Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. **Case Name:** 715 First Avenue SW  (Conditional Use)
   Consideration of a Conditional Use for an outdoor service area in a C-3, Regional Commercial Zone District as requested by Ronald J Godwin Trust  (Titleholder).
   
   **COND-024985-2017 Case Manager: Dave Houg**

2. **Case Name:** 1140 Park Place NE  (Conditional Use)
   Consideration of a Conditional Use for an outdoor service area in a C-3, Regional Commercial Zone District as requested by Apple REIT Companies, Amy Kramer (Applicant).
   
   **COND-025096-2017 Case Manager: Dave Houg**

3. **Case Name:** 34 43rd Avenue SW  (Rezoning)
   Consideration of a change of zone from I-2, General Industrial Zone District to I-1, Light Industrial Zone District as requested by Beeline Product Corp, Valerie Burns (Applicant).
   
   **RZNE-025037-2017 Case Manager: Dave Houg**

4. **Case Name:** 411 6th Street SW  (Rezoning)
   Consideration of a change of zone from R-TN, Traditional Neighborhood Residence Transitional Zone District to RMF-2, Residential Multi-family Zone District as requested by NewBo Development Group, LLC (Applicant).
   
   **RZNE-025062-2017 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 Dani Blin at 319 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
5. Case Name: Vacant Lot North of Ellis Road and West of Covington Road NW (Preliminary Plat)
Consideration of a Preliminary Plat for Country Ridge Third Addition in an R-3, Single Family Residence Zone District as requested by Hall & Hall Engineers, Susan Fornash (Applicant) and Midwest Development Company (Titleholder).

PRPT-025075-2017 Case Manager: Jim Greene
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use with a Preliminary Site Development Plan

BOA Date: July 20, 2017
To: Board of Adjustment
From: Development Services Department
Applicant: Edgar Barrios / Hacienda Las Glorias
Titleholder: Ronald J Godwin Trust
Location: 715 1st Avenue SW
Request: Conditional Use (Outdoor Service Area) in a C-3 Zone District
Case Manager: Dave Houg
Case Number: COND-024985-2017

BACKGROUND INFORMATION:
This is to certify that the Development Services staff has examined the petition of Edgar Barrios dba Hacienda Las Glorias requesting approval of a Conditional Use for property at 715 1st Avenue SW and zoned C-3 Regional Commercial Zone District.

The applicant wishes to receive approval for an outdoor service area where alcohol can be served.

The submitted plan shows the following characteristics:

- Total lot size: 30,640 sq ft
- Building size: 4,490 sq ft
- Proposed area of outdoor service: 863 sq ft / 40 seats
- Parking required and provided: 50 spaces

The Police Department will provide inspections and work with the applicant to ensure that fencing meets their requirements for public safety.

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 C-3, Regional Commercial 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: This area is designated as Urban High Intensity on the City’s Future Land Use Map. Regional commercial uses are appropriate within this 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 effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding commercial area.

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 proposed service area’s design is expected to be compatible with the immediate neighborhood.

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: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve this site.

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 service area and site are required to comply with all provisions of the Zoning Ordinance and the C-3 Zoning District, the staff recommended conditions and 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 service area must comply with all applicable requirements of the Police Department for staffing and fencing.

8. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)
Staff Comments: This request is consistent with the previously-approved site development plan.

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

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32, The City’s Zoning Ordinance.

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

1. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the beer garden is staffed continually during normal business hours.
2. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. That the Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.
NOTES:
1) ALL PAVING/SIDEWALKS TO REMAIN OTHER THAN REMOVALS REQUIRED TO CONSTRUCT ADA COMPLIANT PARKING AND ACCESS.
2) ALL STANDARD PARKING SPACES ARE 9'x19'

ZONING INFORMATION
EXISTING ZONING: C-3
PROPOSED USE: RESTAURANT
FRONT YARD: NONE
REAR YARD: NONE
SIDE YARD: NONE
CORNER SIDE YARD: NONE
TOTAL SITE AREA: 30,640 SQ. FEET = 0.70 ACRES
BUILDING AREA: 4,490 SQ. FEET (INCL. COOLER AND CANOPY AREAS) - 14.7%
PAVED AREA: 131,032 SQ. FEET - 21.9%
TOTAL HARD SURFACE: 330,640 SQ. FEET - 100.0%
TOTAL PARKING SPACES REQUIRED:
RESTAURANT: 10/1,000 S.F. GFA = 34 (3,368 SQ. FT.)
OUTDOOR SERVICE AREA: 1/2.5 SEATS = 16 SPACES (40 SEATS)
SPACES REQUIRED = 50 SPACES
PARKING PROVIDED = 50 SPACES
TOTAL HANDICAP SPACES REQUIRED: 2 SPACES
TOTAL ADA PARKING PROVIDED = 2 SPACES (1 VAN ACCESSIBLE)

MAIN BUILDING AREA - 3,368 SF
COOLER - 259 SF
CANOPY AREA - 863 SF

CONDITIONAL USE FOR OUTDOOR SERVICE AND SEATING AREA WITH ALCOHOL.
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use with a Preliminary Site Development Plan

BOA Date: July 20, 2017
To: Board of Adjustment
From: Development Services Department
Applicant: Homewood Suites Cedar Rapids – North
Titleholder: Apple Ten Hospitality Ownership
Location: 1140 Park Place NE
Request: Conditional Use (Outdoor Service Area) in a C-3 Zone District
Case Manager: Dave Houg
Case Number: COND-025096-2017

BACKGROUND INFORMATION:
This is to certify that the Development Services staff has examined the petition of Homewood Suites requesting approval of a Conditional Use for property at 1140 Park Place NE and zoned C-3 Regional Commercial Zone District.

The applicant wishes to receive approval for an outdoor service area where alcohol can be served.

The submitted plan shows the following characteristics:

- Total lot size: 108,029 sq ft (2.48 acres)
- Building size: 19,866 sq ft
- Proposed area of outdoor service: approx. 450 sq ft / 14 seats
- Parking required: 95 spaces
- Parking provided: 97 spaces

The Police Department will provide inspections and work with the applicant to ensure that fencing meets their requirements for public safety.

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 C-3, Regional Commercial 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: This area is designated as Urban High Intensity on the City’s Future Land Use Map. Regional commercial uses are appropriate within this 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 effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding commercial area.

**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 proposed service area’s design is expected to be compatible with the immediate neighborhood.

**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: There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve this site.

**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 service area and site are required to comply with all provisions of the Zoning Ordinance and the C-3 Zoning District, the staff recommended conditions and 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 service area must comply with all applicable requirements of the Police Department for staffing and fencing.

**8. The Site Development Plan is consistent with the previously approved Preliminary**
9. The Site Development Plan conforms to all applicable requirements of this Ordinance.

Staff Comments: The site development plan conforms to all applicable requirements of Chapter 32, The City’s Zoning Ordinance.

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

1. That the current project is not complete and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the beer garden is staffed continually during normal business hours.

2. That the outdoor service area must have fencing. The fencing requirements, for an outdoor service area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas a specific fence design must be submitted and it will be evaluated on a case-by-case basis.

3. That the Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: July 20, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Bee Line Products Corp.
Titleholder: Bee Line Products Corp
Location: 34 43rd Avenue SW
Request: Consideration of a change of zone from I-2 to I-1
Case Manager: David Houg
Case Number: RZNE-025037-2017

BACKGROUND INFORMATION:
This a request to rezone property from I-2, General Industrial Zone District to I-1, Light Industrial Zone District as part of a subdivision of the property and construction of a building material storage structure.

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 the City’s Comprehensive Plan.

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

- Total site area – 22,103 s.f.
- Proposed building size – 2,100 sq ft
- Proposed hard surface area-5,260 s.f. (23.8%)
- Total parking required – 5 spaces
- Total parking provided – 5 spaces

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 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 the City’s Comprehensive Plan.

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

*Staff Comments:* The neighborhood is predominately an industrially-developed area with the exception of a mobile home court located to the south.

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

*Staff Comments:* The subject property is suitable for all uses permitted in the I-1 Zoning District, if determined by City Council to be appropriate.

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 2,100 s.f., 10’ tall storage building will not be out of character for the area.

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:* This parcel is located in an area that is currently served by sanitary sewer, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place.

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

*Staff Comments:* The proposed land use is a change from the previous residential use.

**RECOMMENDED CONDITIONS:**
Staff has no additional proposed conditions.
NOTES:
1) ALL PAVING/SIDEWALKS TO REMAIN OTHER THAN REMOVALS REQUIRED TO CONSTRUCT ADA COMPLIANT PARKING AND ACCESS.
2) ALL STANDARD PARKING SPACES ARE 9'x19'
3) PROPERTY IS CURRENTLY GRASS AND GRAVEL COVERED.

EXISTING ZONING: I-2
PROPOSED ZONING: I-1
PROPOSED USE: BUILDING MATERIALS AND STORAGE
MINIMUM LOT AREA: 20,000 SQ. FEET
FRONT YARD: 25 FEET
REAR YARD: 25 FEET
SIDE YARD: 15 FEET
CORNER SIDE YARD: 25 FEET
TOTAL SITE AREA: 22,103 SQ. FEET = 0.51 ACRES
BUILDING AREA: 2,100 SQ. FEET - 9.5%
PAVED AREA: 3,155 SQ. FEET - 14.3%
TOTAL HARD SURFACE: 330,640 SQ. FEET - 23.8%

TOTAL PARKING SPACES REQUIRED: 2/1,000 S.F. GFA + 1/5,000 OUTDOOR STORAGE AREA = 4.2 + 0 = 5 SPACES REQUIRED
(NO OUTDOOR STORAGE)

PARKING PROVIDED = 5 SPACES

TOTAL HANDICAP SPACES REQUIRED: 1 SPACES (1 VAN ACCESSIBLE)

TOTAL ADA PARKING PROVIDED = 1 SPACES (1 VAN ACCESSIBLE)

2,100 SQ. FEET
BUILDING INCLUDES OFFICE SPACE AND STORAGE AREA
BUILDING HEIGHT = 10 FEET

REZONE FROM I-2 TO I-1
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: July 20, 2017

To: City Planning Commission
From: Development Services Department

Applicant: NewBo Development Group, LLC
Titleholder: City of Cedar Rapids

Location: 411 & 415 6th Street SW & 438, 442 & 446 5th Avenue SW
Request: Consideration of a change of zone with a preliminary site development plan from R-TN to RMF-2

Case Manager: David Houg
Case Number: RZNE-025062-2017

BACKGROUND INFORMATION:
This is a request to rezone a 27,217 s.f. parcel from R-TN, Traditional Neighborhood Residence Transitional Zone District to RMF-2, Residential Multi-Family Zone District with a Preliminary Site Development Plan to allow for the construction of a 2-story 10 unit residential building. 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 – 27,217 sq. ft.
- Gross Floor Area – 5400 sq. ft.
- Total parking required/provided – 22 stalls
- Stormwater management will be provided via on-site 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. 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: The proposal includes 10 units. The maximum allowed is 25.
   
   ii. Non-residential or mixed use FAR is maxed at 3.0.
      Staff Comments: The FAR is 0.4
   
   iii. Shared parking is encouraged to reduce land used as parking areas.
      Staff Comments: Shared parking is not proposed, but the project is located in the core of the city and meets requirements for several core area parking reductions.
   
   iv. Should generally have good access to freeways, highways arterials & transit, while still being designed around pedestrians.
      Staff Comments: The site has access to 6th Street SW, a major arterial. Sidewalks already exist in the area.
   
   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.

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 features a mix of single-family residential and commercial uses.
   
   ii. Form and design rule and performance regulations address aesthetic and functional compatibility.
      Staff Comments: The form and design is compatible with the characteristics of the surrounding area. The design meets the Kingston Overlay District Standards.
   
   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 this proposal.
v. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.

Staff Comments: The proposed development will improve the existing aesthetics onsite. The area provides a mix of uses that will be readily available to residents of the proposed development.

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 characteristics 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 location is suitable for all uses permitted in the RMF-2, Residential Multi-Family 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 2-story structure is in line with the heights of adjacent properties. The density will be higher than the adjacent single-family development.

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 CONDITION:

If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following condition as recommended by Staff should be considered. The City Planning Commission may decide to include conditions prior to a recommendation of approval.

1. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: July 20, 2017

To: City Planning Commission
From: Development Services Department

Applicant: Susan Forinash, Hall & Hall Engineers
Titleholder: Midwest Development Co.

Plat Name: County Ridge 3rd Addition
Location: N/O Ellis Rd. NW; W/O Covington Rd. NW
Request: Consideration of a Revised Major Preliminary Plat in a R-3, Single Family Residence Zone District

Case Manager: Jim Greene
Case Number: PRPT-025075-2017

BACKGROUND INFORMATION:
The applicant is requesting approval of a Revised Major Preliminary Plat for land located on Ellis Rd. NW. The property is zoned R-3, Single Family Residence Zone District. The proposal is to subdivide the property into 145 lots for future development of single-family homes.

The Preliminary Plat as submitted includes the following:
- Total site area is approximately 55.0 acres
- Total lots: 145 single-family home lots
- Density is 0.4 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. The development area is shown as “Urban Low Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The designation allows a range of 2 to 12 dwelling units per acre. The proposed development would have a density of 0.4 units per acres, which is consistent with the goals and objective of the “Urban Low 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. That, WITH RESPECT TO SANITARY SEWER FACILITIES PROVIDING SERVICE TO THIS SITE, the following shall apply:
   A. The property owner shall be responsible to extend sanitary sewer to service this site at the time of platting, or at such time as service is required, whichever occurs first.
   B. There shall be no service connections to sanitary sewer mains on this site considered excessively deep, as determined by the City Engineer.
   C. All sanitary sewer facilities shall be constructed by the property owner in accordance with improvement plans approved by the City Engineer.

2. That, AS PART OF FINAL PLAT SUBMITTALS TO THE CITY COUNCIL, the property owner shall be responsible to complete the following:
   A. That, the property owner shall submit a signed Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement for street improvements in Ellis Road adjoining this site. The property owner shall be responsible for one half the cost of design and construction of a 28’ wide pavement and associated improvements for Ellis Road adjoining Country Ridge Additions.
   B. Submittal of a signed Concrete Pavement Petition and Assessment Agreement for future improvements in Covington Road adjoining this site.
   C. Submittal of a signed Agreement for the dedication of easements for recreational trails in accordance with the Bikeways Map (2015 Trails Plan Update) adopted by City Council Resolution No. 0727-05-15, dated May 26, 2015. The dedication of easements will occur at such time as deemed necessary by City Council along Ellis Road and Covington Road adjoining the entire site.

3. That, proposed sidewalk improvements in this development shall be constructed in compliance with ADA Standards. Handicap ramps shall be placed so as to not conflict with driveway locations. No drives shall be allowed across the street from sidewalk ramps.

4. That, the improvements proposed as part of this development shall be designed in accordance with the Cedar Rapids Metropolitan Area Engineering Design Standards.
5. That, if storm water management (including water quality provisions) cannot be met according to City Design Standards and the Cedar Rapids NPDES (National Pollutant Discharge Elimination System) Permit, on the approved preliminary plat, the property owner shall be responsible to submit to the City a revised preliminary plat meeting storm water management requirements.

6. That, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures,

OR,

The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.

7. That 50 feet of half-street right-of-way be dedicated for Ellis Road NW at the time of final platting.

8. That access control be established such that direct access to Ellis Road from individual numbered lots is prohibited.
REVISED PRELIMINARY PLAT
FOR
COUNTRY RIDGE THIRD ADDITION
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

LEGAL DESCRIPTION

GENERAL NOTES

APPLICANT

OWNER

STREET CLASSIFICATIONS

DIMENSIONAL STANDARDS