Public Hearing for Vacation and Disposition of Dows Lane SE

November 5, 2019
- Request to vacate a portion of Dows Lane SE
- Accommodate planned security improvements
- Support of neighborhood
- Historic Site
Public Works Recommendation

The Public Works Department recommends holding the First Reading of the ordinance to vacate Dows Lane SE right-of-way as requested by National Trust for Historic Preservation in the United States.

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Criteria per Chapter 32 Zoning Ordinance

Rezoning:
- Consistent with Comprehensive Plan and other adopted area plans or studies
- Available public facilities, Services and Suitability
- Proposed district should be compatible with the existing or planned character of the surrounding area

Future Land Use Amendment (FLUMA):
- Consistent with goals and objectives of the Comprehensive Plan
- Protects existing neighborhoods from nearby development that is out of scale
Rezoning Request

3400 Edgewood Road NE
3400 Edgewood Road NE

GENERAL INFORMATION:
- Rezone a 4.77 acre parcel from S-RMF, Suburban Residential Medium Flex to S-MC, Suburban Mixed Use Community Center
- Property currently undeveloped
- City staff has not received any objections
- The site development plan includes the following:
  - 4-story apartment building with 99 units
  - Pedestrian connection to trail along Edgewood Rd. NE
  - Access from the apartment complex to the north
  - Storm water management on south end of site
  - Site plans will address grading and erosion control issues
Location
Zoning Location Map
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan and Comprehensive Plan?
  
  *The property is within Urban Medium Intensity on the Future Land Use Map. This meets the intent of the City’s Comprehensive Plan.*

• Public Facilities, Services and Suitability
  
  *Property is serviceable and suitable for the S-MC zoning.*

• Character – the proposed district should be compatible with the existing or planned character of the surrounding area
  
  *The proposed S-MC zoning would be compatible with the existing development to the north. Distance, topography and timbered areas provide buffer/screening for less dense residential development to the east.*
Schedule

- November 5, 2019 - Public Hearing & 1st Reading of Rezoning Ordinance
- November 19, 2019 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:
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Red Cedar Square
Resolution of Support

City Council
November 5, 2019
Background

- Received a request for standard City incentives from Red Cedar Square LC
- Qualify under the Community Benefit – Economic Development Program based on demonstrated community need
- Staff is recommending standard housing incentive of 10-year, 100% exemption of new value created by project
Project Overview

• $11.5 million total capital investment
• 4-story, 135,000 sq. ft. apartment building
  • 99 units
  • 1-BR, 1-BR + den, 2-BR units
• Age-restricted (55+) rental housing
• Common areas – fitness center, community room, library, covered porch area
Recommendation

Staff recommends approval of Resolution of Support authorizing standard housing incentive of 10-year, 100% exemption of increased (new) value:

- $2.2 million in total taxes generated over a 10-year period
  - $2 million taxes exempted ($1.4M present value)
  - $200,000 net taxes paid
Next Steps

- **Today**  Resolution of Support Authorizing financial participation
- **Dec/Jan** Establish an Urban Revitalization Area
Rezoning Request

3725 Center Point Road NE
3725 Center Point Road NE

GENERAL INFORMATION:

- Rezone from S-RM1, Suburban Residential Medium Single Unit to T-ML, Traditional Mixed Use Limited
- Site area is 1.1 acre with a prior commercial use
- There are no proposed site changes
- City staff has not received any objections
Aerial
Rezoning Criteria Met

- Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
  
  *The subject property is within Urban Medium Intensity on the Future Land Use Map. Rezoning meets the intent of the Comprehensive Plan.*

- Public facilities, Services and Suitability?
  
  *The property is serviceable and suitable for redevelopment.*

- Proposed district compatible with the existing or planned character of the surrounding area?
  
  *The adjacent properties are developed with the same commercial character. The exterior appearance and character is not expected to change.*
Schedule

➢ November 5, 2019 - Public Hearing & 1st Reading of Rezoning Ordinance
➢ November 19, 2019 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:
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Rezoning Request

50 50th Avenue Drive SW
50 50th Avenue Drive SW

- Rezone a 2.19 acre parcel from S-MC, Suburban Mixed Use Community Center to I-GI, General Industrial.
- Property has never been developed.
- A site development plan will be required for staff review prior to development.
- City staff received no objections.
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan and Comprehensive Plan?

_The subject property is within Urban High Intensity on the Future Land Use Map. This rezoning meets the intent of the Comprehensive Plan._

• Public Facilities, Services and Suitability

_The property is serviceable and suitable for all uses allowed within I-GI._

• Character – the proposed district should be compatible with the existing or planned character of the surrounding area

_Surrounding properties are developed with industrial uses._
Schedule

➢ November 5, 2019 - Public Hearing & 1st Reading of Rezoning Ordinance

➢ November 19, 2019 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:
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Future Land Use Map Amendment & Rezoning Request for Coolidge School

6225 1st Avenue SW & 211 Atwood Drive SW
6225 1st Ave. SW & 211 Atwood Dr. SW

GENERAL INFORMATION (TWO COUNCIL ACTIONS):

- FLUMA resolution – Open Space & U-MI, Urban Medium Intensity to Civic with a Public or Semi-Public land use.
- Rezoning ordinance -P-PO, Public-Parks and Open Space & S-RM1, Suburban Residential Medium Single Unit to P-IN, Public-Institutional
- Site area is 9.23 acres
- Existing site used for ball fields (open space) and Coolidge school.
- Plan to redevelop a new elementary school on the south side of the site. Ball fields are moved to the north side.
- Road access from 1st Avenue, Atwood Drive and Crestridge Avenue SW
- Storm water management and storm sewer connection at southwest corner of site.
- Proposed bus pick-up-drop-off along Crestridge Avenue SW
- City staff has not received any objections
Zoning Location Map

SITE LOCATION

1ST AVE. SW

STONEY POINT RD. SE SW
Concept Plan
FLUMA Criteria Met

- Consistency with Comprehensive Plan?
  
  *Yes, the Plan encourages schools to be built in neighborhoods they serve.*

- Will the amendment protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood?
  
  *New site layout will contextually fit the neighborhood.*
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
  FLUMA if approved will meet general intent of the Comprehensive Plan.

• Public facilities, Services and Suitability?
  Property is serviceable and suitable for new school construction.

• Proposed district compatible with the existing or planned character of the surrounding area?
  School facility is compatible with the existing character of the neighborhood.
Schedule

➢ November 5, 2019 - Public Hearing & 1st Reading of Rezoning Ordinance

➢ November 19, 2019 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:
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CEMAR Trail: Phase IA

PCC Sidewalk/Trail on H Avenue NE from the Cedar Lake Loop Trail to Oakland Road NE

November 5, 2019
Project Details

- Construction Cost Estimate = $1,405,000
- Federal Funding available = $1,036,000
- Iowa DOT Bid Letting on November 19, 2019
- Anticipated completion in Fall 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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2020 Curb Ramp Repair: Bid Package #1

November 5, 2019
Key Facts about Project

• Related to the Department of Justice Settlement Agreement
• Sidewalk ramp reconstruction for compliance with the American with Disabilities Act
• 192 ramps at 36 intersections located in the NW quadrant
Key Facts about Project

• Estimated construction cost = $982,000
• Bid Letting – November 6, 2019
• Construction scheduled for 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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