Consideration of a Change of Zone with a Preliminary Site Development Plan

248 18th Street NW
General Information:

- Request to rezone 1.04 acres to the C-2 Zone District.
- Proposed development of gas station kiosk.
- Property identified as “Urban Medium-Intensity” on City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.
- The Preliminary Site Development Plan as submitted includes the following:
  - Site area – 45,337 s.f.
  - Proposed building size (excluding canopy) – 1,350 s.f.
  - Existing open space – 38,597 s.f. (85.1%)
  - Proposed open space – 26,887 s.f. (59.3%)
  - Storm water management provided via an onsite detention basin
Location
Street View
Renderings

1. NORTH ELEVATION
   Scale: 1/8" = 1'-0"

2. SOUTH ELEVATION
   Scale: 1/8" = 1'-0"

3. EAST ELEVATION
   Scale: 1/8" = 1'-0"

4. WEST ELEVATION
   Scale: 1/8" = 1'-0"
Rezoning Criteria for Consideration

1. Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
   • This property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map. This addition will maintain a transition from lower to higher intensity uses.

2. Is this consistent with the characteristics of the surrounding area?
   • Given the mix of uses in the area and the fact this is an expansion of an existing facility which provides neighborhood amenities, the proposed zoning and use is consistent with the characteristics of the surrounding area.

3. Is the property suitable for all uses permitted in the proposed district?
   • The site is suitable for all uses permitted in the C-2 Zone District.
Rezoning Criteria for Consideration

4. Will this protect from development that is out of scale with the existing neighborhood?
   - Screening, landscaped buffering and shielding of lighting will be requirements of this development.

5. Will facilities and services be available while maintaining adequate levels of service to existing development?
   - This parcel is located in an area that is currently provided with all facilities and services. A Traffic Impact Study will be required prior to approval of the administrative site plan.
Neighborhood Concerns

1. Higher crime
   - Hy-Vee’s gas stations are typically closed between 10:00 pm and 5:00 am. Limited hours, site lighting, small kiosk store with limited inventory and security cameras are not expected to attract more crime to the neighborhood.

2. Stormwater problems
   - A detention basin will be located between the site paving and adjacent properties. The basin will collect runoff from both onsite and neighboring lots. Runoff will not be blocked from entering the site nor diverted onto others’ properties.

3. Traffic
   - A Traffic Impact Study will be required at the time of Administrative Plan Review. The study will recommend any safety improvements to the adjacent streets and whether proposed driveway location is appropriate. Hy-Vee receives periodic semi traffic to stock the store. 2 additional tanker trucks are expected weekly.
4. Lighting and screening
   • A photometric lighting plan will be required as part of the City’s review process. All lighting would be down-cast and cut off per the City Ordinance.
   • Solid fencing will be added between residences and Hy-Vee to deter pedestrians from cutting through back yards.

5. Vacant Houses Condition & Use
   • CPC added condition to remove all three homes if rezoning is approved. Building Services is investigating to see if properties are being used by Hy-Vee for storage.
Next Steps

• September 11, 2018 – City Council Public Hearing & 1st Reading of an Ordinance

• September 25, 2018 – Possible 2nd & 3rd Reading of the Ordinance

• September 29, 2018 – Ordinance published in The Gazette

Presented by:
David Houg
Development Services
daveh@cedar-rapids.org
319.286.5168
Consideration of a Change of Zone

1718 Center Point Road NE
1718 Center Point Road NE

GENERAL INFORMATION:

- Request to rezone 1.4 acres to R-3 Zone District.
- Will allow existing structure to be used as a dwelling unit.
- Property is identified as “Urban Low-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.
Location
Aerial View
Rezoning Criteria for Consideration

1. Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
   • This property is identified as “Urban Low-Intensity” on the City’s Future Land Use Map. The requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

2. Is this consistent with the characteristics of the surrounding area?
   • The proposed zoning and use is consistent with the characteristics of the surrounding area, which includes mixed-use commercial/residential structures and single-family dwellings.

3. Is the property suitable for all uses permitted in the proposed district?
   • The site is suitable for all uses permitted in the R-2 Zone District.
Rezoning Criteria for Consideration

4. Will this protect from development that is out of scale with the existing neighborhood?
   • The proposed use as single family residential will consistent with development to the east, north and south.

5. Will facilities and services be available while maintaining adequate levels of service to existing development?
   • The property already has all necessary services and no changes are anticipated.
Next Steps

- September 11, 2018 – City Council Public Hearing & 1st Reading of an Ordinance
- September 25, 2018 – Possible 2nd & 3rd Reading of the Ordinance
- September 29, 2018 – Ordinance published in The Gazette

Presented by:
David Houg
Development Services
daveh@cedar-rapids.org
319.286.5168
Consideration of a Change of Zone W/Master Plan

North of 16th Ave. SW & East of 80th St. SW
Rezoning

City Council Criteria for Action:

• Consistent with the Future Land Use Map & Comprehensive Plan?
• Is this 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?
Location Map
General Information

- Property currently undeveloped agriculture land
- Property shown as “Urban Medium Intensity”-Proposed zoning/development is in accord.
- Applicant proposes to develop commercial, multi-family & single family
- PUD-1 Zoning District required Master Site Plan & then Final Site Plans for each phase of development
- Neighborhood meeting-July 30, 2018, no major issues or concerns
- The Master Site Plan as submitted includes the following improvements:
  - Total site area-72.3 acres.
  - Proposed areas by use:
    - Single Family 15 acres
    - Multi-Family 25.5 acres
    - Commercial Mixed Use 9.5 acres
    - Storm Water Management 3.5 acres
    - Green Space 4.5 acres
- Contemplated Phases-7
  - 2 access to 80th St. SW, 1 to 16th Ave SW and 3 future access to the east
- Requested Zoning Modifications:
  - Reduce size of single family dwelling from a minimum dimension of 22 feet to a minimum dimension of 20 feet for Row Houses
  - Reduce width at setback line from 25 feet to 20 feet for Row Houses
- Site Limitations:
  - Potential wetlands
  - Significant drainage ways
  - Shallow sanitary sewer along west side of site
Aerial Exhibit
Rezoning

City Council Criteria for Action:

• Consistent with the Future Land Use Map & Comprehensive Plan?
  • Property is Urban Medium Intensity on the FLUM. The requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

• Is this consistent with the characteristics of the surrounding area?
  • The proposed development plan is to building single family homes on the north end of the site adjacent to the existing single homes to the north & provide a transition from less intense uses to the north to more intense uses going south.
Rezoning

City Council Criteria for Action:

• Is the property suitable for all uses permitted in the proposed district?
  • The property has been identified as suitable for all uses being contemplated.

• Will this protect from development that is out of scale with the existing neighborhood?
  • Providing a transition from less intense uses to the north to more intense uses going south will be consistent with the existing development in the neighborhood and will protect existing neighborhood from nearby development at heights and densities that are out of scale.

• Will facilities and services be available while maintaining adequate levels of service to existing development?
  • Yes
Next Steps

- September 11, 2018 – City Council Public Hearing & Possible 1st Reading of the Ordinance
- September 25, 2018 – Possible 2nd & 3rd Readings of the Ordinance
- September 29, 2018 – Ordinance published in The Gazette

Presented by:
Vern Zakostelecky
Development Services Zoning Administrator
v.zakostelecky@cedar-rapids.org
319.286.5043
Consideration of a Change of Zone

1005 Blairs Ferry Rd. NE
Rezoning

City Council Criteria for Action:
• Consistent with the Future Land Use Map & Comprehensive Plan?
• Is this 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?
1005 Blairs Ferry Rd. NE

GENERAL INFORMATION:
- Request to rezone 1.73 acre parcel from I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District.
- Rezoning area former railroad property.
- No site plan provided as part of this application.
- Final use for site will be shown on Preliminary Site Development Plans reviewed & approved by City Planning Commission.
- City staff is working with applicant to establish recreational trail through Northtowne Market Development.
- Property identified as “Urban-High Intensity” on City’s Future Land Use Map City’s Comprehensive Plan.
Aerial View

SITE LOCATION
Rezoning Criteria for Consideration

1. Consistent with the Future Land Use Map & Comprehensive Plan?
   • This property is identified as “Urban High-Intensity” on the City’s Future Land Use Map. This property will be developed in conjunction with the overall Norhtowne Market Development.

2. Is this consistent with the characteristics of the surrounding area?
   • The proposed PUD-1 Zoning District is consistent with the overall development.

3. Is the property suitable for all uses permitted in the proposed district?
   • Yes, the location is suitable for all uses permitted in the PUD-1 Zoning District.
Rezoning Criteria for Consideration

4. Will this protect from development that is out of scale with the existing neighborhood?
   • The development of this site will be consistent with the surrounding area.

5. Will facilities and services be available while maintaining adequate levels of service to existing development?
   • This area is currently served by sanitary sewer, water, gas, electricity, police and fire protection and all other necessary services.
Next Steps

- September 11, 2018 – City Council public hearing & 1st reading of an ordinance
- September 25, 2018 – Possible 2nd & 3rd Reading of the Ordinance
- September 29, 2018 – Ordinance published in The Gazette

Presented by:

Vern Zakostelecky
Development Services Zoning Administrator
v.zakostelecky@cedar-rapids.org
319.286.5043
Public Hearing to Consider Vacation of Excess Right-of-Way

September 11, 2018
• To be conveyed to Czech Village Association
• For use as additional parking
• Easements will be granted to the City for utilities
Public Works Recommendation

Public hearing and first reading of ordinances to vacate public ways and grounds.

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
rrasmussen@cedar-rapids.org
319-286-5807
Background

- Lower Daniels Park – 940 Oakland Road NE.
- Public hearing was held August 28, 2018.
- Cost estimate was $150,000.
- Bids were received September 5, 2018.
- Project removes existing playground and replaces it with a new nature themed playground that focuses on inclusiveness.
Inclusive Design Elements

• Evaluation criteria places preference on universally accessible design.

• Required elements:
  - Ramped entrance to play structure.
  - Stand alone musical instruments.
  - Universally accessible swing/glider.
Wheel Chair Swing

Staff is researching a wheel chair swing that meets our normal specifications of ASTM and CPSC requirements for playground equipment.

Once an acceptable wheel chair swing has been identified we will determine the best location(s) to install within the park system.
## Bid Results

<table>
<thead>
<tr>
<th>Company</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Inclusive Recreation – Little Tikes</td>
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</tr>
<tr>
<td>Equipment (2 bids)</td>
<td>Bid #1 $85,313.22 base bid</td>
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<tr>
<td></td>
<td>Bid #2 $95,547.25 base bid</td>
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<tr>
<td>Cunningham Recreation – Gametime</td>
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<tr>
<td>Equipment (2 bids)</td>
<td>Bid #1 $103,253.13 base bid</td>
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<tr>
<td></td>
<td>Bid #2 $103,921.45 base bid</td>
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<tr>
<td>Fry and Associates – Playworld</td>
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</tr>
<tr>
<td>Equipment</td>
<td>Bid #1 $128,250.00 base bid</td>
</tr>
</tbody>
</table>
Next Steps

• Score bids based on a matrix.
• Scoring evaluation includes price, adherence to specifications, nature theme, inclusiveness.

Presented by:

Scott Hock
Parks and Recreation Director
s.hock@cedar-rapids.org
(319) 286-5739

Steve Krug
Landscape Architect
s.krug@cedar-rapids.org
(319) 286-5740
Electrical Distribution in Ellis Harbor

Reading of Bids
Electrical Distribution in Ellis Harbor

- Bids were issued on August 15th
- A prebid Meeting was held on August 27th
- The bids were due September 5th
- The estimated cost for the project is $328,000
# Electrical Distribution in Ellis Harbor

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Bid Amount</th>
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</thead>
<tbody>
<tr>
<td>Acme Electric Co.</td>
<td>$216,295</td>
</tr>
<tr>
<td>Nelson Electric Co.</td>
<td>$236,785</td>
</tr>
<tr>
<td>ESCO Electric Company</td>
<td>$269,000</td>
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<tr>
<td>Gerard Electric, Inc.</td>
<td>$280,510</td>
</tr>
<tr>
<td>Trey Electric Corp</td>
<td>$298,900</td>
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</tbody>
</table>
Electrical Distribution in Ellis Harbor

Acme Electric Co. is the lowest responsive, responsible bidder on said work and the City Purchasing Manager, & Facilities Maintenance Manager recommended that the City accept its Bid and award the contract to it.

Presented by:

Brent Schlotfeldt  
Facilities Maintenance Manager  
b.schlotfeldt@cedar-rapids.org  
319-286-5809

Steve Krug  
Landscape Architect  
s.krug@cedar-rapids.org  
319-286-5740
FY 2019 Sidewalk Repair Program – Contract No. 1

September 11, 2018
Bid Results

• Bid date: August 29, 2018

Possibilities Unlimited, LLC, Cedar Rapids, IA  $419,509.00
Hunt Construction Company, Cedar Rapids, IA  $425,744.00

• Cost Opinion: $440,000
The Public Works Department recommends award of the contract to Possibilities Unlimited, LLC in the amount of $419,509.00.

Presented by:
Brenna Fall, P.E.
CIP Program Manager
b.fall@cedar-rapids.org
319.286.5732
Cedar Rapids
Cedar River Flood Control System (FCS)–Financial Plan - Budget

Cedar Rapids City Council

September 11, 2018
## Cost Opinion Overview

<table>
<thead>
<tr>
<th></th>
<th>West</th>
<th>East</th>
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<tbody>
<tr>
<td>Walls and Leveses</td>
<td>$135,000,000</td>
<td>$190,000,000</td>
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<tr>
<td>Pump Stations and Gatewells</td>
<td>$85,000,000</td>
<td>$40,000,000</td>
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<tr>
<td>Real Estate Acquisition</td>
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<td>Sum</td>
<td>$240,000,000</td>
<td>$245,000,000</td>
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<tr>
<td><strong>8th Avenue Bridge and Edgewood Road Bridge Improvements</strong></td>
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<td>$65,000,000</td>
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<tr>
<td><strong>Total Cost</strong></td>
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<td><strong>$550,000,000</strong></td>
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</table>

*In 2017 Dollars*
Budget Overview

- Starting at $550 M and assume 3.5% inflation
- Total Project Cost = $750,000,000
## Budget Overview

- **Total Project Cost** = $750,000,000

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total Project Cost</td>
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<tr>
<td>Iowa Flood Mitigation</td>
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<td>US Army Corps of Engineers</td>
<td>-$117,000,000</td>
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<tr>
<td>Grants</td>
<td>-$ 15,000,000</td>
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<tr>
<td>City / Local Funds to date</td>
<td>-$ 9,000,000</td>
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<tr>
<td><strong>Remaining Funding Gap</strong></td>
<td><strong>$342,000,000</strong></td>
</tr>
</tbody>
</table>
Assumptions used for Budget

- **Construction Inflation** = 3.5% Annually
  - Based upon historical data 1990-2015

- **Project Timeline**
  - 15 years - Quickest timeline to complete flood control system (FCS)

- **Estimated taxable valuation growth per year.**
  - The financial plan assumes property tax valuation growth will average 2.5% over the next ten years. This is in line with the previous ten-year growth pattern for Cedar Rapids.
# Budget Overview

<table>
<thead>
<tr>
<th></th>
<th>Additional Bonding</th>
<th>Available from Annual Bonding</th>
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<tbody>
<tr>
<td>Local Funding Needed</td>
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<tr>
<td>City bonds issued thru 2019</td>
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<td>Local Funding remaining</td>
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<tr>
<td>FY 2020</td>
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<tr>
<td>FY 2021</td>
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<tr>
<td>FY 2022</td>
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<td>FY 2023</td>
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<td>FY 2026</td>
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<td>FY 2027</td>
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<td>FY 2028</td>
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<td>FY 2029</td>
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<tr>
<td>Local funding gap remaining after FY 2029</td>
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</table>
Flood Control System (FCS)

- 48 cents of every dollar spent will be from federal or state resources.
- If the project is delayed, construction cost will only increase, and the amount of non-local funding will continue to get smaller.
- Flood events continue to occur more frequently and interim protection is limited in effectiveness and costly.
- Flood insurance costs for citizens and businesses continue to increase.
Thank you

Questions?

Presented by:

Rob Davis, P.E.
Flood Control System Program Manager
RobD@cedar-rapids.org
319-286-5808

Casey Drew
Finance Director
c.drew@cedar-rapids.org
319-286-5097