F3

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose: Design Guideline Site Plan **Date: 06/16/2017**

To: Hiawatha City Council

Name of Plan: Bali Hai First Addition lot 2

Address: 2111 Robins Road (tentative) **Zone**: C-4

Number of Lots: 1

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the east side of Robins Road and north of the Bali Hai Mobile Home Park. The applicant is proposing possible improvements to utilities to make sewer and water available. The preliminary plat has been approved for the development of a single lot. Rezoning has been approved for the entire 14 acres.

Report: The following items are noted as required changes to the plan. Item #14 was our staff request. The entry now has an awning and columns shown. This design does match other structures in the area for the Design Guidelines. A revised site plan will be required before granting a building permit. Many of our review items have been addressed however approval is still pending.

1. The site plan must include and detail the entire lot. **Completed**
2. Screening requirements for the transitional yard next to the R-MH zone must be noted on the plans. **Completed**
3. Gravel is not an acceptable hard dust free surface for driving, parking or storage in a C-4 zone. **Corrected**
4. The minimum commercial driveway width on an arterial street is 24'. The width is measured at the front property line. **Corrected**
5. The detail for the driveway must include provision to accommodate the flow of storm water in the existing ditch. The culvert; if proposed, must meet Metro Standards. **Corrected**
6. The sidewalk along Robins must be shown as a 10' trail as this is an extension of the trail connections in Hiawatha. An application for deferral is necessary if you want to request a delay in this installation. **Not submitted**
7. Storm water calculations must be submitted. **Not submitted**
8. The site plan indicates cooperation with the City on construction of a sanitary sewer. The details of the installation must be shown on a plan of improvements and the cooperative arrangement must be detailed in the developer's agreement. **Not submitted**
9. A petition for waiver of the improvements to Robins Road must be submitted for the development of this site. **Not submitted**
10. We are aware the current site for this occupancy includes outside storage and outside storage tanks. If there is a continuation of any of these uses they must be detailed on the plans. **Complete**
11. A dumpster enclosure is required on the plans. **Complete**
12. The water service must be detailed on the plans. **Sizing required**
13. The closest fire hydrant must be shown on the plans. **Complete**
14. **The front must be improved to include a covered front entry with stone columns. Complete**
15. The erosion and sediment controls must be shown on the plans to address the specific layout and elevations of this lot. **Complete**
16. Exterior lighting details complying with Hiawatha Ordinance # 168 must be submitted before any exterior lighting will be permitted.

Recommendation: Community Development supports the recommendation to approve the Design Guideline portion of the site plan. This includes the building elevations and parking setbacks only. The Planning and Zoning resolution is attached.

RESOLUTION NO. 17-017
Planning & Zoning Commission

RESOLUTION APPROVING THE DESIGN GUIDELINES
2111 ROBINS RD.
HIAWATHA, IOWA

CONSIDER RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE THE DESIGN GUIDELINES SUBMITTED BY CHARLOTTE BROWN FOR THE PROPERTY LOCATED AT 2111 ROBINS RD., HIAWATHA, IOWA

Roll call vote:
AYES: RETA SAYLOR, MARK POWERS, TOM WILLE AND MARK ROSS
NAYS: NONE
ABSENT: TERRY TRIMPE, KENNY JONES AND DARRYL CHENEY

PASSED THIS 26th DAY OF JUNE, 2017

_____
Mark Powers, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

Charlotte Brown
MORTON BUILDINGS
MortonBuildings.com
Tory Williams 2017

3B-3

Charlotte Brown
MORTON BUILDINGS
MortonBuildings.com
Tory Williams 2017

3B-4

SITE PLAN
LOT 2, BALI HAI FIRST ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA

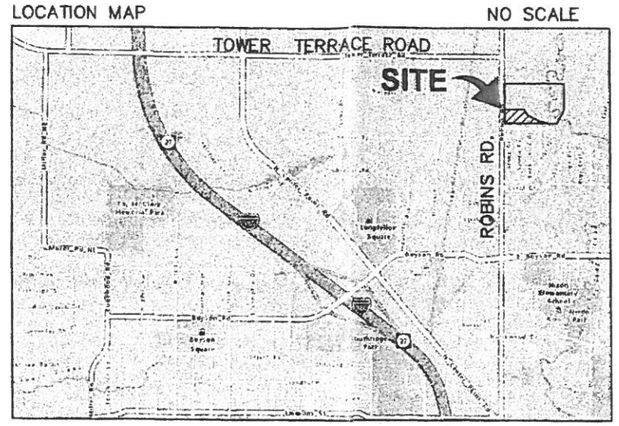
PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

DATE SUBMITTED: APRIL 24, 2017
DATE REVISED: JUNE 8, 2017

LOCATION MAP NO SCALE



FLOOD ZONE:

FLOODPLAIN LIMITS ARE APPROXIMATED BY GRAPHIC PLOTTING FROM FLOOD INSURANCE RATE MAP, COMMUNITY NO. 190441, PANEL NO. 19113C0291D, WHICH BEARS AN EFFICTIVE DATE OF APRIL 5, 2010.

ZONING:

Zoning Classification: C-4
Building Setbacks: None required except for transitional
Minimum Lot Size: 400 sq. ft. for each dwelling unit

LEGAL DESCRIPTION:

(Parent Parcel according to the Warranty Deed found in book 1959, page 171, Office of the Recorder, Linn County, Iowa)

A part of the S 1/2 NE 1/4 SW 1/4 IN SECTION 28-84-7, LINN COUNTY, IOWA to be known as Lot 2, Bali Hai Addition in the City of Hiawatha, Linn County, Iowa

(Said parcel to contain 4.52 acres, subject to easements and restrictions of record.)

PARKING REQUIREMENTS:
CLASS 26 (C28 use: contractor office and construction yard)
2 SPACES/employee.

3 employees max x 2 spaces = 6 spaces required

7 provided (1 handicap)

DESIGN GUIDELINES:
Robins Road Corridor
The Hiawatha "Design Guidelines" apply to this site regarding tree planting within the right of way (future project)

LANDSCAPE REQUIREMENTS:
REQUIREMENTS OF 165.47:6(2)b
10% REQ'D APPROVED LANDSCAPING (GREEN SPACE). 1/3 IN PLANTED TREES

STANDARDS:
CURRENT METRO STANDARDS APPLY TO ALL ITEMS; THIS INCLUDES DESIGN STANDARDS, SPECIFICATIONS, AND DETAILS.

SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

LICENSED PROFESSIONAL ENGINEER
STEPHEN M. SCOTT
13842
IOWA

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.

REVIEW

STEPHEN M. SCOTT, P.E. Iowa Lic. No. 13842

My license renewal date is December 31, 2018

Pages or sheets covered by this seal:

PAGES 1, 2, & 3

PROJECT NO. 1761802
PAGE 1 OF 3

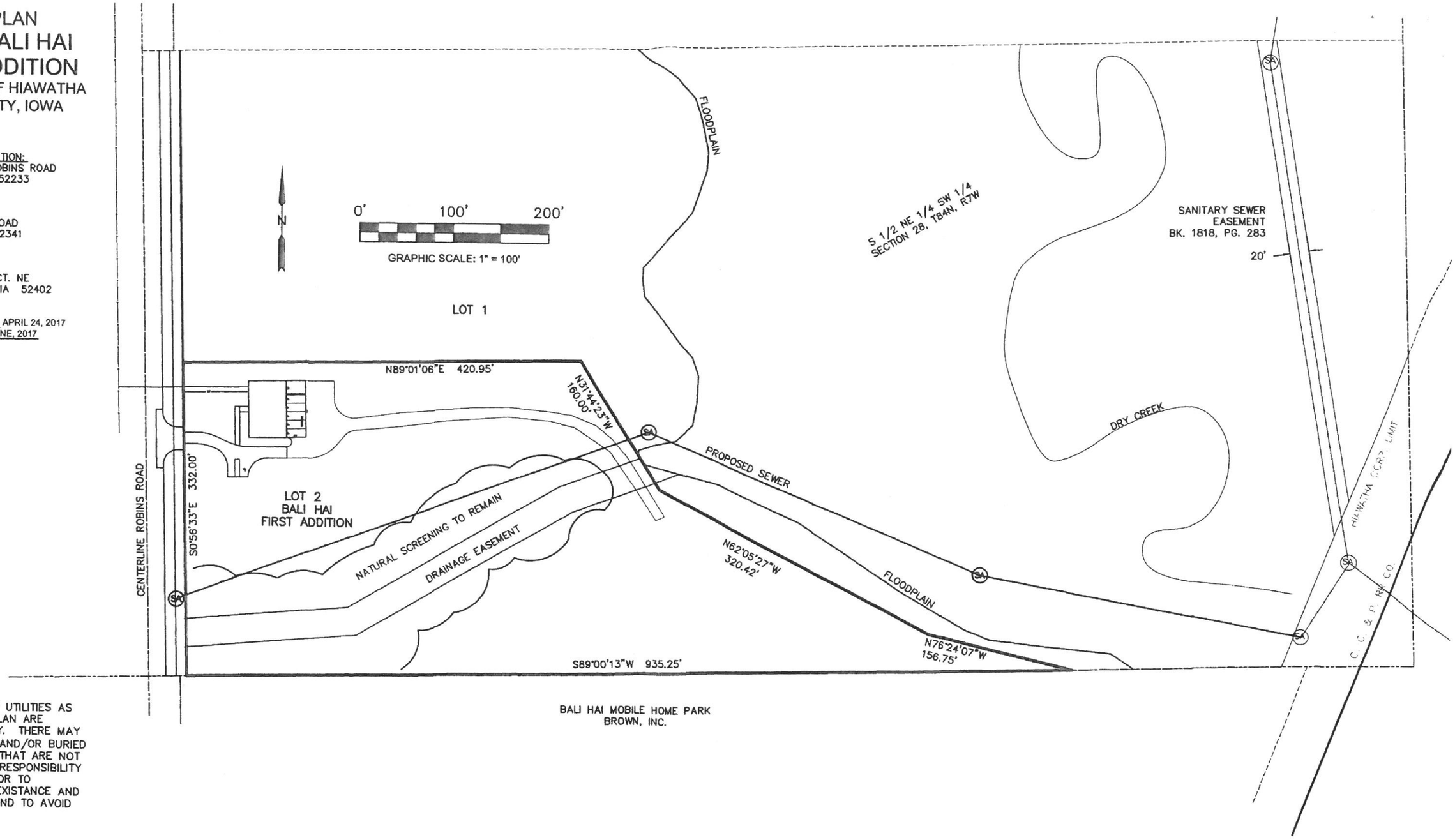
SITE PLAN
LOT 2, BALI HAI FIRST ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA

PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

DATE SUBMITTED: APRIL 24, 2017
DATE REVISED: JUNE, 2017



UTILITY NOTE:
THE LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THERE MAY BE OTHER AERIAL AND/OR BURIED UTILITY FACILITIES THAT ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXISTANCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

SITE PLAN
LOT 2, BALI HAI FIRST ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA

PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

DATE SUBMITTED: APRIL 24, 2017
DATE REVISED: JUNE, 2017

EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION:

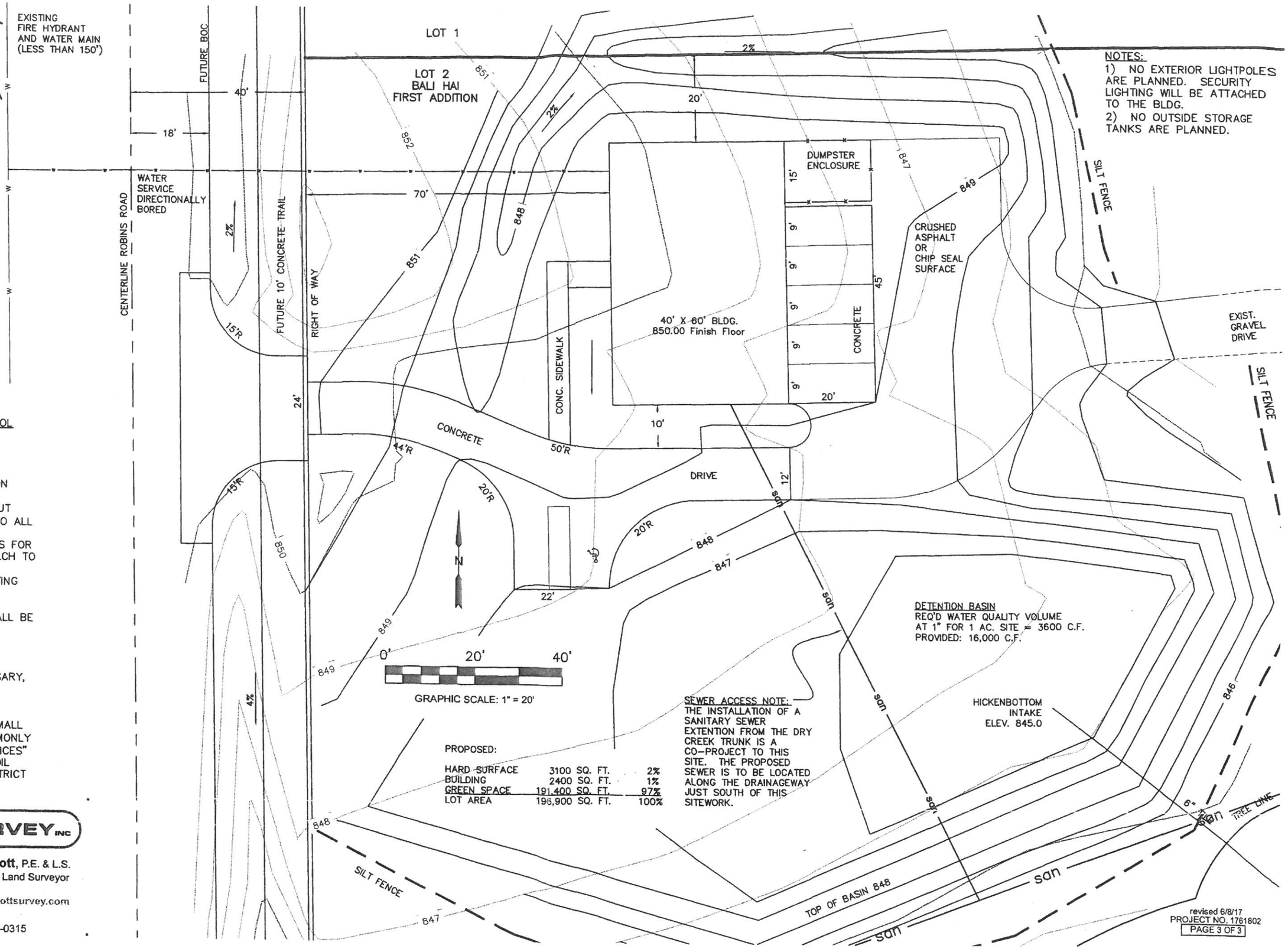
1) INSTALL STABILIZED CONSTRUCTION ENTRANCE
2) INSTALL PERIMETER EROSION CONTROLS.
3) INSTALL CONCRETE WASHOUT
4) APPLY TEMPORARY SEED TO ALL STRIPPED AREAS WHERE CONSTRUCTION ACTIVITY CEASES FOR 7 DAYS OR MORE. APPLY MULCH TO SLOPES GREATER THAN 4:1.
5) WHENEVER POSSIBLE, EXISTING VEGETATION SHALL BE LEFT UNDISTURBED.
6) ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING CEASES.
7) ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

SEE "EROSION CONTROL FOR SMALL SITE DEVELOPMENT" AND "COMMONLY USED EROSION CONTROL PRACTICES" PUBLISHED BY LINN COUNTY SOIL AND WATER CONSERVATION DISTRICT FOR DETAILS.

SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315



DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW MAINTENANCE GARAGE LOCATED AT 2111 ROBINS ROAD, BALI HAI FIRST ADDITION LOT 2 AS SUBMITTED BY FRANK BELLON

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Frank Bellon submitted plans for the construction of a new maintenance garage on the property located at 2111 Robins Road, Bali Hai First Addition Lot 2 in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including building materials, building elevations and setbacks, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on June 26, 2017, and

WHEREAS, City Council deems the site plan for construction of a new maintenance garage on the property located at 2111 Robins Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed building design, elevations and setbacks for a new commercial building on the property located at 2111 Robins Road, Bali Hai First Addition Lot 2 to the Hiawatha Design Guidelines, as submitted by Frank Bellon.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 5th day of July, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk