AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, April 4, 2019@ 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: 0 Vacant Land Street SW (Preliminary Plat)
   PRPT-028526-2019; Case Manager: Vern Zakostelecky
   Consideration of a Preliminary Plat for Midwest Commerce Park Addition in an I-LI, Light Industrial District, as requested by Capital One Property, LLC (Applicant).

2. Case Name: 1600 E Avenue NE (Conditional Use)
   COND-028408-2019; Case Manager: Dave Houg
   Consideration of a Conditional Use for an Outdoor Service Area & Entertainment in a U-VG, Urban Village General District as requested by Tim Kindl (Applicant) and Premier Property Investment (Titleholder).

3. Case Name: 1531 32nd Street NE (Conditional Use)
   COND-028418-2019; Case Manager: Dave Houg
   Consideration of a Conditional Use for Tobacco Sales in a T-ML, Traditional Mixed Use Limited District as requested by Family Video Movie Club, Inc. (Applicant/Titleholder).
4. Case Name: 301 F Avenue NW (Conditional Use)  
COND-028467-2019; Case Manager: Dave Houg  
Consideration of a Conditional Use for an outdoor services area with live music in a U-NG, Urban Neighborhood General District as requested by Scott Pinter (Titleholder).

5. Case Name: 1610 Blairs Ferry Road NE (Rezoning)  
RZNE-028529-2019; Case Manager: Dave Houg  
Consideration of a Rezoning from S-RM1, Suburban Residential Medium Single Unit District and S-MC1, Suburban Mixed-Use Community Center District to I-LI, Light Industrial, as requested by Blairs Building, LLC (Titleholder).

6. Edgewood Town Center Urban Renewal Area Plan  
Presenter: Caleb Mason  
Consideration regarding conformity of the proposed Amendment No. 1 to the Edgewood Town Center Urban Renewal Area Plan with the City’s Comprehensive Plan.

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.
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: April 5, 2019
To: City Planning Commission
From: Development Services Department
Applicant: Capital One Prop LLC
Titleholder: Capital One Prop LLC
Plat Name: Midwest Commerce Park Addition
Location: West of 6th Street SW and south of Atlantic Drive SW
Request: Consideration of a Major Preliminary Plat in an I-L1, Light Industrial District
Case Manager: Vern Zakostelecky
Case Number: PRPT-028526-2019

BACKGROUND INFORMATION:
The applicant is requesting approval of a Major Preliminary Plat for land located west of 6th Street SW and south of Atlantic Drive SW. The property is currently undeveloped and zoned I-L1, Light Industrial District. The applicant wishes to subdivide the property for development of light industrial/warehousing uses.

The preliminary plat as submitted includes the following:

- The total site area - 75.1 acres:
- Total lots – 17.
- Storm water management will be provide with regional and on-site detention facilities.
- Access to Atlantic Dr. and 6th St. SW
- Street extensions to the west and south property lines.

FINDINGS:
The City Planning Commission shall 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 uses and development are consistent with the intent and purposes of the Comprehensive Plan. The property is shown as “Urban Medium-Intensity” on Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The proposed subdivision and zoning would be in accord with the Future Land Use Map
designation and the goals and objectives of the City’s Comprehensive Plan. Future development will comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

If the City Planning Commission approves 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. All construction will require review and approval by the Airport and FAA.
2. Installation of sidewalk along 6th Street SW adjacent to Lots 4 and 5 will be the responsibility of the developer or the future property owner(s). It will likely be installed at a later date, when 6th St SW is improved from a rural to an urban street cross section, although the City reserves the right to assess the cost of the improvements sooner.
3. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. A professional civil engineer licensed in the State of Iowa shall certify in writing that the lowest as-built building opening elevation(s) on Lots 1-17 inclusive are equal to or higher than the lowest allowable building opening elevation(s) or higher than the water surface elevation(s) of the overland conveyance of the 100-year storm water runoff, as stated on the approved improvement plans by the engineer of record.
   B. Construction of concrete sidewalk along all streets adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.
   C. Submittal to the City of a signed Agreement for Private Storm Water Detention.
MAJOR PRELIMINARY PLAT
FOR
MIDWEST COMMERCE PARK
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

LOCATION MAP

Sheet Index

NO. DESCRIPTION
PP.01 COVER
PP.02 MAJOR PRELIMINARY PLAT

Dimensional Standards (1'-12")
MIN. LOT SIZE: 2,000 S.F.
MIN. LOT WIDTH AT SETBACK: -
MAX. COVERAGE: -
FRONT YARD SETBACK: 25 FEET
SIDE YARD, INTERNAL SETBACK: 15 FEET
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
MAX. STRUCTURE FOOTPRINT: -

Legal Description
NE 1/4 SE 1/4 SECTION 29-82-7, LINN COUNTY, IOWA EXCEPTING THEREFROM ALL THAT PART OF THE NE 1/4 SE 1/4 OF SAID SECTION 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 1, MOD SECOND ADDITION IN LINN COUNTY, IOWA; THENCE SOUTH 69°21'20" WEST 10 FEET ALONG THE NORTH LINE OF SAID NE 1/4 SE 1/4; THENCE SOUTH 88°21'20" EAST 213.87 FEET, PARALLELS WITH THE EAST LINE OF SAID NE 1/4 SE 1/4; THENCE SOUTH 88°21'20" EAST 10 FEET, PARALLELS WITH THE NORTH LINE OF SAID NE 1/4 SE 1/4 TO THE SW CORNER OF SAID LOT 1, MOD SECOND ADDITION; THENCE NORTH 0°00'00" WEST 213.87 FEET TO THE POINT OF BEGINNING AND FURTHER EXCEPTING ALL OF LOT 1, MOD SECOND ADDITION IN LINN COUNTY, IOWA AND ALSO EXCEPTING THE PUBLIC HIGHWAY AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION TWENTY NINE (29), TOWNSHIP EIGHTY-TWO (82) NORTH OF RANGE SEVEN (7), LINN COUNTY, IOWA, TOGETHER WITH AN EASEMENT RECORDED IN BOOK 3202, PAGE 664, RECORDS OF THE RECORDER OF LINN COUNTY, IOWA FOR INGRESS AND EGRESS.

Owner/Applicant
CAPITAL ONE PROP LLC
NORTHWEST EARL WILLIAMS
6075 ROSEDALE COURT SE
CEDAR RAPIDS, IA 52403
PHONE: 319-651-8165
EMAIL: TIFFANYEARL@SKOGMAN.COM

Site Location
WEST OF 6TH STREET SW AND NORTH-NORTHWEST OF MANN ROAD

Site Area
75.1 ACRES

Use
EXISTING: VACANT
PROPOSED: INDUSTRIAL

Zoning
EXISTING: I-LI
PROPOSED: I-LI (NO CHANGE)

Street Classifications

<table>
<thead>
<tr>
<th>STREET</th>
<th>CLASSIFICATION</th>
<th>ROAD WIDTH</th>
<th>DESIGN SPEED</th>
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<tr>
<td>6TH STREET SW</td>
<td>MAJOR ARTERIAL</td>
<td>43</td>
<td>60 MPH</td>
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</tbody>
</table>

Notes:
The plan is a conceptual representation of the proposed development, and final plat and related improvements required by this development shall meet requirements of the Iowa statewide urban design and specifications (SU-DAS) design manual, and specifications and the City of Cedar Rapids supplemental specifications to subdue, latest edition.
OWNER/APPELLANT INFORMATION

OWNER Name: Premier Property Investments LLC

MAILING/PROPERTY ADDRESS: 1600 E Avenue NE

CONDITIONAL USE REQUEST

Outdoor Alcohol Service Area and Live/Amplified Entertainment

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Residential properties are located less than 300’ from the site.

STAFF RECOMMENDATION

Staff recommends approval subject to conditions.
FINDINGS OF FACT:

1. Premier Property Investments LLC is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban Medium Intensity.
3. The property is zoned Urban Village General District.
4. The property is 4,864 sf in size, and is described as CENTRAL PARK SE 64' LOT 11 & SE 64' SW 23' STR/LB 12 1
5. The property owner filed the conditional use request with the Development Services Department on February 14, 2019.

CRITERIA:
32.05.09.G, of the Cedar Rapids Municipal Code requires that ALL of the following criteria for the granting of a conditional use be met:

1. The conditional use is permitted in the district where the property is located.
   
   Staff Conclusion: The conditional use as requested is permitted within the U-VG, Urban Village General District.

2. The application complies with all use-specific standards applicable to the use, as listed in Sec 32.03, Use-Specific Standards.

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

3. The application complies with all other applicable standards of this Code.

   Staff Conclusion: The service area must comply with all applicable requirements of the Police Department for staffing and fencing and all other applicable codes and regulations.

4. The proposed use and development will be consistent with the intent and purpose of the Future Land Use Map and other elements of the Comprehensive Plan.

   Staff Conclusion: This area is designated as “Urban Medium Intensity” on the City’s Future Land Use Map. Outdoor service areas and entertainment venues fit within this LUTA...
5. There is sufficient compatibility with the adjacent properties and the overall neighborhood. When considering aspects unique to the proposed use as compared to other permitted uses within the same zone district, the reviewing body should consider:

   a) Whether the proposed development of 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.

   b) Whether the proposed use or development will have adverse effects on existing traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

   c) Whether the impacts of the proposed use or development extend beyond that of development that would be permitted by-right in the same zone district.

   d) Whether any additional impacts that may be created as a result of the proposed use or development are acceptable and not a detriment.

   e) Whether any additional impacts that may be created as a result of the proposed use or development have been considered by the applicant and adequate steps have been taken to eliminate or mitigate these impacts.

Staff Conclusion:
The proposed service area’s design and hours of operation are not expected to interfere with the immediate commercial neighborhood. There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve this site. The surrounding area is developed with a mix of commercial, industrial and residential uses. The effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding area.

6. Adequate conditions can be placed on the approval to eliminate or mitigate any adverse impacts of the proposed use or development.

   Staff Conclusion: 3 conditions are recommended for approval.

STAFF CONCLUDES: The requested outdoor service area is recommended for approval.

ALTERNATIVES:
The Board of Adjustment may consider the following alternatives:

1. Grant the requested conditional use subject to conditions or modifications.
2. Table the requested motion to give the applicant time to modify the application.
3. Deny the requested conditional use.

STAFF RECOMMENDATION:
Staff recommends approval subject to the following conditions:
1. The outdoor service area shall be clearly delineated by a fence, wall or similar feature that is approved by the Cedar Rapids Police Department and meets the design guidelines for the zone district. Chain link fence shall not be permitted.
2. The service area is subject to the licensing requirement of Chapter 51 of the Municipal Code and any conditions on operations place by the Cedar Rapids Police Department.
3. The Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
CONDITIONAL USE REQUEST

Tobacco sales in a T-ML District

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Residential neighborhoods exist within close proximity to the site.

STAFF RECOMMENDATION

Staff recommends approval.
FINDINGS OF FACT:

1. Family Video Movie Club, Inc. is the owner of record of the subject property.

2. The Future Land Use Map designation is Urban High Intensity.

3. The property is zoned Traditional Mixed Use Limited District.

4. The property is 2.1 acres in size, and is described as LOT 6-EX W114’ & LOT 7 EX W293’ IRR SUR SE SE STR/LB 9 83 7

5. The property owner filed the conditional use request with the Development Services Department on February 19, 2019.

CRITERIA:
32.05.09.G, of the Cedar Rapids Municipal Code requires that ALL of the following criteria for the granting of a conditional use be met:

1. The conditional use is permitted in the district where the property is located.
   
   **Staff Conclusion:** The conditional use as requested is permitted within the T-ML, Traditional Mixed Use Limited District.

2. The application complies with all use-specific standards applicable to the use, as listed in Sec 32.03, Use-Specific Standards.
   
   **Staff Conclusion:** The site development plan conforms to all applicable requirements of Chapter 32, The City’s Zoning Ordinance.

3. The application complies with all other applicable standards of this Code.
   
   **Staff Conclusion:** The site development plan conforms with all applicable standards.

4. The proposed use and development will be consistent with the intent and purpose of the Future Land Use Map and other elements of the Comprehensive Plan.
   
   **Staff Conclusion:** This area is designated as “Urban High Intensity” on the City’s Future Land Use Map. The requested use fits within this LUTA.
5. There is sufficient compatibility with the adjacent properties and the overall neighborhood. When considering aspects unique to the proposed use as compared to other permitted uses within the same zone district, the reviewing body should consider:
   
a) Whether the proposed development of 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.

   b) Whether the proposed use or development will have adverse effects on existing traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

   c) Whether the impacts of the proposed use or development extend beyond that of development that would be permitted by-right in the same zone district.

   d) Whether any additional impacts that may be created as a result of the proposed use or development are acceptable and not a detriment.

   e) Whether any additional impacts that may be created as a result of the proposed use or development have been considered by the applicant and adequate steps have been taken to eliminate or mitigate these impacts.

   **Staff Conclusion:**
   The location is compatible with the surrounding neighborhood. The immediate area currently offers other tobacco sales venues. The effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding area.

6. Adequate conditions can be placed on the approval to eliminate or mitigate any adverse impacts of the proposed use or development.

   **Staff Conclusion:** There are no additional conditions suggested.

**STAFF CONCLUDES:** The requested conditional use is recommended for approval.

**ALTERNATIVES:**

The Board of Adjustment may consider the following alternatives:

1. Grant the requested conditional use subject to conditions or modifications.
2. Table the requested motion to give the applicant time to modify the application.
3. Deny the requested conditional use.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use request.
IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE ALL CONDITIONS, AS OUTLINED IN THIS STAFF REPORT, PRIOR TO FINAL APPROVAL OF THE CASE. IF YOU HAVE QUESTIONS REGARDING A CONDITION, CONTACT THE DEPARTMENT UNDER WHICH THAT CONDITION IS LISTED. THE CONTACTS’ NAMES AND PHONE NUMBERS ARE LISTED BELOW. ITEMS IN THE COMMENTS SECTION ARE NOT A REQUIREMENT TO BE MET PRIOR TO APPROVAL. THEY ARE INTENDED TO INCREASE YOUR KNOWLEDGE AND AWARENESS OF ISSUES THAT MAY POSSIBLY EXIST ON THE PROPERTY.
CONDITIONAL USE
EXECUTIVE SUMMARY
CASE # COND-028467-2019
CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION

OWNER Name: Parlor City Storage, LLC
MAILING/PROPERTY ADDRESS: 301 “F” Avenue NW

CONDITIONAL USE REQUEST

Outdoor Alcohol Service Area and Live/Amplified Entertainment

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Residential properties are located less than 300’ from the site.

STAFF RECOMMENDATION

Staff recommends approval subject to conditions.
CONDITIONAL USE
CASE # COND-028467-2019
Board of Adjustment Meeting: APRIL 8, 2019

FINDINGS OF FACT:
1. Parlor City Storage, LLC is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban High Intensity.
3. The property is zoned Urban Neighborhood General District.
4. The property is 11,200 sf in size, and is described as BROWN'S 2ND LOTS 1 & STR/LB 2 12
5. The property owner filed the conditional use request with the Development Services Department on February 26, 2019.

CRITERIA:
32.05.09.G, of the Cedar Rapids Municipal Code requires that ALL of the following criteria for the granting of a conditional use be met:

1. The conditional use is permitted in the district where the property is located.
   
   **Staff Conclusion:** The conditional use as requested is permitted within the U-NG, Urban Neighborhood General District.

2. The application complies with all use-specific standards applicable to the use, as listed in Sec 32.03, Use-Specific Standards.
   
   **Staff Conclusion:** The site development plan conforms to all applicable requirements of Chapter 32, The City’s Zoning Ordinance.

3. The application complies with all other applicable standards of this Code.
   
   **Staff Conclusion:** The service area must comply with all applicable requirements of the Police Department for staffing and fencing and all other applicable codes and regulations.

4. The proposed use and development will be consistent with the intent and purpose of the Future Land Use Map and other elements of the Comprehensive Plan.
   
   **Staff Conclusion:** This area is designated as “Urban High Intensity” on the City’s Future Land Use Map. Outdoor service areas and entertainment venues fit within this LUTA.
5. There is sufficient compatibility with the adjacent properties and the overall neighborhood. When considering aspects unique to the proposed use as compared to other permitted uses within the same zone district, the reviewing body should consider:

   a) Whether the proposed development of 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.

   b) Whether the proposed use or development will have adverse effects on existing traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

   c) Whether the impacts of the proposed use or development extend beyond that of development that would be permitted by-right in the same zone district.

   d) Whether any additional impacts that may be created as a result of the proposed use or development are acceptable and not a detriment.

   e) Whether any additional impacts that may be created as a result of the proposed use or development have been considered by the applicant and adequate steps have been taken to eliminate or mitigate these impacts.

   \textit{Staff Conclusion:}\n   
   The proposed service area has the potential for future neighborhood incompatibility. Applicant has stated an intent to cease outdoor entertainment by 10:00 pm. This could be memorialized as an additional condition of approval.

6. Adequate conditions can be placed on the approval to eliminate or mitigate any adverse impacts of the proposed use or development.

   \textit{Staff Conclusion:} 3 conditions are recommended for approval.

\textbf{STAFF CONCLUDES:} The requested outdoor service area is recommended for approval.

\textbf{ALTERNATIVES:}

The Board of Adjustment may consider the following alternatives:

1. Grant the requested conditional use subject to conditions or modifications.
2. Table the requested motion to give the applicant time to modify the application.
3. Deny the requested conditional use.

\textbf{STAFF RECOMMENDATION:}

Staff recommends approval subject to the following conditions:
IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE ALL CONDITIONS, AS OUTLINED IN THIS STAFF REPORT, PRIOR TO FINAL APPROVAL OF THE CASE. IF YOU HAVE QUESTIONS REGARDING A CONDITION, CONTACT THE DEPARTMENT UNDER WHICH THAT CONDITION IS LISTED. THE CONTACTS' NAMES AND PHONE NUMBERS ARE LISTED BELOW. ITEMS IN THE COMMENTS SECTION ARE NOT A REQUIREMENT TO BE MET PRIOR TO APPROVAL. THEY ARE INTENDED TO INCREASE YOUR KNOWLEDGE AND AWARENESS OF ISSUES THAT MAY POSSIBLY EXIST ON THE PROPERTY.

1. The outdoor service area shall be clearly delineated by a fence, wall or similar feature that is approved by the Cedar Rapids Police Department and meets the design guidelines for the zone district. Chain link fence shall not be permitted.

2. The service area is subject to the licensing requirement of Chapter 51 of the Municipal Code and any conditions on operations place by the Cedar Rapids Police Department.

3. The Police Department shall re-inspect the outdoor service area PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
Seating for 125 at outdoor tables

Fencing
CASE # RZNE-028529-2019
EXECUTIVE SUMMARY
REZONING
CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION

OWNER/APPLICANT: Blairs Buildings, LLC
MAILING/PROPERTY ADDRESS: 1610 Blairs Ferry Road NE

REZONING REQUEST

S-RM1 & S-MC to I-LI / PUD

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

A proposed building expansion will provide reduced rear bufferyards.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.
FINDINGS OF FACT:

1. Blairs Buildings, LLC are the owners of record of the subject property.

2. The Future Land Use Map designation is Urban Medium Intensity.

3. The property is zoned S-RM1 & S-MC.

4. The property is 2.39 acres in size, and is described as Parcel A, P.O.S. #2139.

5. The property owner filed the rezoning request with the Development Services Department on March 6, 2019.

CRITERIA:

32.05.04.E.3, of the Cedar Rapids Municipal Code requires City Planning Commission to consider the following criteria in making a recommendation:

1. **Correction of a technical mistake.**
   a. A rezoning may be approved if the action is necessary to correct a technical mistake or omission in the zoning map.

   *Staff Conclusion: This amendment is not to correct a technical mistake on the existing Zoning Map.*

2. **Consistency with Comprehensive Plan and other studies.**
   a. Whether the rezoning is consistent with the Future Land Use Map, other elements of the Comprehensive Plan, and any other adopted plans or studies.
      i. All rezonings shall be to a district permitted by the Future Land Use Map as shown in 32.02.01.B.
      ii. The proposed zone district should be consistent with the general intent of the Comprehensive Plan, as well as any area plans or studies adopted by the City Council.

   *Staff Conclusion: 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 to I-LI, Light Industrial District with a Planned Unit Overlay would be in accord with the Future Land Use Map designation.*

3. **Public facilities, Services and Suitability.**
   a. The property should be suitable for the development of structures and uses permitted in the proposed district.
b. Adequate public 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.

c. Development should ensure effective and adequate utilization of existing or planned public facilities and services.

Staff Conclusion: The surrounding land is developed and the area requested for rezoning will be served by all City services. Adequate levels of services to the existing development in the area will not be impacted.

4. Character.

a. The proposed district should be compatible with the existing or planned character of the surrounding area. Compatibility can be achieved by a rezoning to:

   I. Districts of the same character type (Urban, Traditional, Suburban, etc). Changes between character areas should be carefully reviewed for compatibility.

   II. Districts of a similar use type (Residential, Mixed-Use, etc), particularly when transitioning between character areas.

   III. Other transitions may be appropriate depending on other review criteria and conditions which may be placed on approvals.

b. The proposed rezoning should be consistent with the existing or planned character of the surrounding area.

c. A variety of housing types and a mix of land uses should be provided in all neighborhoods. A change in intensity or type of use is most appropriate between rear yards, at corners, or along higher classified streets.

d. Whether the rezoning is consistent with the characteristics of the surrounding area, including any changing conditions.

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

Staff Conclusion: The proposed planned unit overlay district is expected to be compatible with the existing character of the surrounding area. Improvements will enhance the safety of traffic movements on a Major Arterial. The surrounding area is developed with a similar industrial character type. Residentially-zoned properties to the north are comprised of a golf course and an apartment complex.

STAFF CONCLUDES:

ALTERNATIVES:
The City Planning Commission may consider the following alternatives:

1. Grant the requested rezoning.
2. Grant the requested rezoning subject to conditions.
3. Table the requested rezoning and ask for more information.
4. Deny the requested rezoning.

STAFF RECOMMENDATION:
Staff recommends approval of the rezoning request subject to the following conditions for the following reasons:
The proposed improvements offer enhanced traffic safety along Blairs Ferry Road NE by eliminating truck movements that currently occur within the R.O.W.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE ALL CONDITIONS, AS OUTLINED IN THIS STAFF REPORT, PRIOR TO FINAL APPROVAL OF THE CASE. IF YOU HAVE QUESTIONS REGARDING A CONDITION, CONTACT THE DEPARTMENT UNDER WHICH THAT CONDITION IS LISTED. THE CONTACTS’ NAMES AND PHONE NUMBERS ARE LISTED BELOW. ITEMS IN THE COMMENTS SECTION ARE NOT A REQUIREMENT TO BE MET PRIOR TO APPROVAL. THEY ARE INTENDED TO INCREASE YOUR KNOWLEDGE AND AWARENESS OF ISSUES THAT MAY POSSIBLY EXIST ON THE PROPERTY.

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate to the public additional street right-of-way along Blairs Ferry Road NE providing a minimum 50’ half width right-of-way adjoining this site.

2. The owner may enter into a lease with the City in order to maintain those parking spaces that encroach into the 50’ half-street R.O.W.

3. The stormwater management will be cumulative, to include the proposed expansion as well as previous management that was not built.

4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention.
April 2, 2019

Mr. David Houg  
Case Manager  
Development Services  
500 15th Avenue SW  
Cedar Rapids, IA 52404

and Rear Bufferyard Reductions

To whom it may concern:

As owner of both properties adjacent to and north of the proposed Iowa Fluid Power rezoning request, I hereby state that I have no objection to the proposed widths of the Rear Bufferyards, as part of this request.

I understand that the Rear Bufferyard will be 15 feet, along the northern property line, and 0 feet along the NW-ly property line, adjacent to Lot A, St. Andrews Eighth Addition and St. Andrews III Condo, Bldg #1641. The bufferyard may include a sidewalk or walking trail.

These proposed Rear Bufferyard dimensions are not objectionable.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Waldo Morris  
Owner  
St. Andrews Golf Course LLC  
Waldo Morris & Vicki Hanus Properties, LLC
1) STORMWATER QUALITY MANAGEMENT INDICATED IS PRELIMINARY. FINAL DESIGN AND LOCATIONS SHALL BE APPROVED BY THE CITY.
2) ALL PARKING STALLS SHALL BE 9'x19' UNLESS OTHERWISE NOTED.
3) THE NUMBER OF FIRE HYDRANTS AND FINAL LOCATIONS SHALL BE APPROVED BY THE CEDAR RAPIDS FIRE DEPARTMENT.
4) SANITARY SEWER AND WATER SERVICE TO THE BUILDING EXPANSION SHALL BE FROM THE EXISTING SERVICES TO THE EXISTING BUILDING.
To: City Planning Commission  
From: Caleb Mason, Community Development & Planning  
Subject: Consideration regarding conformity of the proposed Amendment No. 1 to the Edgewood Town Center Urban Renewal Plan with the City’s Comprehensive Plan  
Date: March 28, 2019  

BACKGROUND INFORMATION:

The City Council has initiated proceedings to amend the Edgewood Town Center Urban Renewal Area Plan generally located along and south of Blairs Ferry Road NE and along and west of Edgewood Road NE. The Amendment No. 1 to the URA Plan includes additional property within the URA.

The existing URA has been established as an economic development area as defined in chapter 403 of the Iowa Code to provide for expansion of commercial and retail development to aid in the expansion of tax base and creation of new jobs. The attachment provides a draft of Amendment No. 1 to the Edgewood Town Center 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 Urban Renewal Plan with the City’s Comprehensive Plan, EnvisionCR. In addition to the City Planning Commission’s review, the City has consulted with the affected taxing agencies 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 April 9, 2019.
AMENDMENT NO. 1 TO THE URBAN RENEWAL PLAN
EDGEWOOD TOWN CENTER URBAN RENEWAL AREA

Original Plan Adopted – January 22, 2019

Amendment No. 1 Approved by City Council
Resolution No. ________

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

1.1 Purpose and Background

The Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Edgewood Town Center Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted on January 22, 2019 through Resolution No. 0056-01-19. The Urban Renewal Plan is being amended by this Amendment No. 1 ("Amendment") to update the list of eligible projects and add additional land to the Area. Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections in the original Plan not mentioned in this Amendment shall continue to apply to the Plan.

1.2 Edgewood Town Center Urban Renewal Plan Amendments

Section XII of the Urban Renewal Plan provides that the Urban Renewal Plan may be amended from time to time to respond to development opportunities. The City Council may amend the Urban Renewal Plan as provided for under Chapter 403 of the Code of Iowa after first consulting with affected taxing agencies, the City Planning Commission and after first holding a public hearing. This Amendment is consistent with this provision.

3.0 AREA ADDED TO THE PROJECT AREA

The Urban Renewal Plan is being amended to add additional land which is described and illustrated in Attachment A.

3.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

In accordance with Chapter 403 of the Code of Iowa, Section XIV of the Urban Renewal Plan for the Edgewood Town Center Urban Renewal Area is hereby amended to add the following projects expected to be undertaken in the Area:

Development Agreements

The following private development projects are expected to be undertaken:

<table>
<thead>
<tr>
<th>Project</th>
<th>Description &amp; Rationale</th>
<th>Tax Increment</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Buffalo Land Co. LLC and Randy Kuehl Honda (Nan Ran, Inc.)</td>
<td>Master planned development located at the corner of N River Blvd NE, Edgewood Rd NE &amp; Hwy 100 including mixed-use residential/commercial facilities, and commercial car dealership with related site improvements and landscaping.</td>
<td>City is provided a reimbursement of tax increments generated by the improvements for each respective separately assessed building constructed as part of the project. The estimated total reimbursement of tax increments is anticipated to be $4,000,000</td>
</tr>
</tbody>
</table>

4.0 CITY INDEBTEDNESS
The specific amount of debt to be incurred by the updated urban renewal projects identified in this Amendment are outlined in Section 3 of this Amendment. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area, as amended. Subject to the foregoing, the anticipated use of aggregate tax increment for the proposed urban renewal projects identified in this Amendment is estimated at $4,000,000.

Currently, the City of Cedar Rapids’ outstanding general obligation indebtedness is $271,585,000 (as of July 1, 2018). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is $557,695,117 as of July 1, 2018.

5.0 EFFECTIVE DATE
This Amendment shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

6.0 REPEALER
Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

7.0 SEVERABILITY
If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.
ATTACHMENT A
AREA BEING ADDED TO THE PLAN
Legal Description of Area Being Added

All of that portion of land within the East Fractional Half of Section 6, Township 83 North, Range 7 West of the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Beginning at a point common to the West line of Lot 1 of North River Village First Addition and the Highway 100 Exit Ramp right-of-way line as shown on said North River Village First Addition, said point also being on the East right-of-way line of Edgewood Road NE; Thence Southwesterly departing said East right-of-way line of Edgewood Road NE, 320 feet more or less to the Southeast corner of Parcel A of Revised Plat of Survey No. 1821 also being a point on the North right-of-way line of State Highway 100 as was conveyed to the State of Iowa in Warranty Deed recorded in Book 8885, page 307; Thence Westerly along the North right-of-way line of State Highway 100 as per said Warranty Deed, a distance of 1,349 feet more or less to a point of intersection with the West line of the East Fractional Half of said Section 6; Thence Southerly along said West line, a distance of 230 feet more or less to a point of intersection with the North line of Lot 1 of River Ridge North Office Park Fourth Addition; Thence Southeasterly along said North line of Lot 1 a distance of 141 feet more or less to the Northeast corner of said Lot 1 also being the Northwest corner of Lot 1 of River Ridge North Office Park Second Addition; Thence S 64°32’36” E along the Northeasterly line of last said Lot 1, a distance of 300.47 feet to the Northeast corner thereof; Thence S 42°26’51” W along the Southeasterly line of said Lot 1, a distance of 378.89 feet to the Southeast corner thereof; Thence continuing Southwesterly across North River Boulevard NE a distance of 60.00 feet to the South right-of-way line of said North River Boulevard NE also being a point on the North line of Lot 1 of River Ridge North Office Park First Addition; Thence Southeasterly along last said North line and South right-of-way line of North River Boulevard NE, a distance of 1,340 feet more or less to a point of intersection with the West right-of-way line of Edgewood Road NE; Thence due East across Edgewood Road NE, a distance of 160 feet more or less to a point on the East right-of-way line of Edgewood Road NE as it is depicted on Easement Acquisition Plat recorded in Book 8967 page 513 on file in the Linn County Recorder's Office; Thence Northerly along said East right-of-way line, a distance of 473 feet more or less to the Southernmost point of that certain portion of land quitclaimed to the State of Iowa as per Quitclaim Deed recorded in Book 1850 page 162; Thence Northerly along the following three (3) courses as shown on the Right-of-way Plat Exhibit "A" of said Quitclaim Deed;

Thence N 10°10’ E a distance of 187.8 feet;

Thence N 21°29’ E a distance of 101.6 feet;

Thence N 10°09 ½’ E a distance of 52.6 feet to the Northernmost point of land described in said Quitclaim deed; Thence Northerly a distance of 478 feet more or less to the Point of Beginning.
ATTACHMENT B
BASE VALUE OF TAXABLE PARCELS

Edgewood Town Center URA
## Base Values – 2018

<table>
<thead>
<tr>
<th>#</th>
<th>Owner</th>
<th>Class</th>
<th>Land</th>
<th>Dwelling</th>
<th>Improvement</th>
<th>Total</th>
<th>Taxable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>R</td>
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<td>$265,900</td>
<td>$0</td>
<td>$319,200</td>
<td>$177,542</td>
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<td>Poured Walls of Iowa, Inc.</td>
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<td>$2,066,600</td>
<td>$3,571,800</td>
<td>$3,030,395</td>
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**Key:**
- **R** - Residential
- **C** - Commercial
- **A** - Agricultural