City Council Communication

Department: Community Development CASE #ZT-21-004 Applicant: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503	Ordinance No. _____	1st Consideration: 9/27/2021 2nd Consideration: 10/11/2021 3rd Consideration: 10/25/2021 Planning Commission: 9/14/2021

Subject/Title

Request: Public hearing on the request of the City of Council Bluffs to amend Section 15.19.020, *P-I/Planned Industrial District – Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'school' as a principal use in the P-I/Planned Industrial District.

Background

The Community Development Department is proposing to amend Title 15: Zoning of the Council Bluffs Municipal Code (Zoning Ordinance) relative to 'schools' as follows:

- Amend Section 15.19.020, *P-I/Planned Industrial District – Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'school' as a principal use in the P-I/Planned Industrial District.

As per Section 15.03.0595 of the Council Bluffs Municipal Code (Zoning Ordinance), 'school' refers to "all schools, public or non-public, at all levels from prekindergarten level through grade twelve, which meet the requirements of the State Board of Public Instruction, and accredited schools that provide post-secondary education," and includes "the buildings and all land contiguous to said buildings." Schools are allowed as a principal use in the following zoning districts:

- R-1/Single-Family Residential District;
- R-1M/Single-Family Manufactured Housing District;
- R-2/Two-Family Residential District;
- R-3/Low Density Multifamily Residential District;
- R-4/High Density Multifamily Residential District;
- A-P/Administrative Professional District;
- C-1/Commercial District;
- C-2/Commercial District;
- C-3/Commercial District;
- C-4/Commercial District; and
- P-C/Planned Commercial District.

Additionally, schools are permitted as a conditional use in the MCR/Mixed Commercial-Residential District if it is contained within a mixed commercial/residential structure. A recent inquiry by Iowa Western Community College (IWCC) to operate a vocational training school in conjunction with a proposed logistics park to be located east of their campus (see Cases #SUB-21-011, #ZC-21-010 and #PI-21-001) has necessitated the proposed text amendment.

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

Discussion

1. The P-I/Planned Industrial District is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The proposed text amendment would allow research and development facilities, colleges, universities and vocational/training schools to occur within business/industrial parks, which is consistent with the intent of the P-I District.
2. Properties zoned P-I District are limited to the new Black Hills Energy facility at 2287 College Road and 30.96 acres, more or less, of undeveloped land owned by IWCC located directly to the north. The Community Development Department has received an application from Nestory Park, a private real estate investment firm, to rezone 63.1 acres, more or less, of undeveloped land lying north of the existing P-I District, also owned by IWCC, from P-C/Planned Commercial District to P-I/Planned Industrial District (see Case #ZC-21-010). The purpose of the request is to allow for the development of a logistics park on the 94.06 acres, more or less, of land lying north of the Black Hills Energy facility. The requested text amendment is also intended to facilitate the development of the proposed logistics park and the associated IWCC vocational training facility, as well as any future planned industrial development that occurs in Council Bluffs. It is anticipated that the proposed text amendment will stimulate broader economic and workforce development by diversifying what is allowed to occur within a planned industrial development.

Recommendation

The Community Development Department recommends approval of the request to amend Section 15.19.020, *P-I/Planned Industrial District – Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'school' as a principal use in the P-I/Planned Industrial District.

Public Hearing

Staff speaker for the request:

1. Moises Monrroy, Planner, 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 amend Section 15.19.020, *P-I/Planned Industrial District – Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'school' as a principal use in the P-I/Planned Industrial District.

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

Attachments

Attachment A: Proposed Chapter 15.10, *P-I/Planned Industrial District*, of the Municipal Code (Zoning Ordinance)

Prepared by: Moises Monrroy, Planner, Community Development Department