

ORDINANCE NO. 6392

AN ORDINANCE TO AMEND CHAPTER 15.33-SIGNS OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.33.160 "RESIDENTIAL DISTRICT SIGNS" RELATIVE TO A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT SIGNAGE.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That Chapter 15.33-Signs of the 2015 Municipal Code of Council Bluffs, Iowa, be and is hereby amended by amending Section 15.33.160, "Residential District Signs" to read as follows:

15.33.160 - Residential district signs.

Only the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and neighborhood identification signs in Section 15.33.120 are permitted in R-1E, R-1, R-1M, R-2 and R-3 districts. In addition to the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and neighborhood identification signs in Section 15.33.120, the following types of signs are permitted in the residential districts listed below, subject to the following limitations:

- (1) Additional signage types allowed in R-4/high density multifamily residential, PR/planned residential and AP/administrative professional districts:
 - (A) Attached wall, awning or canopy signs;
 - (B) Detached ground or monument signs;
 - (C) On-premise directionals.
- (2) R-4/high density multifamily residential district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.
 - (A) Total permitted sign area shall not exceed forty (40) percent of the longest street frontage of the property. No other street frontage shall apply.
 - (B) Attached signage shall not exceed one square foot per lineal foot of the building to which it is attached.
 - (C) Detached signs shall not exceed fifty (50) square feet or ten (10) feet in height.
 - (D) On-premise directionals shall not exceed three square feet per face and exceed three feet in height.
- (3) PR/planned residential district sign regulations are subject to approval of a planned residential development plan as approved by the city council. In case of conflicts between these conditions, the most restrictive condition shall apply. The following are general guidelines:
 - (A) Total permitted sign area shall not exceed forty (40) percent of the longest street frontage of the property. No other street frontage shall apply.
 - (B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.
 - (C) Detached signs shall not exceed fifty (50) square feet or ten (10) feet in height.
 - (D) On-premise directionals shall not exceed three square feet per face and exceed three feet in height.

- (4) AP/administrative professional district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.
- (A) Total permitted sign area shall not exceed one times the lineal street frontage of the premise. Total street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or four hundred (400) square feet whichever is less.
 - (B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.
 - (C) Detached signs shall not exceed one hundred (100) square feet or ten (10) feet in height.
 - (D) On-premise directionals shall not exceed three square feet per face and exceed three feet in height.
 - (E) *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 sign plan that is subject to review by the City Planning Commission and approval by City Council.*

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

July 8, 2019.



MATTHEW J. WALSH Mayor

Attest: 

JODI QUAKENBUSH City Clerk

First Consideration: 6-24-19
Second Consideration: 7-8-19
Public Hearing: 7-8-19
Third Consideration: Waived

Case #ZT-19-001

Council Communication

Department: City Clerk
Case/Project No.: ZT-19-001
Submitted by: Christopher N. Gibbons, Planning
Coordinator

Ordinance 6392
ITEM 4.A.

Council Action: 7/8/2019

Description
Ordinance to amend Section 15.33.160 (04), Residential District Signs, Administrative-Professional District, by adding Section 15.33.160 (04)(E) stating: *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 sign plan that is subject to review by the City Planning Commission and approval by City Council.*

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #ZT-19-001 Staff Report	Other	6/14/2019
Case #ZT-19-001 Attachment A	Other	6/14/2019
Case #ZT-19-001 Attachment B	Other	6/14/2019
Case #ZT-19-001 Attachment C	Other	6/14/2019
Case #ZT-19-001 Attachment D	Map	6/14/2019
Case #ZT-19-001 Attachment E	Map	6/14/2019
Case #ZT-19-001 Attachment F	Map	6/14/2019
Case #ZT-19-001 Attachment G	Map	6/14/2019
Case #ZT-19-001 Attachment H	Map	6/14/2019
Case #ZT-19-001 Attachment I	Map	6/14/2019
Case #ZT-19-001 Attachment J	Map	6/14/2019
ZT-19-001 Public Hearing	Other	6/14/2019
Ordinance 6392	Ordinance	6/18/2019

Council Communication

<p>Department: Community Development</p> <p>Case #ZT-19-001</p> <p>Applicant: Methodist Jennie Edmundson 933 East Pierce Street Council Bluffs, IA 51503</p> <p>Representative: Vince Rew 234 Mt. Vernon Council Bluffs, IA 51503</p>	<p>Ordinance No.</p>	<p>City Council: 6/24/19</p> <p>Planning Commission: 6/11/2019</p>
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Subject/Title

Request: Public hearing on the request of Methodist Jennie Edmundson to amend Chapter 15.33.160, Residential District Signs of the Municipal Code (Zoning Ordinance) relative to A-P/Administrative-Professional District signage.

Background/Discussion

The applicant, Methodist Jennie Edmundson, is in the process of constructing a new 63,000 square foot medical office immediately west of their hospital facility at 933 East Pierce Street. The subject property is comprised of 3.66 acres of land, zoned A-P/Administrative Professional District, and has frontage on several public streets. As part of the development, the applicant proposes to install several detached and attached signs to identify the new medical office facility as well as to assist their patients navigate through their medical campus. The proposed signs are as follows:

- Two "Methodist" attached wall signs, each measuring 81 square feet
- Two Methodist logo signs, each measuring 165 square feet
- One directional sign, measuring 3.6 feet in height and containing 8 square feet of signage per sign face;
- One monument sign, measuring 15 feet in height and containing 85.8 square feet of signage per sign face;
- One monument sign, measuring 10 feet in height and containing 42.5 square feet of signage per sign face; and
- One campus identification sign measuring six feet in height and 125 square feet in size.

Per Section 15.33.160, *Residential District Signs*, of the Municipal Code (Zoning Ordinance) signs in an A-P/Administrative Professional District are subject to the following standards:

(4) AP/Administrative professional district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply:

- (A) Total permitted sign area shall not exceed one times the lineal street frontage of the premise. Total street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or four hundred (400) square feet which is less.*
- (B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.*

- (C) Detached signs shall not exceed one hundred (100) square feet or ten (10) feet in height*
- (D) On-premise directionals shall not exceed three square feet per face or exceed three feet in height.*

All of the applicant's proposed detached signage, except for the 10-foot tall monument sign, exceeds the height and/or size standards of the A-P District. In order for the applicant to obtain a permit for these signs they must either receive a variance from the Zoning Board of Adjustment or amend Chapter 15.33.160 (04) *Residential District Signs, Administrative-Professional District* of the Municipal Code (Zoning Ordinance) to allow larger monument/directional signs. After considering these options, the applicant proposes to amend Chapter 15.33.160 (04) *Residential District Signs, Administrative-Professional District* of the Municipal Code (Zoning Ordinance) to allow properties zoned A-P that contain a minimum of 1.5 acres of land the option to adopt a site specific signage plan. The proposed text amendment is highlighted below:

- (4) AP/Administrative professional district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply:*
 - (A) Total permitted sign area shall not exceed one times the lineal street frontage of the premise. Total street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or four hundred (400) square feet which is less.*
 - (B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.*
 - (C) Detached signs shall not exceed one hundred (100) square feet or ten (10) feet in height*
 - (D) On-premise directionals shall not exceed three square feet per face or exceed three feet in height*
 - (E) 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 sign plan that is subject to review by the City Planning Commission and approval by City Council.*

The following attachments are included with this report:

- Attachment A: Letter of intent
- Attachment B: Sign site plan for Methodist Jennie Edmundson Medical Office Building
- Attachment C: Proposed detached and attached sign renderings
- Attachment D: Map showing all A-P District properties in the City of Council Bluffs
- Attachments E – J: Maps showing A-P District properties eligible to adopt site specific signage 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. The existing A-P District sign standards adequately address the needs of small to mid-size businesses but does take into account the signage needs of larger business/properties that contain multiple frontages and have high amount of customer/public traffic. The proposed text amendment will allow larger business/properties in the A-P District the option to adopt a site-specific signage plan that adequately meets their needs while at the same time requiring approval from City Council to ensure the signage is compatible with surrounding properties/public right-of-ways.

2. 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 signage plan, if the proposed amendment were adopted. The following properties were identified as being eligible as of the date of this report:
- a. CHI Hospital (800 Mercy Drive)
 - b. YMCA (235 Harmony Street)
 - c. Methodist Jennie Edmundson Hospital Campus/MOB Building (800 and 933 E Pierce St.)
 - d. Bloomer Elementary (518 Pearl St.)
 - e. Pottawattamie County Courthouse (227 South 6th St.)
 - f. Pottawattamie County Juvenile Detention Center (629 6th Ave.) and Veterans Affairs (623 6th Ave.)
 - g. Undeveloped land owned by owned by Zella Inc., and Fox Run, LLC, and Fox Run Independent Living, LLC on Veterans Memorial Highway
 - h. St. John's Lutheran Church (623 Willow Ave.)
 - i. City owned property at the intersection of Franklin and Bennett
 - j. Amelia House (57 West Ferndale Drive)
 - k. Iowa National Guard (2415 E Kanesville Blvd)

As shown above, many of the properties that would benefit from this text amendment are either an institutional and/or public/semi-public use that are arranged in a campus style setting with heavy public traffic volumes with multiple frontages. The proposed text amendment would allow these users to adopt a site specific signage plan that adequately addresses their operational needs while at the same time ensure the signage is appropriately sized and arranged on their site in a manner that is compatible with the surrounding area and public realm (e.g., right-of-ways).

Recommendation

The Community Development Department recommends approval to amend Section 15.33.160 (04), Residential District Signs, Administrative-Professional District, as follows:

1. Add Section 15.33.160 (04)(E) stating: *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 sign plan that is subject to review by the City Planning Commission and approval by City Council.*

Public Hearing

Staff speaker for the request:

1. Christopher Gibbons, Planning Coordinator, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

1. Gaby Ryan, Signworks, Inc., 4713 F Street, Omaha, NE 68117

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval to amend Section 15.33.160(04), Residential District Signs, Administrative-Professional District, as follows:

1. Add Section 15.33.160 (04)(E) stating: *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 sign plan that is subject to review by the City Planning Commission and approval by City Council.*

VOTE: AYE 8 NAY 0 ABSTAIN 1 ABSENT 2 VACANT 0 Motion: Carried

Attachments

Attachment A: Letter of intent

Attachment B: Sign site plan for Methodist Jennie Edmundson Medical Office Building

Attachment C: Proposed detached and attached sign renderings

Attachment D: Map showing all A-P District properties in the City of Council Bluffs

Attachments E – J: Maps showing A-P District properties eligible to adopt site specific signage plan

Prepared by: Christopher N. Gibbons, Planning Coordinator

Proof Of Publication

State of Iowa

Pottawattamie County

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

A public hearing is to be held by the City Council of the City of Council Bluffs, Iowa, on the 8th day of July, 2019 at 7:00 p.m. in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

The hearing is in regards to the City's intent to amend Chapter 15.33, Signs, of the Municipal Code (Zoning Ordinance) by amending Section 15.33.160 "Residential District Signs" relative to A-P/ Administrative-Professional District signage to add Section 15.33.160 (04)(E) stating: 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 sign plan that is subject to review by the City Planning Commission and approval by City Council.

(Case ZT-19-001)
2019(6)30-1 Sunday

I, Tom Schmitt, on my oath do solemnly that I am Publisher of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper 1 consecutive time(s) as follows:

The First publication thereof began on the 30th day of June, 2019.

Signed in my presence by the said Tom Schmitt and by her sworn to before me this 30th day of June, A.D. 2019.



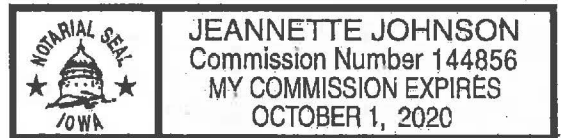
Tom Schmitt
Daily Nonpareil Publisher



Jeannette Johnson
Notary Public

Filed this 30th day of June, A.D. 2019.

Publication Cost: \$14.73



Customer Number: 1003258
Order Number: 0000056574

Proof Of Publication

State of Iowa

Pottawattamie County

ORDINANCE NO. 6392

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(1) Additional signage types allowed in R-4/high density multifamily residential, PR/planned residential and AP/administrative professional districts:

- (A) Attached wall, awning or canopy signs;
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(2) R-4/high density multifamily residential district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.

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The First publication thereof began on the 13th day of July, 2019.

Signed in my presence by the said Tom Schmitt and by her sworn to before me this 13th day of July, A.D. 2019.


Tom Schmitt
Daily Nonpareil Publisher


Jeannette Johnson
Notary Public

Filed this 13th day of July, A.D. 2019.

Publication Cost: \$70.21



JEANNETTE JOHNSON
Commission Number 144856
MY COMMISSION EXPIRES
OCTOBER 1, 2020

Customer Number: 1003258

Order Number: 0000060023

(D) On-premise directionals shall not exceed three square feet per face and exceed three feet in height.

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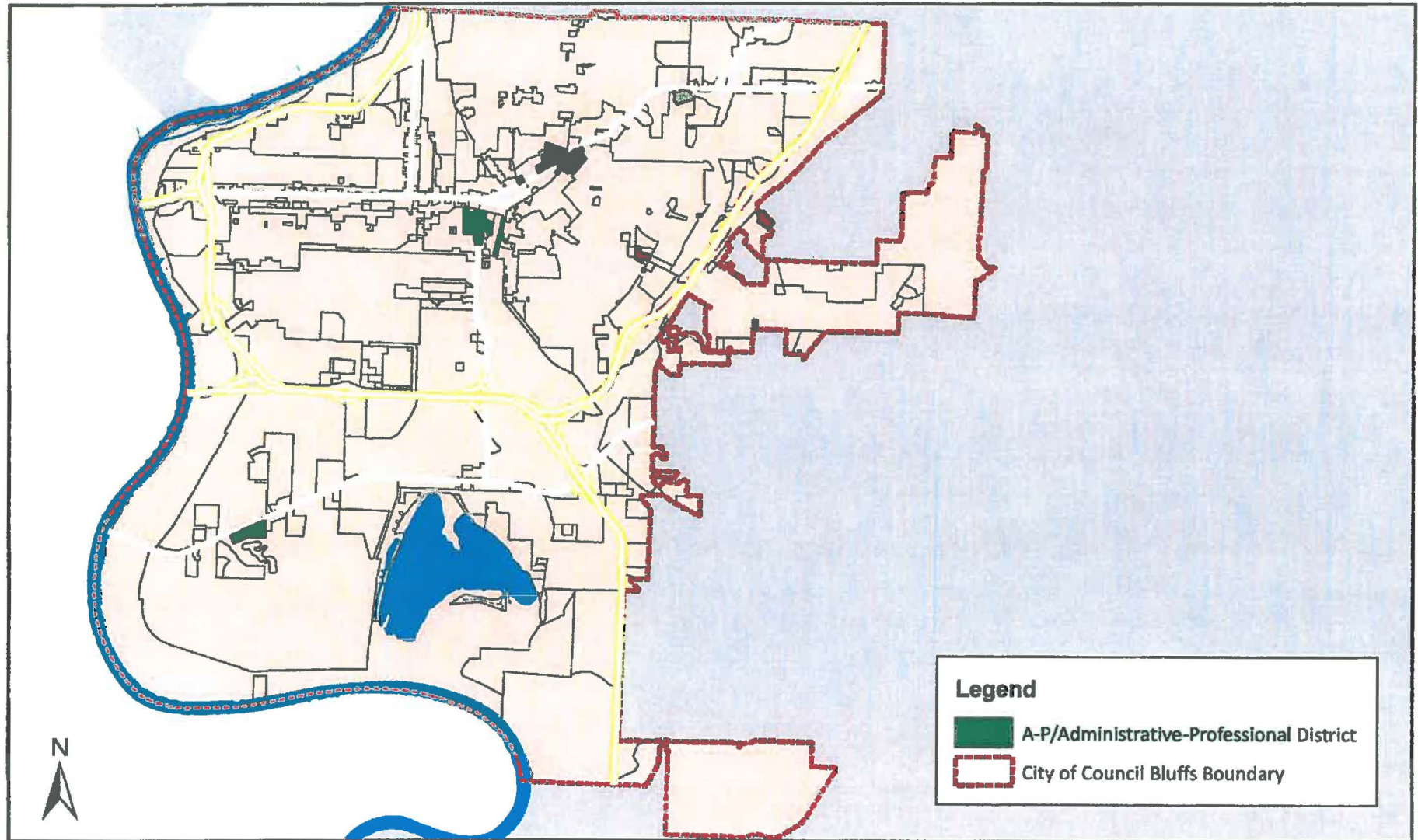
PASSED
AND
APPROVED
July 8, 2019

MATTHEW J. WALSH Mayor

Attest:
JODI QUAKENBUSH City Clerk

First Consideration: 6-24-19
Second Consideration: 7-8-19
Public Hearing: 7-8-19
Third Consideration: Waived
2019(7)13-1 Saturday

CITY OF COUNCIL BLUFFS A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT



ATTACHMENT D



PROPERTIES LOCATED IN THE A-P DISTRICT (1.5 ACRES OR MORE IN AREA) - CHI HEALTH MERCY/JENNIE EDMUNDSON



ATTACHMENT E

0 0.05 0.1 0.2 Miles