AGENDA
SPECIAL CITY PLANNING COMMISSION MEETING
Thursday, May 4, 2017 @ 4:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Adoption of the Agenda

B. Action Items

1. Case Name: 1200 Edgewood Road NW (Rezoning with a Preliminary Site Development Plan)

   Consideration of a change of zone from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District with a Preliminary Site Development Plan as requested by CB CR Housing LLLP (Applicant) and City of Cedar Rapids (Titleholder)
   Case Name: RZNE-024710-2017; Case Manager: Vern Zakostelecky

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 Betty Sheets at 319 286-5041 or email b.sheets@cedar-rapids.org as soon as possible but no later than 48 hours before the event.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: May 4, 2017
To: City Planning Commission
From: Development Services Department
Applicant: CB Cedar Rapids Housing, LLLP
Titleholder: City of Cedar Rapids
Location: 1200 Edgewood Road NW
Request: Change of zone from R-2, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District.

BACKGROUND INFORMATION:

The City of Cedar Rapids has signed the Petition for Rezoning as the current owner of the property. City Council adopted Resolution No. 0270-0316, dated March 8, 2016, authorizing execution of an option to purchase the subject property contingent upon the successful rezoning of the property. On March 8, 2017 CommonBond Communities sent the letter to the City of Cedar Rapids indicating they were execution their option to purchase the property subject to successfully rezoning the property.

This is a request to rezone 1.98 acres to the RMF-2 Zone District to allow for the potential development of a three-story multi-family building. The property is currently zoned R-2, single Family Residence Zone District and has been vacant since the early 2000s. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The applicant held a neighborhood meeting on May 3, 2017.

The Preliminary Site Development Plan as submitted includes the following:
- Three-story, 45-unit, residential building.
- Total building area – 18,000 SF.
- Total hard surface area including building and paving is 46,215 s. f. (1.06 acres).
- Total green space is 40,034 s. f. (.92 acres).
- Total parking-minimum 75 required, 75 spaces provided including 3 ADA-accessible spaces.
- Access from Westgate Drive NW.
Right turn lane from Edgewood Rd. NW onto Crestwood Dr. NW.
Bus stop improvements at the intersection of Edgewood Rd. & Crestwood Dr. NE.
Sidewalks along all street frontages.

Additional information:
- Sidewalks and ADA ramps will be required.
- Applicant has committed to pay 100% of cost for sidewalk from Edgewood Rd. NW to 38th St. NW.
- Applicant has committed to pay 100% of cost for right turn lane on Edgewood Rd. NW.
- Storm water management will exceed the minimum requirements of the City including:
  - Bio cells along Edgewood Rd. NW.
  - Underground detention at the southwest corner of the site.
- Landscaping includes:
  - Street trees at 40’ spacing along all street frontages
  - On-site street front trees at 40’ spacing along all street frontages.
  - Buffer yard Landscaping along the north property line.
  - Parking lot trees.
  - Additional scrubs along parking areas.
  - Dumpsters will be kept in the building.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.

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

2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

   Staff Comments: The subject property is shown as “Urban-Medium Intensity” on the Future Land Use Map (FLUM) in EnvisionCR, the City’s Comprehensive Plan. This Land Use Typology Area (LUTA) should provide for:

   a) FORM/USE/INTENSITY CHARACTERISTICS:
      i. Residential densities for multi-family should range up to 24 unit per acre and up to four story apartment buildings.
         Staff Comments: The proposed development falls within the recommended range for multi-family residential uses.
      
      ii. Non-residential or mixed use FAR is maxed at 1.0.
         Staff Comments: Not applicable, the proposed development is residential.

      iii. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.
Staff Comments: Although this is an in-fill project additional connectivity will be provided with the extension of Westgate Dr. NW to the north to Rogers Rd. NW when the property to the northwest develops.

iv. Encourage more transportation, housing, and shopping choices in close proximity to each other.
Staff Comments: The proposed development will be located near a host of neighborhood amenities and commercial areas. Sidewalk will be provided along frontages and an existing bus stop at the intersection will be improved. The applicant is also committing to paying 100% of the cost for off-site sidewalks to the west and a right turn lane on Edgewood Rd. NW.

b) COMPATABILITY CHARACTERISTICS:

i. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.
Staff Comments: The proposed development does not include any vertical integration but provides the off-street parking required per the City ordinance.

ii. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.
Staff Comments: The proposed development will provide continuity of intensity from the multifamily development located to the north. Transition from surrounding residential areas will be present due to the location of the site. Edgewood Road NW and Crestwood Road NW separate the site from single family residences to the east and south respectively. The fire station will provide the intensity transition from the west. The undeveloped property to the northwest is zoned R-3D, which allows for the development of duplexes.

iii. Larger commercial or office uses should cluster around arterial streets and rail lines.
Staff Comments: Not applicable to this proposal.

iv. Medium density, light 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.
Staff Comments: The site is located at an intersection of a major arterial street and a local street which provides a separation from nearby uses that helps to mitigate negative impacts. A required landscaped bufferyard will be provided to the north of site where adjacent to residential.

v. Smaller, neighborhood scale commercial uses are appropriate on any street provided a smooth transition in intensity of uses is maintained.
Staff Comments: Not applicable to this proposal.

vi. Complementary uses like schools, parks and religious institutions, or neighborhood retail or mixed use, are sited within neighborhoods where
they take advantage of excellent connectivity. This allows for multiple access points and routes to and from the complementary uses.

Staff Comments: The proposed development would be next to Edgewood Road NW and less than half a mile away from Wiley Boulevard NW, providing excellent connectivity to commercial and institutional areas nearby. It should be noted that there is a bus stop adjacent to the proposed development at the corner of the intersection.

vii. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas, in order to offset the area’s intensity level and enhance livability.

Staff Comments: The proposed development meets and exceeds the requirements for landscaping, buffering and screening providing quality streetscapes which will offset the area’s intensity level and enhance livability.

Based on the analysis above of the “Land Use Criteria and Descriptions” in the Comprehensive Plan, the requested zone change is in accord with the FLUM and the Goals and Objectives of the City’s Comprehensive Plan.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The surrounding area is mostly residential. Multi-family residential uses lie to the north of the site. Single family residences lie to the east and south across Edgewood Road NW and Crestwood Drive NW respectively. Fire station #3 lies to the west of the property across Westgate Drive NW. As noted above, the undeveloped property to the northwest is zoned for duplexes. The proposed development is consistent with characteristics of the development to the north and west and has public street rights-of-way that provide separation from the single family homes to the south and east. The proposed development is also consistent with the goals and objectives of the Comprehensive Plan and the City’s desire for in-fill development.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The location is suitable for all uses permitted in the RMF-2, Multiple Family Residence Zone District.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: The proposed rezoning and accompanying site development plan include a three-story building that falls within the scale of the development on the north of the site and accommodates to the existing terrain slope. With the property having street frontage on three sides, there will be a separation from the building and existing residential uses to the west, east and south. The required bufferyard is depicted for the residential uses located to the north. The proposed building would be approximately 150’ from the nearest single family home. A typical City block is 300’ in length.
6. Whether 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.

Staff Comments: The surrounding land with the exception for the property to the northwest is currently developed, so the property requested for rezoning will be served by all City services. Adequate levels of services to the existing area will not be affected.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by Staff should be considered. The City Planning Commission may decide to include conditions prior to a recommendation of approval.

1. Subject property must be platted per State and City platting regulations.
2. Required off-street parking must be provided per provisions of the Zoning Ordinance or a variance be obtained.
3. That all lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
4. The site and building design will need to comply with the Zoning Ordinance Multi-Family Residential Design Standards, Subsection 32.05.030.D.
5. That the developer shall coordinate with the City the construction of a south-bound right turn lane on Edgewood Road NW for vehicles making a right turn onto Crestwood Drive NW. The developer shall be responsible for 100% of the cost associated with construction of said right turn lane.
6. That the developer shall coordinate with the City the construction of a 5’ sidewalk from Edgewood Road NW on the north side of Crestwood Drive NW to 38th Street NW. The developer shall be responsible for 100% of the cost associated with construction of said right turn lane.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk along Westgate Drive NW, Crestwood Drive NW and Edgewood Road NW adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer.
8. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
April 28, 2017

To: City of Cedar Rapids, City Clerk, City Planning commission and City Council and all others

Attached, are well over 600 signatures from residents opposed to rezoning request at 1200 Edgewood Road NW. These signatures were obtained between April 19th to April 27th, 2017.

We continue to gather signatures from residents. Those who signed the petitions strongly agreed this small site is not appropriate for a nearly 52,000 square foot building. Opposition to this project continues to be voiced by residents, not just in the immediate project area, but in other areas of the city.

We ask that you deny the project in consideration of overall citizen opposition for the reasons stated in the attached petitions and due to the Planning Commission's responsibility under City Code 32.02.300 d.iii, that:

"The Planning Commission shall consider the following in making its recommendation: Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood."

Thank you,

Seriously Concerned
Cedar Rapids Residents & neighbors
Petition to Deny Rezoning of 1200 Edgewood Road NW, Cedar Rapids, IA 52405

We, the concerned neighbors of the proposed multi-family rental property development at 1200 Edgewood Road NW, are submitting this petition to make the City Council and City Planning Commission aware of our strong concern and disagreement with the request for rezoning of R-2, Single Family Residence Zone District, and as shown on the "District Map," to RMF-2, Multi-Family Residence Zone District, for the purpose of constructing and managing multi-family rental properties. The project's size and scope do not fit with the location as the preliminary site plan shows a large density project crammed onto a small lot with a lack of proximity to services required for the success of the project. No sidewalks along Edgewood Rd and Crestwood Dr to get to local shopping and restaurants, or to nearest grocery store located two miles away.

There are no current plans to resolve existing issues including neighborhood flooding and traffic accidents. This project creates additional negative consequences for traffic, safety, and infrastructure of surrounding streets, storm water, sanitary sewer, utilities, and sidewalks. No consideration or planning has been given to address the potential impact associated with future development of vacant property adjacent to this project location. The lack of resolution to existing traffic, safety, and infrastructure problems with properties directly surrounding this proposed rezoning site will be compounded exponentially if this property is rezoned and the project proceeds.

This petition is also being submitted to express our concern of all conflicts of interest that may exist with any members of the City Planning Commission and City Council. We respectfully request all members who have any ethical or legal conflict of interest to recuse themselves from involvement with any activities associated with this project or rezoning request. The City of Cedar Rapids is the owner of the property. The rezoning request petitioners are CB Cedar Rapids Housing LLLP and the City of Cedar Rapids. The City Council, as a representative of the City of Cedar Rapids, will directly financially benefit from the sale of the property if it votes to approve the rezoning request. Council members who serve on Board of Directors of other agencies have contributed to this project and its partners. A conflict of interest exists with a Board Member's duty of loyalty and a council member's duty of loyalty.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to deny the rezoning request that would allow development of multi-family rental properties at 1200 Edgewood Road NW in Cedar Rapids, IA.

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<tr>
<th>Printed Name</th>
<th>Signature</th>
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<tbody>
<tr>
<td>Harlan Hansen</td>
<td></td>
<td>3213 G Ave NW</td>
<td>4-21-17</td>
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<tr>
<td>John Hansen</td>
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<td>Marilyn Schade</td>
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<td>3309 G Ave NW</td>
<td>4-21-17</td>
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<td>Norma Schade</td>
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<td>3309 G Ave NW</td>
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<td>Eunice Peck</td>
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<td>3301 H Ave NW</td>
<td>4-21-17</td>
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<td>Betty Clasen</td>
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<td>3301 Iris Ave NW</td>
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<td>Pat Bronfield</td>
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<td>3301 Iris Ave NW</td>
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<td>Cecile Bronfield</td>
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<td>3247 Iris Ave NW</td>
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<td>Patricia Thomas</td>
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<td>Richard Thompson</td>
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<td>3317 Iris Ave NW</td>
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<td>Renee Wade</td>
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<td>Allen Wade</td>
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<td>Larry Ryan</td>
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<td>3117 Waveland Dr NW</td>
<td>4-21-17</td>
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<td>Linda Ryan</td>
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<td>3117 Waveland Dr NW</td>
<td>4-21-17</td>
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<tr>
<td>Laura Martin</td>
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<td>3025 Waveland Dr NW</td>
<td>4-21-17</td>
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To whom it may concern,

I would like to encourage the Cedar Rapids City Planning Commission to deny the rezoning request for an apartment complex on Edgewood Road and Crestwood Drive.

I'm a property owner on Amanda Ct, one block south of Crestwood Drive. I've lived on Amanda Ct. since 2010 and have ongoing problems with ground water. Since I moved in in 2010 I've upgraded my sump pump system twice and feel like it's still borderline adequate during a heavy storm. I have 2 pumps and a smaller battery back up pump in my basement sump pit. During heavy rains all 3 pumps will run and on several occasions was within an inch of running over my sump basin. To put that into perspective, with three pumps running I have the capacity to pump 120-130 gallons per minute or around 7500 gallons of water per hour. It's very unnerving to see that running into a plastic basket in your finished basement, hoping the pumps don't fail. I know other residents in my neighborhood are experiencing similar issues.

There have been problems with existing storm sewers in the neighborhood not being able to handle water runoff during a heavy rain, the most recent in 2015 that caused thousands and thousands of dollars in damage to homes in my neighborhood. I was one of the fortunate ones that only took on a few inches of sewage water, as I was able to plug my floor drain and begin middle of the night pumping. Many others were not that lucky.

I've read editorials and comments from the Gazette saying "Although we can sympathize with residents who may have concerns about the impact Crestwood Ridge might have on traffic and storm water management, our research found those concerns to be unwarranted or typically and routinely addressed later in the development process". I don't think those people would feel our concerns are unwarranted if they were the ones woke up by a dog splashing in water, or pulling wet carpet out of basements, throwing away belongings, wet vacuuming and disinfecting due to sewer back up, or sitting for hours during the night during a storm, watching the sump pit on the brink of overflowing and flooding a basement, making sure the pumps don't quit, ready to switch to generator power for the pumps, knowing you only have a minute or two if the electricity goes out.

Speaking with neighbors on my block, many of them feel their water drainage problems have increased in recent years. Some feel that the construction of the fire station on Crestwood Drive has contributed to the storm sewer problems. Although the storm sewer system around the actual fire station looks impressive, I can't see that one thing was done to improve any drainage just across the street and downstream of it. The developer is touting a cistern system to contain all of the water run off on a nearly 2 acres of land that would supposedly mitigate any runoff issues. I cannot fathom the size of a cistern it would take to actually stop and then improve water runoff as stated by the developer! Cistern or not, I feel that more paved areas for the apartment complex will only add to existing problem.

The other major objection I have is the already dangerous traffic problems on Edgewood Road. The city was supposedly going to install warning lights to slow traffic down for the fire trucks to enter Edgewood Road. The
From: Marge DALEY [mailto:mkdaley2608@msn.com]
Sent: Saturday, April 22, 2017 9:59 PM
To: City Manager
Subject: Crestwood Ridge Apartment Complex - please forward to Planning Commission and City Council before vote

Hello,

We are neighbors in the Crestwood Ridge Apartment Complex area. We oppose the complex and rezoning. We thought this was resolved last year on 4/21/16 and 4/25/16 when the City Planning Commission and the City Council denied rezoning. Nothing has changed significantly to grant rezoning.

Neighbors oppose this project for the following reasons: Traffic, streets, safety, schools, property taxes, water runoff and potential assessments to residents and taxpayers while the Minnesota based “nonprofit” Commonbond Communities investors receive $8 million in Federal Housing Tax credits from Iowa Finance Authority.

This building is too large and the street is a bad corner (safety concern) and there are already water run off problems in the area and housing in this area already faces water problems with inadequate planning for traffic and schools and safety. Who is going to help fund our school with funding already a problem with our area schools. We are not adequately funding our schools. This project would place more kids in schools and not give any more assistance to help schools.

The neighbors expressed their concern last year and still have major concerns this year. This is not the right building for this land.

Please hear our concerns as well as other neighborhood concerns and deny the rezoning.

Please forward to Planning Commission and City Council before vote.

Thank you,

Michael and Marjorie Daley
2608 Lancelot Ln NW
Cedar Rapids, Iowa 52405