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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:	Site Plan approval for Design Guidelines	**Date: 2/28/2017**
To:	City Council	
Name of Plan:	Hawkeye Dental Studio	
Address:	1208 North Center Point Road	**Zone**: C-4
Number of Lots:	1	
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	This development encompasses one lot currently rezoned to C-4 and it is in the Design Guidelines.	

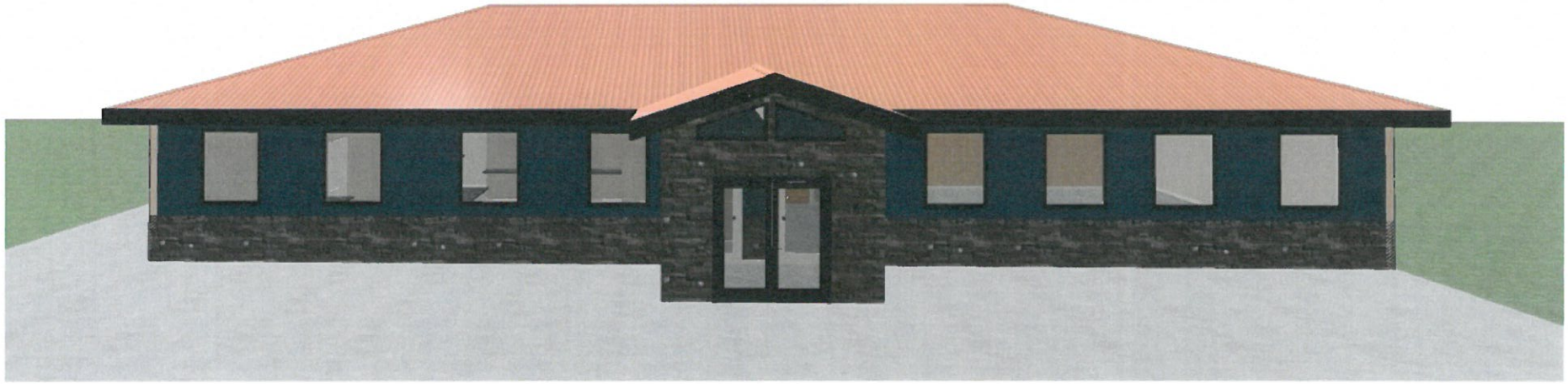
Report: Site Considerations. The site proposal details the required parking, landscaping, open space, and other accessory uses associated with the Design Guidelines. Additionally the owner has agreed to adjust the driveway as requested by the engineer. However the building elevations were approved with conditions as noted.

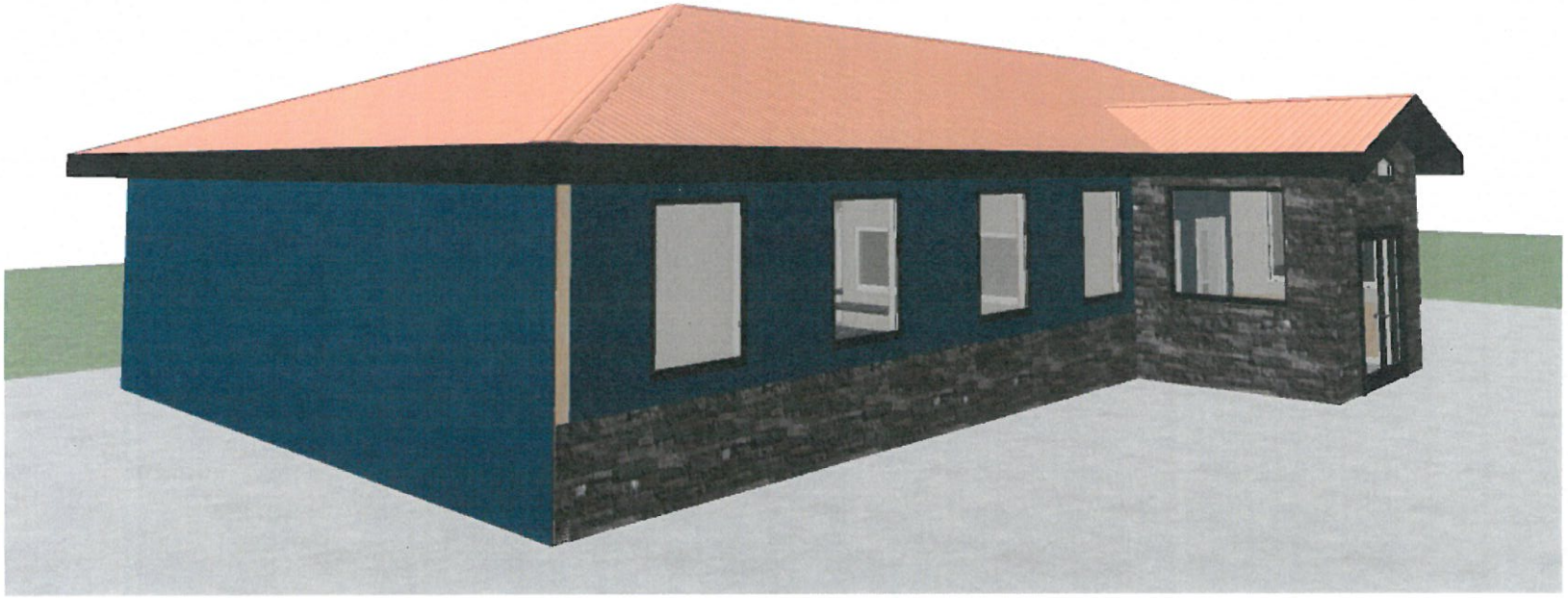
Approved under the condition of a re-submittal of building elevations as described by the dental lab owner:
1. Hip roof of copper-color steel
2. Complete masonry front
3. Adding a front dormer
4. Submittal of a materials list for exterior finishes

Recommendations: Community Development supports site plan approval specific to the Design Guidelines as the new building elevations and the site design are in accordance with the code requirements.

Side note: Staff is still working with the site engineer on detailing the following items for final site approval.

1. Storm water detention calculations.
2. Submittal of additional trees for landscaping.
3. Submittal of exterior lighting plan and signage.





EIB Eastern Iowa Building Inc.

LESTER BUILDINGS

DRAWINGS PROVIDED BY:
Eastern Iowa Building, Inc.
104 Williams Blvd.
Fairfax, IA 52228
(319) 845-8000

PROJECT DESCRIPTION:
Danny Roberts
Hiawatha, IA

SHEET TITLE:
Rendered Views

NO.	DESCRIPTION	BY	DATE

SCALE: NONE

DATE: 3/2/17

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DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT LOCATED AT 1208 NORTH CENTER POINT ROAD AS SUBMITTED BY HAWKEYE DENTAL STUDIO

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, Hawkeye Dental Studio submitted plans for the construction of a new commercial building on the property located at 1208 North 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 and building elevations, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved with conditions by the Planning and Zoning Commission on February 27, 2017, and

WHEREAS, City Council deems the site plan for construction of a new commercial building on the property located at 1208 North 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 and building elevations for a new commercial building on the property located at 1208 North Center Point Road to the Hiawatha Design Guidelines, as submitted by Hawkeye Dental Studio.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of March, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy Clerk