City Council Communication

Department: Community Development CASE #ZT-21-003 Applicant: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503	Ordinance No. _____	City Council 1st Consideration: 05/24/2021 2nd Consideration: 06/14/2021 3rd Consideration: Request to be waived Planning Commission: 5/11/2021

Subject/Title

Request: Public hearing on the request of the City of Council Bluffs to amend Sections 15.16.020 and 15.17.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'dwelling, multi-family', as defined in §15.03.220, as a principal use in a C-3/Commercial District and C-4/Commercial District.

Background

The Community Development Department is proposing to amend Chapter 15.16 and 15.17 to allow 'dwelling, multifamily,' defined in Section 15.03.220 as a 'building or buildings designed and constructed to contain three or more individual dwelling units' in the C-3 and C-4 Commercial Districts as follows:

- Amend Section 15.16.020 by adding 'dwelling, multifamily' as a principal use in the C-3 District; and
- Amend Section 15.17.020 by adding 'dwelling, multifamily' as a principal use in the C-4 District.

All City Departments and local utilities were notified of the proposed text amendment. No adverse comments have been received.

Discussion

1. The purpose of the proposed text amendment is to allow appropriate in-fill residential development and adaptive reuse of existing buildings in the downtown and downtown adjacent areas, which are primarily zoned C-3 and C-4.
2. Allowing multifamily dwellings in the C-3 and C-4 Districts would maximize the use of public and private resources by locating higher density developments within areas of the city that have existing infrastructure, and access to public transportation, employment, commercial/retail establishments, schools, and other supportive services.
3. The 100 Block of West Broadway Historic District is zoned C-4/Commercial District and the Haymarket Historic District is zoned C-3/Commercial District. The mixed commercial/residential nature of these areas is integral to maintaining the historic character of both districts. In the future, the City should look to adopt an overlay for these areas to protect the historic integrity of these districts.

Recommendation

The Community Development Department recommends approval of the request to amend Title 15: Zoning of the Council Bluffs Municipal Code (Zoning Ordinance), Section 15.16.020, Principal Uses, and Section 15.17.020, Principal Uses, to allow 'dwelling, multifamily' in the C-3 and C-4 Commercial Districts.

Public Hearing

Staff speaker for the request:

1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, Iowa 51503
2. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, Iowa 51503

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended approval to approval to amend Sections 15.16.020 and 15.17.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'dwelling, multi-family', as defined in §15.03.220, as a principal use in a C-3/Commercial District and C-4/Commercial District.

VOTE: AYE – Bass, Halm, Hutcheson, Rater, Scott, and Stroebele. NAY – None. ABSTAIN – None. ABSENT - Danielsen, Haner, Rew, and VanHouten. VACANT - One Motion: Carried.

Attachments

Attachment A: Proposed Sections 15.16.020 and 15.17.020

Prepared by: Haley Weber, Planner, Community Development Department