

Planning Commission Communication

Department: Community Development CASE # ZC-18-002 Applicant/Owner: PACE Harvester II, LLC 1228 S. Main Street, Suite 115 Council Bluffs, IA 51503	Ordinance No. _____	Planning Commission: 02/13/18
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Subject/Title

Requests:

1. Rezone property located at 1001 South 6th Street, legally described as Lots 8 through 13 Block 10, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the South 8 feet of the vacated 10th Avenue adjacent, from R-4/High Density Residential District to C-3/Commercial District and to adopt an associated development plan.
2. Rezone vacated 11th Avenue right-of-way located between Lot 8, Block 10, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent and Lot 13, Block 15, Riddles Subdivision and the West ½ of the adjacent north/south alley from I-2/Industrial District to C-3/Commercial District and adopt the associated development plan.
3. Repeal Ordinance No. 6174 which appended a Planned Residential Overlay to property legally described as being Lots 8 through 13 Block 10, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the South 8 feet of the vacated 10th Avenue adjacent.

Location: 1001 South 6th Street, Council Bluffs, IA 51503

Background

The Community Development Department has received an application from PACE Harvester II, LLC to rezone property located 1001 South 6th Street, as legally described above, from R-4/High Density Residential District to C-3/Commercial District and to adopt an associated development plan. The Community Development Department expanded the request to include rezoning the adjacent vacated 11th Avenue right-of-way from I-2/Industrial District to C-3/Commercial District and to adopt the associated development plan along with repealing Ordinance No. 6174, which appended a planned residential overlay to the subject property.

The purpose of these requests is to allow the Pottawattamie Arts, Culture and Entertainment (PACE) organization to renovate the historic McCormick Harvesting Machine Company structure (a.k.a. International Harvester II) and to build a new 24,173 square foot addition for their new Hoff Family Arts and Culture Center on the subject properties. The new Hoff Family Arts and Culture Center will be a multi-use facility that features a 245-seat theater, rehearsal areas, classrooms, artist studios, culinary kitchen area, café and office space.

Land Use and Zoning

The subject vacated 11th Avenue right-of-way is zoned R-4/High-Density Multi-Family Residential District and I-2/Industrial District (see Attachment A). The property owned by the applicant is zoned R-4/High-Density Multi-Family Residential District with a Planned Residential (PR) Overlay (see Ordinance No. 6174 adopted on 5/20/13).

Surrounding zoning includes C-2/Commercial District and I-2/Industrial District to the north; R-4/High-Density Multi-Family Residential District to the east; and I-2/Industrial District to the south and west. Surrounding land uses include All-Care Health Center, contractor shops, ArtSpace (mixed commercial/residential structure) and undeveloped land. The proposed Hoff Family Arts and Culture Center will not contain any residential dwellings; therefore, the current R-4/High-Density Multi-Family Residential District and associated Planned Residential (PR) Overlay are no longer necessary for the subject property. The C-3/Commercial District will allow land uses associated with the Hoff Family Arts and Culture Center as a permitted use.

The future land use plan of the Bluffs Tomorrow: 2030 (Comprehensive Plan) designates the subject property as Downtown/Mixed-Use. The South Main Street Sub-Area Plan of the Bluffs Tomorrow: 2030 Plan identifies the subject property as a redevelopment site that should focus on artist spaces, residences and other local uses. The proposed rezoning and development proposal are consistent with the Bluffs Tomorrow: 2030 Plan.

Public notices were mailed to all property owners within 200 feet of the request. No comments have been received for this request as of the date of this report.

All City Departments and local utilities were notified of the proposed rezoning. No adverse comments have been received for this request as of the date of this report. Comments regarding the proposed development plans are stated below.

Development Plan

The applicant has submitted development plans for the proposed Hoff Family Arts and Culture Center, as required per Section 15.16.050, *Site development regulations* in the C-3/Commercial District of the Municipal Code (Zoning Ordinance). These development plans will be adopted as part of the rezoning approval and are intended to provide flexibility in the design/layout for the proposed Hoff Family Arts and Culture Center on the subject property.

1. The conceptual site plan shows the renovation of the International Harvester II structure and a new building addition on its south façade (see Attachment B). The proposed addition is located within a section of vacated 11th Avenue, which is currently owned by the City of Council Bluffs. The applicant shall acquire said right-of-way from the City prior to issuance of any building permits for the proposed project (pending).
2. The conceptual site plan shows a zero setback and maximum lot coverage of 100% for all structures on the subject property. These design standards were requested by the applicant in order to accommodate the unique layout and design of their new Hoff Family Arts and Culture Center. The Community Development Department finds the requested setbacks and lot coverage to be consistent with the design of most properties in downtown Council Bluffs and recommends approval.

(Note: The minimum setbacks and lot coverage are specific to the subject property only. The Council Bluffs Public Works Department shall approve any buildings and/or structure encroachments into the adjacent City right-of-ways prior to construction.)

3. Architectural plans shows the renovation of the International Harvester II structure and construction of a new building addition (see Attachment C). The building heights will vary from 15 feet to a maximum of 165 feet from finished grade. The exterior of the International Harvester II will be renovated to include new windows, doors, awnings and tuck pointing of damaged masonry. The exterior facades of the new addition will be constructed out a mixture of aluminum glass windows, precast panels with

integral thin brick and metal composite wall panel systems. The overall appearance and design of the building is compatible with the surrounding area. The Community Development Department recommends approval of the architectural designs, as proposed.

4. The Hoff Family Arts and Culture Center includes a variety of land uses with different off-street parking requirements (see Attachment C). The conceptual site plan shows that off-street parking will be provided through a combination of new and shared parking lots on nearby properties. The total number of required parking spaces shall be determined once the final floor plans for the project are designed. All required off-street parking shall be provided in accordance with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance).
5. Signage plans were not submitted with the proposed development plans. All proposed signage shall comply with the C-3/Commercial District standards stated in Chapter 15.33, *Signs*, of the Municipal Code (Zoning Ordinance).
6. Outdoor lighting plans were not submitted with the proposed development plans. All proposed outdoor lighting shall comply with the standards stated in Section 15.24.050, *Lighting Controls*, of the Municipal Code (Zoning Ordinance).
7. The Council Bluffs Public Works Department has plans to rebuild and install streetscape improvements along South 6th Street from 10th Avenue to 12th Avenue, adjacent to the project site.
8. The Council Bluffs Fire Department stated they have no comments for the proposed request.
9. Mid-American Energy and Cox Communication stated they have utilities along South 6th Street, adjacent to the project site. Any costs to remove, extend and/or relocate these utilities shall be at the expense of the applicant.
10. Black Hills Energy stated they have no objection to the proposed request.

The following attachments are included with the case staff report:

- Attachment A: Location/zoning map
- Attachment B: Conceptual site layout plan
- Attachment C: Conceptual architectural plans
- Attachment D: Off-street parking summary table

Recommendation

The Community Development Department recommends approval of the following requests, based on reasons stated above:

1. Rezone property located at 1001 South 6th Street, legally described as Lots 8 through 13 Block 10, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the South 8 feet of the vacated 10th Avenue adjacent, from R-4/High Density Residential District to C-3/Commercial District and to adopt an associated development plan.
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