Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. **Case Name:** 811 Kirkwood Parkway SW  (Preliminary Site Development Plan)  
   Consideration of a Preliminary Site Development Plan for the Villas at Kirkwood in an RMF-2, Residential Multi-Family Zone District as requested by Mike Dryden (Applicant).

   *PSDP-026056-2018; Case Manager: Kirsty Sanchez*

2. **Case Name:** 804 44th Street SE  (Future Land Use Map Amendment)  
   Consideration of a Future Land Use Map Amendment from U-LL, Urban Large Lot to U-MI, Urban Medium-Intensity as requested by Michael Odell (Applicant).

   *FLUMA-026110-2018; Case Manager: Kirsty Sanchez*

3. **Case Name:** 500, 504 & 508 1st Street SW and 107 & 111 5th Avenue SW  (Future Land Use Map Amendment)  
   Consideration of a Future Land Use Map Amendment from U-HI, Urban High-Intensity to DT, Downtown as requested by the City of Cedar Rapids (Owner/Applicant).

   *FLUMA-026082-2018; Case Manager: Kirsty Sanchez*

4. **ReZone Cedar Rapids Update**  
   **Presenter:** Anne Russett, Community Development

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.
STAFF REPORT TO CITY PLANNING COMMISSION
Preliminary Site Development Plan

CPC Date: February 1, 2018

To: City Planning Commission
From: Development Services Department

Applicant: The Villas at Kirkwood, LLC
Titleholder: Prairie Crossing Partners, LLC
Location: 811 Kirkwood Parkway SW
Request: Consideration of Preliminary Site Development Plan in the RMF-2 Zone District

Case Manager: Kirsty Sanchez, Development Services Program Administrator
Case Number: PSDP-026056-2018

BACKGROUND INFORMATION:
The applicant is applying for Preliminary Site Development Plan approval for property which is currently undeveloped land. The proposal is to construct two 3-story residential buildings with a total of 142 studio apartments to be used as student housing. Phase I includes the construction of a 70-unit building and 77 parking spaces. Phase II includes the construction of the second building with 72 units and 80 parking spaces.

The proposed development area is shown as “Urban Medium Intensity” on the Future Land Use Map. The Urban Medium Intensity Land Use Typology Area (LUTA) allows a maximum of 24 units per acre. As such, Phase II of the project will require a Future Land Use Map Amendment before the applicant can proceed with an Administrative Site Development Plan review.

The Preliminary Site Development Plan submitted includes the following proposed improvements:
- Total site area – 4.12 acres
- Total building area – 15,242 sf (7,621 sf each)
- Total units – 142 (70 units in Phase I and 72 in Phase II)
- Total parking provided - 157 spaces (77 spaces in Phase I and 80 spaces in Phase II)

FINDINGS:
1. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)
   Staff comments: Not applicable.

2. The Site Development Plan conforms to all applicable requirements of this Ordinance.
**Staff comments:** The proposed site development plan will require approval of a Variance for a reduced bufferyard.

**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.

1. Phase I which includes the construction of the 70-unit building and 77 parking spaces is hereby approved. Phase II will require a Future Land Use Map Amendment before the applicant can proceed with an Administrative Site Development Plan review.
2. All construction requires FAA Determination of No Hazard to Air Navigation.
3. The site and building design will need to comply with the Zoning Ordinance Multi-Family Residential Design Standards, Subsection 32.05.030.D
4. Subject property shall be platted per State and City platting regulations
5. If parking is proposed within the required front yard setback a Variance must be obtained.
Exhibit A

PLAT OF SURVEY NO. 1892
IN THE
CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

OMETI PAVERS INC.

306.995 Feet

KIRKWOOD PARKWAY SW

(5 89 58.50 W)

PARCEL 'A'
 PLAT OF SURVEY NO. 1840

37.62 ACRES

PARCEL 'A'

SW CORNER
SE 1/4 SE 1/4
SECTION 15-82-1W

NE CORNER
SE 1/4 SE 1/4
SECTION 15-82-1W

60 FT. 51 43E

896.73

PARCEL 'B'
 PLAT OF SURVEY NO. 1063

3.5 Acres

NE CORNER
SE 1/4 SE 1/4
SECTION 15-82-1W

SW CORNER
SE 1/4 SE 1/4
SECTION 15-82-7W

60 FT. 51 43E

896.73

76TH AVENUE SW

AUG 12, 2014

By

10/18/17

DEVELOPMENT SERVICES DEPARTMENT
HAS APPROVED THIS SITE PLAN

Gregg E. Sampson, P.E.

City of Cedar Rapids, Iowa

PLAT LOCATION MAP

Parcel 'A' Description

Part of Parcel 'B' of Plat of Survey No. 1063, as recorded in Book 5275 at Page 557 in the office of the Linn County, Iowa Recorder, and also a part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), and also part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SW 1/4), all in Section Fifteen (15), Township Eighteen-two (82) North, Range Seven (7) West of the 5th Principal Meridian, City of Cedar Rapids, Linn County, Iowa, all of the above more particularly described as follows:

Comencing at the Southeast corner of said Section 15;
Thence North 1°16'21" West on the East line of said SE 1/4 SE 1/4, a distance of 55.01 feet;
Thence South 89°58'30" West, 55.01 feet to the West right of way line of C Street SW and the point of beginning;
Thence continuing South 89°58'30" West on the North right of way line of 76th Avenue SW, 1486.06 feet;
Thence North 1°37'59" West, 1539.79 feet to the South right of way line of Kirkwood Parkway SW;
Thence North 89°51'43" East on said South right of way line, 613.99 feet to the Northwest corner of Parcel 'A' of Plat of Survey No. 1840;
Thence South 0°06'28" East on the West line of said Parcel 'A', 742.66 feet to the Southwest corner of said Parcel 'A';
Thence North 89°34'36" East on the South line of said Parcel 'A', 896.73 feet to said West right of way line;
Thence South 1°16'21" East on said West right of way line, 804.16 feet to the point of beginning.

Described parcel contains 37.62 acres.
STAFF REPORT
Future Land Use Map Amendment

CPC Date: February 1, 2018
To: City Planning Commission
From: Development Services Department

Applicant: Mike Brain, Brain Engineering, Inc.
Titleholder: Michael L. Odell, Trustee of the Michael L. Odell Revocable Trust

Case Number: FLUMA-026110-2018
Location: 804 44th Street SE
Request: Future Land Use Map Amendment from Urban Large Lot to Urban Medium Intensity

Case Manager: Kirsty Sanchez, Development Services Program Administrator

BACKGROUND INFORMATION:
The applicant is requesting an amendment to the Future Land Use Map (FLUM) in the City’s Comprehensive Plan to allow for the construction of a contractor shop on property at the north end of 44th Street SE. The request is to amend the Future Land Use Map from Urban Large Lot to Urban Medium-Intensity. The subject property is also located within the Environmental Conservation Overlay which is designed for areas that should remain undeveloped due to sensitive environmental features and habitat. The Environmental Conservation Overlay will not be removed or impacted as part of the requested Future Land Use Map Amendment.

The property is currently zoned R-1, Single-Family Residence Zone District. Contractors shops are not a permitted use in the R-1 District so a rezoning to the C-3, Regional Commercial, I-1, Light Industrial, or I-2, General Industrial Zone District would be required as a next step in the development process. A Preliminary Site Development Plan will also be required as part of the rezoning.

Staff opted to separate the Future Land Use Map Amendment from the Rezoning, which is allowed by the Zoning Code for cases that may be controversial.

STAFF ANALYSIS OF THE REVIEW CRITERIA
The City Planning Commission shall consider the following criteria in making its recommendation to the City Council:

1. **Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**
   
The FLUM amendment is not required to correct a technical mistake in the zoning regulations.
2. **Whether the amendment is consistent with the goals and objectives of the Comprehensive Plan.**

The proposed Future Land Use Map Amendment is consistent with the GrowCR Goal in EnvisionCR which encourages infill development. The subject property is surrounded by single-family residential uses to the northwest, north, and east and by industrial uses to the west and south. The Urban Medium Intensity LUTA aligns with the existing, proximate industrial and commercial uses, which also have access off Mt. Vernon Road.

In addition, all 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.

The property is located within the Environmental Conservation Overlay District due to the level of tree coverage that exists. A tree mitigation plan will be required prior to the issuance of any permits.

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

The Urban Medium-Intensity Land Use Typology Area (LUTA) includes areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses. Limited industrial uses are allowed within the Urban Medium-Intensity LUTA.

Land uses compatible with the Urban Medium-Intensity LUTA are single-family residential, two-family residential, multi-family residential, and parks. The following uses are allowed, subject to location and compatibility standards to ensure orderly and predictable development patterns: neighborhood commercial, community commercial, limited industrial, employment centers and public and civic facilities.

The Urban Large Lot LUTA allows for up to 6 dwelling units per acre and a maximum floor area ratio (FAR) of 0.5. The Urban Medium Intensity LUTA allows between 4-24 dwelling units per acre and a maximum FAR of 1.0. The increase in density and intensity allowed by the proposed LUTA is mitigated by limited site access and careful consideration of screening, lighting, and other requirements at the Rezoning and Preliminary Site Development Plan stage.

Access to the site is from Mt. Vernon Road via 44th Street SE. The adjacent single-family homes have access from Green Valley Terrace SE and Eleanor Court SE and cannot be accessed via Mt. Vernon Road or 44th Avenue; therefore, the existing single-family homes will not be impacted by any traffic moving in and out of the site.

If the Future Land Use Map Amendment is approved, careful consideration should be given to screening, tree mitigation, building design, lighting, and outdoor storage. These items will be considered at the Rezoning and Preliminary Site Development Plan stage of the development process.

**STAFF RECOMMENDATION:**

Based on staff’s analysis of the review of criteria, staff recommends approval of the Future Land
Use Map Amendment from Urban Large Lot with the Environmental Conservation Overlay to Urban Medium Intensity with the Environmental Conservation Overlay.

If the City Planning Commission determines that the requested land use is not appropriate for this location, based on inconsistency with the Comprehensive Plan, the Commission should recommend denial of the proposed Future Land Use Map amendment to City Council.

Should the Commission determine that the proposed land use is appropriate; the Commission should make a recommendation to City Council to amend the Future Land Use Map designation from URBAN LARGE LOT with the ENVIRONMENTAL CONSERVATION OVERLAY to the URBAN MEDIUM INTENSITY with the ENVIRONMENTAL CONSERVATION OVERLAY land use typology area designation.
LEGAL:
Parcel B, Plat of Survey #2032 recorded in Book 9436 Page 59 of the records of the Linn County, Iowa Recorder on December 23, 2015, being a part of Lot 16, Highland Estates First Addition to Cedar Rapids, Linn County, Iowa.

OWNER:
STAFF REPORT
Future Land Use Map Amendment

CPC Date: February 1, 2018
To: City Planning Commission
From: Development Services Department

Applicant: City of Cedar Rapids
Titleholder: City of Cedar Rapids

Case Number: FLUMA-026082-2018
Location: 500, 504 & 508 1st Street SW and 107 & 111 5th Avenue SW
Request: Future Land Use Map Amendment from Urban High Intensity to Downtown

Case Manager: Kirsty Sanchez, Development Services Program Administrator

BACKGROUND INFORMATION:
The applicant is requesting an amendment to the Future Land Use Map (FLUM) in the City’s Comprehensive Plan to allow for the development of property along 1st Street SW and 5th Avenue SW. The request is to amend the Future Land Use Map from Urban High Intensity to Downtown. The proposed development includes construction of a 4-story residential building with 36 studio apartments and a parking garage in the lower-level of the building. The property is located in the Kingston Village Overlay District and is currently shown as Urban High Intensity on the Future Land Use Map. A Preliminary Site Development Plan and renderings were approved by the City Planning Commission on January 11, 2018, contingent upon approval of the Future Land Use Map Amendment.

The Preliminary Site Development Plan consists of the following improvements:
- Total site area - 12,593 SF
- Building area - 8,940 SF
- Total proposed parking - 19 spaces
- Access will be from the alley off of 5th Avenue SW

STAFF ANALYSIS FOR THE REVIEW CRITERIA
The City Planning Commission shall consider the following criteria in making its recommendation to the City Council:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.
   The FLUM amendment is not required to correct a technical mistake in the zoning regulations.

2. Whether the amendment is consistent with the goals and objectives of the
Comprehensive Plan.
The proposed Future Land Use Map Amendment is consistent with the GrowCR Goals and Objectives in EnvisionCR to encourage infill development, manage growth, and encourage a mixture of housing types. The proposed development also meets the InvestCR Goal of reinvesting in the city’s business corridors and districts, and states that growth should occur first in areas that provide opportunities for infill and redevelopment.

The subject property located in the downtown which is experiencing significant growth and reinvestment. All 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.

3. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.
The Downtown Land Use Typology Area (LUTA) encourages high-intensity mixed uses focused on the downtown and immediate environs. It allows residential densities of 20 or more units per acre. The general area has a mix of uses including low-density residential, multi-family residential and commercial developments. The proposed development will add density to the area and provide additional housing options in the downtown. As a high-density project, the proposed development is compatible with surrounding uses and the Downtown LUTA.

STAFF RECOMMENDATION:
Based on surrounding development, staff recommends approval of the Future Land Use Map Amendment.

If the City Planning Commission determines that the requested land use is not appropriate for this location, based on inconsistency with the Comprehensive Plan, the Commission should recommend denial of the proposed Future Land Use Map amendment to City Council.

Should the Commission determine that the proposed land use is appropriate; the Commission should make a recommendation to City Council to amend the Future Land Use Map designation from URBAN HIGH INTENSITY to the requested DOWNTOWN use designation.
500 on First FLUMA Request

Legend

Future Land Use
- Rural
- Urban Low Intensity
- Urban Large Lot
- Urban Medium Intensity
- Urban High Intensity
- Downtown
- Commercial
- Industrial
- Employment Reserve
- Public/Semi-Public
- Flood Control Study Area
At the City Planning Commission’s February 1 meeting Community Development staff will continue the conversation on the comprehensive update to the City’s zoning ordinance, known as ReZone Cedar Rapids. Specifically, staff will provide an update on issues and concepts being explored related to parking regulations.

Should you have any questions please feel free to contact Anne Russett at a.russett@cedar-rapids.org or (319) 286-5075 or Seth Gunnerson at s.gunnerson@cedar-rapids.org or (319) 286-5129.