AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, August 8, 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: 4330 Czech Lane NE (Conditional Use)
   COND-029201-2019; Case Manager: Dave Houg
   Consideration of a Conditional Use for a tobacco store in an S-MC, Suburban Mixed-Use
   Community Center District as requested by Travis Puls (Applicant) and Czech Partners LLC
   (Titleholder).

2. Case Name: 475 Burdette Drive SW (Rezoning)
   RZNE-029183-2019; Case Manager: Dave Houg
   Consideration of a Rezoning from T-MC, Traditional Mixed Used Center District to S-RMF,
   Suburban Residential Medium Flex District as requested by Midwest Home Distributors, Inc.
   (Titleholder) and Midwest Development Co. (Applicant)

3. Case Name: 3020 Otis Road SE (Future Land Use Amendment)
   FLUMA-029302-2019; Case Manager: Dave Houg
   Consideration of a Future Land Use Amendment from U-LI, Urban Low Intensity to U-LL,
   Urban Large Lot as requested by Dedric Ward (Titleholder)

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.
4. **Case Name:** 3206 Prairie Drive NE (Future Land Use Amendment)  
**FLUMA-029220-2019; Case Manager: Vern Zakostelecky**

Consideration of a Future Land Use Amendment from U-LI, Urban Low Intensity to U-MI, Urban Medium Intensity as requested by Eric Gutschmidt (Applicant)

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5. **Case Name:** 3206 Prairie Drive NE (Rezoning)  
**RZNE-029199-2019; Case Manager: Vern Zakostelecky**

Consideration of a Rezoning from S-RM1, Suburban Residential Medium Single Unit District to S-RMF, Suburban Residential Medium Flex District as requested by Eric Gutschmidt (Titleholder).

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6. **Surveillance Cameras for Businesses**
**Presenters:** Vern Zakostelecky and Dave Houg
OWNER/APPELLANT INFORMATION

OWNER Name: Czech Partners, LLC

MAILING/PROPERTY ADDRESS: 4330 Czech Lane NE

CONDITIONAL USE REQUEST

Level II tobacco sales in an S-MC District

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Location is less than 300’ from a Residential Zone District.
Compatibility with the surrounding neighborhood

STAFF RECOMMENDATION

Staff recommends approval.
FINDINGS OF FACT:

1. Czech Partners, 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 Suburban Mixed Use Community Center District.
4. The property is 0.98 acres in size, and is described as JIRUSKA’S LOTS 2 EX RD & LOT 4
5. The property owner filed the conditional use request with the Development Services Department on July 11, 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 S-MC, Suburban Mixed Use Community Center 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 is in accord with 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 is developed with commercial uses. The nearest residentially-zoned property is developed as a church. 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:** Staff recommends approval subject to 1 condition.

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

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**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 subject to the following condition:

1. THE PROPERTY IS SUBJECT TO THE LICENSING REQUIREMENTS FOR TOBACCO SALES.
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.
CASE # RZNE-029183-2019
EXECUTIVE SUMMARY
REZONING – T-MC to S-RMF
CASE MANAGER: David Houg

<table>
<thead>
<tr>
<th>OWNER/APPELLANT INFORMATION</th>
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<tr>
<td>OWNER/APPLICANT: Midwest Home Distributors, Inc.</td>
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<td>MAILING/PROPERTY ADDRESS: 475 Burdette Drive SW</td>
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<th>REZONING REQUEST</th>
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<td>T-MC, Traditional Mixed-Use Center District to S-RMF, Suburban Residential Medium Flex District</td>
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<td>1. Compliance with applicable provisions of the Zoning Ordinance.</td>
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<td>2. Compliance with the Subdivision Ordinance.</td>
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<td>3. Review by the Historic Preservation Commission.</td>
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<td>4. Compliance with SUDAS Standards.</td>
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<td>5. Compliance with Traffic Impact Study should one be required.</td>
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<th>STAFF RECOMMENDATION</th>
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<td>Staff recommends approval of the rezoning request.</td>
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REZONING – T-MC, Traditional Mixed-Use Center District to S-RMF, Suburban Residential Medium Flex District  
CASE # RZNE-029183-2019  
City Planning Commission Meeting: August 8, 2019

FINDINGS OF FACT:
1. Midwest Home Distributors, Inc. 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 T-MC, Traditional Mixed-Use Center District.
4. The property is approximately 7 acres in size, and is described as THAT PORTION OF THE SE ¼ SW ¼ OF SEC. 26-83-8W OF THE 5TH P.M., CEDAR RAPIDS, LINN COUNTY, IOWA LYING EASTERLY OF THE EAST LINE OF WESTGATE UNIT V AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE ¼ SW ¼, N 89°27' W, 450 FEET FROM THE SE CORNER THEREOF; THENCE NORTH, 235.4 FEET; THENCE N 89° 27' W, 110.0 FEET; THENCE NORTH 55.0 FEET; THENCE N 89° 27' W, 80.0 FEET; THENCE NORTH, 178.57 FEET; THENCE N 59° 58' W, 141.0 FEET; THENCE N 74° 00' W, 195.5 FEET; THENCE N 74° 00' W, 195.5 FEET TO THE EAST LINE OF SAID WESTGATE UNIT. SUBJECT TO THE PUBLIC ROAD R.O.W. DESCRIBED TRACT CONTAINS 8.44 ACRES. DESCRIBED TRACT EXCLUDING PUBLIC ROADS.
5. The property owner filed the rezoning request with the Development Services Department on July 10, 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 S-RMF, Suburban Residential Medium Flex District, would be in accord with the Future Land Use Map designation and the general intent of the Comprehensive Plan.

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 subject parcel is surrounded by established development. The property 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 district and allowed uses are expected to be compatible with the existing character of the surrounding area.

STAFF CONCLUDES:
Staff believes the requested zone change and uses allowed within the S-RMF, Suburban Residential Medium Flex District, will be compatible with the existing and contemplated development for this area.

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 for the following reasons: The requested zone change and uses allowed within the S-RMF, Suburban Residential Medium Flex District, will be compatible with the existing and contemplated development for this area.
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.

There are no staff-recommended conditions.
FUTURE LAND USE MAP AMENDMENT REQUEST

Request for amendment from Urban Low-Intensity to Urban Large Lot. The purpose of the amendment is to allow for a lot subdivision and construction of a single-family dwelling.

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

No outstanding issues, but requested amendment needs to conform to the goals and objective of the City’s Comprehensive Plan, EnvisionCR.

STAFF RECOMMENDATION

Staff recommends approval of the requested amendment.
FINDINGS OF FACT:

1. Dedric L. Ward is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban Low-Intensity.
3. The property is zoned S-RLL, Suburban Residential Large Lot District.
4. The property is 8 acres in size, and is described as W 272’ NE EX MERRITT’S 1ST & EX RD STR/LB 35 83 7
5. The property owner filed the Future Land Use Map Amendment request with the Development Services Department on July 25, 2019.

CRITERIA:

32.05.03.G.3.a, of the Cedar Rapids Municipal Code requires the City Planning Commission to consider the following criteria in making a recommendation about an application. The application shall meet all requirements of either part 1 or 2 below.

1. The requested Future Land Use Map Amendment corrects a technical mistake or oversight in the map and is necessary to protect the existing character of the neighborhood or enable development that is in line with what currently exists in the neighborhood.

Staff Conclusion: This amendment is not to correct a technical mistake on the existing Future Land Use Map.

2. The requested Future Land Use Map Amendment represents a change in City policy and shall meet all of the criteria below:
   a. Facilities, services and utilities necessary to serve proposed land uses are available or are planned to be available at the time development occurs.
   b. If a map amendment represents an increase in allowed or required density or intensity of use on the property, the property is suitable for such development.
   c. If a map amendment represents a decrease in the allowed or required density or intensity of use on the property, the request is supported by unique site conditions which make such development infeasible.
   d. The resulting land use policy change of the map amendment is either (1) consistent with the Comprehensive Plan or any plans, studies or resolution by City Council which would support a change in the future land use or (2) is found to protect existing development from nearby development at heights and densities which are out of scale with the existing development.

Staff Conclusion: Facilities, services and utilities necessary to serve the proposed land use are available. The property is suitable for all uses allowed in the Urban Large Lot Land Use Typology Area (LUTA). The proposed land use change to the Future Land Use Map is consistent with the Comprehensive Plan goals and objectives.

STAFF CONCLUDES:
Staff believes the requested Future Land Use Map amendment will be compatible with the existing and contemplated development for this area.

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

1. Grant the requested future land use map amendment.
2. Table the requested future land use map amendment and ask for more information.
3. Deny the requested future land use map amendment.

**STAFF RECOMMENDATION:**
Staff recommends approval for the following reasons:
The surrounding properties are characterized by large lot single-family home development. The requested Future Land Use Map amendment to the Urban Large Lot LUTA and proposed development are expected to be compatible with the existing area.
CASE # FLUMA-029220-2019
EXECUTIVE SUMMARY
FUTURE LAND USE MAP AMENDMENT – Urban Low-Intensity to Urban Medium-Intensity
CASE MANAGER: Vern Zakostelecky, Development Services Department

FUTURE LAND USE MAP AMENDMENT REQUEST
Request for amendment from Urban Low-Intensity to Urban Medium-Intensity.

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL
No outstanding issues, but requested amendment needs to conform to the goals and objective of the City’s Comprehensive Plan, EnvisionCR.

STAFF RECOMMENDATION
Staff recommends approval of the requested amendment.
FINDINGS OF FACT:

1. Gutschmidt Properties, Inc. are the owners of record of the subject property.
2. The Future Land Use Map designation is Urban Low-Intensity.
3. The property is zoned S-RM1, Suburban Residential Medium Single Unit District.
4. The property is 6,000 s. f. in size, and is described as the west 40 feet of the south 150 feet of Lot 113, Auditor’s Plat No. 141, Linn County, Iowa.
5. The property owner filed the Future Land Use Map Amendment request with the Development Services Department on July 17, 2019.

CRITERIA:

32.05.03.G.3.a, of the Cedar Rapids Municipal Code requires the City Planning Commission to consider the following criteria in making a recommendation about an application. The application shall meet all requirements of either part 1 or 2 below.

1. The requested Future Land Use Map Amendment corrects a technical mistake or oversight in the map and is necessary to protect the existing character of the neighborhood or enable development that is in line with what currently exists in the neighborhood.

   Staff Conclusion: This amendment is not to correct a technical mistake on the existing Future Land Use Map.

2. The requested Future Land Use Map Amendment represents a change in City policy and shall meet all of the criteria below:
   a. Facilities, services and utilities necessary to serve proposed land uses are available or are planned to be available at the time development occurs.
   b. If a map amendment represents an increase in allowed or required density or intensity of use on the property, the property is suitable for such development.
   c. If a map amendment represents a decrease in the allowed or required density or intensity of use on the property, the request is supported by unique site conditions which make such development infeasible.
   d. The resulting land use policy change of the map amendment is either (1) consistent with the Comprehensive Plan or any plans, studies or resolution by City Council which would support a change in the future land use or (2) is found to protect existing development from nearby development at heights and densities which are out of scale with the existing development.

   Staff Conclusion: Facilities, services and utilities necessary to serve the proposed development are available. The property is suitable for all uses allowed in the Urban Medium-Intensity Land Use Typology Area (LUTA) and the proposed S-RMF, Suburban Residential Medium Flex District. The proposed land use change to the Future Land Use Map is consistent with the Comprehensive Plan goals and objectives. This is an in-fill opportunity in an area where there are a number of rental properties. A duplex will provide another housing option in this area.

STAFF CONCLUDES:
Staff believes the requested Future Land Use Map amendment and uses allowed within the S-RMF Zoning District will be compatible with the existing development for this area.

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

1. Grant the requested future land use map amendment.
2. Table the requested future land use map amendment and ask for more information.
3. Deny the requested future land use map amendment.

STAFF RECOMMENDATION:

Staff recommends approval for the following reasons:
The requested Future Land Use Map amendment to the Urban Medium-Intensity LUTA and uses allowed within the S-RMF Zoning District will be compatible with the existing development in the general area.
CASE # RZNE-029199-2019
EXECUTIVE SUMMARY
REZONING – S-RM1, Suburban Residential Medium Single Unit District to S- RMF, Suburban Residential Medium Flex District
CASE MANAGER: Vern Zakostelecky, Development Services Department

OWNER/APPELLANT INFORMATION

OWNER/APPLICANT: Gutschmidt Properties, Inc.

MAILING/PROPERTY: 1540 D. Ave. NE, Cedar Rapids, IA. 52402
ADDRESS: 3602 Prairie Drive NE, Cedar Rapids, IA.

REZONING REQUEST

A-AG, Agriculture District to I-GI, General Industrial District

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

1. Compliance with applicable provisions of the Zoning Ordinance.
2. ADA compliance.
3. Compliance with SUDAS Standards.
4. Compliance with applicable Building and Fire Codes.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.
REZONING – S-RM1, Suburban Residential Medium Single Unit District to S- RMF, Suburban Residential Medium Flex District
CASE # RZNE-029199-2019
City Planning Commission Meeting: August 8, 2019

FINDINGS OF FACT:
1. Gutschmidt Properties, Inc. is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban Low-Intensity, but the applicant is requesting a change to Urban Medium-Intensity.
3. The property is zoned S-RM1, Suburban Residential Medium Single Unit District.
4. The property is 6,000 s. f. in size, and is described as the west 40 feet of the south 150 feet of Lot 113, Auditor’s Plat No. 141, Linn County, Iowa.
5. The property owner filed the rezoning request with the Development Services Department on May 20, 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 Low-Intensity on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The applicant has requested an amendment to the Future Land Use Map from Urban Low-Intensity to Urban Medium-Intensity. Should this request for an amendment be granted the requested zone change to S- RMF, Suburban Residential Medium Flex District would be in accord with the Future Land Use Map designation and the general intent of the Comprehensive Plan.

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 general area is development with single family homes and the area requested for rezoning will be served by all City services. It should be noted that there are a number of rental properties in the area. Adequate levels of service to the existing development in the area will not be negatively 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 district and allowed use should be compatible with the existing or planned character of the surrounding area. The surrounding area is be developed with the same Suburban character type.

STAFF CONCLUDES:
Staff believes the requested zone change and uses allowed within the S- RMF, Suburban Residential Medium Flex District will be compatible with the existing development for this area.

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 for the following reasons:
The requested zone change and uses allowed within the S- RMF, Suburban Residential Medium Flex District will be compatible with the existing and contemplated development for this area.

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.

Condition(s):

1. The Suburban Design Standards as specified in Subsection 32.04.05.D. shall be met.
2. Sites will need to comply with off-street parking requirement per the Zoning Ordinance, Subsection 32.04.02.