City Council Communication

Department: Community Development Case #ZT-20-003 Applicant: Lewis Central Community Schools 4121 Harry Langdon Boulevard Council Bluffs, IA 51503 Representative: Lamp Rynearson c/o Joe Zadina 640 5th Avenue Council Bluffs, IA 51501	Ordinance No.	1st Consideration: 07/27/2020 2nd Consideration: 08/10/2020 3rd Consideration: Request to be waived Planning Commission: 7/14/2020

Subject/Title

Request: Public hearing on the request of Lewis Central Community School District to amend Title 15: Zoning of the Municipal Code by amending Section 15.13.050, *Site Development Regulations*, of the A-P/Administrative-Professional District to add additional language that allows any property, or combination of contiguous properties owned by the same person or entity, which contains a minimum of one and one-half acres of total land area, to adopt a site specific development plan.

Background/Discussion

The applicant, Lewis Central Community School District (LCCS), has major facilities projects planned for Lewis Central Middle School (3902 Harry Langdon Boulevard) and Lewis Central High School (3504 Harry Langdon Boulevard) that will occur over the next few years. These projects include a 33,745 square foot performing arts center/auditorium along with an 11,575 square foot construction technology education (CTE) addition at Lewis Central High School; and relocating their bus operations/transportation center from 1600 East South Omaha Bridge Road to the southerly portion of the Lewis Central Middle School. Parking lot additions/resurfacing are also planned for each school location (see Attachment A). The two schools function as one large integrated campus; however the high school is zoned C-2/Commercial District and the middle school and adjacent baseball fields, track, and football stadium are all zoned R-1/Single-family Residential District.

The conceptual plan for the new performing arts/auditorium includes a "fly loft" that is specifically designed to hold all stage rigging, lighting, background scenes, and ropes/pulleys so that stage crew can fly "hoisted" quickly through the air. The proposed "fly loft" measures 70 feet from finished grade to the highest point of the pre-cast wall and exceeds the maximum 50 feet height allowed in a C-2 District. The conceptual plan for the new LCCS operations/transportation center shows the building will have a maximum height of 30 feet, as measured from finished grade. The operation/transportation center is considered an accessory use/structure on the school campus and due its physical placement within an R-1 District it's limited to a maximum height of 18 feet. In May 2019, staff with the Community Development Department met with the applicant and their development team to discuss options for how their planned facilities project can comply with City zoning standards without having to modify the heights of the two aforementioned building additions. The following options were presented to the applicant and their development team for consideration:

1. Request a variance from the Zoning Board of Adjustment to exceed the maximum building heights allowed in a C-2 District and R-1 District;
2. Amend the Council Bluffs Zoning Ordinance to increase the maximum allowed building heights in a C-2 District and R-1 District; or
3. Amend the Council Bluffs Zoning Ordinance to allow large acreage parcels zoned A-P/ Administrative-

Professional District the ability to adopt a site specific development plan and then rezone their campus from R-1 District and C-2 District to A-P District.

Ultimately, applicant concluded that a site specific development plan best suits their long-term school campus function and operational needs and has proposed to rezone their property to A-P/ Administrative District (see Case #ZC-20-008) and to amend Section 15.13.050, *Site Development Regulations*, of the A-P District as highlighted below:

15.13.050 Site Development Regulations

Any property, or combination 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 development plan in accordance with the procedures stated in Section 15.28.060 of this Title.

Minimum Lot Size

Lot area	5,000 square feet
Lot width	50 feet
Lot depth	100 feet

Minimum Setbacks	**Principal Structure**	**Accessory Structure**
Front yard	20 feet	Greater of 20 feet or existing front setback line of principal structure
Interior side yard	5 feet	3 feet
Street side yard	15 feet	15 feet
Rear yard	20 feet	3 feet
Maximum height	50 feet	18 feet
Lot coverage: all structures:	50% maximum	

(Ord. 5406 § 2 (part), 1998)

The following attachments are included with this report:
Attachment A: Proposed text amendment
Attachment B: Building elevations for proposed additions at Lewis Central High and Middle Schools
Attachment C: Map showing all A-P District properties eligible to adopt a site specific development plan.

Comments

All City Departments and local utility providers were notified of the proposed text amendment change, with no adverse comments being received. The Community Development Department provided the following comments for the text amendment request:

1. Lewis Central High School and Lewis Central Middle Schools are located on two separate parcels of land and have a combined total land area of 51.61 acres. Both schools are arranged to function as one large integrated campus; however, each school is located in a different zoning district with different site development regulation standards. The applicant's request to the rezone their school campus from R-1 District and C-2 District to A-P District will provide zoning consistency for their entire campus. Additionally, their request to adopt a site specific development plan will allow them greater flexibility with the placement, size, and visual aesthetics of all buildings, parking lots, open spaces, and sports facilities on their campus.

2. The existing A-P District site development standards adequately address the needs of small to mid-size residential, business/commercial, and public/semi-public land uses; however the standards of this district do not provide flexibility that most large-scale developments and/or "campus style" developments require to operate and function properly. The proposed text amendment will allow any property, or combination of contiguous properties owned by the same person or entity, which contains a minimum of 1 ½ acres of land, the option to adopt a site-specific development plan. The site specific development plan will follow the review procedures stated in Section 15.18.060 Development Plan Review Procedures in P-C/ Planned Commercial District of the Municipal Code (Zoning Ordinance), which requires review by the City Planning Commission and approval by City Council, to ensure the development proposal is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan and compatible with surrounding areas/neighborhoods.

3. Changes to the text of Title 15: Zoning are made through the adoption of an ordinance. The ordinance is adopted as part of the Municipal Code and is not specific to an individual project. In the case of this request, the change would apply to any property, or combination 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. An analysis was conducted to determine which properties zoned A-P District would be eligible to adopt a site specific development plan, if the proposed amendment were adopted. The following properties were identified as being eligible as of the date of this report:
    1. CHI Hospital (800 Mercy Drive)
    2. YMCA (235 Harmony Street)
    3. Methodist Jennie Edmundson Hospital Campus/MOB Building (800 and 933 E Pierce St.)
    4. Bloomer Elementary (518 Pearl St.)
    5. Pottawattamie County Courthouse (227 South 6th St.)
    6. Pottawattamie County Juvenile Detention Center (629 6th Ave.) and Veterans Affairs (623 6th Ave.)
    7. Undeveloped land owned by owned by Zella Inc., and Fox Run, LLC, and Fox Run Independent Living, LLC on Veterans Memorial Highway
    8. St. John's Lutheran Church (623 Willow Ave.)
    9. City owned property at the intersection of Franklin and Bennett
    10. Amelia House (57 West Ferndale Drive)
    11. Iowa National Guard (2415 E Kanesville Blvd)
    12. Kirn Middle School and Hoover Elementary School (1205 North Broadway).

    As stated above, many of the properties that would benefit from this text amendment are either an institutional and/or public/semi-public use and are arranged in a campus style setting with multiple frontages and heavy public traffic volumes. The proposed text amendment would allow these users to adopt a site specific plan that adequately addresses their development and operational needs while ensuring the development is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan and is compatible with surrounding areas/neighborhoods.

4. On July 8, 2019, the City Council adopted Ordinance No. 6392 which allowed properties zoned A-P District and that contained a minimum of 1.5 acres the ability to adopt a site specific signage plan. The purpose of the amendment was to allow larger development within the A-P District, who often have multiple frontages and heavier traffic volumes, the ability to adopt a site specific signage plan that meets their organization needs while ensuring the signage is arranged and placed on-site in a manner that is compatible with the

surrounding area and public realm (e.g. rights-of-way). The proposed text amendment request by Lewis Central Community School District shares the same intent and purpose as Ordinance No. 6392.

Recommendation

The Community Development Department recommends approval to amend Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Municipal Code (Zoning Ordinance) by adding the following language "*Any property, or combination 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 development plan in accordance with the procedures stated in Section 15.28.060 of this Title".*

Public Hearing

Staff speaker for the request:
1. Christopher Gibbons, Planning Manager, 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

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended approval to amend Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Municipal Code (Zoning Ordinance) by adding the following language "*Any property, or combination 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 development plan in accordance with the procedures stated in Section 15.28.060 of this Title".*

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

Attachments

Attachment A: Proposed text amendment
Attachment B: Building elevations for proposed additions at Lewis Central High and Middle Schools
Attachment C: Map showing all A-P District properties eligible to adopt a site specific development plan.

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