RESOLUTION NO. 23-199

A RESOLUTION ADOPTING THE PLANNED INDUSTRIAL DEVELOPMENT PLAN ON PROPERTY LEGALLY DESCRIBED AS BEING A TRACT OF LAND LOCATED IN PART OF LOT 1, AUDITOR'S SUBDIVISION OF THE SW 1/4 NW 1/4; PART OF THE SE 1/4 NW 1/4; PART OF LOTS 1, 2, AND 3, AUDITOR'S SUBDIVISION OF THE NW 1/4 SW 1/4; AND PART OF THE NE 1/4 SW 1/4, ALL LOCATED IN SECTION 22, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, VTRE Development, LLC has submitted an application to adopt a Planned Industrial Development Plan on property consisting of 57.45 acres, more or less, of undeveloped land and is located northeast of the intersection of Interstate 80 and East Kanesville Boulevard/US Highway 6 with the intent of using it for warehousing and distribution facilities; and

WHEREAS, A request to rezone this property, a request for Preliminary Plan approval and a request to amend the Comprehensive Plan are being considered along with this request; and

WHEREAS, The following standards shall apply:

A. Site Development

1. All lots shall contain a minimum of 15,000 square feet in area. Outlots shall be exempt from minimum lot size requirements.
2. All principal and accessory structures shall have a minimum setback of 25 feet from all property lines.
3. The maximum height for all structures shall not exceed 75 feet, as measured from finished grade to the peak of the roof.
4. No more than 60% of the total area of any lot shall be covered with structures.
5. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). No barbed wire or electric fencing visible from a public right-of-way shall be permitted.
6. In the event of the installation of a solar energy conversion system(s) on the subject property, the solar energy conversion system(s) shall be installed in accordance with Chapter 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).
7. All trash receptacles and/or dumpsters visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed properly completely eliminates view of the dumpster.
8. Outdoor storage of materials, products, equipment, or packaging shall be permitted within designated areas that are fully screened from any adjacent public street right of way. Temporary placement

of intermodal storage/shipping containers is allowed on the subject property to the extent required for the operation of a warehousing and distribution facility, though intermodal storage/shipping containers shall not be stacked under any circumstance. Outdoor storage, including the temporary placement of intermodal storage/shipping containers, shall not be permitted along the frontage of US Highway 6.

9. All new utilities solely serving this development shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City, unless otherwise agreed upon by both the developer and the City.
10. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
11. All noise associated with the development shall conform to Chapter 4.50, Noise Control, of the Council Bluffs Municipal Code (Zoning Ordinance).
12. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance). Outdoor light poles shall be constructed of painted or finished aluminum or steel. Wood poles shall not be permitted. The maximum height of a freestanding light fixture shall not exceed 30 feet. Building mounted light fixtures shall not extend above the peak of the roof of the building to which they are attached. All exterior light fixtures shall be "full cutoff" in design, meaning they do not directly emit light above the horizontal plane.

B. Off-Street Parking

1. The minimum number of off-street parking spaces shall be calculated using the applicable parking ratio(s) in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance). The Community Development Director or their designee may approve a request to provide off-street parking in an amount that differs from standard parking ratios if a parking demand study completed by a transportation planning or engineering professional provides adequate justification for the request.
2. All off-street parking areas, driveways, drive aisles, and loading/unloading areas shall comply with the standards of Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance) and the Iowa Statewide Urban Design and Specification (SUDAS) manuals for public improvements.

3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
4. Bicycle parking, if provided, shall be designed as follows:
5. Designated bicycle parking areas shall be located within a reasonable walking distance of, and clearly visible from, the main entrance of each building. Bicycle parking may alternatively be provided in a publicly accessible designated indoor bicycle parking area within a convenient distance from the main building entrance.
6. Outdoor bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
7. A parking lot permit shall be submitted with every building permit application, and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas, and lighting.

C. Architecture

1. Sample architectural renderings/elevations for the proposed industrial buildings are shown in Attachment 'E.' The applicant's proposed exterior architectural design is generally acceptable and shall be considered the basis of design for any future submittals.
2. Generally acceptable exterior façade materials include precast tip-up concrete panels, brick/stone masonry (or similar materials in appearance and durability), concrete masonry units (CMU), glass, decorative architectural metal, and/or other high quality, durable materials approved by the Community Development Director or their assign. Wood or vinyl siding shall not be permitted.
3. Building facades that do not contain loading docks shall be designed with architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, and/or accent lines to articulate building elevations, provide visual interest, and avoid long, expansive blank walls.
4. Awnings and/or other decorative features may be allowed on the façade of a building. Said features must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
5. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.
6. All ground-mounted mechanical equipment that is visible from an

adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

D. Landscaping

1. A landscaping plan shall be submitted with each building permit application. The plan shall clearly identify plant species, quantity, and size and shall show dimensions of all areas to be landscaped.
2. The landscaping plan shown on sheets L1.0, L1.1, and L1.2 of Attachment 'D' is generally acceptable, except that the landscape buffer on the westerly portion of each lot is shown as being only turf grass. In addition to the trees shown along Hunt Avenue and US Highway 6 in the applicant's landscaping plan, trees with a minimum mature height of 45 feet shall be planted along the westerly portion of each lot to visually screen the industrial buildings from the Interstate.
3. Landscaping shall be required on each lot. Not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands and end caps shall be planted with a minimum of one canopy shade tree with ground cover (e.g. shrubs, sod, mulch, river rock, etc.)
4. A minimum five-foot wide landscape strip shall be provided between all parking surfaces and each abutting property line. The five-foot wide strips may be included in the 10% landscaping coverage requirement. This requirement shall be waived where a vehicular connection exists between two adjoining lots.
5. All tree species planted along the frontage of a public right-of-way shall comply with the Council Bluffs Street Tree Guide and be reviewed and approved by the City prior to installation. Trees planted on private property shall consist of drought-tolerant species suitable for the local climate.
6. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any person driving, bicycling, or walking at the street, driveway, or any pedestrian way.
7. All disturbed areas without a specific landscape design shall be sodded or seeded with turf or prairie grass.
8. Not more than 10% of the landscaped area shall consist of inorganic materials such as brick, stone, aggregate, metal, or artificial turf. Organic mulch may be used around trees and/or shrubs.
9. All landscaping materials shall be appropriately maintained, and dead plant material shall be removed and replaced at a time

appropriate to planting season(s) but in all cases shall be replaced within one year.

E. Signage

1. The developer did not include a detailed signage plan with the development plan request, though the site plan shows one monument sign on each lot. All on-premise signage shall be installed in accordance with all applicable standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) unless otherwise noted in this development plan. A site-specific signage plan may be requested in the future through the initiation of an amendment to this development plan.
2. No attached sign shall extend beyond the corner of the wall to which it is attached or above the roof of the building to which it is attached.
3. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
4. Off-premise signs shall not be permitted.
5. Pole signs shall not be permitted.
6. All signage shall be permitted separately.

WHEREAS, The Community Development Department recommends approval of the request to adopt a planned industrial development plan on property legally described as being a tract of land located in part of Lot 1, Auditor's Subdivision of the SW 1/4 NW 1/4; part of the SE 1/4 NW 1/4; part of Lots 1, 2, and 3, Auditor's Subdivision of the NW 1/4 SW 1/4; and part of the NE 1/4 SW 1/4, all located in Section 22, Township 75 North, Range 43 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following condition:

A. The proposed planned industrial development plan shall become effective at such time that the applicant closes on the subject property.

B. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by the City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

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

That the Planned Industrial Development Plan on property legally described as being a tract of land located in part of Lot 1, Auditor's Subdivision of the SW 1/4 NW 1/4; part of the SE 1/4 NW 1/4; part of Lots 1, 2, and 3, Auditor's Subdivision of the NW 1/4 SW 1/4; and part of the NE 1/4 SW 1/4, all located in Section 22, Township 75 North, Range 43 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND July 10, 2023.
APPROVED

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MATTHEW J. WALSH Mayor

Attest:

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JODI QUAKENBUSH City Clerk