Cavitt Creek Condominiums
ITEMS

- Final Plat of Cavitt Creek 1 Subdivision
- Final Plat of Cavitt Creek 2 Subdivision
- Site Plan for Cavitt Creek Condos 1
- Site Plan for Cavitt Creek Condos 2
- No Parking Zone Request on North 9th Street
Initial plans were submitted on June 3.
Initial comments were returned to the applicant on June 20.
1st Revised plans for Cavitt Creek Condominiums I were submitted on June 28.
1st Revised plans for Cavitt Creek Condominiums II were submitted on July 10.
Subdivision Plats for both properties were submitted on July 15.
Kading Properties hosted a neighborhood meeting on July 16.
1st Revised plan comments were returned on July 26.
HISTORY (cont.)

• 2nd Revised plans were submitted on July 31.
• 2nd revised plan comments were returned on August 6.
• Kading Properties hosted a 2nd neighborhood meeting on August 14.
• 3rd revised plans were submitted on August 23.
• Kading Properties hosted a 3rd neighborhood meeting on August 27.
• 4th revised plans were submitted on August 28.
• The Planning and Zoning Commission recommended the final plats be approved and the site plans be denied on September 10.
Final Plat Information

- Proposed plats do not create new lots, only rename lots.
- Currently, the two lots are labeled as outlots.
- Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision.
- The proposed plats are intended to rename these as lots.
- Notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime.
- Cavitt Creek Plat two notes that a trail easement will be dedicated to the City upon recordation of the Plat.
- Existing public utility easements, sanitary sewer and storm sewer overland flowage easements on both lots are maintained through this platting process.
SITE PLAN INFORMATION

• Developer/Property Owner: Kading Properties

• Cavitt Creek Condominiums I
  • Between 1404 and 1500 North 9th Street (east side)
  • Proposes 12 duplexes (24 units) w/single car garages
  • Includes an additional 16 spots for off street parking

• Cavitt Creek Condominiums II
  • West of Cavitt Creek I and 1500 North 9th Street (west side)
  • Proposes 21 duplexes and 14 six-plexes, for a total of 126 units, w/ double car garages
  • Includes an additional 14 car off street parking area
• R-3 Mixed Residential Zoning District
  • Allows Single-Family, Two-Family and Multi-Family Dwellings
1. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of land;
2. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements;
3. Promote development that can be conveniently, efficiently and economically served by existing municipal utilities and services or by their logical extension;
4. Provide for the enhancement of the natural setting through careful and sensitive placement of manmade facilities and plant materials;
5. Encourage adequate provision for surface and subsurface drainage in order to assure that future development of other areas of the City will be available;
6. Provide suitable screening of parking, truck loading, refuse disposal, outdoor storage areas and noise from adjacent and nearby property.
1. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines for what they were designed nor increase the danger of erosion, flooding, landslide or other endangerment of adjoining or surrounding property.

2. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property, and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers and impairment of natural light and impairment or pollution of air. For the purpose of this section, the term “use and enjoyment of adjoining property” means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term “use and enjoyment of adjoining property” means those uses permitted under the zoning districts in which such adjoining property is located.
3. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets.

4. To such end as may be necessary and proper to accomplish the standards in subsections 1, 2 and 3 of this section, the proposed development shall provide fences, walls, screening, landscaping, erosion control or other improvements.

5. The proposed development shall conform to all applicable provisions of the laws of the State of Iowa, and all applicable provisions of this Code of Ordinances.
PLANNING AND ZONING COMMISSION

• Final Plat Recommended for Approval
• Site Plans Recommended for Denial
  • Proposed development would not have a minimal effect on adjacent properties and existing developments
  • Population density concerns
  • No playgrounds/park space or non-detention open space for the amount of density
  • Traffic impacts unknown
NO PARKING REQUEST

• On August 19, Council directed staff to create a No Parking Zone on North 9th Street
• The area would include the stretch of North 9th Street 300’ north of East Madison Avenue to 1,250’ north of East Madison Avenue
• Staff has reviewed, and recommends that No Parking signs be erected to prohibit parking along this stretch of North 9th Street.
Questions?