Prepared/Return to the City of Hiawatha, Kari Graber, 101 Emmons St. Hiawatha, Iowa 52233, 319-393-1515

ORDINANCE NO. _____

City Council

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HIAWATHA, IOWA, 2018 BY AMENDING THE ZONING DISTRIC MAP AS DESCRIBED IN CITY ORDINANCE §165.17 ZONING DISTRICTS AND ZONING DISTRICT MAP TO IMPLEMENT THE ROBINS ROAD CORRIDOR STUDY RECOMMENDATIONS BY REZONING THE FOLLOWING PROPERTIES WHICH INCLUDE THE ROBIINS ROAD MIXED-USE OVERLAY

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve the rezoning of the following properties as legally described below and showing the Mixed-Use Overlay on the attached Exhibit "A" from the Robins Road Corridor Study Recommendations.

Rezone the following from R-1 to C-2:
Lots 1-2 and Lots 16-18, Auditor's Plat #275; and Lot 1, Chaffee's Second Addition.

Rezone the following from R-3 to C-2:
Lots 3,4 and 15, Auditor's Plat #275.

Rezone the following from R-1 to CPR-2:
West 5 Rods of the East 20 Rods of the North 16 Rods located in SW of the NE1/4 SW1/4, Section 33-84-7, except the North 30'; and the East 99 feet of the West 330 feet of the south 8 Rods of the North 16 Rods located in the SW of the NE1/4 SW1/4 Section 33-84-7, except road right-of-way; along with the South 8 Rods of the North 24 Rods, except the East 250' located in the SW of the NE1/4, SW1/4, Section 33-84-7, except the east 250 feet.

Rezone the following from I-1 to C-3:
Lots 2-10, Reynold's First Addition; Lots 1 and 2, T Bowler's First Addition.

Add the Mixed-Use Overlay as described:
The property lying within an area generally bound by the south line of Hi-Tech First Addition and then following the easterly right-of-way line of North Center Point Road to the point of intersection of the Chicago, Central and Pacific railroad extending to the south right-of-way line of Boyson

Road and then extending along the east boundary line of the Reynold's First Addition and then extending east to the east right-of-way line of Ryan Avenue and then extending south to the south right-of-way line of Pats Drive to the east property line of Lots 7-10, Murray's 3rd Addition and continuing south to the north property line of Lot 1, Auditor's Plat #327 and thence west to the east property line of Lot 1, Auditor's Plat #275 and thence south along the east property line of Lots 1-4 and Lots 15-18, Auditor's Plat #275 and thence east along the south property line of lots 10-14, Auditor's Plat #275, thence south to the east line of Lot 4, Chaffee's First Addition, thence south to the NW corner of the NE¼ SE¼ SW ¼ Section 33-84-7 then west to the point of beginning.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 5th day of February, 2020.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk

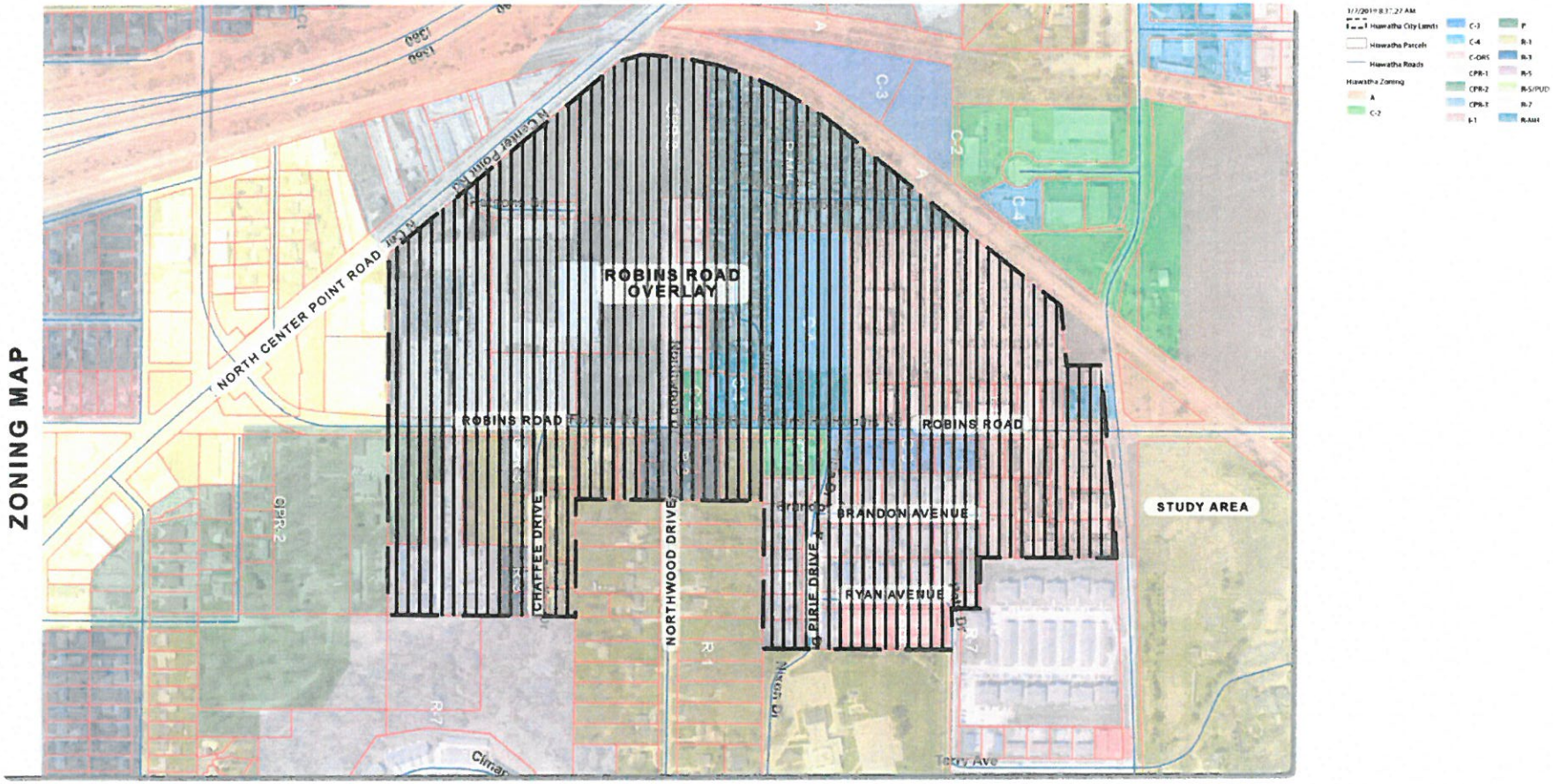
I, Kari Graber, City Clerk of the City of Hiawatha, Iowa, do hereby certify that the foregoing ORDINANCE was PASSED and APPROVED by the City Council of the City of Hiawatha, Iowa, on the 5th day of February, 2020, and was posted as Ordinance No._____ on the _____ day of February, 2020.

_____

Kari Graber, City Clerk

EXHIBIT "A"

ZONING MAP



BOLTON & MENK Hiawatha!

RESOLUTION NO. 20-002
Planning & Zoning Commission

RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AS RECOMMENDED BY THE ROBINS ROAD CORRIDOR STUDY SUBMITTED BY BOLTON AND MENK.

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISION OF HIAWATHA, IOWA, to recommend to City Council to approve an ordinance amending the Zoning District Map as recommended by the Robins Road Corridor Study submitted by Bolton and Menk:

Rezone the following from R-1 to C-2:
Lots 1-2 and Lots 16-18, Auditor's Plat #275; and Lot 1, Chaffee's Second Addition.

Rezone the following from R-3 to C-2:
Lots 3,4 and 15, Auditor's Plat #275.

Rezone the following from R-1 to CPR-2:
West 5 Rods of the East 20 Rods of the North 16 Rods located in SW of the NE1/4 SW1/4, Section 33-84-7, except the North 30'; and the East 99 feet of the West 330 feet of the south 8 Rods of the North 16 Rods located in the SW of the NE1/4 SW1/4 Section 33-84-7, except road right-of-way; along with the South 8 Rods of the North 24 Rods, except the East 250' located in the SW of the NE1/4, SW1/4, Section 33-84-7, except the east 250 feet.

Rezone the following from I-1 to C-3:
Lots 2-10, Reynold's First Addition; Lots 1 and 2, T Bowler's First Addition.

Add the Mixed-Use Overlay District as described:
The property lying within an area generally bound by the south line of Hi-Tech First Addition and then following the easterly right-of-way line of North Center Point Road to the point of intersection of the Chicago, Central and Pacific railroad extending to the south right-of-way line of Boyson Road and then extending along the east boundary line of the Reynold's First Addition and then extending east to the east right-of-way line of Ryan Avenue and then extending south to the south right-of-way line of Pats Drive to the east property line of Lots 7-10, Murray's 3rd Addition and continuing south to the north property line of Lot 1, Auditor's Plat #327 and thence west to the east property line of Lot 1, Auditor's Plat #275 and thence south along the east property line of Lots 1-4 and Lots 15-18, Auditor's Plat #275 and thence east along the south property line of lots 10-14, Auditor's Plat #275, thence south to the east line of Lot 4, Chaffee's First Addition, thence south to the NW corner of the NE¼ SE¼ SW ¼ Section 33-84-7 then west to the point of beginning.

AYES: Kevin Neef, Kenny Jones, Lisa Jepsen, Mark Ross, Mark Powers, Darryl Cheney
NAYS: None
ABSENT: Terry Trimpe

PASSED AND APPROVED this 27th day of January, 2020.

Mark Powers

Mark Powers, Chairperson

ATTEST:

Tiffany Stinson

Tiffany Stinson, Permit Clerk