AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, April 27, 2017@ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 618 14th Avenue SW (Conditional Use)

   Consideration of a Conditional Use for Communication Tower in I-1, Light Industrial Zone District as requested by Cedar Rapids Cellular Telephone, L.P. (Applicant) and NEC Enterprises. L.C. (Titleholder)
   Case No: COND-024557-2017; Case Manager: Dave Houg

2. Case Name: 1654 27th Street NW (Conditional Use)

   Consideration of a Conditional Use for Daycare in R-2, Single Family Residence Zone District as requested by Heather Deppe (Applicant) and Bevard Properties (Titleholder)
   Case No: COND-024619-2017; Case Manager: Dave Houg

3. Case Name: 2355, 2517 and 2519 16th Avenue SW (Conditional Use)

   Consideration of a Conditional Use for Outdoor Storage and Building Material Sales in C-3, Regional Commercial Zone District as requested by Knox Properties (Applicant/Titleholder)
   Case No: COND-024575-2017; Case Manager: Dave Houg

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 Betty Sheets at 319 286-5041 or email b.sheets@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
4. Case Name: 4600 Wilson Avenue SW (Preliminary Site Development Plan)

Consideration of a Preliminary Site Development Plan in a I-1, Light Industrial Zone District as requested by Eagles Landing, L.L.C. (Applicant) and Eagles Landing, L.L.C. and Hawkeye Land Co. (Titleholders)

Case No: PSDP-024574-2017; Case Manager: Dave Houg

5. Case Name: 626 1st Street SW (Rezoning)

Consideration of a change of zone from C-4, Central Business Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Gary Neurohr (Applicant/Titleholder)

Case Name: RZNE-024552-2017; Case Manager: Kirsty Sanchez

6. Case Name: 1519 1st Street SW (Rezoning with Preliminary Site Development Plan)

Consideration of a change of zone from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan as requested by Freund Rental Properties, L.L.C. (Applicant/Titleholder)

Case Name: RZNE-024579-2017; Case Manager: Kirsty Sanchez

7. Case Name: Westside of 12th Street NE between H Avenue NE and Brown Avenue NE (Rezoning and Major Preliminary Plat)

a. Consideration of a change of zone from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by Cedar Valley Habitat for Humanity (Applicant/Titleholder)

Case Name: RZNE-024622-2017; Case Manager: Vern Zakostelecky

b. Consideration of a Major Preliminary Plat in R-TN, Traditional Neighborhood Residence Zone District as requested by Cedar Valley Habitat for Humanity (Applicant/Titleholder)

Case Name: PRPT-024707-2017; Case Manager: Vern Zakostelecky
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: April 27, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Cedar Rapids Cellular Telephone, L.P.
Titleholder: NEC Enterprises LC

Location: 618 14th Avenue SW
Request: Consideration of a Conditional Use for a Communication Tower in an I-1, Light Industrial Zone District

Case Manager: Dave Houg, Plats & Zoning Conditions Coordinator
Case Number: COND-024557-2017

BACKGROUND INFORMATION:
This is to certify that the Development Services staff has examined the petition of Cedar Rapids Cellular Telephone, L.P. requesting Conditional Use approval for a Communication Tower for property at 618 14th Avenue SW and zoned I-1, Light Industrial Zone District.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area – 2.45 acres
- Existing office, shop, warehouses and associated drives and parking lot
- Proposed Lease Area – 15’ by 24’
- Proposed tower – 70’ monopole
- Proposed tower will be 258’ from residential properties to the south.
- Associated equipment includes:
  - Outdoor cabinets
  - 8’ corrugated steel fence

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

FINDINGS:

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:
1. That the conditional use applied for is permitted in the district within which the property is located.

*Staff Comments*: The conditional use as requested is permitted within the I-1, Light Industrial Zone District.

2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

*Staff Comments*: The Future Land Use Map of the City’s Comprehensive Plan designates the property and surrounding area as Urban Medium Intensity. The use proposed is allowed within this Land Use Typology Area (LUTA).

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

*Staff Comments*: The proposed tower will be located among existing industrial buildings and is not expected to have an adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

*Staff Comments*: An 8’ tall solid fence will surround the tower and associated equipment.

5. That adequate measure have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

*Staff Comments*: The property will be served adequately by the facilities and services present.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

*Staff Comments*: The tower is required to comply with all provisions of the Zoning Ordinance and the I-1 Zoning District, the staff recommended conditions and all other applicable codes and regulations, including the Noise Ordinance.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.
Staff Comments: The proposed communication tower will not create any additional traffic and the only facilities required are electrical service.

8. **The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)**

   Staff Comments: The plan is consistent with that previously approved.

9. **The Site Development Plan conforms to all applicable requirements of this Ordinance.**

   Staff Comments: A variance from required landscape planting will be requested from the Board of Adjustment.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following condition as recommended by Development Services should be considered:

**RECOMMENDED CONDITION:**

1. Required landscaping shall be provided or a variance must be obtained.
NORTH

PROPOSED COMPOUND LOCATION
(LOOKING NORTH)

EXISTING DOUBLE SWING ACCESS GATE
EXISTING DOOR

PROPOSED 4' WIDE ACCESS GATE TO BE RELOCATED
EXISTING DOUBLE SWING ACCESS GATE

EXISTING FENCE

PROPOSED 4' WIDE GATE TO BE RELOCATED
EXISTING DOUBLE-SWING ACCESS GATE

EXISTING SECURITY CAMERA ON EXISTING FENCE LINE; FINAL LENGTH TO BE DETERMINED APPROXIMATELY 100' FROM COMPOUND TO PROPERTY

FUTURE BUILDING

EXISTING GARAGE DOOR

EXPECTED CONSTRUCTION
PROPERTY OWNER REQUIRED PRIOR TO POST TO BE RELOCATED; COORDINATION WITH EXISTING SECURITY CAMERA ON EXISTING FENCE

CONSTRUCTION PERIOD

PROP PROPOSED UNDERGROUND UTILITY CONDUIT ROUTING; U.S. CELLULAR UTILITY EASEMENT C/L OF PROPOSED 20' WIDE STEEL FENCE LEASE AREA AND 8' TALL CORRUGATED

PROPOSED UNDERGROUND OPTIC SPLICE BOX

PROPOSED UNDERGROUND PROPOSED FIBER PAD

PROPOSED UNDERGROUND CONCRETE FILLED SEE PAGE E-2 FOR DETAILS

PROPOSED MULTI-METER UTILITY RACK WITH PPC CABINET AND LIGHTS

PROPOSED FIBER OPTIC SPLICE BOX

PROPOSED FIBER OPTIC SPLICE BOX

PROPOSED CONCRETE FILLED SEE PAGE E-2 FOR DETAILS

NOTE: PERSONNEL TO BE DRESSED IN HIGH VISIBILITY CLOTHING TO BE NOTIFIED PRIOR TO WORK BEGINS

PROPOSED 6' LONG U.S. CELLULAR ACCESS GATE

PROPOSED 4' WIDE ACCESS GATE

PROPOSED 24'-0" U.S. CELLULAR LEASE AREA AND FENCED COMPOUND

PROPOSED 15'-0" X 24'-0" U.S. CELLULAR LEASE AREA AND FENCED COMPOUND

PROPOSED 70'-0" MONOPOLE C-3 FOR DETAIL

PROPOSED 3'-0" U.S. CELLULAR EQUIPMENT TO FIRST ICE BRIDGE POST

GPS ANTENNA MOUNTED ICE BRIDGE; SEE PAGE A-2 FOR DETAILS

PROPOSED 1'-6" U.S. CELLULAR ACCESS GATE

PROPOSED NEW LOCATION OF TO BE AVOIDED
EXISTING GARAGE DOOR

EXISTING DOUBLE SWING ACCESS GATE

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1.0 SCOPE:

This section covers the requirements for the materials and the construction of site fencing.

2.0 SPECIAL REQUIREMENTS:

2.1 All fittings, hardware and steel members used for site area fencing, shall be hot-dipped galvanized (ASTM A153) or manufacturer's recommended methods.

2.2 All non-corrosive material shall be pre-approved by the project manager.

2.3 Corner posts shall be 4" O.D. schedule 40 galvanized pipe. Intermediary posts shall be 3" O.D. schedule 40 galvanized pipe.

2.4 All wood to be green pressure treated.

2.5 Any damage to galvanizing or non-corrosive coating during construction shall be repaired according to manufacturer's recommendations.

2.6 All hardware to follow manufacturer specifications.

3.0 FENCE POSTS:

3.1 Location of corner posts shall be determined from drawings and property lines installed by the surveyor and contractor. A line shall be not more than 6" off of the corner point. Corner posts shall be 14 inches (14") in diameter.

3.2 Corner posts shall be set within one inch (1") of dimensions indicated on the site plan.

3.3 Fence posts shall be vertically plumb in all planes within 1/2 inch (1/2").

3.4 Corner posts shall be set withing one inch (1") of dimensions indicated on the site plan.

3.5 Corner and gate post foundations shall be a minimum of six inches (6") below the frost line, whichever is greater, with minimum three inches (3") clearance between bottom of post and bottom of the hole.

3.6 Post foundations shall be level with corners and intermediaries shall be 8'-0" wide and uniformly spaced with a minimum of four feet (4') between posts. End posts shall be 10 inches (10") in diameter.

3.7 Line posts between corner and gate posts shall be equally spaced with a maximum of six feet (6') maximum spacing. Gate posts shall be 4'-0" wide (unless otherwise noted).

4.0 FENCE ENCLOSURE:

4.1 Enclosure backing rails to consist of 2" by 4" nominal green pressure treated planks, secured to steel gate frame with approved hardware, followed manufacturer's recommendations.

4.2 Gate frame to be constructed of 2" by 4" nominal green pressure treated planks, to be 1'-2" x 6" wide access gate. Gate frame to be constructed of 2" x 4" nominal green pressure treated backing rails secured to corner and gate post foundations with heavy duty butt hinges.

4.3 Gate hinges shall provide for 180 degree radius gate swing. Any hinge nuts shall be on the inside and double-nut to secure green pressure treated backing rails to steel gate frame with approved hardware.

4.4 Gated posts shall not be shared as a corner post.

4.5 Gated posts shall be 4'-0" wide (unless otherwise noted).

5.0 GATE:

5.1 Location of gate shall conform to the site plan. Gate size shall be 1'-2" by 6". Gates shall be fabricated to follow manufacturer's recommendations and specifications.

5.2 Gate frame to be constructed of 2" by 4" nominal green pressure treated planks, to be installed plumb and shall open and close freely.

5.3 Gate hinges shall provide for 180 degree radius gate swing. Any hinge nuts shall be on the inside and double-nut to secure green pressure treated backing rails to steel gate frame with approved hardware.

5.4 Gate frame to be constructed of 2" by 4" nominal green pressure treated planks, to be 1'-2" x 6" wide access gate. Gate frame to be constructed of 2" x 4" nominal green pressure treated backing rails secured to corner and gate post foundations with heavy duty butt hinges.

5.5 Gated posts shall not be shared as a corner post.

6.0 GENERAL NOTES:

6.1 All proposed fences shall be painted with sharp edges of siding and trim edges of compound profile view.

6.2 Latch with padlock on exterior gate (Granger @1XMN8 or equivalent).

6.3 Sharp edges of siding and trim edges of compound profile view.

6.4 Proposed corrugated top perimeter any exposed vertical edge of siding and trim edges of compound profile view.

6.5 Privacy fence detail - interior view.

6.6 All non-corrosive material shall be pre-approved by the project manager.

6.7 All hardware to follow manufacturer specifications. All hardware to follow manufacturer recommendations.
NOTE:

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH

NOTE:

SITE ELEVATION

ANTENNA PLATFORM ASSIGNMENT

TOWER PROFILE (SOUTH ELEVATION)
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: April 27, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Heather Deppe
Titleholder: Bevard Properties LC – Series 21
Location: 1654 27th Street NW
Request: Conditional Use approval for a Day Care Center in an R-2, Single Family Residence Zone District
Case Manager: Dave Houg
Case Number: COND-024619-2017

BACKGROUND INFORMATION:
The property consists of a single parcel containing a house. The applicant is requesting approval of a conditional use to allow a Day Care Center to operate from the dwelling. There are no proposed site changes.

The developed site includes the following:

- Site area – 8,880 s.f.
- Total building size – 1,169 s.f.
- Portion of building proposed for Day Care – 1,725 s.f.
- Parking required and provided – 3 spaces

FINDINGS:

Section 32.02.030.D. of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. That the Conditional Use applied for is permitted in the district within which the property is located.

   Staff Comments: A Day Care Center is permitted as a conditional use within an R-2, Single Family Residence zone district.
2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

*Staff Comments:* The Future Land Use Map of the City’s Comprehensive Plan designates the property and surrounding area as Urban Low Intensity. The use proposed is allowed within this Typology Area (LUTA).

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

*Staff Comments:* The daycare will be operated from a single-family residence. Substantial adverse effects from the conditional use are not expected for the adjacent neighborhood.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

*Staff Comments:* The property is expected to remain compatible with the immediate neighborhood. Solid screen fencing is provided for the play yard.

5. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

*Staff Comments:* The property is expected to continue to be served adequately by the facilities and services present.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

*Staff Comments:* The proposed use must comply with all standards for the R-2 Zone District.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

*Staff Comments:* The rear yard is entirely screened with solid wood fencing. The proposed use should not adversely affect surrounding properties.

**RECOMMENDED CONDITIONS:**

There are no recommended conditions from Staff.
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use

CPC Date: April 27, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Knox Properties
Titleholder: Knox Properties

Location: 2355, 2517 & 2519 16th Avenue SW
Request: Conditional Use approval for Building Materials Sales & Storage in a C-3, Regional Commercial Zone District

Case Manager: Dave Houg
Case Number: COND-024575-2017

BACKGROUND INFORMATION:
The property consists of 3 parcels containing commercial structures, security fencing, paving and drives. The applicant is requesting approval of a conditional use to allow sales and storage of plumbing supplies. An existing structure is proposed to be removed and 3 new structures are to be added.

The site development plan includes the following:

- Site area – 5.28 acres
- Existing building size – 21,450 s.f.
- Proposed buildings – 21,850 s.f.
- Parking required / provided – 110 spaces

FINDINGS:
Section 32.02.030.D. of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. That the Conditional Use applied for is permitted in the district within which the property is located.

   Staff Comments: Building Materials Sales & Storage is permitted as a conditional use within a C-3 Zone District.
2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: The Future Land Use Map of the City’s Comprehensive Plan designates the property and surrounding area as Urban Medium Intensity. The use proposed is allowed within this Typology Area (LUTA).

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

Staff Comments: The development is accessed via a Major Arterial street. Most improvements have existed for years. Substantial adverse effects from the conditional use are not expected for the adjacent neighborhood.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

Staff Comments: With the addition of a 6’ privacy fence for the proposed outdoor storage, the property is expected to remain compatible with the immediate neighborhood.

5. That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

Staff Comments: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve the site. Storm water quality will be required to meet metro standards.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

Staff Comments: The buildings and site are required to comply with all provisions of the Zoning Ordinance and the C-3 Zoning District, as well as all other applicable codes and regulations.

7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

Staff Comments: The project will be required to meet all applicable zoning requirements.

RECOMMENDED CONDITIONS:
There are no conditions recommended by staff.
STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: April 27, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Rick Stickle
Titleholder: Eagles Landing L.L.C.

Location: 4600 Wilson Avenue SW
Request: Consideration of a Preliminary Site Development Plan in an I-1, Light Industrial Zone District

Case Manager: David Houg, Development Services Department
Case Number: PSDP-024574-2017

BACKGROUND INFORMATION:

The property is currently developed with an existing parking lot. The applicant is applying for Preliminary Site Development Plan approval to construct a 52,500 s.f. building with a future 157,500 s.f. addition intended for outdoor storage and warehouse use with associated paving improvements.

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Urban Medium-Intensity” on the Future Land Use Map in the Comprehensive Plan, which allows for warehousing uses. The development will comply with all other applicable codes, regulations and approvals.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area – 39.39 acres
- Existing building size – 0 s.f.
- Proposed building size – 52,500 s.f. + 157,500 s.f. future addition
- Total parking required – 15 spaces
- Total parking provided – 173 spaces
- Access is from 20th Avenue SW.
- Storm water management is provided via 2 detention basins.
FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. The proposed changes to this application are consistent with the previous approved site plan for this property.

   Staff comments: The Site Development Plan is consistent with the previously approved Preliminary Plan for the property.

2. The Site Development Plan conforms to all applicable requirements of this Ordinance.

   Staff comments: The site development plan conforms to all applicable requirements of the City’s Zoning Ordinance and other applicable codes and regulations.

RECOMMENDED CONDITIONS:

There are no recommended staff conditions for this case.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: April 27, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Gary Neurohr
Titleholder: Gary Neurohr
Location: 626 1st Street SW
Request: Change of zone from C-3, Community Commercial Zone District, to PUD-2, Planned Unit Development Two Zone District with a Preliminary Site Development Plan
Case Manager: Kirsty Sanchez
Case Number: RZNE-024552-2017

BACKGROUND INFORMATION:
This is a request to rezone a 16,800 s.f. parcel from the C-3, Regional Commercial Zone District, to PUD-2, Planned Unit Development Zone District with a Preliminary Site Development Plan to allow the existing Victorian residence to be used for suite rentals and the brick cottage to be used for small events. The applicant also plans on constructing raised bed community gardens, an outdoor veranda and seating area, and an outdoor kitchen. The property is identified as “Urban-High Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The Preliminary Site Development Plan as submitted includes the following:
- Total lot size – 16,800 s.f.
- 2 existing buildings – 2,900 s.f. total
- 13 parking spaces provided

FINDINGS:
Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.
**Staff Comments:** This amendment is not to correct a technical mistake on the existing Zoning Map.

2. **Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

   **Staff Comments:** The subject property is shown as “Urban-High Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change is in accord with the FLUM and the Goals and Objectives of EnvisionCR.

   a) **FORM/USE/INTENSITY CHARACTERISTICS:**
      i. Residential densities from 8 to 40 units/acre are allowed.
         **Staff Comments:** Not applicable to this request.
      ii. Non-residential or mixed use FAR is maxed at 3.0.
         **Staff Comments:** The FAR is 0.17.
      iii. Shared parking is encouraged to reduce land used as parking areas.
         **Staff Comments:** The existing 13 space paved parking lot with one existing ADA space will be retained.
      iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.
         **Staff Comments:** Not applicable – no new construction.
      v. A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.
         **Staff Comments:** Not applicable – no new construction.

   b) **COMPATIBILITY CHARACTERISTICS:**
      i. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.
         **Staff Comments:** The immediate neighborhood includes an engineering firm, auto sales, an attorney’s office, and a parking lot.
      ii. Form and design rule and performance regulations address aesthetic and functional compatibility.
         **Staff Comments:** The form and design are compatible with the characteristics of the surrounding area.
      iii. Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
         **Staff Comments:** Not applicable to this proposal.
      iv. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.
         **Staff Comments:** Not applicable to request.
v. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

Staff Comments: Not applicable to this proposal – no new construction.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The amendment is consistent with the conditions of the surrounding area and the Future Land Use Map (FLUM).

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The property is suitable for the proposed uses.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: There is no new construction proposed. The surrounding neighborhood is zoned C-3, Regional Commercial Zone District, C-2, Community Commercial Zone District, RMF-2, Multiple Family Residence Zone District, and PUB, Public Zone District.

6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: Facilities and services are already in place. Adequate levels of services to the existing development will not be affected.

RECOMMENDED CONDITIONS:
If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. Any exterior changes, new construction, and signage will require review by the Kingston Village Design Review Technical Advisory Committee prior to the issuance of applicable permits.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date:        April 27, 2017
To:             City Planning Commission
From:           Development Services Department
Applicant:      Freund Rental Properties, LLC
Titleholder:    Freund Rental Properties, LLC
Location:       1519 1st Street SW
Request:        Consideration of a change of zone from R-3, Single-Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan
Case Manager:  Kirsty Sanchez
Case Number:   RZNE-024579-2017

BACKGROUND INFORMATION:
This is a request to rezone a 7,420 s. f. parcel located at 1519 1st Street SW from R-3, Single-Family Residence Zone District to RMF-1, Multiple Family Residence Zone District with a Preliminary Site Development Plan to allow both of the existing buildings to be used as homes. The property is identified as “Urban-Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The Preliminary Site Development Plan as submitted includes the following:
- Total lot size – 7,420 s. f.
- 2 existing homes – 2,104 s. f. total
- Total parking – 4 spaces provided

FINDINGS:
Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.
   Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.
2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

*Staff Comments:* The subject property is shown as “Urban-Medium Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change is in accord with the FLUM.

**a) FORM/USE/INTENSITY CHARACTERISTICS:**

i. **Residential densities from 4 to 24 units/acre are allowed.**

*Staff Comments:* 2 units proposed. Maximum allowed is 4.

ii. **Non-residential or mixed use FAR is maxed at 1.0.**

*Staff Comments:* Not applicable to request.

iii. **Shared parking is encouraged to reduce land used as parking areas.**

*Staff Comments:* The property is located in the Core Area so tandem parking is allowed and on-street parking in front of the property counts toward the minimum number of required parking spaces. There are 4 parking spaces proposed off the alley not counting the garage and 2 on-street parking spaces on 1st St. SW.

iv. **Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.**

*Staff Comments:* Not applicable – no new construction.

v. **A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.**

*Staff Comments:* Not applicable – no new construction.

**b) COMPATIBILITY CHARACTERISTICS:**

i. **Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.**

*Staff Comments:* The property is surrounded by single-family homes.

ii. **Form and design rule and performance regulations address aesthetic and functional compatibility.**

*Staff Comments:* The form and design are compatible with the characteristics of the surrounding area.

iii. **Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.**

*Staff Comments:* Not applicable to this proposal.

iv. **Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.**

*Staff Comments:* Not applicable to request.
v. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

Staff Comments: Not applicable to this proposal – no new construction.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The property is surrounded by single-family homes.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The property is suitable for the proposed use.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: Not applicable to this proposal – no new construction.

6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: Facilities and services are already in place. Adequate levels of services to the existing development will not be affected.

NEXT STEPS:

The City Planning Commission may approve the request as is, add conditions, or table the request (Chapter 32.02.020.1).
NOTES:
1. REGULAR PARKING SPACES ARE 10x19' AND HANDICAPPED SPACES ARE 8'X19'.
2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
3. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning Without a Preliminary Site Development Plan

CPC Date: April 27, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Cedar Valley Habitat for Humanity
Titleholder: Cedar Valley Habitat for Humanity
Plat Name: CVHFH College Park Project First Addition
Location: 921, 915 and 911 12th Street NE
Request: Consideration of a rezoning request from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager: Vern Zakostelecky
Case Number: RZNE-024622-2017

BACKGROUND INFORMATION:

The applicant is requesting approval of rezoning from R-3, Single Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District for property located at 921, 915 and 911 12th Street NE. These are previously preliminary platted lot, but the applicant has submitted an application for preliminary platting to reconfiguring the lots. Site plans for the individual lots will be submitted at the time of application for building permits.

The Preliminary Plat as submitted includes the following:
- Total site area is approximately .77 acres
- Total lots: 6 single-family home lots
- Density is approximately 7.5 dwelling units per acre

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.
2. **Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

*Staff Comments:* The subject property is shown as “Urban Medium-Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Typology Area (LUTA) should provide for:

a) **FORM/USE/INTENSITY CHARACTERISTICS:**
   i. Residential densities from 4 to 24 units/acre are allowed.
   *Staff Comments:* 6 single family homes on 0.77 acres will result in a density of 7.5 units/acre.

   ii. Non-residential or mixed use FAR is maxed at 1.0.
   *Staff Comments:* Not applicable to this request.

   iii. Shared parking is encouraged to reduce land used as parking areas.
   *Staff Comments:* Parking is not being shared.

   iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.
   *Staff Comments:* Sidewalks will be added/improved with development of the individual lots. The lots have street frontage on 12th St. NE, which is a residential collector street and alley access for garages.

   v. A high-connectivity grid pattern should be used to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.
   *Staff Comments:* The overall development has a high-connectivity grid pattern to expand viable locations for higher intensity land uses, resulting in greater integration of land uses.

b) **COMPATIBILITY CHARACTERISTICS:**
   i. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.
   *Staff Comments:* The property is surrounded by single-family homes with the exception of an office use across the alley.

   ii. Form and design rule and performance regulations address aesthetic and functional compatibility.
   *Staff Comments:* The proposed single-family homes will be designed to with form and design that will be compatible with the characteristics of the surrounding area.

   iii. Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
iv. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.

Staff Comments: Not applicable to this proposal.

v. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

Staff Comments: Not applicable to this request.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The surrounding area is mainly single residential with the exception of an office across the alley. As such, the proposed infill development is consistent with characteristics of the surrounding area.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The location is suitable for all uses permitted in the R-TN, Traditional Neighborhood Residence Zone District.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: The proposed single-family homes will be designed to with form and design that will be compatible with the characteristics of the surrounding area. Existing homes in the neighborhood are predominantly single-story and two-story.

6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: Facilities and services are already in place. Adequate levels of services to the existing neighborhood will not be affected.

RECOMMENDED CONDITIONS:
If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along Rushmore Drive NE adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
LEGAL DESCRIPTION
Lots 4, 5, 6, 7, 8, and 10, Block 16 College Park Addition to Cedar Rapids, Iowa

OWNER: CEDAR VALLEY HABITAT FOR HUMANITY
C/O JEFF CAPPS
350 6TH STREET SE
CEDAR RAPIDS, IOWA 52401

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

SCALE 1" = 100'

ZONING MAP
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: April 27, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Cedar Valley Habitat for Humanity
Titleholder: Cedar Valley Habitat for Humanity

Plat Name: CVHFH College Park Project First Addition
Location: 921, 915 and 911 12th Street NE

Request: Consideration of a Major Preliminary Plat in a R-3, Single Family Residence Zone District

Case Manager: Vern Zakostelecky
Case Number: PRPT-024707-2017

BACKGROUND INFORMATION:

The applicant is requesting approval of a Major Preliminary Plat for property located at 921, 915 and 911 12th Street NE. The property is zoned R-3, Single Family Residence Zone District, but the applicant has petitioned the City for rezoning to the R-TN, Traditional Neighborhood Residence Zone District. These are previously preliminary platted lot, but the applicant is reconfiguring the lots. The proposal is to subdivide the properties into 5 lots for future development of single-family homes.

The Preliminary Plat as submitted includes the following:
  • Total site area is approximately .65 acres
  • Total lots: 5 single-family home lots
  • Density is 7.7 dwelling units per acre

FINDINGS:

The City Planning Commission may review the application based on the following criteria:
1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.
Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan and consistent with the surrounding area. The development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. This designation allows a range of 4 to 24 dwelling units per acre. The proposed development would have a density of 7.7 units per acres, which is consistent with the goals and objective of the “Urban Medium Intensity” land use and will also comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:
If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The existing structures must be removed under appropriate permit and inspections conducted and approved.
2. Prior to final plat approval by Council, the existing structure shall be removed under appropriate permit and inspections conducted and approved. This includes review by the Historic Preservation Commission for structures 50-years old or older.
3. All lots shall conform to the zoning district requirements in effect at the time of final platting.