AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, February 13, 2020@ 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: 2505 12th Street SW (Major Design Exception)
   ADMD-030057-2020; Case Manager: Dave Houg
   Consideration of a Major Design Exception reduced yard setbacks in an I-GI, General Industrial District as requested by Rogers Concrete (Applicant).

2. Case Name: 812 58th Avenue Court SW (Major Design Exception)
   ADMD-030033-2020; Case Manager: Dave Houg
   Consideration of a Major Design Exception reduced side yard setbacks in an I-LI, Light Industrial District as requested by M & W Manufacturing (Applicant).

3. Case Name: 7708 6th Street SW (Rezoning)
   RZNE-030038-2020; Case Manager: Dave Houg
   Consideration of a Rezoning from A-AG, Agriculture District to I-GI, General Industrial District as requested by TH Development (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: 4127 Blairs Ferry Road NE (Rezoning)
   RZNE-030042-2020; Case Manager: Dave Houg

   Consideration of a Rezoning from A-AG, Agriculture District to I-LI, Light Industrial District as requested by Kimberly S. and Larry R. Musil (Titleholder).

5. Case Name: 842 14th Street SE (Rezoning)
   RZNE-030053-2020; Case Manager: Dave Houg

   Consideration of a Rezoning from T-R1, Traditional Residential Single Unit District to T-MC, Traditional Mixed Use Center District as requested by Koranda Enterprises (Titleholder) and Ron Ziegler, (Applicant).

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

7. Chapter 32 Zoning Code Updates
   Presenter: Seth Gunnerson

8. Stone Creek Urban Renewal Area Plan
   Consideration regarding conformity of the proposed Amendment No. 2 to the Stone Creek Urban Renewal Area Plan with the City’s Comprehensive Plan
   Presenter: Caleb Mason

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EXECUTIVE SUMMARY

MAJOR DESIGN EXCEPTION

CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION

OWNER / APPLICANT: Rogers Concrete Construction, Inc.
MAILING/PROPERTY ADDRESS: 2505 12th Street SW

MAJOR DESIGN EXCEPTION REQUEST

Request to provide a 7.5’ side yard and 7.5’ street-front landscaping setback in lieu of the required 15’ depths.

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Compatibility with surrounding area

STAFF RECOMMENDATION

Staff recommends approval of the Major Design Exception for the reduced setbacks.
FINDINGS OF FACT:

1. Rogers Concrete Construction, Inc. is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban High Intensity.
3. The property is zoned I-GI, General Industrial District and used for a concrete batch plant.
4. The subject property is approximately 3.59 acres in size, and is described as LANDS (LESS ST) SW’LY OF C R & I C RR N 725’ NW SE STR/LB 32 83 7 and LANDS R/W OVER NW-SE STR/LB 32 83 7
5. The property owner’s representative filed the Major Design Exception request with the Development Services Division on January 24, 2020.

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 proposed development with a 7.5‘ side yard and 7.5‘ street-front landscaping setbacks will be compatible with surrounding industrial properties. Many surrounding properties were developed prior to the landscaping requirement, and have no landscaping setbacks

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 exceptions alleviate “b”, a practical difficulty with layout and use. This lot’s irregular shape and narrow configuration present challenges to accommodation of development within the typical setbacks. The reduced setback will allow concrete trucks to enter the site, access the batch plant and exit within the confines of the lot.

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 setbacks by up to 50% is an allowable Major Design Exception per the Zoning Ordinance section 32.05.12.B.2.a.(ii).

STAFF CONCLUDES: The requested exceptions will not adversely impact surrounding development.

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 request will allow batch-plant activities and truck movements to occur within the confines of private property.

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 has no recommended conditions.
EXECUTIVE SUMMARY
MAJOR DESIGN EXCEPTION
CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION
OWNER / APPLICANT: M & W Manufacturing Co, Inc.
MAILING/PROPERTY ADDRESS: 812 58th Avenue Court SW

MAJOR DESIGN EXCEPTION REQUEST
Request to provide a 10’ side yard setback in lieu of the required 15’ depth

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL
Compatibility with adjacent development

STAFF RECOMMENDATION
Staff recommends approval of the Major Design Exception for the reduced setback.
MAJOR DESIGN EXCEPTION – CASE # ADMD-030033-2020
City Planning Commission Hearing February 13, 2020
Board of Adjustment Meeting: March 9, 2020

FINDINGS OF FACT:

1. M & W Manufacturing Co, 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 I-LI, Light Industrial District.

4. The subject property is approximately 0.52 acres in size, and is described as WELTY INDUSTRIAL PARK E 90’ & VAC ST LYG ADJ THERETO STR/LB 8

5. The property owner’s representative filed the Major Design Exception request with the Development Services Division on January 15, 2020.

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 proposed development with a 10’ side yard setback will be compatible with surrounding industrial 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 exception will not have the effect of permitting a pattern of development inconsistent with the industrial character 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 exception 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.

\textit{Staff Comments:} The requested exceptions alleviate “b”, a practical difficulty with layout and use. The property is encumbered by easements and floodplain restrictions along the westerly lot line, forcing development to the eastern portion of the lot.

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.

\textit{Staff Comments:} Reducing the required setback by up to 50% is an allowable Major Design Exception per the Zoning Ordinance section 32.05.12.B.2.a.(ii).

\textbf{STAFF CONCLUDES:} The requested exceptions will not adversely impact surrounding development.

\textbf{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.

\textbf{STAFF RECOMMENDATION:}
Staff recommends approval for the following reasons:

1. Granting the request will allow for expansion of the existing facility.

\textbf{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. This site shall be developed in compliance with the provisions of the Flood Plain Management Ordinance.
2. Access to the site shall be limited to the adjacent lot to the west.
EXECUTIVE SUMMARY

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

CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION

OWNER/APPLICANT: TH Development, LLC

MAILING/PROPERTY ADDRESS: 7708 6th Street SW

REZONING REQUEST

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

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Compatibility with the surrounding area
Meet intent of the Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.
REZONING – A-AG, Agriculture District to I-GI, General Industrial District
CASE # RZNE-030038-2020
City Planning Commission Meeting: February 13, 2020

FINDINGS OF FACT:
1. TH Development, LLC is the owner of record of the subject property.
2. The Future Land Use Map designation is Industrial.
3. The property is zoned A-AG, Agriculture District.
4. The property is 2.28 acres in size.
5. The property owner filed the rezoning request with the Development Services Department on January 15, 2020.

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 Industrial on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change to I-GI, General Industrial District is 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: Existing development to the west and south and this site is 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 will be compatible with the existing and planned character of the surrounding area. The surrounding area is expected to be developed with the same industrial character type.

**STAFF CONCLUDES:**
The requested zone change and uses allowed within the I-GI Zoning 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 I-GI Zoning 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.**

**Conditions:**
1. Proposed improvements must be reviewed by the Eastern Iowa Airport & FAA.
2. The existing structures must be removed under appropriate permit and inspections conducted and approved.
   For principal structure 50-years old or older Historic Preservation Commission review is required.
3. Access to this property will be restricted to a single access off Thompson Way located directly opposite the existing access on the south side of Thompson Way. Access to 6th St is prohibited.
EXECUTIVE SUMMARY
REZONING – A-AG, Agriculture District to I-LI, Light Industrial District
CASE MANAGER: David Houg

OWNER/APPELLANT INFORMATION
OWNER/APPLICANT: Larry R. & Kimberly S. Musil
MAILING/PROPERTY ADDRESS: 4127 Blairs Ferry Roa

REZONING REQUEST
A-AG, Agriculture District to I-LI, Light Industrial District

OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL
Compatibility with the surrounding area
Meet intent of the Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends approval of the rezoning request.
REZONING – A-AG, Agriculture District to I-LI, Light Industrial District
CASE # RZNE-030042-2020
City Planning Commission Meeting: February 13, 2020

FINDINGS OF FACT:
1. Larry R. & Kimberly S. Musil are the owners of record of the subject property.
2. The Future Land Use Map designation is Urban Medium Intensity.
3. The property is zoned A-AG, Agriculture District.
4. The property is 1.1 acres in size and is described as P.O.S. #1305 PARCEL STR/LB A.
5. The property owner filed the rezoning request with the Development Services Department on January 17, 2020.

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

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

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

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

   Staff Conclusion: The subject property is shown as Urban Medium Intensity on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. The requested zone change to I-LI, Light Industrial District is 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: 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 should be compatible with the existing or planned character of the surrounding area. The adjacent northerly industrial use has been in operation for 16 years. Areas to the south and east are currently being developed commercially.

STAFF CONCLUDES:
The requested zone change and uses allowed within the I-LI Zoning 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 I-LI Zoning District will be compatible with the existing and contemplated development for this area.

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Staff has no recommended conditions.
REZONING PLAT

MUSIL'S 2ND
A-AG (AG)

MUSIL'S 1ST
A-AG (AG)

NEW BUFFALO LAND CO
LLC

WATERHOUSE
BARBARA L
A-AG (AG)

MUSIL LARRY R &
KIMBERLY S
A-AG (AG)

MUSIL'S 2ND
I-LI (LIGHT
INDUSTRIAL)

REZONE 1.1 Acres
From A-AG (Ag) to
I-LI (Light Industrial)

Legal Description:
P.O.S #1305 PARCEL A
GPN No.: 14081-29005-00000
Lot Area: 1.1 ACRES
Existing Zoning: A-AG (Ag)
Proposed Zoning: I-LI (Light industrial)

Prairie Stone Drive NE

SODAK HAWKS LLC
A-AG (AG)

Location Map

Technical Contact Person:
Ghashen Holloway
1930 St. Andrews CT NE
Cedar Rapids, IA 52402
(319) 393-8728
gholloway@alltransinc.com

Applicant Info:
Musk Kimberly S & Musk Larry R
4129 Blairs Ferry Road NE
Cedar Rapids, IA 52411
(319) 393-8553

Rez Holder:
MUSIL KIMBERLY S & MUSIL LARRY R
4129 BLAirs FERRY ROAD NE
CEDAR RAPIDS IA 52411-5000 USA
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<th>OWNER/APPELLANT INFORMATION</th>
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<tr>
<td><strong>OWNER/APPLICANT:</strong> Koranda Enterprises, LLC</td>
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<td><strong>MAILING/PROPERTY ADDRESS:</strong> 842 14th Street SE</td>
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<th>REZONING REQUEST</th>
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<td>Staff recommends approval of the rezoning request.</td>
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REZONING – T-R1, Traditional Residential Single Unit District to T-MC, Traditional Mixed-Use Center District
CASE # RZNE-030053-2020
City Planning Commission Meeting: February 13, 2020

FINDINGS OF FACT:
1. Koranda Enterprises, LLC is the owner of record of the subject property.
2. The Future Land Use Map designation is Urban Medium Intensity.
3. The property is zoned T-R1, Traditional Residential Single Unit District.
4. The property is 10,200 sf in size.
5. The property owner filed the rezoning request with the Development Services Department on January 22, 2020.
6. Proposed use is a vocational training center on the ground floor. Existing residential apartments on the upper floor will continue.

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: While a commercial use has existed since 1920, the zoning has historically been designated as residential. Rezoning would correct this map issue.

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 T-MC, Traditional Mixed-Use Center District is 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 site has operated as a mixed-use structure for 100 years. 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 use should be compatible with the existing character of the surrounding area. The site serves as a buffer for the northerly residential neighborhood from commercial development along Mt. Vernon Road SE.

STAFF CONCLUDES:
The requested zone change and uses allowed within the T-MC Zoning District will be compatible with the surrounding 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 T-MC District will correct a legal nonconforming situation.

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:

1. A Certificate of Occupancy must be obtained for the change of use prior to occupying the structure.
Hope CD is a 501(c)(3) nonprofit that was formed in 2010 with a vision to use the revitalization of affordable housing as a labor-industry, career-focused training program for individuals with employment barriers. Launched in September 2015, the Hope Community Development training program purchases deteriorated homes with the intent to beautify, revitalize, and put these homes back on the market. With the assistance of a local contractor, Hope CD successfully built six homes as part of the Cedar Rapids’ Rebuilding Ownership Opportunities Together (ROOTs) housing program and is now finishing our tenth rehab. Hope CD is excited to be creating a positive impact in the heart of Cedar Rapids’ core neighborhoods.

The 12-month on the job training program typically enrolls four to six participants. While teaching basic construction skills is a critical component, our additional life skills classes and training are an important value-add for each of our members. Each individual is assigned a coach who meets with them weekly to provide guidance and mentorship.

Hope CD retained ownership of one house to utilize for programming, where up to three participants can live in a more structured, transition-based, rehabilitative environment. This house is continually proving to be a beneficial component in helping these participants successfully re-enter society.

Facing expansion and growth of our jobs training program, Hope CD is looking forward to having the ability to train more individuals at a time. The Borst Furniture and Upholstery building is an ideal location to house this unique training opportunity. We began leasing the building in November and have since initiated a woodcrafts business within its walls. Currently fabricating charcuterie boards, harvest tables and other woodcrafts, the addition of another skills-based trade has shown us the need for more on-the-job training in the Cedar Rapids community. With that said, our expansion plan includes beginning a lawn care business in the spring, with the consideration of other small business ventures to use as on-site training programs (i.e. small indoor vegetable gardening and light manufacturing).

Borst Furniture and Upholstery offers Hope CD a built-in advantage, as the equipment trainees use are the same used by Borst as far back as the 1960s (table saw, routers, sanders, etc.). We utilize additional space within the building as storage for some of our construction tools, but no materials are stored outside. Hope CD does not own construction equipment other than an enclosed trailer and an open trailer which are often parked at the construction site.

Currently our woodcrafts workshop is open from 7:00a - 4:30p every Wednesday and Thursday. As this small business gets established further, and as additional small businesses are launched, we anticipate expanding these hours to Monday - Friday. Our executive director, Ron Ziegler, makes use of the office area and is committed to being there as much as possible. The plan is to also hold our life skills classes there in the future.

Hope CD’s current agreements include a sub-lease of retail space, approximately 800 sq ft, and 1,200 sq ft of warehouse space to an unaffiliated individual who buys and sells various furniture and household items, as well as 1,400 sq ft of two rental apartments on the second floor.

5925 Council St NE, Suite 130, Cedar Rapids, Iowa 52402
HopeCDA.ron@gmail.com | 319-560-1196 | HopeCDA.life
February 2020
To: City Planning Commission  
From: Adam Lindenlaub, Community Development and Planning  
Subject: Czech Village/NewBo Area Action Plan Update  
Date: February 13, 2020

Background
City staff began meeting with six different NewBo and Czech Village focused entities in the spring of 2018. These entities would later be represented on the Advisory Group for the plan and are the Czech Village Association, The District (Main Street), NewBo Association, Oak Hill Jackson Neighborhood Association, the Czech Village New Bohemia Self-Supporting Municipal Improvement District (SSMID), and the Southside Investment Board.

This was followed in the fall of 2018 by the Environmental Protection Agency funded design workshop that examined how the NewBo Expansion area (former Sinclair site) could be redeveloped and knit back into the NewBo area. The City began formal development of the area action plan in spring of 2019 and held two different public events to gather feedback to craft the goals and action steps of the plan. The public feedback process was concluded with an open house in the fall of 2019 to share the plan draft goals and action steps.

The plan is organized into three elements that focus on connectivity, land use, streetscapes, character, and placemaking. The plan lists goals and action steps for each subarea of the plan (Czech Village, NewBo, and NewBo Expansion) along with a Redevelopment Master Plan that provides a vision of how the Czech Village/NewBo area could redevelop over time. Each of the 32 action steps are given a lead entity and a timeframe for beginning. Progress on completing these action steps will be tracked annually as part of the regular review of EnvisionCR.

City Council adopted the plan and incorporated it into EnvisionCR on December 17th of last year.

The plan can be viewed at this link:  
https://cms.revize.com/revize/cedarrapids/CVNB_AAP_DOCUMENT_FINAL.pdf
To: City Planning Commission  
From: Seth Gunnerson, Planner, Community Development and Planning  
Subject: Chapter 32 Updates  
Date: February 13, 2020

Staff is proposing a number of updates to the zoning code to improve the performance of the code, correct errors, provide clarity and update standards. The following will be presented to City Planning Commission for review on February 13, 2020 with a City Council Public Hearing anticipated on February 25. These proposed changes have been discussed with the newly formed Zoning Advisory Group and were previewed with the group in December and January.

The proposed changes are based on a running list of modifications collected by staff in 2019, the first year of operation under the new code. The information below is a summary of proposed changes in the code, by section. The full ordinance language will be posted on www.cityofcr.com/zoning on or before February 10, 2020.

**Section 32.03 – Use Specific Standards:**

<table>
<thead>
<tr>
<th>Use</th>
<th>New Districts</th>
<th>Rationale</th>
</tr>
</thead>
</table>
| Large Civic and Religious Assembly | P - Traditional Industrial Mixed-Use  
P - Urban Med Flex | Staff believes this is consistent with the intent of the districts and an omission from original code |
| Library, Museum or Cultural Institution | C - Agriculture  
C - Rural Residential  
C - Suburban Residential Low Two  
P - Traditional Industrial Mixed-Use  
C-Urban Residential Districts  
P-Urban Med Flex  
P-Light Industrial | To allow a path for a variety of public institutions without requiring a change of zone |
| Human or Neighborhood Services (NEW USE) | Permitted in All Districts except General Industrial and Industrial Solid & Hazardous Waste  
Conditional Use Required to | New Use, see description below |
<table>
<thead>
<tr>
<th>Major Utility</th>
<th>P – General Industrial or Industrial Solid &amp; Hazardous Waste</th>
<th>Consistent with intent of districts, allows areas of town where permitted by-right</th>
</tr>
</thead>
</table>
| Animal Shelter | C – Traditional Mixed Use Center  
  P – Suburban Mixed Use Center  
  C – Urban General Districts | Consistent with past practice and intent of district |
| Major Vehicle Maintenance and Repair | P – Suburban Mixed Use Center  
  P – Suburban Mixed Use Regional | Consistent with past practice and intent of district |
| Vehicle Rental | P – Suburban Mixed Use Center | Consistent with past practice and intent of district |
| Vehicle Sales | P – Suburban Mixed Use Center | Consistent with past practice and intent of district |
| Warehouse | C – Traditional Mixed Use Center | Based on request, storage of goods is considered warehousing and limits flexible use of property. Building size and design is still limited within this district. |

**Definition of Human or Neighborhood Services:**

Uses which provide non-commercial activities or support services to individuals or groups that are not otherwise defined by this code. Examples include food pantries, neighborhood or community centers, literacy and language instruction, counseling and therapy, and other human service agencies. A human or neighborhood services use shall be operated by a governmental, quasi-governmental, religious or non-profit organization. Uses which provide overnight accommodations or shelter are separately defined but may be done in conjunction with a Human or Neighborhood Services use. A Human or Neighborhood Services use shall be subject to the following Use-Specific Standards:

(i) In any Suburban or Traditional Residential District a Conditional Use shall be required for any Human or Neighborhood Services use over 5,000 sq ft.

**Additional Uses to be permitted in Public-Institutional (P-IN) Zone District**

- o P - Assisted Living Facility  
  o P - Fraternity or Sorority House  
  o C - Rehabilitation House  
  o P - Group Home (Large and Small)  
  o P - Vocational or Trade School  
  o P - Hospital
- o P - Treatment Facility  
  o P - Civic and Religious Assembly (Large and Small)  
  o P - Library, Museum or Cultural Institution  
  o C - (Animal) Boarding  
  o C - Stable  
  o C - Veterinary Hospital  
  o P - Funeral Home
o P - Business or Professional Office
o P - Medical Clinic or Lab
o P - Indoor Amusement
o P - Hotel or Motel
o C - Solar Array
o C - Wind Energy Conversion System

Additional Uses to be in the Suburban Mobile/Manufactured Housing district
(for consistency with Suburban Single Unit districts)

o C - Emergency Residential Shelter
o P - Group Home Small
o C - Cemetery
o P - Antenna
o C - Communication Tower
o P - School PreK-12
o C - Assembly, Civic, and Religious: Large
o C - Parking Lot (sole primary use)
o P - Utility, Minor
o C - Day care center
o P - Day care home: Group
o C - Bed & Breakfast Home
o C - Solar Array

Temporary Uses:
- Rename “Farmer’s Market” temporary use to “Public Market” and remove language requiring locally produced goods.
- Temporary Public Display: For any non-commercial display not otherwise defined by code, permit for up to 6 months with administrative permit, may be extended by Board of Adjustment in 1 year increments.

32.05 Development Standards:
- Clear up confusing language with roof-mounted solar panels, allowing them on all roofs near property line.

32.05 Corner Lots in Urban Form Districts:
The Parking Setback Line is a key element of the Urban form-based districts, which prioritize building development up to the street and creating connected, walkable neighborhoods

1. Individual residences
   The parking setback line may be waived for individual driveways and garages serving individual (attached or detached) housing units, provided that the parcel is less than 60 feet in width and the parking is located at least 60 feet from the corner of the parcel.

2. Multi-story construction
   For narrow corner lots where a mixed use or larger residential building is proposed, the parking setback restricting 1st floor parking along the street may be waived for properties which meet all of the following:
   a. Parcel is 85 feet or less wide (105 if next to a single family home and a 20’ buffer yard is provided)
   b. Proposed development is 3 stories or higher
   c. The property owner does not own any adjoining vacant parcels
d. The property is not in a “Shopfront” overlay district, which has an even higher emphasis placed on compact walkable growth and street activity.

Where the above requirements are met, staff can administratively waive the parking setback for up to 100’ of building length, permitting indoor parking up to the edge of the building along a sidewalk. The applicant will be exempted from the requirement for ground floor fenestration (windows and doors) and a street-facing building entrance. The applicant will further have to

a. Demonstrate how, if the parking is removed at a future date, that the ground floor elevation may be developed into a conforming street facade

b. Provide enhanced street-level experience. Simply providing
   i. Enhance the visual appeal of the face by providing for a mural or other public art along the wall.
   ii. Provide enhanced street front activity, such as using the area in front of the facade for a sidewalk café
   iii. Provide enhanced street amenities, such as benches, planters, decorative pavers, etc that are above and beyond what would normally be required at that location.

Example of parking setback relief for significant infill buildings
Illustration of impact on first floor development
### 32.05.08 Signage Updates:

<table>
<thead>
<tr>
<th>Old Term</th>
<th>New Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On-Premise Signage</strong></td>
<td><strong>Permanent Signage</strong></td>
</tr>
<tr>
<td>Name change proposed to reflect the more general nature of the signs.</td>
<td>Name change proposed to reflect the more general nature of the signs.</td>
</tr>
<tr>
<td>• Includes on-premise commercial signage</td>
<td>• Includes on-premise commercial signage</td>
</tr>
<tr>
<td>• Permits off-premise commercial signage if located within 500 feet of the advertised use.</td>
<td>• Permits off-premise commercial signage if located within 500 feet of the advertised use.</td>
</tr>
<tr>
<td>• Non-commercial speech is not regulated by premise</td>
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</tr>
<tr>
<td><strong>(new terminology)</strong></td>
<td><strong>Class A Signage:</strong></td>
</tr>
<tr>
<td></td>
<td>Signage generally meant to advertise an entire building or site, such as freestanding signs (pole or monument), roof signs, and upper floor wall signs (new, see below)</td>
</tr>
<tr>
<td></td>
<td><strong>Class B Signage:</strong></td>
</tr>
<tr>
<td></td>
<td>Signage generally meant to advertise individual tenants in a site or building, including wall signs, projecting signs, canopy or awning signs, etc.</td>
</tr>
<tr>
<td><strong>Temporary Signage</strong></td>
<td><strong>Temporary Signage</strong></td>
</tr>
<tr>
<td>No change</td>
<td>No change</td>
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</tbody>
</table>

Overall, except for the creating a new category for Upper Floor Wall signs, the proposed changes to not modify the amount or types of signage permitted on a parcel. The recommendations above are meant to group and better communicate the intent of past and current practice.

**Upper Floor Wall Signs:** Wall signage located on or above the 3rd floor of a building may be calculated as Class A signage. This allows taller buildings to have more wall signage in lieu of constructing pole signs or roof signs.

Other changes:
- **Public and Institutional Districts:** Currently signage for these are not defined in the code, which is an error. Staff recommends allowing for the Development Services Department to determine appropriate signage based on the zoning adjacent to the property along the same street. This is similar to how other development standards for P-xx districts are determined.
32.08 Review and Approval Standards:
- Update flowchart graphics

Zoning Map Corrections:
A number of corrections to the zoning map are also being proposed, a summary of all proposed zone changes are found below, along with a brief description of the rationale. All proposed zone changes are to correct errors, omissions, or inconsistencies found in the zoning map and are not in reaction to any current or proposed development project. The city is providing notice letters to each affected property owner.
<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Old Zone</th>
<th>New Zone</th>
<th>Rationale</th>
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</thead>
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<td>LEXINGTON GREEN UNIT 6 CONDO BLDG 3601</td>
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<td>LEXINGTON GREEN UNIT 2 CONDO BLDG 4019</td>
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<tr>
<td>4019 SUMMERFIELD LN NE</td>
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<td>Address</td>
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<td>New Zone</td>
<td>Rationale</td>
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<td>4121 LEXINGTON DR NE</td>
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<tr>
<td>0 VACANT LAND NW</td>
<td>P.O.S. #943 PARCEL STR/LB A</td>
<td>S-RMF</td>
<td>S-RL1</td>
<td>Remove split-zoning</td>
</tr>
<tr>
<td>4223 WOODSONIA CT NW</td>
<td>ARBORS 4TH LOT 41 &amp; P.O.S. #943 PARCEL B</td>
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<td>S-RL1</td>
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<tr>
<td>615 3RD AVE SW</td>
<td>BROWN'S 1ST SW 30' LOT 3 &amp; NE 10' STR/LB 4 48</td>
<td>U-VG</td>
<td>T-RF</td>
<td>Remove split-zoning</td>
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<tr>
<td>1100 1ST ST SW</td>
<td>MAY, FERO &amp; GAINOR'S STR/LB 1 7</td>
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<tr>
<td>4805 J St SW</td>
<td>HUNTER'S 1ST STR/LB 9</td>
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<tr>
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<td>Legal Description</td>
<td>Old Zone</td>
<td>New Zone</td>
<td>Rationale</td>
</tr>
<tr>
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<td>-----------------------------------------------------------------------------------</td>
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<tr>
<td>212 Edgewood Rd NW &amp; Vacant Land</td>
<td>PLAZA WEST ADDN - EX ST STR/LB 3 &amp; PLAZA WEST ADDN - EX ST STR/LB 4</td>
<td>T-MC and T-ML</td>
<td>T-MC</td>
<td>Remove split-zoning</td>
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<tr>
<td>501 6th Street SW</td>
<td>MURRAY'S W 30' LOT 8 &amp; ALL LOT 9 &amp; E 50' LOT 10 (ALL LESS ST) BLK 3 STR/LB</td>
<td>T-RF</td>
<td>T-MC</td>
<td>Commercial property incorrectly zoned residential</td>
</tr>
<tr>
<td>512 6th Ave SW</td>
<td>MURRAY'S E 30' STR/LB 8 3</td>
<td>T-RF</td>
<td>T-MC</td>
<td>Commercial property incorrectly zoned residential</td>
</tr>
<tr>
<td>431 5th Ave SW</td>
<td>MURRAY'S W 30' LOT 6 &amp; ALL LOT 7 BLK 3 &amp; BUCHANAN'S SW 46' LOT 6 BLK 4 STR/LB</td>
<td>T-RF</td>
<td>T-MC</td>
<td>Commercial property incorrectly zoned residential</td>
</tr>
<tr>
<td>400 6th St SW</td>
<td>BROWN'S 1ST (BUCHANAN'S REPLAT) NE 50' EACH LOTS 1 &amp; STR/LB 2 47</td>
<td>T-RF</td>
<td>T-MC</td>
<td>Commercial property incorrectly zoned residential</td>
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<tr>
<td>850 3rd Ave SW</td>
<td>DEAN'S 1ST OUT LOT C STR/LB 4</td>
<td>T-RF</td>
<td>T-IM</td>
<td>Industrial property incorrectly zoned residential</td>
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To: City Planning Commission  
From: Caleb Mason, City Manager’s Office  
Subject: Consideration regarding conformity of the proposed Amendment No. 2 to the Stone Creek Urban Renewal Area Plan with the City’s Comprehensive Plan  
Date: February 4, 2020  

BACKGROUND INFORMATION:  

The City Council has initiated proceedings to amend the Stone Creek Urban Renewal Area Plan generally located on the north and east of the intersection of Dean Road SW and Williams Blvd SW.  

This URA was established in 2016 as an economic development area to further the economic development objectives of the City. The Council has initiated an amendment to the Plan to include additional land area within the URA. The additional land area being added includes a portion of Williams Blvd SW right-of-way for the purpose of constructing a roundabout. The attachment provides a draft of the Amendment Plan which includes the objectives and activities proposed for the URA.  

The State Code of Iowa requires that any amendment to an existing urban renewal plan which adds additional land 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 Amendment No. 2 to the Urban Renewal Plan for the Stone Creek Urban Renewal Area with the City’s Comprehensive Plan, EnvisionCR. In addition to the City Planning Commission’s review, the City has scheduled a consultation with affected taxing agencies for February 14, 2020 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 February 25, 2020.
AMENDMENT NO. 2 TO THE URBAN RENEWAL PLAN
FOR THE
STONE CREEK URBAN RENEWAL AREA

<table>
<thead>
<tr>
<th>Amendment</th>
<th>Resolution #</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Plan</td>
<td>1109-08-16</td>
<td>August 23, 2016</td>
</tr>
<tr>
<td>Amendment #1</td>
<td>0952-07-17</td>
<td>July 25, 2017</td>
</tr>
</tbody>
</table>

Amendment No. 2 Approved by City Council
Resolution No. ________

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, Iowa 52401
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   1.2 STONE CREEK URBAN RENEWAL PLAN AMENDMENTS

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5.0 EFFECTIVE DATE

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7.0 SEVERABILITY

8.0 LAND USES AND DEVELOPMENT PLAN
1.0 INTRODUCTION

1.1 Purpose and Background
The Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Stone Creek Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted on August 23, 2019 through Resolution No. 1109-08-16. The Urban Renewal Plan is being amended by this Amendment No. 2 ("Amendment") to update the list of eligible projects and include additional land area to be included in the Area. Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections in the original Plan not mentioned in this Amendment shall continue to apply to the Plan.

1.2 Stone Creek Urban Renewal Plan Amendments
Section XII of the Urban Renewal Plan provides that the Urban Renewal Plan may be amended from time to time to respond to development opportunities or anticipated undertakings. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. This Amendment is consistent with this provision.

2.0 AREA BEING ADDED TO THE URBAN RENEWAL AREA

The Urban Renewal Area is being amended to include additional right-of-way described as follows, and illustrated in Exhibit A:

ALL OF THAT PORTION OF LAND WITHIN THE NORTHEAST QUARTER OF SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED MORE OR LESS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3046, PAGE 417 IN THE LINN COUNTY RECORDER’S OFFICE AND AS SHOWN ON THE ACQUISITION PLAT THEREIN, ALSO BEING A POINT ON THE WEST LINE OF NE/4 OF SW/4 OF SAID SECTION 2 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 169 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 6248, PAGE 391 IN THE LINN COUNTY RECORDER’S OFFICE AND AS SHOWN ON THE ACQUISITION PLAT THEREIN, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE N 59°41'09" E, A DISTANCE OF 309.5 FEET MORE OR LESS ALONG SAID NORTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID RIGHT-OF-WAY BEING 75 FEET NORTH OF THE CENTERLINE OF SAID WILLIAMS BOULEVARD SW AS MEASURED AT A RIGHT ANGLE; THENCE N 44°33'03" E, A DISTANCE OF 58.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO
THE WESTERLY-MOST CORNER AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH SPECIAL WARRANTY DEED IN BOOK 6262, PAGE 651 IN THE LINN COUNTY RECORDER'S OFFICE; THENCE N 59°28'49" E, A DISTANCE OF 168.74 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY-MOST CORNER AS SHOWN ON THE FEE TITLE ACQUISITION – EXHIBIT "A" RECORDED WITH RESOLUTION NO. 1252-10-19 AND WARRANTY DEED IN BOOK 10480, PAGE 506 IN THE LINN COUNTY RECORDER'S OFFICE; THENCE ALONG THE FOLLOWING THREE (3) COURSES AS SHOWN ON SAID FEE TITLE ACQUISITION – EXHIBIT "A";

(1) N 49°38'46" E, A DISTANCE OF 121.03 FEET;

(2) N 31°30'28" E, A DISTANCE OF 94.67 FEET;

(3) N 09°07'53" E, A DISTANCE OF 70.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEAN ROAD SW;

THENCE SOUTHEASTERLY A DISTANCE OF 130.9 FEET MORE OR LESS TO INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DEAN ROAD SW WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE CONTINUING SOUTHEASTERLY 200 FEET MORE OR LESS ALONG THE SOUTHEASTERLY EXTENSION OF THE WESTERLY DEAN ROAD SW RIGHT-OF-WAY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3063, PAGE 173 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 50°47 ¾' W, A DISTANCE OF 21 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3041, PAGE 09 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 53°55’ W, A DISTANCE OF 244.09 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3093, PAGE 440 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 65°02 ½’ W, A DISTANCE OF 109.34 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3038, PAGE 254 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 59°47 ½’ W, A DISTANCE OF 114.45 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHWEST CORNER THEREOF; THENCE N 1°06 ½’ W, A DISTANCE OF 74.39 FEET ALONG THE WEST LINE OF THE PROPERTY AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHWEST CORNER THEREOF AND POINT OF BEGINNING.

3.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

In accordance with Chapter 403 of the Code of Iowa, Section XIV of the Urban Renewal Plan for the Stone Creek Urban Renewal Area is hereby amended to add the following projects expected to be undertaken in the Area:
**Development Agreements**

The following private redevelopment project was included as part of the Original plan, however, additional details, including the estimated amount of tax increments with respect to the project are being updated:

N/A

**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, including but not limited to:

<table>
<thead>
<tr>
<th>Project</th>
<th>Description &amp; Rationale</th>
<th>Estimated Indebtedness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of a roundabout</td>
<td>Construction of a roundabout at the intersection of Williams Boulevard SW and Dean Road SW including traffic signalization, sidewalks, and street lighting.</td>
<td>The estimated total project cost of the project is $1,689,000. Approximately 900,000 in State grant funds through the Iowa Department are paying a portion of the project costs. The balance of the project, $798,000 will be financed by the City through either bond proceeds, either General Obligation Bonds or TIF General Obligation Bonds, or cash transfers. In either case the debt or cash would be repaid through tax increments collected within the URA.</td>
</tr>
</tbody>
</table>

**Administration**

Use of tax increments for 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 in an amount estimated at $2,000.

4.0 **CITY INDEBTEDNESS**

The estimated amount of debt to be incurred by the updated urban renewal projects identified in this Amendment are outlined in Section 2 of this Amendment. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness may be financed in whole or in part with tax increment revenues from the Urban Renewal Area, as amended. Subject to the foregoing, the anticipated aggregate indebtedness to be incurred for the proposed urban renewal projects identified in this Amendment is estimated at $800,000 (this estimate does not include debt service or financing costs.
related to debt issuance, which will be incurred over the life of the 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).

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

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

7.0 SEVERABILITY
If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.

8.0 LAND USES AND DEVELOPMENT PLAN
Cedar Rapids has a general plan for the physical development of the City as a whole outlined in EnvisionCR, adopted January 27, 2015 and amended on March 28, 2017. The goals and objectives of the Urban Renewal Plan, as amended, including the urban renewal projects identified in this Amendment, are in conformity with EnvisionCR.

This Urban Renewal Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.
EXHIBIT A

[Map Image with labeled areas: Existing URA Boundary and Area Being Added to URA]