

City Council Communication

Department: Community Development CASE # ZC-19-004 Applicant/Property Owner: CAMCO, Inc. Attn: Donald Campbell 19 Pelican Drive Council Bluffs, IA 51501	Ordinance No. _____	1 st Consideration: 1/13/20 2 nd Consideration: 1/27/20 3 rd Consideration: 2/10/20 Planning Commission: 12/10/2019
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Subject/Title

Request: Public hearing on the request of CAMCO Inc., represented by Donald Campbell, to rezone properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District.

Location: 814 and 818 South 7th Street

Background

The Community Development Department has received an application from CAMCO Inc., represented by Donald Campbell, to rezone the properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District. Currently, the subject properties contain single family residential dwellings, which are not permitted as a principal or conditional use in the I-1/Light Industrial District. By rezoning the properties to the R-3/Low-Density Multifamily Residential District the homes will be located in a district which allows single family dwellings, therefore resolving a nonconforming use.

Land Use and Zoning

The following zoning and land uses surround the subject properties:

North: Land that is zoned R-3/Low Density Multi-family Residential District and is primarily used for residential structures.

South: Land that is zoned I-1/Light Industrial District and is primarily used for commercial and industrial uses.

East: Land that is zoned R-3/Low Density Multi-Family Residential that is undeveloped, and un-zoned land that is associated with the right-of-way of the South Expressway.

West: Land that is zoned I-1/Light Industrial District and is primarily used for commercial and industrial uses.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as Downtown/Mixed Use.

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 regarding the request.
- The Public Works Department stated they have no comments regarding the rezoning request.
- Council Bluffs Water Works stated they have no comments regarding the request.
- MidAmerican Energy stated they have no concerns with the rezoning request.

Discussion

1. If approved, the subject properties will be zoned to a district that is consistent with the general character of the areas immediately to the North and to the West. The subject properties both feature single family dwellings which are allowed in the R-3/Low Density Multi-Family Residential District, but would not be allowed in the I-1/Light Industrial District.
2. The subject lots do not comply with the minimum lot size requirement of 5,000 square feet in the R-3/Low Density Multi-Family Residential District (both properties are 4,928 square feet in area), but would still be considered developable as they are lots of record. The properties would be more conforming in the R-3 District than they currently are in the I-1/Light Industrial District, as the I-1 District requires a lot area of 10,000 square feet and a minimum width of 75 feet.
3. The proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) in that the classification of Downtown/Mixed Use allows for a mix of commercial and residential uses. In the R-3/Low Density Multi-Family Residential District, a mixture of residential and commercial uses is allowed as per Chapter 15.10 of the Council Bluffs Zoning Ordinance (Municipal Code).

Recommendation

The Community Development Department recommends approval of the request to rezone properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District based on reasons stated above.

Public Hearing

Staff speaker for the request:

1. Christopher Meeks, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

1. Donald Campbell, 19 Pelican Drive, Council Bluffs, IA 51501

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval to rezone properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District, as per staff's recommendation.

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

Attachments

Attachment A: Location/zoning map

Attachment B: Site Photos

Prepared by: Chris Meeks, Planner