AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, August 29, 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: 3412 Oakland Road NE (Major Design Exception)
   ADMD-029380-2019; Case Manager: Dave Houg

   Consideration of a Major Design Exception reduced front yard setback and 50% reduction of the required parking lot screening in an S-RM1, Suburban Residential Medium Single Unit as requested by Primus Companies (Applicant) and Cedar Rapids Bible Chapel (Titleholder).

2. Chapter 32, Zoning, Amendment
   Presenter: Seth Gunnerson

   Clarifying requirements for temporary signage during election events.

   Presenter: Sylvia Bochner

4. 6th Street SW Corridor Action Plan
   Presenter: Sylvia Bochner

5. Czech Village/ NewBo Area Action Plan Update
   Presenter: Adam Lindenlaub

6. REM Mentor Urban Renewal Area 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.
Presenter: Caleb Mason

Consideration regarding conformity of the proposed REM Mentor Urban Renewal Area Plan with the City’s Comprehensive Plan
EXECUTIVE SUMMARY

MAJOR DESIGN EXCEPTION

CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION

OWNER: C R Bible Chapel, Inc.
APPLICANT: Natasha Thomson, Primus Companies
MAILING/PROPERTY ADDRESS: 3412 Oakland Road NE

MAJOR DESIGN EXCEPTION REQUEST

Request to encroach 9’ into a required 25’ front-yard setback with a building addition. Screening of a parking lot would provide 50% of the required number of shrubs.

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

An existing graveled parking lot is required by Code to be appropriately surfaced. If Major Design Exceptions are approved, the property owner will need to obtain a building permit prior to construction.

STAFF RECOMMENDATION

Staff recommends approval of the Major Design Exceptions for a reduced front yard setback and reduced screening.
FINDINGS OF FACT:

1. C R Bible Chapel, Inc. 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-RM1, Suburban Residential Medium Single Unit District.

4. The subject property is 7,350 s. f. in size, and is described as A.P. #141 & EX E162' STR/LB 30.

5. The property owner’s representative filed the Major Design Exception request with the Development Services Division on August 2, 2019.

LEGAL PRINCIPLES:

32.05.12.E, of the Cedar Rapids Municipal Code requires that ALL of the following criteria for the granting of a major design exception be met:

1. The requested exception is consistent with the Comprehensive Plan and any plans, studies or reports which are adopted by City Council and may provide guidance on the exception.

   Staff Comments: The requested front yard setback and screening reductions are in accord with the City’s Comprehensive Plan, which encourages infill development. The proposed building addition will be compatible with the neighborhood. The proposed improvements have the support of surrounding properties.

2. The requested exception does not have the effect of permitting a pattern of development inconsistent with the intent of the base district and design areas that would be more consistent with another base district or design area. For example, permitting suburban development characteristics in an urban or traditional district.

   Staff Comments: The requested exceptions will not have the effect of permitting a pattern of development inconsistent with the intent of the base district.

3. The requested exception does not have the effect of perpetuating a pattern or style of development which is intended to be replaced by development consistent with this Code.

   Staff Comments: The requested exceptions will not perpetuate a development pattern that is inconsistent with the Code. Reduced setbacks are specifically considered for Major Design Exceptions in the Zoning Ordinance.

4. The requested exception can be demonstrated to meet one of the following:
a. The requested exception is reasonably necessary for this property as it can be found that unique site circumstances make it likely that this exception would be required for a broad range of uses, structures, or layouts that may be otherwise permitted on the property.

b. The requested exception alleviates a practical difficulty to accommodating a particular use, structure, or layout that is permitted on the property and where the intent of this Code is not to limit or prevent the establishment of the use, structure, or layout at a location with the characteristics of the subject property.

c. The requested exception allows for architectural design which is unique and of high quality that meets or exceeds the intent of the code.

*Staff Comments:* The requested exception alleviates “b”, a practical difficulty with layout and use. Oakland Road NE’s alignment is not parallel to this lot, therefore a building addition conforming to the architectural features of the existing structure will necessarily provide a reduced setback relative to the street. Improvements to the structure and parking area will enhance the area generally.

5. The requested exception represents the minimum deviation from the applicable regulations necessary to accommodate the requested development and that any practical difficulties related to the subject property cannot be overcome by any feasible alternative means other than an exception.

*Staff Comments:* Reducing the required front yard setback and required number of screen plantings by up to 50% are allowable Major Design Exceptions per the Zoning Ordinance section 32.05.12.B.2.a.(ii).

**STAFF CONCLUDES:** The requested exceptions are consistent with other setback reductions and uses enjoyed by other properties in the neighborhood.

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

1. Grant the requested major design exceptions subject to conditions.
2. Grant relief less than or different from the requested major design exceptions.
3. Deny the requested major design exceptions.
4. The requested exceptions will not set a precedent that would be uncharacteristic to the surrounding area.

**STAFF RECOMMENDATION:**
Staff recommends approval for the following reasons:

1. Granting the setback request will allow the proposed addition to align with and complement the existing structure.
2. The proposed reduced intensity of screen plantings is supported by the owners of the adjacent properties.

**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.**

Staff recommends the following conditions:

1. Prior to construction the property owner shall obtain appropriate building permits.
2. Said lots are to be combined so as to constitute a single zoning lot.
3. Should the lack of screening be deemed a problem by the City, the property will be brought into compliance with the screening requirements in effect at such time.
EXISTING ACCESS DRIVE

10 SPACES

SHIFT DRIVE

33 TOTAL PARKING SPACES

25' FRONT YARD

25' REAR YARD

EXISTING CONTOURS

PROPOSED CONTOURS

EXISTING TREE

EXISTING TREE

EXISTING CITY WALK

EXISTING WOOD FENCE SCREENING

EXISTING SHED

EXISTING CURB CUT

OAKLAND ROAD NE

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319.393.4831
To: City Planning Commission
From: Seth Gunnerson, Planner, Community Development and Planning
Subject: Chapter 32 Update – Election Signage
Date: August 29, 2019

Overview
At the August 29, 2019 City Planning Commission meeting, staff will present an ordinance amending Chapter 32 of the City Code to clarify standards for temporary signage related to elections. Due to upcoming local elections and the caucuses, staff is taking this amendment to City Planning Commission at this time to avoid issues. Additional amendments to the Zoning Code are being worked on and will be presented as more comprehensive update in the coming months.

To comply with court rulings requiring cities to be content neutral, the City does not regulate the content of election signage. The zoning ordinance treats the 60 days leading up to the election as a special event, during which time there is an increase in the amount of temporary signage permitted for any parcel within the City.

As written, the new zoning code bases the amount of election signage permitted on the number of elections or ballot issues to be voted on. Staff recommends eliminating this requirement as different areas of the city may have differing numbers of ballot issues each election. In addition the current code has a missing reference, where the number of permitted signs is increased but the table referenced does not give a dimension for how big individual signs can be. Staff recommends going with a simplified calculation for temporary election signage, as shown below:

Recommendation:
Staff is recommending the following modifications:

- Removal of the provision that bases signage on the number of items on the ballot.
- Signage will be permitted as follows:
  - 24 square feet of signage permitted per single or two-unit residence.
  - All other property will be allocated 32 square feet of signage per 50 feet of street frontage.

The recommendation is consistent with prior practice at the City.

Timeline
Staff is seeking a recommendation from the City Planning Commission to adopt the proposed changes to the zoning ordinance. A Public Hearing is scheduled for September 10 to consider the modifications. A recommendation at the August 29 meeting and adoption by City Council in early September will go into effect early in the 2019 Election Season.

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 27, 2019</td>
<td>Motion setting a public hearing</td>
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<tr>
<td><strong>August 29, 2019</strong></td>
<td><strong>City Planning Commission Review and Recommendation</strong></td>
</tr>
<tr>
<td>September 10, 2019</td>
<td>City Council Public Hearing and recommended Ordinance adoption</td>
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<tr>
<td>September 14, 2019</td>
<td>Effective Date of New Ordinance</td>
</tr>
</tbody>
</table>
To: City Council Development Committee  
From: Sylvia Bochner, Planner, Community Development  
Subject: Bever Woods Intensive Historic Survey  
Date: August 29, 2019

Background:
At the August 29, 2019 City Planning Commission meeting, Community Development staff will give a presentation on the upcoming intensive historic survey of the Bever Woods area. This area was recommended for intensive survey in the 2015 Historic Preservation Plan.

The survey will involve archival research and fieldwork, along with photography to document buildings in the area. The purpose of the survey is to collect information and learn more about the historic character of the area, and to evaluate the potential for a local or national historic district designation.

An open house will be held on September 5 to inform residents about the survey process and potential outcomes. Looking ahead, we will hold a follow-up open house next year to share results of the survey.
To: City Council Development Committee  
From: Sylvia Bochner, Planner, Community Development  
Subject: 6th Street SW Corridor Action Plan  
Date: August 29, 2019  

Background:  
At the August 29, 2019 City Planning Commission meeting, Community Development staff will give a presentation on the 6th Street SW Corridor Action Plan.  

EnvisionCR identified the 6th Street SW corridor from 1st Avenue to Highway 30 as one of several priority roads for a Corridor Action Plan. The Corridor Action Plan will look at challenges and opportunities along the corridor from 1st Avenue to Highway 30, resulting in a planning document that will outline action steps around topics such as land use, placemaking, the transportation network, and other topics.  

A public workshop was held on Wednesday, August 7 at 6:00pm, following a public information session for an upcoming Paving for Progress project that will rehabilitate the roadway and add sidewalks between Wilson Avenue and 33rd Street SW.
To: City Planning Commission

From: Adam Lindenlaub, Community Development and Planning

Subject: Czech Village/NewBo Area Action Plan Update

Date: August 29, 2019

Background

Staff will give an update on the development of the Czech Village/NewBo Area Action Plan.
## WELLBEING ADVISORY COMMITTEE WORK PLAN

**JULY 1, 2019 – DECEMBER 30, 2020**

**VISION:** Cedar Rapids – A community of social, emotional and physical well-being...all year long.
- Access to healthy foods for all
- A connected community where people walk, bike and utilize public transportation safely for everyday life
- Residents with a sense of purpose; joined to community and each other

**COMMITTEE:** Emily Barnard, Steve Dolezal, Kaitlin Emrich, Kelsey Logan, Sofia Mehaffey, Josh Moreno, Stephanie Neff, Katherine Read, Zach Schladetzky

### TACTICS AND IMPLEMENTATION STATUS

**Eat Well** *(Accessing healthier foods, Changing food environments, Promoting healthier options, Nutrition education)*

<table>
<thead>
<tr>
<th>Tactic</th>
<th>Objectives</th>
<th>Status <em>(Red, Yellow, Green)</em></th>
<th>Completed Date</th>
<th>Status Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Community gardens, edible landscaping, orchards</td>
<td>Review existing land use policies to enhance and promote community gardens and edible orchards for all populations, ensuring access for individuals with disabilities. Advocate for accessible community gardens/edible landscaping in or near new developments and vacant spaces.</td>
<td>Includes educational signage</td>
<td></td>
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<tr>
<td>2. Food bank/pantry</td>
<td>Review and promote use of community manual for increasing access to healthy foods at food pantries.</td>
<td></td>
<td></td>
<td>Includes education</td>
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<tr>
<td>3. Local food system</td>
<td>Connect and support assessments of local food systems designed to improve equitable access to healthy food.</td>
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</tbody>
</table>
4. **Nutrition prescriptions & educational interventions for patients**
   - Determine current health system practice in promoting good nutrition to patients.
   - Support implementation of best practice to facilitate communication between health care providers and patients related to good nutrition.

5. **School concessions, vending**
   - Support school PTAs to offer healthy foods that meet Smart Snack guidelines at school-sponsored events.
   - Review school vending contracts to identify ways to incentivize healthy choices.

6. **Farm-to-school programming**
   - Encourage family/community participation in Farm-to-School events.

## TACTICS AND IMPLEMENTATION STATUS

<table>
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<tr>
<th>Tactic</th>
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<th>Status (Red, Yellow, Green)</th>
<th>Completed Date</th>
<th>Status Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Community walkability</strong></td>
<td>Support and promote implementation of Complete Streets Policy by communicating Walk Friendly Community Designation Report Card results.</td>
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<tr>
<td>2. <strong>Safe routes to school</strong></td>
<td>Advocate for aligning Safe Routes to School resources with CRCSD Master Facilities Plan.</td>
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<tr>
<td>3. <strong>Repainting crosswalks/repairing sidewalks</strong></td>
<td>Support implementation of Pedestrian Master Plan.</td>
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<tr>
<td>4. <strong>Bike share program</strong></td>
<td>Promote stories and demos of Bike Share Program to encourage ridership through at least six community organizations/events.</td>
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<td></td>
<td>Share information at worksite roundtable</td>
</tr>
<tr>
<td>Tactic</td>
<td>Objectives</td>
<td>Status</td>
<td>Completed Date</td>
<td>Status Notes</td>
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| 1. **Groups/clubs that help people broaden social circles** | Promote programs and outcomes for older adults and for youth involved in GCRCF SET Task Force summer programs. | | | Includes:  
  - i.e. Encore Café  
  - Discussion with AARP |
| 2. **Nicotine-free public spaces** | Support Ambassadors in maintaining an alcohol/tobacco-free environment at Green Square Park. | | | |
| 3. **Worksite wellness committees** | Promote worksite establishment of policies and communication to make healthier food and beverage choices available during meetings and in vending machines.  
Increase number of worksites participating in 5-2-1-0.  
Increase number of worksites completing wellness assessment to 40. | | | Includes:  
  - Promotion of joining groups that broaden social circles  
  - Encouragement to use EAP & mental health resources |
**Potential Future Tactics:**

Eat Well –
- Support implementation of garden curriculum in schools.
- Promote public locations of edible landscapes (fruit/nut trees) to increase access to healthy foods.

Move More –
- Support implementation of Walking School Bus Programs.
- Open streets event
- Develop/expand transportation options to increase access to work, healthy foods, social networks and physical activity facilities and programs.
- Walking school bus

Feel Better –
- Community arts programs and events
- Health organizations and health disparities
- Anti-bullying initiatives
- School education – social determinants of health
<table>
<thead>
<tr>
<th>Goal</th>
<th>Source</th>
<th>Baseline Measure</th>
<th>Current/Updated Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>High resident satisfaction</td>
<td><strong>Overall Quality of Life in Cedar Rapids:</strong> (rated on a scale of 1-5) Community Livability questions from Cedar Rapids National Citizen Survey 2018</td>
<td>74% Rated Excellent or Good</td>
<td></td>
</tr>
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<td></td>
<td><strong>Cedar Rapids as a Place to Live:</strong> (rated on a scale of 1-5) Community Livability questions from Cedar Rapids National Citizen Survey 2018</td>
<td>81% Rated Excellent or Good</td>
<td></td>
</tr>
<tr>
<td>Increase in new community residents</td>
<td><strong>Population:</strong> U.S. Census Bureau</td>
<td>131,127 (Cedar Rapids – 2016)</td>
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<tr>
<td>High awareness of where to go for Healthy Hometown information</td>
<td><strong>Unique clicks/access on website, social media</strong></td>
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<td></td>
<td><strong>Number of users/participants at events</strong></td>
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<tr>
<td>Improved health indicators / decrease in chronic disease indicators</td>
<td><strong>Adult Obesity:</strong> Obesity among adults age 18 or above (age-adjusted) 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>34.7% (Cedar Rapids – 2015)</td>
<td>32.2% (Cedar Rapids – 2016)</td>
</tr>
<tr>
<td></td>
<td><strong>Diabetes Prevalence:</strong> Percentage of adults age 18 or above with diagnosed diabetes (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>8.0% (Cedar Rapids – 2015)</td>
<td>8.4% (Cedar Rapids – 2016)</td>
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<td><strong>Poor Physical Health Days:</strong> Physical health not good for 14 or more days among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>9.9% (Cedar Rapids -- 2015)</td>
<td>9.9% (Cedar Rapids – 2016)</td>
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<tr>
<td></td>
<td><strong>Poor Mental Health Days:</strong> Mental health not good for 14 or more days among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>10.7% (Cedar Rapids -- 2015)</td>
<td>11.1% (Cedar Rapids – 2016)</td>
</tr>
</tbody>
</table>
| Increased access to and consumption of healthy foods | **Food Environment**: Food Environment Index (access to healthy foods and food insecurity) from 0 (worst) to 10 (best). County Health Rankings – Community Population Survey, Bureau of Labor Statistics, and American Community Survey  
**Availability of Affordable Quality Food**: (rated on scale of 1-5) Community Characteristics—Rec and Wellness, Cedar Rapids National Citizen Survey 2018 | 8.3 (Linn Co. – 2015)  
73% rated excellent or good | 8.3 (Linn Co. – 2015 & 2016) |
| Increased access and utilization of places for physical activity | **Physical Inactivity**: No leisure-time physical activity among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)  
**Access to Exercise Activities**: Percentage of population with adequate access to locations for physical activity. County Health Rankings – Baseline = Population Data, North American Information Classification System Standard Industry Classification (SIC) Codes; New = Population Data  
**Ease of Travel by Bicycle in Cedar Rapids**: (rated on scale of 1-5) Cedar Rapids Citizen Survey 2018 | 25% (Cedar Rapids – 2015)  
91% (Linn Co. – 2010 population, 2016 SIC, 2016 recreation facilities and parks)  
65% Rated Excellent or Good | 22.2% (Cedar Rapids – 2016)  
92% (Linn Co. – 2010 & 2018) |
| Increased social connectedness | **Social Associations**: Number of social associations per 10,000 population. County Health Rankings – North American Information Classification System Standard Industry Classification (SIC) Codes  
**Opportunities to Volunteer**: (rated on a scale of 1-5) Cedar Rapids Citizen Survey 2018  
**Social Events and Activities**: (rated on a scale of 1-5) Cedar Rapids Citizen Survey 2018 | 11.5 (Linn Co. – 2015)  
80% Rated Excellent or Good  
67% Rated Excellent or Good | 11.1 (Linn Co. – 2016) |
To: City Planning Commission
From: Caleb Mason, Community Development & Planning
Subject: Consideration regarding conformity of the proposed REM Mentor Urban Renewal Area Plan with the City’s Comprehensive Plan
Date: August 22, 2019

BACKGROUND INFORMATION:

The City Council has initiated proceedings to establish the REM Mentor Urban Renewal Area Plan generally located at 2700 33rd Avenue SW. This district is being established as an economic development area as defined in Chapter 403 of the Iowa Code in particular for the provision of housing for low-to-moderate income households. The attachment provides a draft of the 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 September 10, 2019.
EXHIBIT 1

URBAN RENEWAL PLAN
for the
REM MENTOR
URBAN RENEWAL AREA

As Approved by City Council
Resolution No. ________

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, Iowa 52401
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 REM Mentor 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, 2019, 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, more specifically to provide for the construction of housing for low and moderate income families. The primary objectives of this Urban Renewal Plan for the Project Area is to provide for the construction of multi-family housing for low and moderate income families.

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 Attachment A.

The Project Area consists of an approximately 1.67 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

Lots 1 and 2, LTRI First 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 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 404, 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 & ZONING

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. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Project Area. The Project Area incorporates two future land uses – Urban Medium Intensity and Urban High Intensity, both of which are suitable for industrial and commercial growth.

In addition, as of January 1, 2019, the City has implemented a new Zoning Ordinance replacing Chapter 32 – Zoning of the City Code. A map of the zoning for the Project Area is attached hereto as Attachment C.
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 any developer purchasing land for development in the Project Area 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, the City has identified several projects, as identified in Section XIV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed $202,000 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 affordable housing grants to the developer, and to fund administrative-related costs incurred in connection with the identified projects in the Project Area.
Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is $264,200,000 (as of Fiscal Year 2020 beginning July 1, 2019). 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 $583,571,497 as of July 1, 2019 (FY2020).

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

Development Agreements
The following are private redevelopment projects in the Project Area which being induced by grants and loans provided through the use of tax increments:

<table>
<thead>
<tr>
<th>Project</th>
<th>Description &amp; Rationale</th>
<th>Tax Increment</th>
</tr>
</thead>
</table>


Public Improvements
Use of tax increments within the Project Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure;

<table>
<thead>
<tr>
<th>Project</th>
<th>Description &amp; Rationale</th>
<th>Tax Increment</th>
</tr>
</thead>
<tbody>
<tr>
<td>No public improvement projects are expected at this time</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Administration
The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, housing market analysis, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Project Area. Current administrative expenses are estimated to be $2,000.
ATTACHMENT A
REM MENTOR
URBAN RENEWAL AREA BOUNDARY

LEGAL DESCRIPTION
Lots 1 and 2, LTRI First Addition in the City of Cedar Rapids, Linn County, Iowa
ATTACHMENT B
FUTURE LAND USE MAP
EM Mentor URA
Base Values
Base Year January 2018

<table>
<thead>
<tr>
<th>#</th>
<th>GPN</th>
<th>Deed Holder</th>
<th>Class</th>
<th>Land</th>
<th>Improvement</th>
<th>Total</th>
</tr>
</thead>
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<td>1 &amp; 2</td>
<td>190620107100000</td>
<td>LTRI, LLC</td>
<td>Exempt Commercial</td>
<td>104,000</td>
<td>92,000</td>
<td>196,400</td>
</tr>
</tbody>
</table>

*2018 Assessed Value is based on a single parcel, parcel split effective as of January 2020