City Council Communication

Department: Community Development CASE #MIS-25-003 Applicant: Alex Carney High Plains Brew LLC 1520 South 70th Street Lincoln, NE 68506 Property Owner: SCM 10X Council Bluffs 2901 LLC Jake Kumke 10730 Pacific Street, Suite 230 Omaha, NE 68114 Representative/Engineer: Nate Burnett Rega Engineering Group, Inc. 601 Old Cheney Road Lincoln, NE 68512	Resolution No. _____	City Council: 7/28/2025 Planning Commission: 7/8/2025

Subject/Title

Request: Public hearing on the request of Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a 'restaurant drive-thru' use (7 Brew Coffee) on property legally described as Lot 1, Benson's 2nd Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 2901 West Broadway

Background/Discussion

The Community Development Department has received an application from Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a new 'restaurant, drive-in/fast food' (7 Brew Coffee) on property legally described as Lot 1, Benson's 2nd Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa.

The subject property is site of a former U.S. Bank building and is currently vacant. The applicant is proposing to demolish the existing bank on the subject property and construct a new drive-thru coffee kiosk (7 Brew Coffee). The proposed redevelopment of the site includes an auxiliary storage/cooler building that will be located west of the coffee kiosk and a standalone drive-through ATM on the south side of the subject property. The coffee kiosk and the auxiliary building will be connected with a metal canopy.

The subject property is located within the West Broadway Corridor Design Overlay (CDO). As per Section 15.32A.040, Applicability of the West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance), "new construction of commercial, mixed use, and multi-family structures and sites shall comply entirely with the standards of this Chapter." Projects which are unable to meet certain aspects of the West Broadway CDO have the option of adopting a site-specific development plan which enhances components of the development in exchange for relief from other requirements. The proposed kiosk is unable to meet the full extent of West Broadway CDO architectural standards relative to transparency due to its floor plan layout and design. The purpose of this request is to provide a design alternative to the required transparent windows/doors in a manner that is consistent with the

spirit and intent of the West Broadway CDO. The applicant has presented two alternative design options: (Option A) a vinyl mural (design to be determined); or (Option B) spandrel glass panes with awning coverings.

Land Use and Zoning – The subject property is currently zoned C-2/Commercial District. The following zoning and land uses surround the subject property:

Direction	**Zoning District(s)**	**Land Uses**
North	C-2/Commercial District	An auto repair shop (Atherton Automotive Service Center) and a gas station (Phillips 66)
South	C-2/Commercial District	A thrift shop (Thrift World) and a vacant building
East	C-2/Commercial District	A dollar store (Family Dollar) and an auto parts store (Auto Zone)
West	C-2/Commercial District	A restaurant (Village Inn)

The Future Land Use Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Local Commercial.'

City Departments and Utilities – All appropriate City departments and utilities were notified of the planned industrial development plan request. The following comments were received:

A. The Council Bluffs Public Works Department stated that they will continue to work with the engineer of record to finalize the design plans for building permit review.

B. The Council Bluffs Fire Department stated that they have no comments on the request.

C. Council Bluffs Water Works stated that they have no comments on the request.

D. MidAmerican Energy stated that they have no conflicts with the request. They also stated that the developer or their agents should contact MidAmerican Energy directly to identify any costs associated with relocating existing electric facilities and/or extending new electric service to the site.

Development Plan

A. Site Development

1. For the purposes of this development plan, the proposed coffee kiosk and auxiliary building shall be considered one structure, and the proposed standalone ATM shall be considered equipment.

2. All principal structures shall be built within the required build-to-zone, defined by a maximum setback of twenty (20) feet and a minimum setback of five (5) feet, in accordance with Section 15.32A.070, Build-To-Zone For West Broadway and Major Streets, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance). For corner properties, the build-to-zone applies to the highest category street.

    a. The subject property is a corner lot with direct frontage on West Broadway and South 29th Street. As per Section 15.32.030, Definitions, West Broadway Corridor Design Overlay, of the Council Bluffs

Municipal Code (Zoning Ordinance), West Broadway is considered the highest category street, and South 29th Street is considered a minor street.

b. The proposed building has a nine (9) foot setback to the property line adjoining West Broadway and thus will be constructed within the required build-to-zone.

3. All principal structures shall have a minimum build-to-width of 50%, in accordance with per Section 15.32A.070(C)(4) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. The width of the subject property along West Broadway is 123.41 feet, which equates to a minimum of 61.7 feet of building located within the required build-to-zone. The proposed building will measure 68.8 feet in width and will be located entirely within the required build-to-zone. As such, the proposed building will comply with the minimum build-to-width.

4. All structures shall comply with all other C-2 District site development standards (i.e., minimum side and rear yard setback requirements, maximum building height, maximum lot coverage), in accordance with Section 15.15.050, Site Development Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

5. Any solar energy conversion systems proposed to be installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).

6. 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.

7. 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.

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

B. 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 off-street parking spaces required for 'restaurant, drive-in or carry out' is one (1) space for every 100 square feet of gross floor area, which equates to a minimum of five (5) parking spaces for the proposed coffee kiosk. The submitted site plan (see Sheet No. 2, Attachment 'C') shows six (6) parking stalls will be provided on the subject property.

2. All off-street parking areas, drive aisles, drive-through lanes, and vehicle circulation routes shall be constructed of hard surface pavement and shall be designed to 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. The applicant shall submit a parking lot permit at the time of building permit review for the proposed coffee kiosk. The parking plan shall include the number, location, and dimension of all drive aisles/lanes and parking spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

C. Architecture

1. A minimum of 60% of the total surface area of each building façade visible from West Broadway shall be constructed out of durable materials, in accordance with Section 15.32A.080(A)(3)(a) of the Council Bluffs Municipal Code (Zoning Ordinance). Glass utilized for transparency requirements shall also count towards the durable material requirement.

    a. As per the submitted architectural renderings (see Sheet No. A2.3, Attachment 'D'), the north façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and spandrel glazing as complementary materials. Durable materials will comprise more than 60% of the total surface of the north façade.

    b. As per the submitted architectural renderings (see Sheet No. A2.0, Attachment 'D'), the east façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and transparent glass as complementary materials. Durable materials will comprise more than 60% of the total surface of the east façade.

    c. As per the submitted architectural renderings (see Sheet No. A2.1, Attachment 'D'), the west façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal as a complementary material. Durable materials will comprise approximately 60% of the total surface of the west façade.

2. A minimum of 40% of the total surface area of each building façade visible from a minor street shall be constructed out of durable materials, in accordance with Section 15.32A.080(A)(3)(b) of the Council Bluffs Municipal Code (Zoning Ordinance). Glass utilized for transparency requirements shall also count towards the durable material requirement.

    a. As per the submitted architectural renderings (see Sheet No. A2.2, Attachment 'D'), the south façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and transparent glass as complementary materials. Durable materials will comprise more than 40% of the total surface of the south façade.

3. As per Section 15.32A.080(C)(1)(a) of the Council Bluffs Municipal Code (Zoning Ordinance), a minimum of 40% of each building façade visible from West Broadway shall be covered with transparent windows and doors. For building façades visible from a minor street, the minimum required transparency is 30%.

    a. The submitted floor plan shows the proposed coffee kiosk will consist of a kitchen/service area and a bathroom. Several cabinets and appliances will be placed along the north, south and east interior walls of the building. The auxiliary building to the west will consist of a storage room and a cooler. The proposed floor plan layout and design inherently limits the amount of transparent doors and windows that can be installed on the building.

    The proposed building does not meet the minimum transparency requirements outlined above. To offset the lack of transparency, the applicant is proposing to use modular brick as the primary building material for all façades of the building. The applicant is also proposing to install spandrel glass panes (non-transparent) on the north façade of the coffee kiosk in lieu of transparent windows. The Community Development Department finds the proposed spandrel glass panels are acceptable for the following reasons:

i. Transparent windows would not practical along north façade of the building due to the layout and utility of the coffee kiosk noted above.

ii. The proposed spandrel glass panes will properly articulate the building elevation and maintain the appearance of windows along the north façade of the building.

On the north façade of the auxiliary building, the applicant has presented two alternative design options in lieu of the required transparent windows: (Option A) a vinyl mural (design to be determined); or (Option B) spandrel glass panes with awning coverings. The Community Development Departments finds both design alternatives are acceptable and consistent with the spirit and intent of the West Broadway CDO.

If the applicant proceeds with Option A, a conceptual rendering of the proposed mural shall be submitted to the City for review prior to installation. The design of the mural shall not incorporate any commercial advertising for the proposed coffee kiosk.

4. All building façades visible from West Broadway shall be designed in accordance with Section 15.32A.080(B) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. As per the submitted architectural renderings (see Attachment 'D'), the proposed building will be designed with architectural details including color changes, material changes and height variations to articulate all elevations.

D. Landscaping and Streetscapes

1. A minimum five (5) foot wide landscape frontage strip shall be installed on all frontages, in accordance with Section 15.32A.090(A)(1) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. As per the submitted landscaping plan (see Sheet No.7, Attachment 'C'), a five (5) foot wide landscape frontage strip will be installed along West Broadway and South 29th Street.

2. A minimum of one (1) deciduous shade tree and 10 shrubs shall be planted every 20 linear feet of the required landscape frontage strip, exclusive of any frontage adjacent to the building on the subject property, in accordance with Section 15.32A.090(A)(3) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. The length of the landscape frontage strip along West Broadway (minus the width of the proposed building) is 67.2 feet, which equates to a minimum of three (3) trees and thirty-four (34) shrubs. As per the submitted landscaping plan (see Sheet No. 7, Attachment 'C'), four (4) trees and thirty-six (36) shrubs/grasses will be planted along West Broadway.

   b. The length of the landscape frontage strip along South 29th Street (minus the width of the proposed building) is 131 feet, which equates to a minimum of seven (7) trees and sixty-six (66) shrubs. As per the submitted landscaping plan (see Sheet No. 7, Attachment 'C'), two (2) trees and sixty-six (66) shrubs/grasses will be planted along South 29th Street.

      i. There is a sufficient amount of space on the landscape frontage strip along South 29th Steet to accommodate additional tree plantings. The City of Council Bluffs and the applicant shall coordinate the number and placement of required tree plantings.

   c. Ornamental grasses may be planted on required landscape frontage strips in lieu of shrubs and shall count towards the total number of required plantings.

d. The City of Council Bluffs and the applicant shall determine the placement and species of trees, shrubs, and grasses prior to installation.

e. All required frontage landscaping, exclusive of the proposed street trees along South 29th Street (see Item D(5) below), shall be located entirely within the subject property and shall not encroach into the public right-of-way.

3. Foundation plantings shall be placed along the perimeter of all facades visible from adjacent street right-of-way at a rate of one (1) planting per lineal foot of façade, not inclusive of entrances, in accordance with Section 15.32A.090(A)(2).

a. As per the submitted landscaping plan (see Sheet No. 7, Attachment 'C'), foundation plantings will be provided as follows:

i. North façade

- Proposed foundation plantings on north façade: **87 shrubs/grasses** (Incrediball® Hydrangea, Karl Foerster Feather Reed Grass, Blaze Little Bluestem, Georgia Peach Coral Bells, Little Bunny Fountain Grass, Prairie Dropseed, and Ruby Stella Daylily).

- Minimum amount of required foundation plantings on north façade: **63 foundation plantings**.

ii. South façade

- Proposed foundation plantings on south façade: **9 deciduous shrubs** (Double Knock Out® Red Rose).

- Minimum amount of required foundation plantings on south façade: **57 foundation plantings**.

The proposed shrub plantings will be located along the base of the auxiliary building. Due to the placement of the proposed coffee kiosk and drive-through lanes, no additional foundation plantings can be installed along the south façade of the building. Shrub and ornamental grass plantings on the proposed parking lot endcap island/peninsula, which are not required, may count towards the required foundation plantings on the south façade of the building. As per the submitted landscaping plan (see Sheet No.7, Attachment 'C'), a total of sixty-seven (67) shrubs and grasses will be planted on the proposed parking lot endcap island/peninsula.

iii. East façade

- Proposed foundation plantings on east façade: **12 shrubs/grasses** (Double Knock Out® Red Rose and Prairie Dropseed).

- Minimum amount of required foundation plantings on east façade: **15 foundation plantings**.

Since the north façade of the proposed building has an excess of twenty-four (24) foundation plantings, said surplus plantings may compensate for the deficit of three (3) plantings along the east façade.

iv. West façade

- Proposed foundation plantings on west façade: **3 evergreen shrubs** (Hills Upright Anglo-Japanese Yew).
- Minimum amount of required foundation plantings on west façade: **15 foundation plantings**.

Since the north façade of the proposed building has an excess of twenty-four (24) foundation plantings, said surplus plantings may compensate for the deficit of twelve (12) plantings along the west façade.

b. The City of Council Bluffs and the applicant shall determine the placement and species of foundation plantings prior to installation.

c. All required foundation plantings shall be located entirely within the subject property and shall not encroach into the public right-of-way.

4. A minimum of one (1) large deciduous shade tree shall be planted per every 3,000 square feet of paved parking area not covered by buildings or canopies, in accordance with Section 15.32A.090(B)(1)(a) of the Council Bluffs Municipal Code (Zoning Ordinance). Trees planted in perimeter planting areas as opposed to landscape islands or endcap islands/peninsulas shall be counted as ½ tree for the purpose of this requirement.

   a. The proposed parking lot and drive-through lanes (coffee kiosk and ATM) contain approximately 15,000 square feet of pavement, which equates to a minimum of five (5) parking lot tree plantings. As per the submitted landscaping plan (see Sheet No.7, Attachment 'C'), four (4) trees will be planted on perimeter planting areas and one (1) tree will be planted on an endcap island/peninsula. Based on the quantity and placement of trees at this site, only three (3) trees count towards this requirement. Two (2) additional trees, based on the calculation established in Section 15.32A.090(B)(1)(d) of the Council Bluffs Municipal Code (Zoning Ordinance), shall be planted throughout the proposed parking lot.

5. Street tree plantings shall only be required along major streets, in accordance with Section 15.32A.090(D)(2) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. Since South 29th Street is considered a minor street, no street trees are required for this project. As per the submitted landscaping plan (see Sheet No. 7, Attachment 'C'), five (5) street trees will be planted along South 29th Street.

6. All tree species planted on the subject property shall be fruitless (male).

7. All plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six months of the plant's demise.

E. Pedestrian and Vehicular Access

1. Curb cuts shall be designed and constructed in accordance with Section 15.32A.100(A) of the Council Bluffs Municipal Code (Zoning Ordinance).

   a. Vehicular access will be provided through an existing curb cut off South 29th Street. The width of the existing curb cut off South 29th Street will be reduced as part of this project. Existing curb cuts off West Broadway will be eliminated. No new curb cuts are proposed.

   b. No vehicular access points shall be allowed off West Broadway.

2. Drive-through lanes along West Broadway shall be located to the side and rear of the property, in accordance with Section 15.32A.100(C) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. All drive-through lanes for the proposed coffee kiosk and ATM machine will be located internal to the site, south of the proposed building, and will be accessed from South 29th Street.

3. A five (5) foot wide, hard-surface accessible route shall be provided on all adjacent rights-of-way to a public entrance, in accordance with Section 15.32A.100(B) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. A five (5) foot wide, hard-surface pedestrian walkway will extend from the north entrance of the building to the public sidewalk along West Broadway.

    b. A five (5) foot wide, hard-surface pedestrian walkway will extend from the east entrance of the building to the public sidewalk along South 29th Street.

F. Outdoor Lighting.

1. All outdoor lighting shall be installed in accordance with Section 15.32A.110, Outdoor Lighting, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. As per the submitted letter of intent (see Attachment 'B'), a flag of the United States on a twenty-five (25) foot tall pole will be illuminated with ground-mounted solar powered uplighting. No additional outdoor lighting is shown on the submitted plans. The applicant shall submit a photometric plan that demonstrates all outdoor lighting will be contained on-site.

G. Screening and Buffering

1. All roof-mounted mechanical equipment shall be integrated into the design of the building so that the equipment is screened from public view in the adjacent street rights-of-way, in accordance with Section 15.32A.120(B) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. HVAC equipment and the mechanical unit mounted on the roof of the proposed building will be screened from public view with a parapet wall.

2. All wall-mounted mechanical equipment shall be screened in accordance with Sections 15.32A.120(C) and 15.32A.120(D) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. No wall-mounted mechanical equipment is proposed as part of this request. Electrical equipment mounted on west façade of the building will be painted to match proposed modular brick material.

3. Any 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, in accordance with Section 15.32A.120(E) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. No ground-mounted mechanical equipment is proposed as part of this request.

4. The trash enclosure shall be designed in accordance with Section 15.32A.120(G) of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. The submitted architectural plans (see Sheet A5.0, Attachment 'D') indicates that the dumpster will be screened with a seven (7) foot tall trash enclosure comprised of modular brick walls and a cedar gate.

H. Fences and Walls

1. All fences and walls shall be installed in accordance with Section 15.32A.130, Fences and Walls, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance).

    a. No fences or walls are proposed to be installed at this site as part of this request.

I. Signage

1. All detached, attached, and on-site directional signage shall be installed in accordance with Section 15.32A.140, Signs, West Broadway Corridor Design Overlay, and Section 15.33.170, Commercial District Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) and shall be permitted separately prior to installation.

    a. As per the submitted architectural renderings (see Attachment 'D'), the following attached wall signs will be installed on the proposed coffee kiosk:

        i. North façade

        - 'SEVEN 7B BREW – DRIVE THRU COFFEE' wall sign #1: 31.7 square feet.

        Total sign area proposed on north façade: **31.7 square feet**.

        Maximum sign area allowed on north façade: **68 square feet**.

        ii. South façade

        - 'SEVEN 7B BREW – DRIVE THRU COFFEE' wall sign #2: 31.7 square feet.
        - 'DRIVE THRU COFFEE' wall sign #1: 5.9 square feet.
        - 'DRIVE THRU COFFEE' wall sign #2: 5.9 square feet.

        Total sign area proposed on south façade: **43.5 square feet**.

        Maximum sign area allowed on south façade: **68 square feet**.

        iii. East façade

        - '7B – SEVEN BREW – DRIVE THRU COFFEE' logo sign #1: 28.3 square feet.
        - 'DRIVE THRU COFFEE' wall sign #3: 5.9 square feet.

        Total sign area proposed on east façade: **34.2 square feet**.

        Maximum sign area allowed on east façade: **30 square feet**.

        iv. West façade

        - '7B – SEVEN BREW – DRIVE THRU COFFEE' logo sign #2: 28.3 square feet.

        Total sign area proposed on east façade: **28.3 square feet**.

Maximum sign area allowed on west façade: **30 square feet**.

The size of the proposed wall signs on the east façade of the building shall be reduced to ensure compliance with the signage standards in Section 15.33.170, Commercial District Signs, of the Council Bluffs Municipal Code (Zoning Ordinance). Alternatively, the applicant shall remove 'DRIVE THRU COFFEE' wall sign #3 from the east façade of the building.

b. As per Section 15.33.170(B) of the Council Bluffs Municipal Code (Zoning Ordinance), the total permitted maximum sign area in the C-2 District is based on a calculation of 2 × street frontage, which equates to a maximum of 456.24 square feet of signage allowed on the subject property. As per the submitted architectural renderings (see Attachment 'D'), a total of 137.7 square feet of signage will be installed on the subject property.

c. As per Section 15.33.100(D) of the Council Bluffs Municipal Code (Zoning Ordinance), "ground and monument signs may be used on a premise if the front wall of the building or structure which the sign serves is set back at least 15 feet from the right-of-way line of the street, private way, or court to which the sign is oriented." Since the proposed building has a nine (9) foot front yard setback, the subject property is not eligible for installation of a ground or monument sign. Therefore, all signage on the property shall be limited to attached signage, subject to Item I(1)(a) above.

2. All signage for the standalone ATM shall be installed in accordance with Section 15.33.100(I)(1) of the Council Bluffs Municipal Code (Zoning Ordinance).

3. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.

Recommendation

The Community Development Department recommends approval of the request to adopt a site-specific development plan for a 'restaurant drive-thru' use (7 Brew Coffee) on property legally described as Lot 1, Benson's 2nd Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

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.

Public Hearing

Staff speakers for the request:
1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs IA, 51503

Speakers in favor:
1. Corey Haselhorst, Rega Engineering, 601 Old Cheney Road, Suite A, Lincoln, NE 68512

Speakers against: None

The Planning Commission recommended approval of the request of Midland Credit Union to adopt a site-specific development plan for a 'restaurant drive-thru' (7Brew) on property legally described as Lot 1, Benson's 2nd Addition

Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

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.

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

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Civil Plan Set
Attachment D: Floor Plan/Building Elevations

Prepared by: Moises Monrroy, Planner, Community Development Department