

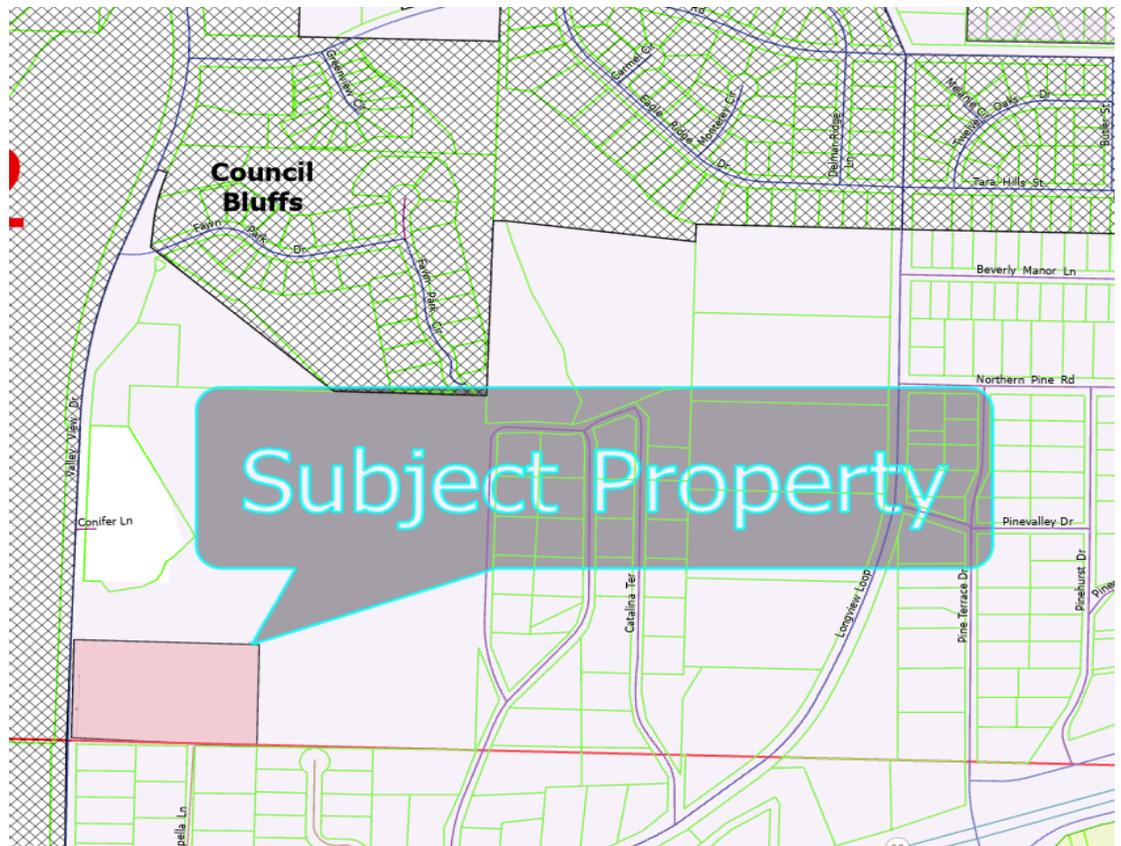
TO: Planning and Zoning Commission
FROM: Matt Wyant, Planning Director
DATE: July 27, 2020

RE: #ZMA-2020-02

REQUEST: Zoning map amendment to reclassify approximately 2.893 acres from a Class R-3 (Urban Residential) District to a Class C-2 (General Commercial).

LOCATION: Lewis Township
Valley View Drive
Kathryn Rose Subdivision – Lot 3

The subject property is located contiguous to the city limits of Council Bluffs on Valley View Drive.



PROPERTY OWNER: BJAA1735 LLC

REPRESENTED BY: Mark Andersen

GENERAL INFORMATION:

The applicant has requested that the 2.893 acres which are currently zoned R-3 (Urban Residential) be rezoned to C-2 (General Commercial). The proposed use of the property will be for a new veterinary clinic which is a principal use in a C-2 Zoning District. The applicant's existing clinic, Valley View Vet Clinic, is approximately 200 feet north on Conifer Lane. The City

of Council Bluffs has executed a petition for voluntary annexation agreement with the property owner. Such annexation shall occur in 10 years. The city has reviewed and approved the plans of this project.

ZONING:

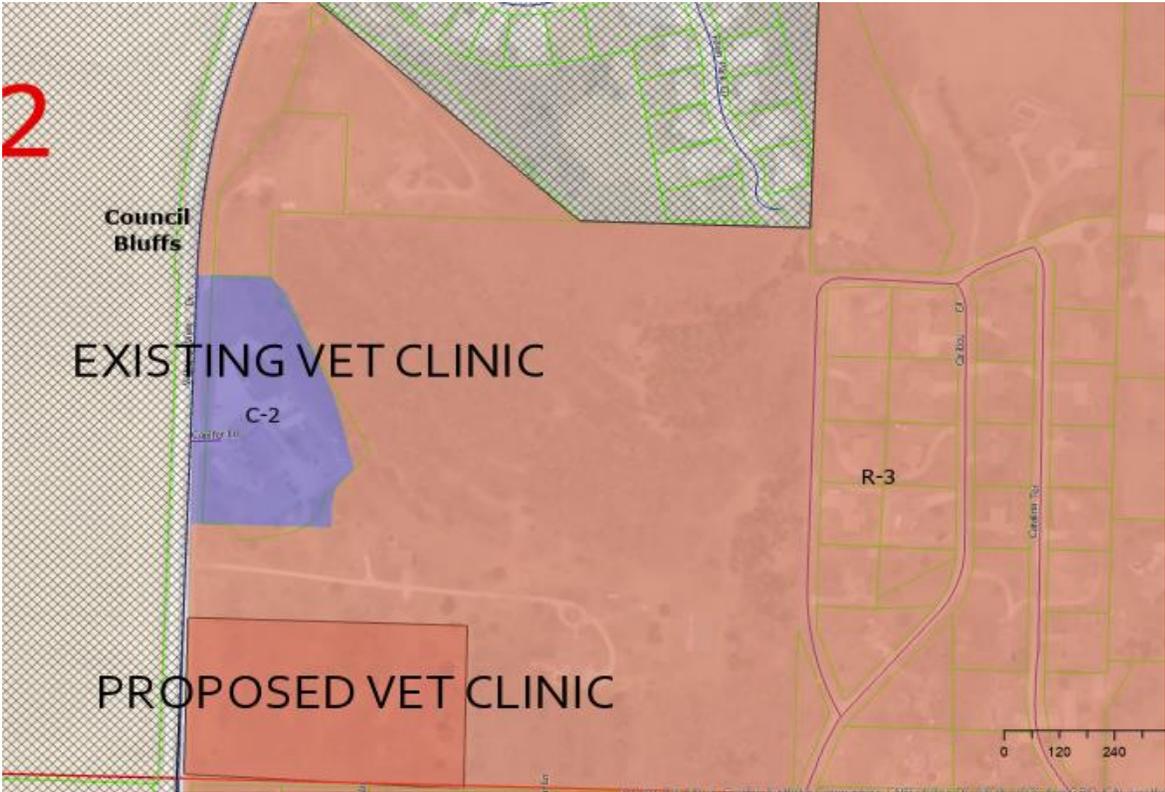
The Class C-2 District is intended primarily to provide for those business and commercial establishments serving the general retail shopping needs of those persons living in the unincorporated areas of the County. Properties shall be located along or have direct access to hard surfaced streets.

The Class C-2 District lists the following permitted principal uses:

8.050.020.22

- B. Veterinary hospitals or clinics; provided all phases of the business conducted upon the premises be within an enclosed building where noises and odors are not evident to adjacent properties. (Ordinance #81-6/10-01-81)

SITE & AREA REVIEW: The zoning classification of the area rural properties are R-3 (Urban Residential) and C-2 (General Commercial) all of which are surrounded by the city limits of Council Bluffs.



LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan.

ROADS & TRAFFIC: Access to the subject property is gained from Valley View, a paved county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 5,400 vehicles per day. The road will be able to accommodate the new vet clinic. The city has reviewed the entrance to the property and it meets their criteria for when annexation occurs.