

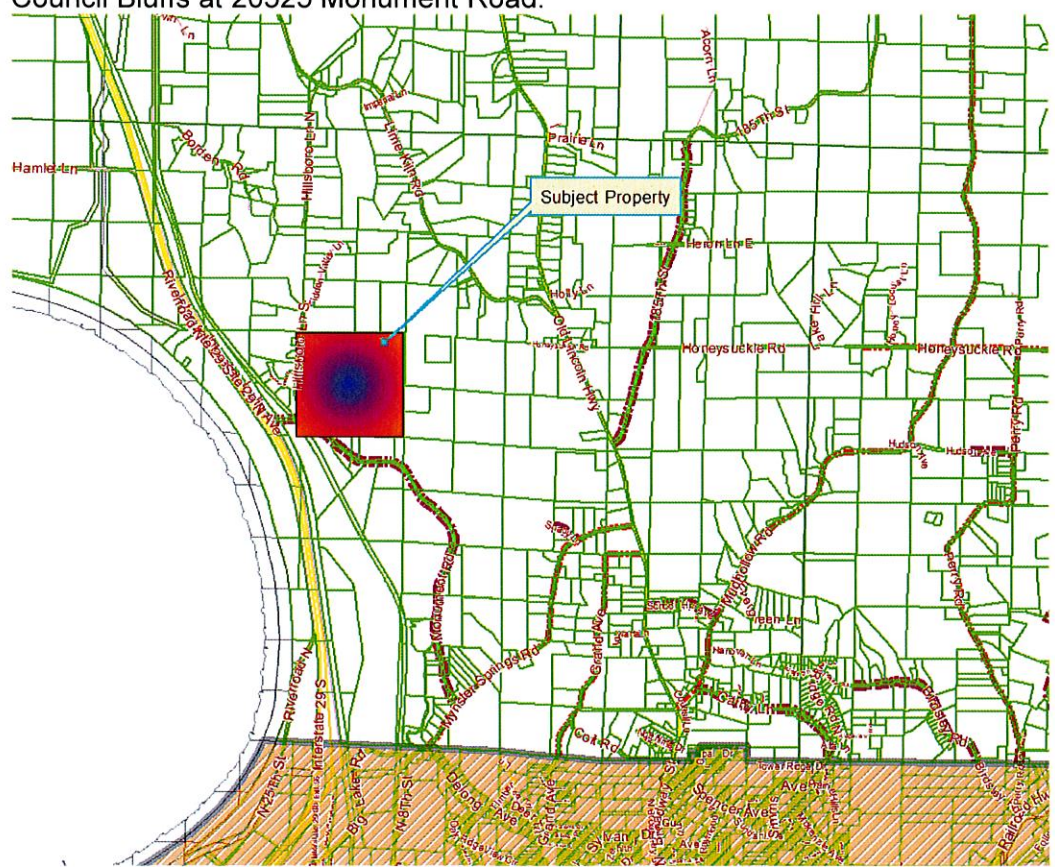
**TO:** Zoning Board of Adjustment  
**FROM:** Pam Kalstrup, Planning Director  
**DATE:** May 1, 2021

**RE:** Case #CU-2021-02

**REQUEST:** Conditional use approval to permit a private school in a class A-4 (Loess Hills) District.

**LOCATION:** Lake Township  
11-75-44 NE1/4 E OF RR

The subject parcel is located approximately 1 ½ miles to the north of the city limits of Council Bluffs at 20525 Monument Road.



**PROPERTY OWNER:** Patricia Birusingh

**APPLICANT:** Kurt Birusingh

**REPRESENTED BY:** Geoff DeOld, AIA

**GENERAL  
INFORMATION:**

The applicant has made this request to allow a private school on his mother's property. It is the applicant's intent to renovate an existing barn for the private school. See Attachment #1.

The following is the applicant's business plan of the proposed private school:



April 02, 2021

Pottawattamie County  
Planning & Development Department  
223 South 6th Street  
Council Bluffs, IA 51501-4245

Re: 20525 Monument Road Conditional Use Application Proposed Use

To who it may concern,

Below are the planned uses for the learning kitchen proposed in the renovated barn at 20525 Monument Road:

Classes that might be taught:

- Creating a backyard garden
- Farm to table cooking
- How to raise chickens for eggs and meat
- Art and farming
- Bee keeping
- Canning and preserving
- Organic control of weeds and pests in the garden

Cost to attend:

- Free for children
- Requested donations from adults

Number of students per class:

- 5-20
- Age range 5-16 years of age

Curriculum :

- To be created by Education Consultant, a member of the family is a licensed teacher in Iowa and gardens and farms with her husband and 4 children

Planned Hours:

- 1 or 2 day classes on 2 weekends / month from 9am to 4pm, broken into an AM and PM session with break for lunch. Only one class at a time

Sincerely,

Geoff DeOld, AIA

31001 10/1/2019 11:01:00 AM



**SITE REVIEW:**

The subject property consists of 156 acres. Currently situated on the subject property are two (2) single family dwellings, two (2) septic system, two (2) wells and several outbuildings.



**AREA REVIEW:**

The properties in the area are utilized for rural residential land uses, agricultural and timber.





**CURRENT ZONING:** The subject parcel is located in a Class A-4 (Loess Hills) District.

Section 8.014.030 of the Code states that the following conditional use shall be permitted in a Class A-4 (Loess Hills) District, when authorized in accordance with the requirements of 8.096:

- .10 Public schools and colleges, and private schools and colleges having equivalent curriculum. (Ordinance #2004-14/07-01-04)

Section 8.096.030.03 of the County Code states:

- .03 *The Board shall have the power to hear and decide only such appeals for conditional uses as the Board is specifically authorized to pass on by the term of this Ordinance; to decide such questions as are involved in determining whether conditional uses should be granted; and to grant conditional uses with such conditions and safeguards as are appropriate under this Ordinance; or to deny conditional uses when not in harmony with the purpose and intent of this Ordinance. In reviewing an application for a conditional use permit, findings based on the following criteria shall be made and serve as the basis for approval or denial of the request:*
  - A. *Does the proposed use conform to the Land Use Policy Plan?*
  - B. *Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, and soil erosion problems shall be considered.*
  - C. *Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.*
  - D. *Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?*
  - E. *Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.*
  - F. *Does the conditional use comply with all conditions imposed on it by the provisions of the district in which such conditional use may be authorized? (Ordinance #2004-14/07-01-04)*

**FLOOD HAZARD:** The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates the property as being in a Zone X, Areas of minimal flooding.

**LAND USE PLAN:** The Land Use Plan designates this area as Loess Hills.

**ROADS & TRAFFIC:** Access to the subject property is gained from Monument, an Official Bituminous County Road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 420 vehicles per day.