

**ORDINANCE NO. 6441**

**AN ORDINANCE TO AMEND CHAPTER 15.18-P-C/PLANNED COMMERCIAL DISTRICT OF THE 2020 MUNICIPAL CODE (ZONING ORDINANCE) OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.18.020 “PRINCIPAL USES” AND SECTION 15.18.050 “SITE DEVELOPMENT REGULATIONS”.**

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

**SECTION 1.** That Chapter 15.18-P-C/Planned Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.18.020 “Principal Uses” and Section 15.18.050 “Site Development Regulations” to read as follows:

**15.18.020 Principal Uses**

The following principal uses shall be permitted outright in a P-C district:

- A. Automobile service establishment;
- B. Business, professional office;
- C. Business goods and service establishment;
- D. Commercial recreation (indoor);
- E. Consumer service establishment;
- F. Cultural service;
- G. Financial service;
- H. General government use;
- I. Hotel/motel;
- J. Local utility service;
- K. Places of public assembly, entertainment or recreation;
- L. Private parking lot;
- M. Public parking lot;
- N. Public safety service;
- O. Retail shopping establishment;
- P. Restaurant (drive-in, limited and general);
- Q. Tavern;
- R. Consumer fireworks sales;
- S. Small alcohol production facility;
- T. School;
- U. Dwelling, multifamily; and
- V. Mixed commercial /residential structure.

**15.18.050 Site Development Regulations**

- A. The minimum tract of land considered for a P-C District shall be ten (10) acres.
- B. Minimum setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

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 REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

March 8, 2021.

  
\_\_\_\_\_  
MATTHEW J. WALSH

Mayor

Attest:

  
\_\_\_\_\_  
JODI QUAKENBUSH

City Clerk

First Consideration: 2-22-21  
Second Consideration: 3-8-21  
Public Hearing: 3-8-21  
Third Consideration: Waived

# Proof Of Publication

State of Iowa

Pottawattamie County

## NOTICE OF PUBLIC HEARING

### TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of City+Ventures, represented by Adam Ramaekers, to amend Section 15.18.020 of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'dwelling, multifamily' and 'mixed-commercial structure' as principal uses in the P-C/Planned Commercial District; and amending Section 15.18.050, Site Development Regulations of the Zoning Ordinance to establish a minimum 10 acre lot size requirement for property zoned P-C/Planned Commercial District.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 8th day of March, 2021 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.

odi Quakenbush, City Clerk  
2021(2)28-1 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 28th day of February, 2021.

Signed in my presence by the said Tom Schmitt and by her sworn to before me this 28th day of February, A.D. 2021.

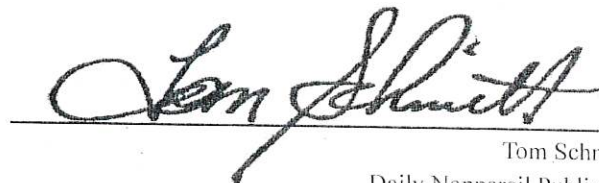
## NOTICE OF PUBLIC HEARING

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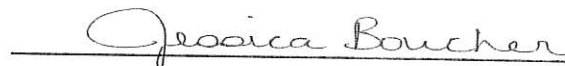
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2021(2)28-1 Sunday



Tom Schmitt  
Daily Nonpareil Publisher



Jessica Boucher  
Notary Public

Filed this 28th day of February, A.D. 2021.

Publication Cost: \$18.11



Customer Number: 1003258  
Order Number: 0000213739

# Proof Of Publication

State of Iowa

Pottawattamie County

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CITY OF COUNCIL BLUFFS, IOWA

**SECTION 1.** That Chapter 15.18-P-C/Planned Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.18.020 "Principal Uses" and Section 15.18.050 "Site Development Regulations" to read as follows:

### 15.18.020 Principal Uses

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### 15.18.050 Site Development Regulations

- A. The minimum tract of land considered for a P-C District shall be ten (10) acres.
- B. Minimum setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

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**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  
March 8, 2021.

MATTHEW J. WALSH Mayor

Attest:  
JODI QUAKENBUSH City Clerk

First Consideration: 2-22-21  
Second Consideration: 3-8-21  
Public Hearing: 3-8-21  
Third Consideration: Waived  
2021(3)12-1 Friday

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

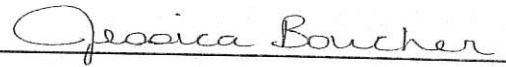
The attached notice was published in said newspaper 1 consecutive time(s) as follows:

The First publication thereof began on the 12th day of March, 2021.

Signed in my presence by the said Timothy Tergeoglou and by her sworn to before me this 12th day of March, A.D. 2021.



Timothy Tergeoglou  
Daily Nonpareil President



Jessica Boucher  
Notary Public

Filed this 12th day of March, A.D. 2021.

Publication Cost: \$50.81



Customer Number: 1003258  
Order Number: 0000216775

**Council Communication**

Department: City Clerk  
Case/Project No.: ZT-21-001  
Submitted by: Moises Monroy, Planner

Ordinance 6441  
ITEM 5.A.

Council Action: 3/8/2021

**Description**

Ordinance to amend Section 15.18.020 (Zoning Ordinance) by adding 'dwelling, multifamily' and 'mixed-commercial structure' as principal uses in the P-C/Planned Commercial District; and amending Section 15.18.050, Site Development Regulations of the Zoning Ordinance to establish a minimum 10 acre lot size requirement for property zoned P-C/Planned Commercial District.

**Background/Discussion**

See attachments

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
Staff Report	Staff Report	2/11/2021
Attachment A - Proposed Chapter	Other	2/11/2021
Attachment B - Letter of Intent	Letter	2/11/2021
Attachment C - Conceptual Site Plan	Other	2/11/2021
Attachment D - Conceptual Building Elevations	Other	2/11/2021
Public Hearing Notice	Notice	2/11/2021
Ordinance 6441	Ordinance	2/17/2021

Chapter 15.18

P-C/PLANNED COMMERCIAL DISTRICT

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Sections:

15.18.010	Statement of Intent
15.18.020	Principal Uses
15.18.030	Conditional Uses
15.18.040	Accessory Uses
15.18.050	Site Development Regulations
15.18.055	Additional Regulations
15.18.060	Development Plan Review Procedure
15.18.070	Signs

**15.18.010 Statement of Intent.** The PC district is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, proper relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5469 § 2 (part), 1999)

**15.18.020 Principal Uses.** The following principal uses shall be permitted outright in a P-C district:

- A. Automobile service establishment;
- B. Business, professional office;
- C. Business goods and service establishment;
- D. Commercial recreation (indoor);
- E. Consumer service establishment;
- F. Cultural service;
- G. Financial service;
- H. General government use;
- I. Hotel/motel;

- J. Local utility service;
- K. Places of public assembly, entertainment or recreation;
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- R. Consumer fireworks sales;
- S. Small alcohol production facility;
- T. School;
- U. Dwelling, multifamily; and
- V. Mixed commercial/residential structure.

(Ord. 5634 § 1, 2001)

(Ord. No. 6333, § 1, 6-11-2018; Ord. No. 6344, § 1, 8-13-2018; Ord. No. 6374, § 1, 12-17-2018)

**15.18.030 Conditional Uses.** The following conditional uses shall be permitted in a PC district in accordance with the requirements set forth in CBMC 15.02:

- A. Communication tower;
- B. Day care services;
- C. Auction, indoor.

(Ord. 5469 § 2 (part), 1999)

(Ord. No. 6116, § 1, 1-10-2011; Ord. No. 6142, § 1, 12-12-11)

**15.18.040 Accessory Uses.** The following accessory uses shall be permitted in a PC district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the PC district, unless otherwise excluded.

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(Ord. 5469 § 2 (part), 1999)

**15.18.050 Site Development Regulations.** ~~Minimum tract size, lot size, setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.~~

A. The minimum tract of land considered for a P-C District shall be ten (10) acres.

B. Minimum lot size, setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

(Ord. 5469 § 2 (part), 1999)

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**15.18.055 Additional Regulations.**

A. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. No. 6333, § 1, 6-11-2018)

**15.18.060 Development Plan Review Procedure**

A. Application. A completed application form, ten (10) copies of the development plan, along with the required fee, shall be submitted to the community development department. The development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:

1. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame, and phasing;
2. The development name and legal description of the boundary;
3. A north arrow, scale, bar scale and date;
4. The names and addresses of the owner, and the architect or engineer preparing the plan;

5. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;

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6. All established floodway or floodway fringe encroachment limits;
7. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
8. Location and size of any sites to be considered for dedication to public use;
9. Layout, numbers and dimensions of proposed lots;
10. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;

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11. The location and width of other public ways, railroad rights-of-way, utility and all other easements existing or proposed within the development and within two hundred (200) feet;
12. Existing and proposed contour intervals of not more than five feet;
13. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
14. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, and landscaping;
15. Proposed landscaping plan;
16. Proposed signage plan;
17. Traffic impact study to include: (i) data on existing peak hour traffic volumes and conditions; (ii) directional distribution estimates of added traffic; (iii) projections of added traffic volumes for all of the appropriate critical hours; (iv) determination of needed improvements, controls, driving locations, and their design; and (v) identification of any need for additional right-of-way which could be secured from the developer;
18. Architectural drawings, renderings, or other visual documents which illustrate proposed building design. The community development director

shall determine the adequacy and completeness of the development plan application.

The community development director may require additional information prior to scheduling review by the city planning commission.

- B. Review by City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements herein set forth, the commission, in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to, an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, required screening and landscaping where necessary reduce noise and glare, and designation of responsibility for maintenance of the property.
- C. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
- D. Building Permit Review. The community development director shall review all building and public works construction permits for compliance with the approved development plan. No building or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.
- E. Amendment to Development Plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application.

(Ord. 5469 § 2 (part), 1999)

**15.18.070 Signs.** In addition to the signage approved in the development plan, signage in this district shall comply with CBMC 15.33, "Signs."

(Ord. 5469 § 2 (part), 1999)

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