RESOLUTION NO. 23-188

A RESOLUTION AMENDING THE ADOPTED PLANNED COMMERCIAL DEVELOPMENT PLAN FOR THE IOWA WEST FIELDHOUSE, RELATIVE TO ATTACHED WALL SIGNAGE, ON PROPERTY LOCATED AT 5 ARENA WAY AND BEING LEGALLY DESCRIBED AS LOT 2, HOTEL PLAZA AT THE M.A.C. REPLAT 1, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Brittnie Wilson of VitalSigns Unlimited, Inc. is requesting an amendment to the adopted planned commercial development plan for Iowa West Fieldhouse generally located at 5 Arena Way; and

WHEREAS, The original development plan was approved by Resolution No. 01-266 on October 22, 2001 and amended by Resolution No. 16-37 on February 8, 2016; and

WHEREAS, The following comments have been received:

A. The Community Development Department has no objections to the requested amendment. There is no existing signage on the north façade, which faces 24th Avenue, an improved public street. The proposed 246 square feet of signage would comprise 3.4 percent of the north façade and is placed above the primary public entrance to the wrestling center. Additionally, per Section 15.33.080, Exempt Signs, of the Council Bluffs Zoning Ordinance, "window signs" are considered an exempt sign type. Removing the proposed 54 square foot window sign from the total proposed sign square footage, the north façade percentage would be 2.7 percent.

B. The proposed attached signage is in conformance with the wall sign regulations established in Section 15.33.100(A) of the Council Bluffs Municipal Code (Zoning Ordinance).

C. All previously approved requirements as described in the planned commercial development plan for Lot 2, Hotel Plaza at the M.A.C. Replat 1, as amended on February 8, 2016, shall remain in effect, except for the existing signage standards for the Iowa West Fieldhouse shall be as modified below:

1. The applicant is proposing to increase the maximum allowed signage from 440 square feet to 632 square feet. The Community Development Department recommends increasing the maximum allowed signage to 800 square feet to accommodate any future signage needs. A total maximum of 800 square feet of attached wall signage shall be allowed for the facility. Allotted signage square footage may be distributed on any building elevation so long as the total amount of signage does not exceed the maximum 800 square feet.
2. Window signage shall be considered exempt and shall not count towards the 800 square feet signage allotment.

3. Minor modifications to the signage plan may be approved by the Community Development Director or their designee.

WHEREAS, The Community Development Department recommends approval to amend the adopted planned commercial development plan for Lot 2, Hotel Plaza at the M.A.C. Replat 1 relative to attached signage, subject to the comments stated above and the following:

A. A total maximum of 800 square feet of attached wall signage shall be allowed for the facility. Window signage shall not count towards the maximum 800 square foot signage allotment.

B. Minor modifications to the signage plan may be approved by the Community Development Director or their designee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the amendment to the Planned Commercial Development Plan for the Iowa West Fieldhouse, relative to attached wall signage, on property located at 5 Arena Way and being legally described as Lot 2, Hotel Plaza at the M.A.C. Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, is hereby adopted and approved, and will be in full force and effect upon completion of the conditions set forth above from and after its final passage and publication, as by law provided.

ADOPTED
AND June 23, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk