City of Cedar Rapids
Municipal Code Amendments
Public Hearing
August 13, 2019
Proposed Amendments

Linn County Board of Health enforces health regulations throughout the county.

Chapter 21
• Remove Section 21.15 Lead Poisoning Protection

Chapter 26
• Remove Chapter 26 Air Pollution
Timeline

• August 13 - Public Hearing/1st Ordinance Reading

• August 27 - Possible Second and Third Ordinance Reading
Public Hearing – Aug. 13, 2019

To consider a lease agreement with the Cedar Valley Montessori School for tenant space at the Ground Transportation Center at 110 5th Ave SE
Background

• The existing lease with the Cedar Valley Montessori School for tenant space at the GTC expired on July 31, 2019 and has been extended for the month of August.
• The City requested proposals through an open competitive solicitation process, issued on March 11, 2019, for the tenant space in compliance with Federal Transit Administration procurement requirements.
• Cedar Valley Montessori School submitted the only proposal, which was accepted by the City.
• The City Purchasing Services Division conducted the procurement.
• The City Attorney’s Office prepared the lease agreement.
Lease Agreement

- The lease will be for a term of ten years, with the option of two additional five-year terms.
- Cedar Valley Montessori School will continue to use the space as a school and daycare.
- The rent will increase from $4,583/month ($55,000 annual) to $5,282/month ($63,384 annual).
- Cedar Valley Montessori School will be responsible for paying for utilities.
Recommendation

- The Transit Division recommends passing the resolution authorizing the City Manager to sign the lease agreement.

Presented by:

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Amendment No. 1
Commerce Park
Urban Renewal Area Plan
City Council
August 13, 2019
Background

- June 25 – City Council approved standard incentive for project at 650 Capital Dr SW
- State Code requires Urban Renewal Area Plans to identify specific activities or projects
- Aug. 2 – Consultation with affected taxing entities on Amendment No. 1 to the URA Plan
  - No comments or objections were received
Next Steps

- Today  Resolution approving Amendment No. 1 – Commerce Park URA Plan
- September  Development Agreement
Consideration of Voluntary Annexation

4100 Beverly Rd. SW
General Information:

- Gary F. and Lisa M. Wade—property owners
- Application for 100% voluntary annexation within an urbanized area
- Property is within two-mile of Fairfax
- Total area is 1.91 acres, including right-of-way for Beverly Rd. SW
- Owner wishes to annex to allow construction of accessory structure
- Not permitted in County due to size of lot and setbacks restrictions
- All City utilities and services including sanitary sewer, water, Police and Fire protection, street maintenance, and garbage and recycling collection are available
- Notices have been mailed and published in accordance with State Code requirements
- Next Steps:
  - City Council action by resolution
  - State City Development Board review and action
  - Annexation is recorded
Consideration of a Future Land Use Map Amendment & Rezoning without a Site Development Plan

8205 6th Street SW
Future Land Use Map Amendment Criteria

City Council Criteria for Action:
1. Is the amendment required to correct a technical mistake?
2. Is the amendment consistent with the goals and objectives of the Comprehensive Plan?
3. Will the amendment protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood?
Rezoning Criteria

City Council Criteria for Action:
- Correction of a Technical Mistake or omission in the zoning map?
- Consistency with Comprehensive Plan and other adopted area plans or studies?
- Public facilities, Services and Suitability?
- Character—the proposed district should be compatible with the existing or planned character of the surrounding area?
8205 6th St. SW

GENERAL INFORMATION:

- Requests:
  - Amendment Future Land Use Map from Urban-Medium Intensity to Industrial
  - Rezoning from A-AG, Agriculture District to I-GI, General Industrial District
- Total area - 54.52 acres
- Currently agriculture land with several structure which are slated for demolition
- Site plans will be submitted for administrative review and approval at time development is proposed.
- Rezoning will allow property to be marketed for industrial, manufacturing and wholesale, warehouse and distribution uses.
- Subdivision plat may need to be submitted for review and approval
- Storm water management to be provided on individual lot basis or utilizing a regional approach.
- A traffic impact analysis will be required to identify any traffic improvements necessary to accommodate this development
- FLUMA and Rezoning unanimously recommended for approval by City Planning Commission on July 18, 2019.
Future Land Use Map
Zoning
Future Land Use Map Amendment Criteria

City Council Criteria Action:

1. Is the amendment required to correct a technical mistake?
   The amendment is not to correct a technical mistake.

2. Consistency with Comprehensive Plan and other adopted area plans or studies?
   The amendment is consistent with the Plan which encourages Industrial land uses to have convenient access to major arterials, highways, and other transportation facilities and to be located so they are remote from or do not affect incompatible uses such as residential and commercial.

3. Will the amendment protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood?
   The property is located in an area which is developed and developing with heavier more intense uses such as manufacturing, truck sales and repair, contractor’s shops and yards and wholesale, warehousing, and distribution. The map amendment would have little to no impact on the overall character of the area and proposed development would be compatible with the existing and contemplated development in this general area.
Rezoning Criteria

City Council Criteria for Action:

• Correction of a Technical Mistake or omission in the zoning map
  The request is not to correct a technical mistake or omission on the zoning map.

• Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
  If the City’s Future Land Use Map (FLUM) is amended to Industrial the requested zoning and uses allowed would be in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

• Public facilities, Services and Suitability?
  There are no issues regarding providing services for development. The property is suitable for the all uses allowed in the I-GI Zoning District.

• Character—the proposed district should be compatible with the existing or planned character of the surrounding area?
  The property to the north is undeveloped. To the west is a manufacturing facility and heavy truck sales and maintenance facility. To the south is a heavy truck sales and maintenance facility. The proposed I-GI Zoning District will be compatible with the existing and proposed development in the general area.
Next Steps

- August 13, 2019 - Public Hearings & Council Action on FLUMA Resolution and 1st Reading of Rezoning Ordinance
- August 27, 2019 - Council - 2nd & Possible 3rd Readings of Ordinance

Presented by:
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Edgewood Road SW Median Improvements

August 13, 2019
Project Purpose:
Improve the Edgewood Road Corridor near Westdale

- Project Includes:
  - Median aesthetic improvements
  - Median geometry improvements
  - Pavement patching
Project Details

- Construction Cost Estimate = $704,000
- Bid Letting on August 14, 2019
- Start Date – September 2019
- Completion Date – Summer 2020
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:
Brenna Fall, P.E.
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FY 2020 Sidewalk Repair Program – Contract No. 1

August 13, 2019
Project Details

• Construction Cost Estimate = $200,000
• Bid opening on August 14, 2019
• Anticipated completion in Summer 2020
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

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Parking Lot 44 & Sinclair Pump Stations – Additional Pumps

August 13, 2019
Project Includes:

- Two additional pumps at Sinclair Pump Station
- Two additional pumps at Lot 44 Pump Station
- Equipment to reduce humidity at Lot 44 Pump Station
Key Facts about Project

- Pump stations constructed in 2017/18
- Originally installed one pump to minimize maintenance & depreciation due to unknown timing of full east side flood system
- Install remaining pumps to achieve full design capacity as part of the federal project
- Installation of additional pumps is creditable toward the USACE project
Key Facts about Project

• Construction Cost Estimate – $700,000
• Bid Opening – August 21\textsuperscript{st}
• Funding – GO Bonds
• Start Date – October 2019
• Completion Date – April 2020
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:
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Sponsored Fare Program

A program to allow city bus rides to participating agencies for their students and/or employees.
Background

• Cedar Rapids Transit has developed a sponsored fare program for area colleges, school districts, and employers that choose to participate in the program.

• The program allows bus rides throughout the year on all fixed-route buses operated by Cedar Rapids Transit to participating agencies for their students and/or employees based on the following guidelines:
  • An annual proposed contribution of $3.00/student or employee (the price of a full fare unlimited ride day pass) based on the school’s current student enrollment or the employer’s current employment level, with a suggested $3,000 minimum annual participation.
  • The school/employer must provide their students/employees with a student/staff picture ID card. There is no ID requirement for elementary or middle school students.
  • Students/employees must show the bus driver their student/employee ID card each time that they ride the bus.
  • If the student/employee does not show their ID card, then they will be required to pay the appropriate student fare ($0.75) or adult fare ($1.50) to ride the bus.
Participants

• Invitations have been sent to the metro area colleges and school districts.
• We have tentative agreements with the Cedar Rapids Community School District, Kirkwood Community College, and Coe College.
• Mt. Mercy University has expressed interest in joining the program.
• We are continuing efforts to encourage the remaining metro area school districts to participate with the goal of having a comprehensive program that includes all metro area colleges and school districts.
Recommendation

• The Transit Division recommends passing the resolution authorizing the City Manager to sign the fare agreements.