F2

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose:	Preliminary Plat	**Date: 4/25/2017**
To:	Hiawatha City Council	
Name of Plan:	Peck's Landing	
Address:	3950, 3980 and 3990 Blairs Ferry Road	**Zone**: C-3
Number of Lots:	7	
Reviewed by:	Patrick Parsley, Community Development Director	

Description: This development encompasses two lots currently zoned for Agricultural use and one lot zoned C-2 for neighborhood businesses. The current uses include two single family dwellings and a nursery business all of which are scheduled for removal.
The development is adjacent to commercial development on three sides and an R-7 multi-family zone on the north. It is on a main arterial street and is buffered from one and two family residential zones. The Comprehensive Plan shows this area as a preferred commercial area and it is being rezoned to C-3

Report:
Site Considerations: The site development allows for access to necessary utilities, and has the adequate area for the required parking, landscaping, open space, and other accessory uses planned for the proper functioning of the development. The developer is proposing private streets and public access/utility easements within the site. City staff has reviewed the plans for compliance to our platting specifications and the following issues have been addressed.

1. The south 40' of lot 8 is designated as an easement for city signage.
2. A traffic study has been completed and is under review by the City Engineer. Hiawatha is working with Cedar Rapids and the developer on the Blairs Ferry Road intersection designs.
3. The plat notes access driveways to Blairs Ferry which are the only approved accesses to Blairs Ferry.
4. Peck's Blvd and Peck's Drive shall be recorded as public access and utility easements.
5. Sidewalks and trails in accordance with Metro Standards on all streets abutting this development have been detailed.
6. The plat indicates the method for storm water management is per lot.

Recommendations: Community Development and the Planning and Zoning Commission support approval of this preliminary plat request contingent upon an acceptable design of the streets and intersections in an around this development.

3A-1

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:** April 19, 2017

From: John Bender PE, City Engineer

Re: Peck's Landing

Description: Preliminary Plat and Rezoning

Report:

Engineering has reviewed the above Preliminary Plat for the redevelopment of the current Peck's Green Thumb property on the corner of Blair's Ferry Road and Edgewood Road. This is an 18 acre site to be totally redeveloped into a C-3 commercial site. The Blair's Ferry/Edgewood Road intersection located on the southwest corner of the development and is a major connection of 2 arterial streets that carry large traffic volumes from property in Both Cedar Rapids and Hiawatha. Studies have been prepared by the Corridor Metropolitan Planning Organization that predicts over 50,000 vehicles a day in the area in 2040.

A traffic impact study has been prepared by the consultant for the developer that we are currently reviewing with the Cedar Rapids engineering staff. The study looks at impacts on both Edgewood Road and 18th Street in Hiawatha. Also, the north one-half of Blair's Ferry Road is in Hiawatha. There are a considerable number of issues we are working through for the future build-out of all these roadways. The approach is not to require the construction of the total build-out at this time, but plan for the expanded roadways in future required extra right-of-way. Because of the uncertainty of the 2008 alignment studies and the new concepts of reducing traffic lane widths, our approach would be to show future roadway "reservations" on the plat. This will provide planning for the building setbacks and allow us to continue the process of the final roadway design when funding is available.

The proposed preliminary plat and rezoning are in compliance with the newly adopted comprehensive plan for the City of Hiawatha in this area. We are in agreement with the proposed rezoning, proposed layout of the lots, access roads and access locations, and the proposed utility locations. The layout of the perimeter roadways will take some coordination the City of Cedar Rapids.

For this reason we feel the Planning and Zoning commission could recommend approval of the rezoning and preliminary plat subject to the coordination with the City of Cedar Rapids on all impacted existing roadways. Again no one is ready to recommend spending funds on these improvements at this time but including the proposed improvements in the planning process.

Engineering can recommend approval of this preliminary plat and rezoning contingent upon the above conditions.

If you need any further information, please let me know.

PRELIMINARY PLAT
PECK'S LANDING FIRST ADDITION

NOTE: STORM WATER MANAGEMENT, LANDSCAPING, AND OVERALL GRADING FOR THE ENTIRE SITE WILL BE ADDRESSED WITH THE DESIGN AND DEVELOPMENT OF EACH INDIVIDUAL LOT

DIMENSIONAL STNDS (C-3)

FRONT YARD	25'
CORNER SIDE YARD	15'
REAR YARD	15'
INTERIOR SIDE YARD	NONE
MAXIMUM HEIGHT REQUIREMENT	100 FEET

APPLICANT

PECK'S LANDING, LLC
BO-RAC PELLET
3841 BOYSON SQUARE DRIVE, SUITE 100
HIAWATHA, IA 52233
(319) 395-7900

CONTACT PERSON

BRIAN VOGEL, P.E.
1862 BOYSON RD
HIAWATHA, IA 52233
PH: 319-362-9148
FAX: 319-362-2569
EMAIL: BRIAN@HALLENG.COM

OWNER

PECK'S GREEN THUMB NURSERY, INC.
3890 BLAIRS FERRY ROAD NE
HIAWATHA, IA 52233

SITE ADDRESS

3890, 3980 & 3990
BLAIRS FERRY ROAD NE
HIAWATHA, IA 52233

LEGAL DESCRIPTION

LOT 1 AND LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA

AND

LOT 3, AUDITOR'S PLAT NO. 158, LINN COUNTY, IOWA, SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

ZONING

EXISTING: A & C-2
PROPOSED: C-3

USE

EXISTING: RETAIL/RESIDENTIAL
PROPOSED: OFFICE

UTILITY LEGEND-EXISTING

(SS8)	SANITARY SEWER W/SIZE
(ST15)	STORM SEWER W/SIZE
(W8)	WATER MAIN W/SIZE
(G)	GAS
(E)	ELECTRIC-OVERHEAD
(E)	ELECTRIC-UNDERGROUND
	FENCE LINE
(CORP)	CITY CORPORATE LIMITS
800	CONTOUR LINE
	LIGHT POLE W/MAST
	POWER POLE
	SANITARY MANHOLE
	STORM MANHOLE
OR	GRATE INTAKE
	RA-3 INTAKE
	RA-5 INTAKE
	FLARED END SECTION
	TRAFFIC SIGNAL W/MAST
	FIRE HYDRANT
	WATER VALVE

UTILITY LEGEND-PROPOSED

SS8	SANITARY SEWER W/SIZE
ST15	STORM SEWER W/SIZE
W12	WATER MAIN W/SIZE
	SANITARY MANHOLE
	STORM MANHOLE
OR	GRATE INTAKE
	RA-3 INTAKE
	RA-5 INTAKE
	FLARED END SECTION
	FIRE HYDRANT
	WATER VALVE
	WATER BLOWOFF

SURVEY LEGEND

	FOUND SURVEY MONUMENT AS NOTED
	SECTION CORNER FOUND AS NOTED
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	PLAT LOT LINE
	CENTERLINE
	EXISTING LOT LINE

Revision Description	Revision Number & Date

HALL & HALL ENGINEERS, INC.
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Sheet Title: PRELIMINARY PLAT FOR PECK'S LANDING FIRST ADDITION IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

Designed by	BDV
Drawn by	BDV
Checked by	SF
Date	03/27/17
Field Book No.	336
Scale	1" = 50'
Sheet	1 of 1
Project Number	10293-16-9

CAD File: I:\projects\10200\10293-16-Hiaw\10293-16-9 PDI dwg Date Plotted: Mar 25, 2017 - 12:37pm Plotted By: BDV

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING PRELIMINARY PLAT
PECK'S LANDING FIRST ADDITION, HIAWATHA, IOWA

WHEREAS, a preliminary plat of Peck's Landing First Addition to the City of Hiawatha, Linn County, Iowa, has been received and reviewed by appropriate officials and found to be in conformance with regulations of the City of Hiawatha, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve the preliminary plat of Peck's Landing First Addition to the City of Hiawatha, Linn County, Iowa, as recommended by the City Engineer, Hiawatha Water Superintendent and Planning & Zoning Commission.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 3rd day of May, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk