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City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 08/29/2017**

To: Hiawatha City Council

Name of Plan: Eagle Technology Management

Address: 805 Tower Terrace (proposed) **Zone**: C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is Tower Commerce Center 14th Addition. This is a single story 12,000 square foot building on a recently platted lot.

Report: The site design concern is with the Design Guideline for the building exterior, the building location and the parking areas. The DG requires a 25 foot setback from Tower Terrace for the building and specific exterior finishes. The DG also requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The applicant has complied with this requirement.

Staff has reviewed the remainder of the site plan for compliance and the applicant is aware exterior lighting plans must be submitted. Additionally they are requesting a deferral of the trail installation along Tower Terrace.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this site plan regarding the Design Guideline specifications.

RESOLUTION NO. 17-020
Planning & Zoning Commission

RESOLUTION APPROVING THE DESIGN GUIDELINES
805 TOWER TERRACE RD.
HIAWATHA, IOWA

CONSIDER RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE THE DESIGN GUIDELINES SUBMITTED BY JON DUSEK FOR THE PROPERTY LOCATED AT 805 TOWER TERRACE RD., HIAWATHA, IOWA.

Roll call vote:
AYES: DARRYL CEHENEY, TERRY TRIMPE, MARK ROSS AND MARK POWERS
NAYS: NONE
ABSENT: RETA SAYLOR, KENNY JONES AND TOM WILLE.

PASSED THIS 28th DAY OF AUGUST, 2017

_____
Mark Powers, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

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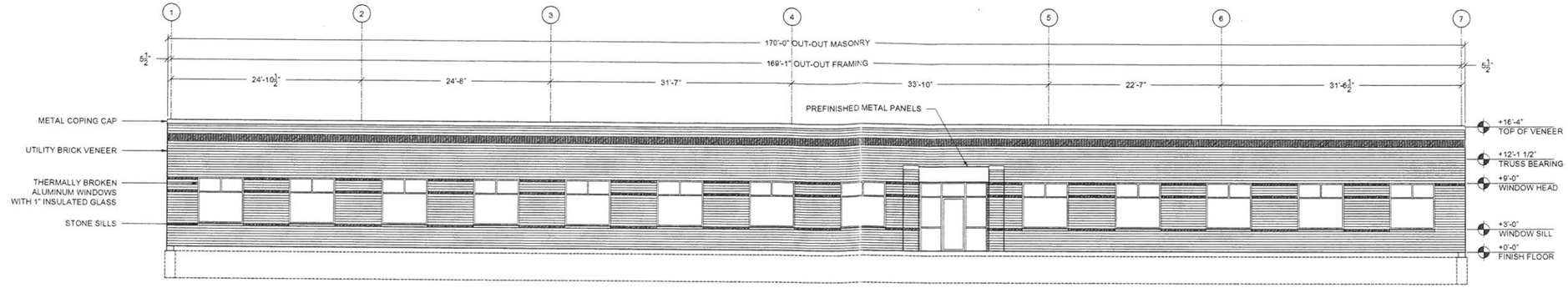
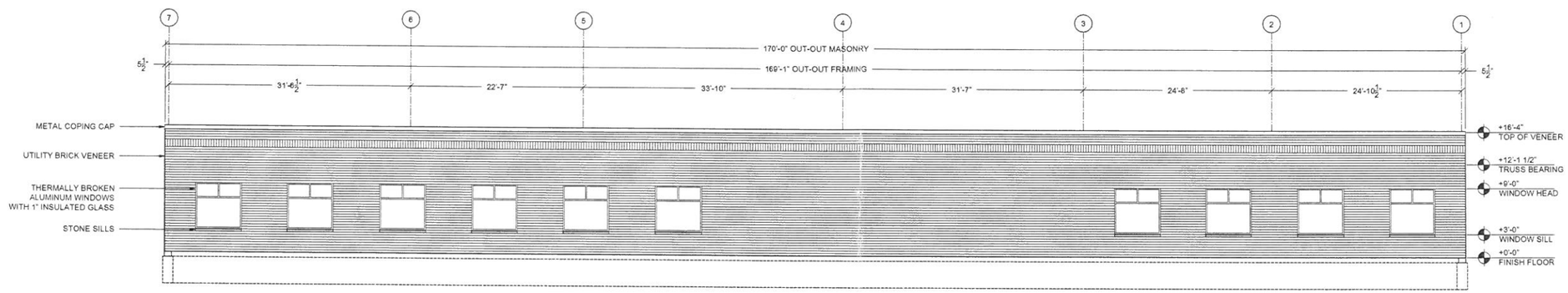
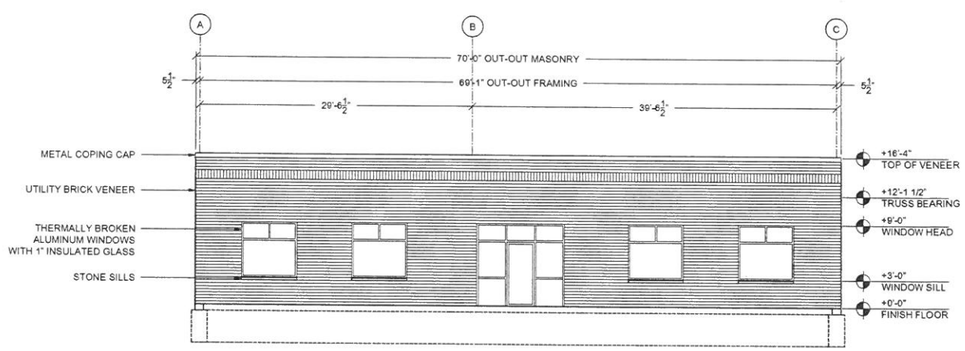


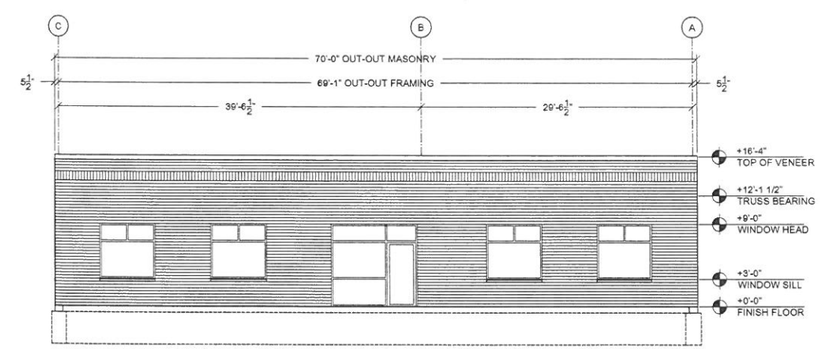
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

FOR REVIEW
08-01-2017

0 2 4 8 12 16
SCALE IN FEET

DCL Consultants, LLC
P.O. Box 8595
Cedar Rapids, IA 52408
(319) 533-5444

REV	REVISION	DATE	INIT.	CHK.

EXTERIOR ELEVATIONS

EAGLE TECHNOLOGY MANAGEMENT
TOWER TERRACE COMMERCE CTR
HIAWATHA, IOWA 52233

SCALE:	1/8" = 1'-0"
JOB NUMBER:	00000
CHECKED BY:	DCL
DRAWN BY:	ME
SUBMITTED:	06-15-2017

DRAWING NUMBER
A2

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT LOCATED AT 805 TOWER TERRACE ROAD AS SUBMITTED BY EAGLE TECHNOLOGY MANAGEMENT

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, Eagle Technology Management submitted plans for the construction of a new commercial 12,000 square foot single story building on the property located at 805 Tower Terrace 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 and setbacks, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on August 28, 2017, and

WHEREAS, City Council deems the site plan for construction of a new commercial building on the property located at 805 Tower Terrace 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 and setbacks for a new commercial building on the property located at 805 Tower Terrace Road to the Hiawatha Design Guidelines, as submitted by Eagle Technology Management.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 6th day of September, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk