AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, November 30, 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: Vacant land East of 16th Avenue SE Extension & South of 5th Street SE (Rezoning)
   Consideration of a Rezoning from R-3D, Two Family Residence Zone District and I-2, General Industrial Zone District to C-3, Regional Commercial Zone District as requested by Hatch Development Group (Applicant) and St. Wenceslaus Church (Titleholder).

   RZNE-025770-2017; Case Manager: Kirsty Sanchez

2. Case Name: 6420 Rockwell Drive NE (Rezoning)
   Consideration of a Rezoning from O-S, Office/Service Zone District to RMF-1, Residential Multi-Family Zone District as requested by Anthony Properties Realty, Inc. (Applicant) and Ridgemark Land Investors, L.C. (Titleholder).

   RZNE-025774-2017; Case Manager: Dave Houg

3. Case Name: 6025 Ridgemark Drive NE (Rezoning)
   Consideration of a Rezoning from C-2, Community Commercial to RMF-1, Residential Multi-Family Zone District as requested by Anthony Properties Realty, Inc. (Applicant) and Barb Eganhouse (Titleholder).

   RZNE-025775-2017; 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 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
4. Case Name: 2850 16th Avenue SW (Preliminary Site Development Plan)  
Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by D & D Real Estate Holdings, LC (Applicant)  

_PSDP-025309-2017; Case Manager: Dave Houg_

5. Consideration regarding conformity of the proposed 20th Ave SW Urban Renewal Area Plan with EnvisionCR, the City’s Comprehensive Plan  

_Presenter: Caleb Mason, Community Development_

6. Consideration regarding the conformity of the proposed Muirfield SW Urban Renewal Plan with EnvisionCR, the City’s Comprehensive Plan  

_Presenter: Caleb Mason, Community Development_

7. CPC Work Plan  

_Presenter: Seth Gunnerson, Community Development_

__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 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.__
BACKGROUND INFORMATION:
The applicant is requesting to rezone approximately 2.5 acres to allow for the construction of a mixed-use housing project geared towards artists and entrepreneurs. The property is identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. A site plan is not included with the request. A Preliminary Site Development Plan showing site and building design details will be required prior to the issuance of any building permits.

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 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 surrounding properties are zoned I-2, General Industrial Zone District, R3-D, Two-Family Residential Zone District, and C-3, Regional Commercial. The proposed development fits in with the characteristics of the surrounding neighborhood.

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 C-3, Regional Commercial 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 development will be five stories and include 109 residential units. The units will be a mix of studios and one- and two-bedroom units. The proposed building will be in line with the size and scale of housing in the neighborhood and proposed future 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: All 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.

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

Staff Comments: Not applicable to request. This is a rezoning without a Preliminary Site Development Plan. A Preliminary Site Development Plan showing site and building design details will be required prior to the issuance of any building permits.

8. The Site Development Plan conforms with all applicable requirements of Chapter 32 with all applicable requirements as modified by a request for an Administrative Adjustment meeting.
Staff Comments: Not applicable to request. This is a rezoning without a Preliminary Site Development Plan. A Preliminary Site Development Plan showing site and building design details will be required prior to the issuance of any building permits.

RECOMMENDED CONDITIONS:

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

1. That future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning w/ a Preliminary Site Development Plan

CPC Date: November 30, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Anthony Properties Realty, Inc.
Titleholder: Ridgemont Land Investors, L.C.
Location: 6420 Rockwell Drive NE
Request: Change of zone from O-S, Office/Service Zone District to RMF-1, Multiple Family Residence Zone District.
Case Manager: David Houg, Development Services Department
Case Number: RZNE-025774-2017

BACKGROUND INFORMATION:
This is a request to rezone a vacant parcel from the O-S Zoning District to the RMF-1 Zone District to allow for development of a 99 unit multi-family residential complex (3 3-story buildings). The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The accompanying Preliminary Site Development Plan as submitted includes the following proposed improvements:

- Total lot area – 9.01 acres
- Total building area – 40,255 sf (10.2%)
- Proposed paving – 70,511 sf (18.0%)
- Proposed open area – 281,710 sf (71.8%)
- Total parking provided – 173 spaces (reduced parking variance granted)
- Storm water will be conveyed to management 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 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 and the Goals and Objectives of the City’s Comprehensive Plan. At 11 units per acre, the proposed density is in line with the prescribed 4 – 24 units per acre.

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

Staff Comments: Surrounding properties are a mix of office uses, a multi-family development and assisted-living facilities.

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-1, Multi-Family Residential 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 rezoning will be in line with the size and scale of housing in the neighborhood and contemplated future development. The proposed development should result in an enhancement to the neighborhood.

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: A traffic impact study will be required with the Administrative Site Development Plan due to 183 total units between the Rockwell and Ridgemount developments. All other facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

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

Staff Comments: This provision is not applicable.

RECOMMENDED CONDITIONS:
There are no additional recommended conditions from Staff.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning w/ a Preliminary Site Development Plan

CPC Date: November 30, 2017
To: City Planning Commission
From: Development Services Department
Applicant: Anthony Properties Realty, Inc.
Titleholder: Gerald R. Eganhouse
Location: 6025 Ridgemount Drive NE
Request: Change of zone from C-2, Community Commercial Zone District to RMF-1, Multiple Family Residence Zone District.
Case Manager: David Houg, Development Services Department
Case Number: RZNE-025775-2017

BACKGROUND INFORMATION:
This is a request to rezone a vacant parcel from the C-2 Zoning District to the RMF-1 Zone District to allow for development of an 84 unit multi-family residential complex (3 3-story buildings). The property is identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The accompanying Preliminary Site Development Plan as submitted includes the following proposed improvements:

- Total lot area – 4.4 acres
- Total building area – 50,533 sf (26.3%)
- Proposed paving – 71,098 sf (27.1%)
- Proposed open area – 70,192 sf (36.6%)
- Total parking required/provided – 155 spaces
- Storm water will be conveyed to management 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.
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. At 19 units per acre, the proposed density is in line with the prescribed 8 - 40 units per acre.

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

Staff Comments: Surrounding properties are a mix of office uses, manufacturing and a regional stormwater detention basin. Parcels to the south feature retail use.

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-1, Multi-Family Residential 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 rezoning will be in line with the size and scale of housing in the neighborhood and contemplated future 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: A traffic impact study will be required with the Administrative Site Development Plan due to 183 total units between the Rockwell and Ridgemount developments. All other facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

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

Staff Comments: This provision is not applicable.

RECOMMENDED CONDITIONS:
There are no additional recommended conditions from Staff.
STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: November 30, 2017
To: City Planning Commission
From: Development Services
Applicant: David Tallett
Titleholder: D & D Real Estate Holdings, LC / George & Cecelia Roman
Location: 2850 16th Avenue SW
Request: Approval of a Preliminary Site Development Plan

Case Manager: David Houg
Case Number: PSDP-025309-2017

BACKGROUND INFORMATION:

The applicant is requesting preliminary site development plan approval for the proposed expansion of a self-service storage facility which is zoned C-3, Regional Commercial Zone District. A site development plan was originally approved in 2012 and 3 structures have been completed. An additional 20,880 sf of storage units are proposed upon an expanded site. The proposed site plan includes the following:

- Total site area: 3.19 acres
- Existing structures: 26,100 sq ft (18.8% of site area)
- Proposed structures: 46,980 (33.8% of site area)
- Existing hard surface: 54,160 sf (39.0%)
- Proposed hard surface: 96,691 (69.6%)
- Existing open space: 84,725 sf (61.0%)
- Proposed open space: 41,445 (30.4%)
- 17 parking spaces including one ADA space; 1 more than the 16 required
- Stormwater is routed to an existing on-site management basin

FINDINGS:

Section 32.02.030.G.7 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:
1. **The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)**

   *Staff comments:* The site layout is similar to the previously approved site plan, with an additional 13,500 sf of land. The proposed development will comply with all applicable codes and regulations

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, provided the buildings are designed to meet the requirements of the newly adopted Urban Design Standards.

**RECOMMENDED CONDITIONS:**
If the City Planning Commission recommends approval of the proposed preliminary site development plan, 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. Subject property must be platted per State and City platting regulations.
2. Subject parcels shall be combined so as to constitute a single zoning lot and tax parcel.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. Effective screening shall be provided and maintained so as to screen the proposed nonresidential structures located less than 100' from an R district or a variance be obtained.
To: City Planning Commission

From: Caleb Mason, Community Development and Planning

Subject: Consideration regarding conformity of the proposed 20th Avenue SW Urban Renewal Area Plan with the City’s Comprehensive Plan

Date: November 30, 2017

BACKGROUND INFORMATION:

The City Council has initiated proceedings to establish the 20th Avenue SW Urban Renewal Area Plan generally located along 20th Avenue Drive SW between Wilson Avenue SW, West Post Road SW and Jacolyn Dr SW.

This district is being established as an economic development area as defined in chapter 403 of the Iowa Code to provide for expansion of commercial and industrial expansion and creation of new jobs. The attachment provides a draft of the 20th Avenue SW Urban Renewal Plan which includes the objectives and activities proposed for the URA.

The State Code of Iowa requires that prior to City Council adoption of an urban renewal area, the urban renewal plan must be referred to the City Planning Commission for review and recommendation “as to its conformity with the general plan for the development of the municipality as a whole.”

The action requested from Planning Commission is to make a finding regarding the consistency of the proposed 20th Avenue SW Urban Renewal Plan for the 20th Avenue SW Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. In addition to the City Planning Commission’s review, the City has scheduled a consultation with affected taxing agencies for December 8, 2017 regarding the plan for the proposed urban renewal area. All comments received by CPC will be presented to City Council for its consideration during the public hearing scheduled for December 19, 2017.
URBAN RENEWAL PLAN
for the
20TH AVENUE SW URBAN RENEWAL AREA

As Approved by City Council
Resolution No. ________

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, Iowa 52401

Draft 3/28/17
INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the 20th Avenue SW Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2017, as amended (the "Code").

I. URBAN RENEWAL PLAN OBJECTIVES

The City has designated the Project Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Project Area are as follows:

1. To stimulate through public action and commitment, private investment in new commercial, mixed-use, industrial and residential development;

2. To plan and provide sufficient land for new and expanding private development;

3. To attract new businesses to the City and to encourage the expansion of existing City businesses;

4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;

5. To ensure that the Project Area is adequately served with public facilities, roadways, trails, utilities and services; and

6. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

II. DESCRIPTION OF PROJECT AREA

The Project Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Project Area are illustrated on the Project Area Map attached hereto as Exhibit A.

The Project Area consists of an approximately 88 acres, in the City of Cedar Rapids, Iowa and being described as follows:

III. PROJECT AREA ACTIVITIES

As a means of assisting in the development of the Project Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;

2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm
sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;

3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;

4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;

5. To provide financing to pay a portion of the cost of construction of new facilities and developments;

6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;

7. To make loans or grants to private persons or businesses for economic development purposes and for the creation of affordable housing on such terms as may be determined by the City Council;

8. To borrow money and provide security therefor;

9. To establish and enforce controls, standards and restrictions on land use and buildings;

10. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;

11. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or

12. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

IV. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

A. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to
issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Project Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

B. Tax Increment Financing. The City intends to utilize tax increment financing as a means to help pay for the costs associated with the development of the Project Area. General obligation bonds, tax increment revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

1. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
2. The funding of the "local match" required under State programs providing financial assistance to private developers; and
3. Provide loans or grants for the development of low-to-moderate income housing; and
4. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

V. PROPERTY ACQUISITION

All of the properties, besides existing public right-of-way or planned right-of-way, located within the Project Area are privately owned and the City does not presently intend to acquire any land in the Project Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.
VI. CLEARANCE AND DISPOSITION OF PROPERTY

All of the properties located within the Project Area are privately owned and the City does not presently intend to clear or dispose of property in the Project Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

VII. LAND USE DEVELOPMENT

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City’s Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time.

VIII. DEVELOPER REQUIREMENTS

In consideration of the efforts to be made by the City in furthering the development of the Project Area, developers who purchase land in the Project Area may be required to observe the land use requirements of this Urban Renewal Plan and to enter into a contractual agreement with the City in order to assure that the objectives of this Urban Renewal Plan are furthered or achieved.

1. Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City in order to establish their conformance with the provisions of this Urban Renewal Plan. In addition, it is expected that the following provisions will be included in agreements with developers:

2. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;

3. Any land purchased from the City can only be used for the purpose of development, and not for speculation;

4. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;

5. Construction of improvements will be initiated and completed within a reasonable time; and
6. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use of enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with respect to the selection, location, number, use or occupancy of tenants, lessees, or sub lessees in the premises therein conveyed.

The contract and other disposition documents to be executed by the developer will set forth, in detail, the provisions, standards and criteria for achieving the objectives and land use requirements established in this Urban Renewal Plan.

IX. PROJECT AND CITY INDEBTEDNESS

The City may agree to make economic development grants to the developer in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Project Area cannot be fully determined at this time. However, to the extent that new tax increment revenues are generated and other appropriate funding sources are identified, the City may undertake other project-related activities in the future.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed $3,000,000.00 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer, infrastructure extensions, and to reimburse the City for any other project-related costs incurred in connection with the development of the Project Area.

As of June 30, 2017, the City's outstanding general obligation indebtedness is $315,200,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent (5%) of the value, as shown by the last certified state and City tax list, of all taxable property within the City. Based upon the actual value for fiscal year 2017/2018 (total actual value, less agriculture value that is not taxed for debt service) on all taxable property within the City of Cedar Rapids, the City is limited to $497,987,607.00 of general obligation indebtedness.

X. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

XI. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.
XII. AMENDMENT OF URBAN RENEWAL PLAN
This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

XIII. EFFECTIVE DATE
This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES
The following are urban renewal project activities that are expected to be undertaken:

1. Midwest Third Party Logistic - Midwest Third Party Logistics, Inc. construction of a phased warehouse and distribution development at 4645 20th Avenue SW, subject to approval of a Development Agreement.
ATTACHMENT A
20TH AVENUE SW URBAN RENEWAL AREA BOUNDARY
ATTACHMENT B
FUTURE LAND USE MAP

-9-
To: City Planning Commission
From: Caleb Mason, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Muirfield SW Urban Renewal Area Plan with the City’s Comprehensive Plan
Date: November 30, 2017

BACKGROUND INFORMATION:

The City Council has initiated proceedings to establish the Muirfield SW Urban Renewal Area Plan generally located on the southwesterly intersection of Ely Road SW and Muirfield Drive SW.

This district is being established to provide for housing for low-to-moderate income households. The attachment provides a draft of the Muirfield SW Urban Renewal Plan which includes the objectives and activities proposed for the URA.

The State Code of Iowa requires that prior to City Council adoption of an urban renewal area, the urban renewal plan must be referred to the City Planning Commission for review and recommendation “as to its conformity with the general plan for the development of the municipality as a whole.”

The action requested from Planning Commission is to make a finding regarding the consistency of the proposed Muirfield SW Urban Renewal Plan for the Muirfield SW Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. In addition to the City Planning Commission’s review, the City has scheduled a consultation with affected taxing agencies for December 8, 2017 regarding the plan for the proposed urban renewal area. All comments received by CPC will be presented to City Council for its consideration during the public hearing scheduled for December 19, 2017.
URBAN RENEWAL PLAN
for the
MUIRFIELD SW URBAN RENEWAL AREA

As Approved by City Council
Resolution No. ________

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, Iowa 52401

Draft 3/28/17
INTRODUCTION
This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Muirfield SW Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2017, as amended (the "Code").

I. URBAN RENEWAL PLAN OBJECTIVES
The City has designated the Project Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Project Area are as follows:

1. To stimulate through public action and commitment, private investment in new commercial, mixed-use, and residential development including for low to moderate income families;
2. To plan and provide sufficient land for new and expanding private development;
3. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
4. To ensure that the Project Area is adequately served with public facilities, roadways, trails, utilities and services; and
5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

II. DESCRIPTION OF PROJECT AREA
The Project Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Project Area are illustrated on the Project Area Map attached hereto as Exhibit A.

The Project Area consists of an approximately 1.07 acres, in the City of Cedar Rapids, Iowa and being described as follows:

Parcel B, Plat of Survey No. 1540, Part of Lot 1 Wheatland Park Second Addition in the City of Cedar Rapids, Linn County, Iowa

III. PROJECT AREA ACTIVITIES
As a means of assisting in the development of the Project Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;

3. To provide financing to pay a portion of the cost of construction of new facilities and developments;

4. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;

5. To make loans or grants to private persons or businesses for economic development purposes and for the creation of affordable housing on such terms as may be determined by the City Council;

6. To borrow money and provide security therefor;

7. To establish and enforce controls, standards and restrictions on land use and buildings;

8. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;

9. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or

10. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

IV. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

A. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Project Area, for making such
loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

B. Tax Increment Financing. The City intends to utilize tax increment financing as a means to help pay for the costs associated with the development of the Project Area. General obligation bonds, tax increment revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

1. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
2. The funding of the "local match" required under State programs providing financial assistance to private developers; and
3. Provide loans or grants for the development of low-to-moderate income housing; and
4. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

V. PROPERTY ACQUISITION

All of the properties, besides existing public right-of-way or planned right-of-way, located within the Project Area are privately owned and the City does not presently intend to acquire any land in the Project Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.

VI. CLEARANCE AND DISPOSITION OF PROPERTY

All of the properties located within the Project Area are privately owned and the
City does not presently intend to clear or dispose of property in the Project Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

VII. LAND USE DEVELOPMENT

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City’s Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time.

VIII. DEVELOPER REQUIREMENTS

In consideration of the efforts to be made by the City in furthering the development of the Project Area, developers who purchase land in the Project Area may be required to observe the land use requirements of this Urban Renewal Plan and to enter into a contractual agreement with the City in order to assure that the objectives of this Urban Renewal Plan are furthered or achieved.

1. Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City in order to establish their conformance with the provisions of this Urban Renewal Plan. In addition, it is expected that the following provisions will be included in agreements with developers:

2. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;

3. Any land purchased from the City can only be used for the purpose of development, and not for speculation;

4. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;

5. Construction of improvements will be initiated and completed within a reasonable time; and

6. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease,
transfer, use of enjoyment of the premises therein conveyed, nor will the
developers themselves, or any claiming under or through them, establish or
permit such practices of discrimination or segregation with respect to the
selection, location, number, use or occupancy of tenants, lessees, or sub lessees
in the premises therein conveyed.

The contract and other disposition documents to be executed by the developer
will set forth, in detail, the provisions, standards and criteria for achieving the objectives
and land use requirements established in this Urban Renewal Plan.

IX. PROJECT AND CITY INDEBTEDNESS

The City may agree to make economic development grants to the developer in
consideration for certain employment commitments and other covenants expected to be
made by the developer. As such, the eventual level of City participation in both private
and public improvements for the economic development of the Project Area cannot be
fully determined at this time. However, to the extent that new tax increment revenues
are generated and other appropriate funding sources are identified, the City may
undertake other project-related activities in the future.

At the present time, it is anticipated that future City tax increment collections for
project-related activities within the Project Area will not exceed $1,000,000.00 in
aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax
increment collections are currently expected to be used to make economic development
grants to the developer, infrastructure extensions, and to reimburse the City for any other
project-related costs incurred in connection with the development of the Project Area.

As of June 30, 2017, the City's outstanding general obligation indebtedness is
$315,200,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the
amount of City debt outstanding at any time to no more than five percent (5%) of the
value, as shown by the last certified state and City tax list, of all taxable property within
the City. Based upon the actual value for fiscal year 2017/2018 (total actual value, less
agriculture value that is not taxed for debt service) on all taxable property within the City
of Cedar Rapids, the City is limited to $497,987,607.00 of general obligation
indebtedness.

X. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local law will be complied with by
the City in implementing this Urban Renewal Plan and its supporting documents.

XI. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be
held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect,
such invalidity, illegality, or lack of authorization or enforceability shall not affect any
other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be
construed and implemented as if such provisions had never been contained herein.

XII. AMENDMENT OF URBAN RENEWAL PLAN

This Urban Renewal Plan may be amended from time to time to respond to
development opportunities. Any such amendment shall conform to the requirements of
Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

XIII. EFFECTIVE DATE

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

The following are urban renewal project activities that are expected to be undertaken:

1. **Sonoma Square affordable housing project** - Financial incentive of 18-year, 100% reimbursement of tax for the proposed affordable housing project on Parcel B Plat of Survey No. 1540.

ATTACHMENT A

MAP OF MUIRFIELD SW URA
City of Cedar Rapids City Planning Commission
Work Plan for 2018

General Information

CHARTER
The City Planning Commission is a nine member commission appointed by the Mayor of the City of Cedar Rapids. The Commission was established by City Code to review and make recommendations to the City Council on various land development issues including proposed City comprehensive plans, zoning regulations, requests for the rezoning of land, site development plans, conditional use requests, and subdivision of land.

MEETINGS
The City Planning Commission meets every three weeks on Thursday at 3:00 p.m. unless otherwise published. Meetings are held at City of Cedar Rapids City Hall Council Chambers.

COMMISSIONERS and CONTACTS

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Council Liaison</th>
<th>Staff Liaisons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jim Halverson, <em>Chair</em></td>
<td>TBD</td>
<td>Seth Gunnerson</td>
</tr>
<tr>
<td>Richard Pankey, <em>Vice Chair</em></td>
<td></td>
<td>(319) 286-5129</td>
</tr>
<tr>
<td>Samantha Dahlby</td>
<td></td>
<td><a href="mailto:s.gunnerson@cedar-rapids.org">s.gunnerson@cedar-rapids.org</a></td>
</tr>
<tr>
<td>Virginia Wilts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kim King</td>
<td></td>
<td>Vern Zakostelecky</td>
</tr>
<tr>
<td>Karl Cassell</td>
<td></td>
<td>(319) 286-5043</td>
</tr>
<tr>
<td>Lisa Peloquin</td>
<td></td>
<td><a href="mailto:v.zakostelecky@cedar-rapids.org">v.zakostelecky@cedar-rapids.org</a></td>
</tr>
<tr>
<td>Amy Homan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*This work plan serves as a guide to action and may be adapted or revised as new events and opportunities arise.*
Process

At its November 30, 2017 meeting the City Planning Commission will discuss updating the work plan for the 2018 calendar year.

- **Current Reality**: Assessment of the Commission’s strengths, weaknesses, accomplishments and challenges.

- **Commitments and Vision**: Selection of goals that the Commission agreed upon and believed was achievable over the course of a year. Development of a vision statement to describe the intended outcome of achieving the work plan.

- **Key Actions**: Identification of action steps to accomplish Commitments and to address weaknesses and challenges listed in the Current Reality phase of the process. Similar Key Actions were grouped into key task groups.

- **Calendar Timeline**: Ranking of Key Actions from easiest to most difficult and arrangement of Key Actions throughout a year-long timeline.

- **Coordination**: Designation of a leader for each task group and determination of a tracking process to report updates.

This work plan contains the work/action items the Commission plans on being involved in for the year 2018 and any changes that may arise during finalization of the plan.
**City of Cedar Rapids City Planning Commission**  
**Work Plan for 2017**

**Work Plan**

**VISION**
To improve the standard of planning and development activities in the City of Cedar Rapids while being use and user friendly in fulfilling City needs for housing, commercial and industrial development.

**GOAL 1**  
Develop tools to assist in measuring the effectiveness of projects

<table>
<thead>
<tr>
<th>TASK</th>
<th>ASSIGNMENT</th>
<th>DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Review best practices used by other communities for parking standards, storm water, and other key areas.</td>
<td>Full Commission</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

**GOAL 2**  
Increase knowledge of CPC by attending training opportunities

<table>
<thead>
<tr>
<th>TASK</th>
<th>ASSIGNMENT</th>
<th>DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Staff will continue to provide updates on training opportunities.</td>
<td>Full Commission/Staff</td>
<td>Ongoing</td>
</tr>
<tr>
<td>• CPC will proactively look for training opportunities they are interested in.</td>
<td>Full Commission/Staff</td>
<td>Ongoing</td>
</tr>
<tr>
<td>• Staff will provide updates and training on new adopted codes and regulations such as, but not limited to the Comprehensive Plan, Zoning Ordinance amendments, overlay district, etc.</td>
<td>Full Commission/Staff</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

**GOAL 3**  
Participate and contribute to the development of the City’s Zoning Code update and other plans

<table>
<thead>
<tr>
<th>TASK</th>
<th>ASSIGNMENT</th>
<th>DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Review and provide input on draft and final plans such as, but not limited to the Zoning Ordinance, Area Plans, etc.</td>
<td>Full Commission</td>
<td>As needed</td>
</tr>
<tr>
<td>• Review and provide input on annual update to EnvisionCR</td>
<td></td>
<td>January</td>
</tr>
</tbody>
</table>

**GOAL 4**  
Increase interaction and communication with City Council as necessary

<table>
<thead>
<tr>
<th>TASKS</th>
<th>ASSIGNMENT</th>
<th>DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Continue to ensure CPC attendance at City Council and Development Committee meetings as needed.</td>
<td>Chair</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>