RESOLUTION NO. 23-312

A RESOLUTION ADOPTING A SITE-SPECIFIC DEVELOPMENT PLAN FOR A NEW BEHAVIORAL HEALTHCARE HOSPITAL ON PROPERTY LEGALLY DESCRIBED AS THE E ½ OF THE NE ¼ SE ¼ OF SECTION 10-74-44, EXCEPT FOR RICHARD DOWNING AVENUE RIGHT-OF-WAY, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Acadia Healthcare is requesting the City rezone property legally described above (currently under consideration by this City Council (Case #ZC-23-014)) and adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property; and

WHEREAS, This development plan is for 23.47 acres of total land area located at the southwest corner of South 24th Street and Richard Downing Avenue; and

WHEREAS, The site development, off-street parking, architectural, landscaping and signage standards outlined in this development plan shall be applicable to all future construction at this site.

A. Site Development

1. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines.
2. The maximum height for principal structures shall be 50 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
3. The maximum height for accessory structures shall be 18 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. The maximum combined lot coverage for all structures shall not exceed 60% of the total lot area.
5. The stormwater detention pond located at the southeast corner of the lot shall be considered a site amenity. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of this detention pond at the time of construction.
    a. A walking path will be installed around the perimeter of the detention pond, as shown in the submitted site plan (see Attachment 'F').
6. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). **Exception**: For security purposes, any fences/walls installed around the proposed courtyard areas on the subject property shall be allowed to measure up to 14 feet in height.
7. Any solar energy conversion systems installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).

8. All outdoor light poles shall be limited to a maximum height of 25 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
9. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.

B. Traffic/Access Management

1. A traffic impact analysis/study shall be submitted to the Council Bluffs Public Works Department which identifies the viability of a second entrance/exit off South 24th Street and any potential improvements required for South 24th Street and Richard Downing Avenue.
2. The painted crosswalk just west of the north entrance/exit shall be relocated to the east at the entrance/exit.
3. A minimum five-foot wide sidewalk shall be installed along South 24th Street prior to the issuance of the Certificate of Occupancy for the proposed hospital.
4. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of the proposed hospital to the sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, landscaping, change in surface material, curb and/or grade separation, or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of the lot.

C. Utilities

1. The sewer easements shown in the submitted application shall be revised to incorporate the following:
   a. A 30-foot wide storm and sanitary sewer easement shall be placed along the north property line adjacent to Richard Downing Avenue; and
   b. A 20-foot wide storm sewer easement shall be placed along the south property line.
2. A drainage report for stormwater management shall be submitted to the Council Bluffs Public Works Department.
3. A Post-Construction Stormwater Management Plan shall be submitted with the building permit application for the proposed hospital.
4. An Iowa Department of Natural Resources (IDNR) General Permit #2 shall be required for the approval of the grading permit for this project.
5. All utilities 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.

6. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

D. Off-Street Parking

1. The minimum number of off-street parking spaces shall be calculated using the parking requirements in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.
   a. The minimum number of required off-street parking spaces for a 'hospital' is based on a calculation of one and a half (1 ½) parking spaces per bed, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). The proposed hospital will contain 96 beds, which equates to a minimum of 144 required off-street parking spaces. The submitted site plan (see Attachment 'F') shows 177 parking spaces will be provided at this site, which exceeds minimum off-street parking requirements. An additional 86 spaces would be provided for a possible expansion of the hospital in the future.
2. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (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 shall be incorporated into the overall layout of the site.
   a. Designated bicycle parking areas shall be located within 50 feet of, and clearly visible from, the main entrance of the building.
   b. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
   c. Bicycle parking shall be provided at a rate of one bicycle parking space per 8,000 square feet of gross floor area.
      i. The proposed hospital will have a ground floor area of 82,800 square feet, which equates to a minimum of 10 required bicycle parking spaces.
   d. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for the proposed hospital.
5. A parking lot permit shall be submitted with the building permit application for the proposed hospital, and shall include the number, location, and dimension of all drive aisles and spaces, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.

E. Architecture

1. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), non-flat faced concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way. Wood and vinyl siding shall be not allowed.
    a. The proposed building will be constructed primarily out of EIFS, modular face brick, and thin stone base, as per the submitted architectural renderings (see Sheets A7.1 through A7.4, Attachment 'G'). The Community Development Department finds the proposed building exteriors are acceptable and shall be approved as shown.
2. 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.
3. 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.
4. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that, when closed, completely eliminates view of the dumpster.

F. Landscaping and Streetscapes

1. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
    a. The Community Development Department finds the submitted landscaping plan (see Attachment 'H') is acceptable.
2. The existing row of trees planted along the westerly property line shall be preserved. In the event these trees have to be removed at the time of construction, they shall be replaced with a sufficient amount of trees to achieve a similarly opaque barrier within three years of planting.
3. The existing row of trees planted along South 24th Street provides a sufficient amount of street tree plantings and thus shall be preserved.
4. A minimum of one deciduous shade tree shall be planted every 30 linear feet along Richard Downing Avenue. Street tree plantings shall be as designated in the Council Bluffs Street Tree Species Guide.
5. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.

6. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
7. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.
8. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).
9. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
10. All trees shall have a minimum caliper width of two inches at the time of planting.
11. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
12. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

G. Signage

1. The total maximum amount of signage allowed shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.
    a. Tobacco free/no-smoking signs shall be exempt from the overall amount of signage allowed on the subject property.
2. The total amount of attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.
    a. One attached wall sign will be installed on the south elevation of the building, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.
3. A maximum of one ground/monument sign shall be allowed on the subject property and shall be limited to a maximum height of 10 feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet of signage per face.
    a. One monument sign will be installed near the northerly driveway entrance onto South 24th Street, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

4. On-site directional signage shall count toward the overall amount of signage permitted on the subject property. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure.
   a. Five directional signs will be installed on the subject property, as per the submitted signage plan (see Attachment 'I'). The proposed directional signs will have a combined area of 39.2 square feet. The Community Development Department finds the amount of on-site directional signage is acceptable.
5. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
6. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property; and

WHEREAS, The Community Development Department recommends approval of the request to adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by 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 associated site-specific development plan for a new behavioral healthcare hospital on property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED AND APPROVED November 13, 2023.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk