

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

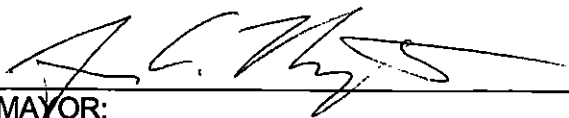
WHEREAS, the Iowa City Zoning Code recognizes Office Commercial (CO-1) zone as an appropriate zone near residential neighborhoods and an appropriate transition to more intense uses; and

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:   
CITY CLERK

Approved by:

  
City Attorney's Office 4/20/16

Resolution No. 16-129  
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It was moved by Botchway and seconded by Dickens the  
Resolution be adopted, and upon roll call there were:

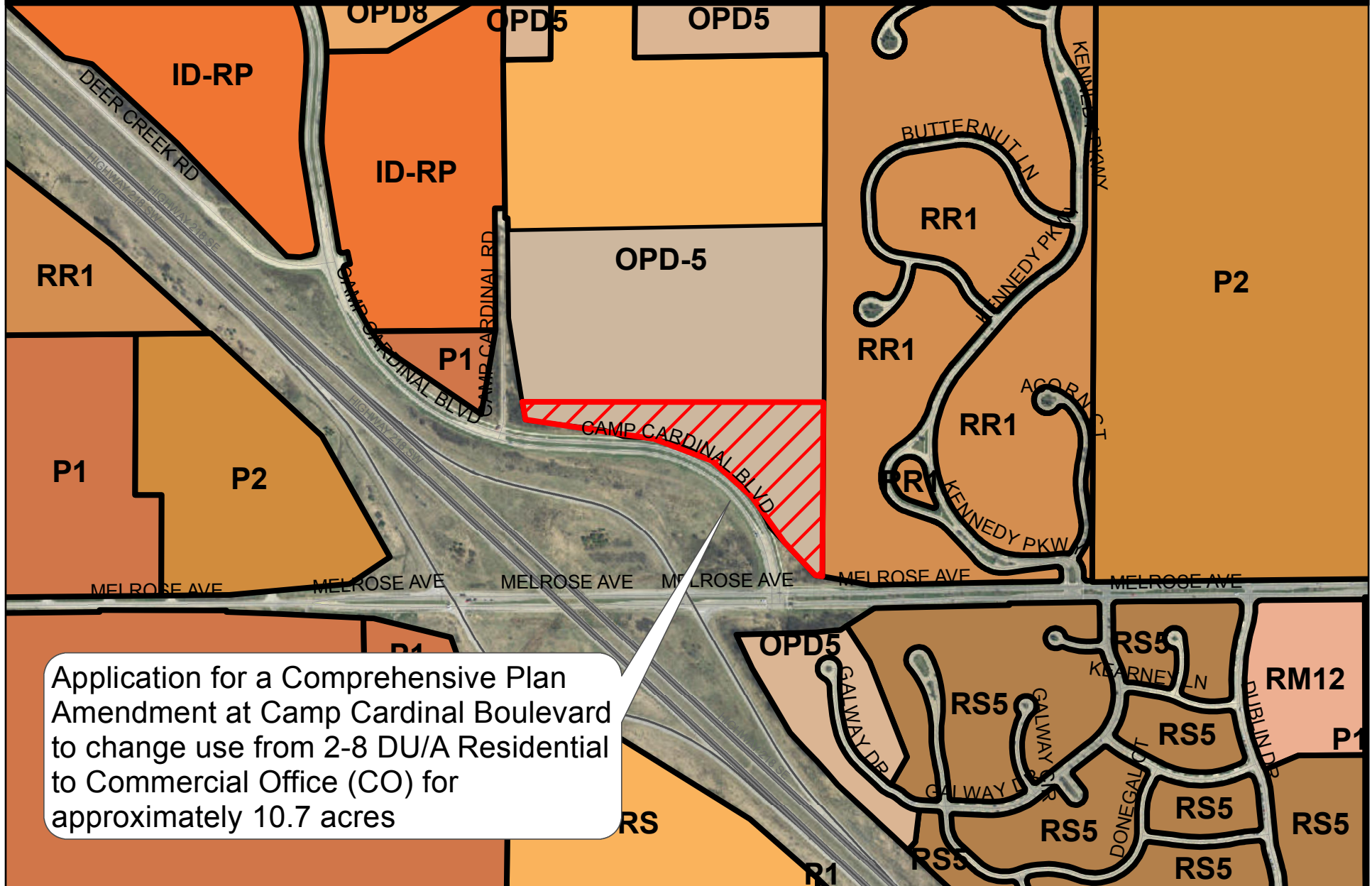
AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>	Botchway
<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>	Cole
<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>	Dickens
<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>	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



**CPA16-00001**  
**St. Andrew's**

Prepared by: Marti Wolf  
Date Prepared: March 2016

0 800 1,600 Feet



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

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

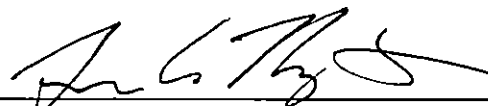
WHEREAS, the Comprehensive Plan Future Land Use Map states that alternatives to single-family development, including multifamily residential, may be appropriate at the intersection of collector and arterial streets; and

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:

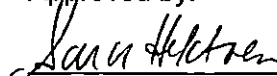
**The Comprehensive Plan Future Land Use Map is amended to designate  
Lot 2, St. Andrew Presbyterian Church – Part One as residential 8-16  
dwelling units per acre.**

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

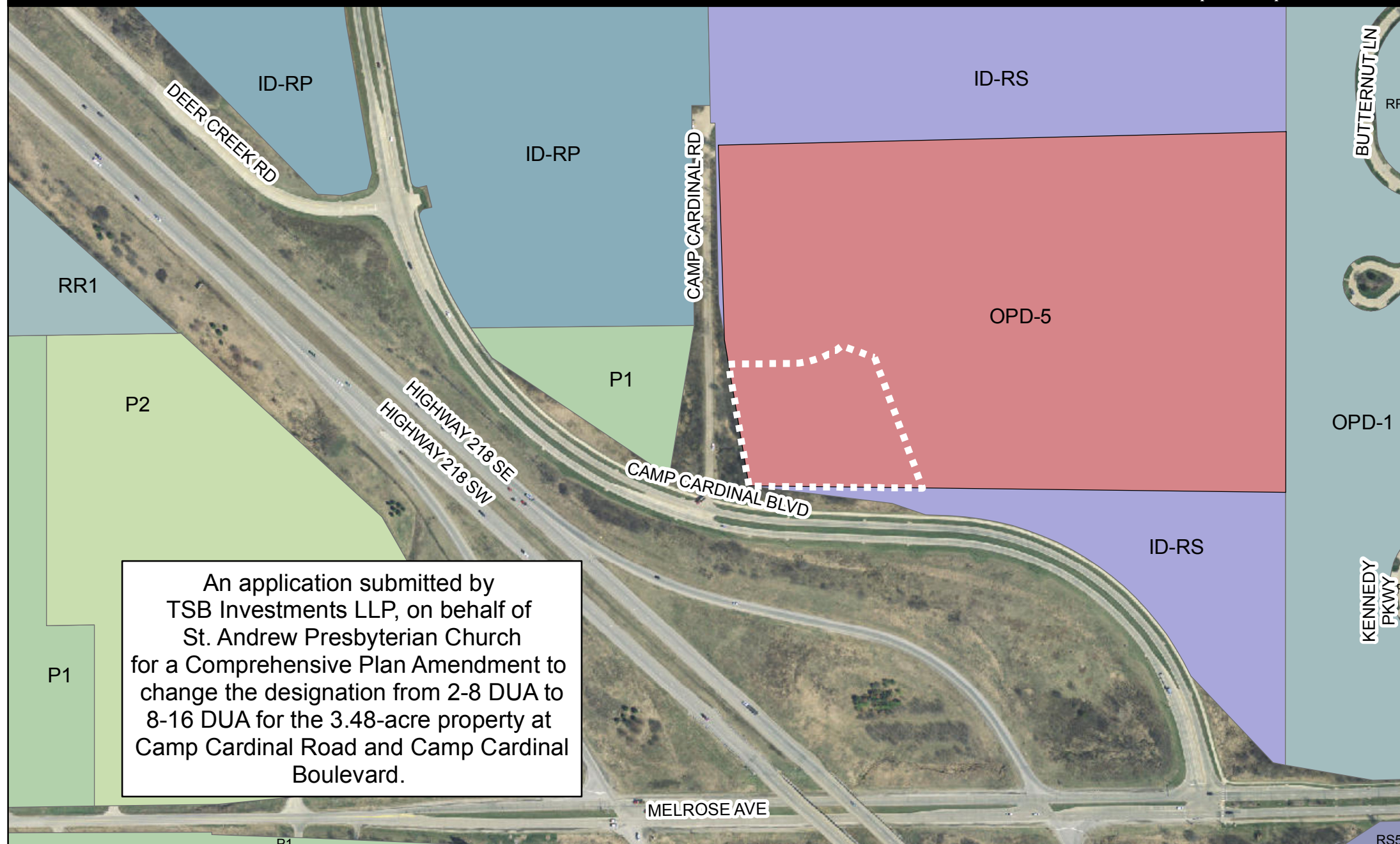


0 0.0275 0.055 0.11 Miles

# CPA16-00003 St. Andrew Presbyterian Church



Prepared By: Marti Wolf  
Date Prepared: September 2016



RESOLUTION NO. 20-210

**Resolution amending Iowa City's Comprehensive Plan to change the future land use designation from Public/Private Open Space to General Commercial for the property located north of Camp Cardinal Boulevard and west of Camp Cardinal Road (CPA20-0001).**

Whereas, MMS Consultants, on behalf of Jon Harding, have requested that the future land use designation for the property north of Camp Cardinal Boulevard and west of Camp Cardinal Road be changed from Public/Private Open Space to General Commercial in the Iowa City Comprehensive Plan; and

Whereas, the 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 was sold to Jon Harding by Johnson County in 2014; and

Whereas, the general principles of the Comprehensive Plan encourage buffers between residential development and major highways, and support appropriate transitions between high and low-density development and commercial and residential land uses; and

Whereas, the Comprehensive Plan discourages sprawl by promoting infill development and preserving environmentally sensitive areas by enforcing the Sensitive Areas Ordinance; and

Whereas, commercial 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, General Commercial uses are an appropriate transition with multi-family dwellings and institutional uses; and

Whereas, the property is required to meet the requirements of the Sensitive Areas Ordinance; and

Whereas, the Planning and Zoning Commission reviewed this amendment at their meeting on August 6, 2020 and determined that circumstances changed to the extent that an amendment to the comprehensive plan is warranted and the proposed amendment is compatible with other policies or provisions of the comprehensive plan.

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 City.
2. The proposed amendment is compatible with other policies of the Comprehensive Plan.

3. The land use designation for Parcel #1112476001, north of Camp Cardinal Boulevard and west of Camp Cardinal Road, shall be changed from Public/Private Open Space to General Commercial in the Iowa City Comprehensive Plan.

Passed and approved this 1st day of September, 2020.

Bruce Teague  
Mayor:

Attest: Kellie K. Guehling  
City Clerk

Eleanor M. O'Neil  
City Attorney's Office  
(Sara Greenwood Hektoen – 08/27/2020)

Resolution No. 20-210  
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It was moved by Salih and seconded by Mims the  
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
<u>X</u>	<u>      </u>	<u>      </u>	Bergus
<u>X</u>	<u>      </u>	<u>      </u>	Mims
<u>X</u>	<u>      </u>	<u>      </u>	Salih
<u>X</u>	<u>      </u>	<u>      </u>	Taylor
<u>X</u>	<u>      </u>	<u>      </u>	Teague
<u>X</u>	<u>      </u>	<u>      </u>	Thomas
<u>X</u>	<u>      </u>	<u>      </u>	Weiner



0 0.035 0.07 0.14 Miles

# CPA20-01 - Harding Event Center North of Camp Cardinal Blvd, West of Camp Cardinal Road.



Prepared By: Joshua Engelbrecht  
Date Prepared: June 2020

