City Council Communication

Department: Community Development CASES #ZC-24-009 & #CP-24-005 Applicant: Volker Development Inc., c/o Travis Fauchald 464 S. Hickory St., Suite C Fond Du Lac, WI 54935 Property Owner: Club Car Wash Council Bluffs, LLC 1591 Prathersville Road Columbia, MO 65202	Resolution No. _____ Ordinance No. _____	CASE #ZC-24-009 1st Consideration: 1/27/2025 2nd Consideration: 2/10/2025 3rd Consideration: 2/24/2025 CASE #CP-24-005: 2/10/2025 Planning Commission: 1/14/2025

Subject/Title

Request: Combined public hearings on the request of Volker Development Inc. to rezone property legally described as Lot 2, Club Carwash Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-4/High Density Multi-Family Residential District, and to amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying said property from 'Local Commercial' to 'Multi-Family/Mixed Use'.

Location: Undeveloped property lying immediately south of 2201 West Broadway.

Background

The Community Development Department has received the following requests from Volker Development Inc. for property legally described as Lot 2, Club Carwash Addition, City of Council Bluffs, Pottawattamie County, Iowa:

A. CASE #ZC-24-009: Rezone property legally described above from C-2/Commercial District to R-4/High Density Multifamily Residential District; and

B. CASE #CP-24-005: Amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying property legally described above from 'Local Commercial' to 'Multi-Family/Mixed Use.'

The subject property contains 1.31 acres of undeveloped land and is located immediately south of Club Carwash (2201 West Broadway). The purpose of these requests is to allow the applicant to construct a 45-unit multi-family building on the subject property (see Attachments A and B). The proposed multi-family development will consist of a four-story apartment building with a mixture of 1, 2, and 3-bedroom units with the intent to provide affordable, workforce housing stock to the Council Bluffs community. Additionally, a 52-stall surface parking lot, fenced-in dog park, and an outdoor playground will be provided to the residents of the proposed development. The project is located within the West Broadway Corridor Design Overlay and shall comply with all design standards stated in Section 15.32A, *West Broadway Corridor Design Overlay*, of the Council Bluffs Municipal Code (Zoning Ordinance).

Land Uses and Zoning

The subject property is zoned C-2/Commercial District and is surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	C-2/Commercial District	Carwash, West Broadway, retail commercial, and restaurants
South	R-3/Low-Density Multifamily Residential District and A-2/Parks, Estates, and Agricultural District	1st Avenue, Cochran Park, and residential dwellings
East	C-2/Commercial District and R-3/ Low-Density Multifamily Residential District	Undeveloped land, commercial/retail uses, and residential dwellings
West	C-2/Commercial District	Hy-Vee and First National Bank

A location/zoning map is included with this report as Attachment 'C'.

Public notices were mailed to all property owners within 200 feet of the subject property. As of the date of this report, no comments were received.

The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Local Commercial' (see Attachment D). The applicant has submitted an application to reclassify the property to 'Multi-Family/Mixed-Use' so that their project is consistent with the City's comprehensive plan and future vision of the West Broadway Corridor.



Discussion

All City Departments and local utilities were provided a copy of the applications to review. The following comments were received:

Community Development Department stated:

1. The subject property is zoned C-2/Commercial District and is proposed to be rezoned to R-4/High Density Multifamily Residential District to facilitate the development of a 45-unit multi-family apartment building. Per Section 15.11.010, *Statement of Intent*, Council Bluffs Municipal Code (Zoning Ordinance), the R-4/High Density Multifamily Residential District is to *"provide for development of high density multiple-family housing. This district allows for a mixture of compatible uses with high density urban neighborhoods. This district is most appropriate in central areas of the community or in areas which have full services".* The subject property is located in an area of the City that has a mixture of residential, commercial, and public lands uses. Additionally, the property has access to existing utilities and roadways along South 28th and 29th Streets to support their proposed multi-family residential development.

2. The subject property contains 1.31 acres of land and can be developed with a maximum of 69 multifamily apartment units, as per the density calculations stated in Section 15.11.050, *Site Development Regulations, R-4/High Density Multifamily Residential District*, of the Council Bluffs Municipal Code (Zoning Ordinance). The applicant's submitted site plan shows a four-story 45-unit multi-family apartment building, which complies with R-4 District density standards. The unit type breakdown for the proposed multifamily building includes: three (one-bedroom units), 26 (two-bedroom units), and 16 (three-bedroom units). The total amount of off-street parking required for this development is 66 spaces, as per Section 15.23.060, *Parking Spaces Required*, of the Council Bluffs Zoning Ordinance. The proposed site plan shows 52 off-street parking stalls. The applicant can make-up the difference of 14 parking stalls by: 1) entering into a shared parking agreement with landowners located within 400 feet of their property; **or** 2) obtaining a variance from the City's Zoning Board of Adjustment for a reduced amount of required parking; **or** 3) seeking approval from City Council to append a PR/Planned Residential Overlay and adopt a site-specific development plan for their proposed multi-family development.

3. The subject property is located within the West Broadway Corridor Design Overlay (CDO), which *"is intended to promote a well-planned and visually attractive corridor that encourages private investment, opportunities for multi-modal transportation options, safe pedestrian access and walkability, improved traffic and parking conditions, and buildings constructed with high quality materials and timeless architectural design"* and regulates building placement, architecture, landscaping, streetscapes, access, outdoor lighting, screening, fencing, and signage within the CDO. The applicant must design their proposed multi-family project to comply with all applicable West Broadway CDO standards. Projects which are unable to meet certain aspects of the West Broadway CDO are allowed the option of applying for a site-specific development plan which enhances components of the development in exchange for relief of other requirements.

4. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Local Commercial', which is described as *"areas oriented primarily towards goods and services that meet the demand of Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots".* The applicant is proposing to reclassify the subject property from 'Local Commercial' to 'Multi-Family/Mixed-Use' so their rezoning request and 45-unit multi-family residential development are consistent with the City's comprehensive plan.

5. The 'Multi-Family/Mixed-Use' future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan *"refers primarily to the Playland Park development areas. It is anticipated that this area will be somewhat distinct from both typical multi-family areas and the downtown mixed-use area. In the multi-family/mixed-*

use area, buildings may include ground-floor commercial uses. However, unlike Downtown Council Bluffs, it is anticipated that this will not be the case in all buildings, rather residential will be the predominant use".

6. On October 12, 2020, the Council Bluffs City Council approved Resolution No. 20-249, which reclassified all vacant and/or undeveloped City-owned properties within the West Broadway Corridor to 'Multi-Family/Mixed-Use'. This action was taken to ensure that any new development and/or redevelopment on said City-owned properties were consistent with the City's adopted West Broadway Corridor Plan. The applicant's request to reclassify the property from 'Local Commercial' to 'Multi-Family/Mixed-Use' aligns with the long-term vision for West Broadway/1st Avenue as a dense, walkable area offering diverse housing options, neighborhood services, and multiple transportation choices.

Council Bluffs Fire Department stated they have no comments for the requests.
Council Bluffs Police Department stated they have no comments/objections for the requests.
Council Bluffs Public Works Department stated they have no comments for the requests.
Council Bluffs Water Works stated they have no comments for the requests.
Mid-American Energy Company stated they have no conflicts with the requests.

Recommendations

The Community Development Department recommends the following:

1. Approval of the request to rezone property legally described as Lot 2, Club Carwash Addition from C-2/ Commercial District to R-4/High Density Multi-Family Residential District; and

2. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lot 2, Club Carwash Addition from 'Local Commercial' to 'Multi-Family/Mixed-Use'.

Public Hearing

Staff speakers for the request:
1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs IA, 51503

Speakers in favor:
1. Travis Fauchald, 464 S. Hickory St., Suite C, Fond Du Lac, WI 54935

Speakers against: None

The Planning Commission recommended:

1. Approval to rezone property legally described as Lot 2, Club Carwash Addition from C-2/Commercial District to R-4/High Density Multi-Family Residential District; and

2. Approval to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lot 2, Club Carwash Addition from 'Local Commercial' to 'Multi-Family/Mixed-Use'.

VOTE: AYE – Hutcheson, Knauss, Rater, Rew, Stroebele, VanHouten, and Watson. NAY – None.
ABSTAIN – None ABSENT – Fruend. VACANT - Three Motion: Carried.

Attachments

Attachment A: Letter of intent
Attachment B: Site plan and architectural renderings
Attachment C: Location and zoning map
Attachment D: Future land use plan map

Prepared by: Christopher Gibbons, AICP, Planning and Code Compliance Manger, Community Development Department