F2a

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose: Rezoning Request to C-4 **Date: 2/28/2017**

To: City Council

Name of Plan: Hawkeye Dental Studio

Address: 1208 North Center Point Road **Zone**: A

Number of Lots: 1

Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses one lot currently zoned for Agricultural use. The most recent use was for single a family dwelling which has been removed. There are three lots in this vicinity zoned Agricultural. However, these remaining lots are surrounded by commercial zones and the area is projected to be commercial use in the Comprehensive Plan.

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.*

Site Considerations. The rezoning proposal allows for the required parking, landscaping, open space, and other accessory uses necessary for the proper functioning of the development to be accommodated on the property for which rezoning is requested. The proposed zone is C-4. Being nearly surrounded by this type of zone and being located along NCPR; an arterial street, it is an appropriate reclassification request. C-4 zones generally allow more intense commercial uses than C-3 which fits this location and the Comprehensive Plan.

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.

- To protect the adjacent property from adverse affects, screening will be required along the south lot line since it is a transitional yard.
- The property is in the Design Guidelines and issues regarding parking screening and building finishes must be addressed. These issues are being addressed with the site plan submittal and review.
- The property is on an arterial road and access must be limited for the amount of traffic. The site review is requiring the access to be moved to the north property line and designate an access easement for a shared future driveway.

Recommendations: Community Development and P&Z support approval of this rezoning request with the restriction of required screening along the south property line, compliance to the Design Guidelines and location of the driveway to the north side of the lot with a 15' common access easement for future development.

3b.1.2

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:** **February 17, 2017**

From: John C Bender PE, City Engineer

Re: **Rezoning of 1208 North Center Point Road**

Description: **Rezoning from A to C-4**

Report: Engineering has reviewed the request for the rezoning of the property located at 1208 North Center Point Road from Agriculture to Central Service District. This rezoning seems compatible with the comprehensive plan and the uses proposed along this arterial street.

We are working with the developer and asking for several changes to the site plan before approval, but can recommend approval of the rezoning.

Engineering recommends approval.

3b.1.3

SITE LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION

LOT 7 AND THE NW-LY 1/2 OF LOT 8,
AUDITOR'S PLAT NO. 367, LINN COUNTY, IOWA.

OWNER/APPLICANT:
DANNY AND CHERYL ROBERTS
907 MOOSE DRIVE NW
CEDAR RAPIDS, IA 52405
319-563-920-2273
drobertshds@gmail.com

ENGINEER:
BRAIN ENGINEERING, INC.
C/O DANIEL L. SCHMIDT
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 294-9424
FAX: 294-1056

SITE ADDRESS: 1208 N. CENTER POINT ROAD

USE: DENTAL LABORATORY - 2 SEPARATE LABORATORIES

TOTAL SITE AREA: 20,355 SQ. FT. = 0.47 ACRES

EXISTING ZONING: A, AGRICULTURE DISTRICT

PROPOSED ZONING: C-4, CENTRAL SERVICE DISTRICT

TOTAL SQ. FT. OF STRUCTURES:
EXISTING: 2,199 SQ. FEET = 10.8%
PROPOSED: 2,400 SQ. FEET = 11.8%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING AND PAVING):
EXISTING: 4,034 SQ. FEET = 19.8%
PROPOSED: 9,994 SQ. FEET = 49.1%

OPEN AREA OF LOT:
EXISTING: 16,321 SQ. FEET = 80.2%
PROPOSED: 10,361 SQ. FEET = 50.9%

SETBACKS: C-4

FRONT YARD:	NONE
INTERIOR SIDE YARD:	NONE
REAR YARD:	NONE
CORNER SIDE YARD:	NONE

PARKING:
DENTAL LABORATORY (CLASS No. 10 - 1 SPACE/EMPLOYEE)

4 REQUIRED SPACES (2 EMPLOYEES PER LAB)
SPACES PROVIDED - 16
NOTE: ADDITIONAL PARKING SPACES PROVIDED FOR FLEXIBILITY OF FUTURE BUILDING USAGE.

REQUIRED - 1 HANDICAP
PROVIDED - 1 HANDICAP (VAN ACCESSIBLE)

NOTES:
1. PARKING SPACES ARE 9'x19'.
2. SITE LIGHTING TO BE PROVIDED BY DOWNWARD FACING SECURITY LIGHTING ATTACHED TO BUILDING ONLY.
3. ALL DESIGN SHALL COMPLY TO METRO STANDARDS UNLESS SPECIFIC DESIGN EXCEPTIONS ARE AUTHORIZED BY THE THE CITY OF HIAWATHA, IN WRITING.

LICENSED PROFESSIONAL ENGINEER
DANIEL L. SCHMIDT
13841
IOWA

I hereby certify that this engineering document was performed 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.

Signed Date

Daniel L. Schmidt, P.E.
My License Renewal Date Is December 31, 2018
License Number 13841
Pages or sheets covered by this seal: 7

INDEX OF SHEETS

NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES
C3	GENERAL NOTES AND LEGEND
C4	EXISTING CONDITIONS AND REMOVALS
C5	SITE LAYOUT PLAN
C6	PAVING PLAN
C7	GRADING AND EROSION CONTROL PLAN

No.	Revision	Date
3.		
2.		
1.		

Drawn: DLS
Checked:
Reviewed:
Book:
Scale: NA
1/27/17

BRAIN ENGINEERING, INC.

Title: SITE PLAN
HAWKEYE DENTAL STUDIO

Page C1 of

Project No. 434317-10

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 1208 NORTH CENTER POINT ROAD
HIAWATHA, IOWA

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve the rezoning request from Hawkeye Dental Studio, requesting a change from A (Agriculture Zone District) to C-4 (Central Service District) for the property located at 1208 North Center Point Road and legally described as follows:

LOT 7 AND THE NW-LY ½ OF LOT 8, AUDITORS PLAT NO. 367, LINN COUNTY, HIAWATHA, IOWA

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 15th day of March, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy Clerk

I, Kari Graber, Deputy 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 15th day of March, 2017, and was posted as Ordinance No._____ on the ____ day of March, 2017.

_____
Kari Graber, Deputy Clerk