Council Communication

Department: Community Development CASE #CP-19-001 Owner/Applicant: Community Development Department City of Council Bluffs	Resolution No. _____	Planning Commission: 2/12/19 Public Hearing: 2/25/19

Subject/Title

Public hearing on the request of the City of Council Bluffs to amend the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying all properties located between 1st Avenue and 2nd Avenue from South 27th Street to South 35th Street from a combination of High Density Residential and Low Density Residential, and Local Commercial to Multi-family/Mixed-Use (legally described as being Blocks 6 and 13, Ferry's Addition; Blocks 7 and 8, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent; Block 9, Bryant and Clark's Subdivision; Blocks 10 and 11, Bryant and Clark's Subdivision and vacated street right-of-way adjacent; Block 12, Bryant and Clark's Subdivision; and Block 2, Twin City Subdivision); and to reclassify certain properties located between West Broadway and 1st Avenue from South 27th Street and South 31st Street from a combination of Local Commercial and High Density Residential to Multi-family/Mixed-Use (legally described as Lots 8 through 17, Block 1, Twin City Place; Blocks 2 and 3, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent); and to reclassify certain properties located at the southeast corner of the intersection of West Broadway and South 34th Street from High Density Residential to Local Commercial (legally described as Lots 1 through 5, Block 5, Ferry Addition and the vacated alleys adjacent; and Lots 1 through 6, Block 6, Bryant and Clark's Addition and the West 33 feet of vacated 33rd Street right-of-way adjacent along with all vacated alleys adjacent).

Location: Generally between West Broadway and 2nd Avenue from South 27th Street to South 35th Street.

Background/Discussion

The Community Development Department is proposing to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying multiple properties located between West Broadway and 2nd Avenue to the North and South, and South 27th Street and South 35th Street to the East and West, from a combination of Local Commercial, Low Density Residential, and High Density Residential to a combination of Mixed-Use/Multi-Family and Local Commercial (see Attachment A). The purpose of the amendment is to accommodate new development along the West Broadway Corridor that would be consistent with the West Broadway Corridor Plan that was adopted in 2015, while also allowing flexibility for future development in the area. The proposed amendment will not change which zoning district of subject properties, and will not effect on the conformity or nonconformity of current uses.

The amendments proposed are as follows:

- Properties between 1st Avenue and 2nd Avenue between South 35th Street and South 27th Street from a combination of Local Commercial, Low Density Residential, and High Density Residential to Multi-Family/Mixed-Use.
- Property located between West Broadway and 1st Avenue, and West of South 34th Street (Legally described as Lots 1-5, Block 5, Ferry Addition, and Lots 1-6, Block 6, Bryant and Clarks Addition) from High-Density Residential to Local Commercial.
- Property located between the platted 1st Avenue right-of-way and 1st Avenue (legally described as Lots 1-8, Block 2, and Lots 1-8, Block 3, Bryant and Clarks Subdivision) from Local Commercial to Multi-Family/Mixed-Use.

- Properties located East of South 28th Street, North of 1st Avenue (Legally Described as Lots 8-17, Block 1, Twin City Place) from High Density Residential to Multi-Family/Mixed Use.

Comments

1. The subject properties are currently zoned as a combination of C-2/Commercial District, R-3/Low Density Multifamily Residential District, and I-1/Industrial District (See Attachment A). Land uses include vacant lots, residential properties, and commercial and industrial uses. Surrounding land uses include residential to the South, commercial to the North, Thomas Jefferson High School to the East, and multifamily residential structures to the West.
2. The City of Council Bluffs owns 22.17 acres of the 30.97 acres (excluding right-of-way) proposed to be reclassified with this report.
3. Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, Multi-Family/Mixed-Use designated areas are intended to be distinct from typical multifamily areas and downtown mixed use area. In the Multi-family/Mixed-Use area, buildings may include ground-floor commercial uses, though not all buildings are anticipated to have commercial components, and the predominant use will be residential.
4. Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, Local Commercially designated area are intended towards goods and services that meet the demand of Council Bluffs Residents. These would include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. Local Commercial areas are typically located along visible corridors (such as West Broadway) and may configured as multi-tenant shopping centers or individual developments on smaller lots.
5. The West Broadway Corridor Plan was adopted as Amendment #1 to the Bluffs Tomorrow: 2030 Comprehensive Plan on July 27, 2015 with Resolution No. 15-204. The West Broadway Corridor Plan is a long range plan that includes recommendations on street configurations, landscaping and streetscape improvements, transit and bicycle/pedestrian trail opportunities, redevelopment and job creation opportunities, and suggestions for land uses. The proposed amendments to the Future Land Use Plan would be more representative of the goals and objectives of the West Broadway Corridor Plan than what is currently shown on the Future Land Use Plan.
6. No changes are proposed to the current zoning of any of the subject properties with the exception of CASE #ZC-19-001, which will rezone Lots 1-16 and the vacated alley adjacent, Block 12, Bryant and Clark's Subdivision from R-3/Low Density Multifamily Residential to R-4/High Density Multifamily Residential. The subject property of CASE #ZC-19-001 is owned by the City of Council Bluffs. The proposed rezoning would be in harmony with the proposed reclassification of the parcel.
7. The appropriate City departments and utilities have reviewed the proposed request. Comments received are as follows:
    - The Council Bluffs Fire Marshall had no comments.
    - Council Bluffs Water Works stated they have no concerns regarding the amendment.
    - Black Hills Energy stated they have no concerns regarding the amendment.
8. All affected property owners were notified of the reclassification of their properties. Staff received two calls from affected property owners with questions regarding the reclassification of the properties, where it was reiterated to them that the reclassification of their properties would have no impact on the current zoning of their property. No formal comments in support or in opposition were received.
9. Currently, there are Metro Bus routes that run along the West Broadway (or 2nd Avenue during road construction). The proximity of location to public transportation makes it appropriate for higher-density residential development. In the West Broadway Corridor Plan, the 1st Avenue Corridor is proposed to be used as a bicycle/pedestrian trail, or multimodal transit corridor, which would further support higher density development and transit oriented development. The bicycle/pedestrian path in the 1st Avenue Corridor is currently being designed.

Recommendation

The Community Development Department recommends approval of the amendment to the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by adopting the following classifications:

- All properties between 1st and 2nd Avenue from South 27th Street to South 35th will be classified as

Multi-Family/Mixed-Use.

- Property located the Southeast corner of the intersection of West Broadway and South 34th Street (legally described as Lots 1-5, Block 5, Ferry Addition, and Lots 1-6, Block 6, Bryant and Clarks Addition, and all vacated alleys and right-of-way adjacent) will be classified as Local Commercial.
- Property located North of 1st Avenue right-of-way between South 29th and South 31st Streets (legally described as Lots 1-8, Block 2, and Lots 1-8, Block 3, Bryant and Clarks Subdivision, and the vacated South 30th Street right-of-way adjacent) will be classified as Multi-Family/Mixed-Use.
- Properties located East of South 28th Street and North of 1st Avenue right-of-way (legally described as Lots 8-17, Block 1, Twin City Place) will be classified as Multi-Family/Mixed Use.

Public Hearing

Staff speakers on behalf of request:

1. Chris Meeks, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.
2. Brandon Garrett, Director, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.
3. Christopher Gibbons, Planning Coordinator, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor: None
Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval of the amendment to the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by adopting the following classifications:

- All properties between 1st and 2nd Avenue from South 27th Street to South 35th will be classified as Multi-Family/Mixed-Use.
- Property located the Southeast corner of the intersection of West Broadway and South 34th Street (legally described as Lots 1-5, Block 5, Ferry Addition, and Lots 1-6, Block 6, Bryant and Clarks Addition, and all vacated alleys and right-of-way adjacent) will be classified as Local Commercial.
- Property located North of 1st Avenue right-of-way between South 29th and South 31st Streets (legally described as Lots 1-8, Block 2, and Lots 1-8, Block 3, Bryant and Clarks Subdivision, and the vacated South 30th Street right-of-way adjacent) will be classified as Multi-Family/Mixed-Use.
- Properties located East of South 28th Street and North of 1st Avenue right-of-way (legally described as Lots 8-17, Block 1, Twin City Place) will be classified as Multi-Family/Mixed Use.

VOTE: AYE 10 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 1 Motion: Carried

Attachments

Attachment A: Location and Current Zoning Map
Attachment B: Proposed Land Use Plan Amendment
Attachment C: Selected Maps from West Broadway Corridor Plan
Attachment D: Affected City Owned Properties

Prepared by: Chris Meeks, Planner