



January 29, 2026

Sami Scheetz
Linn County Board of Supervisors
935 Second Street, SW
Cedar Rapids, Iowa 52404

RE: Todd Hills Rezoning and Conditional Use Request

Dear Mr. Scheetz,

Thank you for reaching out to discuss the property at 3541 Todd Hills Road. We received an inquiry at the beginning of December if the City would allow connection to City Water and Sewer to allow a health care facility to be established in the existing house on the property. For the sake of timely development of the property, the City agreed to allow connection to City Water and Sewer with an agreement to voluntarily annex into the City at such time the City requests it. The purpose behind not requiring annexation right away was to allow the timely development in the County rather than waiting 6 months for the annexation process and then still needing to zone the property in the City. Staff's intent with the annexation agreement was to allow a sensible redevelopment timeframe for the new owner, with the intent to bring the property into City jurisdiction in a year or two.

Following annexation of the property, Hiawatha's comprehensive plan shows this area as low density residential which carries an assumption of 1 to 4 units per acre. Given the surrounding lots on the north side of Todd Hills Road, staff would support a larger lot zoning such as R-1, which still allows a health care facility as a conditional use. This is consistent with our Amended 2036 Comprehensive Plan.

If the use is established in the County prior to annexation, it would be allowed and no conditional use would be required coming into the City. In the future, should the use change or expand, Hiawatha will require additional conditional use review and approval by our Planning and Zoning Commission and Board of Adjustment.

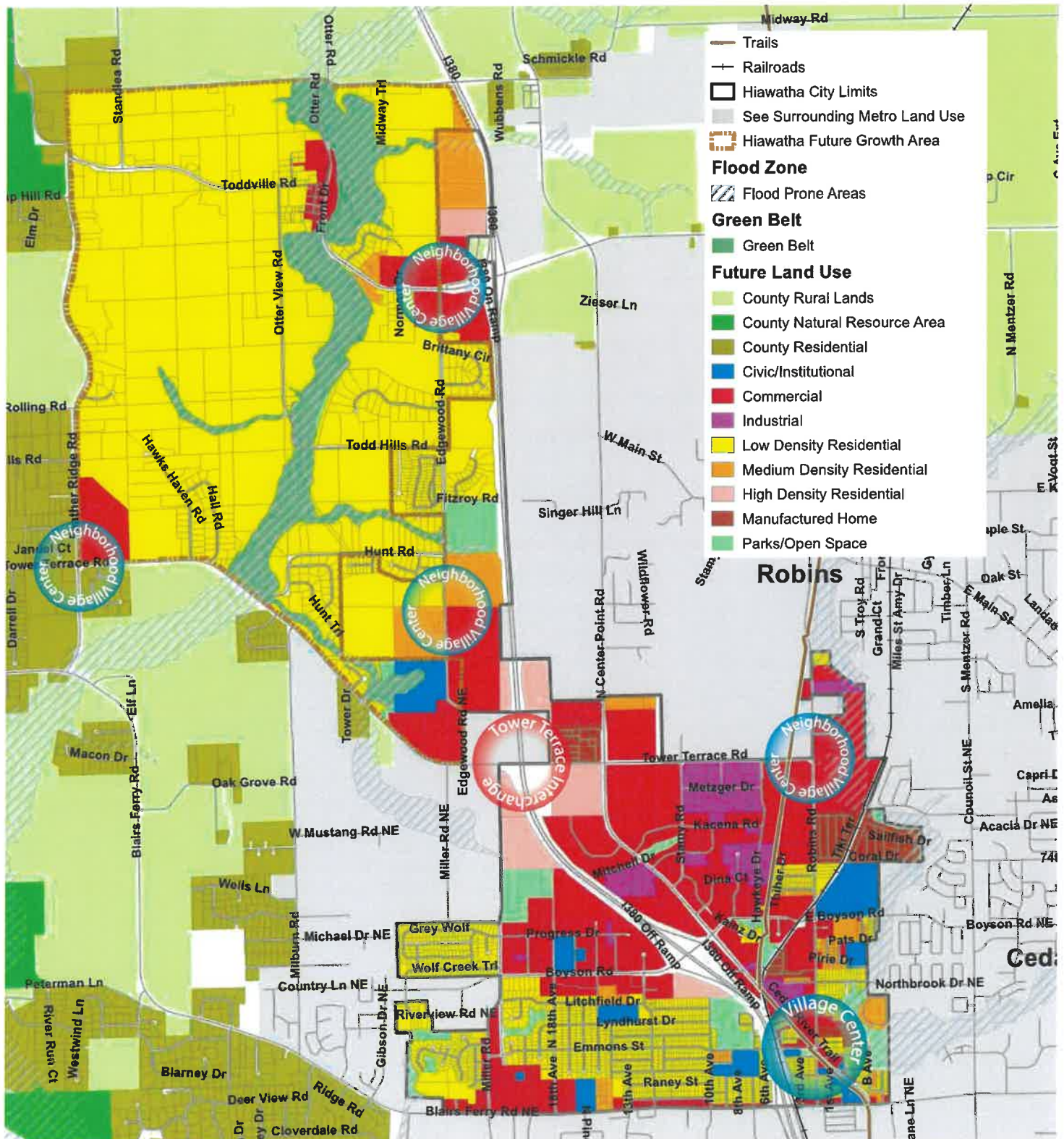
If you need any further clarification, please reach out at 319-393-1515 or email me at dmarks@hiawatha-iowa.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis Marks", is written over a light blue horizontal line.

Dennis Marks
City Manager
City of Hiawatha

Future Land Use Map - See Appendix A



4.3 Future Land Use Categories

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category. Some categories also feature design recommendations.

The nine categories designated on the Future Land Use Map are:

- **RL** - Rural Lands
- **LDR** - Low Density Residential
- **MDR** - Medium Density Residential
- **HDR** - Higher Density Residential
- **MH** - Manufactured Home* (Carry Over from Existing Land Use)
- **C** - Commercial
- **I** - Industrial
- **CV** - Civic/Institutional
- **Prk/OS** - Parks & Open Space

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2036. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.



Low Density Residential (LDR)

Low Density Residential areas are intended for housing with densities that range from one to four units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units and two-family dwellings.



Medium Density Residential (MDR)

Medium Density Residential areas are intended for housing at densities between two to four units per acre not to exceed eight living units per acre. Uses in this category include single-family attached duplexes/ townhomes, row houses, apartment buildings, and senior housing.

