RESOLUTION NO. 24-265

A RESOLUTION TO AMEND THE ADOPTED PLANNED COMMERCIAL DEVELOPMENT PLAN FOR PROPERTY LEGALLY DESCRIBED AS BEING PART OF LOTS 1 THROUGH 3, METRO CROSSING, EXCEPT STATE RIGHT-OF-WAY, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, RELATIVE TO SIGNAGE.

WHEREAS, Little Deep Pasta Co. d/b/a Noodles & Company has submitted this request for a signage plan on subject property located at 3825 Denmark Drive and legally described above; and

WHEREAS, The standards that shall apply are set forth in the Planning Commission Communication attached hereto; and

WHEREAS, All appropriate City departments and utilities were notified of the proposed planned commercial development plan and the Council Bluffs Public Works Department stated signage will not be allowed within the public right-of-way; and

WHEREAS, The Community Development Department recommends approval of the request to amend the adopted planned commercial development plan for property legally described as being part of Lots 1 through 3, Metro Crossing, except State right-of-way, all in the City of Council Bluffs, Pottawattamie County, Iowa, as follows:

3. ***Signage***

The developer submitted a signage plan on the type of lot and its location. The plan did not include maximum signage areas. Several changes are recommended to the signage plan as submitted on order to provide consistency with other developments and to promote a quality aesthetic for the project. Four typical signs were submitted by the applicant, labeled 'A' through 'D'. The plan as submitted also shows locations for signs labeled 'E'. The applicant has stated that signs 'E' and 'D' are the same. With the exception of the 'center' sign, pole signs are not allowed. That portion of any lot abutting Interstate 29 ~~and/or Highway 275~~ right-of-way shall not be considered in determining street frontage for signage purposes.

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

That the request to amend the adopted planned commercial development plan for property legally described as being part of Lots 1 through 3, Metro Crossing, except State right-of-way, all in the City of Council Bluffs, Pottawattamie County, Iowa, relative to signage, is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND September 23, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest:

_____
___
JODI QUAKENBUSH City Clerk