AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, September 20, 2018@ 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: 3326 Center Point Road NE (Conditional Use)
   COND-027668-2018; Case Manager: Dave Houg
   Consideration of a Conditional Use for an off-premise sign in a C-2, Community Commercial Zone District as requested by Lamar Advertising (Applicant) and Sierra Foods, Inc., (Titleholder).

2. Case Name: 1103 9th Street SE & 823 11th Avenue SE (Rezoning)
   RZNE-027647-2018; Case Manager: Dave Houg
   Consideration of a Rezoning from RMF-1 Residential Multi-Family Zone District to R-TN, Traditional Neighborhood Residence Transitional Zone District as requested by Jeff Capps (Applicant) and Cedar Valley Habitat for Humanity (Titleholder).

3. Case Name: 1005 3rd Avenue SW and 328 Rockford Road SW (Preliminary Site Development Plan)
   PSDP-027667-2018; Case Manager: Dave Houg
   Consideration of a Preliminary Site Development Plan for a self-storage facility as requested by Braine Trust Storage, LLC (Applicant).

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:** 1300 26th Avenue Court SW  
**(Preliminary Plat)**  
*PRPT-027594-2018; Case Manager: Vern Zakostelecky*

Consideration of a Preliminary Plat for Prairie Ridge Business Park Addition as requested by Steven F. Dummermuth Revocable Trust & Hills Maple Crest Farms Partnership (Titleholder).

5. **Case Name:** 1606 through 1646 Ellis Blvd. NW  
**(Preliminary Plat)**  
*PRPT-027116-2018; Case Manager: Vern Zakostelecky*

Consideration to amend Resolution No. CPC-PRPT-27116-167 to delete Condition No. 2.A. as requested by the Development Services Department.
STAFF REPORT TO CITY PLANNING COMMISSION
Conditional Use Request

CPC Date: September 20, 2018
To: City Planning Commission
From: Development Services Department
Applicant: Tom Weber, Lamar Advertising
Titleholder: Sierra Foods, Inc.
Location: 3326 Center Point Road NE
Request: Conditional Use approval for an Off-Premise Sign
Case Manager: David Houg
Case Number: COND-027668-2018

BACKGROUND INFORMATION:

This is to certify that Development Services staff has examined the petition of Lamar Advertising (Applicant) and Sierra Foods, Inc. (Titleholder) requesting Conditional Use approval for the installation of an Off-Premise Sign at 3326 Center Point Road NE which is zoned C-2, Community Commercial Zone District.

GENERAL INFORMATION:

The subject property is currently developed with a convenience store and rental center. The applicant proposes construction of a 242 s.f. billboard on the subject property. The proposed “Off Premise Sign” would be over 3,300’ from the nearest existing “Off Premise Sign” to the east. A 672 sf sign at 811 2nd Avenue SE was removed on April 29, 2016. A variance request for a reduced setback from a residential district accompanies this submittal.

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

FINDINGS:

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:
1. That the conditional use applied for is permitted in the district within which the property is located.

Staff Comments: Off-premise signs are permitted within the C-2 Zoning District if approved as a conditional use.

2. That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: This area is designated as Urban Medium Intensity on the City’s Future Land Use Map. This Conditional Use request is consistent with this LUTA.

3. That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.

Staff Comments: The proposed conditional is not expected to have substantial adverse effects upon the surrounding area.

4. That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

Staff Comments: The proposed sign meets the minimum separation distance requirement from other off-premise signage, but does not meet the minimum separation requirement from residential districts. The applicant has filed a variance request for a setback of 170’ in lieu of 200’. Aside from this requested variance, the proposed sign will be located, designed, constructed and operated in such a manner that will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

5. That adequate measure have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

Staff Comments: The proposed sign application has been reviewed by all applicable City departments and is designed appropriately. Approval of the proposed sign will be subject to approval of the variance as noted in Finding No. 4. above.

6. That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.

Staff Comments: The proposed sign will need to comply with all applicable codes and regulations with the exception of the separation requirement noted in Finding 4. above. Prior to approval of the “Off-Premise Sign” the Board of Adjustment will need to take action on the requested variance to reduce the minimum separation requirement.
7. Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.

Staff Comments: No additional steps need to be taken to minimize potentially adverse effects on the surrounding property.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by staff should be considered:

RECOMMENDED CONDITION:

1. The proposed sign shall comply with the required minimum separation distance from residential property or obtain a variance from the Board of Adjustment.
STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning Without a Preliminary Site Development Plan

CPC Date: September 20, 2018
To: City Planning Commission
From: Development Services Department
Applicant: Cedar Valley Habitat for Humanity
Titleholder: Cedar Valley Habitat for Humanity
Location: 1103 9th Street SE and 823 11th Avenue SE
Request: Consideration of a rezoning request from RMF-1, Multi-Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager: David Houg
Case Number: RZNE-027647-2018

BACKGROUND INFORMATION:

The applicant is requesting approval of rezoning from RMF-1, Multi-Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District for 2 adjacent single-family lots. The goal is to add a garage to a recently-remodeled house and build a new home on the adjacent lot.

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:** The R-TN Zoning classification is intended to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. The lots proposed for rezoning were previously developed with single-family homes which were legal, non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lots developable without requiring variances.
2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

*Staff Comments:* The rezoning is consistent with the Future Land Use Map 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 homes will be consistent with the type of housing currently located in this neighborhood.

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

*Staff Comments:* The property has been identified as suitable for single-family home development.

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 homes will be in line with the historical size and scale of housing in the neighborhood.

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:* No issues have been raised by City Staff about providing services since the parcels were previously developed.

**RECOMMENDED CONDITIONS:**
There are no staff-recommended conditions for this request.
STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: September 20, 2018
To: City Planning Commission
From: Development Services Department
Applicant: Braine Trust Storage, LLC
Titleholder: Braine Trust Storage, LLC
Location: 1005 3rd Avenue SW
Request: Consideration of Preliminary Site Development Plan in a C-3, Regional Commercial Zone District
Case Manager: David Houg
Case Number: PSDP-027667-2018

BACKGROUND INFORMATION:
The applicant has submitted a request for Preliminary Site Development Plan (PSDP) approval for property in a C-3, Regional Commercial Zone District. Per the Cedar Rapids Zoning Ordinance, the PSDP has to be reviewed and approved by City Planning Commission. The Preliminary Site Development Plans as submitted includes the following:

- Total site area: 1.06 acres
- Total building footprint area: 23,182 s.f. (50% of site)
- Total hard surface area: 9,690 s.f. (21% of site)
- Total open space: 13,461 s.f. (29% of site)
- Total parking spaces required / provided: 23 spaces (7 on-street)
- Stormwater management provided via 5 on-site basins

FINDINGS:
1. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)
   Staff comments: Not applicable. The City Planning Commission is reviewing a new preliminary site development plan for this property.

2. The Site Development Plan conforms to all applicable requirements of this Ordinance.
   Staff comments: A variance was granted for reduced landscaping and buffer yard setbacks.
The proposed Preliminary Site Development Plan conforms to all other applicable requirements of the City’s Zoning Ordinance.

**RECOMMENDED CONDITIONS:**
If the City Planning Commission recommends approval of the proposed preliminary site development plan, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions or remove any of the recommended conditions.

**Conditions:**
1. The existing structure must be removed under appropriate permit and inspections conducted and approved. For principal structures 50-years old or older Historic Preservation Commission review is required.
2. Roof top mechanics shall be screened so as not to be visible from the street. Screening is not required for the top of the roof-top mechanicals. Acceptable exterior wall materials are brick, stone, and split face block masonry, cementitious siding, EIFS, glass, metal (flat, perforated, composite, or ribbed less than 8” OC), architectural paneling, or other similar high quality materials. Enclosures and/or screening shall be provided for all HVAC, trash, recycling, cardboard, mechanical equipment, and grease and similar service or support containers as per Subsection 32.05.030.A.7. of the Zoning Ordinance. The location and design of each enclosure shall be shown on the Administrative Site Plan and shall be approved prior to issuance of structural building permits. Preliminary building permits for site preparation, installation of utilities, and foundations may be issued prior to approval of the enclosure. Please note that chain link with privacy slats does not satisfy this requirement.
3. The Commercial Design Standards and Guidelines as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible for removal and replacement of City sidewalk adjoining this site, damaged as a result of construction activities on this site or not meeting ADA standards. Said removal and replacement areas shall be determined by the City Public Works Department, shall be completed by the property owner, and approved by the City.
6. 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 Quality improvements on this site.
7. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to dedicate to the public additional street right-of-way at the intersection of Rockford Road SW and 3rd Avenue SW for public sidewalk adjoining this site.
PLAN OF IMPROVEMENTS FOR
BRAINE TRUST STORAGE FACILITY
IN THE CITY OF CEDAR RAPIDS
LINN COUNTY, IOWA

UTILITY AND EMERGENCY CONTACTS

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES IN
PROXIMITY TO THE PROJECT:

PUBLIC WORKS DEPARTMENT 319-268-4502
POLICE DEPARTMENT 319-268-4615
EMERGENCY N11
WATER DEPARTMENT 319-268-4868
FIRE DEPARTMENT 319-268-4901
IMON (TELEPHONE/CABLE TV) 319-269-6709
LINN COUNTY MAINTENANCE 319-268-4436
LINN COUNTY REC 319-268-4448
LADCO 319-234-0261
Hiawatha, IA 52233
319-786-1912

THE FOLLOWING EMERGENCY COMPANIES MAY HAVE FACILITIES IN
PROXIMITY TO THE PROJECT:

IOWA DEPARTMENT OF TRANSPORTATION 319-892-6420
PUBLIC WORKS DEPARTMENT 319-892-6400
CITY OF CEDAR RAPIDS 319-790-7114
CITY OF IOWA CITY 319-395-9699
Cedar Rapids, IA 52402
319-790-7682
319-364-0213

SITE INFORMATION

PROPERTY LOCATION 1005 3RD AVE SW, CEDAR RAPIDS, IA, 52404

REQUIRED PAVING
BRAINE TRUST STORAGE FACILITY 217 SPACES

PROPOSED PAVING
BRAINE TRUST STORAGE FACILITY 17 SPACES

ON SITE 2 SPACES

SITE INFORMATION (CODE SECTION 32.05.020 B & C)

DISTRICT SITE 46,333 SF 1.06 AC (100%)
COMMERCIAL AREA + 21,648 SF 0.50 AC (47%)
OPEN SPACE + 24,685 SF 0.53 AC (33%)
PROPOSED SITE 46,333 SF 1.06 AC (100%)
COMMERCIAL AREA + 23,382 SF 0.53 AC (50%)
OPEN SPACE + 24,651 SF 0.52 AC (39%)
* DOES NOT INCLUDE AREA WITHIN ROW:

ZONING INFORMATION

C-3 REGIONAL COMMERCIAL

USE
66,000 SF SELF-STORAGE FACILITY

BUILDING SETBACKS

FRONT
INTERIOR SIDE  0' FT OR 1 FT PER 3 FT IF STRUCTURE EXCEEDS 45 FT IN HEIGHT
CORNER  0' FT OR 1 FT PER 3 FT IF STRUCTURE EXCEEDS 45 FT IN HEIGHT
MAX HEIGHT  250 FT

LANDSCAPE BUFFERFRONT
REAR  15 FT PER VARIANCE V52-21534-2015
INTERIOR SIDE
REAR  15 FT PER VARIANCE V52-21534-2015

ELEVATION
MAXIMUM ELEVATION  45 FT
PROPOSED HEIGHT  APPROX. 26 FT (3 LEVELS)

SIGNAGE
PROPOSED SIGNAGE TO BE LOCATED ON BUILDING. SEPARATE PERMIT REQUIRED.

LEGAL DESCRIPTION

LOT 1A AND THE SOUTH 32 FEET OF LOT 1B, AND THE NORTH 38 FEET OF LOT 1B EXCEPT THEREFROM THE WEST 56 FEET, AND THE EAST 44 FEET OF LOT 18, AND ALL OF LOT 19, BLOCK 1 WOOD LAWN PARK ADJACENT TO CEDAR RAPIDS, IOWA

NEUMANN MONSON ARCHITECTS

OWNER
BRAINE TRUST Storage LLC
2820 12TH AVE SW
CEDAR RAPIDS, IA, 52404
PHONE: 319.111.1111

APPLICANT
BRAINE TRUST STORAGE
2820 12TH AVE SW
CEDAR RAPIDS, IA, 52404
PHONE: 319.111.1111

CONTACT PERSON
NICHOLAS J. BETTIS, P.E.
Raker Rhodes Engineering
60 E. COURT STREET, UNIT 3
CEDAR RAPIDS, IA, 52402
PHONE: 319.399-7487

ARCHITECT OF RECORD
Neumann Monson Architects
221 East College Street | Suite 303
Des Moines, Iowa 50309
PHONE: 515.339.7800
FACILITY
Braine Trust Storage LLC
1710 Hawkeye Drive
Iowa City, Iowa 52240
PHONE: 319.338.7878

CONSTRUCTION MANAGER
Graham Construction Company
858 First Avenue NE
Cedar Rapids, IA 52402
PHONE: 319.519.6220

PROJECT NUMBER
C-000

SHEET NO.: DATE: DESCRIPTION ISSUE
08.30.2018 BRAINE STORAGE FACILITY NOT FOR CONSTRUCTION
08.30.2018 PROJECT NO.

PRELIMINARY INDEX OF SHEETS

COVER SHEET
C-000

© NEUMANN MONSON INC.
PLANTING NOTES:

SIMPLY PLANTS QUANTITIES PRIOR TO DESIGN AND INSTALLATION. QUANTITIES SHOWN ARE APPROXIMATE QUANTITIES AS DETERMINED BY THE LANDSCAPING CONTRACTOR.

CUTTINGS OR SEEDS PLANTED TO INCORPORATE WITHIN THE PLANT SPECIFICATIONS. THE CONTRACTOR WILL PROVIDE CUTTINGS OR SEEDS COMPLIANT WITH THE SPECIFICATIONS. CUTTINGS OR SEEDS Must NEVER BE WASTE MATERIAL.

CLASSIFICATION OF SPECIFICATIONS LIMITS THE CONSTRUCTION DOCUMENTS TO A PRELIMINARY CERTIFICATION OF THE LANDSCAPING CONTRACTOR.

THE LANDSCAPING CONTRACTOR IS THE RESPONSIBLE PARTY TO PERFORM THE BUSINESS ACTIVITY.

ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWS TO BOTH NATURAL GROWTH AND MAINTENANCE IN ACCORDANCE WITH A.R.P. SPECIFICATIONS.

APRIL 15TH: ALL PLANT MATERIAL, SEED, MIXTURES, AND PLANTING MATERIALS WILL BE INSPECTED PRIOR TO ACCEPTANCE.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION IN THE BEST APPEARANCE OF RELATIONSHIP TO EXISTING PLANTS, STRUCTURES, AND VIEWS.

PLANT MATERIAL WILL BE LOCATED ALONG WORK PERFORMED SUCH AS A STEREO, POWERWASH, TRIMMING, POWER TOOLS, AND LIGHTING AS NEEDED TO ENSURE THE BEST APPEARANCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FERTILIZATION OF ALL MATERIAL IN THE LANDSCAPE.

PLANT MATERIALS WILL BE INSTALLED IN ACCORDANCE WITH PLANTING SPECIFICATIONS AS SHOWN.

NO SUBSTITUTIONS ARE TO BE MADE IN ANY AREA WHICH WILL CAUSE HARM TO THE NATURAL PROPERTIES OF sg MATERIAL.

LANDSCAPE CONTRACTOR TO PERFORM SOD TEST PRIOR TO LANDSCAPING TO DETERMINE COLLECTIBLE UNIVERSITY OF IOWA PROPER SPECIFICATIONS.

IF ANY GROWTH DECREASES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE SOIL HUMUS CONTENT. NO SUBSTITUTIONS ARE TO BE MADE IN ANY AREA WHICH WILL CAUSE HARM TO THE NATURAL PROPERTIES OF SG MATERIAL.

CONTRACTORS ARE TO CALL FOR UTILITY LOCATES PRIOR TO INSTALLATION WORK. CONSTRUCTION MEETS FOR ONLY THEMAL (30) DAYS AND (30) DAYS FROM DATE OF ORDERING MANUFACTURED MATERIALS.

CONTRACTORS WILL PERFORM TWO (2) TIMES THE BUSINESS ACTIVITY b SIZE MUST BE MAINTAINED WITH THE EXISTING MATERIAL.

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STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: September 20, 2018
To: City Planning Commission
From: Development Services Department

Applicant: Steven F. Dummermuth Revocable Trust & Hills Maple Farms Partnership
Titleholder: Steven F. Dummermuth Revocable Trust & Hills Maple Farms Partnership
Plat Name: Prairie Ridge Business Park Addition
Location: South of Wilson Avenue SW and west of 12th Street SW
Request: Consideration of a Major Preliminary Plat in a I-1, Light Industrial and I-2, General Industrial Zone District

Case Manager: Vern Zakostelecky
Case Number: PRPT-027594-2018

BACKGROUND INFORMATION:
The applicant is requesting approval of a Major Preliminary Plat for industrial zoned land located south of Wilson Avenue SW and west of 12th Street SW. The previously approved preliminary plat has expired. The property is currently undeveloped. The applicant wishes to subdivide the property for development of industrial type uses.

The preliminary plat as submitted includes the following:
- The total site area – 42.37 acres:
- Total lots –9.
- Access to 25th Ave. Ct. SW, Kroenert Ct. SW and Wilson Ave. SW
- Storm water management will be provide in shared basins or on each individual lot as they develop.

FINDINGS:
The City Planning Commission shall review the application based on the following criteria:

1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.

   Staff Comments: The uses allowed in the I-1 and I-2 Zoning District and contemplated development will be consistent with the intent and purposes of the Comprehensive Plan. The property is shown as “Urban Medium-Intensity” on Future Land Use Map in
EnvisionCR, the City’s Comprehensive Plan. The Floor Area Ratio (FAR) in the “Urban-Medium Intensity” land use typology area is a maximum of 1.0. The FAR will be reviewed at the time of site plan submittal. This proposed subdivision is consistent with the goals and objectives of this land use typology and future development will comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

If the City Planning Commission approves the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to complete the following:
   A. Dedication to the public of additional street right-of-way along Wilson Avenue SW providing a minimum 50' half-width right-of-way for the street adjoining this site.
   B. Submittal to the City of a signed Public Improvements Petition and Assessment Agreement for street improvements in Wilson Ave SW adjoining this site in particular updating street with road widening, curb and gutter, storm drain and sidewalk improvements.

2. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.

3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. For the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, or, the property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
   B. Construction of concrete sidewalk along streets adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: September 20, 2018
To: City Planning Commission
From: Development Services Department
Applicant: The Depot Development, LLC
Titleholder: City of Cedar Rapids
Plat Name: The Commons Part II on Ellis Blvd First Addition
Location: 1606 - 1646 Ellis Boulevard NW
Request: Consideration of a Major Preliminary Plat in a PUD-2, Planned Unit Development One Zone District

BACKGROUND INFORMATION:
The Major Preliminary Plat, The Ellis Commons II on Ellis Blvd First Addition submitted by The Depot Development, LLC (“Applicant”) for property owned by City of Cedar Rapids and located at 1606, 1614, 1618, 1626, 1628, 1632, 1634, 1642 & 1646 Ellis Blvd. NW was approved by the Cedar Rapids City Planning Commission July 19, 2018 by Resolution No. CPC-PRPT-27116-167. Condition No. 2.A. of said Resolution included a requirement to dedication a minimum 40’ half-width right-of-way for Ellis Blvd. NW. It has been determined by the Development Services Department this right-of-way dedication is not necessary. Development Services Department recommends City Planning Commission amend Resolution No. CPC-PRPT-27116-167 to delete Condition No. 2.A. of said Resolution.
PRELIMINARY PLAT FOR
THE COMMONS PART II ON ELLIS BLVD FIRST ADDITION
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

NOTE:

STREET CLASSIFICATIONS

DIMENSION STANDARDS: PUD-2

VARIANCES REQUESTED

STORM WATER NOTE

EXISTING/PROPOSED USE

ZONING

APPLICATION

APPLICANT:

CONTACT:

PROJECT LOCATION

LOCATION MAP

PRELIMINARY PLAT LEGAL DESCRIPTION

THE COMMONS PART II ON ELLIS BLVD FIRST ADDITION
FOR

IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA