City Council Communication

Department: Community Development CASES #SUB-24-005, #ZC-24-005, #PR-24-001 Applicant: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503 Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503 Engineer/Surveyor: HGM Associates 640 Fifth Avenue Council Bluffs, IA 51501	Resolution No. _____ Resolution No. _____ Ordinance No. _____	City Council Cases #ZC-24-005/PR-24-001: 1st Consideration: 8/26/2024 2nd Consideration: 9/09/2024 3rd Consideration: 9/23/2024 Case #SUB-24-005: 9/23/2024 Case #PR-24-001: 9/23/2024 Planning Commission: 8/13/2024

Subject/Title

Request: Combined public hearings on the request of the City of Council Bluffs for preliminary plan approval of a 94.65 acre (more/less) master-planned residential subdivision to be known as East Manawa Subdivision, legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa; and to rezone said property from A-2/Parks, Estates, and Agricultural District to R-3/Low-Density Multifamily Residential District; and to append a planned residential overlay over the subject property and adopt the associated master development plan.

Location: The 94.65 acres west of 4875 East Manawa Drive.

Background

The City of Council Bluffs is requesting approval for the following applications in order to develop 94.65 acres of City-owned land, located east of Mohawk Street and the Council Bluffs Country Club Golf Course, and immediately west of property addressed as 4875 E. Manawa Drive, with residential housing:

A. **CASE #SUB-24-005**: Preliminary plan approval of a 94.65 acre (more/less) master-planned residential subdivision to be known as East Manawa Subdivision, legally described above (see Attachment A);
B. **CASE #ZC-24-005**: Rezone property legally described above from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (see Attachment B); and
C. **CASE #PR-24-001**: Append a PR-1/Planned Residential Overlay and adopt the associated master development plan for a 94.65 acre (more/less) master planned residential development to be known as East Manawa Subdivision, being legally described above (see Attachments C and D).

The City acquired subject property in 2022 using ARPA funds of $4,190,000 with the intention of constructing a modern, mixed income/density housing development in the East Manawa area. The land has been designated

the East Manawa Drive Residential Urban Renewal Area and has been prioritized for economic and housing development.

The applicant proposes to develop the property as a residential subdivision that will include a mixture of housing typologies (i.e. single-family attached/detached, townhomes, and multi-family dwellings) that will be marketed at various price points to meet housing market demands within the City of Council Bluffs. The proposed master plan shows the subdivision has to potential to be developed with 600-900 residential units. The first phase of the development consists of 50 residential lots, four outlots, and a new east/west street that connects East Manawa Drive and Mohawk Street along the southerly portion of the development. The remaining acreage will be developed in phases as funding and builders are available.

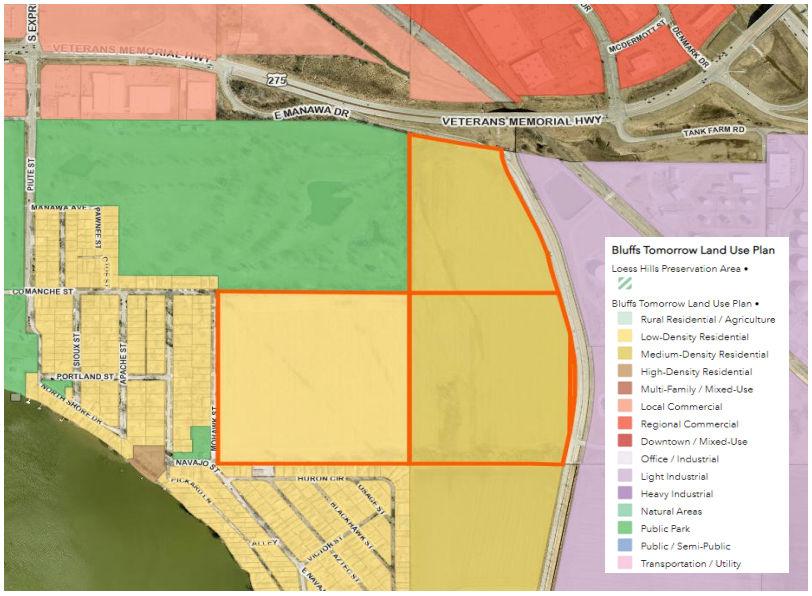
CASE #ZC-24-005

The subject property is zoned A-2/Parks, Estates, and Agricultural District and is surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	A-2/Parks, Estates, and Agricultural District and P-C/Planned Commercial District	Council Bluffs Country Club Golf Course and Veterans Memorial Highway
South	A-2/Parks, Estates, and Agricultural District and R-3/Low-Density Multifamily Residential District	Single-family dwellings and agricultural land
East	I-1/Light Industrial District, I-2/General Industrial District, and P-I/Planned Industrial District	Nu-Star Pipeline and National Concrete, along with undeveloped land that was approved to be developed as an industrial business park
West	R-3/Low-Density Multifamily Residential District	Single-family dwellings and townhomes

A location/zoning map is included with this report as Attachment ‘B.’ The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as a mixture of ‘Low-Density Residential’ and ‘Medium-Density Residential’ (see map below).

Subject property outlined in red



Discussion

A. The subject property is zoned A-2/Parks, Estates and Agricultural District and is proposed to be rezoned to R-3/Low Density Multifamily Residential District. The R-3 District allows for a variety of residential typologies (i.e., single-family attached/detached, duplexes, townhomes, and multi-family residential) and is consistent with the existing zoning of the Lake Manawa Neighborhood.

B. The City of Council Bluffs proposes to append a PR-1 Overlay to the subject property, which establishes standards for site development, building setbacks, lot coverage, heights, placement of structures, fencing, architecture, landscaping, parking, utilities, and signage for all lots within the East Manawa Subdivision (Case #PR-24-001).

C. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as a mixture of 'Low-Density Residential' and 'Medium-Density Residential.' The proposed R-3 District is generally consistent with the purpose and intent of the 'Low-Density Residential' and 'Medium-Density Residential' designations, as stated in the Bluffs Tomorrow: 2030 Plan.

D. No comments were received from any City Departments or local utility providers in opposition of the proposed rezoning.

Public notices were mailed to all property owners within 200 feet of the subject property. The following comments were received:

1. Larry Pracht, 13 Aztec Street, Council Bluffs, IA asked general questions about the planned typologies of housing that are expected to be built within the East Manawa Subdivision and stated he was not opposed to the proposals.
2. Behrouz Rassekh, 21627 Greenview Road, Council Bluffs, Iowa called on behalf of the Council Bluffs Country Club Golf Course. Mr. Rassekh asked if the residential dwellings, abutting the golf course, will be required to install fencing to block golf balls from the golf course and to prevent future residents' dogs from trespassing onto the golf course.

Additionally, the City of Council Bluffs held a community meeting on May 24, 2023 from 4-6 P.M. at the Gethsemane Presbyterian Church, 224 Wallace Avenue to discuss the East Manawa Subdivision with the Lake Manawa Neighborhood. A total of 62 people attended the event and City staff and their engineers (HGM Associates) answered questions from the audience. In general, the residents of the Lake Manawa Neighborhood were supportive of the proposed East Manawa Subdivision.

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The proposed East Manawa Subdivision consists of 94.65 acres and will be developed in phases. The first phase of the development consists of 50 residential lots, four outlots, and a new east/west street that connects East Manawa Drive and Mohawk Street along the southerly portion of the development. The proposed East Manawa Subdivision Preliminary Plan is included within this report at Attachment 'A.'

Comments

Community Development Department:

A. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, "but shall be deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance). A final plat application must be filed within one year of the date of action by the City Council. A request for extension may be made by the sub-divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.

B. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The City has submitted applications to rezone the subject property (see Case #ZC-24-005) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code.

C. The City proposes to rezone the subject property from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Residential District. The R-3 District allows for a variety of housing typologies and the adoption of a planned residential development plan that establishes site development, architecture, landscaping, off-street parking and signage standards for the subject property (see Case #PR-24-001). All construction activity shall comply with the planned residential development plan for the East Manawa Subdivision (see Case #PR-24-001).

D. The proposed preliminary subdivision plans shows development will occur in phases. Phase 1 will consist of 50-lots that each measure 40' x 100+' in size along the southern edge of the subdivision. All lots in Phase 1 will be developed with attached single-family dwellings. Outlots A through D in Phase 1 will be utilized for storm water detention and will be dedicated and maintained long-term by a newly established East Manawa Homeowners Association. The City has issued a Request for Proposals (RFP) to solicit interest from builders to construct attached single-family dwellings in Phase 1. The deadline for builders to submit their proposals to the City is August 21, 2024. The City will then select a preferred builder(s) to complete construction of the dwellings. The deadline for the new dwellings to be constructed and sold to buyers is July 31, 2026. All other land area within the subdivision that is not part of Phase 1 will be developed in phases as funding and builders are available.

E. Access to the East Manawa Subdivision will be provided from existing and proposed roadways. East Manawa Drive will serve as the primary access point to the subdivision from the East, and Mohawk Street and Comanche Street will serve as the access points from the West. Within the subdivision, new streets will be constructed to provide access to platted lots and will designed to connect with other existing or new roadways. Additionally, the proposed plans show roads will be stubbed out to abutting properties to the north (Council Bluffs Country Club Golf Course) and south (undeveloped land) to help facilitate future development.

F. A traffic study was not completed at this time as the adjacent roadways (East Manawa Drive, Mohawk Street, and Comanche Street) were determined by City staff to have adequate capacity to handle traffic associated with the subdivision. The East Manawa Drive/Highway 92 (Veterans Memorial Highway) intersection is signalized. A future traffic study to determine if modification(s) to the turning movements at said intersection may be necessary once future phases and development typologies are known.

G. The standard 5-foot and 10-foot wide franchise utility easements along all front, side, and rear property lines shall be shown on the final plat(s).

H. The proposed subdivision includes the following easements:
   1. A 50-foot-wide sanitary sewer easement along the southerly line of Outlot A and Lots 1 through 30 of Phase 1. No building construction shall be allowed on or within said easement area;
   2. A 50-foot-wide waterline and storm drainage easement that traverse the subdivision from the northeast to the southwest. No building construction shall be allowed on or within said easement area; and
   3. A 15-foot-wide right-of-way easement along the westerly line of the southern half of the subdivision, adjacent to Mohawk Street.

I. All lots will be served with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All utilities shall be installed underground. All costs to construct, remove and/or relocate any public utilities for Phase 1 of the subdivision shall be the responsibility of the City. All costs to construct, remove and/or relocate any public utilities for future phases of the subdivision will be determined in the development agreements between the City and the selected builder(s).

J. Sidewalks along the frontages of all buildable lots will be completed by the selected builder(s) prior to a final certificate of occupancy being granted. Sidewalks along the Outlots A and B in Phase 1 will be completed by the City as part of the new east/west road construction. Sidewalks along all other outlots will be completed in accordance with the development agreements between the City and future builders in the subdivision.

K. A pedestrian trail will be constructed within the subdivision to provide public access to the existing trail network along East Manawa Drive and to the sidewalk network in the Lake Manawa Neighborhood. The exact location of said trail will be coordinated between the City's Parks and Community Development Department prior to final plats being approved. Any necessary easements and/or land dedications for said trail will be stated on the final plat prior to being recorded.

L. The proposed subdivision is located within an X flood zone (area with reduced flood risk due to levee) according to FEMA map panels 19155C0578E, dated 2/4/2005, and 19155C0579E, dated 2/4/2005.

M. The proposed street names for the subdivision are not finalized and will be subject to further review and discussion by the City of Council Bluffs, prior to the final plat being approval.

N. Council Bluffs Public Works provided the following comments:
   1. Drainage report has been received and Public Works will continue to work with the Engineer to finalize the report
   2. Preliminary plans have been received and Public Works will continue to work with the Engineer to finalize construction plans
   3. Once the final plat has been received we will review it for easements etc.

O. Council Bluffs Water Works Department stated that they will work with the City on main extension agreements for providing water to lots within the subdivision.

P. Council Bluffs Parks Department stated they will work with the Community Development Department to identify a trail connection from the neighborhood out to East Manawa Drive so residents can connect to the East Manawa trail. This link would also connect the city's park to the trail system.

CASE #PR-24-001

Section 15.28.010, Statement of Intent, PR/Planned Residential Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance) states that "*the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located*." Furthermore, Section 15.28.020, Applicability, of the CBMC (Zoning Ordinance), states that *"A PR Overlay may be applied to all residential zoning districts, except the R-1M/Single-Family Manufactured Housing District, and the A-P Administrative Professional District"* and *"The PR-1 Overlay is intended for general master planned development. The minimum tract of land considered for a PR-1 Overlay shall be one and a half (1 ½) acres."* The City of Council Bluffs proposes to append a PR-1 Overlay and to adopt the associated development plan in order to implement the master plan shown in Attachment 'C' and to establish site development standards for building setbacks, lot coverage, architecture, landscaping, bicycle parking/ vehicle off-street parking, buffering/screening, and signage for all residential and mixed-use development within the subdivision (see Attachment D).

Recommendation

The Community Development Department recommends the following:

A. Preliminary plan approval of the proposed residential subdivision to be known as East Manawa Subdivision, legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:
   1. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
   2. All comments stated in the case staff report shall be addressed on the final plat prior to the execution of the document.
   3. All development within the proposed subdivision shall comply with the development standards listed in the proposed development plan for the subject property (Case #PR-24-001).
   4. All applicable permits necessary to meet local, state, and federal requirements shall be the City's responsibility as the developer.

B. Approval of the request to rezone property legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District, subject to the comments stated above.

C. Approval of the request to append a PR-1 Overlay over property legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa and to adopt the associated residential development plan for the East Manawa Subdivision as shown in Attachments C and D, subject to the comments stated above and the following condition:

   1. 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 or their designee.

Public Hearing

Staff speakers for the request:
1. Eli Flekemma, Planner intern, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503
2. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs IA, 51503
3. Courtney Harter, Community Development Director, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

The Planning Commission recommended the following:

A. Preliminary plan approval of the proposed residential subdivision to be known as East Manawa Subdivision, legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of

Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:

1. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
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3. All development within the proposed subdivision shall comply with the development standards listed in the proposed development plan for the subject property (Case #PR-24-001).
4. All applicable permits necessary to meet local, state, and federal requirements shall be the City's responsibility as the developer.

B. Approval of the request to rezone property legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District, subject to the comments stated above; and

C. Approval of the request to append a PR-1 Overlay over property legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa and to adopt the associated residential development plan for the East Manawa Subdivision as shown in Attachments C and D, subject to the comments stated above and the following condition:

1. 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 or their designee.

VOTE: AYE – Hutcheson, Knauss, Freund, Rater, Rew, Stroebele, VanHouten, and Watson. NAY – None. ABSTAIN – None ABSENT – None. VACANT - Three Motion: Carried.

Attachments

Attachment A: Preliminary Subdivision Plan
Attachment B: Location and Zoning Map
Attachment C: Proposed Master Subdivision Plan
Attachment D: East Manawa PR Development Standards

Prepared by: Christopher Gibbons, Planning Manager, Community Development Department