

Chapter 32 Appendix: Planned Unit Developments

Approved Planned Unit Developments

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1. Overview

The following Planned Unit Development Overlay Districts (PUDs) are hereby adopted under guidelines of Section 32.05.06 of the Municipal Code. The purpose of this appendix is to list PUDs that have been created under the Zoning Ordinance as a reference and to list any conditions, exceptions or modifications to the base zone district that have been approved as part of the creation of the PUD. Each of the PUDs described in this section shall be identified as an overlay district on the Official Zoning Map.

2. Cedar Rapids Airport Super Park Planned Unit Development

Ordinance Approving PUD	022-17
Rezoning Case Number (Site Plan Reference)	RZNE-024479-2017
Legal Description	<p><u>Legal Description Tract 1</u> A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 24 AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 24; THENCE NORTH 88° 28' 54" EAST, 2636.28 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 88° 24' 05" EAST, 2545.44 FEET; THENCE SOUTH 32° 33' 15" EAST, 85.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF EDGEWOOD ROAD SW; THENCE SOUTH 02°00' 36" EAST, 2151.98 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89° 42' 36" WEST, 5229.22 FEET; THENCE NORTH 01° 57' 33" WEST, 2109.54 FEET TO THE POINT OF BEGINNING, CONTAINING 11,320,472 SQUARE FEET OR 259.88 ACRES MORE OR LESS.</p> <p><u>Legal Description Tract 2</u> A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 82 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE 42.52 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 01° 59' 21" EAST, 1279.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 01° 59' 49" EAST, 275.12 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89° 41' 40" EAST, 1286.86 FEET TO THE WEST RIGHT-OF-WAY OF 18TH STREET SW; THENCE SOUTH 01° 57' 44" EAST, 514.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 81° 10' 45" WEST, 874.43 FEET; THENCE SOUTH 89° 42' 36" WEST, 4335.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF EDGEWOOD ROAD SW; THENCE NORTH 02° 00' 36" WEST, 2156.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 29° 37' 07" EAST, 55.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 76TH AVENUE SW; THENCE NORTH 89° 51' 08" EAST, 2569.06 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89° 39' 57" EAST, 1320.46 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 9,388,150 SQUARE FEET OR 215.52 ACRES MORE OR LESS.</p>

	<p>Legal Description Tract 3 A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 82 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN LYING WEST OF THE C.R. & I.C. INTER RAILWAY, LINN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 76TH AVENUE SW AND THE WEST RIGHT-OF-WAY LINE OF THE C.R. & I.C. INTER RAILWAY COMPANY, THENCE SOUTH 07° 13' 24" WEST, 624.42 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89° 37' 21" WEST, 959.81 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF 18TH STREET SW; THENCE NORTH 01° 57' 44" WEST, 569.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 43° 49' 35" EAST, 69.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 76TH AVENUE SW; THENCE NORTH 89° 37' 23" EAST, 1009.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 623,678 SQUARE FEET OR 14.32 ACRES MORE OR LESS.</p>
<p>Base District:</p>	<p>S-MR, Suburban Mixed Use Regional <i>(All development shall conform to the requirements of the S-MR district unless specified below)</i></p>
<p>Exceptions and Modifications</p>	<p>Uses (Section 32.03) – Any permitted or conditional use in the I-GI or S-MR district shall be permitted within the Planned Unit Development. A use shall be permitted and not require a conditional use approval if it is permitted within either zone district.</p>

3. Hidden Creek/Boyson Road Planned Unit Development

Ordinance Approving PUD	030-18
Rezoning Case Number (Site Plan Reference)	RZNE-026864-2018
Legal Description	Lot 2, Century Communications First Addition in the City of Cedar Rapids, Linn County, Iowa
Base District:	S-MC, Suburban Mixed Use Community Center <i>(All development shall conform to the requirements of the S-MC district unless specified below)</i>
Exceptions and Modifications	Development Services is authorized to grant waivers to Section 32.04 by Minor Design Exception for development which conforms to the Site Plan approved by Ordinance 030-18.

4. Midwest Development/Boyson Road Development Planned Unit Development

Ordinance Approving PUD	026-18
Rezoning Case Number (Site Plan Reference)	RZNE-026379-2018
Legal Description	Lot 2, Century Communications First Addition in the City of Cedar Rapids, Linn County, Iowa
Base District:	S-MC, Suburban Mixed Use Community Center <i>(All development shall conform to the requirements of the S-MC district unless specified below)</i>
Exceptions and Modifications	Development Services is authorized to grant waivers to Section 32.04 by Minor Design Exception for development which conforms to the Site Plan.

5. Happel Crossroads Planned Unit Development

Ordinance Approving PUD	043-08
Rezoning Case Number (Site Plan Reference)	RZNE-027364-2018
Legal Description	Parcel A, Plat of Survey No. 1185 as recorded in Book 5814, Pages 538-539 in the Office of the Linn County, Iowa Recorder And Lot 2, Braeburn First Addition to Linn County, Iowa as recorded in Book 6164, Pages 356-399 in the Office of the Linn County, Iowa Recorder
Base District:	S-MC, Suburban Mixed Use Community Center <i>(All development shall conform to the requirements of the S-MC district unless specified below)</i>
Exceptions and Modifications	<ol style="list-style-type: none"> 1. In addition to uses permitted in S-MC, the following uses shall be permitted <ol style="list-style-type: none"> a. Single unit detached dwellings b. Single unit attached dwellings c. Two unit dwellings 2. Single unit detached dwellings, single unit attached dwellings and two unit dwellings shall be permitted to develop under the standards of the S-RMF District, this includes any exceptions typically granted to single and two unit development that may otherwise not be granted in the S-MC district. 3. All development shall occur in a manner consistent with the site plan, as determined by Development Services: <ol style="list-style-type: none"> a. For lots abutting the north property line and the east property line north of the future extension of Underwood Ave SW, only single-unit detached dwellings shall be permitted. b. For lots abutting the east property line south of the future extension of Underwood Ave SW, only Residential Uses shall be permitted 4. Modifications to the site plan which move the boundaries of Areas 1-7, as shown in the site plan, by less than 150 feet may be approved by Minor Design Adjustment 5. Modifications to the site plan which move the boundaries of Areas 1-7, as shown in the site plan, by more than 150 feet may be approved by Major Design Adjustment 6. Modifications which create new areas or modify approved uses shall be considered an amendment to this Planned Unit Development.