City of Hiawatha
Community Development Department

F2abc

Purpose: Rezoning Request: A to C-4 **Date: 6/26/2018**

To: Hiawatha City Council

Name of Plan: JANETTE H AMES

Address: 2112 Robins Road

 # Lots: 2 parcels: 21 total acres

Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses two lots currently zoned for Agricultural use. The property is currently an agricultural use and contains one single a family dwelling. The lots to the north remain in an agricultural zone; to the south is C-4; to the west is I-2 and across Robins Road to the east is R-MH and C-4.

The area is projected to be commercial use in the Comprehensive Plan. It is located next to a project "Neighborhood Village Center" which is envisions a mix of commercial uses and dense residential. As the development moves closer to Tower Terrace the plan calls for additional C-3 and possible R-7 zones.

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.*

(Summary of Reclassification of Property: Unified Development Code Section 165.92)

Site Considerations: This site contains no topography requiring specific restraints for the development of commercial uses. This property is not in a flood plain and there are no steep slopes. Complying with the SUDAS standards, storm water management standards and the Unified Development code will facilitate appropriate land and infrastructure development.

This site has ready access to city water and the sanitary sewer system. This location along the arterial streets of Robins Road and Tower terrace will accommodate the commercial uses permitted in a C-4 zone.

Zoning Use Consideration: This site is adjacent to I-2, C-4 and R-MH zones. The proposed C-4 classification provides the necessary transition from industrial uses to the residential use. In addition, The 2016 Comprehensive Plan envisions the area between this site and Tower Terrace as a "village center" which will incorporate a variety of mixed uses including professional services, limited retail and residential. This mix will fit well next to this highway commercial zone.

Reasonable Restrictions on Rezoning. Restrictions are required on the property to be rezoned at this time since it is next to an A zone and it is located within the Design Guidelines overlay. These restrictions will be implemented as part of the specific site development.

- To protect the adjacent property from adverse affects, screening will be required along the north lot line since it is a transitional yard adjacent to agricultural use.
- The property is in the Design Guidelines and issues regarding parking screening and building finishes must be addressed.

Recommendation: Community Development and the Planning and Zoning Commission support approval of this rezoning request.

Attachments:

Zoning Map
Contours Map
Utility Access Map
Future Land Use Map

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3A-3

May 24, 2018

HONORABLE MAYOR AND CITY COUNCIL
81 Emmons Street
Hiawatha, Iowa 52233

Honorable Mayor and Council Members:

We, the estate of Helen J. Ames, owners of the properties located at 2112 Robins Road, Hiawatha Iowa, 52233, more fully described as follows:

two platted properties, the first one being S RS NW SW-E of INTER SEC 28 TWP 84 R 7, the second property being N 45 7RDS SW SW-E of INTER SEC 28 TWP 84 R 7, respectfully request the rezoning of our properties from Agricultural to C-4.

We believe that this zoning change should be made because it would fit in with the City of Hiawatha's Comprehensive Plan. There are two properties located directly east, one is zoned as Commercial, the other is zoned as multi-residential. There is also an adjoining property directly south which is zoned commercial. This rezoning would also benefit us as we feel it will improve the marketability of said properties should we decide to put them on the market.

Respectfully submitted,

Suzanne M. Young (executor)

Ruth A. Finney

Joel A. Ames

DocuSigned by:
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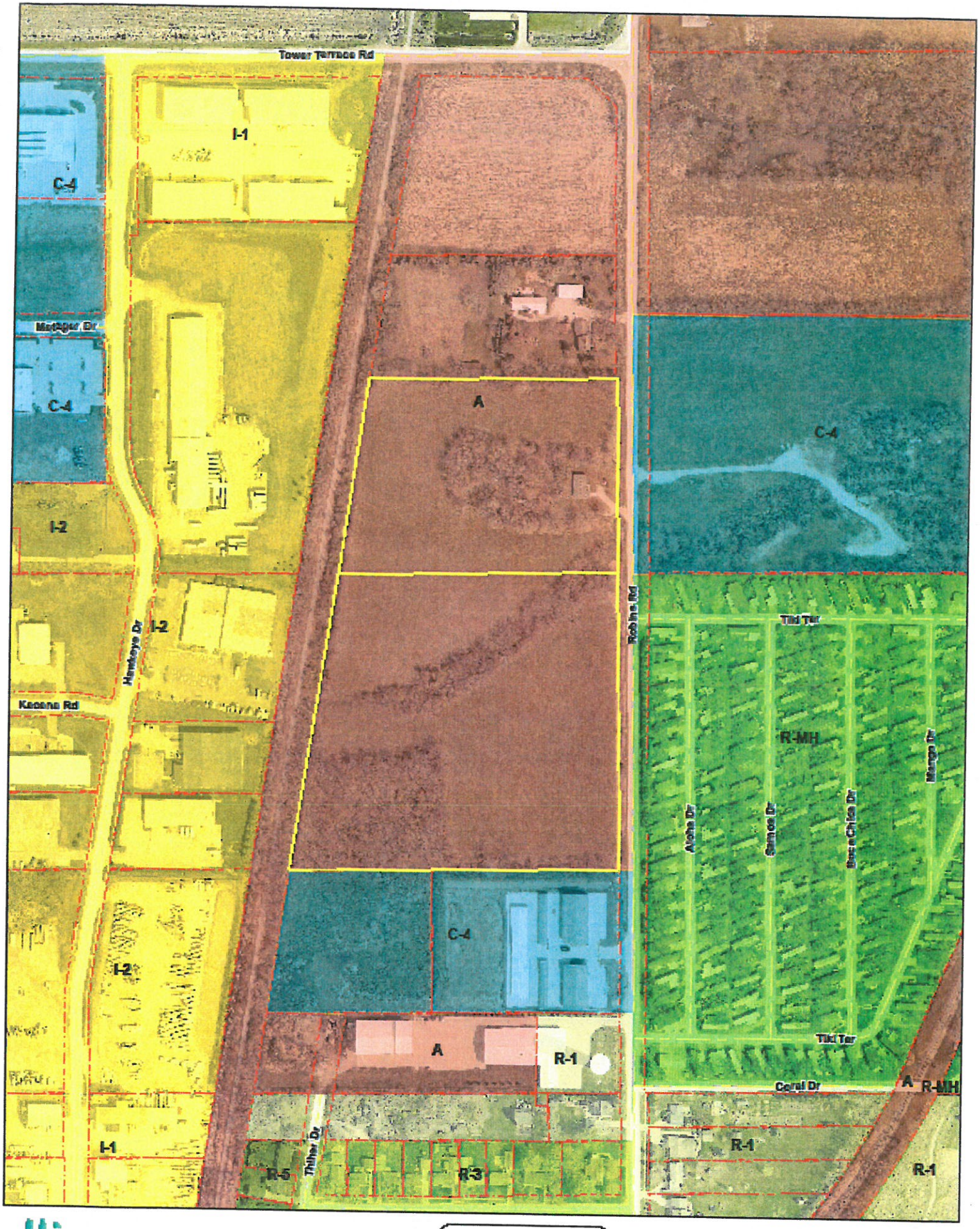
Luke A. Ames

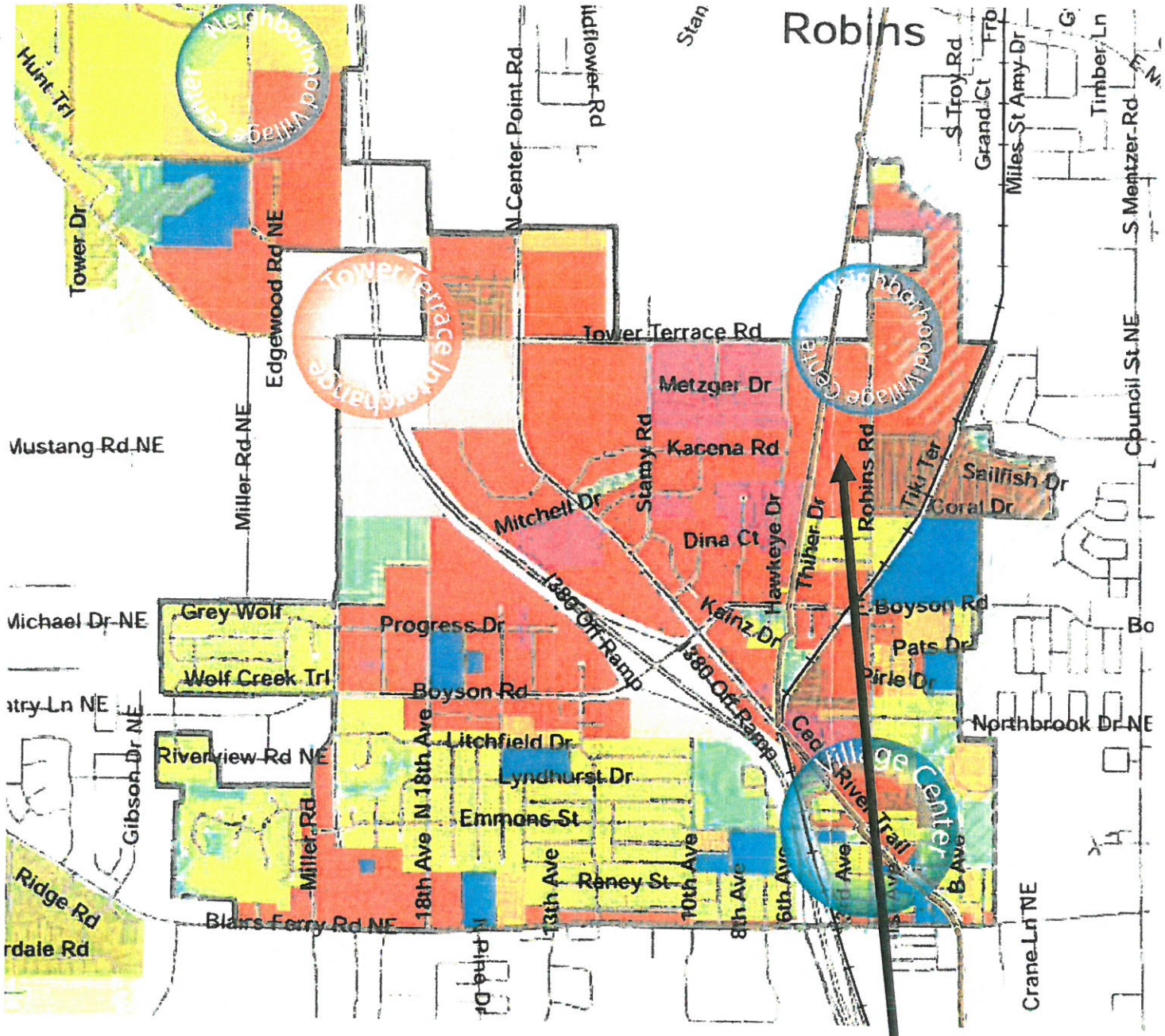


Hiawatha!

1 inch = 300 feet

Hiawatha!

1 inch = 150 feet



Future Land Use

- County Rural Lands
- County Natural Resource Area
- County Residential
- Civic/Institutional
- Commercial
- Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home

2112 Robins Road

3A-2

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: June 20, 2018

From: John C Bender PE, City Engineer

Re: Rezoning of 2112 Robins Road

Description: Rezoning from A to C-4

Report:

Engineering has reviewed the request for the rezoning of the property located at 2112 Robins Road from Agriculture to Central Service District. This site is adjacent to I-2, C-4 and R-MH zones. The 2016 Comprehensive Plan shows this area north of Tower Terrace as a "village center" which will incorporate a variety of mixed uses. The proposed C-4 classification provides the necessary transition.

The new addition directly across Robins Road, Bali Hai Addition, recently installed a new sanitary sewer to this area and provide sewer to an area not previously served. With the existing water main in Robins Road, this area can develop without concern for access to public utilities.

This rezoning seems compatible with the comprehensive plan. Engineering recommends approval.

Tower Terrace Rd
Robins Rd
Sewer Extension
Aloha Dr
Samoa Dr
Boca Chica Dr
Mango Dr
Tiki Ter
Pebble Ln
Tonga Dr
Coral Dr

DRAFT

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

ORDINANCE NO. _____
City Council

APPROVE REZONING OF PROPERTY
LOCATED AT 2112 ROBINS ROAD
HIAWATHA, IOWA

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve the rezoning request from the Estate of Helen J. Ames, requesting a change from A (Agriculture Zone District) to C-4 (Central Service District) for the property located at 2112 Robins Road and legally described as follows:

two platted properties, the first one being S RS NW SW-E of INTER SEC 28 TWP 84 R 7, the second property being N 45 7RDS SW SW-E of INTER SEC 28 TWP 84 R 7.

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 18th day of July, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

I, Kelly Kornegor, 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 18th day of July, 2018, and was posted as Ordinance No._____ on the ____ day of July, 2018.

_____
Kelly Kornegor, City Clerk