

TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: April 5, 2024

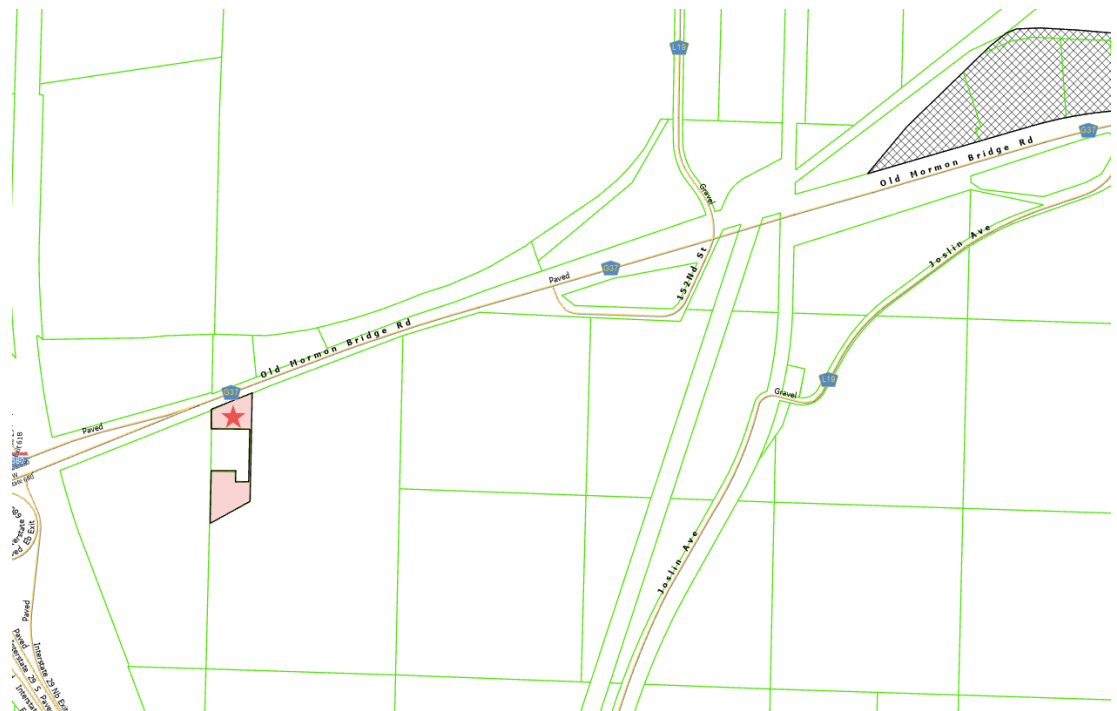
RE: #ZMA-2024-02

REQUEST: Zoning Map Amendment to reclassify approximately 2.9922 acres from a Class A-3 (Riverfront & Ag Production) to a Class C-2 (General Commercial)

LOCATION: Crescent Township
Old Mormon Bridge Road

27-76-44 PT G/L 3 SE NW & NE SW COMM 39.23'N & 511.40'NE & 22'SE & 909.90'NE & 70.22'S OF W1/4 COR OF SECT 27 TH S125.29' E269.91' S370.96' NW96.21' N63.72' W173.59' S366.13' NE319.17' N765.12' SW308.73' TO POB (PARCEL 23013)

The subject property is located approximately 1 mile west of the city limits of Council Bluffs on Old Mormon Bridge Road.



PROPERTY OWNER: Charles – Roseanne Newcomb

GENERAL INFORMATION: The applicant has requested that approximately 2.9922 acres, which are currently zoned A-3 (River Front & Agricultural Production) District, be rezoned to C-2 (General Commercial). **The following is the applicants' submittal:**

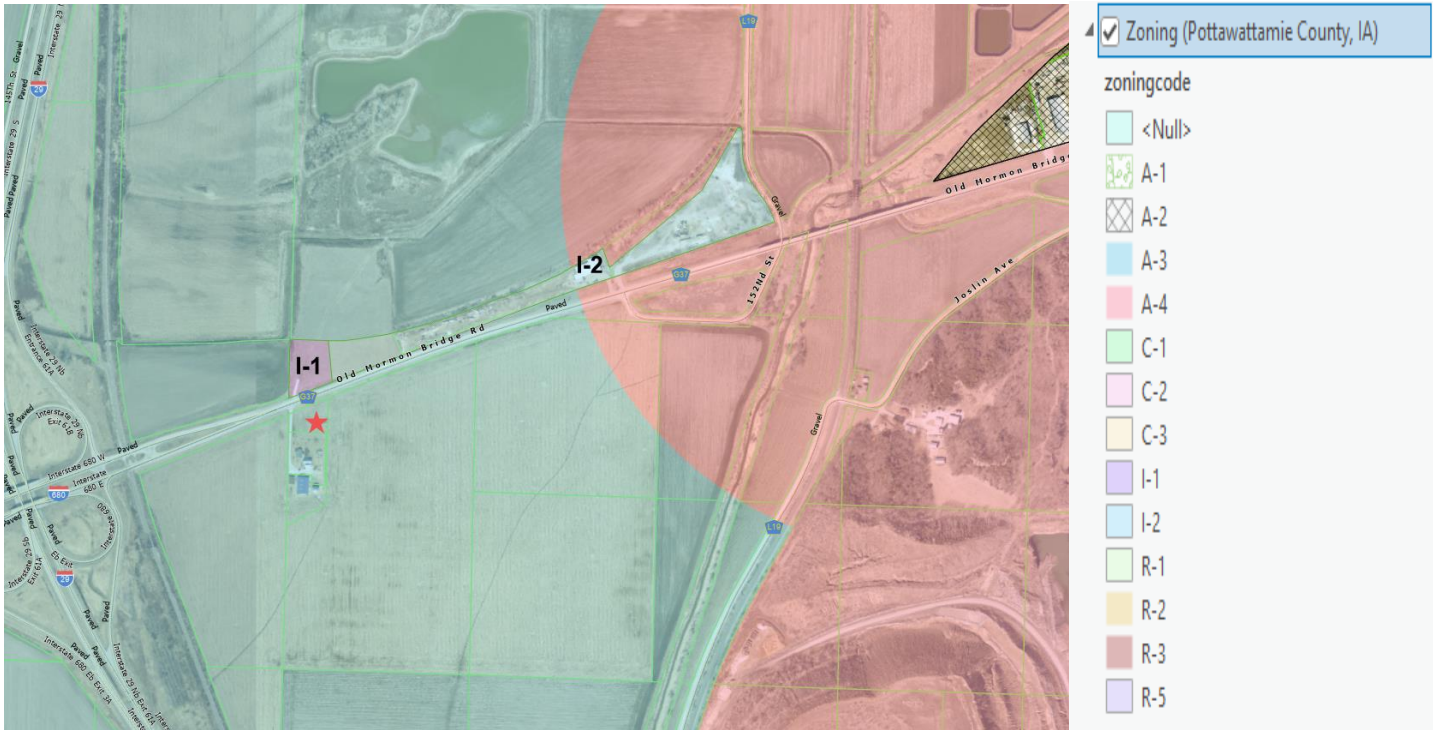
We are asking to rezone parcel #23013 of our property at 15267 Old Mormon Bridge Road, Crescent, Ia. 51526 to Class C-2 District. We would like to have a temporary fireworks tent on the north end of the property. And possible inside only, storage rental in existing building on the south end of the property.

Charles S., Rosanne Newcomb

3-7-24 Rosanne Newcomb

3-7-24 Chuck Newcomb

SITE & AREA REVIEW: The properties in the immediate area are a mixture of agricultural ground, industrial and commercial properties. The I-680 I-29 interchange is in close proximity.

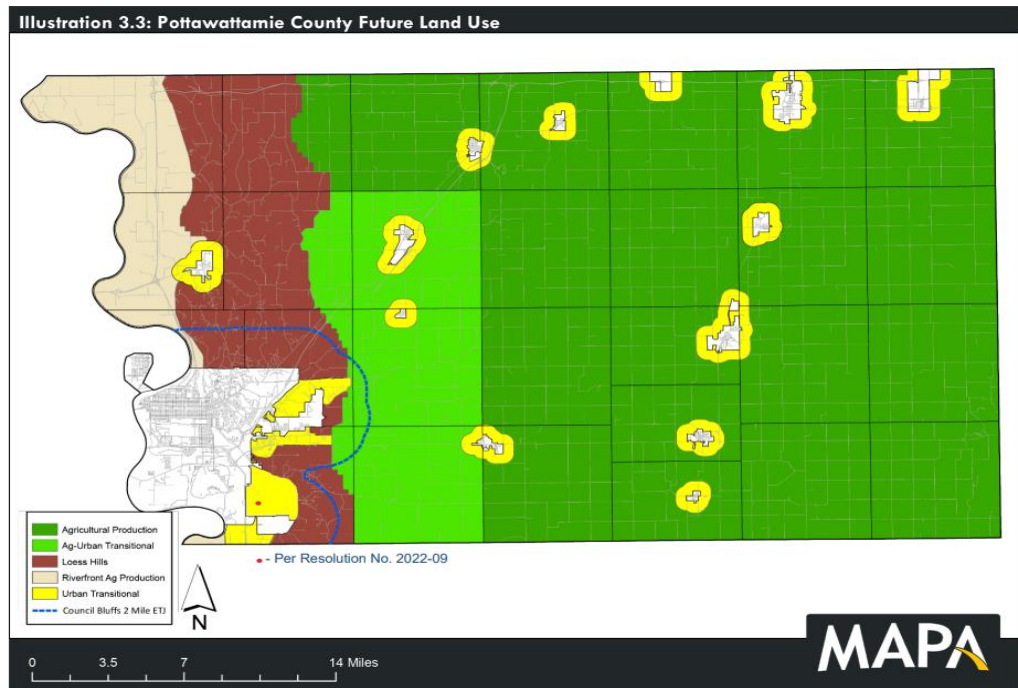


SITE REVIEW:

The parcel is currently ag ground with two outbuildings and a grain bin. The property owners also own the parcel immediately adjacent to subject property. Their home and outbuilding are on that parcel.

LAND USE PLAN:

This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use.



RIVER FRONT AND LOW LYING AGRICULTURAL PRODUCTION AREAS

The first and most restrictive region included in the Future Land Use Plan analysis, is the River Front and Low Lying Agricultural Production Areas. This area extends from the Missouri River east to the western boarder of the Loess Hills region. The River Front region is most notable for its association with the low-lying bottomlands of the Missouri River floodplain. This region contains very fertile soils for the production of row crops and is generally void of non-farm dwellings. The nature of the mostly flat lands has attracted the Interstate 29 and 680 corridors with their associated commercial uses at the interstate interchanges. Generally, given the fact that large portions of this region are included in the floodplain of the Missouri River, very few areas are capable of sustaining development.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that some of the property is in a Zone AE-Areas of 1% annual chance of flooding and some is in an Area with a .2% annual chance of flooding. The applicants do not intend to construct any new buildings on the property.