

Planning Commission Communication

<p>Department: Community Development</p> <p>CASE # ZC-18-001</p> <p>Applicant: Ranjit Johal R&J Hospitality, LLC 5700 Stoneridge Mall Road #240 Pleasanton, CA 94588</p> <p>Property Owners: R&J Hospitality, LLC 5700 Stoneridge Mall Road #240 Pleasanton, CA 94588</p> <p>National Retail Properties LP 450 S. Orange Avenue, Suite 900 Orlando, FL 32801</p>	<p>Ordinance No. _____</p>	<p>Planning Commission: 2/13/18</p>
Subject/Title		
<p>Request: Rezone property legally described as Lot 2, INRIP Subdivision Tract 3, and the property legally described as Lot 2, INRIP Subdivision Tract 3, City of Council Bluffs, Pottawattamie County, Iowa from I-2/Industrial District to P-C/Planned Commercial District. The properties are addressed as 1801 South 35th Street, and 3434 Nebraska Avenue.</p>		
<p>Location: The northeast corner of South 35th Street and Nebraska Avenue</p>		
Background		
<p>The Community Development Department has received an application from R&J Hospitality, LLC, represented by Ranjit Johal, to rezone the property legally described as Lot 2, INRIP Subdivision Tract 3, City of Council Bluffs, Pottawattamie County, Iowa, from I-2/General Industrial District to P-C/Planned Commercial District. The property is comprised of 2.01 acres, and houses a hotel, which is currently not a permitted use in the I-2/General Industrial District, meaning the property currently has a legal nonconforming use. The rezoning of this property is requested to correct the current legal nonconforming status, and there is no new construction proposed at this time.</p>		
<p>The Community Development Department has expanded the request to include the automotive service establishment immediately to the south of the proposal. This property, legally described as Lot 1, INRIP Subdivision Tract 3, and addressed as 3434 Nebraska Avenue is a gas station, and would also be a permitted use in the P-C/Planned Commercial District.</p>		
<p><u>Land Use and Zoning</u></p>		
<p>Surrounding zoning includes P-C/Planned Commercial to the west and immediately to the south, and I-2/General Industrial District to the east and north. Existing land uses in the general vicinity of this request include one residence, and two commercial properties to the north, undeveloped land to the west, a commercial business to the east, and additional businesses to the south.</p>		
<p>The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as Regional Commercial.</p>		

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 Council Bluffs Public Works Department, Council Bluffs Waterworks, and MidAmerican Energy all stated they have no comments or objections to the rezoning request.

The following attachments are included with the case staff report:

- Attachment A: Location/zoning map
- Attachment B: Letter of Intent
- Attachment C: Site Photos

Discussion

1. There is no new construction proposed on the subject properties, and the rezoning request will correct a legally nonconforming use on the site.
2. If approved, the subject properties will be zoned in the same district as properties located in the area.
3. The proposed rezoning will be consistent with the Bluffs Tomorrow 2030: Land Use Plan.
4. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate commercial use(s) on the subject property.

Recommendation

The Community Development Department recommends approval of the request to rezone property legally described as Lot 2, INRIP Subdivision Tract 3, and the property legally described as Lot 2, INRIP Subdivision Tract 3, City of Council Bluffs, Pottawattamie County, Iowa from I-2/Industrial District to P-C/Planned Commercial District, based on reasons stated above.

Attachments

Attachment A: Location/zoning map
Attachment B: Applicant's Letter of Intent
Attachment C: Site Photos

Prepared by: Chris Meeks, Planner