



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, October 9, 2018 - 6:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

A. Cases #ZC-18-013, #PR-18-003 and #CP-18-001

CASES #ZC-18-013, #PR-18-003, and #CP-18-001: Combined public hearing on the request of Zimmerman Properties Development, LLC to rezone property legally described as Lot 2, Arbor Creek from A-2/Parks, Estates, and Agricultural District to R-3/Low Density Multi-Family Residential District and to append a PR/Planned Residential Overlay and adopt the associated development plan over the same. The Community Development Department expanded the request to include amending the future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) to reclassify Lot 2, Arbor Creek from "Rural Residential/Agricultural" to "Medium Density Residential". Location: Undeveloped land located at the northwest corner of the intersection of College Road and Railroad Avenue.

B. Case #PR-18-002

CASE #PR-18-002: Public hearing on the request of Clark Storage, represented by Henry Clark, to adopted a planned residential development plan on property legally described as being part of Lot 4, Sherwood Subdivision (Phase 2), located in the NE 1/4 of Section 29-75-43 and the SE 1/4 of Section 20-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying east of 2009 Sherwood Court.

8. OTHER BUSINESS

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development

Case/Project No.: Cases #ZC-18-013, #PR-18-003 and #CP-18-001

Cases #ZC-18-013, #PR-18-003
and #CP-18-001

Council Action: 10/9/2018

Submitted by: Chris Meeks,
Planner

Description

CASES #ZC-18-013, #PR-18-003, and #CP-18-001: Combined public hearing on the request of Zimmerman Properties Development, LLC to rezone property legally described as Lot 2, Arbor Creek from A-2/Parks, Estates, and Agricultural District to R-3/Low Density Multi-Family Residential District and to append a PR/Planned Residential Overlay and adopt the associated development plan over the same. The Community Development Department expanded the request to include amending the future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) to reclassify Lot 2, Arbor Creek from "Rural Residential/Agricultural" to "Medium Density Residential". Location: Undeveloped land located at the northwest corner of the intersection of College Road and Railroad Avenue.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZC-18-013, PR-18-003 and CP-18-001 Staff Report Including Attachs	Other	10/5/2018

City Planning Commission Communication

<p>Department: Community Development Department</p> <p>CASES #ZC-18-013, #PR-18-003, and #CP-18-001</p> <p>Applicant/Owner: Zimmerman Properties Development, LLC Attn: Jamie McDonald 1329 East Lark Street Springfield, MO 65804</p> <p>Engineer: Kaw Valley Engineering, Inc. 14700 West 114th Terrace Lenexa, KS 66215</p> <p>Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>Planning Commission: 10/9/18</p>
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Subject/Title

Request: CASES #ZC-18-013, #PR-18-003, and #CP-18-001- Combined public hearings on the request of Zimmerman Properties Development, LLC, represented by Jamie McDonald, for the following:

- 1) Rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; and
- 2) Append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments.
- 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from "Rural Residential/Agricultural" to "Medium-Density Residential".

Location: Generally located at the Northwest corner of College Road and Railroad Avenue.

Background/Discussion

The Community Development Department has received applications from Zimmerman Properties Development, LLC, represented by Jamie McDonald for the following requests; 1) to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; 2) to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. The Community Development Department expanded the request to include; 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from "Rural Residential/Agricultural" to "Medium-Density Residential".

The purpose of these requests is to accommodate a proposed 60 unit multifamily residential development project to be known as Valley Ridge Apartments. Valley Ridge Apartments will provide housing for people whose incomes are at or below 60% of the area median income. The developer will also apply for Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019 to help finance this project. The Valley Ridge Apartment development will feature amenities such as a clubhouse, playground, shelter and barbeque area, and potentially a dog park and sports court.

CASE #ZC-18-013: Rezone approximately 6.19 Acres of land, more or less, that is legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (and to append a PR/Planned Residential Overlay District, as is addressed in CASE #PR-18-003 below). The rezoning is to accommodate a 60 unit multifamily residential development project to be known as Valley Ridge Apartments, which would not be a permitted use in the A-2/Parks, Estates and Agricultural District, but would be considered a principal use in the R-3/Low-Density Multifamily Residential District.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned A-2/Parks, Estates and Agricultural District. Surrounding land uses and zoning districts are as follows:

North: The Midlands Humane Society which is zoned A-2/Parks, Estates and Agricultural District.

South: Single Family Dwellings that are zoned A-2/Parks, Estates and Agricultural District.

East: A Single Family Dwelling, BNSF Railway line, and Iowa Western Community College, all of which are located in the A-2/Parks, Estates and Agricultural District

West: Single Family Dwellings, some of which are zoned R-1/Single Family Residential District, and some zoned A-2/Parks, Estates and Agricultural

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) currently designates the subject property as Rural Residential/Agricultural. The Land Use Plan designates property to the North and East as Public/Semi-Public, property to the West as Rural Residential/Agricultural, and property the South as Low-Density Residential.

CASE #PR-18-003: Append a Planned Residential Overlay District, and adopt the associated development plan for Valley Ridge Apartments on property legally described as being Lot 2, Arbor Creek. The Planned Residential Overlay District, along with the proposed rezoning outlined in CASE #ZC-18-013, will allow for the construction of the 60 unit multifamily development, along with amenities and features for the residents of the complex. Per the submitted development plan (as shown on Attachment D), the multifamily residential building will be three stories in height, and will feature 20 units on each floor. The development will also feature a one-story clubhouse and maintenance building, gazebos, barbeque areas, a playground, common space in the clubhouse, and potentially a dog park and sport court. The submitted development plan will establish standards for site development (e.g. building height, setbacks, and lot coverage), landscaping, architecture, signage, off street parking, and stormwater management.

CASE #CP-18-001: The Community Development Department expanded the request to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan in order to reclassify the subject from property from "Rural Residential/Agricultural" to "Medium-Density Residential". The proposed comprehensive plan amendment will accomplish the following: 1) It will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property. 2) The amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed request and their comments are incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated that the parcel is in the floodplain, and has a designation of AE.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) On the Planned Residential Overlay District Request:
 - a) A drainage report was submitted, and the Public Works Department will work with the engineer to finalize the drainage report to meet current standards and specifications for stormwater management. A PCSMP conceptual application, Engineer's estimate of probable cost, performance bond, and maintenance & easement agreement will be required in regards to water quality. In regards to water quantity, stormwater management will be required for all events through a 100 year event. Floodplain permitting will also be required for this project.
 - b) A full geotechnical report will be required.
 - c) The Public Works Department will work with the engineer to meet all current standards and specifications for site development.
 - d) The Public Works Department noted there is existing infrastructure along Railroad Avenue and part of College Road.
 - 3) No comments on the comprehensive plan amendment.
- Council Bluffs Water Works stated that they have comments for the engineer regarding fireline looping and would like review authority for any improvements located in their 25 foot easement along Railroad Avenue, but otherwise had no comments in regards to the rezoning, planned residential overlay and development plan, or comprehensive plan amendment requests.
- MidAmerican Energy stated they have an underground 3-phase line on the West side of Railroad Avenue between the road and the sidewalk that is located within the right-of-way. MidAmerican Energy stated they have no conflicts for the proposed development at this location.

The following attachments have been included for your review:

- Attachment A: Location and Zoning Map
- Attachment B: Letter of Intent
- Attachment C: Lot 2, Arbor Creek Map
- Attachment D: Development Plan
- Attachment E: Preliminary Geotechnical Evaluation
- Attachment F: Proposed Land Use Plan Amendment
- Attachment G: Site Photos

Comments

Rezoning (CASE #ZC-18-013)-

1. The subject property is currently zoned A-2/Parks, Estates and Agricultural District. Surrounding zoning districts include A-2/Parks, Estates and Agricultural District to the North, East, and South, and R-1/Single Family Residential to the South. The applicant has proposed to rezone the subject property to R-3/Low-Density Multifamily Residential to accommodate the construction of a 60 unit multifamily residential development. In the R-3 District, the minimum lot size requirement for a multifamily development is dictated based upon the number of units. Per Section 15.10.050, *Site Development Regulations of the R-3 District* multifamily development with five or more units shall provide a minimum lot size as follows: 9,000 square feet for the first five units, plus an increase of 2,000 square feet for each additional unit. The applicant's proposal is for a 60 unit multifamily development which requires a minimum of 119,000 square feet of land area, or 2.73 acres. Lot 2, Arbor Creek contains 6.19 acres of land, therefore, the land is suitable in size for a 60 unit multifamily development and will comply with R-3 District minimum lot size requirements.

2. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Rural Residential/Agriculture. The Community Development Department has proposed an amendment to the Land Use Plan to designate the property as Medium-Density Residential. The purpose of this comprehensive plan amendment is to: 1) Address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. 2) Ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. The following comments were received on the request.
 - a) The BNSF Railroad contacted the Community Development Department and had a general inquiry about the project, and is not in opposition.

Development Plan (CASE #PR-18-003)-

Section 15.28.010, P-R/Planned Residential Overlay, Statement of Intent of the Council Bluffs (Municipal Code) Zoning Ordinance states "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".

The following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. Trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosure shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.

- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
 - 1. All roof-top mechanical units shall be screened from view.
 - 2. Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3. A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance).

Comprehensive Plan Amendment (CASE #CP-18-001)-

- 1) The subject property is currently designated as Rural Residential/Agricultural, per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, and is described as follows: "Rural residential and agricultural areas include large-lot housing, estates, farmhouses, agricultural activities, and other uses that support farming. These areas and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop or livestock production, as well as storage, processing, and other uses related to farming operations."
- 2) The Community Development Department has proposed to designate the subject property "Medium-Density Residential". Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, this designation is as follows: "Medium-density residential areas include a series of lots with one or more single family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These included duplexes and townhouses, though small-lot detached single-family or limited multi-family development may be present in these areas. Throughout the planning area, there are several clusters of

medium-density housing arranged in subdivision where structures create a consistent character on a planned residential street.”

- 3) Development in the vicinity of the proposed multifamily residential complex has prompted the need for amendments to the Bluffs Tomorrow: 2030 Comprehensive Plan to best suit the needs of the City of Council Bluffs. The purpose of this comprehensive plan amendment is to address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. Additionally, the amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
- 4) The subject property is currently designated as Rural Residential/Agriculture, which would include large-lot housing, estates, farm-houses, agricultural activities, and uses supporting farming. The Land Use Plan states these areas typically develop in an unplanned manner along rural roadways. New development to the East and to the North of the proposal is planned and approved by City of Council Bluffs Boards and Commissions with development plans in many situations, therefore an unplanned agricultural activity could be considered out of the character of surrounding properties.
- 5) The Comprehensive Plan Amendment would support residential uses, both single-family and multifamily, and will provide new housing opportunities in the city.
- 6) The Comprehensive Plan Amendment, along with the application of a PR/Planned Residential Overlay District would not adversely affect neighboring properties, as the City would require prior approval of any development through the approval of a development plan.
- 7) The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

Recommendation

The Community Development Department recommends:

- A. Approval of the request to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, 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 following conditions:
 1. The rezoning shall become effective upon Zimmerman Properties Development, LLC, taking ownership of the subject property.
- B. Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:
 1. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
 2. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
 3. A PCSMP conceptual application, Engineer's estimate of probably cost, performance bond, and maintenance & easement agreement will be required in regards to water quality prior to development.
 4. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.

5. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
6. Floodplain permitting through the City of Council Bluffs will be required for this project.
7. All utilities must be installed underground.

C. Approval of the amendment to the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from "Rural Residential/Agricultural" to "Medium-Density Residential".

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Lot 2, Arbor Creek Map
Attachment D: Development Plan
Attachment E: Preliminary Geotechnical Evaluation
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Attachment G: Site Photos

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #ZC-18-013, #PR-18-003 LOCATION/ZONING MAP

Map Legend

 Subject Property

 Parcels



Last Amended: 9/17/18

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public property. The City does not warrant, represent or guarantee the accuracy, completeness or timeliness of the information contained on this map. The user of this map assumes all responsibility for the information contained on this map.





KAW VALLEY ENGINEERING, INC.

Office: 913.894.5150
Fax: 913.894.5977
Web: www.kveng.com
Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17D9615

Planning Department
City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

**RE: LETTER OF INTENT
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Zimmerman Properties Investments, LLC intends to develop a 60-unit multi-family housing facility upon the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The corner site is generally six acres in size.

The facility will be a single three-story building with separate clubhouse and maintenance building. Parking spaces will be placed along the north and east perimeters of the building. General amenities will include gazebo, BBQ grills, playground, and common spaces within the clubhouse.

The project will be developed in one phase and the construction time period is anticipated to be 12 to 16 months.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road and Railroad Avenue. A public 6-foot sidewalk is planned for the north side of College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude placement of public sidewalk in current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.

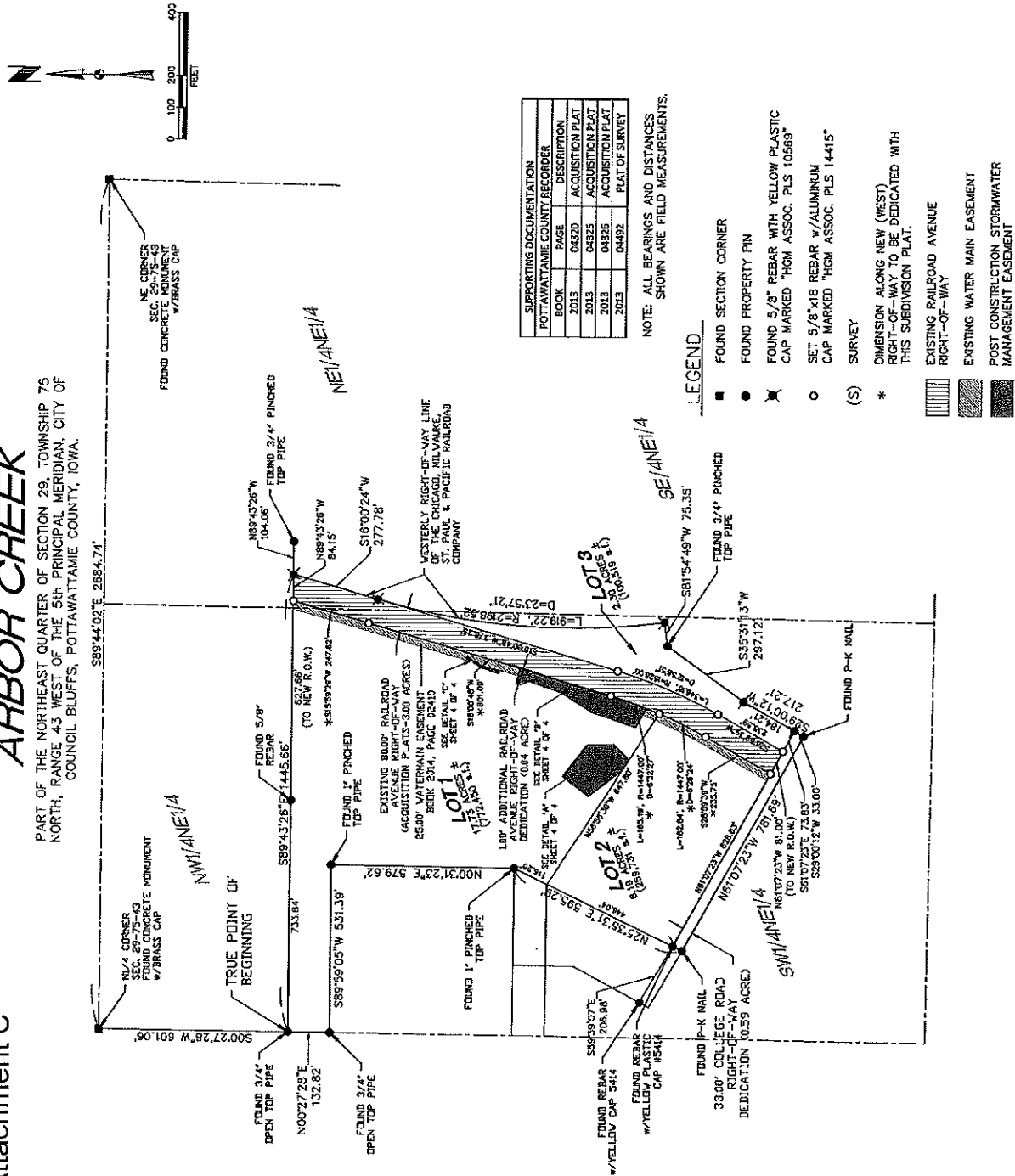
Michael R. Osbourn
Principal

VMLX-FILE Projects C17_9615 Design Correspondence 2018-09-10 Ltr of Intent Valley Ridge Apts Council Bluffs IA.docx

Attachment C

ARBOR CREEK

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



SUPPORTING DOCUMENTATION		
BOOK	PAGE	DESCRIPTION
2013	04320	ACQUISITION PLAT
2013	04325	ACQUISITION PLAT
2013	04336	ACQUISITION PLAT
2013	04492	PLAT OF SURVEY

NOTE: ALL BEARINGS AND DISTANCES SHOWN ARE FIELD MEASUREMENTS.

LEGEND

- FOUND SECTION CORNER
- FOUND PROPERTY PIN
- ✕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 10569"
- SET 5/8"x18 REBAR w/ALUMINUM CAP MARKED "HGM ASSOC. PLS 14415"
- (S) SURVEY
- * DIMENSION ALONG NEW (WEST) RIGHT-OF-WAY TO BE DEDICATED WITH THIS SUBDIVISION PLAT.
- ▨ EXISTING RAILROAD AVENUE RIGHT-OF-WAY
- ▩ EXISTING WATER MAIN EASEMENT
- ▧ POST CONSTRUCTION STORMWATER MANAGEMENT EASEMENT

hgm
ENGINEERING ARCHITECTURE SURVEYING
COUNCIL BLUFFS, IOWA

PROJECT NO. 150018
SHEET 3 OF 4

ARBOR CREEK
NORTHEAST QUARTER SECTION 29-75-43
209 PEARL STREET, COUNCIL BLUFFS, IOWA 51503

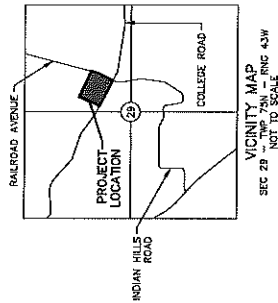
DATE: 10/1/14
BY: JLM
CHECKED: JLM
APPROVED: JLM

VALLEY RIDGE APARTMENTS DEVELOPMENT PLANS

COUNCIL BLUFFS, IOWA

Sheet List Table

C001	TITLE SHEET
C100	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
AB1	BUILDING ELEVATIONS
CA1	BUILDING ELEVATIONS
1 OF 1	LANDSCAPE PLAN



OWNER:
STANLEY S. BLUMET
259 PEARL ST. COUNCIL BLUFFS, IA 51503

DEVELOPER:
STANLEY S. BLUMET
259 PEARL ST. COUNCIL BLUFFS, IA 51503

DESIGNER:
K&W VALLEY ENGINEERING, INC.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
PHONE: (913) 884-5120
ATTN: MICHAEL OSBORNE

LEGAL DESCRIPTION:
 PARCELS 1217 & 1218, ALBERTA CROWN SURVEY

SITE DATA
SIL PRICE: \$19.40

RS ZONING REQUIREMENTS
SEAL YARD: 50' X 20'
SEAL YARD: 50' X 20'
MIN. PLOT: 80' X 100'
MAX. LOT: 100' X 100'
LOT COVERAGE: 40%
MINIMUM LOT COVERAGE: 12%
EXISTING ZONING: A2 (PARKS, RECREATION AND AGRICULTURAL DISTRICT)
EXISTING ZONING: RS (LOW DENSITY RESIDENTIAL DISTRICT)
PARKING REQUIREMENTS: 1.5 SPACES/LOT X 60 UNITS = 90 SPACES
PARKING PROVIDED: 15 SPACES

[illegible]

SAFETY NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS.

WARRANTY / DISCLAIMER

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE JOB SITE, INCLUDING RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES AND SUBS.


CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WERE NOT BASED ON FIELD MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES TO OBTAIN THE LOCATION OF UTILITIES TO BE EXCAVATED TO REQUEST EXACT FIELD LOCATION OF UTILITIES TO BE EXCAVATED. THE CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY PERMITS AND TO OBTAIN ANY NECESSARY CONVEYANCES FOR ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH THE ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND SPECIFICATIONS INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC. NOR ITS ENGINEERS OR ARCHITECTS CAN BE HELD RESPONSIBLE FOR ANY DESIGN OR PLANS AS CONSTRUCTED, EXCEPT FOR THE CLASS WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WERE NOT BASED ON FIELD MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES TO OBTAIN THE LOCATION OF UTILITIES TO BE EXCAVATED TO REQUEST EXACT FIELD LOCATION OF UTILITIES TO BE EXCAVATED. THE CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY PERMITS AND TO OBTAIN ANY NECESSARY CONVEYANCES FOR ANY CONSTRUCTION.

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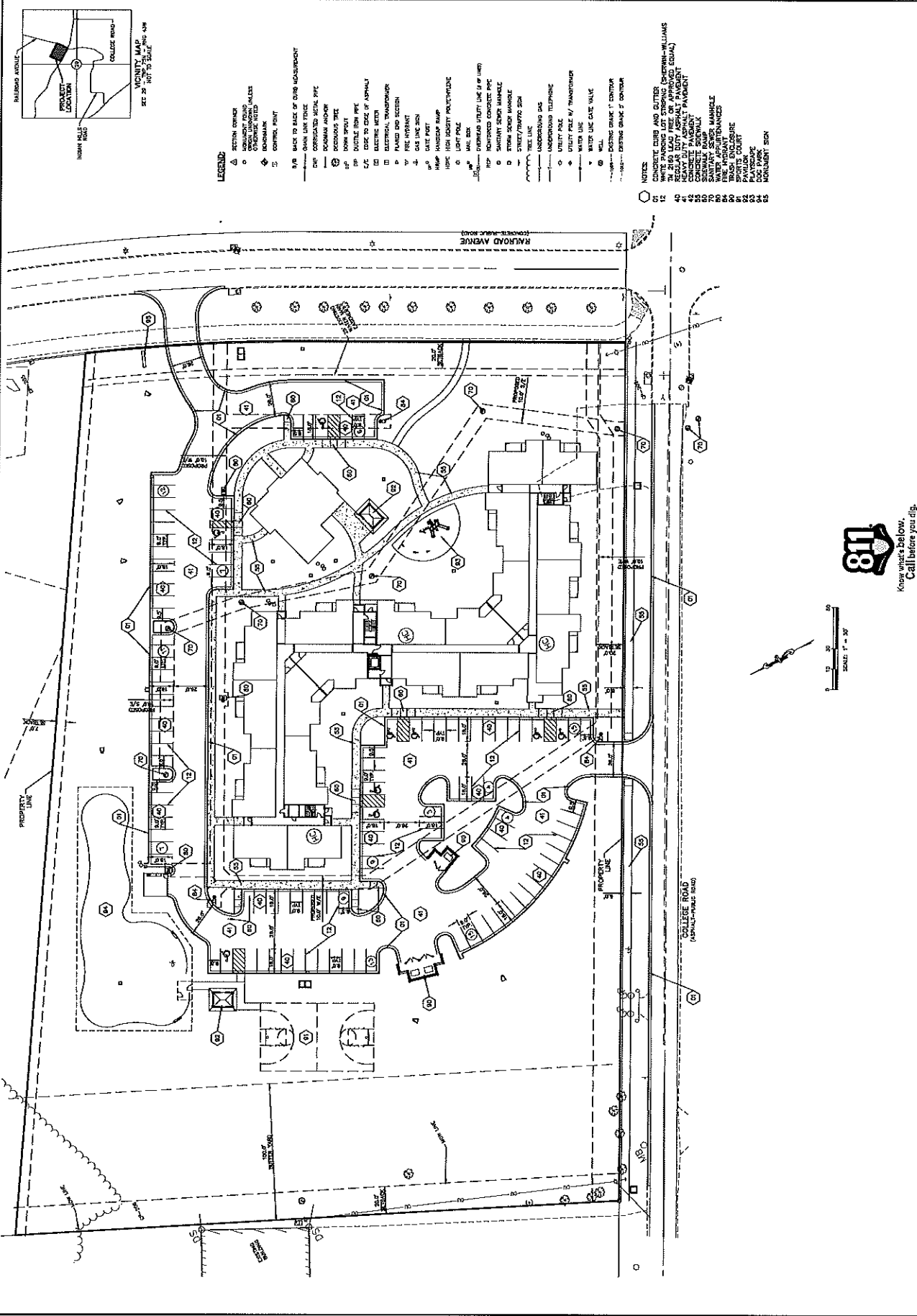
KAW VALLEY ENGINEERING
 13700 565 ST NW, SUITE 100
 LUTHER, KANSAS 66116
 TEL: (913) 884-9150 | FAX: (913) 884-3877
info@kve.com | www.kve.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES TO NON-RESIDENTS OF KANSAS UNDER A STATE CONTRACT OF AUTHORIZATION # 14184

REVISED 04/01/20

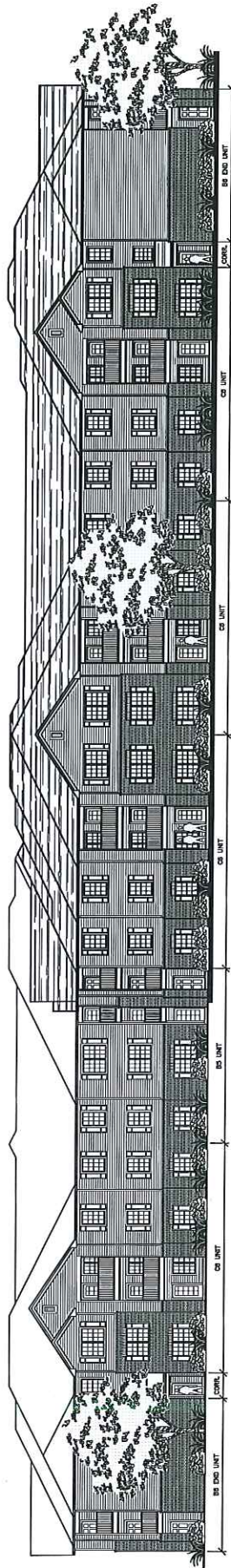
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VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. CONCRETE BLUFFS, IOWA 51503	
DEVELOPMENT PLANS	
TITLE SHEET	

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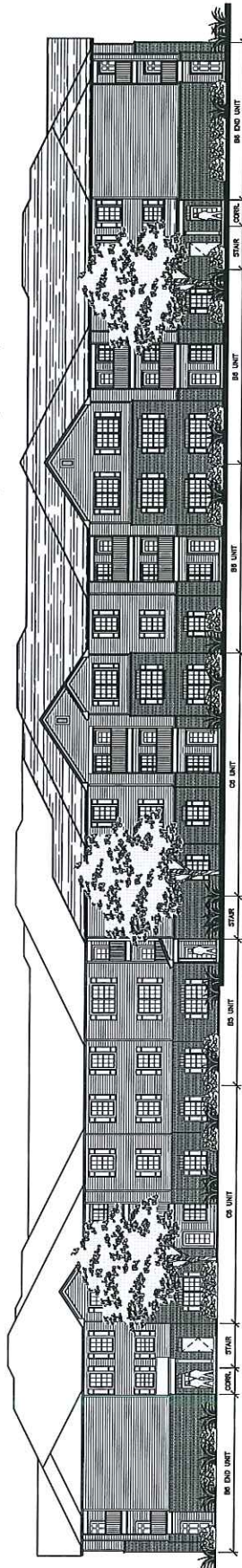


Know what's below.
Call before you dig.

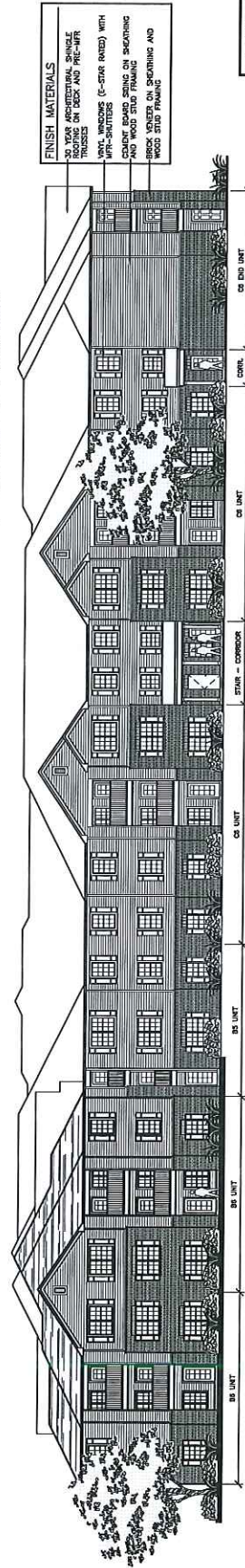
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



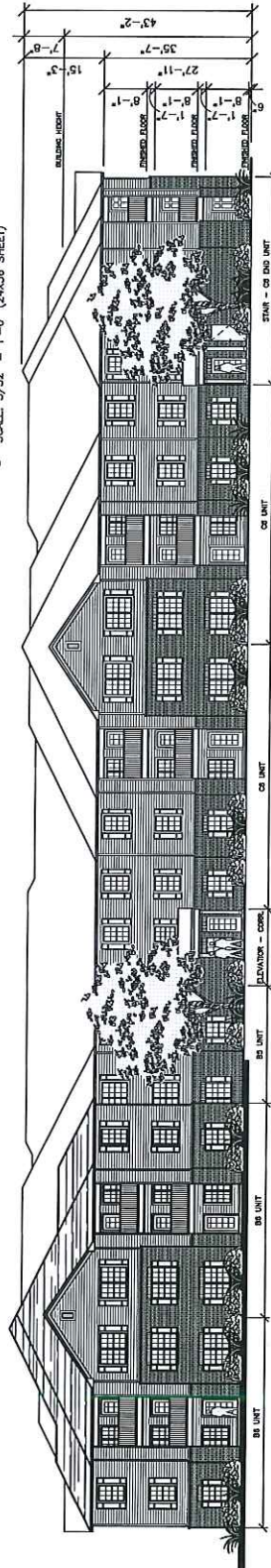
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SCALE: 3/32" = 1'-0" (24X36 SHEET)



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

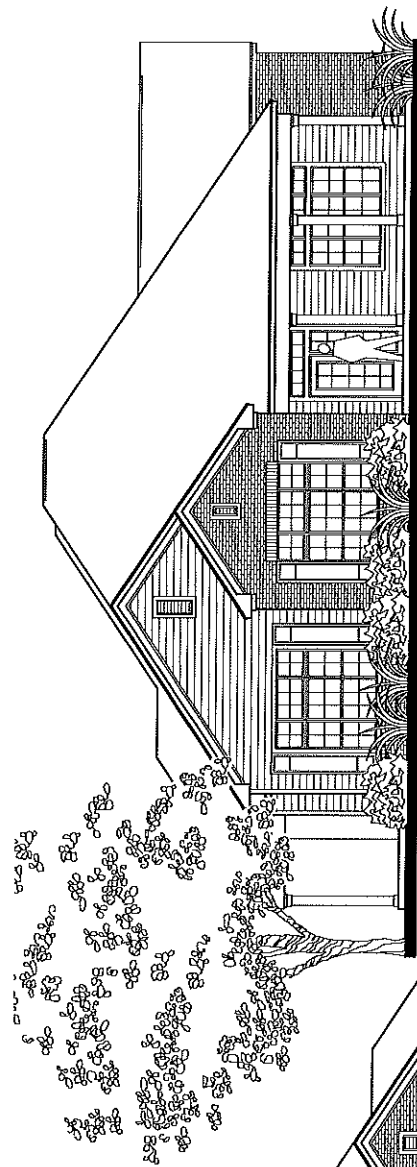


3 EAST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

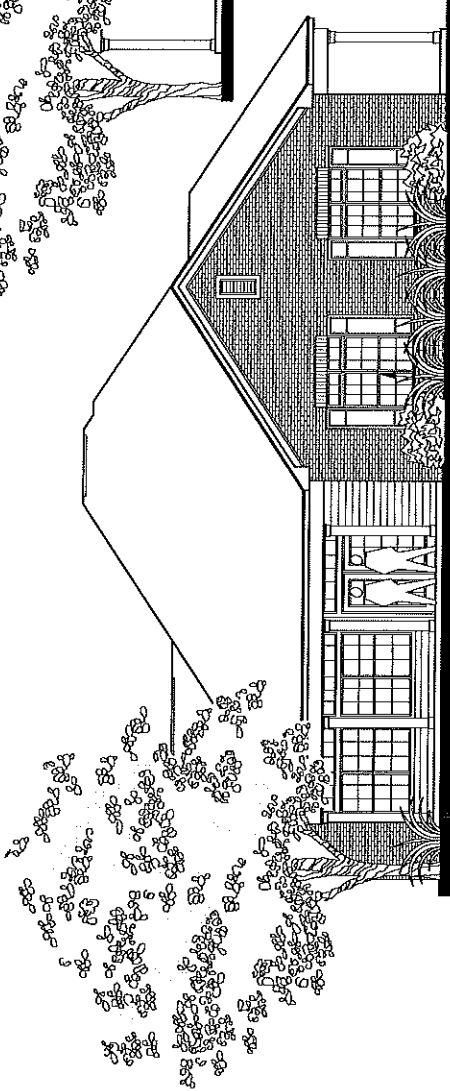


4 WEST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

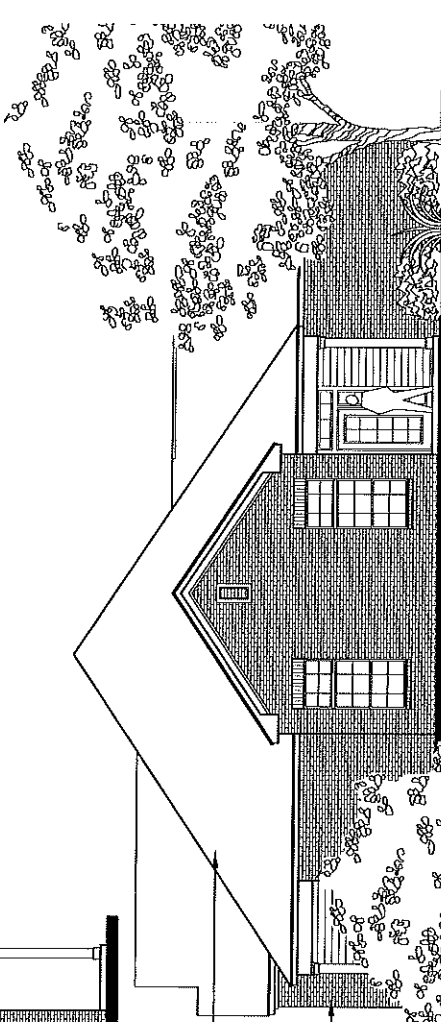
ELEVATION KEY 	Valley Ridge Apartments A 80-Unit Family Community in Council Bluffs, Iowa	Zimmerman Properties LLC 1750 E. Riverside Rd. Springfield, MO 65808
	PAINTER ASSOCIATES 1750 E. Riverside Rd. Springfield, MO 65808	
	SHEET: AB1 BUILDING ELEVATIONS 09/10/2018	
	1750 E. Riverside Rd. Springfield, MO 65808	



1 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

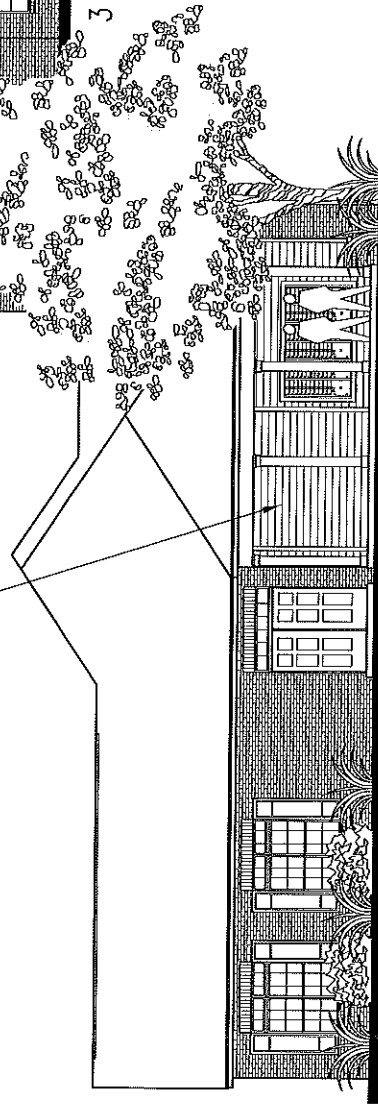


2 SOUTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



3 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

FINISH MATERIALS
TO 1/8" ARCHITECTURAL SHINGLE
ROOFS ON DECK AND PRE-MIX
TRUSSES
VINYL WINDOWS (E-STAR RATED) WITH
WFR-SHUTTERS
CEMENT BOARD SIDING ON SHEATHING
AND WOOD STUD FRAMING
BRICK VENER ON SHEATHING AND
WOOD STUD FRAMING



4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

Valley Ridge Apartments A 50-Unit Family Community in Council Bluffs, Iowa		Zimmerman Properties LLC Project Architect 1750 E. Thacker Rd. Suite 200 Council Bluffs, IA 52808 Phone: 319.335.1100 Fax: 319.335.1101 Email: info@zimmermanproperties.com	SHEET: CA1 BUILDING ELEVATIONS 09/10/2015
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PRELIMINARY PLANT SCHEDULE

SHADE TREES:

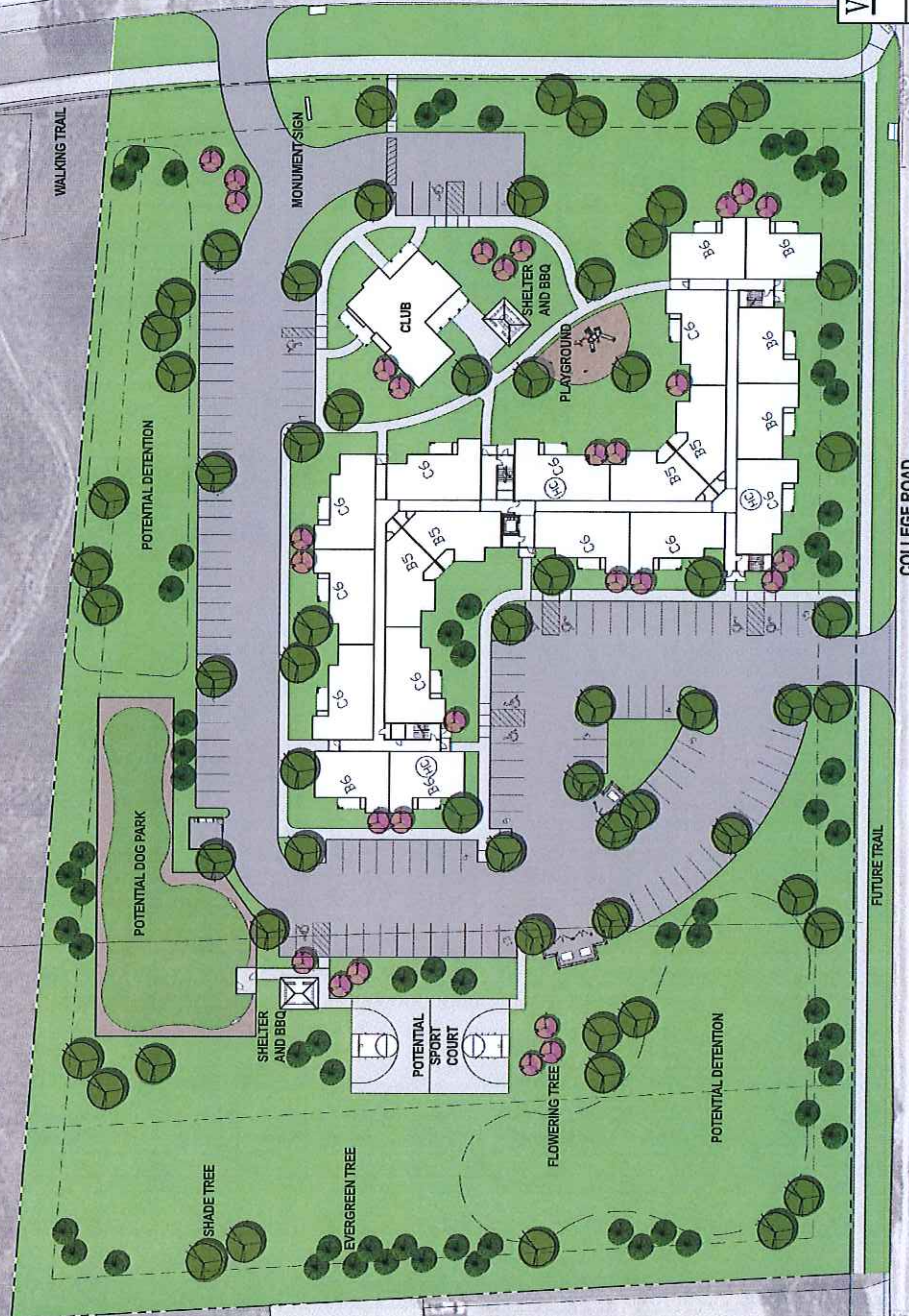
SWAMP WHITE OAK
RED MAPLE
GINKGO
SYCAMORE
ALLEE ELM
ZELKOVA

EVERGREEN TREES:

EASTERN WHITE PINE
ROCKY MOUNTAIN JUNIPER
DOUGLASS FIR

FLOWERING TREES:

CRABAPPLE
SERVICE BERRY
REDBUD



Valley Ridge Apartments
A 66-unit multi-family community in
College Road, NC



**Zimmerman
Properties
LLC**
Parker Associates, Inc.
1730 E. Parker Rd.
P.O. Box 2077
Smyrna, NC 28580

PRELIMINARY LANDSCAPE PLAN





KAW VALLEY ENGINEERING, INC.

Office: 913.894.5150
Fax: 913.894.5977
Web: www.kveng.com
Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17G9615

Mr. Justin Zimmerman
Zimmerman Properties Investments, LLC
1329 East Lark Street
Springfield, Missouri 65804

**RE: PRELIMINARY GEOTECHNICAL EVALUATION
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Dear Mr. Zimmerman:

Kaw Valley Engineering, Inc. has performed a preliminary geotechnical review of the proposed project. This site is located at the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The proposed project is to consist of a three-story, slab-on-grade wood-framed structure. Site reconnaissance indicates generally a 5-foot grade change across the site, except the extreme northeast corner which grades up an additional 10 feet. Historical review indicates up to six feet of fill has been placed in the central portion of the site.

Review of regional soils data indicates that a combination of loess and glacial till make up the upper soil stratum, and the fill placed upon the site. Exact water table has not been determined at the time of the issuance of this preliminary evaluation.

Preliminary grading plans indicate the building finished floor to be 1,012 feet which is within one foot of the existing surface grade in the building area.

Due to the existence of up to six feet of apparently uncontrolled fill, it is anticipated the site will need to be overexcavated to a depth of at least three feet below the existing uncontrolled fill, and recompacted to bearing and slab elevations. The need for dewatering is unknown at this time.

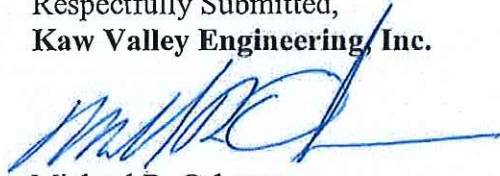
Preliminary recommendations are that the building be founded using shallow foundations bearing upon newly placed engineered fill. An allowable bearing capacity of 2,500 psf is anticipated.

Shallow foundations shall bear at a minimum depth of 42 inches below lowest adjacent exterior grade.

Further details and specific recommendations will be presented once field work and full laboratory evaluations are completed.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Michael R. Osbourn
Principal



for










Martin T. Arling, P.E.
Principal











BLUFFS TOMORROW 2030 LAND USE PLAN

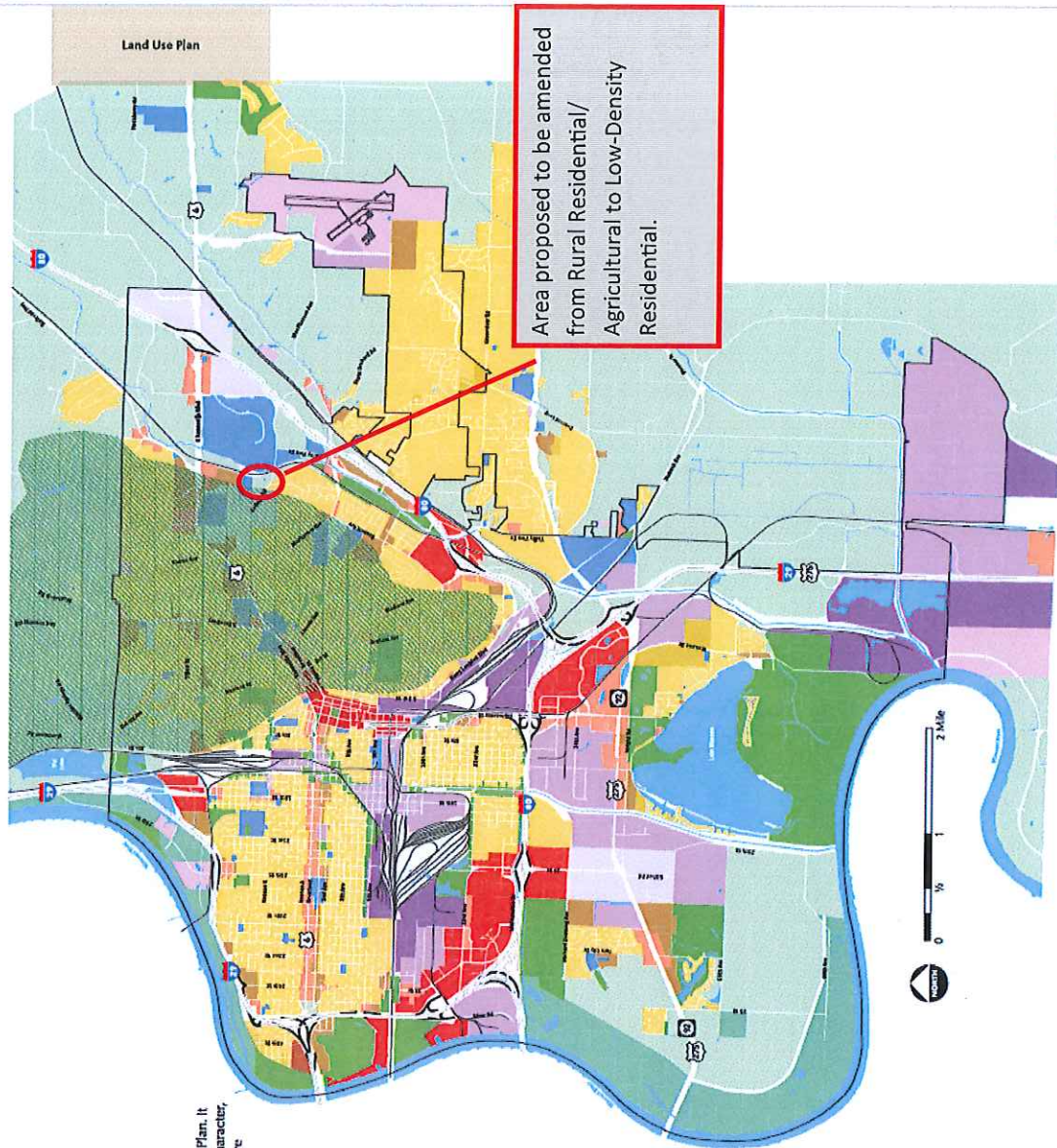
The Land Use Plan is one of the most important elements of the Bluffs Tomorrow 2030 Comprehensive Plan. It outlines how properties in different parts of the planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. In that light, the recommendations of this chapter should be implemented in coordination with the recommendations of subsequent chapters.

The Land Use Plan sets forth policies for land use and development at the City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas. Subsequent chapters provide additional detail regarding open space, environmental areas, and community facilities.

Land Use Legend

	Residential		Local Commercial
	Rural Residential/Agriculture		Regional Commercial
	Low-Density Residential		Downtown/Mixed-Use
	Medium-Density Residential		
	High-Density Residential		
	Multi-Use/Mixed-Use		

	Industrial		Public Land Uses
	Office/Industrial		Nature Areas
	Light Industrial		Public Park
	Heavy Industrial		Public/Semipublic
			Transportation/Utility
			Least Hills Preservation Area



Attachment G

Site Photos



*Red outline shows the approximate boundaries of Lot 2, Arbor Creek.



Photo 1: Aerial photo of the subject property.

Photo 2: Google Street-View photo facing North from College Road.

Photo 3: Google Street-View photo facing Southwest from Railroad Avenue.



Planning Commission Communication

Department: Community

Development

Case/Project No.: Case #PR-18-002

Case #PR-18-002

Council Action: 10/9/2018

Submitted by: Christopher
Gibbons, AICP, Planning
Coordinator

Description

CASE #PR-18-002: Public hearing on the request of Clark Storage, represented by Henry Clark, to adopted a planned residential development plan on property legally described as being part of Lot 4, Sherwood Subdivision (Phase 2), located in the NE1/4 of Section 29-75-43 and the SE1/4 of Section 20-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying east of 2009 Sherwood Court.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
10-9-18 PC PR-18-002 Staff Report Including Attach A and B	Other	10/3/2018
10-9-18 PC PR-18-002 Attach C	Other	10/3/2018
10-9-18 PC PR-18-002 Attach D 1	Other	10/3/2018
10-9-18 PC PR-18-002 Attach D 2	Other	10/3/2018
10-9-18 PC PR-18-002 Attach E	Other	10/3/2018
10-9-18 PC PR-18-002 Attach F	Other	10/3/2018
10-9-18 PC PR-18-002 Attach G	Other	10/3/2018

City Planning Communication

<p>Department: Community Development</p> <p>CASE No. # PR-18-002</p> <p>Applicant: Clark Storage, LLC c/o Henry Clark P.O. Box 485 Glenwood, IA 51534</p> <p>Property Owner: Sherwood Forest View LLC 7455 France Avenue S #381 Edina, MN 55435</p> <p>Engineer: Schemmer Associates c/o Robert Duvall 1044 N. 115th Street, Suite 300 Omaha, NE 68154</p>	<p>Resolution No.</p>	<p>Planning Commission Meeting: October 9, 2018</p>
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Subject/TitleRequest: Adopt a planned residential development plan on 8.50 acres of undeveloped land zoned R-4/High Density Multi-Family Residential District w/an appended Planned Residential Overlay and being legally described as Part of Tract 4, Sherwood Subdivision (Phase 2) located in the NE1/4 of Section 29-75-43 and the SE1/4 of Section 20-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Said property being more particularly described as follows: Beginning at the Southwest Corner of Parcel "B" part of Tract 4, Sherwood Subdivision (Phase 2); thence North 01°55' 34" East, a distance of 365.68 feet along the West line of Tract 4 to the North Line of Tract 4; Thence South 88°07'43" East, a distance of 258.84 feet along the North line of Tract 4; Thence continuing along the North line of Tract 4 North 62°19'43" East, a distance of 136.04 feet; Thence continuing along the North line of Tract 4 North 03°22'57" East, a distance of 160.06 feet; Thence South 85°13'47" East, a distance of 229.00 feet; Thence North 03°23'07" East, a distance of 179.22 feet to the North line of Tract 4; Thence South 86°37'58" East, a distance of 219.30 feet to the West Right of Way Line of Valley View Drive as described in Book 2008, Page 8642 in Pottawattamie Records Office; Thence South 15°58'43" West, a distance of 759.19 feet along the West Right of Way Line of Valley View Drive as described in Book 2008, Page 8642 in Pottawattamie Records Office to the South line of Tract 4; Thence North 88°44'11" West, a distance of 649.73 feet along the South line of Tract 4 to the point of beginning.

Location: Undeveloped land lying immediately east of 2009 Sherwood Court.

Background/Discussion

The Community Development Department has received an application from Clark Storage, LLC., represented by Henry Clark, to adopt a planned residential development plan for a 'commercial storage' use on property legally described above (see Attachment A). The subject property is comprised of 8.50 acres of undeveloped land and is located immediately east of the Sherwood Apartments. The proposed development will consist of 351 individual storage units (totaling 61,800 square feet), a 20'x30' (600 square feet) resident office, 23 off-street parking spaces, fencing, landscaping, signage, and storm water management. The applicant has proposed this development in order to provide additional 'commercial storage' services for business and residents in Council Bluffs and the surrounding areas. A letter of intent along with a full set of development plans for this project are included with this report as Attachments B-F.

CURRENT ZONING & LAND USE

The subject property is comprised of 8.50 acres of undeveloped property zoned R-4/High Density Multi-Family Residential District with a PR/Planned Residential Overlay. Surrounding zoning includes R-4 District /w PR Overlay to the North and West; C-2/Commercial District to the East; and A-2/Parks, Estates and Agricultural District to the South. Existing land uses include the Sherwood Apartments to the north; a single-family residential dwelling to the west; undeveloped land to the east; and the Midland Humane Society to the South.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as High Density Residential.

OTHER RELEVANT ZONING INFORMATION FOR THIS REQUEST – Not subject to City Planning Commission or City Council review/approval.

Per Section 15.11, R-4/High Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance) a 'commercial storage' use is only permitted in an R-4 District upon issuance of a conditional use permit by the Council Bluffs Zoning Board of Adjustment (ZBA). On July 17, 2018, the Council Bluffs Zoning Board of Adjustment granted the applicant a conditional use permit (#CU-18-001) to operate a 'commercial storage' use on the subject property. The permit was issued after the ZBA determined through a series of findings that a 'commercial storage' use would be compatible with other existing properties in the general vicinity of the subject property. One of the approval conditions stated in the conditional use permit requires the applicant to adopt a development plan for the 'commercial storage' use since the subject property is located within a PR/Planned Residential Overlay. The City Planning Commission and City Council are now tasked with reviewing the development plan (e.g., building architecture, landscaping, fencing, off-street parking, signage, etc.) the applicant has proposed for their 'commercial storage' use on the subject property. The applicant's ability to use the property for 'commercial storage' was approved by the Zoning Board of Adjustment upon issuance of the conditional use permit (#CU-18-001). A copy of the approved conditional use permit is included with this report as Attachment G.

The following exhibit shows the existing condition of the subject property and surrounding area.

Exhibit A: 2017 aerial image of the subject property and surrounding area.



Exhibit B: 2018 Google street view image of the subject property



Comments

Section 15.28.010, *P-R/Planned Residential Overlay*, Statement of Intent of the Council Bluffs Zoning Ordinance states “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”.

All City departments and local utilities were notified of the proposed development request. All comments received from City Departments and local utilities are incorporated into the development discussion below.

The following development standards shall apply to the subject property:

Site Development

- a) The minimum size tract of land for property located in a PR Overlay is 1.5 acres. The subject property contains 8.50 acres, which complies with the minimum PR Overlay lot size requirement.
- b) The subject property is zoned R-4/High Density Multi-Family Residential District. All building setbacks, building heights, and lot coverage shall comply with standards stated in Section 15.11.050, *Site development regulations, R-4/High Density Multi-Family Residential District* of the Municipal Code (Zoning Ordinance). The submitted development plans show that all buildings will comply with R-4 District site development standards.
- c) Site access shall be limited to two driveways onto Railroad Avenue, as per the proposed development plan. The existing curb inlet, located near the northerly driveway entrance, shall not be altered, as per the Council Bluffs Public Works Department. Any disturbance to the existing trail system adjacent to the subject property shall be repaired to current standards. All site access and driveways shall be reviewed and approved by the Council Bluffs Public Works Department prior to construction.
- d) Trash receptacles and/or dumpster locations are not shown on the submitted development plans. All trash receptacles/dumpsters shall be enclosed on three sides and screened from public view. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
- e) A geotechnical report shall be submitted to the Council Bluffs Permits and Inspections Division and Council Bluffs Public Works Department prior to issuance of any development permits for the proposed ‘commercial storage’ project. The applicant shall also obtain grading, construction in the public right-of-way, and parking lot permits from the City for this development project.

- f) A preliminary drainage report was submitted with the development plan proposal for the City to review. The Council Bluffs Public Works Department and the applicant's engineer will continue to work together to finalize the report to meet current standards and specifications.
- g) Stormwater run-off from the development will be contained in a detention pond located along the eastern portion of the subject property. The applicant's engineer is working with the Council Bluffs Public Works Department to complete a final drainage report for the subject property. A full stormwater plan that addresses water quality and quantity shall be submitted to the Public Works Department, prior to issuance of any permits for the project. The applicant shall also submit a Post-Construction Stormwater Management Application and bonding for the stormwater best-management practices (BMP) on-site to the Council Bluffs Public Works Department.
- h) Retaining walls are proposed to be installed along the northerly/westerly portions of the development site. The applicant shall submit stamped/sealed retaining wall plans to Council Bluffs Permits and Inspections Division and to the Council Bluffs Public Works Department for review. The applicant shall also obtain a permit from said City Departments prior to constructing these retaining walls.
- i) Outdoor lighting plans were not submitted with the development plan proposal. Any outdoor light poles erected on the subject property shall be painted or finished aluminum or steel and shall not exceed 30 feet in height. Wood poles are not allowed. All outdoor lighting shall comply with standards stated in Section 15.24.050, *Lighting Controls*, of the Municipal Code (Zoning Ordinance).
- j) The subject property is located in an X Flood Zone (see FEMA Firm Panel Map #19155C0418F, dated 4/16/13). The developer shall contact the Council Bluffs Permits and Inspections Division to ensure the proposed development complies with all Federal, State and Local floodplain management standards.
- k) A 600 square foot resident office is proposed on the northerly portion of the development and will be used to provide on-site management/security for the commercial storage business. The resident office is considered an accessory use to the 'commercial storage' business and shall only be used for on-site management purposes and not as a separate rental dwelling unit.

Utilities

- a) Storm sewers and sanitary sewers are available along Railroad Avenue to service the proposed development. All sewers connections shall be constructed in accordance with SUDAS standards and specifications. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
- b) Public water is not available and must be extended to the site in order to service the proposed 'commercial storage' use. The applicant has contacted the Council Bluffs Water Works to discuss providing water to the property but has not entered into a main extension agreement yet. The applicant shall enter into a water main extension agreement with the Council Bluffs Water Works prior to issuance of any development permits for the project. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
- c) The Council Bluffs Fire Department stated the applicant must coordinate their hydrant locations with the Council Bluffs Water Works in order to eliminate the need for private hydrants within the development site.
- d) MidAmerican Energy stated the applicant has not entered into an agreement with their company to extend electrical distribution facilities to the subject property. The applicant shall enter into an agreement with MidAmerican Energy Company to extend electrical distribution facilities to the subject property prior to issuance of any building permits. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
- e) All utilities for the proposed development shall be installed underground.

Off-Street Parking

- a) The required number of off-street parking spaces for the development shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance), as follows:
 - i. Commercial storage – 1 space per 5,000 square feet gross floor area (Indoor warehousing)
 - ii. Resident Office – 1 space per 300 square feet of gross floor area (Office activity)

The development plan shows 351 individual storage units (totaling 61,800 square feet) and a 20'x30' (600 square feet) resident office. Based on these square footage totals a minimum of 12.36 off-street parking stalls shall be provided for the 'commercial storage' use and two off-street parking stalls shall be provided for the resident office. The submitted site plan shows 23 off-street parking stalls, therefore sufficient off-street parking is being provided for the development.

- b) All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c) All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.

Architecture

- a) The submitted development plans shows pre-engineered metal buildings for the resident office and commercial storage buildings. All buildings will be one-story in height. The approved conditional use permit (Case #CU-18-001) included language that does not allow the exterior walls of the buildings in this development to be solely constructed out of metal. In order to comply with the conditional use permit standards, the applicant has proposed to install a four-foot wide strip of decorative polymer brick panels along the bottom portion of each building façade that is not does not have openings for commercial storage units. For clarity purposes, the decorative four foot-wide decorative polymer brick panel shall be applied to each building in this development as follows:

- i. 14-unit (20'x140' building) – The north, east, and west façades
- ii. 10-unit (20'x100' building) – The north, south, and west facades
- iii. 20'x 30' resident office – All building elevations
- iv. 7-unit (20'x70' building) – The north, south, and east facades
- v. 37 unit (20'x370' building) – The north and south facades. The west façade will be constructed into an earthen berm/embankment and will not be visible.
- vi. 42-unit (30'x210' buildings) – The north and south facades.
- vii. 16-unit (20'x160' building) – The north, east, and south facades.
- viii. 42-unit (40'x210' buildings) – The north and south facades.
- ix. 15-unit (20'x150' building) – The north, east, and south facades.

Other acceptable building materials for the commercial storage buildings and resident office include brick masonry, EFIS, cement lap siding, wood siding, and split-face CMU. All building construction, materials and design shall be consistent with the proposed development plan.

- b) The applicant has proposed to install a decorative aluminum and/or wrought-iron style fence as well as a chain-link fence on the subject property. The decorative fence shall be installed between each storage building and along the perimeter of the parking/drive aisles areas on the eastern portion of the property in order to help screen the development from Railroad Avenue. A wood, vinyl, and/or chain-link fence shall be allowed along the southerly, northerly and westerly portions of the development. All fencing shall comply with Section 15.24.040, *Fence regulations* of the Council Bluffs Zoning Ordinance.

Landscaping

- a) The submitted landscaping plan shows a mixture of evergreen and deciduous trees along with native grasses being planted on the property. The plant selection and their placement was designed to help screen the commercial storage use from Railroad Avenue and the Sherwood Apartments. The proposed landscaping plan is generally acceptable, with the following conditions:
 - i. All disturbed areas without a specific landscape design shall be seeded with sod, turf and/or prairie grass.

Signage

a) Attached and detached signage for the commercial storage development are proposed as follows:

Attached

- i. (1) 72" x 28" (14 square feet) – UHAUL wall sign
- ii. (4) 96" x 12" (32 square feet total) - "www.ClarkStorageLLC.com" wall sign
- iii. (5) 96" x 48" (160 square feet total) – Clark Storage wall sign
- iv. (2) 18"x18" (6 square feet total) – Gate Hours Signs**
- v. (5) 18" x 24" (15 square feet total) – Surveillance Sign**

*** The proposed 'gate hours' and 'video surveillance' signs do not contain any business logos/identification information and therefore shall not count towards the total maximum allowed sign square footage for the subject property.*

Detached

- i. (1) Clark Storage detached ground sign. The height and square footage to this sign is not stated on the plan. Per Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance), detached signs shall not exceed 50 square feet or 10 feet in height. The applicant shall design the sign to comply with the detached sign standards stated above.
- b) All attached signage shall be affixed to a building/structure on the property. The 'gate hours' and 'video surveillance' signs can be attached to a building, structure, and/or fence on the subject property.
- c) All signage (detached and attached) shall comply with Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance).

Recommendation

The Community Development recommends approval to adopt the planning residential development plan for Clark Storage, on 8.50 acres of land legally described above, as shown on the attachments, and subject to compliance with all comments and conditions stated in the staff report.

Attachments

Attachment A: Location/zoning map
Attachment B: Letter of intent
Attachment C: Site/grading, utility, landscaping, and signage plans
Attachment D: Building elevations
Attachment E: Fence renderings
Attachment F: Sign renderings
Attachment G: Copy of conditional use permit #CU-18-001

Engineer: Robert Duvall, Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154

Prepared by: Christopher N. Gibbons, AICP, Planning Coordinator

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASES # PR-18-002

Map Legend

☐ CASE #PR-18-002 Subject Property

☐ Parcels



2016 Aerial Photograph



Note: Subject property is highlighted in red.



Last Amended: 8/21/18



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328-4629

DISCLAIMER

This map is prepared and compiled from various sources. The City of Council Bluffs is not responsible for any errors or omissions. The user should verify the accuracy of the information on this map before using it for any purpose. The City of Council Bluffs is not responsible for any damages or losses resulting from the use of this map.





Design with Purpose. Build with Confidence.

August 14, 2018

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Clark Stoage
Lot 4, Sherwood Subdivision Phase 2
Planned Residential Development Plan Application Letter of Intent
Schemmer Project No. 07352.001

To Whom It May Concern:

This letter is to inform you of the intentions of the owner of Lot 4, Sherwood Subdivision Phase 2 regarding the attached application for a Planned Residential Development Plan on said property.

The subject property is comprised of approximately 8 acres of undeveloped property zoned R-4/High Density Multifamily Residential District with a PR/Planned Residential Overlay. The owner is submitting an application for adoption of a Planned Residential Development Plan for the property to establish standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of "commercial storage" buildings per the City of Council Bluffs zoning code and is a conditional use in the R-4 zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2019, with a proposed completion date in the fall of 2019.

Given the attached application and documentation, the property owner respectfully requests adoption of the Planned Residential Development.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 712-329-0300.

Sincerely,

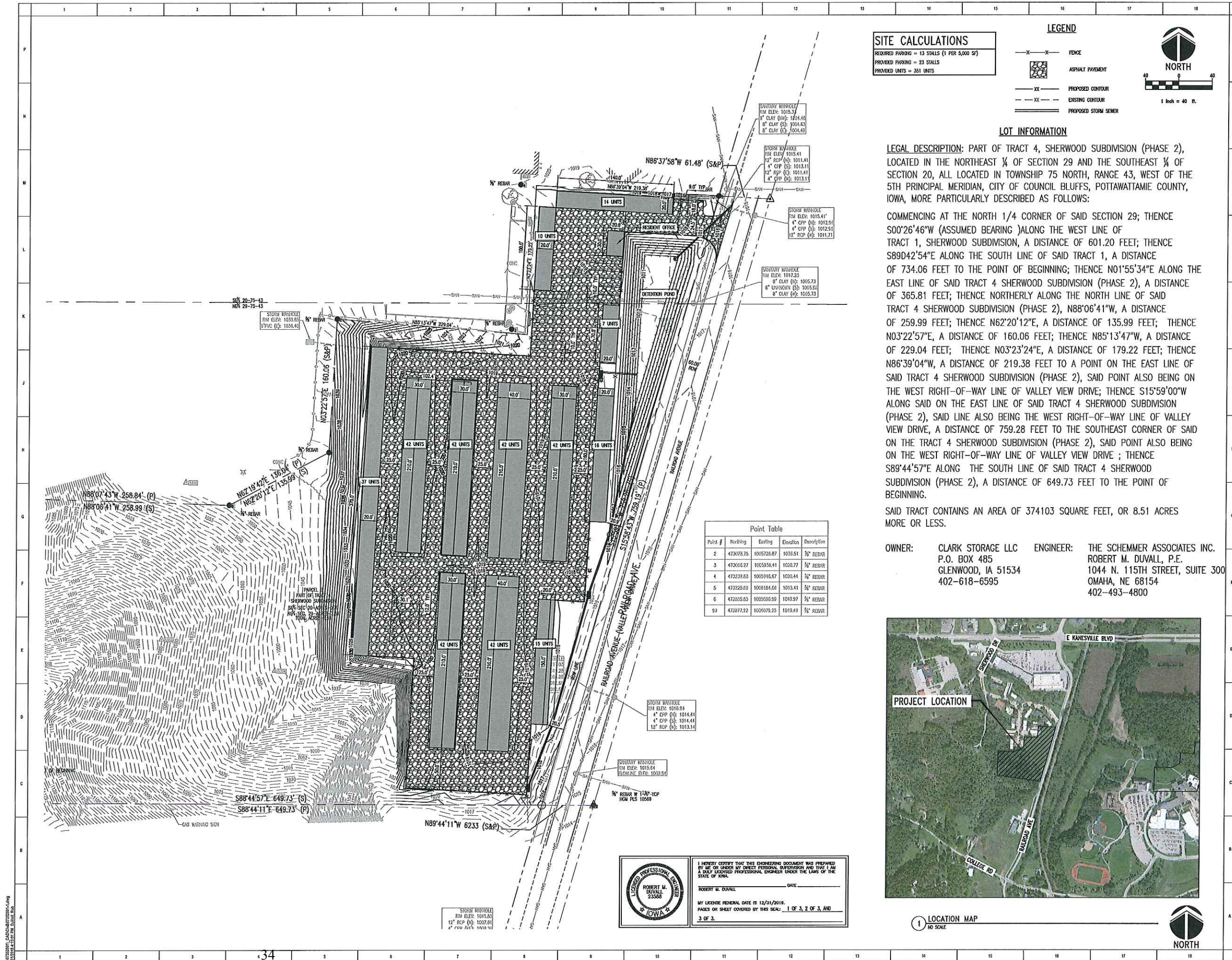
THE SCHEMMER ASSOCIATES INC.

Robert DuVall, P.E.
Professional Civil Engineer

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM



SITE CALCULATIONS	
REQUIRED PARKING = 13 STALLS (1 PER 5,000 SF)	
PROVIDED PARKING = 23 STALLS	
PROVIDED UNITS = 351 UNITS	

LEGEND

X-X

FENCE

XX

ASPHALT PAVEMENT

XX

PROPOSED CONTOUR

XX

EXISTING CONTOUR

XX

PROPOSED STORM SEWER

NORTH

1 inch = 40 ft.

LOT INFORMATION

LEGAL DESCRIPTION: PART OF TRACT 4, SHERWOOD SUBDIVISION (PHASE 2), LOCATED IN THE NORTHEAST ¼ OF SECTION 29 AND THE SOUTHEAST ¼ OF SECTION 20, ALL LOCATED IN TOWNSHIP 75 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S00°26'46"W (ASSUMED BEARING) ALONG THE WEST LINE OF TRACT 1, SHERWOOD SUBDIVISION, A DISTANCE OF 601.20 FEET; THENCE S89D42'54"E ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 734.06 FEET TO THE POINT OF BEGINNING; THENCE N01°55'34"E ALONG THE EAST LINE OF SAID TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), A DISTANCE OF 365.81 FEET; THENCE NORTHERLY ALONG THE NORTH LINE OF SAID TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), N88°06'41"W, A DISTANCE OF 259.99 FEET; THENCE N62°20'12"E, A DISTANCE OF 135.99 FEET; THENCE N03°22'57"E, A DISTANCE OF 160.06 FEET; THENCE N85°13'47"W, A DISTANCE OF 229.04 FEET; THENCE N03°23'24"E, A DISTANCE OF 179.22 FEET; THENCE N86°39'04"W, A DISTANCE OF 219.38 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE; THENCE S15°59'00"W ALONG SAID ON THE EAST LINE OF SAID TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, A DISTANCE OF 759.28 FEET TO THE SOUTHEAST CORNER OF SAID ON THE TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE ; THENCE S89°44'57"E ALONG THE SOUTH LINE OF SAID TRACT 4 SHERWOOD SUBDIVISION (PHASE 2), A DISTANCE OF 649.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 374103 SQUARE FEET, OR 8.51 ACRES MORE OR LESS.

OWNER: CLARK STORAGE LLC ENGINEER: THE SCHEMMER ASSOCIATES INC.
P.O. BOX 485 ROBERT M. DUVAL, P.E.
GLENWOOD, IA 51534 1044 N. 115TH STREET, SUITE 300
402-618-6595 OMAHA, NE 68154
402-493-4800

Point Table				
Point #	Northing	Easting	Elevation	Description
2	473078.75	105728.87	1035.51	3/4" REBAR
3	473055.27	105593.41	1028.77	3/4" REBAR
4	473239.63	105916.87	1026.44	3/4" REBAR
5	473225.69	105918.66	1015.41	3/4" REBAR
6	472255.63	105556.59	1049.97	3/4" REBAR
59	472877.12	105979.25	1019.49	3/4" REBAR



REGISTERED PROFESSIONAL ENGINEER

ROBERT M. DUVAL

23358

IOWA

1. HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE

ROBERT M. DUVAL

MY LICENSE RENEWAL DATE IS 12/31/2018.

THIS SHEET COVERED BY THIS SEAL: 1 OF 3, 2 OF 3, AND 3 OF 3.

ISSUE DATE: AUGUST 14, 2018

DESIGNED: RMD

DRAWN: RES

CHECKED: MJK

REVISIONS:

DATE:

BY:

DESCRIPTION:

CLARK STORAGE

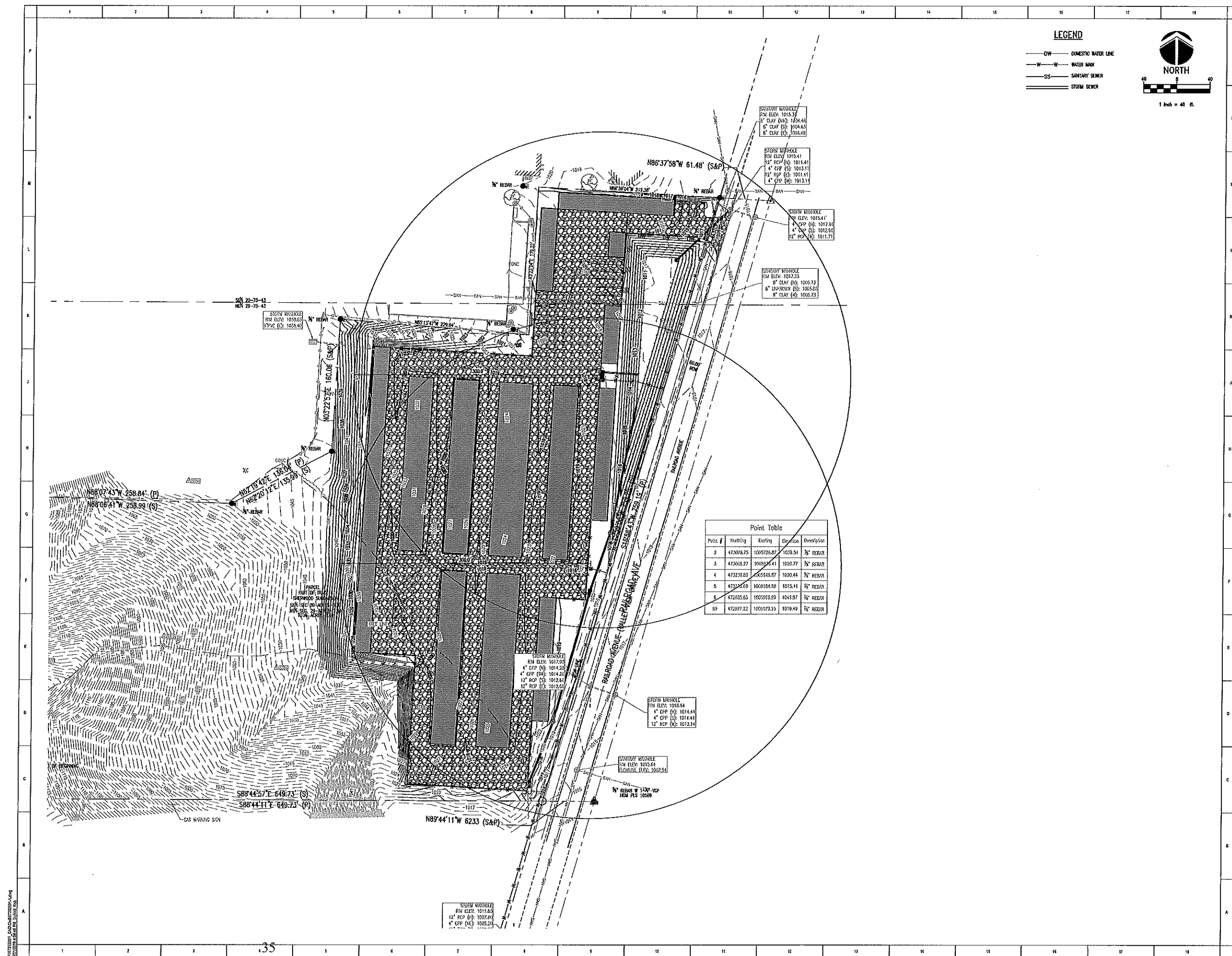
PLANNED RESIDENTIAL DEVELOPMENT

LOT 4, SHERWOOD SUBDIVISION PHASE 2

SITE AND GRADING PLAN

PROJECT NO.: 07352.001

1 OF 3

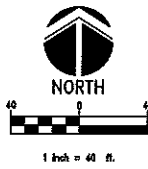


Point Table				
Point #	Meeting	Existing	Elimination	Description
2	473978.75	1005726.87	1035.51	3/4 REBAR
3	473968.27	1005926.41	1020.77	3/4 REBAR
4	473239.40	1005945.67	1020.64	3/4 REBAR
5	473255.69	1008184.68	1015.41	3/4 REBAR
6	472655.63	1005650.59	1041.97	3/4 REBAR
99	472877.22	1005079.25	1019.48	3/4 REBAR

Point #	Mathing	Ending	Beginning	Description
2	473978.75	1005726.87	1035.51	3/8 REBAR
3	473965.27	1005955.41	1020.77	3/8 REBAR
4	473239.60	1005945.67	1020.44	3/8 REBAR
5	473255.69	1009184.68	1015.41	3/8 REBAR
6	472855.65	1005959.59	1041.97	3/8 REBAR
59	472877.22	1005979.25	1019.49	3/8 REBAR

LEGEND

——— DW ——— DOMESTIC WATER LINE
 — W — W — WATER MAIN
 — SS — SANITARY SEWER
 === STORM SEWER

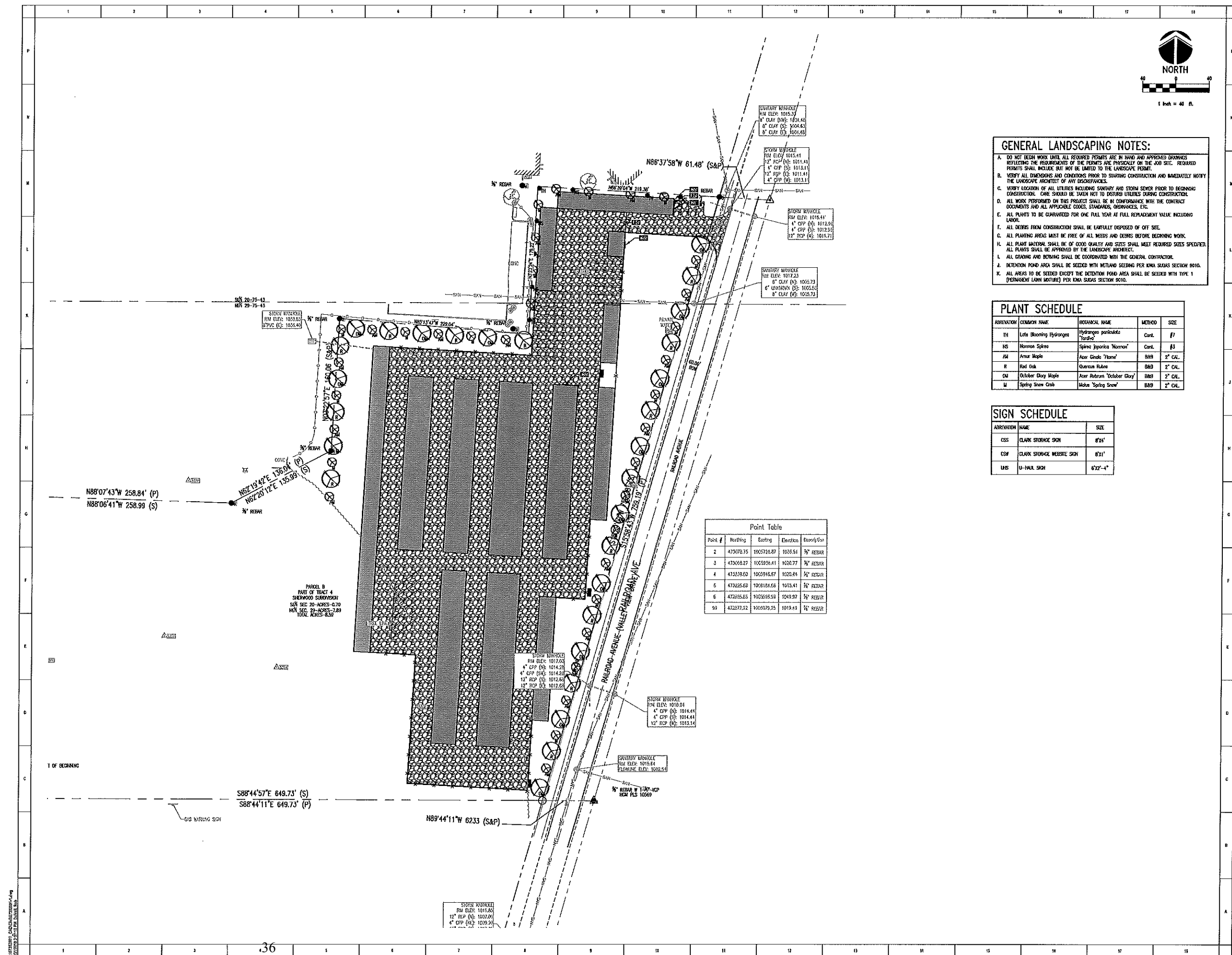
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SCHEMMER
Building with Purpose. Built with Confidence.

Design with Purpose. Build with Confidence.

**CLARK STORAGE
PLANNED RESIDENTIAL DEVELOPMENT
LOT 4, SHERWOOD SUBDIVISION PHASE 2
SITE UTILITY PLAN**

PROJECT NO.: 07352.001



07252001 CABI/CW01392801-6

GENERAL LANDSCAPING NOTES:

- A. DO NOT BEGIN WORK UNTIL ALL REQUIRED PERMITS ARE IN HAND AND APPROVED. APPROVED REFLECTING THE REQUIREMENTS OF THE PERMITS ARE PHYSICALLY ON THE JOB SITE. REQUIRED PERMITS SHALL INCLUDE BUT NOT BE LIMITED TO THE LANDSCAPE PERMIT.
- B. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION. CUES SHOULD BE TAKEN NOT TO DISTURB UTILITIES DURING CONSTRUCTION.
- D. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES, STANDARDS, ORDINANCES, ETC.
- E. ALL PLANTS TO BE GUARANTEED FOR ONE FULL YEAR AT FULL REPLACEMENT VALUE INCLUDING LABOR.
- F. ALL DEBRIS FROM CONSTRUCTION SHALL BE IMMEDIATELY DISPOSED OF OFF SITE.
- G. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE BEGINNING WORK.
- H. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY AND SIZES SHALL MEET REQUIRED SIZES SPECIFIED. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- I. ALL GRADING AND RETAINING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
- J. DETENTION POND AREA SHALL BE SEEDDED WITH METALLO SEEDING PER IOWA SOILS SURVEY 9010.
- K. ALL AREAS TO BE SEEDDED EXCEPT THE DETENTION POND AREA SHALL BE SEEDDED WITH TYPE 1 (PERMANENT LAWN MIXTURE) PER IOWA SOILS SURVEY 9010.

PLANT SCHEDULE				
ASSIGNMENT	COMMON NAME	BOTANICAL NAME	METHOD	SIZE
TH	Late Blooming Hydrangeas	Hydrangeas paniculata 'lanceola'	Cont.	7'
NS	Norman Spiraea	Spiraea japonica 'Norman'	Cont.	3'
AM	Amur Maple	Acer Ginnale 'Home'	B&B	2" CAL.
R	Red Oak	Quercus Rubra	B&B	2" CAL.
OM	October Glory Maple	Acer Rubrum 'October Glory'	B&B	2" CAL.
U	Spring Snow Crab	Malus 'Spring Snow'	B&B	2" CAL.

ABBREVIATION	NAME	SIZE
CSS	CLARK STORAGE SIGN	8'x4'
CSW	CLARK STORAGE WEBSITE SIGN	8'x1'
UHS	U-HAUL SIGN	6'x2'-4"

Point #	Northings	Eastings	Elevation	Remarks
2	473078.75	1905726.97	1038.51	2 nd REBAR
3	473068.27	1905936.41	1020.77	2 nd REBAR
4	473239.60	1905946.67	1020.45	2 nd REBAR
5	473225.60	1908184.66	1013.41	2 nd REBAR
6	473235.65	1905685.59	1049.97	2 nd REBAR
99	473277.72	1906079.75	1019.49	2 nd REBAR

[illegible]

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Omaha, NE 68154

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If this is not, please enter
your zip code:

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Omaha, NE 68127

Select

ELKHORN
750 N 205th Street
Elkhorn, NE 68022

Select

X

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Variation:

Red Used Blend

*Prices may vary by variation

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Shipping

Available
View Shipping Options

View Return Policy

Optional Accessories

4 Variations Found

Novik® Red Used Blend Hand Laid Brick Polymer
Corner
Variation: Red Used Blend

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Online Price ⓘ

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3 Variations Found

Novik® NoviStone™ Weathered Blend Premium
Ledge Outside Corner - 4 pc
Variation: Weathered Blend

\$124.99

Online Price ⓘ

Add to Cart ☐

3 Variations Found

Novik® NoviStone™ 10' Gray Mortar Premium Ledge
Variation: Gray Mortar

\$124.99

Online Price ⓘ

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Novik® Gray 6' Vinyl Universal Starter Strip

\$5.99

Online Price ⓘ

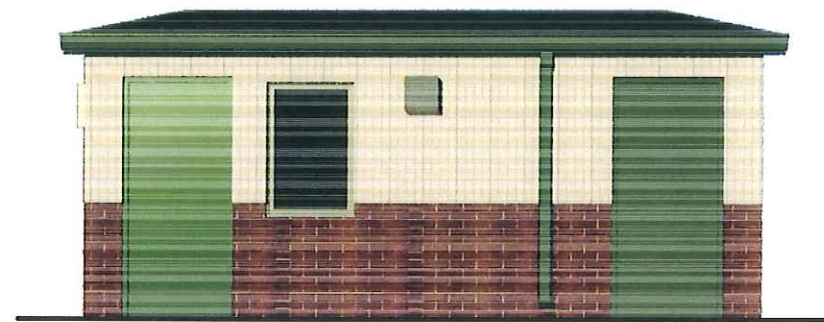
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Novik® NoviTrim™ 2" x 2' Mortar Vinyl Trim

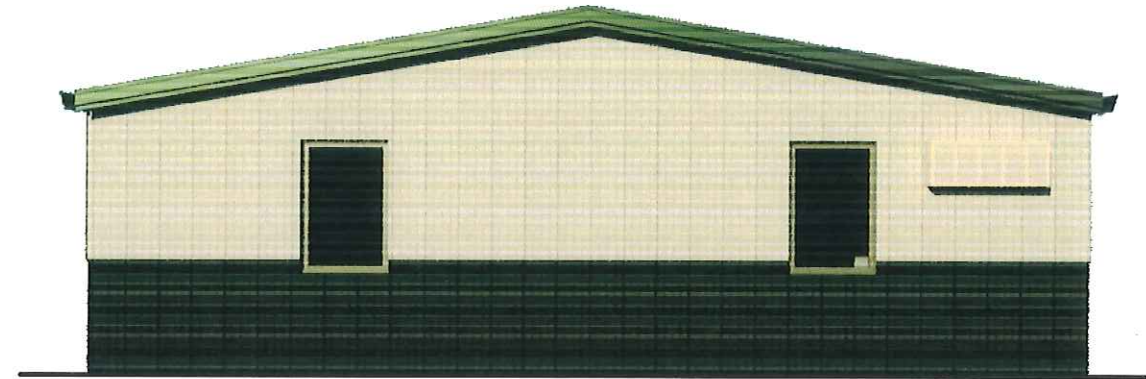
\$8.99

Online Price ⓘ

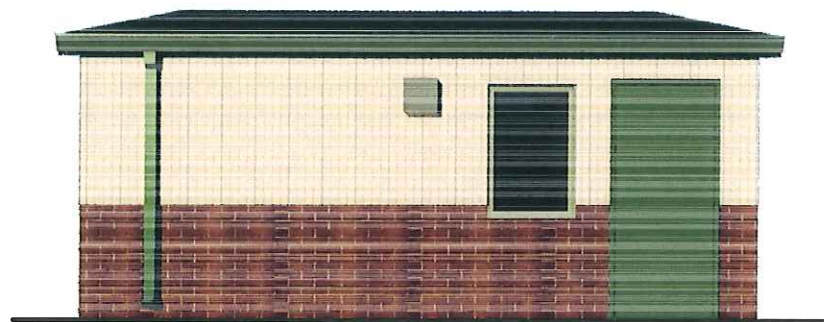
ATTACHMENT D



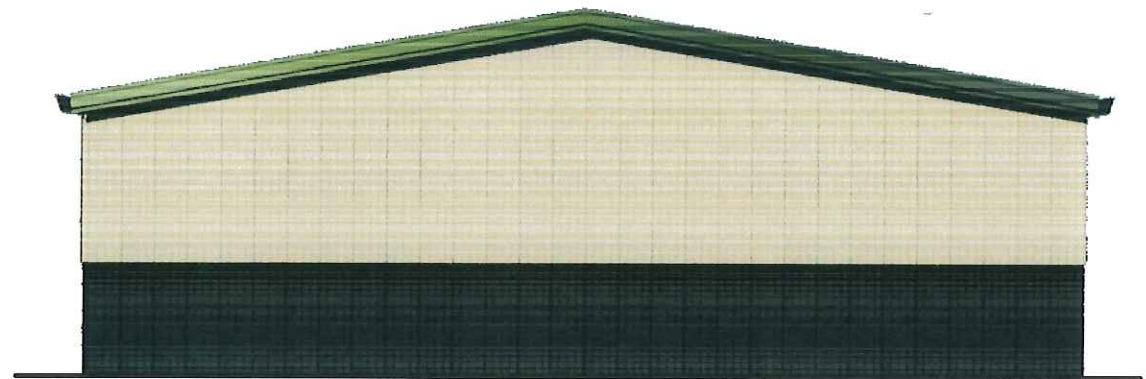
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



SIDE AND REAR YARD FENCE



FRONT YARD FENCE

CLARK STORAGE^{LLC}

Phone: 712-527-5213

Cell: 402-618-6595

(Secure Location)

Clark Storage Signs 9-17

Size: 96" x 48"

Quantity: 5

Price: \$244 each (same as last time)



Gate Hours Sign

Size: 18" x 18" with reflective base

Quantity: 2

Price: \$41.19 each (same as last time)



Surveillance Sign

Size: 18" x 24" with reflective base

Quantity: 5

Price: \$42.80 each (same as last time)

©  JOE DESIGNER, INC.

427 Sharp Street • Glenwood, IA 51534 • Office: 712-527-9565 • FAX: 712-527-2829 • joe@joedesigner.net

Clark Storage Website Signs

Website Sign

Size: 96" x 12"

Quantity: 4

Price: \$56 each (same as last time)

www.ClarkStorageLLC.com

U-Haul Signs

Size: 72" x 28"

Sign Base: Metal



 JOE DESIGNER, INC.

427 Sharp Street • Glenwood, IA 51534 • Office: 712-527-9565 • FAX: 712-527-2829 • joe@joedesigner.net

NOTICE OF APPROVAL

Case #CU-18-001

Council Bluffs Zoning Board of Adjustment

Date: July 17, 2018

Henry Clark
P.O. Box 485
Glenwood, IA 51534

To Whom It May Concern:

You are hereby officially notified that the Council Bluffs Zoning Board of Adjustment has **approved your request to allow a conditional use permit to allow 'commercial storage' in an R-4/High Density Multi-Family Residential District, on property legally described as being Part of Tract 4, Sherwood Subdivision, Phase 2 of the NE1/4 of Section 29-75-43 and the SE1/4 of Section 20-75-43, being more particularly described as: Commencing at the North One-Quarter Corner of said Section 29; thence South 00°28'46" West (assumed bearing) for 601.20 feet along the west line of Tract 1, Sherwood Subdivision; thence South 89°42'54" East for 734.06 feet along the south line of said Tract 1 to the Point of Beginning; thence North 01°55'34" East for 365.68 feet along the west line of said Tract 4 (Phase 2); thence the following six (6) courses along the northerly line of said Tract 4 (Phase 2): (1)South 88°07'43" East for 259.02 feet (2)North 62°19'42" East for 135.88 feet (3)North 03°22'57" East for 160.06 feet (4)South 86°34'35" East for 209.97 feet (5)North 03°23'25" East for 173.82 feet (6)South 86°37'58" East for 238.30 feet; thence South 15°58'43" West for 759.19 feet along the west line of Valley View Drive Right-of-Way as described in Book 2008, Page 8642 in the Pottawattamie Recorders Office; thence North 89°44'11" West for 649.73 feet along the south line of said Tract 4 (Phase 2) to the Point of Beginning, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:**

- 1. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.*
- 2. The applicant shall have an adopted planned residential development plan for the proposed 'commercial storage' use prior to commencing any construction activity on the subject property.*
- 3. Fire hydrants shall be provided in accordance with Chapter 507.5.1 of the International Fire Code relative to hydrant spacing.*
- 4. Potable water shall be extended to the subject property to service the proposed development. Any costs to construct, remove and/or relocate any utilities for the proposed development shall be the responsibility of the applicant and not the City.*
- 5. The hours of operations shall be as presented in the application.*
- 6. Outdoor storage shall be ancillary to the commercial storage use and shall be limited in size to 10% of total site acreage. Outdoor storage shall be completely screened from view from Railroad Highway and the Sherwood Apartments and shall be limited to cars, trucks, boats and recreational*

vehicles only. Exterior storage of junked, wrecked, inoperable and/or unregistered vehicles is prohibited.

- 7. All outdoor storage areas, off-street parking, driveways and drive aisles shall be hard-surface paved with asphalt or concrete cement and shall be designed to comply with all standards stated in Chapter 15.23, Parking, Loading and Unloading of the Council Bluffs Zoning Ordinance.*
- 8. The applicant shall comply with all applicable stormwater management standards for the proposed development, as determined by the Council Bluffs Public Works Department.*

You are hereby advised that any one who objects to the Board's decision (including the City's Community Development Department, if its representatives recommended against your request) may appeal such decision by filing with the District Court a Petition for Certiorari within 30 days after the filing of the Board's decision.

You are hereby advised that if such appeal is taken, you may intervene in the appeal to present your position. In the event of an appeal, you should consult an attorney for advice on your legal rights.

You are hereby advised that if you, in reliance upon the Board's approval of your request, proceed with any construction plans and/or expend any money within 30 days of the filing of the Board's decision, you will be doing so **at your own risk**, because if someone appeals the Board's decision in that time and is ultimately successful with the appeal, then it will be as if the Board had never approved your request; you should do nothing in reliance upon the Board's decision until the 30 days has expired.

There may be public or private easements, covenants and/or deed restrictions which may limit the use of this property.



Bobbette Behrens, Chair
Council Bluffs Zoning Board of Adjustment

cc: Building Division

Sherwood Forest View, LLC, 7455 France Avenue S #381, Edina, MN 55435

Robert Duvall, Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154