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City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 05/21/2019**

To: Hiawatha City Council

Name of Plan: Bennett's Bar and Grill

Address: 408 North Center Point Road **Zone**: CPR-3

Number of Lots: 2 lots with 1 building.

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the west side of NCPR. This is a CPR-3 zoning district and in the Design Guidelines.

The plan includes the reconstruction of a one story building and associated parking. The access is from two modified existing driveway.

Report: The Council concern is with the Design Guideline and CPR-3 standards. This includes building exteriors, the building locations, and the parking areas and access designs along North Center Point Road.

- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the visible sides are included in the submittal and indicate compliance to the design guidelines with varied masonry and siding visible from the street.
- The DG requires a 25 foot setback from NCPR for the building. The proposed site plan complies with the setback requirements.
- The DG requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The plans comply with the set back requirement.
- The access to the property is from an existing driveway at 408 and a revised driveway opening from the property to the south.

Staff has reviewed the site plan for compliance including exterior lighting, parking requirements, storm water retention and landscaping and have notified the owner of required changes and additional submittal requirements. In addition:

- A parking agreement will be necessary if the project lots are not combined.
- Any sign plans must be submitted for approval.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this site plan regarding the Design Guideline specifications at 408 NCPR.

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING BUILDING MATERIALS AND SITE PLAN FOR DESIGN GUIDELINE COMPLIANCE FOR BENNETT'S BAR AND GRILL LOCATED AT 408 N CENTER POINT ROAD

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, William Knapp of Knapp & Warden submitted plans for remodeling a commercial building including associated parking on the property located at 408 N Center Point Road 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 and building elevations, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved for Design Guideline compliance only, by the Planning and Zoning Commission on May 21, 2018, and

WHEREAS, City Council deems the site plan for remodeling a commercial building on the property located at 408 N Center Point 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 and building elevations for the commercial building for Bennett's Bar and Grill, on the property located at 408 N Center Point Road to the Hiawatha Design Guidelines, as submitted by Knapp & Warden.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 5th day of June, 2019.

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Bill Bennett, Mayor

ATTEST:

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Amy Scheer, Deputy City Clerk