
PLANNING & DEVELOPMENT ACTIVITY

Uptown Commercial District:

- The Uptown Marion Mall redevelopment project, Broad & Main, was formally approved by City Council at the January 21, 2021 City Council Meeting. Third floor was completed with windows being installed on ground level. Brickwork began late March and will continue through spring and early summer.
- The Pentecostal Church of Cedar Rapids was sold to Conlon Construction. No plans have been submitted at this time but anticipate planning sessions to occur throughout the spring and summer. Any improvements / partial demolition will go through the Historic Preservation Commission, Planning and Zoning Commission and City Council for review.

General Commercial Improvements:

- Staff has been presented with several concept plans for potential commercial development projects along 7th Avenue. The projects below have been formally submitted for review and are proposed to be constructed this spring/summer.
 - Cedar Rapids Bank and Trust, located at 700 25th Street, is under construction an open date has not be scheduled. A temporary bank branch is located between KFC and Quality auto for approximately 10 months.
 - Kwik Star plans at 7th and 31st Street broke ground with underground work throughout May with walls expected in early June. In addition to fuel pumps and convenience store an attached automatic car wash is proposed.
- Green Acres Storage has begun to clear the site for the new facility anticipated to begin in late summer 2022.
- Caliber Collision has purchased the property located at 1075 Lyons Lane and has completed all exterior improvements to the property.
- Scooters Coffee approved by the City Council in May at Hwy 151 and 62nd Street began grading with construction expected summer 2022.

COMMERCIAL BUILDING ACTIVITY

With Summer upon us, projects are continuing to come in. Even with prices higher than maybe normal commercial contractors are still talking about new projects, which is always a good sign. 2 new commercial permits were started this month with more being prepared. The building department has 47 active commercial projects ongoing and got 3 completions this month. Even with all the delays in products and labor issues projects are moving along nicely.

Most of the new projects have been starting at least site work to date. Others like Marion Independent School District's projects are starting to come out of the ground along with KwikStar. Broad and Main's second building, should be starting late summer and Marion Boulevard apartments and Green Park apartments should be starting foundation work soon. While we are doing our plan reviews for new housing, we are still inspecting projects like Truck Builders, The Broad and Main mixed use, a few storage buildings, commercial Condos and many more projects that got started in this last year. Several projects are starting, and it is shaping up to be another very busy year in the building department.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	649	694	541
WRECKING	0	1	0
BEER & LIQUOR INSP	3	0	2
COMPLAINT INSPECTIONS	7	13	11
TOTAL INSPECTIONS	659	708	554
PERMITS			
ACTIVE DEPT PERMITS	10,641	10,889	9,370
PERMITS ISSUED	312	331	424
NEW SINGLE FAMILY	19	8	15
NEW MULTI-FAMILY (UNITS)	2 (71)	2 (99)	1 (2)
NEW COMMERCIAL	0	4	5
REMODEL/ADD. COMMERCIAL	1	0	3
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,534	4,537	4,514
TOTAL RENTAL INSPECTIONS	165	197	135

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	7	11	7
RESOLVED COMPLAINTS	2	10	0
ACTIVE COMPLAINTS	61	56	58
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	8	7	5
DEBRIS IN YARD	27	23	15
HOUSING	13	13	17
PROPERTY MAINTENANCE	13	13	21

Active Municipal Infractions:

- 5010 Winslow Road (Sam Nemer).
 - Mediation prior to the May 17 court date led to both parties entering into an agreement. Final compliance date is September 30, 2022 with 30 and 90 days checks on the progress.
- 1565 7th Ave. (Dwight Hogan)
 - An injunction is being sought to prevent Dwight from living at the home while the home is still condemned. Dwight has made no effort towards fixing the sewer problems, cleaning out the house or requesting staff for permission to enter his condemned home.
- 2895 15th Ave. (Garen Braun)
 - Garen has made significant strides towards cleaning up the interior and exterior of his home. A few items remain to be completed but staff has confidence these items will be addressed by Garen.
- 540 8th Ave. (Bonnie Allan)
 - Communication with Bonnie and her brother-in-law has led to a continuance on the court date, her plan is to sell the home by September due to her poor health. Staff has contacted several local contractors to try and facilitate a deal to sell the home as is.
- 1081 27th Street (Maske)
 - Property had slipped back into non-compliance. Staff contacted their attorneys to potentially avoid filing contempt charges that may result in their jail time. Property was promptly cleaned up after staff reaching out.
- 1060 18th Street (James L'Homme)
 - The 657.A.10A process have been started. Staff anticipates the mortgage lender to intervene once this action reaches them.
- 3105 3rd Ave. (Steven Frost)
 - Judgment has been granted in the favor of the City and an Order has been filed giving staff the ability to abate the matter in its entirety or partially on July 1st, 2022.
- 204 10th Street (Sheila Robertson)
 - Occupants have ceased parking on the grass and the ROW but have made no effort to clean up the items in the yard. A municipal infraction has been started and Sheila has been served. Staff is awaiting an answer from Sheila or judgment from the court.
- 901 7th Ave. (Phyllis Rausch)
 - Staff has started the process of the 657A.10A to take control of this abandoned property.

Active Order to Abate Cases:

- 2780 1st Ave. (Cindy Valletta)
 - Multiple minor complaints over several months have led to an Order to Abate being sent requesting the removal of debris, removal of a junk car and the repair of damaged siding from the 2020 derecho.
- 330 S 12th Street (Montylee & Virginia Watt)
 - An Order to Abate was sent after verbal communication with the owner led to no action being taken to correct the derecho storm damage and the racoon harboring.

- 1568 5th Ave. (Thelma Jacobs)
 - Junk and debris have been left out on the property. An Order to Abate is being prepared and will be sent out the first part of June.
- 500 8th Ave. (Mike Warner)
 - Staff has ceased their involvement with the Warner's after repairs were completed by Habitat for Humanity.

Upcoming Order to Abate Cases/Cases to Watch:

- 2294 5th Ave. (Bob Lacey)
 - Staff has worked diligently to work with and gain the confidence of Mr. Lacey. This approach has led to Mr. Lacey bringing his property into compliance. Staff continues to work with Mr. Lacey on minor compliance issues that remain.
- 597 21st Street (Mike Balfe)
 - Staff has worked with Mr. Balfe to improve the condition of his property. Mostly vehicles parked on the grass, but some minor debris was present.
- 1155 11th Street (Angela Pfiffner & Curtis Ahlers)
 - A letter was sent requesting that all the junk and debris is removed from the driveway. Owners complied by moving all the items to the lawn... An order to abate is being prepared.

DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS

- There were 0 applications reviewed and issued in May 2022 (18 YTD)

PROJECT UPDATES

City Wide Zoning Initiative

Staff is currently working to identify all potential non-conforming uses that would occur as a result of the zoning map updates to the Ward 1 and Ward 3 area and making changes to the map to minimize the number created. Plan is to combine both Wards through one approval process

- Individual property owner meetings anticipated in June 2022
- Planning and Zoning Commission likely July / August 2022
- City Council to be determined.

Staff has created and finishing work on several zoning changes primarily in regards to uptown café dining, drive thru designs and street trees. Anticipated to begin at the City Council in late Spring 2022.

- Outdoor Sidewalk Café Ordinance and Design Guidelines presented to the City Council. – Approved June 2022
- Drive Through Regulations / Design Guidelines have been drafted. To be presented to the City Council in April 2022. Anticipated to be forwarded to the Planning and Zoning Commission in July 2022 with City Council approval anticipated in early August 2022.
- Street Tree discussion will begin again between various departments. Anticipated City Council presentation early Summer 2022.

Trail Projects

10th Avenue Side paths (35th Street to Eagleview Drive)

Contractor continues to work on paving the north and south sidepaths.

CeMar Trail (7th Street to Marion city limits, including bridges)

The trail has been broken into 5 phases, allowing separate lettings for each segment.

The **first phase (Bridge Demo)**: Staff is working through project closeout with the IDOT.

The **second phase (Thomas/Legion Park Paving)**: Staff is working through project closeout with the IDOT. The project was accepted by City Council in January. Final reimbursement for funding and other required documentation was submitted to the IDOT at the end of January.

The **third phase (Bridge over Indian Creek)**: Staff is working through project closeout with the IDOT. Following the final audit in May, Engineering will work to resolve any final items and anticipate final retainage being released soon after that.

The **fourth phase (Ped. Bridge over Marion Blvd)**: The contractor completed restoration work under the bridge. Lighting work is expected in June.

The **fifth phase (South of Hwy 100)**: Trunk sewer easement has been signed by property owners, trail easement negotiations to begin soon.

Indian Creek Trail (Boyson Trail to Tower Terrace Road)

The contractor has graded the south portion of the project, from Donnelley Park to Boyson Road.

Paving is expected to occur in that section in June. The north half of the project will be delayed until the bridge materials become available.

Lucore Road Pedestrian Bridge and Sidepath

In 2021 the CMPO Policy Board funded the project at 15%, allowing it to be placed in the State Transportation Improvement Program (STIP) and eligible for additional/full funding in a later funding cycle. In December, Council approved application and staff submitted application for remaining funding to get to the 80% Federal match. The CMPO has been approved the increase in funding to the full 80/20 split. The funding will become available likely in FFY 25 and 26.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on May 10, 2022 and took action on the following items:

- Conditional Use – Bees – 3410 Mulberry Dr (approved)
- Central Corridor Review – Solar – 1962 5th Ave – Switch Electric (approved)
- Comprehensive Plan Amendment, Rezoning, Preliminary Site Development Plan, Preliminary Plat – north of 35th Ave and east of 44th St extended north – Sycamore Development, LLC (all approved)
- Preliminary and Final Site Development Plans – multi-tenant flex space – east of Enterprise Dr south of Marion Airport Rd (tabled at applicant's request)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on May 17, 2022 and took action on the following items:

- Conditional Use – Bees – 3410 Mulberry Dr (approved)
- Variance – Monument Sign – 675 S. 11th St – Miller Dental (tabled at applicant's request)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet in May 2022.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee did not meet in May 2022.

Construction Code Review Board

The Marion Construction Code Review Board did not meet in May 2022 as there were no items that required action.

Nuisance Enforcement and Property Maintenance Advisory Board

No meeting of the Nuisance Board in May 2022.