar Rapids, IA</td>
<td>$1,628,500</td>
</tr>
<tr>
<td>Tricon General Construction</td>
<td>Cedar Rapids, IA</td>
<td>$1,675,000</td>
</tr>
<tr>
<td>Woodruff Construction, LLC</td>
<td>Fort Dodge, IA</td>
<td>$1,718,000</td>
</tr>
<tr>
<td>WRH, Inc.</td>
<td>Amana, IA</td>
<td>$1,779,000</td>
</tr>
<tr>
<td>Portzen Construction</td>
<td>Dubuque, IA</td>
<td>$1,889,000</td>
</tr>
</tbody>
</table>

The engineer’s opinion of probable cost for the construction of this project was $1,890,000. A motion to post a Notice to Bidders as required by law and to publish a Notice of Public Hearing was approved by the City Council on April 11, 2018; a public hearing was held on April 24, 2018; and bids were opened on May 9, 2018.

The work is anticipated to begin in June 2018 and be completed in March 2019.

The Utilities Department – Water Division recommends awarding the contract to Unzeitig Construction Company in the amount of $1,628,500.
Consideration of a Future Land Use Map Amendment & Rezoning with a Preliminary Site Development Plan

804 44th Street SE
Future Land Use Map Amendment

City Council Criteria for Action:

• Is the amendment required to correct a technical mistake?

• Is the amendment consistent with the goals and objectives of the Comprehensive Plan?

• Will the amendment protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood?
Rezoning

City Planning Commission Criteria for Recommendation & Action:

• Consistent with the Future Land Use Map & Comprehensive Plan?
• Consistent with the characteristics of the surrounding area?
• Is the property suitable for all uses permitted in the proposed district?
• Will this protect from development that is out of scale with the existing neighborhood?
• Will facilities and services be available while maintaining adequate levels of service to existing development?
Aerial
804 44th Street SE – FLUMA & Rezoning

GENERAL INFORMATION:
- Property identified as “Urban Large Lot” on Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan
- Also located within Environmental Conservation Overlay
- Request to amend Future Land Use Map to “Urban Medium Intensity”
- Desire to rezone property to allow construction of a contractor shop
- Current zoning: R-1, Single Family Residence Zone District
- Requested zoning: I-1, Light Industrial Zone District

Preliminary Site Development Plan:
- Total site area – 29,270 s. f. / 0.67 acres
- Total proposed building area – 3,500 s. f.
- Total parking provided – 5 spaces (1 accessible space)

Proposed Changes/Other Items to Consider:
- Building height adjusted to approximately 21’ at roof peak
- 6’ to 8’ privacy fence between the proposed building & west property line
- 8’ fence extend further to the north & south.
- Reduced building size from 4,800 s. f. to 3,500 s. f.
- City Planning Commission voted 4 to 2 for approval on the FLUMA & 5 to 1 for denial on the rezoning request.
Land Use Typology Area
# 804 44th Street SE – FLUMA

<table>
<thead>
<tr>
<th>Allowed Uses (subject to location and compatibility standards)</th>
<th>Urban Large Lot</th>
<th>Urban Medium Intensity</th>
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</thead>
<tbody>
<tr>
<td>• Residential</td>
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<tr>
<td>• Public &amp; Civic Facilities</td>
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<td>• Neighborhood Commercial</td>
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<td>• Limited Industrial</td>
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</tbody>
</table>
Zoning
View of 44th Street SE coming off of Mt. Vernon Road
View driving down 44th Street SE
View driving down 44th Street SE
View driving down 44th Street SE (Roto-Rooter to the west of the Odell property)
View of site from 44th Street SE
View towards west from Odell property
View of Odell property
View towards east from Odell property
View from 727 Eleanor Ct SE
Site Plan
Building Rendering
Next Steps

- May 22, 2018 – City Council Action on FLUMA by Resolution
- May 22, 2018 – City Council-Possible 1st Reading of the Ordinance
- June 12, 2018 – Possible 2nd & 3rd Readings of the Ordinance
- June 16, 2018 – Ordinance published in The Gazette

Presented by:

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