

City Council Communication

Department: Community Development CASE #ZT-23-004 Applicant: Community Development Department	Ordinance No. _____	City Council 1 st Consideration: 8/28/2023 2 nd Consideration: 9/11/2023 3 rd Consideration: 9/25/2023 Planning Commission: 8/8/2023
Subject/Title Request: Public hearing on the request of the Community Development Department to amend Section 15.19.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to add ‘data center’, as defined in Section 15.03.176 of the Council Bluffs Zoning Ordinance, as a principal use in the P-I/Planned Industrial District.		
Background The Community Development Department is proposing to amend Section 15.19.020, <i>Principal Uses, P-I Industrial District</i> , of the Council Bluffs Municipal Code (Zoning Ordinance) to allow ‘data center’ as a principal use in the P-I District. The purpose of the proposed amendment is to facilitate a future data center facility at the southeast corner of the intersection of College Road and E. Kanesville Boulevard. As per Section 15.03.176 of the Council Bluffs Municipal Code (Zoning Ordinance), a ‘data center’ is defined as “a facility, or facilities, that house digital electronic equipment for internet site hosting, electronic data storage and transfer, credit card and financial transaction processing, telecommunications, and other activities that support the electronic information-based economy.” Data centers are currently only allowed in the I-2 District as a principal use. All City Departments and local utilities were notified of the proposed text amendment. No adverse comments have been received.		
Discussion A. The P-I/Planned Industrial District is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. B. Data centers are deemed a compatible use within industrial/business park settings per the P-I District as data centers are a relatively low-intensity use with little to no exterior operations or storage needs. Furthermore, development of all properties zoned P-I District are required to adopt a planned industrial development plan for the property(s) which would regulate site development, off-street parking, architecture, landscaping, and signage to ensure compatibly with surrounding development and land use contexts.		

Recommendation

The Community Development Department recommends approval to amend Section 15.19.020, Principal Uses, P-I/Planned Industrial District, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'data center' as a principal use in the P-I District, as shown in Attachment 'A.'

Public Hearing

Staff speaker for the request:

1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

The City Planning Commission recommended approval to amend Section 15.19.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to add 'data center', as defined in Section 15.03.176 of the Council Bluffs Zoning Ordinance, as a principal use in the P-I/Planned Industrial District.

VOTE: AYE – Bass, Bailey, Hutcheson, Knauss, Opperman, Rater, Rew, Stroebele, and Van Houten.
NAY – None. ABSTAIN – None. ABSENT – None. VACANT - Two Motion: Carried.

Attachment

Attachment A: Proposed Chapter 15.19, P-I/Planned Industrial District, of the Council Bluffs Municipal Code (Zoning Ordinance)

Prepared by: Haley Weber, Planner, Community Development Department