PETITION FOR REZONING
CITY OF HIAWATHA, IOWA

To: HONORABLE MAYOR AND CITY COUNCIL
81 Emmons Street
Hiawatha, Iowa 52233

Honorable Mayor and Council Members:

APPLICANT AND RELATED PARTIES

I, David J. Wright, am the Managing Member of Applicant:

Next Level 22 Properties, LLC
3100 N. Center Point Rd
Cedar Rapids, IA 52411
Phone: 319-393-0640

Applicant is the sole owner of the subject properties.

Parties who may be assisting Applicant include:

Nick Hatz, P.E.
Shive-Hattery
222 Third Avenue SE, Suite 300
Cedar Rapids, IA 52401

James W. Radig
Arenson Law Group, P.C.
425 Second Street SE, Suite 900
Cedar Rapids, IA 52401

SUBJECT PROPERTY – CURRENT ZONING

The street addresses and legal descriptions of the properties to be rezoned are:

675 Boyson Road, Lots 16, 17 and part of the East half of Lot 18 of Auditor's Plat No. 372;
To be known as Lot 3, Next Level 22 Properties Second Addition to City of Hiawatha

and

710 Kainz Drive, Lot 23 of Auditor's Plat No. 372
To be known as Lot 2, Next Level 22 Properties Second Addition to City of Hiawatha

These properties are currently zoned class R-1.

REQUEST AND BASIS

Applicant respectfully requests that the subject properties be rezoned from residential (R-1) to commercial (C-3).

There are many factors that support this requested change in zoning.

- This rezoning is compatible with the City's Comprehensive Plan.
- There has been a significant change in the nature of the neighborhood. Several adjoining properties formerly used for single family housing purposes have been cleared and rezoned commercial, and are currently being used in connection with an auto sales and service business.
- The rezoning will not have any adverse effect upon the area.
    - Lot 2 will be used as a parking lot, including as a location for the public purpose of providing overflow parking for the Hiawatha Dog Park.
    - The subject part of Lot 3 is directly adjacent to Boyson Road, and the property on the other side of Boyson Road is zoned commercial. Thus this part of Lot 3 is not suitable for residential development. In addition, this part of Lot 3 is currently dedicated to the public purpose of stormwater detention.
    - The current public use of Lots 2 and 3 will not change after the property is rezoned.

Respectfully submitted,
NEXT LEVEL 22 PROPERTIES, LLC
OWNER - APPLICANT

BY _____ 2/26/20
David J. Wright, Managing Member
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