

## MEMORANDUM

**Date:** January 30, 2025  
**To:** Planning and Zoning Members  
Mayor Kennedy & City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** Sierra Vista West – Plan of Development Amendment No. 2  
Staff's Summary and Recommendations  
**CC:** Robert Hemminger Kayleen Rosser

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Quiddity Engineering, on behalf of Astro Vista, LP, submitted Amendment No. 2 for the Sierra Vista West Plan of Development.

The proposed amendment is as follow:

1. Reduction of 187 townhome lots (on approximately 22 acres)
2. Addition of 114 standard 50-foot wide lots on approximately 30.2 acres)
3. Reduction in acreage of the onsite recreational center site from 16.7 acres to 8.7 acres
4. Dedication of an additional +/-18 acres of land to the Regional Park site on Cedar Rapids Parkway. The developer previously was required to donate 40 acres to the park. The Regional Park site would encompass a total of +/-58 acres with this addition.

### **Staff Recommendations:**

*Based on staff review, staff recommends approval to the Sierra Vista West Plan of Development Amendment No. 2 based on the following:*

1. *The reduction in density from townhomes to 50' wide lots reduce the total lot count by 73 units.*
2. *The 50' wide lots would be consistent with the existing surrounding development.*
3. *The reduction of 8 acres from the recreation center site is compensated with an additional dedication of 18 acres to the Regional Park site on Cedar Rapids.*