Attachment C

CHARLES E. LAKIN
HUMAN SERVICES CAMPUS

April 21, 2022

Background/Discussion

The Legacy Family Campus was constructed on approximately 17 acres between North 14th and North 16th Streets from Avenue 'G' to Avenue 'J'. It currently houses four human service agencies including Boys and Girl Club of the Midlands, Heartland Family Service, MICAH House, and The Salvation Army. In addition to these agencies, the Charles E. Lakin Foundation, Inc. is also housed on the Campus. The planned expansion of the site will include a Lakin Campus building that will house a choice food pantry, and at minimum two additional non-profit agencies that will complement the existing agencies. The expansion will also include two additional buildings; one that will be an expansion of services by MICAH House, this building will be a childcare center. The other building will be a Heartland Family Service facility, allowing that agency to consolidate many of their current programs in Council Bluffs, into one facility.

The existing development provided shared parking for all facilities, green space, and pedestrian access throughout. The proposed addition of the three buildings will provide additional services to the campus and will provide needed services in one location for those in the Council Bluffs community.

Rezoning

The site is currently zoned; Phase 1 is PC and Phase 2 is R-3. The request is to rezone the entire campus to AP and have one zoning over the entire parcel. Providing a consistent zone for the entire property allows the flexibility for the development to provide shared parking, set architectural requirements, signage requirements and allowances and provide a regulatory guide for future permit reviews as the development continues improvements.

Sincerely,
Clarrissa Newman,

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