

RESOLUTION NO. 16-129

**A RESOLUTION AMENDING THE COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM RESIDENTIAL 2-8 DWELLING UNITS PER ACRE TO OFFICE COMMERCIAL FOR PROPERTY LOCATED NORTH OF MELROSE AVENUE AND EAST OF CAMP CARDINAL BOULEVARD (CPA16-00001).**

WHEREAS, Saint Andrew Presbyterian Church has requested that the land use designation for the property north of Melrose Avenue and east of Camp Cardinal Boulevard be changed from 2-8 Dwelling Units per Acre to Office Commercial in the Iowa City Comprehensive Plan

WHEREAS, the Iowa City Comprehensive Plan serves as a land-use planning guide by illustrating and describing the location and configuration of appropriate land uses throughout the City, provides notification to the public regarding intended uses of land; and illustrates the long range growth area limit for the City; and

WHEREAS, if circumstances change and/or additional information or factors come to light, a change to the Comprehensive Plan may be in the public interest; and

WHEREAS, evidence must be shown the proposed amendment will be compatible with other policies of the Comprehensive Plan; and

WHEREAS, the subject property is at the intersection of Camp Cardinal Boulevard and Melrose Avenue, with close proximity to Highway 218, located in the Northwest District of the City; and

WHEREAS, the general principles of the Comprehensive Plan encourage buffers between residential development and major highways; and

WHEREAS, office uses are less sensitive than residential uses to highway noise and could benefit from the visibility and high traffic counts of this location; and

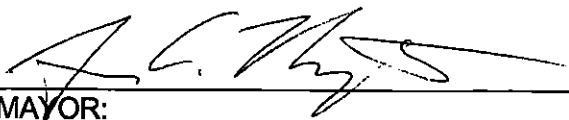
WHEREAS, the Iowa City Zoning Code recognizes Office Commercial (CO-1) zone as an appropriate zone near residential neighborhoods and an appropriate transition to more intense uses; and

WHEREAS, the Planning and Zoning Commission has reviewed this amendment and unanimously determined that circumstances have changed to the extent that an amendment to the comprehensive plan is warranted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, THAT:

1. It is in the public interest to update the Comprehensive Plan Future Land Use Map to respond to changes in circumstances in the Northwest District of the City.
2. The land use designation for the property north of Melrose Avenue and east of Camp Cardinal Boulevard shall be changed from 2-8 Dwelling Units per Acre to Office Commercial in the Iowa City Comprehensive Plan.

Passed and approved this 3rd day of May, 2016

  
MAYOR:

ATTEST: Marian K. Kasa  
CITY CLERK

Approved by:  
Sara Greenwood Helton  
City Attorney's Office 4/20/16

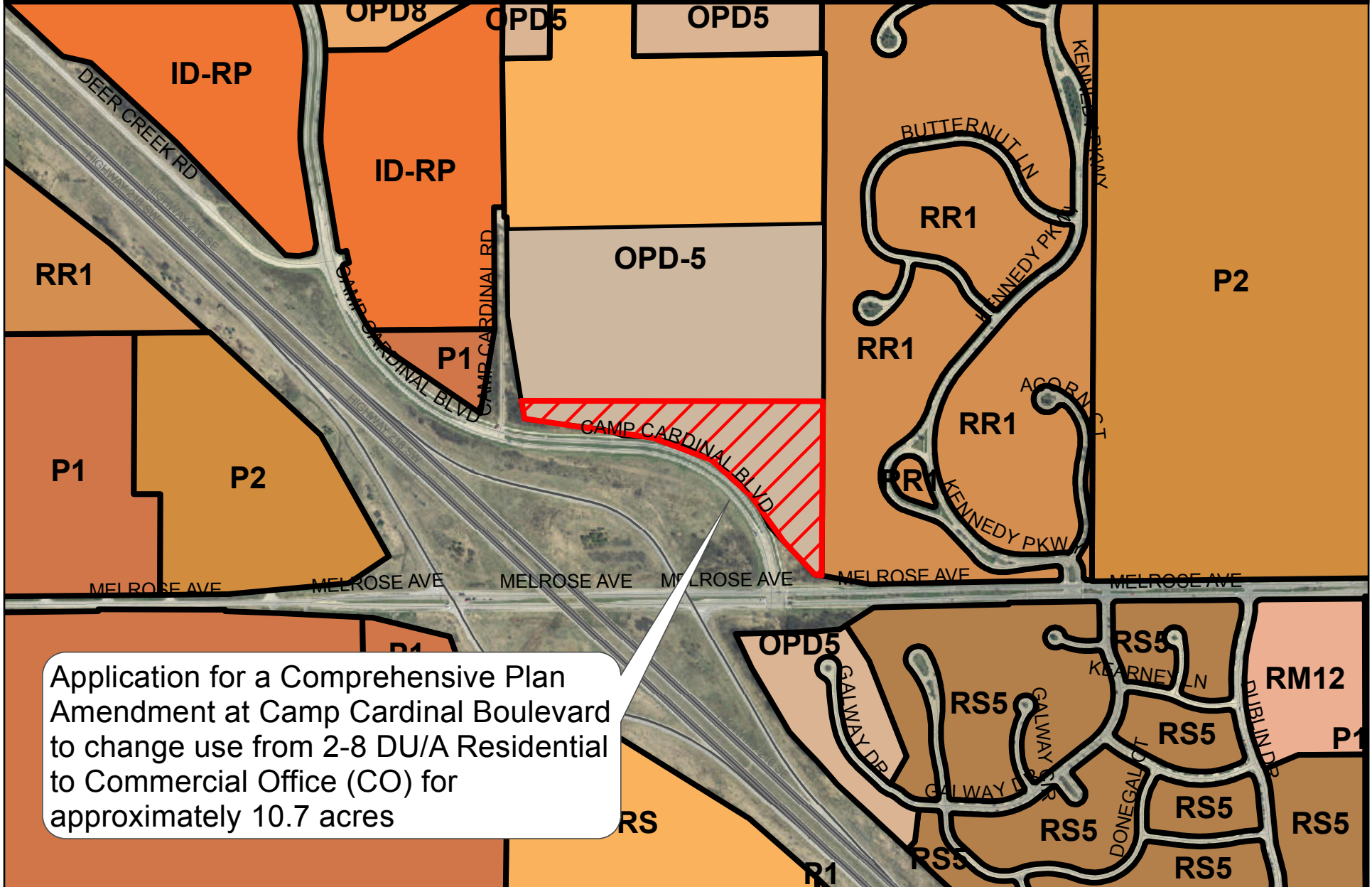
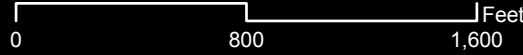
It was moved by Botchway and seconded by Dickens the  
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	_____	_____	_____	Botchway
<u>X</u>	_____	_____	_____	Cole
<u>X</u>	_____	_____	_____	Dickens
<u>X</u>	_____	_____	_____	Mims
<u>X</u>	_____	_____	_____	Taylor
<u>X</u>	_____	_____	_____	Thomas
<u>X</u>	_____	_____	_____	Throgmorton



# CPA16-00001 St. Andrew's

Prepared by: Marti Wolf  
Date Prepared: March 2016



Application for a Comprehensive Plan Amendment at Camp Cardinal Boulevard to change use from 2-8 DU/A Residential to Commercial Office (CO) for approximately 10.7 acres

\* Zoning designations available online at:  
<http://www.icgov.org/site/CMSv2/File/planning/urban/ZoningMap.pdf>

Prepared by: Marti Wolf, Planning Intern, 410 E. Washington St, Iowa City, IA; 319-356-5230 (CPA16-00003)

RESOLUTION NO. 17-25

**A RESOLUTION AMENDING THE IOWA CITY COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM RESIDENTIAL 2-8 DWELLING UNITS PER ACRE TO RESIDENTIAL 8-16 DWELLING UNITS PER ACRE FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAMP CARDINAL ROAD AND CAMP CARDINAL BOULEVARD. (CPA16-00003)**

WHEREAS, the Iowa City Comprehensive Plan serves as a land-use planning guide by illustrating and describing the location and configuration of appropriate land uses throughout the City, provides notification to the public regarding intended uses of land; and illustrates the long range growth area limit for the City; and

WHEREAS, if circumstances change and/or additional information or factors come to light, a change to the Comprehensive Plan may be in the public interest; and

WHEREAS, TSB Investments LLP, on behalf of St. Andrew Presbyterian Church, the property owner, has requested that the land use designation for the property located at the northeast corner of Camp Cardinal Road and Camp Cardinal Boulevard (shown on the attached map) be changed from Residential 2-8 dwelling units per acre to Residential 8-16 dwelling units per acre; and

WHEREAS; the area surrounding the property has undergone significant change in character since the land use designations of the 1989 Comprehensive Plan were implemented; and

WHEREAS, Camp Cardinal Road is a collector street and Camp Cardinal Boulevard is an arterial street; and

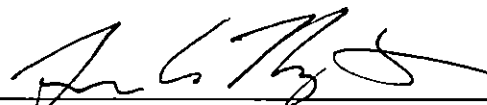
WHEREAS, the Comprehensive Plan Future Land Use Map states that alternatives to single-family development, including multifamily residential, may be appropriate at the intersection of collector and arterial streets; and

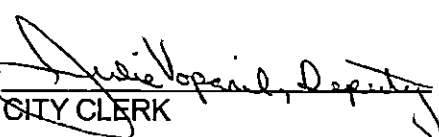
WHEREAS, the Planning and Zoning Commission has reviewed this amendment and determined that circumstances have changed to the extent that an amendment to the comprehensive plan to designate the subject property as appropriate for residential development at a density of 8-16 dwelling units per acre is warranted.

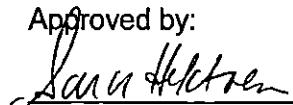
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, THAT:

**The Comprehensive Plan Future Land Use Map is amended to designate Lot 2, St. Andrew Presbyterian Church – Part One as residential 8-16 dwelling units per acre.**

Passed and approved this 17th day of January, 2017.

  
MAYOR:

ATTEST:   
CITY CLERK

Approved by:  
  
City Attorney's Office 1/10/17

Resolution No. 17-25

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It was moved by Botchway and seconded by Thomas the Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Botchway
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Cole
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Dickens
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Mims
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Taylor
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Thomas
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Throgmorton



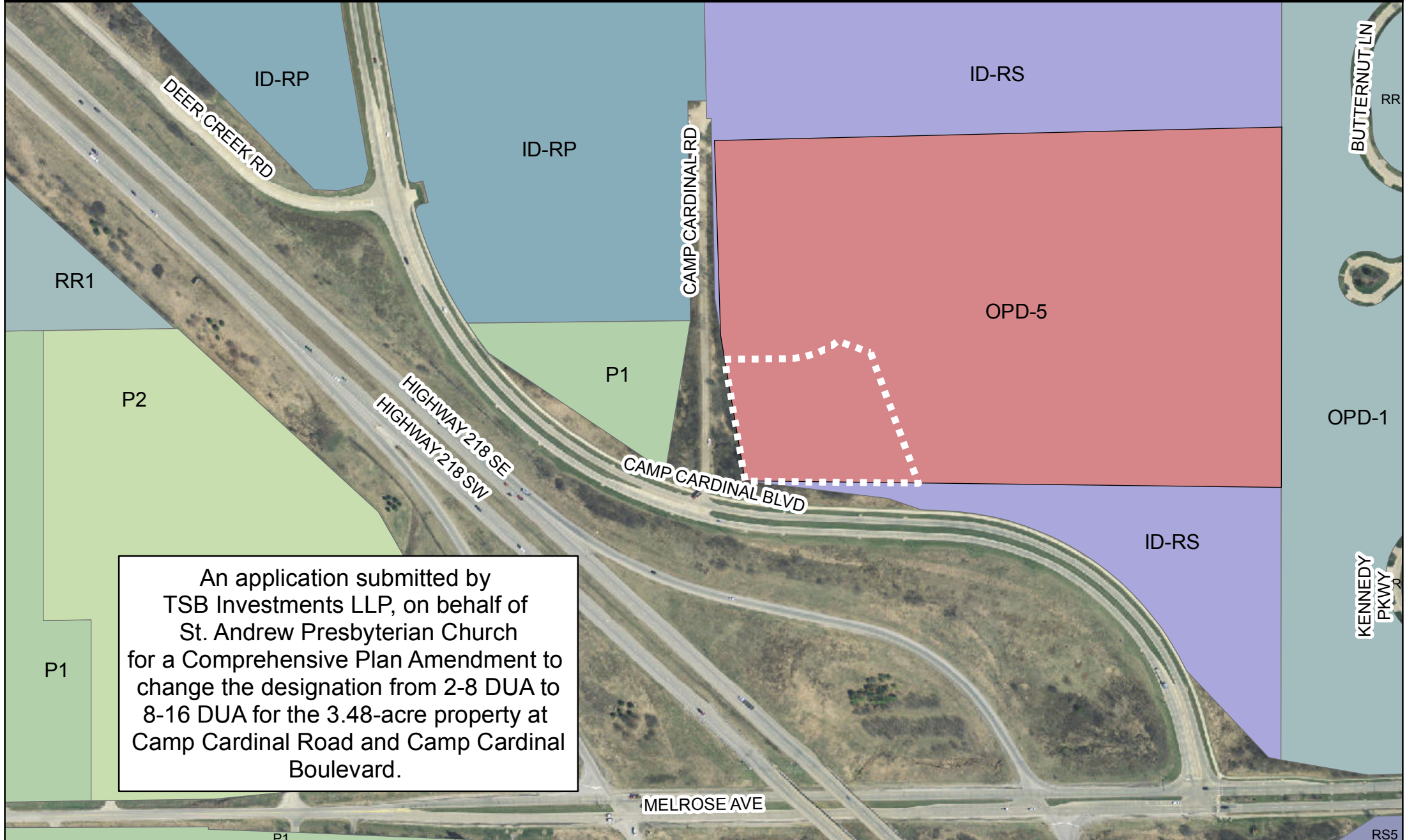
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CPA16-00003

# St. Andrew Presbyterian Church



Prepared By: Marti Wolf  
Date Prepared: September 2016



An application submitted by TSB Investments LLP, on behalf of St. Andrew Presbyterian Church for a Comprehensive Plan Amendment to change the designation from 2-8 DUA to 8-16 DUA for the 3.48-acre property at Camp Cardinal Road and Camp Cardinal Boulevard.