



NOTICE OF REZONING APPLICATION

CASE NUMBER: RZNE-00195-2024

The City of Cedar Rapids has received a request from Higley Investments LLC, Property Owner, for a rezoning from T-RF, Traditional Residential Flex District, to T-RH, Traditional Residential High District, for property at 860 17th St SE.

Description of the Request:

Applicant is requesting a change in the zone district to the T-RH, Traditional Residential High district, to permit a change of use of the property to a “Rehabilitation House”. The applicant is wishing to convert the existing Higley Mansion facility into a residential treatment facility. No exterior changes to the existing structure are being proposed at this time by the applicant.

The application will also require a separate Conditional Use Permit which will be considered after the rezoning is complete, if approved. A separate notification will be mailed for the date and time of the Conditional Use Permit hearing before the Board of Adjustment.

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 |
|--|--|---|
| City Planning Commission Review and Recommendation | 4/4/2024 at 3:00 PM City Hall Council Chambers, 3 rd Floor 101 First Street SE | www.cityofcr.com/CPC Agenda packet posted by end of day the Friday before the meeting. |
| City Council Hearing and Possible Action | 4/23/2024 at 4:00:00 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NOTE: Agendas are subject to change, which may result in this case being withdrawn from the agenda and, therefore, cause a change in the date of the subsequent Council meeting public hearing. 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:

A rezoning is a request to change the zone district for a property. A change of zone district will permit different types of buildings, different development standards or different uses to occur. Sometimes a change of zone is requested to allow a specific project; however, rezoning would permit future development of the site to include any permitted uses or buildings allowed by that zone district.

You are receiving this notice because your property is located within 300 feet of the land included in this application.

A rezoning requires review and recommendation by the City Planning Commission, followed by a public hearing and decision by the City Council. Rezoning's are adopted by Ordinance, which typically require the approval to be made across multiple City Council Meetings. 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.