

AGENDA  
HIAWATHA CITY COUNCIL AND PLANNING & ZONING COMMISSION  
JOINT WORK SESSION  
Monday, May 20, 2019

HIAWATHA CITY HALL: Multi-Purpose Room (101 Emmons Street lowest Floor)  
Following Regular P&Z Meeting

A. Call to Order – Roll

Mayor Bill Bennett\_\_\_ Aime Wichtendahl\_\_\_ Denny Nortton\_\_\_ Rob Archibald\_\_\_ Dick  
Olson\_\_\_ Steve Dobson\_\_\_  
Darryl Cheney\_\_\_ Eric Hoover\_\_\_ Lisa Jepsen\_\_\_ Kenny Jones\_\_\_ Terry Trimpe\_\_\_  
Mark Ross (Vice Chair)\_\_\_ Mark Powers (Chair)\_\_\_

B. Approval of Agenda

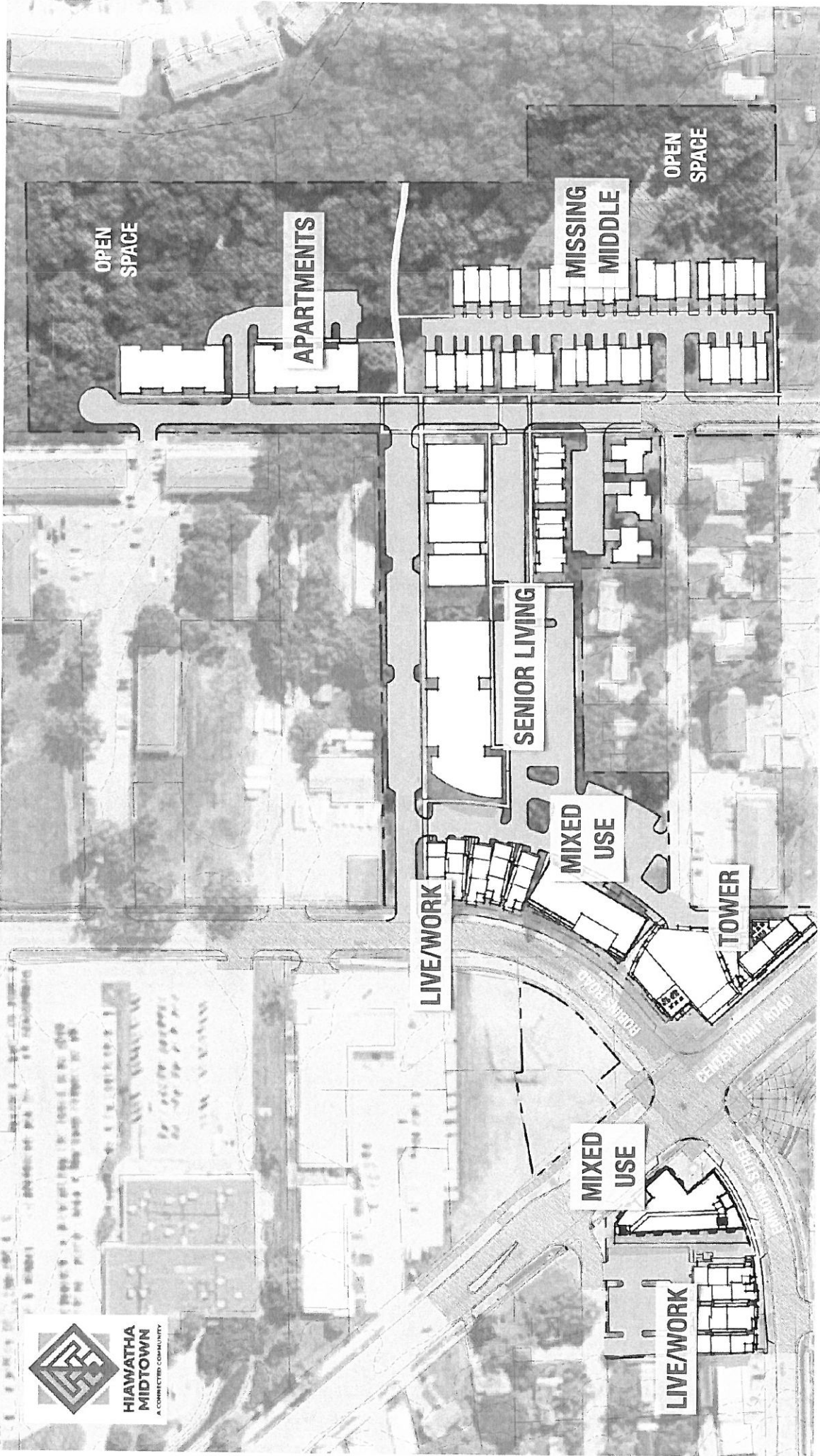
C. Business

A. Planned Unit Development proposal for Midtown Hiawatha at 85 North Center Point  
Road, Hiawatha, Iowa.

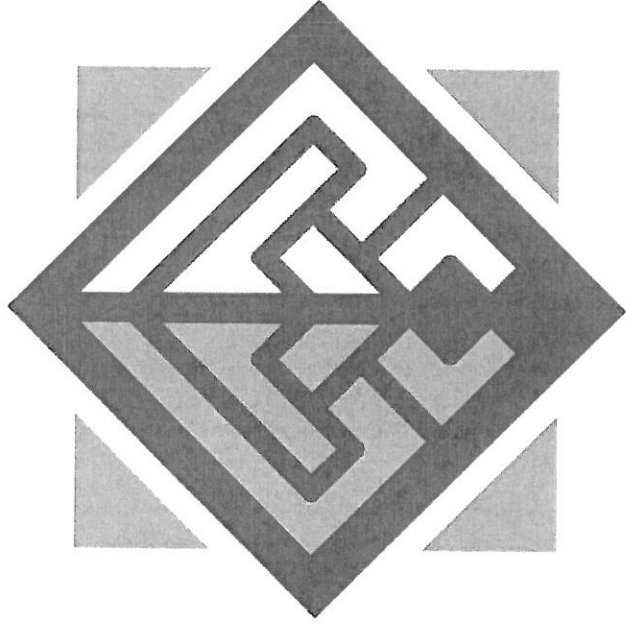
4. Adjourn







**HIAWATHA  
MIDTOWN**  
A CONNECTED COMMUNITY

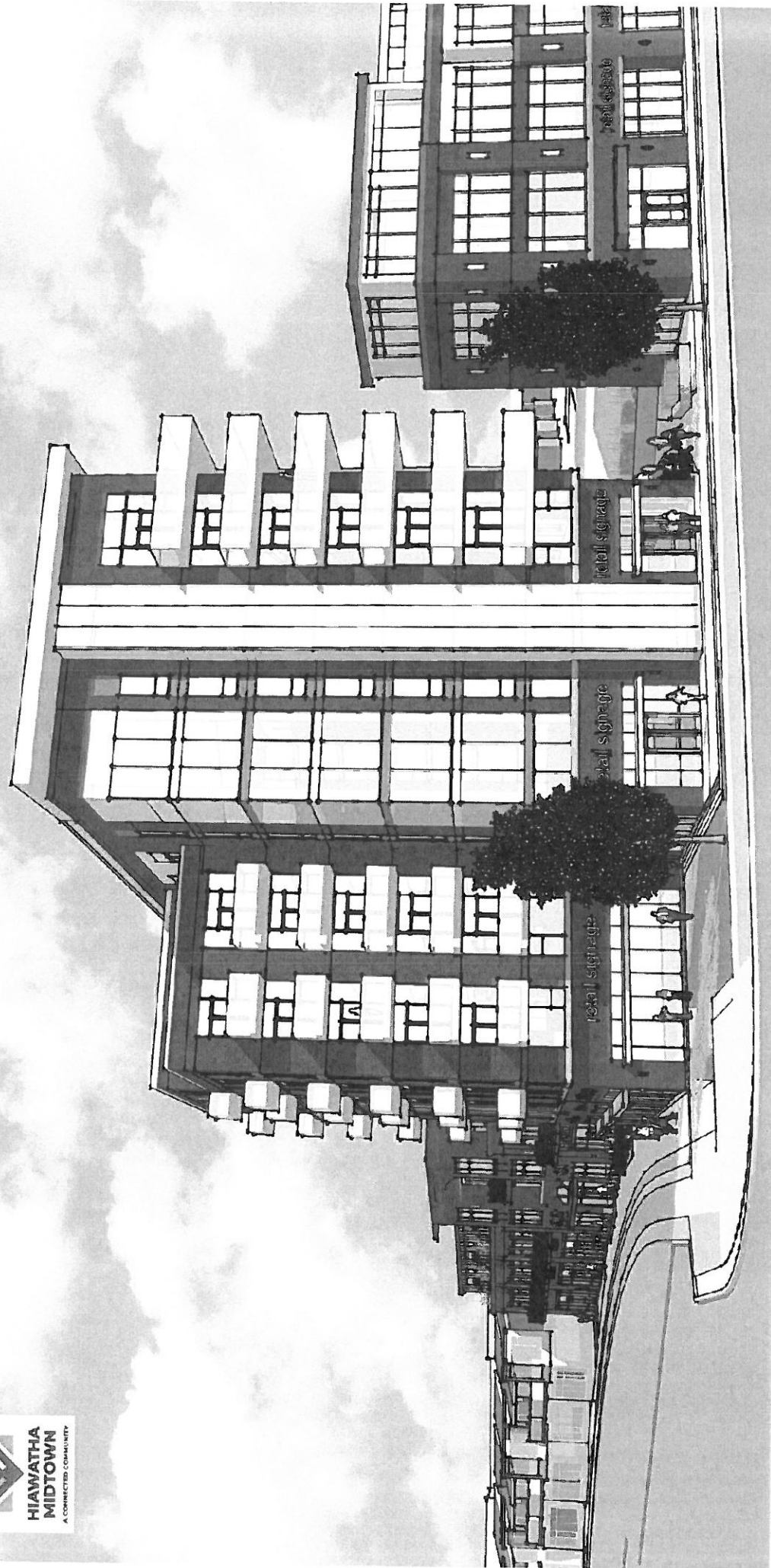


# HIAWATHA MIDTOWN

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# TOWER - PHASE 1



## Place Making

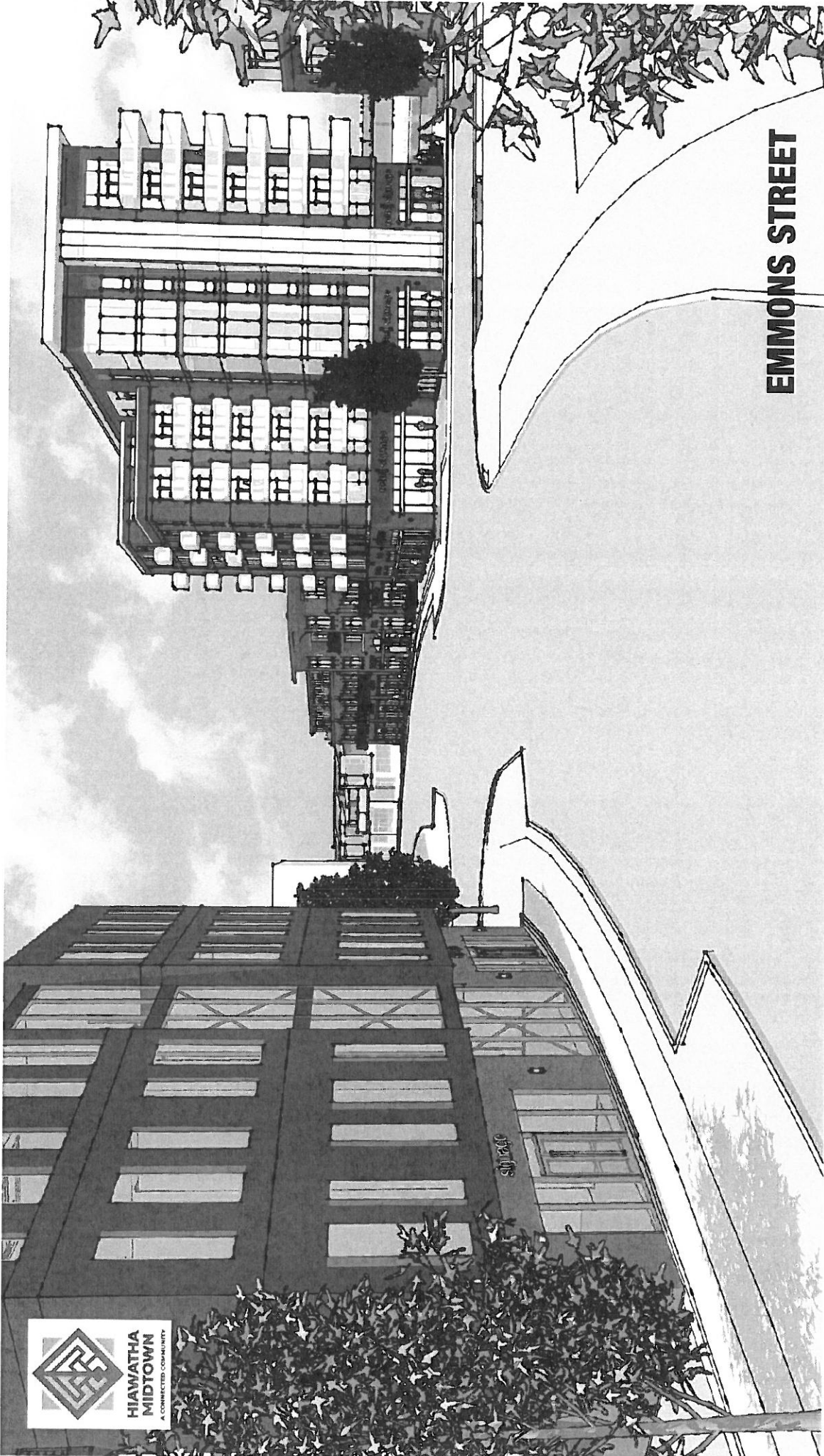
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- Midtown serves an important placemaking function that can help market Hiawatha to visitors and prospective businesses
- A unified community center that represents Hiawatha's culture and vision
- The city can solidify itself as a forward-thinking community where the middle class and creative professions thrive



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**EMMONS STREET**



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## Future of Retail

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- Creating an interconnected community center
- Growing demand for smaller, more flexible commercial spaces that can house specialty retailers and boutique businesses
- Live-work spaces provide a unique opportunity to support small, up-and-coming local businesses
- Shared spaces and amenities



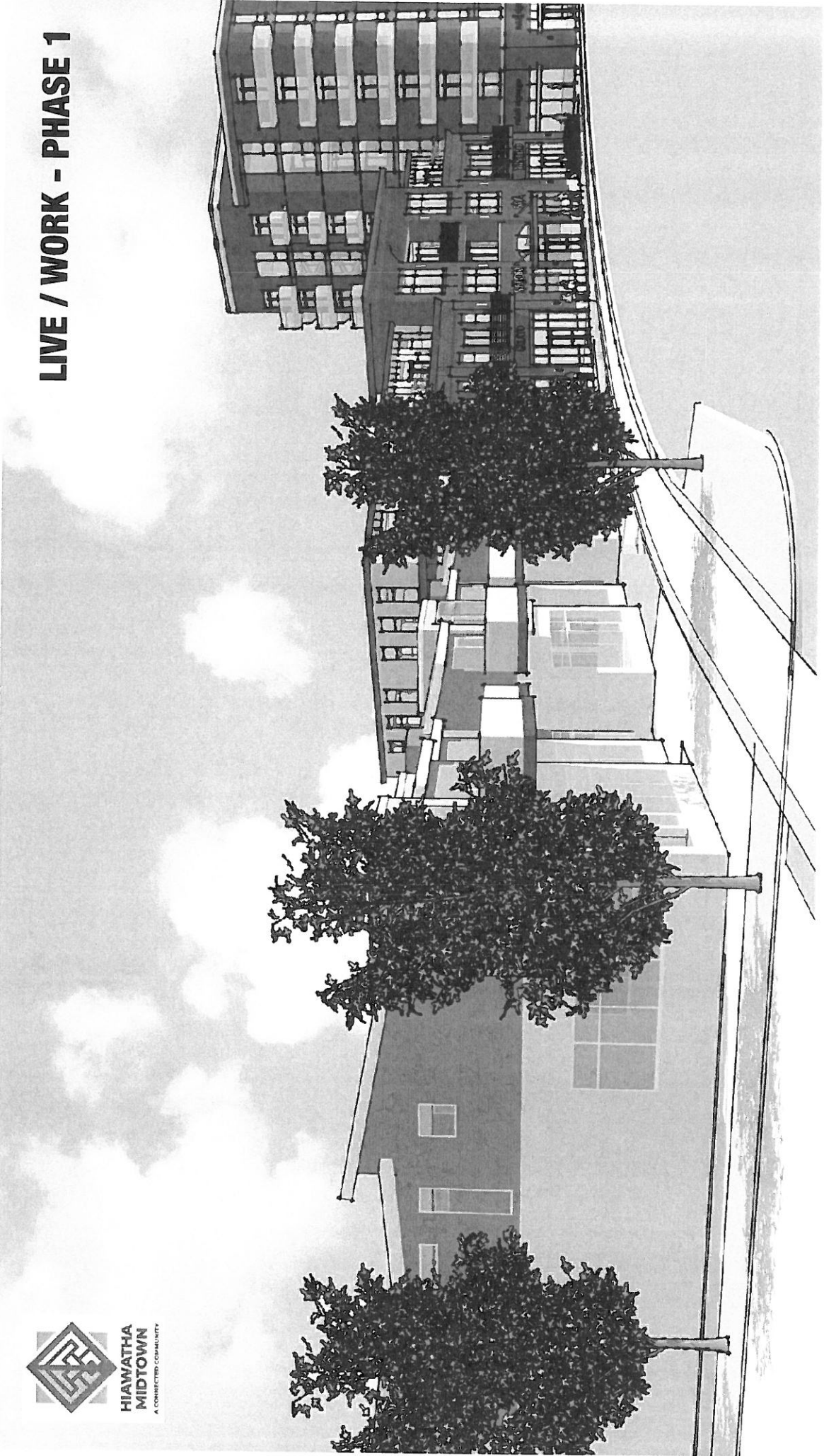
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# LIVE / WORK - PHASE 1



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## Creative Class

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- Innovators, artisans, tech workers, educators and entrepreneurs — collectively known as the “creative class”
- Providing attainable spaces to live and work, start their own businesses and connect to other creative professionals
- Building an environment that attracts and retains top talent while creating space for residents and businesses

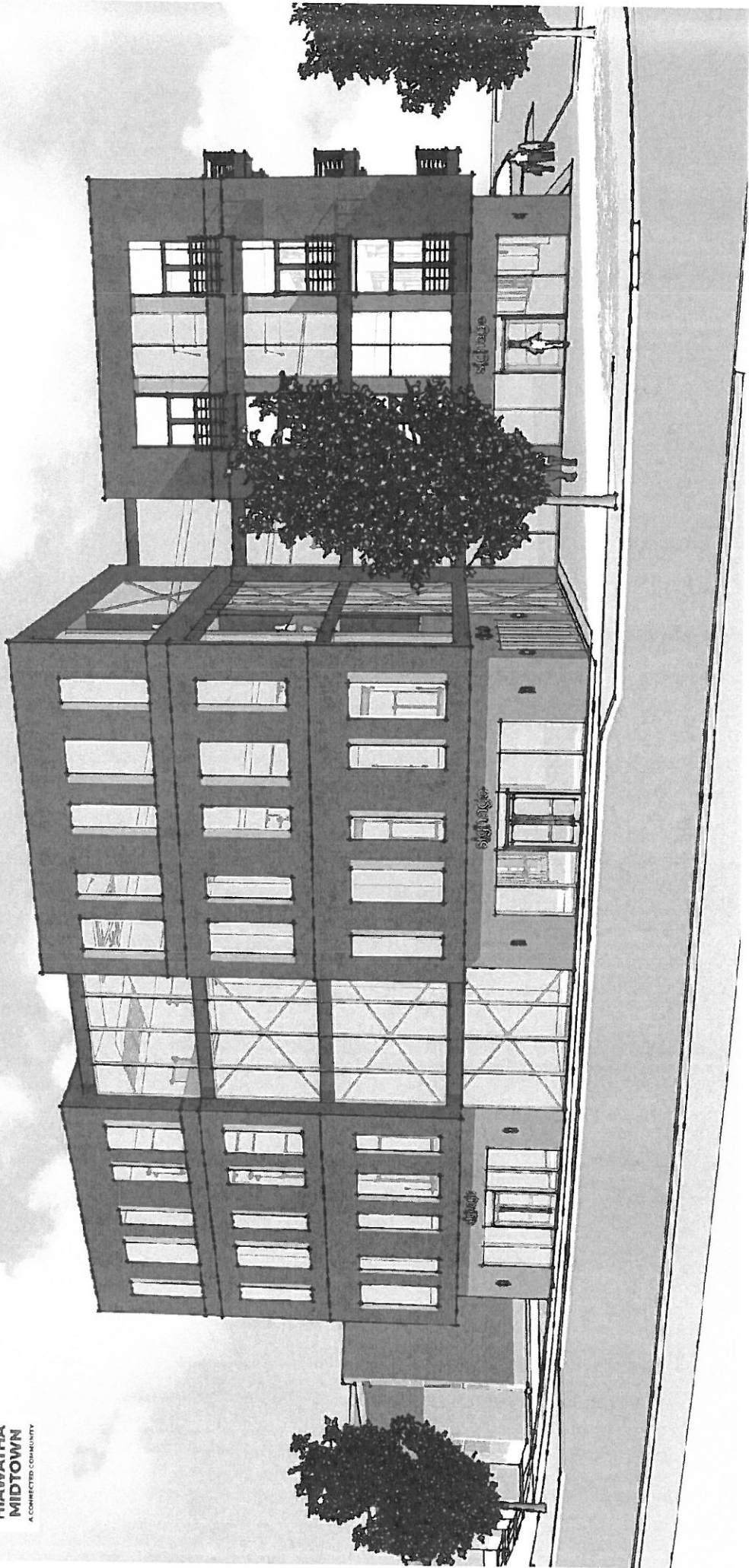


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# MIXED USE - PHASE 4



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## Missing Middle

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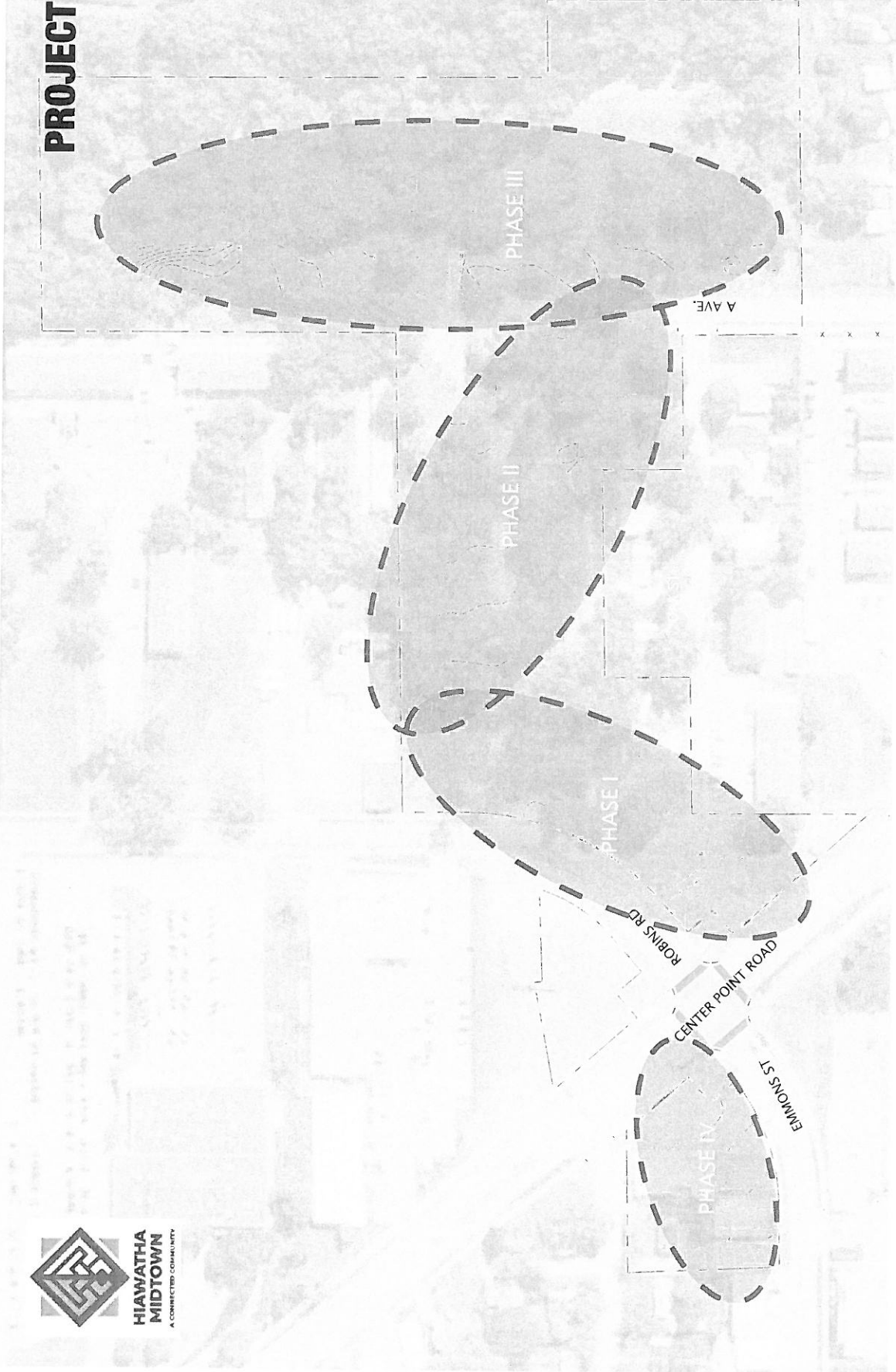
- A diversity of housing options to give residents access to housing that allows them to prosper
- Put less emphasis on suburban single-family homes, while prioritizing walkable interconnected community living
- Expand choices for ALL residents: apartments, condominiums, cottage homes, town homes and senior living.



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# PROJECT PHASES





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May 14, 2019

**Present Ownership:** City of Hiawatha  
**Proposed Ownership:** Side By Side Own, LLC  
**Present Zoning:** R-7, CPR-1 & CPR-2  
**Proposed Zoning:** R-7, CPR-1 & CPR-2

## LEGAL DESCRIPTION

### Phase I Property

#### LEGAL DESCRIPTION - PARCEL "A"

A PORTION OF THE SOUTH 16 RODS OF THE NORTH 24 RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4

AND

PARCEL "A" AND PARCEL "B" OF PLAT OF SURVEY NO. 2262 AS RECORDED IN PLAT BOOK 10156 AT PAGE 473 OF THE LINN COUNTY RECORDER'S OFFICE

AND

LOTS 1, 2, AND 6 OF AUDITOR'S PLAT NO. 396 AS RECORDED IN PLAT BOOK 9 AT PAGE 114 OF THE LINN COUNTY RECORDER'S OFFICE

ALL LOCATED IN SECTION 33, TOWNSHIP 84 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING at the Southernmost Corner of The Plat of Survey No. 2262 in accordance with the plat thereof recorded in Plat Book 10156, at Page 473 in the records of the Linn County Recorder's Office; Thence N41°53'07"W, 182.22 feet; Thence N41°12'08"W, 46.32 feet; Thence N48°51'15"E, 42.26 feet; Thence N40°54'28"W, 45.00 feet; Thence N48°51'16"E, 49.14 feet; Thence Northeasterly 223.18 feet along a 340.00 foot radius curve, concave Northwesterly, whose 219.20 foot chord bears N30°03'06"E to a point on the East Right of Way line of Robins Road; Thence N00°19'54"W, a distance of 91.01 feet along said East line; Thence N89°20'51"E, a distance of 634.31 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 33; Thence S00°08'08"E, a distance of 203.49 feet along said East line to the Northeast Corner of Auditor's Plat No. 396 in accordance with the plat thereof recorded in Plat Book 9, at Page 114 in the records of the Linn County Recorder's Office; Thence continuing S00°08'08"E along the East Line of said Auditor's Plat No. 396, a distance of 112.01 feet to the Southeast Corner of Lot 6 of said Auditor's Plat No. 396;



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Thence S89°17'45"W, along the South line of said Lot 6, a distance of 181.81 feet to the Southwest corner of of said Lot 6; Thence N00°02'21"E, along the West line of said Lot 6, a distance of 112.01 feet to the Northwest corner of said Lot 6; Thence S89°17'45"W, along the North line of Lots 5, 4, and 3 of said Auditor's Parcel No. 396, a distance of 272.20 feet to the Northeast corner of Lot 2 of said Auditor's Parcel No. 396; Thence S00°18'05"W, along the East line of Lot 2 of said Auditor's Parcel No. 396, a distance of 112.02 feet to the Southeast corner of said Lot 2; Thence S89°17'45"W, along the South line of Lots 2 and 1 of said Auditor's Parcel No. 396, a distance of 178.54 feet to the Southwest corner of Lot 1 of said Auditor's Parcel No. 396; Thence S00°23'28"E, along the East line of Parcel 'B' of Plat of Survey No. 2262 in accordance with the plat thereof recorded in Plat Book 10156, at Page 473 in the records of the Linn County Recorder's Office, a distance of 229.36 feet to the POINT OF BEGINNING. Said Parcel "A" contains 202,864 square feet (4.66 acres), and is subject to easements and restrictions of record.

LEGAL DESCRIPTION - PARCEL "B"

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4

AND

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4

AND

WEST 100' OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4

ALL LOCATED IN SECTION 33, TOWNSHIP 84 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian; Thence N00°22'27"W, along the West Line of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian, a distance of 329.66 feet; Thence N89°21'03"E, along the North Line of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian, a distance of 332.82 feet; Thence S00°21'10"E, along the East Line of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian, a distance of 329.47 feet to the Northeast Corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian; Thence S00°18'03"E, along the East line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84



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North, Range 7 West, of the Fifth Principal Meridian, a distance of 329.58 feet to the Northwest Corner of the West 100.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian; Thence N88°45'55"E, along the North line of the West 100.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian, a distance of 99.96 feet to the Northeast Corner of said West 100.00 feet; Thence S00°17'44"E, along the East line of the said West 100.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 84 North, Range 7 West, of the Fifth Principal Meridian, a distance of 330.44 feet to a point on the North line of Hartl's First Addition in accordance with the plat thereof recorded in Plat Book 5, at Page 302 in the records of the Linn County Recorder's Office; Thence S89°16'55"W, along the North Line of said Hartl's First Addition, a distance of 367.39 feet; Thence N00°08'08"W, 527.19 feet; Thence S89°20'51"W, a distance of 67.03 to the Southeast corner of the Plat of Survey as recorded in Plat Book 1961 at Page 208 in the records of the Linn County Recorder's Office, Thence N00°10'53"W, along the East line of said Plat of Survey, a distance of 132.09 feet to the POINT OF BEGINNING. Said Parcel "B" contains 327,189 square feet (7.51 acres), and is subject to easements and restrictions of record.

#### **Phase IV Property**

Part of Lot 1, Auditor's Plat No. 322, Linn County, Iowa, described as follows:

Beginning at the Northwest corner of Lot 1, Auditor's Plat No. 322, Linn County, Iowa; Thence N88°49'37"E along the North line of said Lot 1 a distance of 29.42 feet; Thence S41°22'50"E a distance of 107.85 feet; Thence S48°32'21"W a distance of 44.98 feet; Thence S41°36'29"E a distance of 44.79 feet; Thence Southwesterly 172.68 feet along the arc of a 260.00 foot radius curve concaved Northerly (chord bears S69°51'24"W a distance of 169.52 feet); Thence S88°52'59"W to a West line of said Lot 1 a distance of 83.94 feet; Thence N03°52'31"W along said West line to the Southwest corner of Lot 9 of said Auditor's Plat a distance of 80.52 feet; Thence N88°50'03"E along the South line of said Lot 9 and South line of Lot 10 of said Auditor's Plat to the Southeast Corner of said Lot 10 a distance of 158.89 feet; Thence N03°22'36"W along a West line of said Lot 1 to said Northwest corner and the Point of Beginning a distance of 120.25 feet. Said parcel contains 0.57 acres and is subject to easements and restrictions of record.





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## PROJECT OBJECTIVES

Creating a local sense of place sets the foundation for economic prosperity. This requires the collaborative efforts of public leaders, private entities and the overall community.

It is still being determined whether good Urban Design drives economic development or economic development drives good Urban Design. Regardless it is clear that economic growth and urban design have two primary components in common: Housing and Commercial opportunities.

As noted in Hiawatha's Comprehensive Plan 2036, economic growth can be realized through the addition and retention of jobs, diversity in business and housing types, an increase in individual and collective buying power, investment in the built environment, and an overall high quality of life.

Within the exciting project outlined in this information packet, Side By Side, LLC proposes design elements and approaches that support these economic growth goals. Through holistically planning and collaboratively constructing the City Center envisioned in 2008, Hiawatha will be able to build it's current excitement and momentum, creating a unique place within an already outstanding community.

## PROJECT RATIONAL

A 48.9% population growth projection for Hiawatha – as shown in the Comprehensive Plan 2036 – immediately demonstrate a future need for live, work and play opportunities. Couple this with the 25.8% growth projection for Linn County and it is evident the innovative and varied development pattern proposed herein will satisfy future demand and provide unique living, working and playing places.

As the City of Hiawatha's Comprehensive Plan 2036 and the Retail Trade Analysis Report Fiscal Year 2016 for the City of Cedar Rapids indicate, Hiawatha has a burgeoning retail and employment environment. The City of Hiawatha is third on the workplace destinations chart and fourth on the worker source chart, meaning more people commute to Hiawatha for work than Hiawatha residents commute elsewhere in Linn County. Also highlighted in the Retail Trade Analysis Report, the City of Hiawatha reported the third highest taxable retail sales FY 2016 and the third highest per capita retail sales for the same reporting period.

Even with the strong numbers above, the Retail Trade Analysis Report and the Comprehensive Plan 2036 highlight some retail segments poorly represented within the Metro area. These include: apparel, home furnishings, specialty retail & building materials.



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## SCHEDULE

<b>Hiawatha Midtown</b>			
activity	start date	finish date	months
Development Agreement	March 2019	March 2019	0
Transfer of Land	March 2019	April 2019	1
Zoning - Preliminary Site Plan	April 2019	August 2019	5
Phase I - Design - Permits	April 2019	September 2019	6
Phase I - Construction	October 2019	September 2021	24
Phase II - Design - Permits	October 2019	March 2020	6
Phase II - Construction	April 2020	September 2021	18
Phase III - Design - Permits	April 2020	September 2020	6
Phase III - Construction	October 2020	March 2022	18
Phase IV - Design - Permits	October 2020	March 2021	6
Phase IV - Construction	April 2021	December 2022	21

## SUBDIVISION

It is intended the property will be condominiumized, meaning that each building and the corresponding real estate directly under the building will constitute a separate lot. Thus there will be approximately 54 separate parcels and subdivisions as the project progresses.

## COMMON AREAS

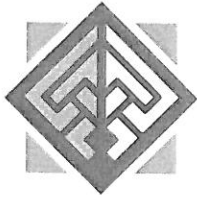
It is intended the real estate areas not covered by buildings will remain as common space, to be retained in perpetuity by an association. The association will provide ongoing maintenance and renovations to the landscaped areas, plazas, parking areas, lobbies and other common spaces as shown on the construction plans.



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## PLANNED UNIT DEVELOPMENT

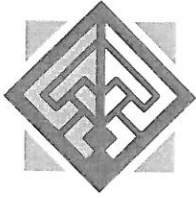
	Existing Regulation	Proposed Regulation
<b>165.16 PUD Planned Unit Development Overlay District</b>	PUD Planned Unit Development Overlay District. The PUD district is established as an overlay district to be used in conjunction with all the base districts as established in Section 165.14(1) through 165.14(14)	PUD Planned Unit Development Overlay District. The PUD district is established as an overlay district to be used in conjunction with all the base districts as established in Section 165.16(1) through 165.16(17)
	(1) Permitted Uses. When the PUD is to be developed within an A or R District, any use listed as a permitted use in any A or R District may be permitted provided any development adjacent to a district boundary is similar in design to the requirements of the adjacent district or meets the minimum requirements of Section 165.23(6) transitional yards. When the PUD is to be developed in any district other than an A or R District, only the uses listed as permitted uses in the district within which the PUD is to be located may be permitted, except for the C-ORS and C-4 Districts which may include additional uses with approval of the Planning and Zoning Commission and City Council.	(1) Permitted Uses. When the PUD is to be developed in any district other than an A or R District, the uses listed as permitted uses in this PUD shall be allowed, and may include additional future uses with approval of the Planning and Zoning Commission and City Council. See Table ???
	(2) a. The average land area for each dwelling unit contained in the site, exclusive of the area occupied by private streets or public right-of-way, shall not be less than the lot area per dwelling unit required in the district within which the development is located.	(2) a. The average land area for each dwelling unit contained in the site, exclusive of the area occupied by private streets or public right-of-way, <u>may be less than</u> the lot area per dwelling unit required in the district within which the development is located.



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	Existing Regulation	Proposed Regulation
<b>R-7 - Multiple-Family Units</b>	minimum lot width - 60 feet	minimum lot width - 0 feet
	minimum lot area / dwelling unit - 1,200 sq. ft.	minimum lot area / dwelling unit - 0 sq. ft.
	minimum front yard - 25 feet	minimum front yard - 0 feet
	minimum interior side yard - 8 feet (20 feet combined)	minimum interior side yard - 0 feet (0 feet combined)
	minimum corner side yard - 20 feet	minimum corner side yard - 0 feet
	minimum rear yard - 25 feet	minimum rear yard - 0 feet
	maximum height - 45 feet	maximum height - 55 feet
	supplementary side yard requirements	not applicable to this development
<b>165.21 GENERAL SUPPLEMENTAL REGULATIONS.</b>	11. Signs. Signs shall be allowed in each district in accordance with the provisions of Chapter 166 of this Code.	11. Signs. Signs shall be allowed in each district in accordance with the provisions of Chapter 166 of this Code and as approved by this PUD overlay ordinance.
	12. Off-Street Parking and Loading Facilities. Off-street parking and loading facilities shall be provided for each use or structure in accordance with the provisions of Sections 165.30-165.36 of this Code.	12. Off-Street Parking and Loading Facilities. Off-street parking and loading facilities may be provided for each use or structure in accordance with the provisions of Sections 165.30-165.36 of this Code or as modified by this PUD overlay ordinance.
<b>165.26 HOME OCCUPATIONS.</b>		The regulations contained in this section shall not apply to any building or structure within this PUD designated as Live/Work.





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	Existing Regulation	Proposed Regulation
<b>165.17 CPR-1</b>	B. (1) In CPR-1 dwelling units and rooming units are not permitted below the second story.	B. (1) In CPR-1 dwelling units and rooming units may be permitted below the second story.
	B (2) All activities, except for off-street parking or loading, shall be conducted within completely enclosed buildings.	B (2) All business activities, except for off-street parking or loading, shall be conducted within completely enclosed buildings or as approved by the Planning and Zoning Commission and City Council.
	D. minimum corner side yard - 15 feet	D. minimum corner side yard - 0 feet
	D. minimum rear yard - 15 feet	D. minimum rear yard - 0 feet
	E. maximum height - 55 feet	E. maximum height - 125 feet
	E. In the CPR-1 district no building can exceed three stories. No height of building exceptions permitted in the CPR-1 district.	E. In the CPR-1 district no building can exceed ten (10) stories.
	I (3) In commercial areas parking may be located in the yard setback areas.	I (3) In commercial areas parking may not be located in the yard setback areas.
	M (2) No driveway shall be permitted within 200 feet of an existing driveway.	M (2) No driveway access directly to Center Point Road shall be permitted within 200 feet of an existing driveway.
<b>165.17 CPR-2</b>	D. minimum front yard - 20 feet	D. minimum front yard - 0 feet
	D. minimum corner side yard - 15 feet	D. minimum corner side yard - 0 feet
	D. minimum rear yard - 30 feet	D. minimum rear yard - 0 feet
	E. maximum height - 45 feet	E. maximum height - 125 feet



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	Existing Regulation	Proposed Regulation
<p><b>165.22 SUPPLEMENTAL LOT REGULATIONS.</b></p>	<p>2. Minimum Lot Size. Every lot which is created subsequent to the effective date of this ordinance shall conform to the minimum lot size requirements of the district within which it is located. If not otherwise specified by the applicable district regulations, a lot for residential use shall have, as a minimum, sufficient width and depth to accommodate, within its boundaries, a rectangle measuring 60 feet in width by 100 feet in depth. In a Planned Unit Development a lot shall conform to the minimum lot size requirements of the underlying zone district or 60 feet in width by 100 feet in depth whichever is less.</p> <p>3. Lot Street Frontage and Access Required. Hereafter no lot shall be created nor shall any principal building be constructed or placed on any lot or tract of land unless such lot or tract has frontage on either a public street or on a private street which has been specifically approved by the City Council for that purpose. In order to be approved such street shall provide permanent and unobstructed vehicular access, have a roadway of adequate width and surface, and meet all other applicable standards and requirements, established by the City. No lot shall be used for residential purposes unless such lot has at least a 50-foot frontage on such street.</p> <p>4. Division of Lot. No improved lot shall hereafter be divided into two or more lots and no portion of any improved lot shall be sold unless all lots resulting from each division or sale shall conform with all the applicable bulk regulations of the district in which the property is located.</p> <p>5. Number of Principal Buildings Permitted on a Lot. More than one principal institutional, public or semi-public, multi-family, commercial, or industrial building may be located on a lot provided that no such building or portion thereof is located outside the buildable area of the lot. However, except in the case of Planned Unit Developments not more than one detached single-family or two-family residential building shall be located on the same lot with any other principal building.</p>	<p>2. Minimum Lot Size. There shall be no minimum lot size. Instead, condominium (zoning) lots will be established with the same area and shape of the new building footprints, providing fee simple ownership of the individual buildings and associated land.</p> <p>3. Lot Street Frontage and Access Required. Condominium lots shall not be required to provide frontage on either a public or private street. All Condominium Lots shall maintain permanent and unobstructed access from a public or private street, alley, lane or roadway. Access routes shall meet all applicable standards and requirements, established by the City.</p> <p>4. Division of Lot. Improved Condominium Lots may be divided into two or more “lots of record”.</p> <p>5. Number of Principle Buildings Permitted on a Lot. Only one (1) building — principle or accessory — shall be allowed on each Condominium Lot.</p>



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	Existing Regulation	Proposed Regulation
<p><b>165.23 SUPPLEMENTAL YARD REGULATIONS.</b></p>	<p>1. General Provision. Any building, structure or use hereafter erected, altered, or established, shall comply with the general yard space requirements of the district within which it is located, except as specified herein.</p> <p>2. Location of Required Yard. The required yard space for any building, structure or use shall be contained on the same lot as the building, structure or use and such required yard space shall be entirely upon land in a district in which the principal use is permitted.</p> <p>3. Reduction or Sharing of Required Yards or Space Prohibited. No lot, yard, court, parking area, or other space shall be reduced in area or dimension so as to make said area or dimension less than the minimum required for this chapter. No part of a yard, court, parking area, or other space provided for any building or structure to comply with the provisions of this Code shall be included as part of a yard, court, parking area or other spaces required under this chapter for another building or structure.</p> <p>6. Transitional Yards.</p> <p>A. When a lot within an R-7, or any C and I Zone District adjoins an A or R District then a transitional yard shall be required. The required yard depth shall be either that required for the R-7, C or I District or that required for the adjoining A or R District, whichever is greater, and shall be provided along the adjoining A or R lot line.</p>	<p>1. General Provisions. Collectively the buildings, structures or uses shall comply with the general yard space requirements of this PUD district.</p> <p>2. Location of Required Yard. The required yard space for the collective buildings shall be contained within the boundaries of this PUD.</p> <p>3. Reduction or Sharing of Required Yards or Space Allowed. Any lot, yard, court, parking area or other space may be reduced in area or dimensions as to be less than the minimum required by this chapter. All yard, court, parking area, or other space provided within this PUD shall be shared commonly between all buildings or structures included in this PUD.</p> <p>6. Transition Yard.</p> <p>A. No transition yards shall be required within or at the perimeter of this PUD.</p>



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	Existing Regulation	Proposed Regulation
<p><b>165.32 OFF-STREET PARKING GENERAL REQUIREMENTS.</b></p>	<p>1. Location. All parking spaces required to serve buildings or uses erected or established after the effective date of this Code shall be located on the same lot as the building or use served, except that parking spaces to serve buildings or uses in the I-1 and I-2 Districts may be located within 500 feet of the buildings or use served. In the C-2, C-3 and C-4 Districts parking may be located within 300 feet of such building or use served, but only if said spaces are located in a district wherein such parking use is permitted and when such parking is developed in accordance with all the applicable district regulations.</p>	<p>1. Location. All parking spaces required to serve buildings or uses erected or established after the effective date of this Code and PUD ordinance shall be located within the defined boundaries of said PUD.</p>
<p><b>165.33 SHARED OFF-STREET PARKING PROVISIONS.</b></p>	<p>1. Private Facilities. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is at least equal to the sum of the separate requirements governing the number of accessory parking spaces for each use served. Further, no parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Board of Adjustment.</p> <p>3. Approved Parking and Side Development Plan for Shared Public Parking. Prior to property owners within the established parking district being able to so reduce the number of private off-street parking spaces, such owners shall submit, and the City Council must approve, a Parking and Site Development Plan for the affected properties within the parking district. Such plan shall show proposed development of the area and how the total number of required off-street parking spaces will be provided by the use of public and private facilities. In addition to an Approved Parking and Site Development Plan, the City Council may, as it deems necessary and appropriate, require formal agreements with the property owners concerning land dedications and easements, participation in construction and maintenance costs of the public parking facilities and other related matters. Subsequent to formal execution of agreements, and the availability of the public parking facilities, property owners may reduce the number of private off-street spaces required in accordance with the Approved Parking and Site Development Plan.</p>	<p>1. Private Facilities. Off-street parking facilities for separate uses may be provided collectively. The minimum number of parking spaces for this mixed use development shall be determined by a parking study prepared by the applicant following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates.</p> <p>3. Approved Parking and Site Development Plan for Shared Public Parking. Plan Commission and City Council shall consider approval of the proposed shared parking as a part of the PUD application. No separate Parking and Site Development Plan for shared parking shall be required.</p>