Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. **Case Name: 1100 C Street SW**  
   **RZNE-028905-2019; Case Manager: Dave Houg**

   Consideration of a Rezoning from the T-R1, Traditional Residential Single Unit District to a T-MC, Traditional Mixed-Use Center District as requested by Omer S. Ali (Applicant) (Titleholder).

2. **Case Name: 0 6th Street SW**  
   **PRPT-028816-2019; Case Manager: Vern Zakostelecky**

   Consideration of a Preliminary Plat for Cone Enterprise Addition in an I-L1, Light Industrial District as requested by Compass Commercial Services (Applicant) and Cone Ent (Titleholder).
STAFF REPORT TO CITY PLANNING COMMISSION
City – Initiated Rezoning

CPC Date: June 6, 2019
To: City Planning Commission
From: Development Services Department
Applicant: City of Cedar Rapids
Titleholder: Omer S. Ali
Location: 1100 “C” Street SW
Request: Change of zone from T-R1, Traditional Residential Single Unit Zone District to T-MC, Traditional Mixed-Use Center Zone District
Case Manager: David Houg
Case Number: RZNE-028905-2019

BACKGROUND INFORMATION:
This is a request to rezone a parcel from T-R1, Traditional Residential Single Unit Zone District to T-MC, Traditional Mixed-Use Center Zone District on the currently adopted zoning map. The City adopted a new Zoning Ordinance and Zoning Map on January 1, 2019. Prior to adoption of the new map the subject property was zoned O-S, Office/Service Zone District. The property was inadvertently assigned a residential zoning designation as a result of a mapping error. The property owner has requested the property be restored to a commercial designation. The property is identified as “Urban Medium Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

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 Comment: This amendment is meant to correct a technical mistake on the existing Zoning Map.

2. Consistency with the Comprehensive Plan and other studies
   
   Staff Comment: Not applicable
3. **Public facilities, Services and Suitability**  
   *Staff Comment:* Not applicable

4. **Character**  
   *Staff Comment:* Not applicable
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: June 6, 2019
To: City Planning Commission
From: Development Services Department
Applicant: Compass Commercial Services
Titleholder: Cone Ent
Plat Name: Cone Enterprise Addition
Location: East of 6th Street SW and south of 58th Avenue SW
Request: Consideration of a Major Preliminary Plat in an I-L1, Light Industrial District
Case Manager: Vern Zakostelecky
Case Number: PRPT-028816-2019

BACKGROUND INFORMATION:
The applicant is requesting approval of a Major Preliminary Plat for land located east of 6th Street SW and south of 58th Avenue SW. The property is currently undeveloped and zoned I-L1, Light Industrial District. The applicant wishes to subdivide the property for development of light industrial/warehousing uses.

The preliminary plat as submitted includes the following:
- The total site area - 15.77 acres:
- Total lots – 7.
- Storm water management will be provided with regional detention facility.
- Access to proposed 60th Ave. SW and 4th St. SW
- Street extension provided to south property line.

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 proposed uses and development are 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 proposed subdivision and zoning would be in accord with the Future Land Use Map.
designation and the goals and objectives of the City’s Comprehensive Plan. 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. If Lot 1 only is final platted first, 60th Ave. SW shall be improved to a point as is shown on the approved preliminary plat and subsequent site plan.
2. Traffic signals at 60th Ave SW & 6th St SW shall be designed and installed as approved by the City Traffic Engineer at no expense to the City.
3. Upon development of additional lots (Lot 2 through Lot 7), 60th Ave SW street improvements shall be completely built out to 4th St. SW and 4th St. SW shall be extended to the South with code compliant fire turnaround(s) as needed to serve the developed lots.
4. 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.
5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. Prior to the issuance of a certificate of occupancy, Lots 1-7, all inclusive, which overland conveyance of the 100-year storm water runoff may occur, a professional civil engineer licensed in the State of Iowa shall certify in writing that required building opening elevations specified on the approved plans have been met or exceeded.
   B. Construction of concrete sidewalk along 6th St. SW, 60th Ave. SW and 4th St. SW 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.
MAJOR PRELIMINARY PLAT
CONE ENTERPRISE ADDITION
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

NOTES

LEGAL DESCRIPTION

SHEET INDEX

OWNER:

APPLICANT:

COMPASS COMMERCIAL SERVICES
4TH STREET SW
CEDAR RAPIDS IA 52404
GFRANZENBURG@COMPASS-BUILT.COM

STREET CLASSIFICATIONS

EXISTING/PROPOSED USE

ZONING

DIMENSION STANDARDS: I-LI

MAXIMUM COVERAGE: N/A
MINIMUM FRONTAGE: N/A
MINIMUM LOT WIDTH: N/A
MINIMUM LOT SIZE: 20,000 SQ.FT.
BUILDING MAXIMUM HEIGHT: 100 FEET
REAR YARD SETBACK: 25 FT
FRONT YARD SETBACK: 25 FT
SIDE YARD, STREET: 25 FT
SIDE YARD, INTERNAL:15 FT

PROPOSED USE: GENERAL MANUFACTURING AND SERVICE
EXISTING USE: VACANT LAND

PROPOSED: I-LI
EXISTING: I-LI

WARNING:

THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET REQUIREMENTS OF THE CEDAR RAPIDS METROPOLITAN AREA ENGINEERING DESIGN MANUAL.

NOTE: This is a conceptual drawing. Some items may not appear on drawings.

PLAT LOT LINE
PLAT OR SURVEY BOUNDARY
EASEMENT LINE
RECORDED AS
CUT "X" IN CONCRETE
SECTION CORNER FOUND AS NOTED
SECTION CORNER SET AS NOTED
FOUND RIGHT OF WAY RAIL
FOUND SURVEY MONUMENT AS NOTED
SET PK NAIL
SET ___ REBAR W/CAP NO.____
SURVEY CONTROL MONUMENT AS NOTED