F3a

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	**Date: 02/28/2017**
To:	City Council	
Name of Plan:	Bali Hai Addition	
Address:	2111 Robins Road (tentative)	**Zone**: A to C-4
Number of Lots:	1 (19 acres)	
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. Rezoning has been proposed for the entire lot.

Report: This area includes flood plain areas. The developer is proposing to maintain the flood way with unchanged elevations however there will be a sanitary sewer installed in the flood zone. The extent of the sanitary sewer is still being studied by the applicant. It may include a future public sewer or it may simply be a service to a building.

Staff agrees this parcel should be zoned C-4 as it matches the Comprehensive Plan. Rezoning the entire fourteen (19) acres will prevent spot zoning in this area.

Recommendation: Community Development and P&Z support approval of the rezoning request.

3d.2.2

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 2111 Robins Road**

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

Report: Engineering has reviewed the request for the rezoning of the property located at 2111 Robins Road from Agriculture to Central Service District. This rezoning seems compatible with the comprehensive plan. We are reviewing the preliminary plat to address sanitary sewer and storm water drainage.

Engineering recommends approval.

•Application for Amendment to the Zoning District Map

Zoning classification requested and existing zoning.

Requested zoning: C-4 Existing zoning: A

Complete legal description of property.

S½ NE¼ SW¼ in Section 28-84-7, Linn County, Iowa. Subject to the public highway, except railroad right-of-way.

Street address if applicable.

2100 block, Robins Road

Statement describing the relationship of the request to the Land Use Plan and other elements of the Comprehensive Plan.

The Land Use Concept Plan shows the subject property as a planned high density residential area. The Bali Hai mobile home park is directly adjacent to the south. Across the street to the west is planned medium density residential (just to the west of that is commercial). The next parcel north is planned as commercial. Just north of that, then, is existing industrial.

Compatibility of the requested district to the adjoining neighborhood.

A maintenance building is planned for the parcel which will provide service for the adjacent mobile home park. Natural treeline screening is remain between the planned commercial property and the mobile home park.

Suitability of the property to uses permitted in the district requested.

Drainageway and floodplain are to the back side of the property; wide open, flat topography is suitable to commercial use along the road frontage.

Adequacy of street facilities, utilities, and other facilities in the area and the effect proposed development will have on them.

Robins Road provides access; the planned extension of Tower Terrace Road will increase traffic to this area. A Neighborhood Village Center is a part of the said Land Use Concept Plan at the future intersection to the north. The trunk sanitary sewer is to the back of the property. Water main is available along Robins Road.

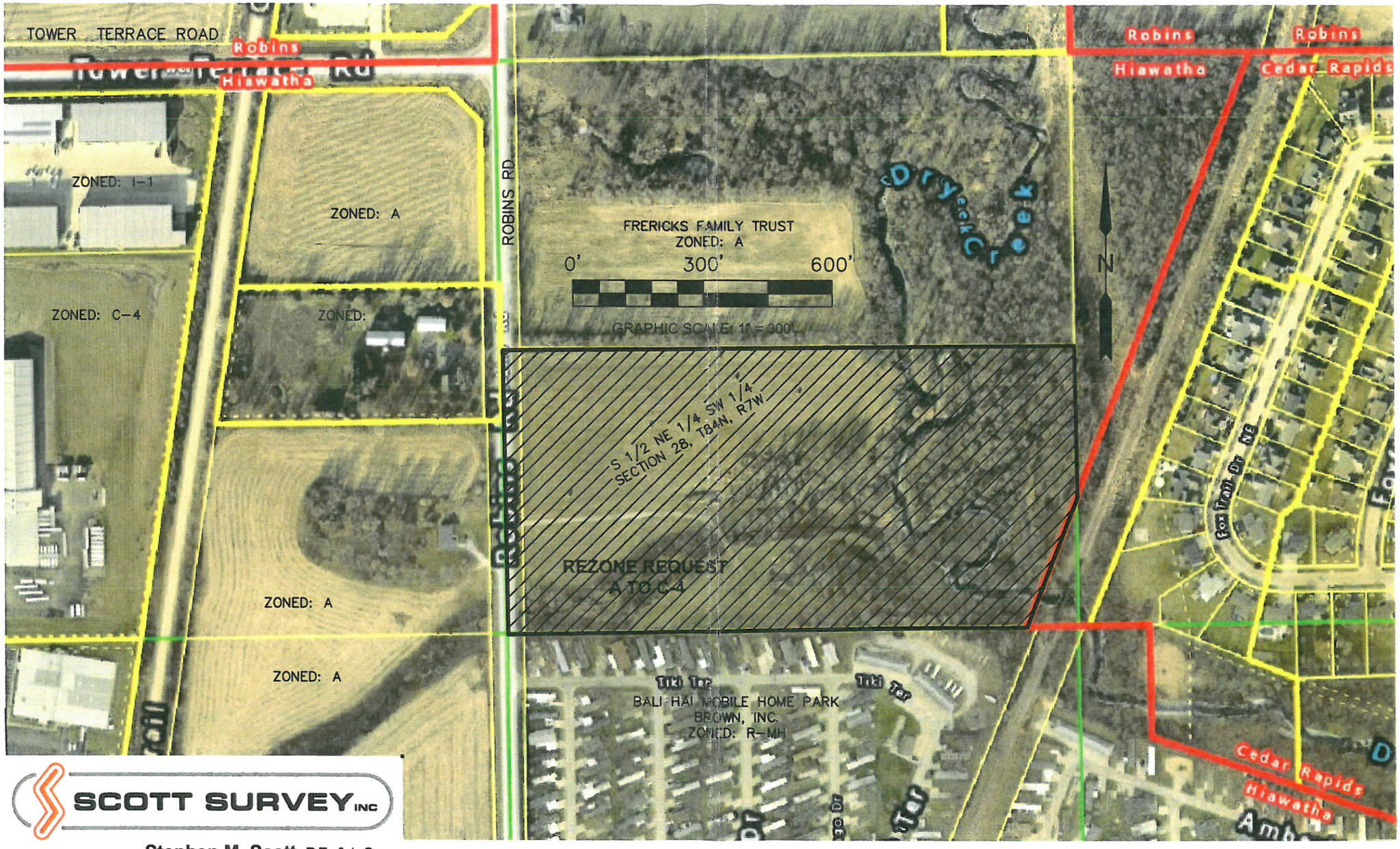
Property owner's signature.

Charlotte E. Brown President 2-22-17

Charlotte Brown, Brown Inc. Date

3d.2.4

REZONING REQUEST LOCATION MAP



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

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

REZONE LEGAL DESCRIPTION:
S 1/2 NE 1/4 SW 1/4 IN SECTION 28-84-7, LINN COUNTY, IOWA
SUBJECT TO THE PUBLIC HIGHWAY , EXCEPT RAILROAD RIGHT-OF-WAY

revised 2/20/17
PROJECT NO. 1761802

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 2111 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 Charlotte Brown, Brown Inc., requesting a change from A (Agriculture Zone District) to C-4 (Central Service District) for the property located at 2111 Robins Road and legally described as follows:

(According to the Warranty Deed found in book 1959, page 171, Office of the Recorder, Linn County, Iowa) S ½ NE ¼ SW ¼ in section 28-84-7, Linn County, Iowa
SUBJECT TO THE PUBLIC HIGHWAY, EXCEPT RAILROAD RIGHT-OF-WAY.

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