

Council Communication

Department: Community Development Case #ZT-18-004 Applicant: City of Council Bluffs	Ordinance No. _____	City Council: 11/26/18 Planning Commission: 11/13/2018
Subject/Title CASE #ZT-18-004: Public hearing on the request of the Community Development Department to amend §15.18.020 of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'School' as a principal use in a P-C/Planned Commercial District.		
Background The Community Development Department is requesting to amend Title 15 of the <u>Municipal Code</u> (Zoning Ordinance) relative to 'schools' as follows: <ul style="list-style-type: none">• Amend §15.18.020, <i>Principal uses, P-C/Planned Commercial District</i>, of the <u>Municipal Code</u> (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use <p>Per Section 15.03.595 of the Municipal Code (Zoning Ordinance) a 'school' is defined as "public or non-public, at all levels from prekindergarten level through grade twelve, which meet the requirements of the State Board of Public Instruction, and accredited schools that provide post-secondary education. Said "School" shall include the buildings and all land contiguous to said buildings". On November 13, 2017, the Council Bluffs City Council approved Ordinance No. 6311, which amended the definition of a 'school' to include post-secondary education. The purpose of the text amendment was to allow EQ School of Hair to adaptively reuse the former Petersen School at 2600 S. 9th Street as their new educational facility.</p> <p>Schools are allowed as a principal use in the following zoning districts, as per the Council Bluffs Zoning Ordinance:</p> <ul style="list-style-type: none">• R-1/Single-Family Residential District;• R-1M/Single-Family Mobile Home Residential District;• R-2/Two-Family Residential District;• R-3/Low Density Multi-Family Residential District;• R-4/High Density Multi-Family Residential District;• C-1/Neighborhood Commercial District;• C-2/Commercial District; and• C-3/Central Business District <p>The proposed text amendments will allow a 'school', as defined in Section 15.03.595, as a principal use in the P-C/Planned Commercial District. Properties zoned P-C District in the City of Council Bluffs generally include all major retail shopping centers (e.g., Lake Manawa Power Center, Marketplace, Metro Crossing, Mall of the Bluffs, and Bluffs Northway), the Mid-America Center area, and several large acre tracts of vacant land located along S. 24th Street, S. 35th Streets, and 23rd Avenue. The proposed text amendments would allow for office and retail spaces in the areas identified above to be used for public, private, and/or secondary education facilities. A recent inquiry by the Council Bluffs Community School District to locate classrooms in the former Target building while Kim and Wilson Middle Schools are being renovated has necessitated this text amendment. An anticipated positive side effect of locating a school in the Mall of the Bluffs area is that the increased pedestrian traffic has the potential to reinvigorate the facility.</p>		

All City departments and utility providers received a copy of the proposed text amendment. The Building Division, Council Bluffs Fire Department, Council Bluffs Police Department, Council Bluffs Water Works, Black Hills Energy and MidAmerican Energy stated they have no comments with the proposed amendment.

No other comments have been received.

Recommendation

The Community Development Department recommends approval to amend §15.18.020, *Principal uses, P-C/ Planned Commercial District*, of the Municipal Code (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use.

Public Hearing

Speakers in favor:

1. Christopher Gibbons, Planning Coordinator, City of Council Bluffs, Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval to amend §15.18.020, *Principal uses, P-C/ Planned Commercial District*, of the Municipal Code (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 2 Motion: Carried

Attachment

Attachment A: Proposed text amendment to Chapter 15.18.020, P-C District relative to a 'school'.

Prepared by: Christopher N. Gibbons, AICP, Planning Coordinator

Chapter 15.18

P-C PLANNED COMMERCIAL DISTRICT

Sections:

15.18.010	Statement of intent
15.18.020	Principal uses
15.18.030	Conditional uses
15.18.040	Accessory uses
15.18.050	Site development regulations
15.18.060	Development plan review procedure
15.18.070	Signs

15.18.010 Statement of intent. The PC district is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, proper relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.

15.18.020 Principal uses. The following principal uses shall be permitted outright in a PC district:

1. Automobile service establishment
2. Business, professional office
3. Business goods and service establishment
4. Commercial recreation (indoor)
5. Consumer service establishment
6. Cultural service
7. Financial service
8. General government use
9. Hotel/motel
10. Local utility service
11. Places of public assembly, entertainment or recreation

12. Private parking lot
13. Public parking lot
14. Public safety service
15. Retail shopping establishment
16. Restaurant (drive-in, limited and general)
17. Tavern (Ord. #5634, Sec. 1, 6/25/01)
18. Consumer fireworks sales (Ord. #6333, Sec. 1, 6/11/18)
19. Small alcohol production facility (Ord. 6344, Sec. 1, 8/13/18)
20. School

15.18.030 Conditional uses. The following conditional uses shall be permitted in a PC district in accordance with the requirements set forth in Chapter 15.02:

1. Communication tower
2. Day care services (Ord. #6116, Sec. 1, 1/10/11)
3. Auction, Indoor (Ord. #6142, Sec. 3, 12/12/11)

15.18.040 Accessory uses. The following accessory uses shall be permitted in a PC district:

1. Uses of land or structures customarily incidental and subordinate to one of the principal uses in the PC district, unless otherwise excluded.

15.18.050 Site development regulations. Minimum tract size, lot size, setback requirements, height, lot coverage, signage and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

15.18.055 Additional regulations.

1. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure. (Ord. #6333, Sec. 1, 6/11/18)

15.18.060 Development plan review procedure.

1. Application. A completed application form, ten copies of the development plan along with the required fee shall be submitted to the community development department. The development plan shall be reviewed in

accordance with the procedures outlined below. The following information shall be submitted to the community development department:

- a. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing.
- b. The development name and legal description of the boundary.
- c. A north arrow, scale, bar scale and date.
- d. The names and addresses of the owner, and the architect or engineer preparing the plan.
- e. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas.
- f. All established floodway or floodway fringe encroachment limits.
- g. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development.
- h. Location and size of any sites to be considered for dedication to public use.
- i. Layout, numbers and dimensions of proposed lots.
- j. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred feet of the site.
- k. The location and width of other public ways, railroad right-of-ways, utility and all other easements, existing or proposed within the development and within two hundred feet.
- l. Existing and proposed contour intervals of not more than five feet.
- m. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities.
- n. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, and landscaping.
- o. Proposed landscaping plan.

- p. Proposed signage plan.
- q. Traffic impact study to include: 1) data on existing peak hour traffic volumes and conditions; 2) directional distribution estimates of added traffic; 3) projections of added traffic volumes for all of the appropriate critical hours; 4) determination of needed improvements, controls, driving locations, and their design; and 5) identification of any need for additional right-of-way which could be secured from the developer.
- r. Architectural drawings, renderings, or other visual documents which illustrate proposed building design.

The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission.

1. Review by city planning commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements herein set forth, the commission in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, required screening and landscaping where necessary to reduce noise and glare, and designation of responsibility for maintenance of the property.
2. Review by city council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
3. Building permit review. The community development director shall review all building and public works construction permits for compliance with the approved development plan. No building or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However,

the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.

4. Amendment to development plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application.

15.18.070 Signs. In addition to the signage approved in the development plan, signage in this district shall comply with Chapter 15.33 "Signs" (Ord. #5469, Sec. 2, 8/99)