Call Meeting to Order

Roll Call

A. Adoption of the Agenda

B. Action Items

1. **Hawkeye Downs Urban Renewal Area Plan**  
   *Presenter: Lauren Freeman*  
   Consideration regarding conformity of the proposed Hawkeye Downs Urban Renewal Area Plan with the City’s Comprehensive Plan

2. **Case Name: Vacant Land West of Cole Street SE, South of Otis Avenue SE**  
   (Future Land Use Amendment)  
   *FLUMA-029594-2019; Case Manager: Sandy Pumphrey*  
   Consideration of a Future Land Use Map Amendment from U-LI, Urban Low Intensity to U-HI, Urban High Intensity as requested by Cargill, Incorporated (Applicant) and City of Cedar Rapids (Titleholder).

3. **Case Name: Vacant Land West of Cole Street SE, South of Otis Avenue SE (Rezoning)**  
   *RZNE-029592-2019; Case Manager: Sandy Pumphrey*  
   Consideration of a Rezoning from S-RLL, Suburban Residential Large Lot District to I-GI, General Industrial District as requested by Cargill, Incorporated (Applicant) and City of Cedar Rapids (Titleholder).
To: City Planning Commission
From: Lauren Freeman, Community Development and Planning
Subject: Consideration regarding conformity of the proposed Hawkeye Downs Urban Renewal Area Plan with the City’s Comprehensive Plan
Date: November 7, 2019

BACKGROUND INFORMATION:

The City Council has initiated proceedings to consider the creation of the Hawkeye Downs Urban Renewal Area Plan generally located along and west of 6th Street SW and north of Highway 30 and south of the Union Pacific Railroad Line. The establishment of the Urban Renewal Area is based on a new economic development project which has received initial City Council approval.

This district is being established as an economic development area as provided under Iowa Code to, among other things, stimulate private investment, expand economic development through the creation of new jobs, and provide for the planning and possible construction public infrastructure and trails all of which achieve a well-balanced diversified economy. The attachment provides a draft of the Hawkeye Downs Urban Renewal Plan.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan 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 at this time is to make a finding regarding the consistency of the proposed Hawkeye Downs Urban Renewal Plan for the Hawkeye Downs Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. In addition to the Commission’s review, the City will hold a consultation with affected taxing agencies on November 8, 2019 regarding the proposed Urban Renewal Area and the collection of tax increment with the district. All comments received by CPC will be presented to City Council for consideration during the public hearing scheduled for November 19, 2019.
URBAN RENEWAL PLAN

for the

HAWKEYE DOWNS

URBAN RENEWAL AREA

As Approved by City Council

Resolution No. ________
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 Hawkeye Downs 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. The primary objectives of this Urban Renewal Plan for the Project Area are as follows:

1. To stimulate through public action and commitment, private investment in new commercial, and industrial properties and expansions;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To create new jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Project Area is adequately served with public facilities, roadways, trails, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

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

The Project Area consists of an approximately 328 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

All of that portion of land within Sections 4, 5, 8 and 9 of Township 82 North, Range 7 West of the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Beginning at a the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition located in the Southwest ¼ of said Section 4 and also being a point on the East right-of-way line of 6th Street SW; Thence southerly along said East right-of-way line, a distance of 4,806 feet more or less to a point of intersection with the South right-of-way line of Highway 30, being the Northwest corner of the land described in the Deed recorded in Book 1720 page 197 on July 12, 1978 in the Linn County Recorder's Office from the State of Iowa to B. & S. Leasing Co, located in the Southwest ¼ of said Section 9; Thence Northwesterly 1,352 feet more or less to a point located
on the South right-of-way line of Highway 30, being the Northeast corner of the land described in the Warranty Deed recorded in Book 7847 page 602 on January 7, 2011 in the Linn County Recorder’s Office from the Conveyor Eng. & Mfg. Co. to Archer-Daniels-Midland Company, located in the Southeast ¼ of the Northeast ¼ of said Section 8; Thence westerly along said South right-of-way line of Highway 30, a distance of 3,234 feet more or less to a point of intersection with the West line of the Northeast ¼ of the Northwest ¼ of said Section 8; Thence northerly along said West line, a distance of 1,110 feet more or less to the Northwest corner of said NE ¼ of the NW ¼ of said Section 8, also being the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section 5; Thence northerly along the West line of said SE ¼ of the SW ¼, a distance of 933 feet more or less to a point of intersection with the South right-of-way line of the Chicago & North Western Transportation Company railroad; Thence northeasterly along said South railroad right-of-way line, a distance of 4,150 feet more or less to the Northeast corner of Lot 1 of Plat of Ingleside Addition also being on the west right-of-way line of 6th Street SW; Thence easterly, a distance of 239 feet more or less to the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition and Point of Beginning, containing 328 acres more or less.

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):

a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;

b. The funding of the "local match" required under State programs providing financial assistance to private developers; and

c. Provide loans or grants for the development of low-to-moderate income housing; and

d. 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 $885,000 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 economic development grants to the developers identified herein below, 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:

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<tr>
<th>Project</th>
<th>Description &amp; Rationale</th>
<th>Tax Increment</th>
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<td>CellSite Solutions, Inc. &amp;</td>
<td>Construction of an approximately 60,000 square foot headquarters facility and other</td>
<td>City to provide a reimbursement of 50% of the tax increments generated by the</td>
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<td>Commonground Capital, LLC</td>
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<td>improvements for a period of 10-years. The estimated total reimbursement of tax</td>
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<td>increments is expected to be $475,000.</td>
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<td>ABC Disposal Systems, Inc.</td>
<td>Construction of an approximately 26,000 square foot office and shop headquarters facility and related site improvements for ABC Disposal at 1200 Ingleside Drive SW.</td>
<td>City to provide a reimbursement of 50% of the tax increments generated by the improvements for a period of 10-years. The estimated total reimbursement of tax increments is expected to be $400,000.</td>
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**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.

*No public improvement projects have been identified as part of the Plan*

**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 $10,000.
LEGAL DESCRIPTION
All of that portion of land within Sections 4, 5, 8 and 9 of Township 82 North, Range 7 West of the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Beginning at the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition located in the Southwest ¼ of said Section 4 and also being a point on the East right-of-way line of 6th Street SW; Thence southerly along said East right-of-way line, a distance of 4,806 feet more or less to a point of intersection with the South right-of-way line of Highway 30, being the Northwest corner of the land described in the Deed recorded in Book 1720 page 197 on July 12, 1978 in the Linn County Recorder’s Office from the State of Iowa to B. & S. Leasing Co, located in the Southwest ¼ of said Section 9; Thence Northwesterly 1,352 feet more or less to a point located on the South right-of-way line of Highway 30, being the Northeast corner of the land described in the Warranty Deed recorded in Book 7847 page 602 on January 7, 2011 in the Linn County Recorder’s Office from the Conveyor Eng. & Mfg. Co. to Archer-Daniels-Midland Company, located in the Southeast ¼ of the Northeast ¼ of said Section 8; Thence westerly along said South right-of-way line of Highway 30, a distance of 3,234 feet more or less to a point of intersection with the West line of the Northeast ¼ of the Northwest ¼ of said Section 8; Thence northerly along said West line, a distance of 1,110 feet more or less to the Northwest corner of said NE ¼ of the NW ¼ of said Section 8, also being the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section 5; Thence northerly along the West line of said SE ¼ of the SW ¼, a distance of 933 feet more or less to a point of intersection with the South right-of-way line of the Chicago & North Western Transportation Company railroad; Thence northeasterly along said South railroad right-of-way line, a distance of 4,150 feet more or less to the Northeast corner of Lot 1 of Plat of Ingleside Addition also being on the west right-of-way line of 6th Street SW; Thence easterly, a distance of 239 feet more or less to the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition and Point of Beginning, containing 328 acres more or less.
ATTACHMENT B
FUTURE LAND USE MAP

October 15, 2019

Land Use Typology Areas
- Agriculture
- Open Space
- Rural
- Urban Low Intensity
- Urban Large Lot
- Urban Medium Intensity
- Urban High Intensity
- Downtown
- Commercial
- Industrial

City of Cedar Rapids
City of Cedar Rapids
ATTACHMENT C
ZONING MAP
ATTACHMENT D
BASE VALUE OF TAXABLE PARCELS

Hawkeye Downs Park URA
Base Values
Base Year January 2018
# Hawkeye Downs URA
## Base Values (2018)

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**Total:** $4,932,770 $6,742,500 $11,685,270 $10,479,391

**Key:**
- R - Residential
- C - Commercial
- A - Agricultural
- I - Industrial
- O - Other

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D-2
NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF CEDAR RAPIDS, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED URBAN RENEWAL PLAN FOR THE HAWKEYE DOWNS URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA

The City of Cedar Rapids, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on November 1, 2019, in the Kranse Conference Room, 2nd Floor City Hall, 101 First Street SE, Cedar Rapids, Iowa concerning a proposed Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Analyst, or his delegate, as the designated representative of the City of Cedar Rapids, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 22nd day of October, 2019.

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City Clerk, City of Cedar Rapids, State of Iowa
The City Council of the City of Cedar Rapids, State of Iowa, will hold a public hearing before itself at its meeting which commences at 4:00 P.M. on November 19, 2019 in the Council Chambers, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to consider adoption of a proposed Urban Renewal Plan (the “Plan”) concerning the proposed Hawkeye Downs Urban Renewal Area in the City of Cedar Rapids, State of Iowa, described as follows:

All of that portion of land within Sections 4, 5, 8 and 9 of Township 82 North, Range 7 West of the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Beginning at the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition located in the Southwest ¼ of said Section 4 and also being a point on the East right-of-way line of 6th Street SW; Thence southerly along said East right-of-way line, a distance of 4,806 feet more or less to a point of intersection with the South right-of-way line of Highway 30, being the Northwest corner of the land described in the Deed recorded in Book 1720 page 197 on July 12, 1978 in the Linn County Recorder’s Office from the State of Iowa to B. & S. Leasing Co, located in the Southwest ¼ of said Section 9; Thence Northwesterly 1,352 feet more or less to a point located on the South right-of-way line of Highway 30, being the Northeast corner of the land described in the Warranty Deed recorded in Book 7847 page 602 on January 7, 2011 in the Linn County Recorder’s Office from the Conveyor Eng. & Mfg. Co. to Archer-Daniels-Midland Company, located in the Southeast ¼ of the Northeast ¼ of said Section 8; Thence westerly along said South right-of-way line of Highway 30, a distance of 3,234 feet more or less to a point of intersection with the West line of the Northeast ¼ of the Northwest ¼ of said Section 8; Thence northerly along said West line, a distance of 1,110 feet more or less to the Northwest corner of said NE ¼ of the NW ¼ of said Section 8, also being the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section 5; Thence northerly along the West line of said SE ¼ of the SW ¼, a distance of 933 feet more or less to a point of intersection with the South right-of-way line of the Chicago & North Western Transportation Company railroad; Thence northeasterly along said South railroad right-of-way line, a distance of 4,150 feet more or less to the Northeast corner of Lot 1 of Plat of Ingleside Addition also being on the west right-of-way line of 6th Street SW; Thence easterly, a distance of 239 feet more or less to the Northwest corner of Lot 1 of Southwest Industrial Park Second Addition and Point of Beginning, containing 328 acres more or less.

A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.

The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan...
is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan also possible public infrastructure improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 22nd day of October, 2019.

City Clerk, City of Cedar Rapids, State of Iowa
FUTURE LAND USE MAP AMENDMENT REQUEST

Request for amendment from Urban Low Intensity to Urban High Intensity

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

FLUMA represents a change in City policy and shall meet the intent of the City’s Comprehensive Plan, EnvisionCR.

STAFF RECOMMENDATION

Staff recommends approval of the requested Future land Use Map Amendment.
FUTURE LAND USE MAP AMENDMENT – Urban Medium Intensity to Urban High Intensity
CASE # FLUMA-029594-2019
City Planning Commission Meeting: November 7, 2019

FINDINGS OF FACT:

1. The City of Cedar Rapids is the owner of record of the subject property. Staff are authorized to negotiate land disposition with Cargill.
2. The current Future Land Use Map designation is Urban Low Intensity.
3. The property is 16.7 acres, described as part of Parcel A, Plat of Survey No. 2275 as recorded in Book 10133, Page 156 in the office of the Linn County, Iowa Recorder and located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 35, Township 83 North, Range 7 West of the 5th Principal Meridian, Cedar Rapids, Linn County, Iowa.
4. The property owner filed the FLUMA request with the Development Services Department on September 16, 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 (i) or (ii) below. Staff comments italicized in green.

(i) 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.

Part (i) does not apply. There are no map corrections.

(ii) 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.

City water and sewer are available. Property is accessible by road and rail.

(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.

Intensity of use (i.e. concentration of activity) will increase. Location and compatibility standards are required by the City’s Comprehensive Plan (table 2 – Land Use Compatibility) According to the Comprehensive Plan Envision CR, location and compatibility standards for the Urban High Intensity use include “buffering from or mitigation of adverse environmental effects, including noise, odors, air and light pollution, and heavy traffic. Compatibility may be achieved with density and land use transitions.” The proposed land use buffer and mitigation meet Zoning Code, industry standards and best practices. Furthermore, a conservation easement will overlay the buffer to prohibit any future development on that land.

(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.

Part (C) does not apply. Intensity is not decreased.

(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.

Item (1) applies. The economic development benefits are consistent with the Comprehensive Plan. Examples are supporting existing long-term employers, targeted businesses in the food industry, and utilizing railways as
CONCLUSION:
Future Land Use Map Amendment to a higher land use intensity meets the compatibility standards and goals of the Comprehensive Plan.

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

1. Recommend approval of the requested future land use map amendment.
2. Table the requested future land use map amendment and ask for more information.
3. Do not recommend approval of the requested future land use map amendment.

STAFF RECOMMENDATION:

Staff recommends approval for the following reasons:

The U-HI (Urban-High Intensity) land use typology describes areas with urban services including limited industrial in suitable locations. Limited industrial is defined as light industrial uses, such as light manufacturing, assembly, warehousing, and distribution. Per the City’s Comprehensive Plan, this requires location and compatibility standards.

Location and compatibility standards are expected to be met with the proposed mitigation and conservation easement in the buffer area. Therefore, staff recommend approval.
CASE # RZNE-029592-2019
EXECUTIVE SUMMARY
REZONING – S-RLL, Suburban Residential Large Lot to I-GI General Industrial
CASE MANAGER: Sandy Pumphrey, Development Services

OWNER/APPELLANT INFORMATION
OWNER/APPLICANT: Cargill Incorporated
MAILING/PROPERTY ADDRESS: 1710 16th St SE, Cedar

REZONING REQUEST
S-RLL, Suburban Residential Large Lot to I-GI General Industrial

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL
1. Rezoning criteria in the Zoning Ordinance.
2. Mitigation for proposed land use.
3. Approval conditions recommended by City Planning Commission.

STAFF RECOMMENDATION
Staff recommends approval of the rezoning request.
REZONING – S-RLL, Suburban Residential Large Lot to I-GI General Industrial
CASE # RZNE-029592-2019
City Planning Commission Meeting: November 7, 2019

FINDINGS OF FACT:

1. The City of Cedar Rapids is the owner of record of the subject property. Staff are authorized to negotiate land disposition with Cargill.
2. The Future Land Use Map designation is Urban Low Intensity. Proposed amendment to Urban High Intensity.
3. The property is zoned S-RLL, Suburban Residential Large Lot.
4. The property is 16.7 acres, described as part of Parcel A, Plat of Survey No. 2275 as recorded in Book 10133, Page 156 in the office of the Linn County, Iowa Recorder and located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 35, Township 83 North, Range 7 West of the 5th Principal Meridian, Cedar Rapids, Linn County, Iowa.
5. The property owner filed the rezoning request with the Development Services Department on September 16, 2019.
6. Proposed specific use is classified as General Industrial Services.

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. Staff comments italicized in green.

a. Correction of a Technical Mistake

A rezoning may be approved if the action is necessary to correct a technical mistake or omission in the zoning map. Part a. does not apply. There are no zoning map corrections.

b. Consistency with Comprehensive Plan and other studies

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 Sec. 32.02.01.B. Rezoning will be in a permitted district provided that the Future Land Use Map Amendment is approved.

(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 City Council.

Economic development is consistent with the intent of the Comprehensive Plan:

Envision CR Guiding Principle - “Cedar Rapids continues to support and benefit from the long-term employers, many with agricultural, technological or other innovative roots.”

Envision CR Goal - “Grow a sustainable, diverse economy by supporting existing businesses, fostering entrepreneurship, and targeting industry-specific growth.”

City’s Economic Development Strategic Plan supports Food Sciences and Processing as a target industry for Cedar Rapids.
c. Public facilities, Services and Suitability

(i) The property should be suitable for the development of structures and uses permitted in the proposed district. According to Envision CR, “Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.” Proposed mitigation and connection to the Union Pacific railroad meet this intent.

(ii) 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. Public services are available without sacrificing levels of service to existing development. For example, proposed development would not take away water and sanitary sewer capacity from the existing neighborhood. Truck traffic is not proposed, which should allay concerns about the safety and condition of local streets.

(iii) Development should ensure effective and adequate utilization of existing or planned public facilities and services. The proposed location utilizes existing railway and is demonstrably the most viable site of several options considered.

d. Character

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

   (A) Districts of the same character type (Urban, Traditional, Suburban, etc.). Changes between character areas should be carefully reviewed for compatibility. Proposed I-GI district will not be the same character type of the surrounding area. Compatibility will be achieved by mitigation.

   (B) Districts of a similar use type (Residential, Mixed-Use, etc.), particularly when transitioning between character areas. Proposed I-GI district is not a similar use to the surrounding land. Eleven acres of the subject property will remain residentially zoned and undeveloped with conservation easement for transitioning between existing residential and proposed industrial zones.

   (C) Other transitions may be appropriate depending on other review criteria and conditions which may be placed on approvals. Site plan approval conditions as recommended by the City Planning Commission would support the compatibility of this rezoning.

   There is reasonable basis to treat the subject property differently from surrounding land. The factor of primary importance is its peculiar adaptability to the proposed rezoning. Several sites in the vicinity were considered and ruled out for physical constraints such as topography and the Cedar River. The land’s proximity to Cargill’s plant (approximately 1.75 miles), railroad connection and physical constructability make this a viable site.

(ii) The proposed rezoning should be consistent with the existing or planned character of the surrounding area. Proposed rezoning is consistent with existing zoning of the nearby Cargill plant and Prairie Creek Generating Station across the river. Character is also consistent with the existing railroad adjoining the southerly property line. Rezoning is not consistent with residential uses on north and east sides of the land. However buffering and other mitigation measures fulfill the compatibility standards required by the Comprehensive Plan.

(iii) 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. Proposal does not include housing. Change in intensity will occur from the residential lots, through a street right-of-way and undeveloped buffer area, to the industrial zoning. Intensity changes at the “rear yard” of the buffer area. Area provided to transition the intensity assures that the industrial use will not appear to occur adjacent to residential yards.

(iv) Whether the rezoning is consistent with the characteristics of the surrounding area, including any changing conditions. The proposed area to be rezoned is adjacent to an existing functioning railroad between the Union Pacific mainline and downtown Cedar Rapids.

(v) Whether the proposed rezoning will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. Intensity is the concern rather than height, density or scale. Mitigation considers the protection of the public’s health, safety and welfare.
CONCLUSION
Industrial rezoning meets the intent of the Zoning Ordinance with mitigation, development conditions and suitability for specific use.

ALTERNATIVES:

The City Planning Commission may consider the following alternatives:
1. Recommend the requested rezoning.
2. Recommend the requested rezoning subject to conditions.
3. Table the requested rezoning and ask for more information.
4. Do not recommend the requested rezoning.

STAFF RECOMMENDATION:

Staff recommends approval for the following reasons:
Industrial rezoning meets the intent* of the Zoning Ordinance with mitigation, development conditions and suitability for specific use.

Refer to intent of Zoning Ordinance 32.01.05
#11 “Foster a rational pattern of relationship between residential, business, commercial and manufacturing uses for the mutual benefit of all.”

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.

Conditions PRIOR TO ADMINISTRATIVE SITE PLAN APPROVAL:

1. The railyard shall operate within limited hours of operation (7am to 7pm Central Time, 7 days a week). Up to 10 exceptions to this each year shall be granted for unforeseen circumstances such as making up for inclement weather and operational breakdowns. Each instance of operations occurring outside of the standard hours shall be documented by the applicant, and the record made available to an enquirer upon request. Cargill will define the “exceptions” that may arise as part of their operation and will assign typical time estimates that would be required that correlate with those exceptions.

2. Noise shall be limited to levels outlined in noise report submitted as part of the application. Train horns shall be prohibited within the railyard, other than in an emergency situation.

3. A “quiet zone” will be established by the City at the crossing at Otis Road SE. All project costs associated with the quiet zone will be reimbursed by Cargill up to $400,000.

4. No DOT hazardous materials to be stored in railcars on site at any time. It is understood that insignificant quantities of ancillary chemicals such as spray cans of lubricant, epoxy paint for marking track areas, etc. may be present for minor maintenance activities at the facility.

5. Noise and visual mitigation in the form of a wall and/or berm to be installed prior to railyard operations commencing. The wall shall have aesthetic treatments and allow for a short break at a public street access to the facility’s parking lot.
6. Light pole height shall be limited to 30’ from finished grade. Yard lighting after operating hours shall be limited to providing security for the onsite office.

7. Proposed trees shall exceed 2.5” Diameter at Breast Height (DBH) at time of planting, and be in accordance with approved landscape plan.

8. Cargill will organize further collaborative public meetings (up to 4), prior to and throughout the construction of the proposed railyard.

9. A conservation easement will be established over the undeveloped area of Parcel A and filed with the Linn County Recorder.