

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
January 22, 2018**

**HIAWATHA COUNCIL CHAMBERS
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
 - a. Agenda
 - b. Minutes of November 27, 2017
3. Business
 - a. Bali Hai 1st Addition
 - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Frank Bellon for Bali Hai 1st Addition, Hiawatha, IA.
 - b. Pecks Landing 2nd Addition- 1940 & 1950 Blairs Ferry Rd
 - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Hall & Hall Engineers for Pecks Landing 2nd Addition, Hiawatha, IA.
 - # 2. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Hall & Hall Engineers for 1940 & 1950 Blairs Ferry Rd., Hiawatha, IA.

Adjourn

Items that have to go on to City Council for final vote
● Items that Planning and Zoning Commission have final vote
* Items that have to go on to Board of Adjustment for final vote

HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 27, 2017

The Hiawatha Planning and Zoning Commission met on November 27, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Terry Trimpe, Kenny Jones, Reta Saylor and Tom Wille. Members Absent: Darryl Cheney. Staff present: Building Official, Pat Parsley, Assistant Building Official, Jim Fisher. Guests in Attendance: Denny Norton

Board Member, Reta Saylor moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of September 25, 2017. Second by Terry Trimpe. Motion carried.

Consider Resolution for recommendation to City Council to approve the changes to the Unified Development Code submitted by the Hiawatha Community Development Department and the Unified Development Committee.

Pat Parsley addressed the Board. He wanted to recognize the UDC Committee for its work and dedication. Since a few members of the board were on the committee, he left any questions to them.

Mark Powers, whom was on the committee, explained the changes that were made make it easier for anyone to read and understand and will minimize any misinterpretations.

Mark Powers moved to recommend to City Council to approve the changes to the Unified Development Code submitted by the Hiawatha Community Development Department and the Unified Development Committee. Second by Mark Ross.

Roll Call:

AYES: MARK ROSS, RETA SAYLOR, MARK POWERS, TERRY TRIMPE, TOM WILLE AND KENNY JONES.

NAYS: NONE

ABSENT: DARRYL CHENEY

Motion Carried

Resolution #17-028 Approved

Consider Resolution to approve the 2018 Planning and Zoning Calendar.

There were no questions or concerns.

Reta Saylor moved to approve the 2017 Planning and Zoning Calendar. Second by Tom Wille.

Motion Carried

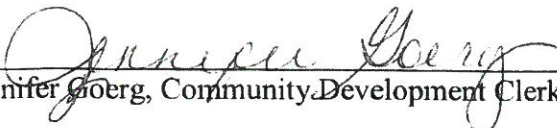
Resolution #17-029 Approved

Mark Powers motioned to adjourn the meeting at 5:37p.m. Second by Terry Trimpe. Motion carried.



Mark Powers, Chairperson

ATTEST:



Jennifer Goerg, Community Development Clerk

3A

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: Final Plat **Date:** 01/10/2018
To: Planning and Zoning Commission
Name of Plan: Bali Hai Addition
Address: 2111 Robins Road (tentative) **Zone:** C-4
Number of Lots: 2 (19 acres)
Reviewed by: Patrick Parsley, Community Development Director
Description: This property is located on the east side of Robins Road and north of the Bali Hai Mobile Home Park. The applicant is proposing improvements to utilities to make sewer and water available. The final plat is for the development of two lots lot. Rezoning has been completed.
Report: This area includes flood plain areas. The developer is proposing to maintain the flood way with unchanged elevations however there will be a sanitary sewer installed in the flood zone. The City and the developer are completing the sanitary sewer which will include a future public sewer for adjacent property and for these two lots. A development agreement will be submitted for the completion of the improvements. The developer will submit a SWPPP and NPDES before being permitted to do excavating or filling on this lot.
Before the final plat is submitted to the Council it will include the necessary blue bounds and development agreements. A petition of waiver for the improvement of Robins Road may also be required. No CO will be issued prior to the acceptance of the improvements.
Recommendation: Community Development supports the recommendation to approve the Final Plat contingent upon an approved developer's agreement.

**FINAL PLAT
BALI HAI
FIRST ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA**

PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

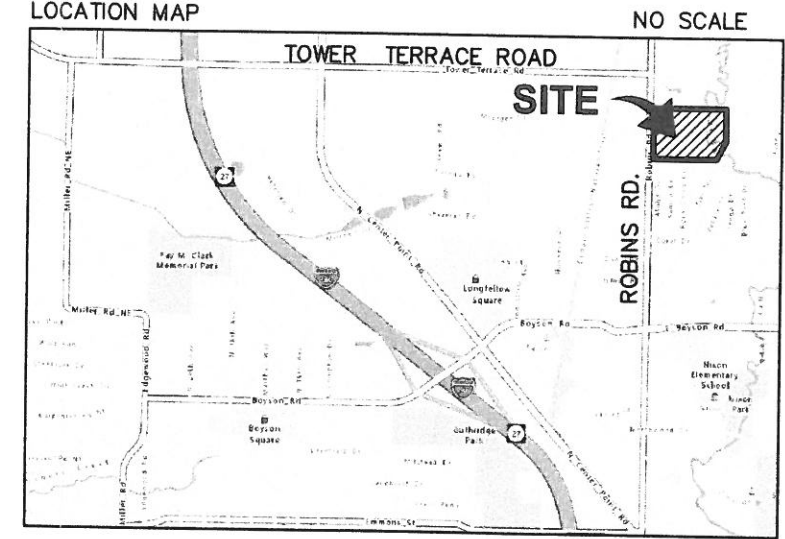
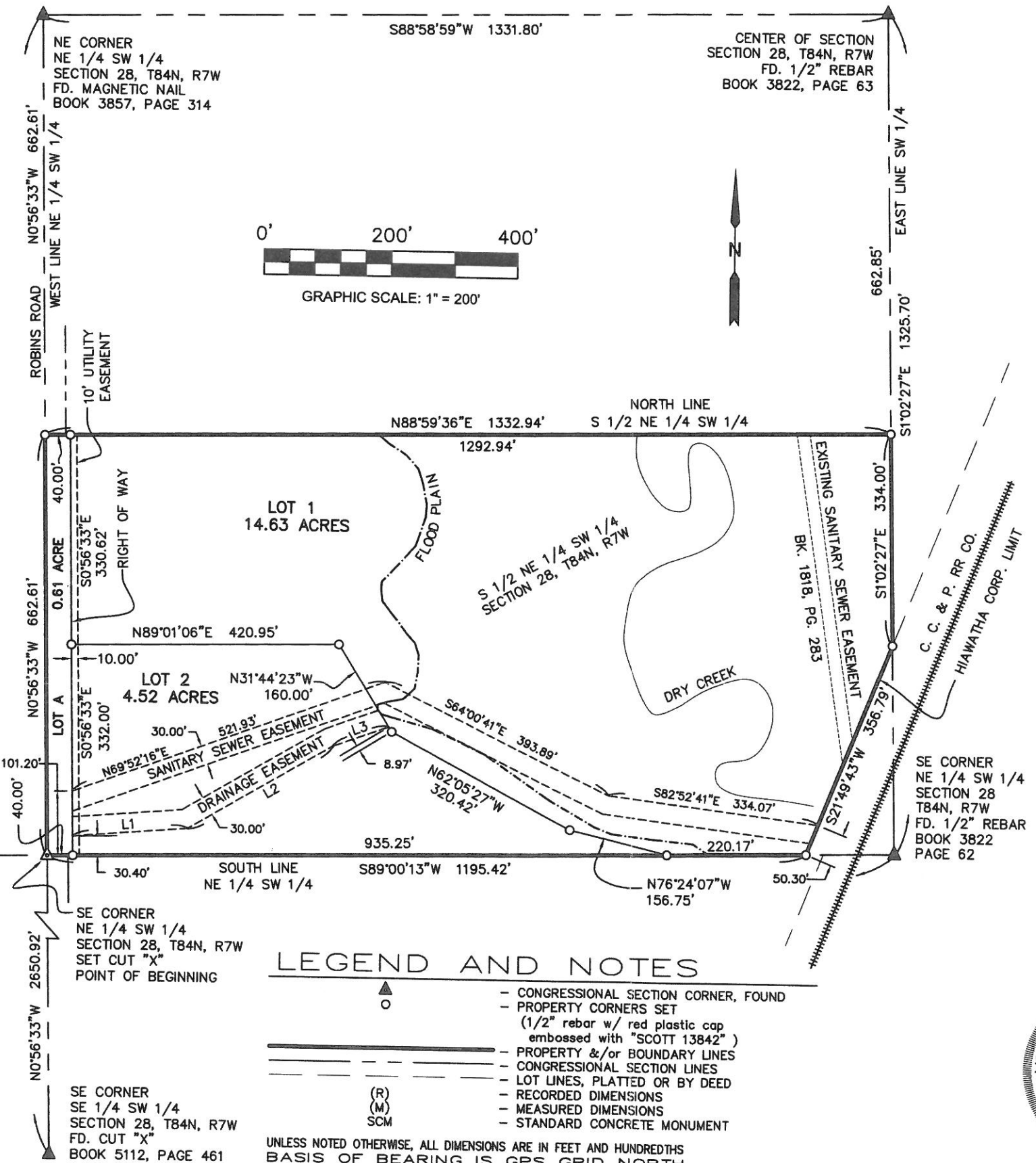
PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

NOTE
LOT A (ROBINS ROAD) IS TO BE
DEDICATED TO THE CITY OF
HIAWATHA FOR ROAD RIGHT OF
WAY.

L1	N85°19'45"E	180.41'
L2	N59°37'54"E	264.47'
L3	S69°58'57"W	93.05'

NW CORNER
SW 1/4 SW 1/4
SECTION 28, T84N, R7W
FD. 1/2" REBAR
W/YELLOP CAP NO. 11310
BOOK 3995, PAGE 493



FLOOD ZONE:
FLOODPLAIN LIMITS ARE APPROXIMATED BY GRAPHIC PLOTTING FROM FLOOD INSURANCE RATE MAP, COMMUNITY NO. 190441, PANEL NO. 19113C0291D, WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2010.

LEGAL DESCRIPTION:
Part of the South Half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 84 North, Range 7 West of the Fifth Principal Meridian, City of Hiawatha, Linn County, Iowa, described as follows:

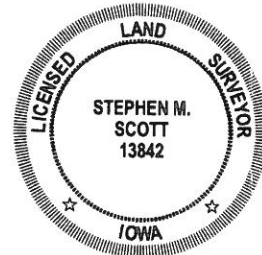
Beginning at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 28, Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N0°56'33"W along the west line of said Northeast Quarter of the Southwest Quarter, 662.61 feet; thence N88°59'36"E along the north line of the South Half of said Northeast Quarter of the Southwest Quarter, 1332.94 feet to the east line of said Southwest Quarter; thence S1°02'27"E along said east line, 334.00 feet to the northwesterly right of way of the C. C. & P. Railroad; thence S21°49'43"W along said northwesterly right of way, 356.79 feet to the south line of said Northeast Quarter of the Southwest Quarter; thence S89°00'13"W along said south line, 1195.42 feet to the point of beginning.

Said parcel contains 19.76 acres, subject to easements and restrictions of record.



Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, L.S. Iowa Lic. No. 13842

My license expires on December 31, 2018

Pages or sheets covered by this seal:

THIS PAGE ONLY

revised 11/2/17
PROJECT NO. 1761802

City of Hiawatha
Community Development Department

3B

Purpose: Final Plat Approval **Date:** 01/10/2018

To: Planning and Zoning Commission

Name of Plan: Peck's Landing 2nd Addition

Address: Peck's Boulevard, Peck's Drive and Edgewood Road **Zone:** C-3

Number of Lots: 2 lots

Reviewed by: Patrick Parsley, Community Development Director

Description: This is two lots included in the Peck's Landing preliminary plat. The lot lines have been adjusted from the preliminary plat. The lot sizes comply with the UDC. There is no request for a zoning change.

Report: This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received with the 1st Addition. The developer's agreement for the 1st Addition covers the improvements for this final plat.

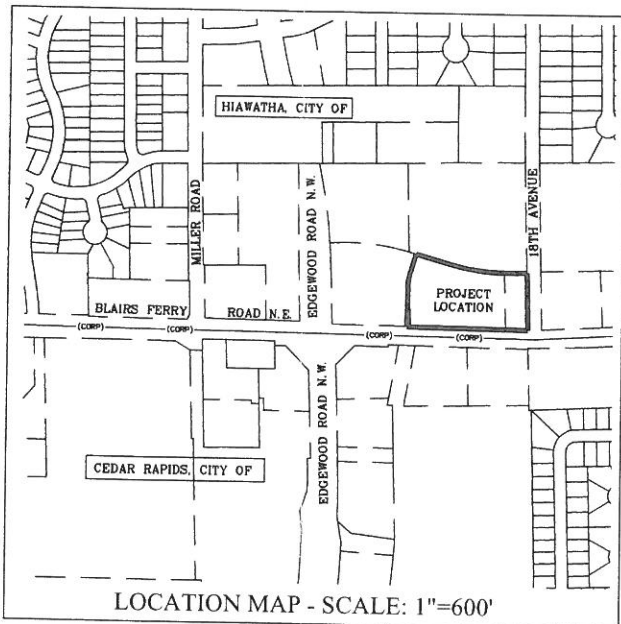
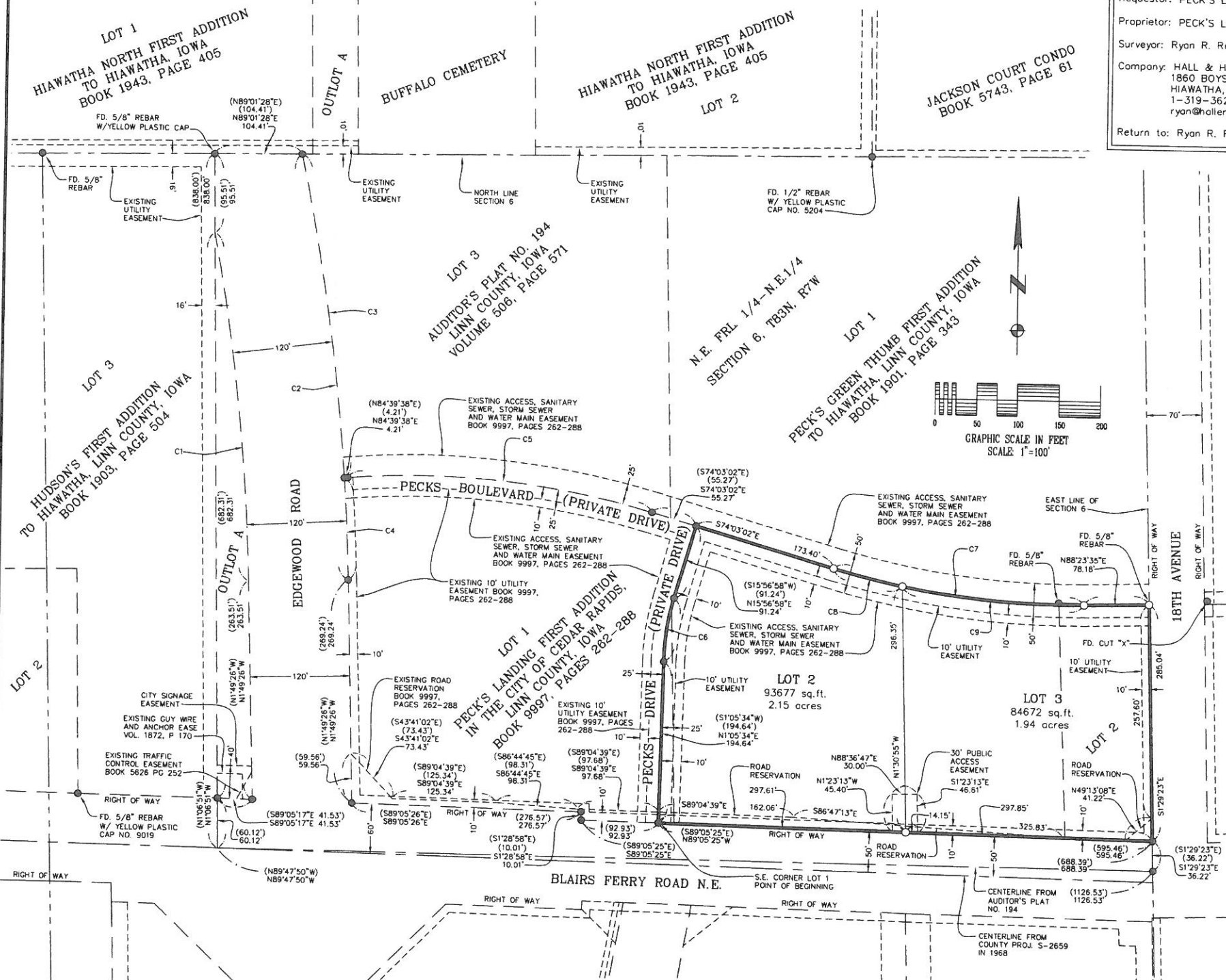
Final blue bound documents and utility sign-offs will be submitted before Council consideration.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat in light of an existing developer's agreement which includes the improvements associated with this 2nd Addition. No occupancy will be allowed until the improvements have been accepted by Council.

3B-1

FINAL PLAT PECK'S LANDING SECOND ADDITION IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

INDEX LEGEND Location: LOT 1 AND LOT 2, PECK'S GREEN THUMB FIRST ADDITION AND LOT 3, AUDITOR'S PLAT NO. 194 Requestor: PECK'S LANDING, LLC Proprietor: PECK'S LANDING, LLC Surveyor: Ryan R. Remling, P.L.S. Company: HALL & HALL ENGINEERS, INC. 1860 BOYSON ROAD HIAWATHA, IOWA 52233 1-319-362-9548 ryan@halleng.com Return to: Ryan R. Remling	SPACE RESERVED FOR RECORDING PURPOSES
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NOTE:
PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS, OR IN VISUAL CLEARANCE AREAS IS PROHIBITED.

NOTE:
ALL EASEMENTS ARE 10' WIDE UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

SURVEY FIELD WORK PERFORMED: MARCH 2017

TOTAL AREA: 178,349 SQ. FT. 4.09 ACRES

LEGAL DESCRIPTION:
PART OF LOT 1 AND PART OF LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA AS RECORDED IN BOOK 1901, PAGE 343 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PART OF LOT 3, AUDITOR'S PLAT NO. 194, LINN COUNTY, IOWA AS RECORDED IN VOLUME 506, PAGE 571 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PECK'S LANDING FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 9997, PAGES 262-288 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N1°05'34"E 194.64 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE NORTHEASTERLY 77.79 FEET ALONG SAID EAST LINE AND THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N8°31'16"E 77.57 FEET); THENCE N15°56'58"E 91.24 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S74°03'02"E 173.40 FEET; THENCE SOUTHEASTERLY 306.41 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S82°49'43"E 305.22 FEET); THENCE N88°23'35"E 78.18 FEET TO THE WEST RIGHT OF WAY OF 18TH AVENUE AND THE EAST LINE OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE S1°29'23"E 285.04 FEET ALONG SAID WEST RIGHT OF WAY AND SAID EAST LINE TO THE NORTH RIGHT OF WAY OF BLAIRS FERRY ROAD N.E. THENCE N89°05'25"W 595.46 FEET ALONG SAID NORTH RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 178,349 SQ.FT., 4.09 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY LEGEND

○	SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
●	FD. 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
()	RECORDED AS EASEMENT LINE
---	PLAT BOUNDARY
---	PLAT LOT LINE
---	EXISTING LOT LINE
---	SECTION QUARTER LINE

Curve Table Measured

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	8° 58' 41"	211.66'	422.46'	2696.00'	422.03'	N6° 18' 47"W
C2	10° 31' 57"	259.56'	517.65'	2816.00'	516.92'	N7° 05' 25"W
C3	8° 01' 32"	197.54'	394.44'	2816.00'	394.11'	S8° 20' 37"E
C4	2° 30' 25"	61.62'	123.22'	2816.00'	123.21'	S3° 04' 39"E
C5	21° 17' 19"	187.95'	371.56'	1000.00'	369.42'	S84° 41' 42"E
C6	14° 51' 23"	39.11'	77.79'	300.00'	77.57'	N8° 31' 16"E
C7	17° 33' 22"	154.42'	306.41'	1000.00'	305.22'	S82° 49' 43"E
C8	4° 52' 35"	42.58'	85.11'	1000.00'	85.08'	S76° 29' 20"E
C9	12° 40' 47"	111.11'	221.30'	1000.00'	220.85'	S85° 16' 01"E

Curve Table Recorded

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	8° 58' 41"	211.66'	422.46'	2696.00'	422.03'	N6° 18' 47"W
C2	10° 31' 57"	259.56'	517.65'	2816.00'	516.92'	N7° 05' 25"W
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C4	2° 30' 25"	61.62'	123.22'	2816.00'	123.21'	S3° 04' 39"E
C5	21° 17' 19"	187.95'	371.56'	1000.00'	369.42'	S84° 41' 42"E
C6	14° 51' 23"	39.11'	77.79'	300.00'	77.57'	S8° 31' 16"W

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: Ryan R. Remling, L.S. 18769
 My license renewal date is December 31, _____
 Date: _____
 Pages or sheets covered by this seal: _____

Revision Description
 Revision Number & Date
 HALL & HALL ENGINEERS, INC.
 1860 BOYSON ROAD, HIAWATHA, IOWA 52233
 PHONE: (319) 362-9548 FAX: (319) 362-7598
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 LAND SURVEYING & LAND DEVELOPMENT PLANNING
 www.halleng.com
 Dec 18, 2017 - 9:51am Plotted By: DLK
 FINAL PLAT
PECK'S LANDING SECOND ADDITION
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA
 Sheet Title
 Designed by: DLK
 Drawn by: DLK
 Checked by:
 Date: 12/14/17
 Field Book No: 236
 Scale: 1"=100'
 Sheet: 1 of 1
 Project Number:
10293-17-14

City of Hiawatha
Community Development Department

3B2:2

Purpose: Site Plan: Design Guidelines **Date:** 01/17/2018

To: Planning and Zoning Commission

Name of Plan: Peck's Landing Lot 1

Address: 1940 & 1950 Blairs Ferry Road (proposed) **Zone:** C-3

Number of Lots: 1 lot with 2 buildings.

Reviewed by: Patrick Parsley, Community Development Director

Description: This is the first addition in the Peck's Landing private development located on the northeast corner of the new Edgewood Road and Blairs Ferry Road intersection. It is platted as a single lot and the interior streets of the development will remain private property. The site plan proposal includes the construction of two building for commercial uses.

Report: The Planning and Zoning concern is with the Design Guideline for the building exteriors, the building locations and the parking areas.

- The building exteriors are to be varied and include masonry on all sides visible from Edgewood Road. Elevations of the three visible sides are included in the submittal and all comply with the guidelines.
- The DG requires a 25 foot setback from Edgewood Road for the building fronting on Edgewood Road. Both buildings comply with setback requirements.
- The DG 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 plantings comply with the screening requirement for parking lots.

The applicant has complied with these requirements. Staff has reviewed the remainder of the site plan for compliance and the applicant is aware exterior lighting plans must be submitted.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this site plan regarding the Design Guideline specifications for the proposed addresses of 1940 and 1950 Blairs Ferry Road.

BB-2:1



3B-2:2



3B-2:3



3B2:2-2




PECKS
LANDING

FUSION
ARCHITECTS, INC.




PECKS
LANDING

FUSION
ARCHITECTS, INC.



**PECKS**
LANDING

FUSION
ARCHITECTS, INC.



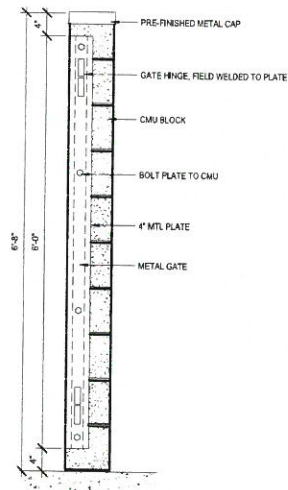

PECKS
LANDING

FUSION
ARCHITECTS, INC.

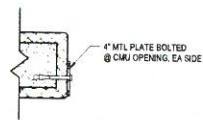



PECKS
LANDING

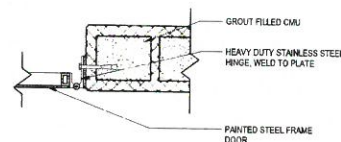
FUSION
ARCHITECTS, INC.



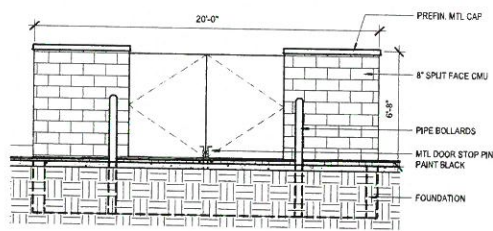
8 GATE CONNECTION ELEVATION DETAIL
1" = 1'-0"



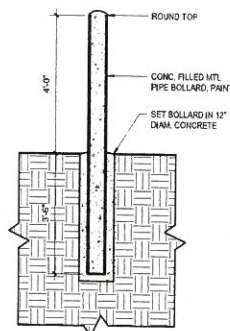
7 ENCLOSURE DOOR ATTACHMENT
1 1/2" = 1'-0"



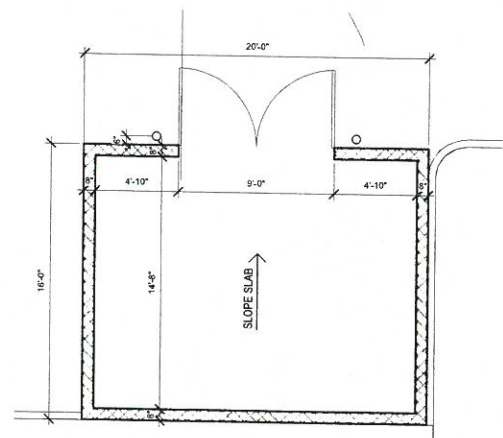
6 ENCLOSURE HINGE DETAIL
1 1/2" = 1'-0"



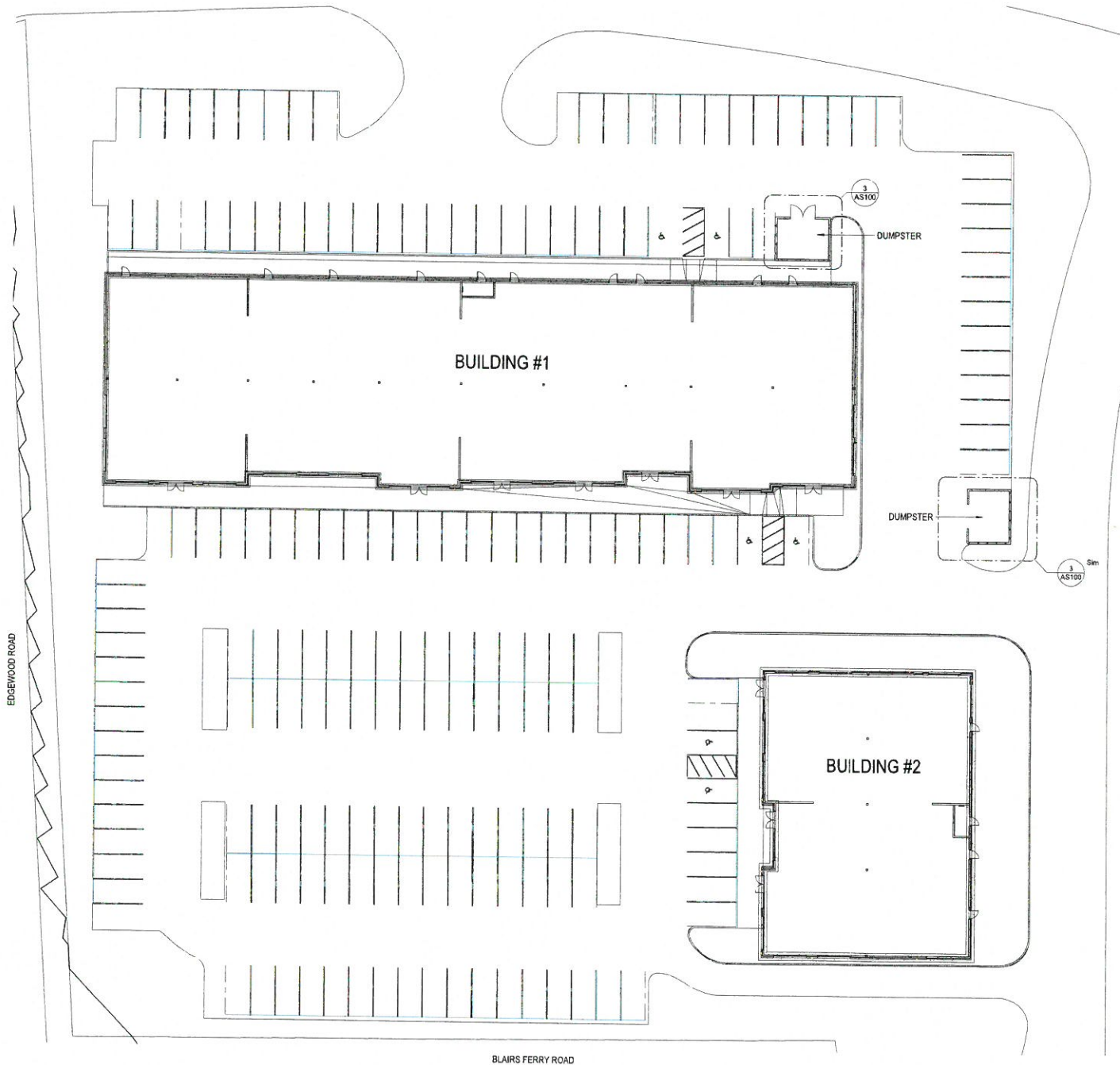
4 DUMPSTER ENCLOSURE FRONT ELEV.
1/4" = 1'-0"



5 TYP BOLLARD SECTION DETAIL
1/2" = 1'-0"



3 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



2 ARCHITECTURAL SITE PLAN
1" = 20'-0"