

HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
March 27, 2017

28

The Hiawatha Planning and Zoning Commission met in a meeting on March 27, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Kenny Jones, Mark Ross, Terry Trimpe, Reta Saylor, Tom Wille and Darryl Cheney. Members Absent: None. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher, City Engineer, John Bender and Mayor Bill Bennett. Guests in Attendance: Denny and Jamison Norton, City Administrator, Kim Downs and Parks Director, Kelly Willadsen.

Board Member, Reta Saylor moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Kenny Jones moved to approve the meeting minutes of February 27, 2017. Second by Darryl Cheney. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 13th Addition, Hiawatha, IA.

Mark Powers asked if there were any questions or concerns.

Reta Saylor commented that all the City departments approved.

There were no further comments.

Reta Saylor moved to recommend to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 13th Addition, Hiawatha, IA. Second by Terry Trimpe.

AYES: TOM WILLE, RETA SAYLOR, DARRYL CHENEY, KENNY JONES, TERRY TRIMPE, MARK ROSS AND MARK POWERS.

NAYS: NONE

ABSENT: NONE

Motion Carried

Resolution #17-010 Approved

Consider Resolution for recommendation to City Council to approve the vacation request submitted by City of Hiawatha for the property described as Kainz Park, Hiawatha, Ia.

Mark Powers asked if Pat had anything to say about the proposed vacation request. Pat Parsley referred to his memo.

Reta Saylor asked if they were going to put in a dog park in that location. Pat Parsley said no and added the lot was too small for a dog park.

Pat Parsley added that according to the Parks Department, the park is only rented once a year and by the same family.

Kenny Jones asked if the lot had been appraised. Pat Parsley stated it would be done through Council.

Kenny Jones then asked if the basin would also be sold. Pat Parsley said it would.

Mark Ross asked if the shelter at the park would be reused. Parks Director, Kelly Willadsen stated that the shelter could be moved.

Darryl Cheney commented that he believed there is no reason to hold up the request.

Darryl Cheney moved to recommend to City Council to approve the vacation request submitted by City of Hiawatha for the property described as Kainz Park, Hiawatha, Ia. Second by Reta Saylor.

AYES: KENNY JONES, DARRYL CHENEY, TOM WILLE, RETA SAYLOR, MARK POWERS, MARK ROSS, TERRY TRIMPE

NAYS: NONE

ABSENT: NONE

Motion Carried

Resolution #17-011 Approved

Consider Resolution for recommendation to City Council to approve the vacation request submitted by City of Hiawatha for the property described as the Boyson Street Detention Basin, Hiawatha, Ia.

Mark Powers asked if the Storm water issue had been handled on Industrial Drive. John Bender referred to the water study done in 2014. He stated that standards have changed since then and if the property is sold, the buyer would need to know that improvements are needed. John went on to say that per City ordinance, the basins should be privately owned.

Terry Trimpe asked if there were two parcels. Pat Parsley replied that there are actually three that make up the sin area. He refers Terry to the submitted photo in the packet, 3C-1.

Terry Trimpe asked if there were any home adjacent to the property. Pat Parsley stated that there are two.

Kenny Jones asked if the residents know about the vacation request.

Pat Parsley explained that when it moves to Council, the property owners would be notified.

Darryl Cheney asked what would happen if it is vacated and it doesn't sell; would the City still maintain it. Pat Parsley explained that the City would continue to maintain the property until sold.

Reta Saylor moved to recommend to City Council to approve the vacation request submitted by City of Hiawatha for the property described as the Boyson Street Detention Basin, Hiawatha, Ia, with the following condition:

- Designating the detention basin as a permanent drainage easement.

Second by Tom Wille.

AYES: KENNY JONES, DARRYL CHENEY, TOM WILLE, RETA SAYLOR, MARK POWERS, MARK ROSS, TERRY TRIMPE

NAYS: NONE

ABSENT: NONE

Motion Carried

Resolution #17-012 Approved

Pat Parsley requested volunteers to join a UDC review Committee.

Pat Parsley explained what they would be doing and the reason for the request. He added that it would be once a month for roughly an hour.

The following Board members volunteered:

- 1) Mark Powers
- 2) Reta Saylor (Maybe)
- 3) Mark Ross

Mark Ross motioned to adjourn the meeting at 5:53p.m. Second by Reta Saylor. Motion carried.



Mark Powers, Chairperson

ATTEST:



Jennifer Goerg, Community Development Clerk

City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development
101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose: Preliminary Plat **Date:** 4/17/2017
To: Planning & Zoning Commission
Name of Plan: Peck's Landing
Address: 3950, 3980 and 3990 Blairs Ferry Road **Zone:** C-3
Number of Lots: 7
Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses two lots currently zoned for Agricultural use and one lot zoned C-2 for neighborhood businesses. The current uses include two single family dwellings and a nursery business all of which are scheduled for removal.

The development is adjacent to commercial development on three sides and an R-7 multi-family zone on the north. It is on a main arterial street and is buffered from one and two family residential zones. The Comprehensive Plan shows this area as a preferred commercial area and it is being rezoned to C-3

Report:

Site Considerations: The site development allows for access to necessary utilities, and has the adequate area for the required parking, landscaping, open space, and other accessory uses planned for the proper functioning of the development. The developer is proposing private streets and public access/utility easements within the site. City staff has reviewed the plans for compliance to our platting specifications and the following issues have been addressed.

1. The south 40' of lot 8 is designated as an easement for city signage.
2. A traffic study has been completed and is under review by the City Engineer. Hiawatha is working with Cedar Rapids and the developer on the Blairs Ferry Road intersection designs.
3. The plat notes access driveways to Blairs Ferry which are the only approved accesses to Blairs Ferry.
4. Peck's Blvd and Peck's Drive shall be recorded as public access and utility easements.
5. Sidewalks and trails in accordance with Metro Standards on all streets abutting this development have been detailed.
6. The plat indicates the method for storm water management is per lot.

Recommendations: Community Development supports a recommendation for approval of this preliminary plat request.

City of Hiawatha
Engineering Department
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Planning and Zoning Commission

Date: April 19, 2017

From: John Bender PE, City Engineer

Re: Peck's Landing

Description: Preliminary Plat and Rezoning

Report:

Engineering has reviewed the above Preliminary Plat for the redevelopment of the current Peck's Green Thumb property on the corner of Blair's Ferry Road and Edgewood Road. This is an 18 acre site to be totally redeveloped into a C-3 commercial site. The Blair's Ferry/Edgewood Road intersection located on the southwest corner of the development and is a major connection of 2 arterial streets that carry large traffic volumes from property in Both Cedar Rapids and Hiawatha. Studies have been prepared by the Corridor Metropolitan Planning Organization that predicts over 50,000 vehicles a day in the area in 2040.

A traffic impact study has been prepared by the consultant for the developer that we are currently reviewing with the Cedar Rapids engineering staff. The study looks at impacts on both Edgewood Road and 18th Street in Hiawatha. Also, the north one-half of Blair's Ferry Road is in Hiawatha. There are a considerable number of issues we are working through for the future build-out of all these roadways. The approach is not to require the construction of the total build-out at this time, but plan for the expanded roadways in future required extra right-of-way. Because of the uncertainty of the 2008 alignment studies and the new concepts of reducing traffic lane widths, our approach would be to show future roadway "reservations" on the plat. This will provide planning for the building setbacks and allow us to continue the process of the final roadway design when funding is available.

The proposed preliminary plat and rezoning are in compliance with the newly adopted comprehensive plan for the City of Hiawatha in this area. We are in agreement with the proposed rezoning, proposed layout of the lots, access roads and access locations, and the proposed utility locations. The layout of the perimeter roadways will take some coordination the City of Cedar Rapids.

For this reason we feel the Planning and Zoning commission could recommend approval of the rezoning and preliminary plat subject to the coordination with the City of Cedar Rapids on all impacted existing roadways. Again no one is ready to recommend spending funds on these improvements at this time but including the proposed improvements in the planning process.

Engineering can recommend approval of this preliminary plat and rezoning contingent upon the above conditions.

If you need any further information, please let me know.

LIST OF REVISIONS
Administrative Site Development Plan –
Peck's Landing First Addition

Date: April 13, 2017
 To: Patrick Parsley
 From: Brian Vogel, PE – Hall & Hall Engineers, Inc.

Titleholder: Peck's Green Thumb Nursery, Inc.
 Location: 3990 Blairs Ferry Rd

Preliminary Plan Review Comments:

1. The plat shall name all plats adjacent to this plat.

-Revised as requested.

2. The south 40' of lot 8 should be designated as an easement for city signage.

-Added and noted on sheet C4.0

3. A traffic study must be completed to determine the lane and signal requirements for the Blairs Ferry / 18th Avenue intersection and the Blairs Ferry / Edgwood intersection. The plat shall show the necessary turn lanes at these intersections.

-A traffic study was completed and attached

4. The plat shall note no access driveways to Blairs Ferry will be permitted other than the approved access easements shown on the plat. The driveway on the plan of improvements should be shown on the plat and approved through this platting process.

-Added 30' public access easements for future drive locations, which will be included on the final plat to be recorded.

5. All access and utility easements shall be recorded as public access and utility easements.

-Added 50' public access and utility easement for Pecks Drive and Pecks Boulevard, these easements will be included on the final plat to be recorded.

6. Plat shall indicate sidewalks and trails in accordance with Metro Standards on all streets abutting this development. Sidewalks on Blairs Ferry Road and 18th avenue shall be 5' wide, and the trail on Edgwood Road shall be detailed at 10' wide.

-Added 10' future trail on Edgwood and 5' sidewalk along 18th Ave. The existing 5' sidewalk along Blair Ferry to be utilized with this development.

7. Verify the City Storm system in this location can handle the proposed run-off from the public access impervious areas directly connected to the city storm sewer system.

-Stormwater calculations attached

8. The plat shall indicate the method for storm water management. It shall state detention to be managed per lot or managed with a regional basin. A regional basin should be designated on the plat and designed as part of the plan of improvements.

-Note on plat located under the location map at the top right of the page, Added a note to sheet C5.0 and cover sheet of the site plan of improvements.

9. The current plat shows a small triangle of land along Blairs Ferry as being dedicated to the Blairs Ferry ROW. This may not be necessary unless it is needed for the right turn lane.

-The plat boundary has since been revised to match surveyor's calculated boundary from recorded plats and surveyed property pins. 60' half street right of way shown between future Edgewood Rd and Pecks Boulevard to provide room for a future right turn-lane when needed as shown on the PRID Study.

10. Review the street light locations and include on the preliminary plat. Review the specifications for street lights with the City Engineer and include them in the plan of improvements. REC is the electrical provider for this area. Street lights along Blairs Ferry Rd and 18th Avenue are required to be LED as specified by the City of Hiawatha.

-Sheet C8.0 added to plans to show street lights. Street lights added to prelim plat.

11. The plat should indicate the water main along Edgewood is extending the full length of the proposed plat with a fire hydrant located at the NW corner of the development. The plan of improvements must detail the extent of the installation at this time.

-Plat has been revised to show water main as requested.

12. The water main along Peck's Drive must extend from Edgewood to 18th Avenue and connect to the City main in that right of way. This loop is necessary for providing adequate water and eliminates the dead end stagnation issue.

- Plat has been revised to show water main as requested

13. 1990 & 1998 Blairs Ferry Rd have private wells which should be indicated on the plat. These wells must be noted scheduled to be plugged in accordance with State Statutes. Verification of proper termination of these wells must be submitted to the City of Hiawatha Water Department.

-Added notes on sheet C3.0

City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development
101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose: Rezoning Request to C-3 **Date:** 4/17/2017
To: Planning & Zoning Commission
Name of Plan: Peck's Landing
Address: 3950, 3980 and 3990 Blairs Ferry Road **Zone:** A and C-2
Number of Lots: 7
Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses two lots currently zoned for Agricultural use and one lot zoned C-2 for neighborhood businesses. The current uses include two single family dwellings and a nursery business all of which are scheduled for removal.

The development is adjacent to commercial development on three sides and an R-7 multi-family zone on the north. It is on a main arterial street and is buffered from one and two family residential zones. The Comprehensive Plan shows this area as a preferred commercial area.

Report: *In determining zoning uses for a particular property, the City will take into account both the property's physical characteristics and the location of the property relative to available services and facilities such as roads, water, sewer, utility services, fire protection, the degree and intensity of development in the vicinity, the surrounding neighborhood character, and Comprehensive Plan policies regarding land use applicable to the property. It is the City's intent to obtain the best possible harmony between the physical characteristics of a site and the type and intensity of development proposed for the site. Land having development constraints due to topography and location within a flood plain shall be avoided or used for lower intensity development unless constraints are mitigated to the satisfaction of the City.*

Site Considerations: The site development allows for access to necessary utilities, and has the adequate area for the required parking, landscaping, open space, and other accessory uses planned for the proper functioning of the development. The proposed C-3 zone is nearly surrounded by other commercial zones and it is located along Blairs Ferry Road; an arterial street making this a prime location for highway businesses permitted in C-3 zones.

C-3 zones are generally more intense commercial uses than C-2 and CORS but are not as industrial as C-4 uses. The request for C-3 zoning aligns with the Comprehensive Plan for highway businesses in this area. The general commercial businesses allowed in C-3 are the highest and best uses for this property.

Reasonable Restrictions on Rezoning: Restrictions are not required on the property to be rezoned at this time.

Recommendations: Community Development supports a recommendation for approval of this rezoning request.

City of Hiawatha
Engineering Department
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Planning and Zoning Commission

Date: April 19, 2017

From: John Bender PE, City Engineer

Re: Peck's Landing

Description: Preliminary Plat and Rezoning

Report:

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A traffic impact study has been prepared by the consultant for the developer that we are currently reviewing with the Cedar Rapids engineering staff. The study looks at impacts on both Edgewood Road and 18th Street in Hiawatha. Also, the north one-half of Blair's Ferry Road is in Hiawatha. There are a considerable number of issues we are working through for the future build-out of all these roadways. The approach is not to require the construction of the total build-out at this time, but plan for the expanded roadways in future required extra right-of-way. Because of the uncertainty of the 2008 alignment studies and the new concepts of reducing traffic lane widths, our approach would be to show future roadway "reservations" on the plat. This will provide planning for the building setbacks and allow us to continue the process of the final roadway design when funding is available.

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Engineering can recommend approval of this preliminary plat and rezoning contingent upon the above conditions.

If you need any further information, please let me know.



Project No. 10293-16-9

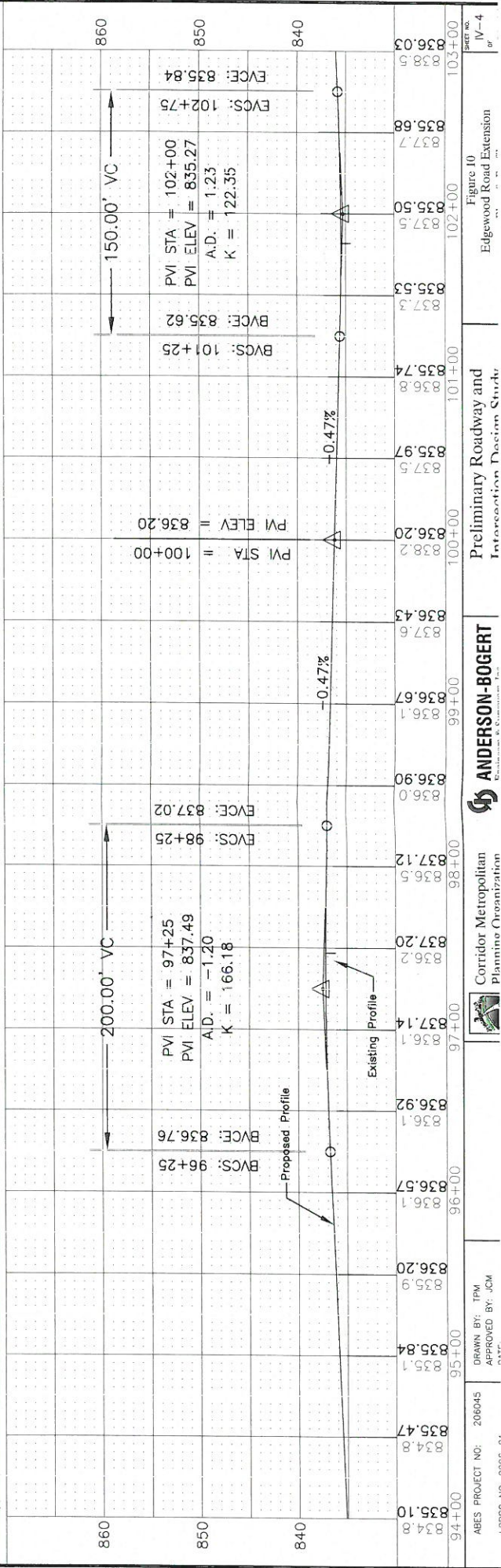
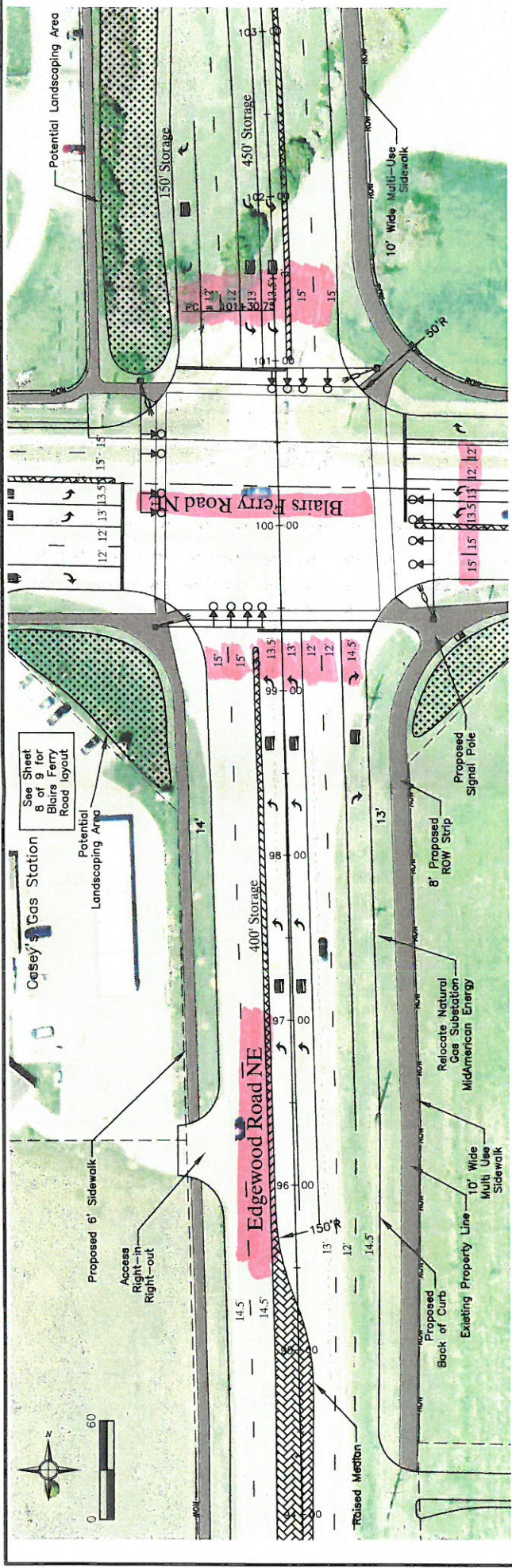
TRAFFIC ENGINEERING ANALYSIS

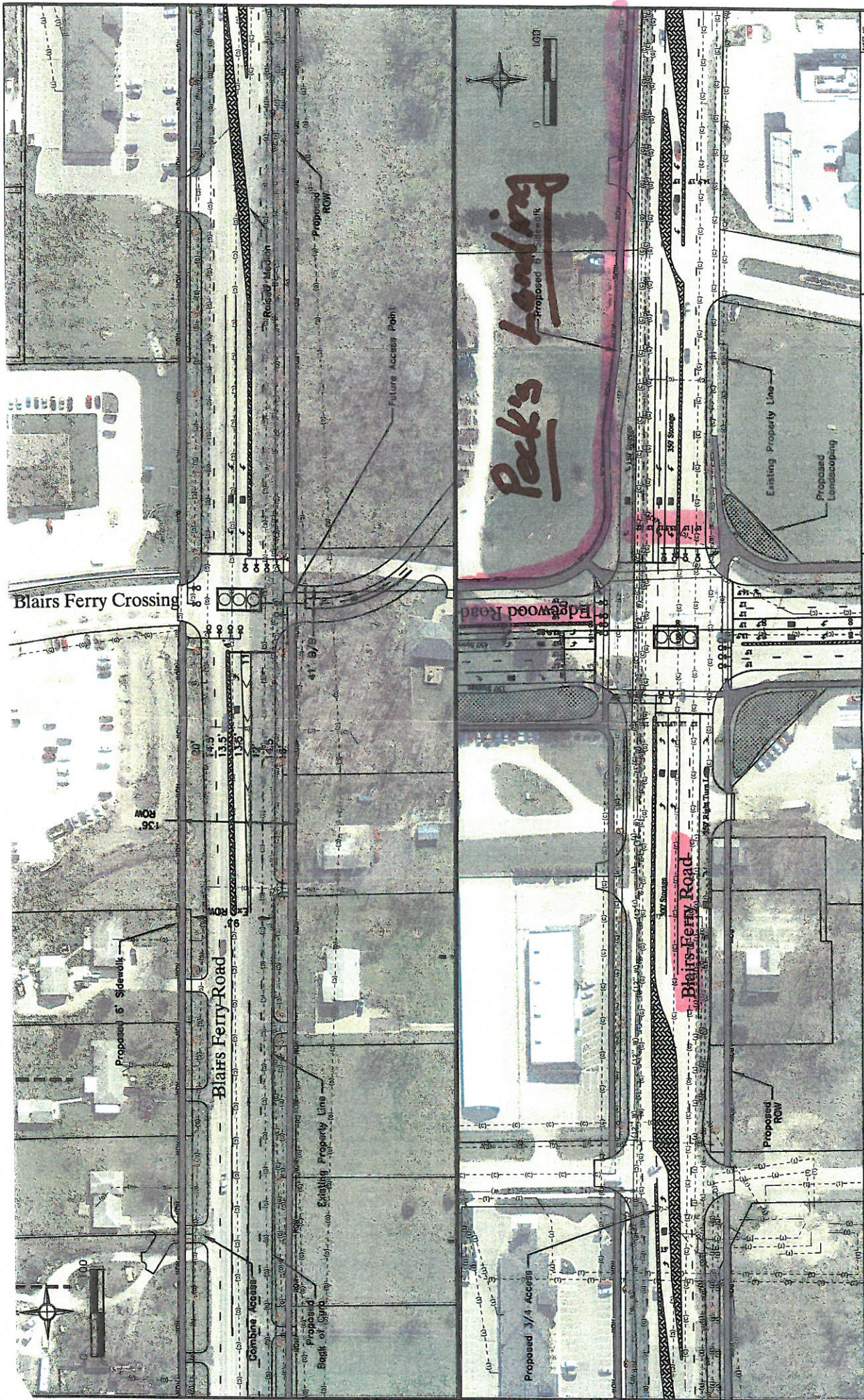
FOR:

PECKS LANDING
3990 BLAIRS FERRY ROAD NE
CEDAR RAPIDS, IOWA

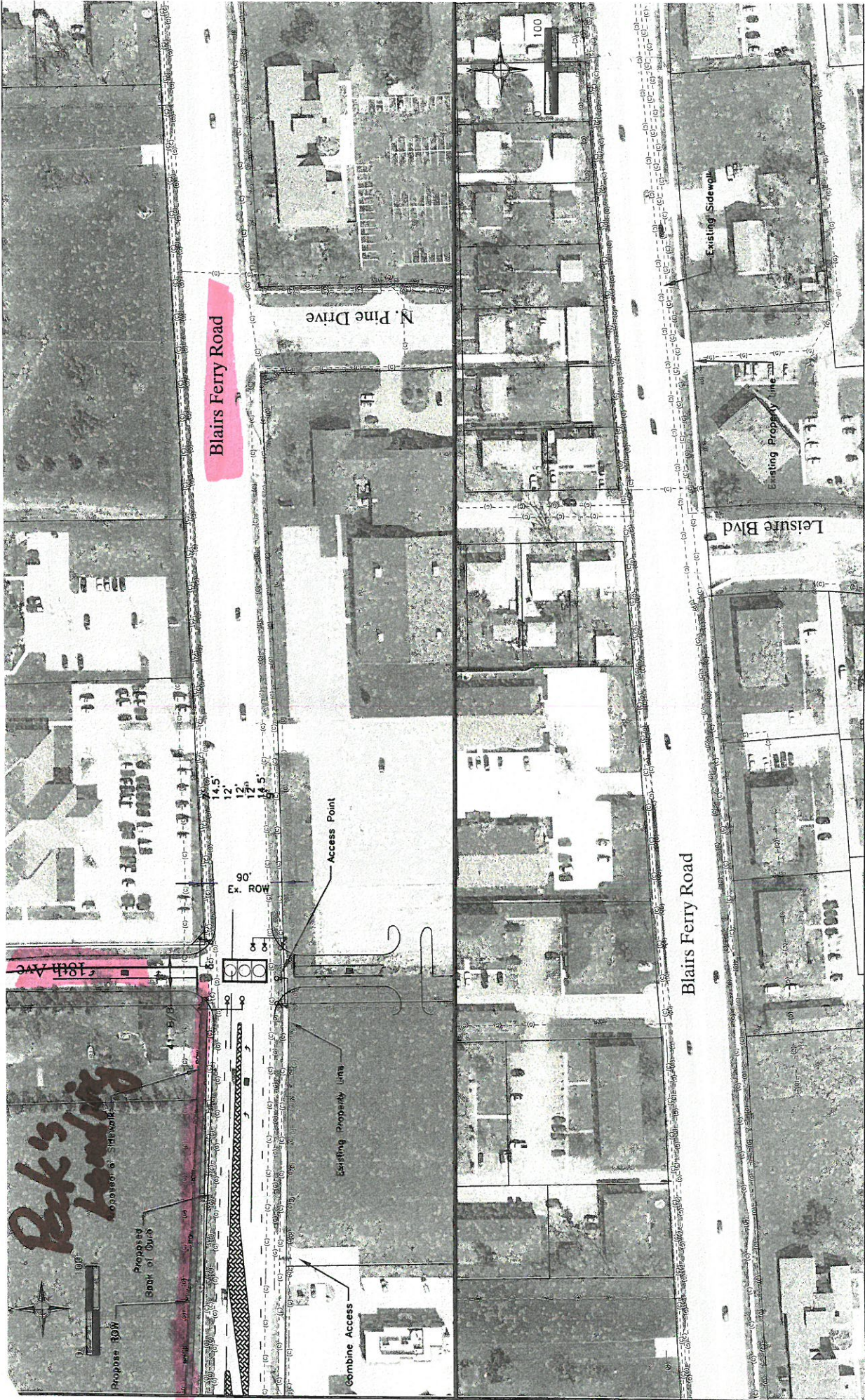
APRIL 12, 2017

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p>Signed:</p>
	<p>Date:</p>
	<p><i>K. Dekeyser</i></p>
	<p>4-12-17</p>
	<p>Kendall W. Dekeyser, P.E. 14494</p>
	<p>My license renewal date is December 31, <u>2017</u></p>
	<p>Pages or sheets covered by this seal:</p>
	<p><u>Report</u></p>

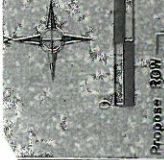




ABES PROJECT NO: 208045 LCRPC NO: 2006-01	DRAWN BY: TPM APPROVED BY: JCM DATE:	 ANDERSON-BOGERT Engineers & Surveyors, Inc.	Corridor Metropolitan Planning Organization	Preliminary Roadway and Intersection Design Study Blairs Ferry Road Plan View	SHEET NO: D.03 OF D.07
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Rock's Landing
Proposed 8' Sidewalk
Property Book of Curbs



Blairs Ferry Road

18th Ave

N. Pine Drive

Blairs Ferry Road

Leisure Blvd

90' Ex. ROW

12'
12'
14.5'

Access Point

Existing Property Line

Combine Access

Existing Property Line

Existing Sidewalk

SHEET NO. D.04 of D.07	Blairs Ferry Road Plan View	Preliminary Roadway and Intersection Design Study	 ANDERSON-BOGERT Engineers & Surveyors, Inc.	 Corridor Metropolitan Planning Organization	DRAWN BY: TFM APPROVED BY: JCM DATE:	ABES PROJECT NO: 20B045 LCRPC NO: 20D6-01
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Peck's Landing, LLC
1641 Boyson Square Drive, Suite 1
Hiawatha IA 52233

March 23, 2017

City of Hiawatha
Honorable Mayor and City Council
101 Emmons Street
Hiawatha IA 52233


REZONING PETITION

We, Peck's Landing, LLC, the proposed developer are proposing to rezone 3950, 3980 and 3990 Blairs Ferry Road. 3950 Blairs Ferry Road, which is legally described as Lot 2, Peck's Green Thumb First Addition to Hiawatha, Linn County, Iowa, zoned A (Agriculture) and is currently the location of a single family residential home. The lot west of 3950 Blairs Ferry Road, zoned A (Agriculture) is part of Peck's Green Thumb Nursery and Garden Shop. 3980 and 3990 Blairs Ferry Road, zoned C-2 (Neighborhood Commercial District) is also part of the Peck's Green Thumb Nursery and Garden Shop.

We are proposing to construct a mixed use commercial/retail and office space development on these parcels of land. We are requesting all three lot be rezoned to C-3 (Highway Commercial District) to allow for the flexibility of uses within that zoning classification. The attached Exhibit A provides a legal description for the areas to be rezoned. Exhibit B provides a detailed location map depicting the proposed zoning area and adjoining properties. We have also attached a copy of the proposed Site Development Plan which show the design of the new site improvements.

We believe that the proposed zone change is a reasonable request because:

- There is adequate sanitary sewer and water main facilities adjacent to the site to serve the proposed development.
- There are adequate street facilities adjacent to the site to support the proposed development. As a part of this project, the Edgewood Road Extension will be extended to allow for access to this site and turn lane improvements will be made to Blairs Ferry Road.
- The proposed C-3 zoning is compatible with the surrounding properties:
 - The land to the North is zoned R-7 (Multiple Family Residence District)
 - The land to the South is Blairs Ferry Road right of way
 - The land to East is 18th Avenue and C-ORS (Office/Research/Service District) and C-3 (Highway Commercial District)
 - The land to the West will be the Edgewood Road Extension and C-3 (Highway Commercial District).
- The property is very suitable for commercial development. There are no steep grades, flood plains or less intense land uses adjacent to the property which would limit the use,



We trust you will find this request reasonable and acceptable. If you need any further information, please contact our Civil Engineer, Brian Vogel, P.E, at (319) 362-9548.

Respectfully Submitted,

Peck's Landing LLC

Joseph G Ahmann

EXHIBIT A

A Zoning to C-3 Zoning

Lot 1 and Lot 2, Peck's Green Thumb First Addition to Hiawatha, Linn County, Iowa

C-2 Zoning to C-3 Zoning

Lot 3, Auditor's Plat No. 194, Linn County, Iowa, subject to covenants, conditions, restrictions and easements of record

Exhibit B

