City Council Communication

Department: Community Development CASES #ZC-20-008 and #MIS-20-006 Applicant/Property Owner: Lewis Central Community Schools 4121 Harry Langdon Boulevard Council Bluffs, IA 51503 Engineer/Surveyor: Lamp Rynearson c/o Joe Zadina 640 5th Avenue Council Bluffs, IA 51501	Resolution No. _____ Ordinance No. _____	CASE #ZC-20-008 1st Consideration: 7/27/2020 2nd Consideration: 08/10/2020 3rd Consideration: Request to be waived CASE #MIS-20-006 Public hearing: 08/10/2020 Planning Commission: 7/14/2020

Subject/Title

Request: Combined public hearing on the requests of Lewis Central Community Schools, represented by Lamp Rynearson, for the following requests:

1. To rezone property legally described as part of the East 1/2 of Section 7-74-43 and part of the West 1/2 of Section 8-74-43, Pottawattamie County, Iowa, being more particularly described as follows: Commencing at the East Quarter corner of said Section 7, thence North 89° 58' 26" West (assumed bearing), along the North line of the Northeast Quarter of the Southeast Quarter of said Section 7, a distance of 120.64 feet to a point on the West line of Highway 375, said point being the true point of beginning; thence Southeasterly, along said West line and along a 114,531.56 foot radius curve to the right, an arc distance of 201.47 feet (said curve has a chord bearing South 38° 04' 39" East and a chord distance of 201.47 feet); thence South 38° 02' 08" East along said West line a distance of 361.44 feet; thence North 89° 59' 18" East, along said West line, a distance of 34.28 feet; thence South 37° 48' 44" East, along said West line, a distance of 1,738.47 feet; thence South 00° 03' 10" West a distance of 647.06 feet to a point on the Northerly line of the former Great Western Railway Company of Iowa Railroad Right of Way, known as the Wabash Trace Nature Trail; thence Northwesterly, along said Northerly line and along a 2,914.79 foot radius curve to the right an arc distance of 825.26 feet (said curve has a chord bearing North 57° 00' 22" West and a chord distance of 822.50 feet); thence North 49° 10' 34" West, along said Northerly line, a distance of 2,333.99 feet to a point on the Southeasterly line of Highway 92; thence North 41° 25' 41" East, along said Southerly line, a distance of 656.12 feet; thence South 64° 13' 06° East a distance of 455.02 feet; thence North 25° 52' 28 West, a distance of 219.99 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 7, thence South 89° 58' 26" East, along said North line, a distance of 262.90 feet to the point of beginning **AND** a parcel of land located in part of the NE 1/4 SE 1/4 of Section 7-74-43, Pottawattamie County, Iowa, said parcel being more fully described as follows: Commencing at the East Quarter corner of said Section 7; thence South 89° 25' 00" West along the North line of said Northeast Quarter of the Southeast Quarter a distance of 279.10 feet; thence South 44° 44' 07" West a distance of 99.45 feet to the point of beginning; thence continuing South 44°44'07" West a distance of 93.63 feet; thence South 64° 48' 06" East a distance of 142.85 feet; thence North 26° 27' 20" West a distance of 142.23 feet to the point of beginning, **EXCEPT** a parcel of land located in part of the NE 1/4 SE 1/4 Section 7-74-43, Pottawattamie County, Iowa, said parcel being more fully described as follows: Commencing at the East Quarter corner of said Section 7; thence South 89° 25' 00" West along the North line of said Northeast Quarter of the Southeast Quarter a distance of 279.10 feet to the point of beginning; thence South 44° 44' 07" West a distance of 99.45 feet; thence North 26° 27' 20" West a distance of 77.72 feet to said North line; thence North 89° 25' 00" East along said North line a distance of 104.63 feet to the point of beginning **AND FURTHER EXCEPT** that part Deeded to the

City of Council Bluffs for road purposes at Warranty Deed in Book 99, Page 67388 recorded June 30, 1999, in the records of Pottawattamie County, Iowa; **AND** a parcel of land located in the SE 1/4 SW 1/4 of Section 8-74-43, Pottawattamie County, Iowa, said parcel is more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 0° 00' East, 240.0 feet along the West line of said Southeast Quarter of the Southwest Quarter to the point of beginning; thence continuing North 0° 00' East, 528.6 feet along said West line; thence South 37° 28 1/2' 238.5 East feet; thence South 19° 08' East, 135.5 feet; thence South 21° 58 1/2' West 127.9 feet; thence South 48° 17' West, 76.0 feet; thence South 63° 38' West, 94.8 feet to a point on the West line of said Southeast Quarter of the Southwest Quarter, said point also being the point of beginning, from R-1/Single-Family Residential District and C-2/Commercial District to A-P/Administrative-Professional District.

2. To adopt a site-specific development plan for the Lewis Central Middle School/High School campus.

Location: 3504 and 3820 Harry Langdon Boulevard

Background

The Community Development Department has received applications from Lewis Central Community Schools (LCCS), represented by Lamp Rynearson, to rezone property legally described in Attachment 'E' from R-1/Single-Family Residential District and C-2/Commercial District to A-P/Administrative-Professional District, and to adopt a site-specific development plan for the Lewis Central Middle School/High School campus. The applicant has also requested a text amendment to Chapter 15.13, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow the adoption of a site-specific development plan for any property, or combination of contiguous properties owned by the same person and entity, that contain a minimum of 1 ½ acres of total land area in the A-P District (see Case #ZT-20-003).

LCCS is proposing to complete two major projects at the Lewis Central Middle School/High School campus. The first project will consist of two additions to the High School: a 33,775 square foot performing arts center/auditorium and a 11,575 square foot Construction Technology Education (CTE) addition. Additionally, the existing parking lot will be repaved and expanded. The second project will consist of relocating the LCCS Operations/Transportation Center from its current location at 1600 East South Omaha Bridge Road to the Middle School/High School campus. The applicant is proposing to construct a 25,500 square foot operations building, which be located southeast of the Middle School. The adoption of a site-specific development plan will allow the applicant to complete these projects.

All City Departments and local utilities were notified of the proposed rezoning and site-specific development plan. The following comments were received:

- The Permits and Inspections Division stated they have no comments on these requests.
- The Fire Department stated they have no comments on these requests.
- The Public Works Department stated they have no comments on the rezoning requests. They also stated that they will continue to work with Lamp Rynearson on the proposed development of the subject properties.

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The Lewis Central Middle School/High School campus consists of two parcels of land. Lewis Central High School is located on the northwest parcel of land, which is currently zoned C-2/Commercial District. The southeast parcel of land, currently zoned R-1/Single-Family Residential District, is the location of Lewis Central Middle School, football and baseball fields, and tennis court. The applicant is requesting to rezone the entirety of the Lewis Central Middle/High School campus for zoning consistency purposes. The proposed rezoning to the A-P District will also allow the applicant to adopt a site-specific development plan for the campus. A parcel of land abutting the campus that is currently owned by the federal government is also included in this rezoning. The

applicant has a purchase agreement in place with the federal government for said parcel of land and will incorporate it into the Lewis Central Middle School/High School campus.

Land Use and Zoning – The following zoning and land uses surround the subject properties:

North: A commercial storage facility, a church and a day care center, which are zoned C-2/Commercial District, and undeveloped land that is zoned C-2/Commercial District and A-2/Parks, Estates and Agricultural District.

South: The Iowa West Foundation Trailhead Park, which is zoned A-2/Parks, Estates and Agricultural District, an ice cream shop that is zoned C-2/General Commercial District (County), and residential properties and undeveloped land that are zoned A-3/Riverfront and Agricultural Production District (County).

East: The Iowa School for the Deaf and Titan Hill Intermediate School, which are zoned R-1/Single-Family Residential District, vacant land that is zoned R-1E/Single-Family Residential Estates District, residential properties that are zoned R-3/Urban Residential District (County), and a gas station that is zoned C-2/General Commercial District (County).

West: The Lewis Central baseball and softball fields and undeveloped land, all of which are zoned A-2/Parks, Estates and Agricultural District.

The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject properties as Public/Semi-Public.

Public notices were mailed to all property owners within 200 feet of the request. The following comment was received:

1. Joseph Skinner, owner of the property addressed as 13909 192nd Street, contacted the Community Development Department. Mr. Skinner had a general inquiry about the proposed rezoning.

Discussion

1. The Community Development Department finds that the A-P/Administrative-Professional District is a more appropriate zoning classification for semi-public/institutional land uses that occupy large areas than either the R-1 or C-2 Districts. If approved, the proposed rezoning will provide one consistent zoning classification for the entire campus.
2. The subject properties exceed the minimum lot size requirements of the A-P/Administrative-Professional District.
3. If the proposed rezoning and text amendment requests are approved, the applicant will be allowed to adopt a site-specific development plan for the Lewis Central Middle School/High School campus as it contains 51.61 acres of land. The proposed performing arts center/auditorium and CTE additions to the High School, the operations/transportation center to be relocated to the southeast of the Middle School, and any future alterations to this site shall meet the site development, off-street parking, landscaping, architecture and signage standards established in the site-specific development plan for the Lewis Central Middle School/High School campus (see Case #MIS-20-006 below).
4. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject properties as Public/Semi-Pubic under the Section of Public Land Uses. The Public/Semi-Public designation is intended for institutional uses that occupy larger areas and which support activities for the benefit of the general public, such as the Lewis Central Middle School/High School campus. The A-P District is generally consistent with the intent of the Public/Semi-Public land use designation.
5. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the A-P District.

Case #MIS-20-006

The existing layout and configuration of the Lewis Central Middle School/High School campus shall be approved as part of this development plan. The site development, off-street parking, architectural, landscaping and signage

standards outlined in this development plan shall be applicable to all future construction at this site; existing buildings are exempt from the standards established in this development plan.

1. Site Development

a. All structures shall meet the minimum setback requirements established in Section 15.12.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance). For the purposes of this development plan, setbacks will be measured to the shared outer boundary of the Lewis Central Middle School/High School campus.
b. The performing arts center/auditorium addition shall not exceed 70 feet in height, as measured from finished grade to the peak of the roof, to accommodate the proposed fly loft. The maximum building height for all other principal structures shall not exceed 50 feet.
c. The maximum building height for accessory structures shall not exceed 35 feet.
d. Maximum combined lot coverage for all structures shall not exceed 50% of the total premise area.
e. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that when closed completely eliminates view of the dumpster.
f. Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
g. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
h. A minimum four foot-wide sidewalk shall be provided that connects the main entrances of the Lewis Central High School and Lewis Central Middle School to the adjacent trail along Harry Langdon Boulevard.
i. All outdoor light poles at this site shall not exceed 25 feet in height measured from the existing grade, with the exception of light poles associated with the football field, which shall not exceed 70 feet in height. All light poles shall be constructed out of painted or finished aluminum or steel. Wood shall not be accepted. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

a. All off-street parking areas shall comply with Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
b. A parking lot permit must be submitted with the building permit submittal and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
c. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

3. Architecture

a. Submitted architectural renderings show the building façade walls of the performing arts center/auditorium addition, the CTE addition and the new operations building will be constructed out of the following building materials:
    i. Performing Arts Center/Auditorium
        - Precast concrete – 78%
        - Brick – 16%
        - Metal Panel – 3%
        - Glazing – 2%
        - EIFS – 1%
    ii. CTE Addition
        - Brick – 97%

- Metal Panel – 3%

iii. LCCS Operations Center
- Metal Panel – 61%
- Precast concrete – 23%
- Glazing – 16%

b. The Community Development Department finds the arrangement of building materials for the proposed buildings as shown above to be acceptable for the development of the Lewis Central Middle School/High School campus and recommends adopting the building renderings as submitted.
c. All future buildings and building additions constructed at this site shall be designed to be compatible with the architectural character of the existing buildings. Building façade walls shall be constructed primarily out of high quality, durable materials such as precast concrete, brick or architectural grade metal panels. EIFS and glazing may be used as complementary materials that enhance the primary building material.
d. The mechanical equipment to be mounted on the rooftop of the proposed fly loft shall be screened from the public view with architectural features. All other roof-mounted mechanical equipment at this site shall only be screened from view along Harry Langdon Boulevard with architectural features.
e. All ground mounted mechanical equipment shall be screened with fencing or landscaping from public view.

4. Landscaping

a. The applicant has not submitted a landscaping plan with this application. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
b. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
c. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
d. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.
e. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
f. All parking lot landscape islands shall be planted with at least one tree and covered with grass, shrubs or mulch.
g. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
h. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

5. Signage

a. As per Section 15.33.160(D)(4) of the Council Bluffs Municipal Code (Zoning Ordinance), "*any property, or combinations of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council*." The subject properties meet these criteria and are eligible to adopt a site-specific signage plan.
b. <u>*Existing Signage*</u>
   i. There is 124 square feet of existing signage at the Lewis Central Middle School/High School campus, including:
      - One (1) 32 square foot "Lewis Central Middle School" wall sign;
      - One (1) 32 square foot "Lewis Central High School" wall sign; and
      - One (1) monument sign containing 60 square feet of total signage.

c. *Proposed Signage*
   i. The submitted signage plan identifies five additional attached wall signs for the performing arts center/auditorium addition to the High School and the new operations building. The proposed signage is included as Attachment 'C' and described below:
      - One (1) 85 square foot "Lewis Central High School" wall sign;
      - One (1) 50 square foot "LCCS Operations Center" wall sign;
      - One (1) 410 square foot "Lewis Central" vinyl window sign. Window signs are exempt from the provisions of Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance). Therefore, the 410 square feet of signage allocated to the "Lewis Central" vinyl window sign may be reallocated to any future attached, detached and/or on-premise directional signage proposed at this site;
      - One (1) 8 square foot street address number wall sign; and
      - One (1) 200 square foot "titan head" logo.
   ii. Total attached signage: 817 square feet.

d. The maximum total permitted sign area for this site shall be 877 square feet. The Community Development Department finds the requested amount of signage to be appropriate for the Lewis Central Middle School/High School campus.

e. No additional detached signage has been proposed as part of this development. The applicant shall amend the development plan to establish regulations for detached and/or on-premise directional signage prior to the application of a sign permit for any proposed detached signs and/or on-premise directionals at this site.

Recommendation

The Community Development Department recommends the following:

1. Approval of the request of Lewis Central Community Schools, represented by Lamp Rynearson, to rezone property legally described on Attachment 'E' from R-1/Single-Family Residential District and C-2/ Commercial District to A-P/Administrative-Professional District, based on the reasons stated above; and

2. Approval of the request of Lewis Central Community Schools, represented by Lamp Rynearson, to adopt a site-specific development plan for the Lewis Central Middle School/High School campus, subject to the following condition:
   a. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

Public Hearing

Staff speaker for the request:
1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:
1. Joe Zadina, Lamp Rynearson, 14710 West Dodge Road Ste 100, Omaha, NE 68154
2. Dr. Eric Knost, Superintendent LCCS, 4121 Harry Langdon Blvd, Council Bluffs, IA 51503

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended the following:

1. Approval of the request of Lewis Central Community Schools, represented by Lamp Rynearson, to rezone property legally described on Attachment 'E' from R-1/Single-Family Residential District and C-2/Commercial District to A-P/Administrative-Professional District, based on the reasons stated above; and
2. Approval of the request by Lewis Central Community Schools, represented by Lamp Rynearson, to adopt a site-specific development plan for Lewis Central Middle School/High School campus, subject to the following condition:
   a. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 0 Motion: Carried

Attachments

Attachment A: Location/Zoning Map
Attachment B: Statement of Intent
Attachment C: LCHS Site Exhibit/Signage Plan
Attachment D: LCCS Operations Center Site Exhibit/Exterior Materials Analysis
Attachment E: Certification of Ownership
Attachment F: Preliminary Drainage Study

Prepared by: Moises Monrroy, Planner, Community Development Department
Approved by: Christopher N. Gibbons, AICP, Planning Manager, Community Development Department