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City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 05/29/2018**

To: Hiawatha City Council

Name of Plan: Wickwire Chiropractic

Address: 655 North Center Point Road **Zone**: CPR-3

Number of Lots: 1 lot with 1 building.

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the east side of NCPR and north of the Linn County Trail property. This is a CPR-3 zoning district and in the Design Guidelines.

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

Report: This review concerns 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.

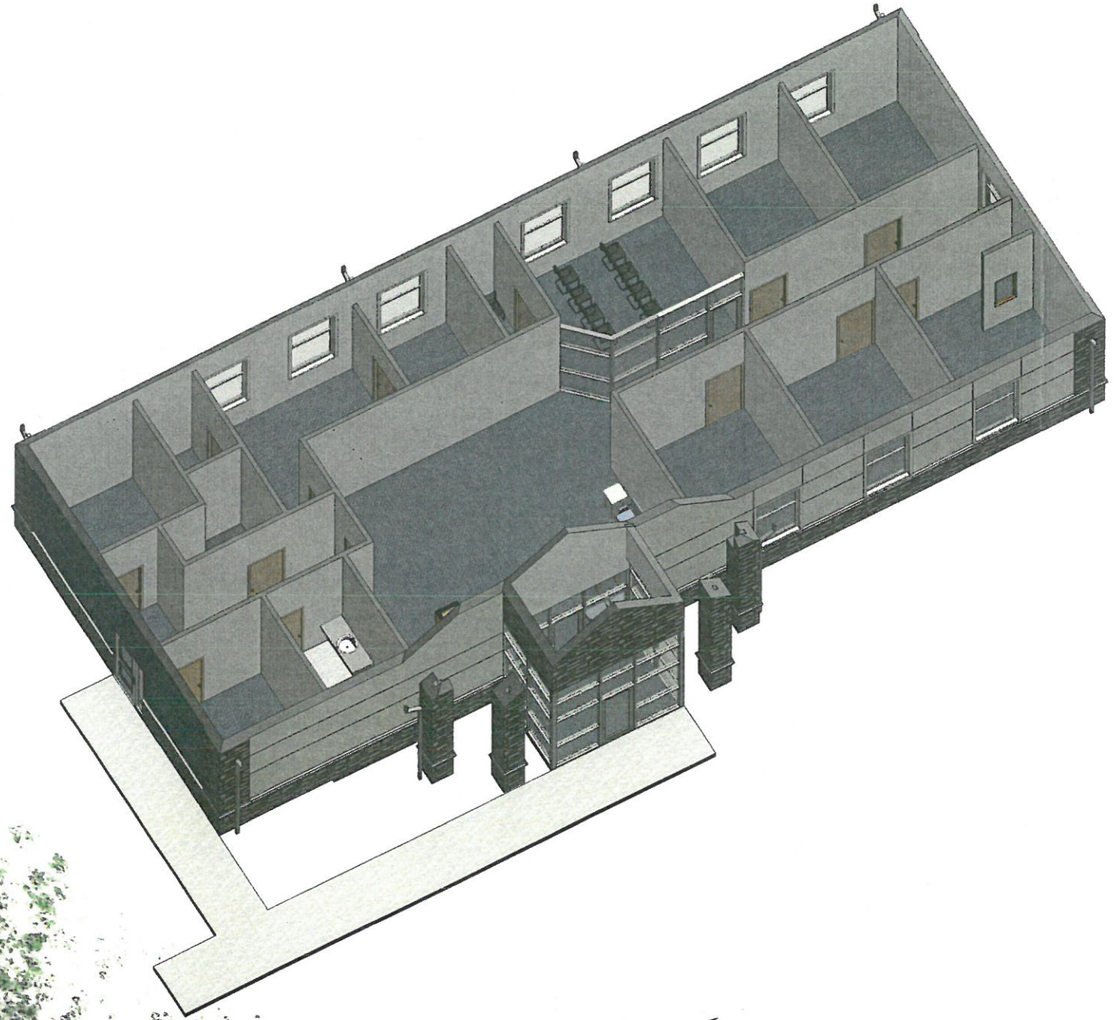
- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the three visible sides are included in the submittal and indicate compliance to the design guidelines with varied masonry and siding on all sides visible from the street.
- The DG requires a 25 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 screening requirement for parking lot with the use of trees at the parking lot entry. There is minimum need for screening since the parking lot is perpendicular to NCPR.
- The access to the property has been pushed to the south as much as possible without creating a new driveway opening but creating a 90° entry to NCPR. There is no diminished clearance to the adjacent access to the north.

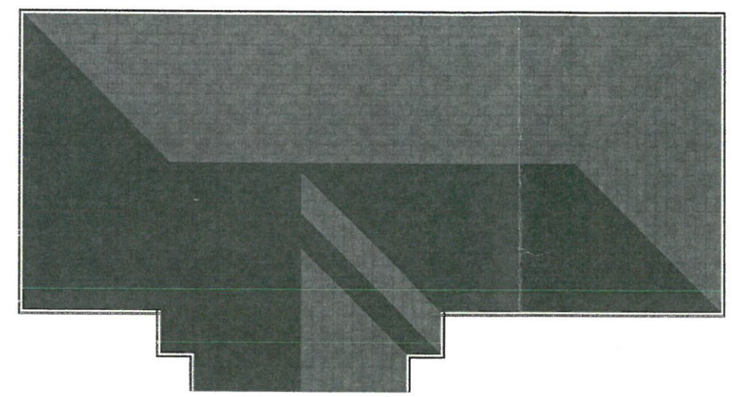
Staff has reviewed the remainder of the site plan for compliance including exterior lighting plans and the seal of an existing well. The applicant is aware sign plans must be submitted for approval.

Recommendation: Community Development and the Planning and Zoning Commission support approval of this site plan regarding the Design Guideline specifications at 655 NCPR.

3A-1

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY
05/02/18





1 ROOF PLAN VIEW
1/8" = 1'-0"

BROST
ARCHITECTS & PLANNERS LTD
1005 LONGFELLOW DRIVE
HIAWATHA, IA 52233
P.O. BOX 1109
CEDAR RAPIDS, IA 52406
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WICKWIRE CHIROPRACTIC
PROPOSED BUILDING
655 N CENTER POINT RD
HIAWATHA 52233

CONSULTANT

REVISION DATE

DATE
05/02/18
PROJECT NUMBER
1820
DRAWN BY: PRE
CHECKED BY: DLB,JR.

PRESENTATION

SHEET NUMBER
A100

3A-2

PRELIMINARY
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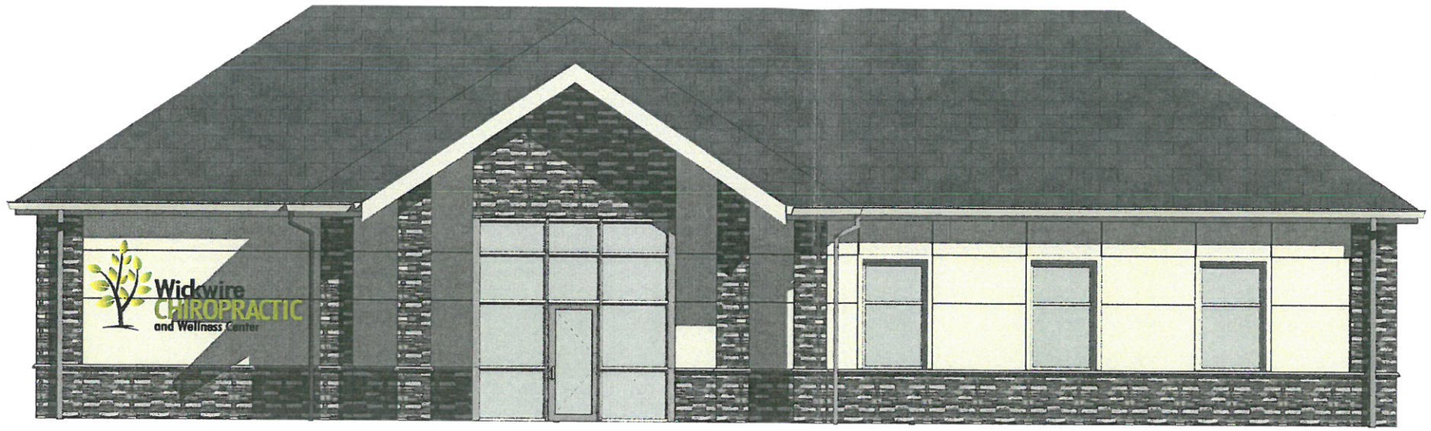
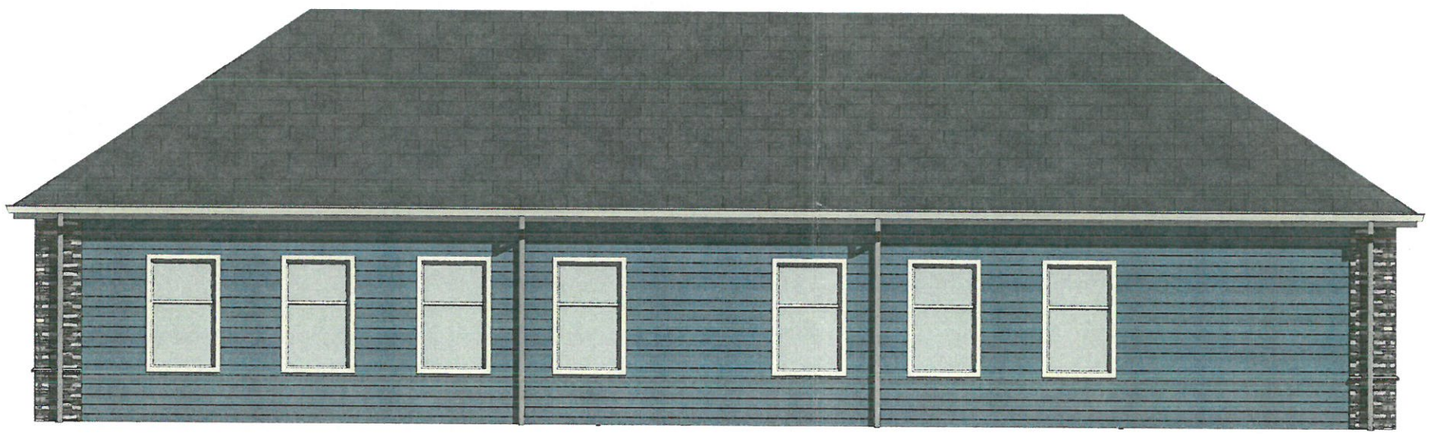
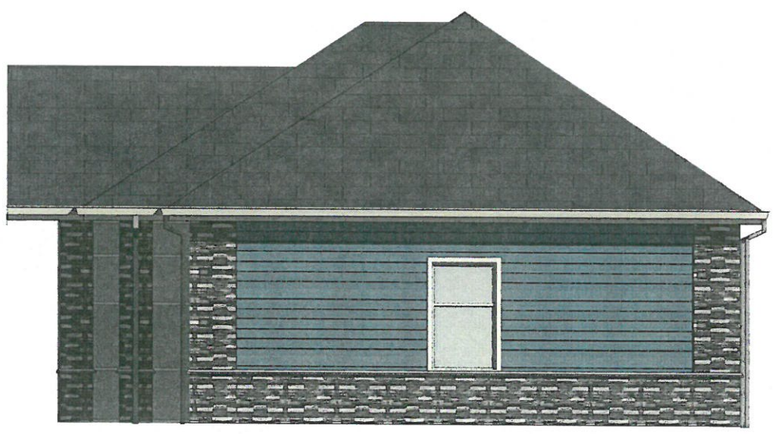


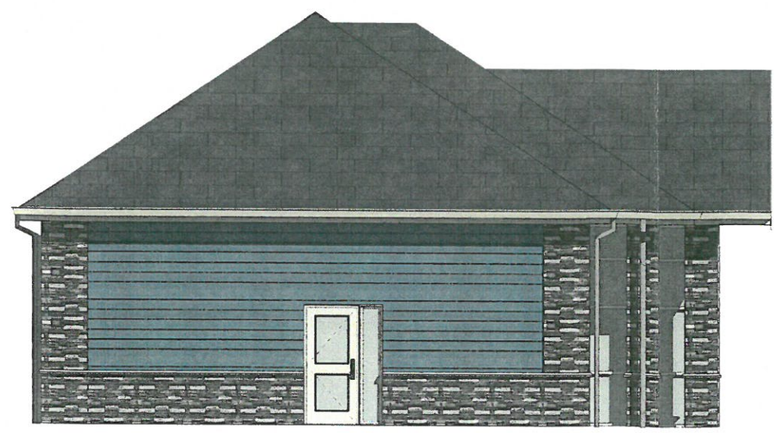
1 SOUTH ELEVATION VIEW
1/4" = 1'-0"



2 NORTH ELEVATION VIEW
1/4" = 1'-0"



3 EAST ELEVATION VIEW
1/4" = 1'-0"



4 WEST ELEVATION VIEW
1/4" = 1'-0"

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PROPOSED BUILDING
655 N CENTER POINT RD
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CONSULTANT

REVISION DATE

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DRAWN BY: PRE
CHECKED BY: DLB,JR.

COLOR EXT.
ELEVATIONS

SHEET NUMBER
A200

DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT FOR WICKWIRE CHIROPRACTIC LOCATED AT 655 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, Brost Architects & Planners LTD submitted plans for the construction of one (1) commercial building including associated parking on the property located at 655 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, parking berm, landscaping, screening, and building elevations, 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 May 21, 2018, and

WHEREAS, City Council deems the site plan for construction of one (1) new commercial building on the property located at 655 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, parking berm, landscaping, screening and building elevations for one (1) new commercial building for Wickwire Chiropractic, on the property located at 655 N Center Point Road to the Hiawatha Design Guidelines, as submitted by Brost Architects & Planners LTD.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 6th day of June, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy Clerk