Council Communication

Department: Community Development CASE # ZC-18-012 Applicant/Property Owner: Indian Hills Holdings, Inc. Attn: Neal Drickey 2023 South 181st Circle Omaha, NE 68130 Representative: Paul J. Kelly Architecture Attn: Paul J. Kelly 440 N. 61st Street Omaha, NE 68132	Ordinance No. _____	City Council: 9/24/18 Planning Commission: 9/11/18

Subject/Title

Request: Public hearing on the request of Indian Hills Holdings, Inc., represented by Paul J. Kelly Architecture, to rezone property legally described as being part of Lot 2, Auditor's Subdivision of the SE1/4 SW1/4 of Section 29-75-43, and a part of Lot 1, Auditor's Subdivision of the NE1/4 NW1/4 of Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multifamily Residential District to C-2/Commercial District. Said property being more particularly described as follows: Commencing at the southwest corner of the SE1/4 SW1/4 of said Section 29, thence East 520.36 feet along the South line of the SE1/4 SW1/4 of said Section 29; thence North 0°52'05" W, 16.00 feet to the point of beginning; thence Northwesterly 58.55 feet along a 785.48 foot radius curve to the right whose chord is North 39°40'37" West, 58.53 feet, said curve being the Northeasterly right-of-way of McPherson Avenue; thence along said right-of-way North 37°32'30" W, 291.45 feet; thence North 35°26'26" East, 355.92 feet; thence North 0°52'05" West, 29.33 feet, thence North 89°58'59" East, 292.67 feet; thence South 0°49'43" East, 433.41 feet; thence South 89°10'17" West, 75.00 feet; thence North 11°39'19" West, 300 feet to the Northeasterly right-of-way of McPherson Avenue; thence Northwesterly 203.92 feet along said right-of-way along a 785.48 foot radius curve to the right whose chord is North 49°14'58" West, 203.34 feet to the point of beginning, except that part in streets, roads, and highways. Location: 1600 McPherson Avenue.

Location: 1600 McPherson Avenue

Background

The Community Development Department has received an application from Indian Hills Holdings, Inc. and Neal Drickey, represented by Paul J. Kelly of Paul J. Kelly Architecture, to rezone the property legally described as being the East 292.67 Feet of the Southerly 566 Feet of Lot 2, excluding the South 178 Feet of the East 74.87 Feet, Auditor's Subdivision of the SE ¼ of the SW ¼ of Section 29-75-43; The 355.92 Foot by 291.45 Foot Triangle in the Southeast Corner of Lot 1, Auditor's Subdivision of the SE ¼ of the SW ¼ of Section 29-75-43; and the Westerly 203.92 Feet of Lot 1, Auditor's Subdivision of the Northeast ¼ of the Northwest ¼ of Section 32-75-43 from R-3/Low Density Multi-Family Residential District to C-2/Commercial District. The applicant is proposing this rezoning to allow an existing building on the site to be renovated and converted from its current state, a vacant nursing home, to a commercial storage

building. Commercial Storage is not a permitted use in the R-3/Low Density Residential District, but would be considered a conditional use in the C-2/Commercial District.

Land Use and Zoning

The following zoning districts and land uses surround the subject properties:

North: Residential structures that are zoned in the R-1/Single Family Residential District.

South: A combination of commercial and residential buildings located in the C-1/Commercial District and R-1/Single Family Residential District.

East: A combination of undeveloped property and residential properties located in the R-1/Single Family Residential District.

West: Residential properties and St. Albert Jr/Sr. High School that are located in the R-1/Single Family Residential District.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as High Density Residential.

Public notices were mailed to all property owners within 200 feet of the request. No comments were received for the request.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- The Council Bluffs Fire Marshall stated they have no comments on the request.
- The Permits and Inspections Division stated they have no comments on the request.
- The Public Works Department stated they have no comments regarding the rezoning request.
- Council Bluffs Water Works stated the building has water service, but it has been shut off. The developer will need to contact Council Bluffs Water Works with any questions regarding the water service.
- MidAmerican Energy stated they have no objections to the request.

The following attachments are included with the case staff report:

Attachment A: Location/zoning map

Attachment B: Proposed Building Renderings and Site Plans

Discussion

1. While the proposed rezoning is not directly consistent with the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, the property is adjacent to area designated for commercial uses.
2. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the C-2/Commercial District.
3. The rezoning of the property will allow a vacant building to be renovated to serve a new purpose. The building may not otherwise suit the needs of a future developer, and would have required demolition.
4. Prior to being used for commercial storage, a Conditional Use Permit will need to be approved by the Zoning Board of Adjustment.

Recommendation

The Community Development Department recommends approval of the request to rezone property legally described as being part of Lot 2, Auditor's Subdivision of the SE1/4 SW1/4 of Section 29-75-43, and a part of Lot 1, Auditor's Subdivision of the NE1/4 NW1/4 of Section 32-75-43, said property being more particularly described as follows: Commencing at the southwest corner of the SE1/4 SW1/4 of said Section 29, thence East 520.36 feet along the South line of the SE1/4 SW1/4 of said Section 29; thence

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Public Hearing

Speakers in favor:

1. Paul Kelly, Paul J. Kelly Architecture, 440 North 61st Street, Omaha, NE 68132
2. Clint Brunow, 16935 State Orchard Road, Council Bluffs, IA 51503

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval of the request to rezone property legally described as being part of Lot 2, Auditor's Subdivision of the SE1/4 SW1/4 of Section 29-75-43, and a part of Lot 1, Auditor's Subdivision of the NE1/4 NW1/4 of Section 32-75-43, said property being more particularly described as follows: Commencing at the southwest corner of the SE1/4 SW1/4 of said Section 29, thence East 520.36 feet along the South line of the SE1/4 SW1/4 of said Section 29; thence North 0°52'05" W, 16.00 feet to the point of beginning; thence Northwesterly 58.55 feet along a 785.48 foot radius curve to the right whose chord is North 39°40'37" West, 58.53 feet, said curve being the Northeasterly right-of-way of McPherson Avenue; thence along said right-of-way North 37°32'30" W, 291.45 feet; thence North 35°26'26" East, 355.92 feet; thence North 0°52'05" West, 29.33 feet, thence North 89°58'59" East, 292.67 feet; thence South 0°49'43" East, 433.41 feet; thence South 89°10'17" West, 75.00 feet; thence North 11°39'19" West, 300 feet to the Northeasterly right-of-way of McPherson Avenue; thence Northwesterly 203.92 feet along said right-of-way along a 785.48 foot radius curve to the right whose chord is North 49°14'58" West, 203.34 feet to the point of beginning, except that part in streets, roads, and highways, from R-3/Low Density Multi-Family Residential District to C-2/Commercial District, based on reasons stated above.

VOTE: AYE 7 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 4 Motion: Carried

Attachments

Attachment A: Location/zoning map
Attachment B: Proposed Building Renderings and Site Plans

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #ZC-18-012 LOCATION/ZONING MAP

Map Legend

- Subject Property
- Parcels

0 125 250

1 Inch = 254 Feet



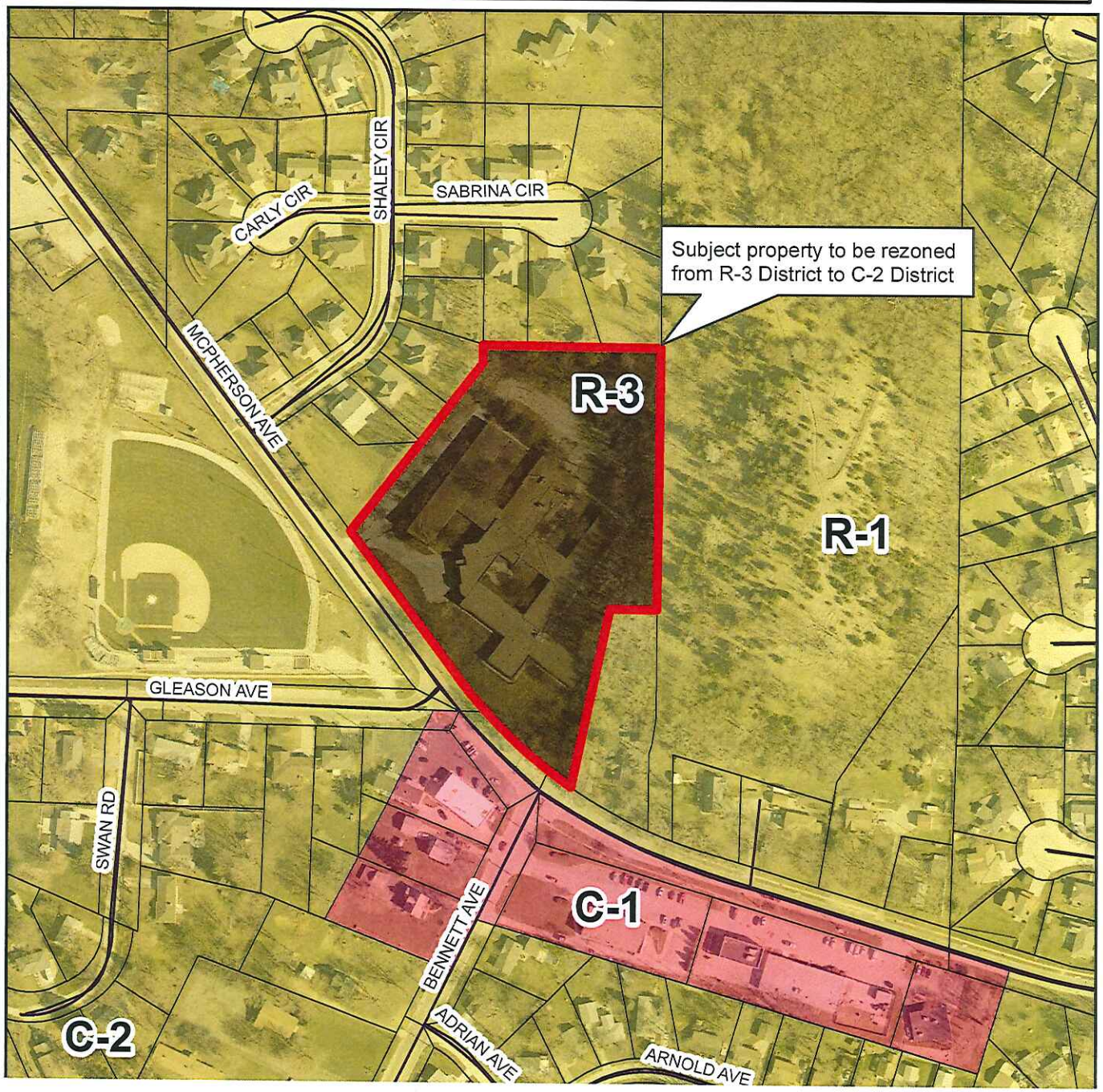
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Last Amended: 8/21/18

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



Attachment B

NEW PERIMETER BUILDINGS AT EXISTING PARING AREAS WITH MANSARD ROOFS, BRICK WAINSCOT & PIERS, AND LAP SIDING AT SITE PERIMETER ELEVATIONS.

NEW PRESS POINT FENCING WITH MOTORIZED GATE AT MCPHERSON AVENUE ENTRANCE AND ALONG THE WEST PROPERTY LINE.

BUSINESS OFFICE ACCESS AT EXISTING SOUTH ENTRANCE



Entry View



Existing Southwest Aerial View



Existing Southeast Aerial View

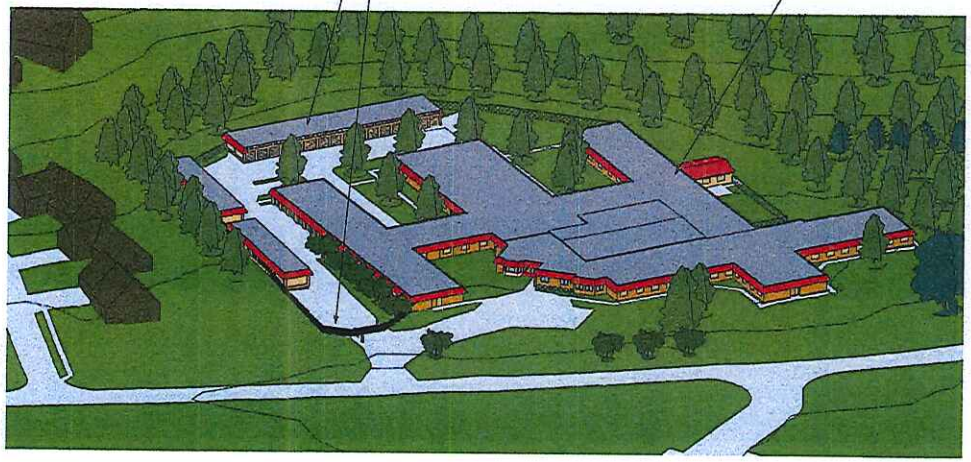
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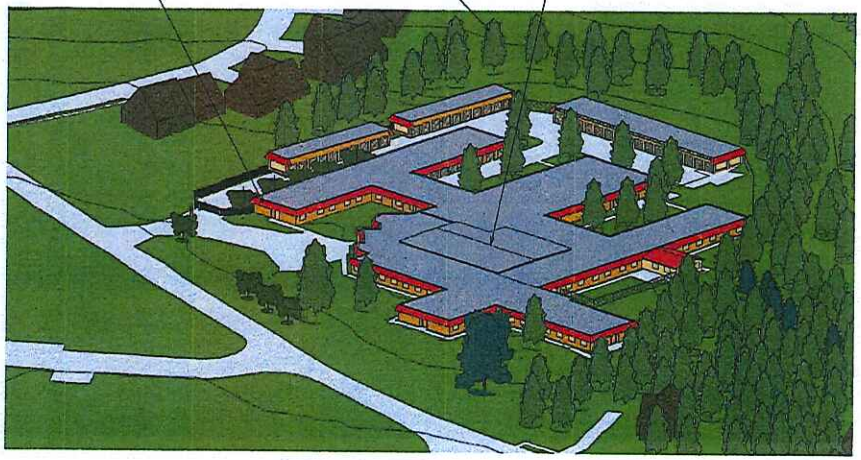
EXISTING BUILDING TO BE ADAPTED FOR RE-USE AS A SELF-STORAGE FACILITY

EXISTING PERIMETER TREE BUFFER TO REMAIN

EXISTING COURTYARD INFILLED WITH LOW PROFILE ROOF



Aerial View from Southwest



Aerial View from Southeast

Indian Hills Storage

Indian Hills Holdings, Inc.

1600 McPherson Ave, Ciuncil Bluffs, Iowa 51503

Paul J. Kelly Architecture
440 North 41st Street
Omaha, Nebraska 68132
(402) 330 - 4731
pjkarchitecture.com

18-037-01

13 August 2018

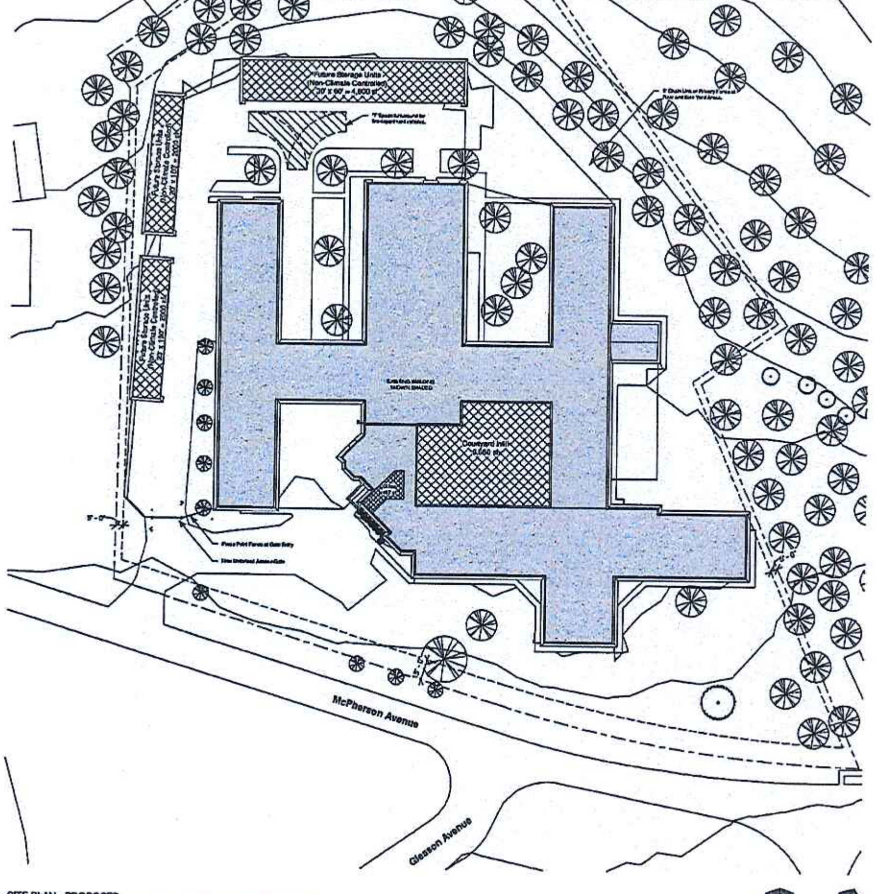
Existing Site: 232,348 sf

Impervious Coverage (Existing): 90,700 sf (40%)
Impervious Coverage (Max Buildings): 116,174 sf (max 50% allowed)
Existing Building: 54,633 sf (23.5%)
Proposed Additions: 15,360 sf (6.6%)
Total Proposed Bldg Coverage: 70,005 sf (30.1%)

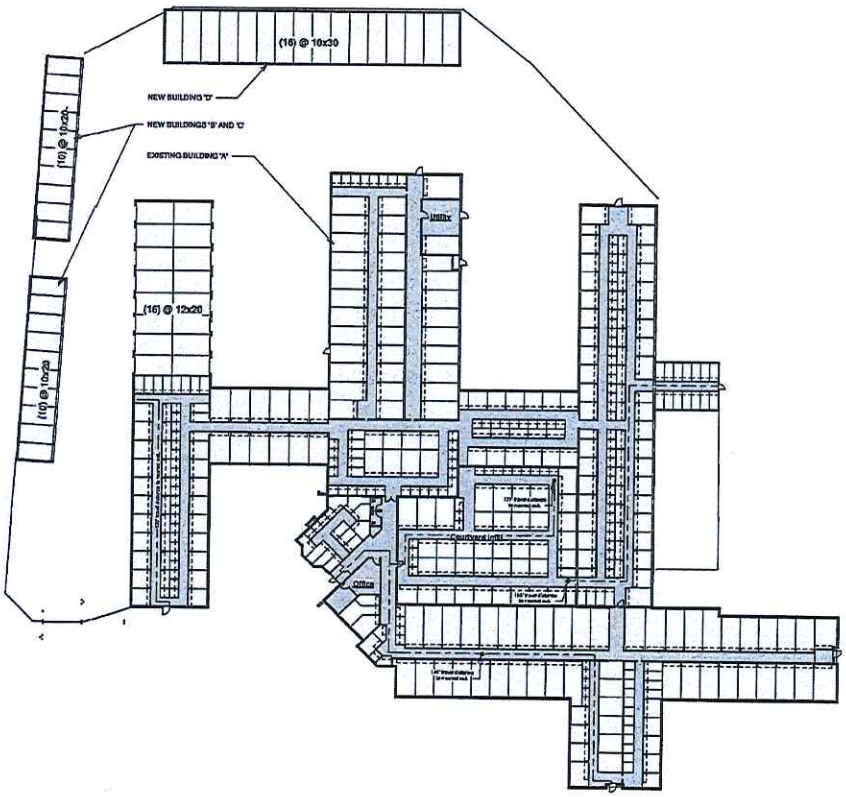
	C2 (Proposed)	R3 (Existing)
Front Yard:	15	20
Side Yard (interior):	5	5
Side Yard (street):	10	15
Rear Yard:	10	20
Max Height:	50	60
Lot Coverage	60%	45%

Indian Hills - Unit Mix

Unit Size	Unit SF	A	B	C	D	Total SF
Climate Controlled						
5 x 5	25	127				3,175
5 x 7	35	8				280
5 x 10	50	81				4,050
10 x 10	100	110				11,000
10 x 15	150	46				6,900
10 x 20	200	45				9,000
10 x 23	230	16				3,680
12 x 20	240	16				3,840
Subtotal:						41,925
Non Climate Controlled						
10 x 20	200		10	10		4,000
10 x 30	300				16	3,200
Subtotal =						7,200
Total =						49,125
		449	10	10	16	



① SITE PLAN - PROPOSED
1" = 40'-0"



② PROPOSED FLOOR PLAN
1" = 30'-0"

PROPOSED PLANS

REVISIONS		
No.	Description	Date

Indian Hills Storage

Indian Hills Holdings, Inc.
1600 McPherson Ave, Ciuncil Bluffs, Iowa 51503

Master Planning

Paul J. Kelly
Architecture
440 North 61st Street
Omaha, Nebraska 68132
(402) 320-4131
pjkarchitecture.com

0-2

Project No. 18-0041
Date 13 August 2018

Print on 24" x 36" format for proper scale