



The Meeting For April 18th Has Been Rescheduled To April 25th

CASE NUMBER: COND-000277-2024

The City of Cedar Rapids Planning Commission has received a request from Mahmoud Mirib for a conditional use to allow a Level II Alcohol & Tobacco Use, for property at 3318 1st Ave NE B.

Description of the Request:

The applicant is proposing to open a retail business, "Smoke Shop and Vape", at 3318 1st Ave NE Unit B.

The proposed business is a "Level II Tobacco Use", which will derive more than 50% of their revenue from the sale of tobacco products, including nicotine and vapor products. A Conditional Use Permit is required to be considered by the Board of Adjustment for the business at this location.

Meeting Date, Time, and Documentation:

This case is scheduled to be heard at the following dates and times. Agenda packets, including coversheets and relevant application materials, will be posted online at the links below:

Meeting	Date, Time and Location	Meeting Documentation
Board of Adjustment Hearing and Possible Action	Thursday, April 25, 2024 at 4:00 PM City Hall Council Chambers, 3 rd Floor 101 First Street SE	www.cityofcr.com/councilagenda Agenda packet posted by end of day the Friday before the meeting.

The Council Chambers are located on the third floor of the Cedar Rapids City Hall, 101 First Street SE. Upon entering City Hall, take the elevator at either end of the building to the third floor. The Council Chambers are located off the main hallway in the center of the building.

NOTE: Agendas are subject to change, which may result in this case being withdrawn from the agenda. If you plan to attend, you can contact Development Services at 319-286-5780 closer to the meeting date to verify the status of this request. In some cases, agenda items may be modified, including a change in agenda or packet materials, up to 24 hours prior to the meeting. Any updates will be posted online at the links above.

What this means:

Final decisions on Conditional Uses are made by the Board of Adjustment. You are receiving this notice because your property is located within 300 feet of the land included in this application.

In some cases, other approvals requiring a public hearing may be necessary for the development of the subject property. If this is the case, you will receive separate letters from the City notifying you of each application.

How you can participate:

If you have questions about this application, please contact the Development Services Department by email at zoning@cedar-rapids.org or by phone at (319) 286-5780 to speak with a member of the Development Services Department zoning staff. Agenda packets for public meetings are posted online prior to the meeting and include further information on the request.

You may provide comments on the application in any of the following ways:

- **Attend public meetings:** You may attend any public meeting related to this case. Each attendee will be given an opportunity to speak once during the public hearing at each meeting. This opportunity will be announced after City Staff gives a presentation on the request.
- **Provide written comment:** Any written comments, including petitions, may be submitted prior to or at any public meeting. Please be aware that while staff will attempt to electronically forward written comments and petitions prior to the meeting, material received on the day of the meeting may not be forwarded or be able to be read by members of the approval or recommendation body.

Written comments may be sent to zoning@cedar-rapids.org or Development Services, 500 15th Ave SW, Cedar Rapids, IA 52404.

You may also send comments directly to the City Council at cityclerk@cedar-rapids.org or City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

Electronic submissions are encouraged and preferred where possible. The City is not responsible for delays in delivery.

If you wish to see the City's zoning map or zoning code, go to www.cityofcr.com/zoning.

Need assistance?

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Development Services Department at 319 286-5780 or email zoning@cedar-rapids.org as soon as possible but no later than 48 hours before the event.