RESOLUTION NO. 25-87 _____

A RESOLUTION TO AMEND THE ADOPTED PLANNED COMMERCIAL DEVELOPMENT PLAN RELATIVE TO SIGNAGE, FOR PROPERTIES LEGALLY DESCRIBED AS LOT 2, LAKE MANAWA CENTRE SUBDIVISION PHASE V AND LOT 19, LAKE MANAWA CENTRE SUBDIVISION PHASE 3, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, H&S Council Bluffs 3125, LLC and H&S Council Bluffs 3145, LLC, have submitted this request to amend the adopted planned commercial development plan on property located at 3125 and 3145 Manawa Centre Drive; and

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

WHEREAS, The Community Development Department recommends approval of the request to amend the adopted planned commercial development plan for property legally described as Lot 2, Lake Manawa Centre Subdivision Phase V and Lot 19, Lake Manawa Centre Subdivision Phase 3, City of Council Bluffs, Pottawattamie County, Iowa, as follows:

A. The total combined signage allotment for all attached and detached signage shall be limited to a maximum of 1,900 square feet total for both properties;

B. One, 60-foot tall pole sign shared between the two properties limited to a maximum of 280 square feet, per sign face, shall be allowed to be utilized by only the tenants of the subject properties;

C. In order to maintain visibility to the tenant spaces, a maximum of 50 percent of the storefront windows shall remain unobstructed by signage and shall allow for clear visibility into stores for public safety 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, relative to signage, for properties legally described as Lot 2, Lake Manawa Centre Subdivision Phase V and Lot 19, Lake Manawa Centre Subdivision Phase 3, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved, subject to all comments and conditions stated above.

ADOPTED AND APPROVED March 24, 2025.

_____
ROGER C. SANDAU Mayor Pro Tem

Attest: _____
JODI QUAKENBUSH City Clerk