



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, June 11, 2019 - 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 #SUB-19-005 and PR-19-001

Public hearing on the request of 92 Investments LLC for preliminary plan approval of a 19-lot residential subdivision to be known as Greenview Estates Subdivision and to adopt a planned residential development plan associated with said subdivision on 19.78 acres, more or less, of land, legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, Pottawattamie County, Iowa, being more particularly described on Sheet C.01 of the Greenview Estates Subdivision Preliminary Plan (Attachment 'D').

Location: Northwest corner of the intersection of Greenview Road and State Orchard Road (Eastern Hills Drive)

B. Case #ZT-19-001

Public hearing on the request of Methodist Jennie Edmundson to amend Chapter 15.33.160, Residential District Signs of the Municipal Code (Zoning Ordinance) relative to A-P/Administrative-Professional District signage.

- 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.: SUB-19-005 and Cases #SUB-19-005 and PR-19-
PR-19-001 001

Council Action: 6/11/2019

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of 92 Investments LLC for preliminary plan approval of a 19-lot residential subdivision to be known as Greenview Estates Subdivision and to adopt a planned residential development plan associated with said subdivision on 19.78 acres, more or less, of land, legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, Pottawattamie County, Iowa, being more particularly described on Sheet C.01 of the Greenview Estates Subdivision Preliminary Plan (Attachment 'D').

Location: Northwest corner of the intersection of Greenview Road and State Orchard Road (Eastern Hills Drive)

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Cases #SUB-19-005 and PR-19-001 Staff Report &
Attachments

Type

Other

Upload Date

6/5/2019

Planning Commission Communication

Department: Community Development Cases #SUB-19-005 and PR-19-001 Applicant/Owner: 92 Investment LLC P.O. Box 683 Avoca, IA 51521 Representative: Robert McCarthy P.O. Box 683 Avoca, IA 51521 Engineer/Surveyor: HGM Associates Attn: John Jorgensen 640 5 th Avenue Council Bluffs, IA 51501	Resolution No. _____ Resolution No. _____	Planning Commission: 6/11/19
<p style="text-align: center;">Subject/Title</p> <p>Request: Public hearing on the request of 92 Investments LLC for preliminary plan approval of a 19-lot residential subdivision to be known as Greenview Estates Subdivision and to adopt a planned residential development plan associated with said subdivision on 19.78 acres, more or less, of land, legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, Pottawattamie County, Iowa, being more particularly described on Sheet C.01 of the Greenview Estates Subdivision Preliminary Plan (Attachment 'D').</p> <p>Location: Northwest corner of the intersection of Greenview Road and State Orchard Road (Eastern Hills Drive)</p>		
<p style="text-align: center;">Background/Discussion</p> <p>The Community Development Department has received the following requests from 92 Investments LLC:</p> <ol style="list-style-type: none"> 1. Preliminary plan approval of a 19-lot residential subdivision to be known as Greenview Estates Subdivision, being a part of the SW ¼ NE ¼ of Section 4-74-43, City of Council Bluffs, Pottawattamie County, Iowa; and 2. Adopt a planned residential development plan for Greenview Estates Subdivision. <p>CASE #SUB-19-005: The proposed Greenview Estates Subdivision is comprised of 19.78 acres, more or less, of undeveloped land that is located at the northwest corner of the intersection of Greenview Road and State Orchard Road, which will be replaced by Eastern Hills Drive later this year. The applicant proposes to develop attached single-family dwellings on Lots 1 through 18, with Lot 19 designated for future mixed-use/multi-family development as well as storm water detention. All lots will be fully served by utilities and will have direct access to a public street.</p> <p style="text-align: center;">Comments</p> <ol style="list-style-type: none"> 1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04—Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the sub- 		

- divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission. Subsequent phases are automatically granted a one-year extension.
2. The proposed subdivision is currently zoned R-3/Low Density Multi-Family Residential District, with a P-R/Planned Residential Overlay appended. The applicant proposes to adopt a planned residential development plan (see Case #PR-19-001).
 3. Lots 1 through 18 range in size from 5,584 square feet (0.13 acres) to 16,956 square feet (0.39 Acres). Lot 19 is comprised of 15.23 acres of land.
 4. All of the lots comply with the minimum lot size requirement in an R-3 District, and preliminary building drawings appear to show that the lots will comply with structure coverage standards.
 5. Lots 3 through 19 will have direct access to a new 1,100-foot standard residential street built within a 50 foot-wide right-of-way. The proposed street will extend from Eastern Hills Drive to the east and then north to connect to Oran Drive. Lots 1 and 2 will have direct access to the extension of Oran Drive.
 6. The developer will not connect Tipton Drive with the proposed street due to significant grade issues.
 7. The proposed street and the extension of Oran Drive will be constructed by the applicant and dedicated to the City of Council Bluffs.
 8. The proposed subdivision name "Greenview Estates" must be changed as it is a duplicate name of an existing residential subdivision development in Pottawattamie County.
 9. The subdivision is located in a Flood Zone X as per FEMA Map #19155C0418F, dated April 16, 2013.
 10. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.).
 11. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the applicant and not the City.
 12. Sidewalk installation along the frontage of each proposed lot shall be completed prior to issuance of a Certificate of Occupancy for each residence.
 13. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.
 14. The Permits and Inspections Division stated they will require analysis from the engineer of record on structural fill if it is planned to be built on, including proctor results for compaction, and if not, the locations in which the fill is intended to be placed so that builders will be able to ascertain foundation cuts necessary to get to virgin soils.
 15. The Public Works Departments provided the following comments:
 - a. Proposed street name should be submitted for review;
 - b. Public Works will continue to work with the engineer of record concerning stormwater management. Stormwater management will be designed to full compliance for both quantity and quality;
 - c. Road profile shall be developed for Public Works to review;
 - d. Sanitary sewer has a connection fee for the connection at State Orchard Road/Eastern Hills Drive;
 - e. Sanitary sewer laterals shall be extended two feet into each proposed lot.
 16. The Fire Department stated they have no comments on the request.
 17. Council Bluffs Water Works stated the developer will have to contact them for a water main extension.
 18. MidAmerican Energy stated they have no objections to the request and that they will work with the developer and the City regarding the extension of the electric facilities and installation of electric services and street lighting.
 19. Cox Communications stated they have no issues with the request.
 20. Black Hills Energy stated they have no concerns about this project.

The following attachments for this request are included with the staff report for reference purposes:

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Soils and Drainage Report

Attachment D: Greenview Estates Subdivision Preliminary Plan

CASE #PR-19-001: 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.” A Planned Residential Overlay was appended to this property on September 13, 1999. Therefore, it is required to adopt a planned residential development plan to develop this site. As stated above, Lots 1 through 18 will be developed as attached single-family dwellings. Lot 19 will be developed in the future, at which time the planned residential development plan shall be amended.

The following development standards shall apply to the subject property:

1. Site Development

- a. All building setbacks, heights and lot coverages shall comply with 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 proposed attached single-family dwellings will comply with R-3 District site development standards.
- b. All lots meet minimum R-3/Low Density Multi-Family Residential District lot area requirements.
- c. All fencing in the subdivision shall comply with the standards stated in Section 15.24.040, *Fence regulations* of the Council Bluffs Municipal Code (Zoning Ordinance).
- d. 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. The required number of off-street parking spaces for attached single-family residential dwellings shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance):
 - i. Attached single-family dwelling: Two parking spaces per dwelling unit.
 - ii. Each dwelling unit will be constructed with at least a two-stall garage, as per the submitted architectural renderings.
- 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).

3. Landscaping

- a. The proposed landscaping plan shows one ornamental street tree will be planted along the frontage of each lot at the time a dwelling unit is constructed.

4. Architecture

- a. The submitted architectural renderings for the attached, single-family residential dwellings are generally acceptable. Each unit will be slab on-grade and limited to one-story in height.

5. Signage

- a. A signage plan was not submitted with the development plan. All signage shall comply with Section 15.33.160(3), *PR/Planned Residential District, Signs* of the Municipal Code (Zoning Ordinance).

The following attachments for this request are included with this report for reference purposes:

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Soils and Drainage Report

Attachment D: Greenview Estates Subdivision Preliminary Plan

Attachment E: Proposed Attached Single-Family Dwelling Floor Plan

Attachment F: Landscape Plan

Recommendation

The Community Development Department recommends the following for land legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, City of Council Bluffs, Pottawattamie County, Iowa:

1. Preliminary plan approval for a 19-lot residential subdivision to be known as Greenview Estates Subdivision, subject to compliance with all above stated comments and the following conditions:
 - a. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, but is ‘deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat’. (§14.11.060.04—Subdivision Ordinance).
 - b. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer’s responsibility.
 - c. An erosion and sediment control along with a grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
 - d. All utilities shall be installed underground.
 - e. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a certificate of occupancy for each house.
2. Approval to adopt the development plan for the proposed Greenview Estates Subdivision, subject to compliance with all above stated comments and the following condition:
 - a. The planned residential development plan shall be amended at the time in which Lot 19 is proposed to be developed.

Attachments

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Soils and Drainage Report
Attachment D: Greenview Estates Subdivision Preliminary Plan
Attachment E: Proposed Attached Single-Family Dwelling Floor Plan
Attachment F: Landscape Plan
Attachment G: Townhome Example Photos

Engineer: John Jorgensen, HGM Associates, 640 5th Avenue, Council Bluffs, IA 51501

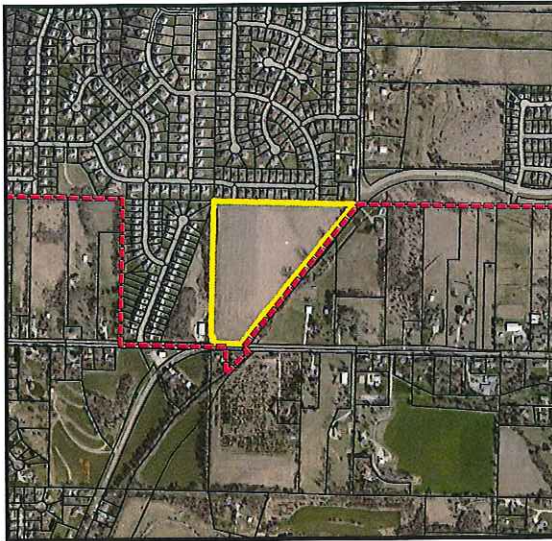
Prepared by: Moises Monrroy, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-005 & #PR-19-001 LOCATION/ZONING MAP

Legend

-  City of Council Bluffs Boundary
-  Subject Property

0 140 280
1 Inch = 292 Feet

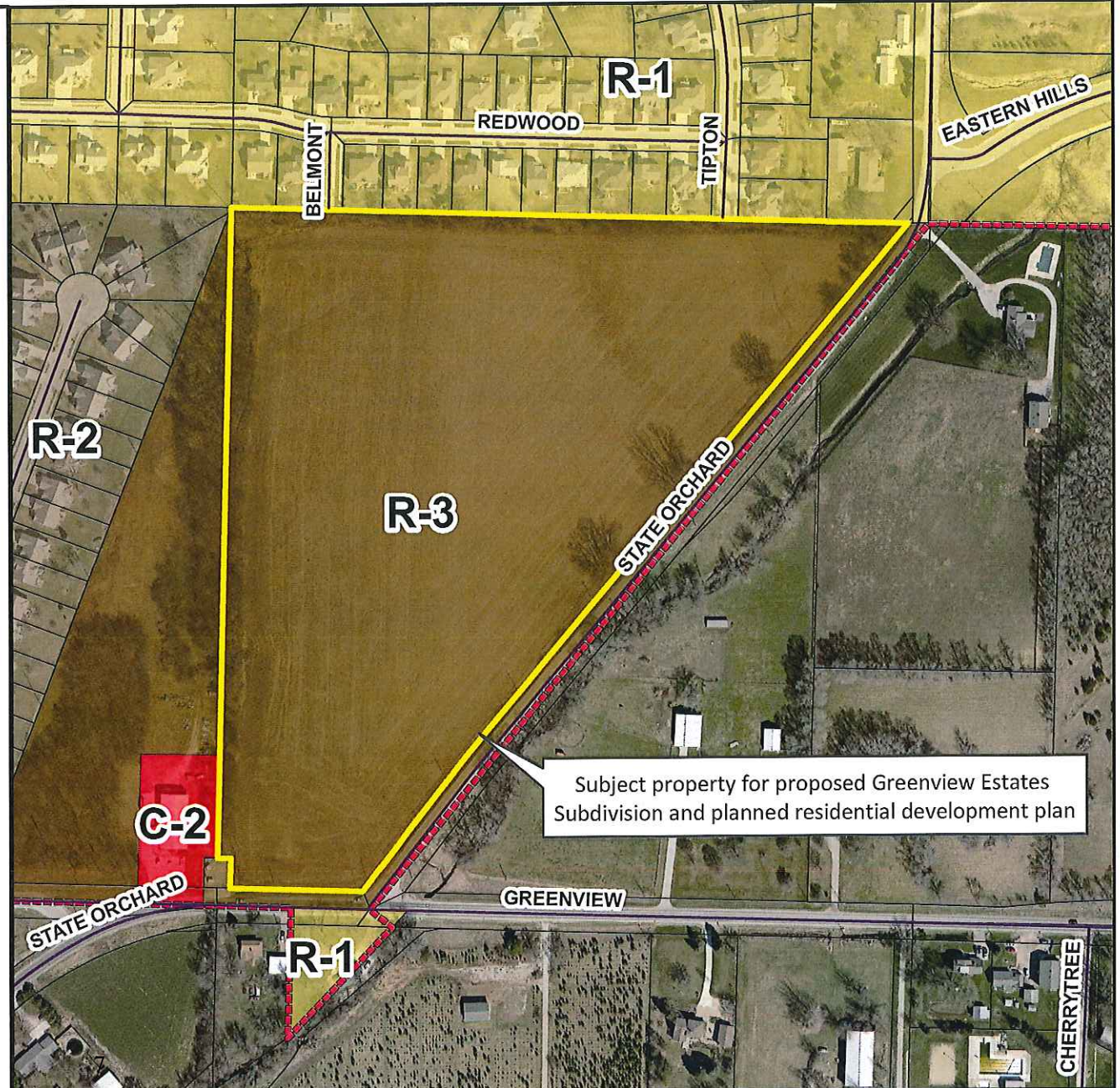


Last Amended: 5/21/19



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 record data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



GREENVIEW ESTATES SUBDIVISION

Preliminary Plan

Letter of Intent

HGM# 106119

May14, 2019

The proposed 20-acre development is located at the northwest corner of Greenview and State Orchard Road. Eastern Hills Drive is scheduled for construction this year and it will basically replace State Orchard Road. An 18-lot townhome development is proposed as Greenview Estates Subdivision. Townhouse duplexes are proposed for Lots 1 through 18 inclusive with Lot 19 designated for future residential/commercial development as well as storm water detention.

The townhouse lots within this development plan will be served by a new 1,100-foot street on the southside of the townhomes. The proposed street will extend from State Orchard Road (Eastern Hills Drive) to the east then turning north and tying into Oran Drive. Pavement will be centered in a proposed 50-foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs. Pavement will be 26 feet-wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Preliminary Plan).

The townhouse development will be served by a proposed 8" sanitary sewer main running beneath the proposed pavement. Service connections will be made as part of this project and will be extended from the proposed sewer to the proposed right-of-way line. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff to the proposed detention system within the subdivision. The townhouse development will also be served by an extension of water main from State Orchard Road as determined by the Council Bluffs Water Works.

Installation of street lights, electric and gas services, and communication utilities are also planned for the subdivision. Driveways and sidewalks will be constructed as individual lots are developed.

Site grading is scheduled to be completed this year (2019) with all public improvements (including street pavement, storm sewer, sanitary sewer and water main) scheduled to be completed in 2019-2020. The proposed townhome lots and public improvements in the Greenview Estates Subdivision will be developed as Phase 1. Phase 2 will be developed as a future phase with an unknown timeline.

This letter was authored by John Jorgensen, PE, *HGM Associates Inc.*

GREENVIEW ESTATES SUBDIVISION

Soils and Drainage Report

HGM #106119

May 14, 2019

Soils

Pre-developed land use is agricultural in nature. According to the “Soil Survey of Pottawattamie County, Iowa” conducted by the Natural Resources Conservation Service and United States Department of Agriculture, the area is composed mainly of two types of soil: Ida silt loam (70%) and Napier silt loam (30%). Ida silt loam has a liquid limit of 35 to 50 percent and a plasticity index of 10 to 25. It is classified under hydrologic soil group “B” and is not subject to flooding. Monona silt loam has a moderate permeability with rates of 0.6 to 2.0 in/hr. Napier silt loam has a liquid limit ranging from 25 to 40 percent and a plasticity index of 8 to 20. It is classified under hydrologic soil group “B” and is not subject to flooding. Napier silt loam has a moderate permeability with rates of 0.6 to 2.0 in/hr.

Further geotechnical analysis is required to identify any necessary measures to ensure soil stability for construction and to prevent soil erosion.

Drainage

The proposed subdivision is in FEMA Flood Zone X – Area of Minimal Flood Hazard and has no floodway or fringe encroachment.

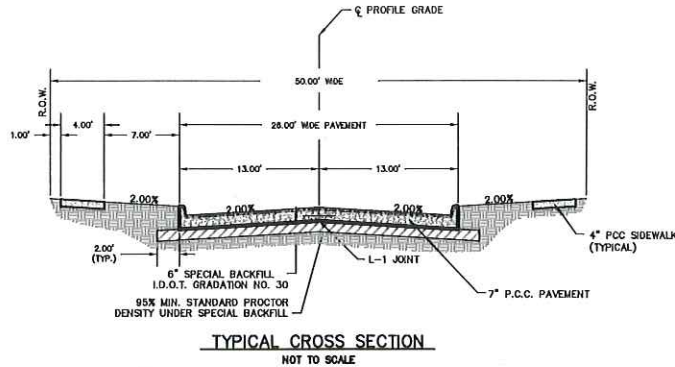
The proposed subdivision will allow for the detention and release of storm water in accordance with SUDAS and City of Council Bluffs design standards. This detention plan will collect and store storm water up to the 100-year event from the subdivision and release it at an overall rate not to exceed the existing 5-year flow.

The proposed 18 townhomes and adjacent street account for 4.55 acres of the total site. The storm water from the townhomes will be controlled by a storm sewer system in the street. This storm water will be outlet into a detention basin adjacent to State Orchard Road (Eastern Hills Drive) and then released into the proposed storm sewer system on Eastern Hills Drive.

The remaining 15+ acres will be developed as residential/commercial as a future phase and it is proposed that storm water will be controlled by a detention basin at the south end of the property.

This report was prepared by John E. Jorgensen, PE, **HGM Associates Inc.**

PRELIMINARY PLAN GREENVIEW ESTATES SUBDIVISION



VERTICAL CONTROL

NAVD '88

BENCH MARK OF ORIGIN: COS LEWIS, 1947

NAVD '88 ELEVATION = 970.20

THE STATION IS LOCATED ABOUT 4-1/2 MILES SOUTHEAST OF THE CENTER OF COUNCIL BLUFFS ON THE RIGHT-OF-WAY OF COUNTY ROUTE 9. IT IS 83 FEET WEST OF THE CENTERLINE OF COUNTY ROUTE 9, 78 FEET NORTHEAST OF THE NORTHEAST CORNER OF A WHITE FRAME HOUSE, 13 FEET OF THE A FENCE LINE, AND 13.7 FEET EAST-SOUTHEAST OF A WHITE WITNESS POST. THE DISK IS STAMPED 1947 AND PROJECTS 4 INCHES.



LOCATION MAP
COUNCIL BLUFFS, IOWA
NO SCALE

▨ - INDICATES PROJECT LOCATION

CURRENT OWNER/DEVELOPER:

92 INVESTMENTS L.L.C.
ROBERT MCCARTHY
P.O. BOX 883
AVOCA, IOWA 51521

ENGINEER:

HGM ASSOCIATED, INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51502

ZONING:

EXISTING ZONING OF
PROPOSED SUBDIVISION
IS R-3

EXISTING FLOOD PLAIN:

ZONE X - AREA OF MINIMAL FLOOD
HAZARD
NO FLOODWAY OR FRINGE ENCROACHMENT

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
C.01	PRELIMINARY PLAN - OVERALL SITE
C.02	PRELIMINARY PLAN - TOWNHOMES

STORM WATER DETENTION:

CONSTRUCTION OF NEW DETENTION IN
ACCORDANCE WITH SUDAS DESIGN STANDARDS.

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY
HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT NEW SANITARY
SEWER, WITH PRIVATE LATERAL CONNECTIONS.
CONSTRUCT NEW STORM SEWER AND INTAKES.
NEW SEWER TO BE DEDICATED TO CITY OF
COUNCIL BLUFFS.

PROPOSED WATER: CITY WATER EXTENSION TO BE
DESIGNED BY CBWW

DEDICATION OF R-O-W: YES
1.18 ACRES OF 50' WIDE R-O-W WILL BE
DEDICATED TO CITY OF COUNCIL BLUFFS.

SURFACE RUNOFF: STORM SEWER TO PROPOSED
SUBDIVISION DETENTION.

EASEMENTS: A 5.00 FOOT WIDE PERMANENT
EASEMENT ON EACH SIDE OF ALL SIDE LOT
LINES, A 10.00 FOOT WIDE PERMANENT
EASEMENT ALONG ALL FRONT LOT LINES, AND
A 5.00 FOOT WIDE PERMANENT EASEMENT
ALONG ALL REAR LOT LINES, ARE RESERVED
FOR THE INSTALLATION AND MAINTENANCE OF
UTILITIES.

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC
IMPROVEMENTS, 2010, AND CITY OF COUNCIL BLUFFS
SUPPLEMENTAL SPECIFICATIONS 2019, SHALL APPLY
TO THIS PROJECT.

	I 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.
	5/14/19 JOHN E. JORGENSEN
	My license renewal date is December 31, 2019
	Pages or sheets covered by this seal: A.01, A.02, C.01 AND C.02

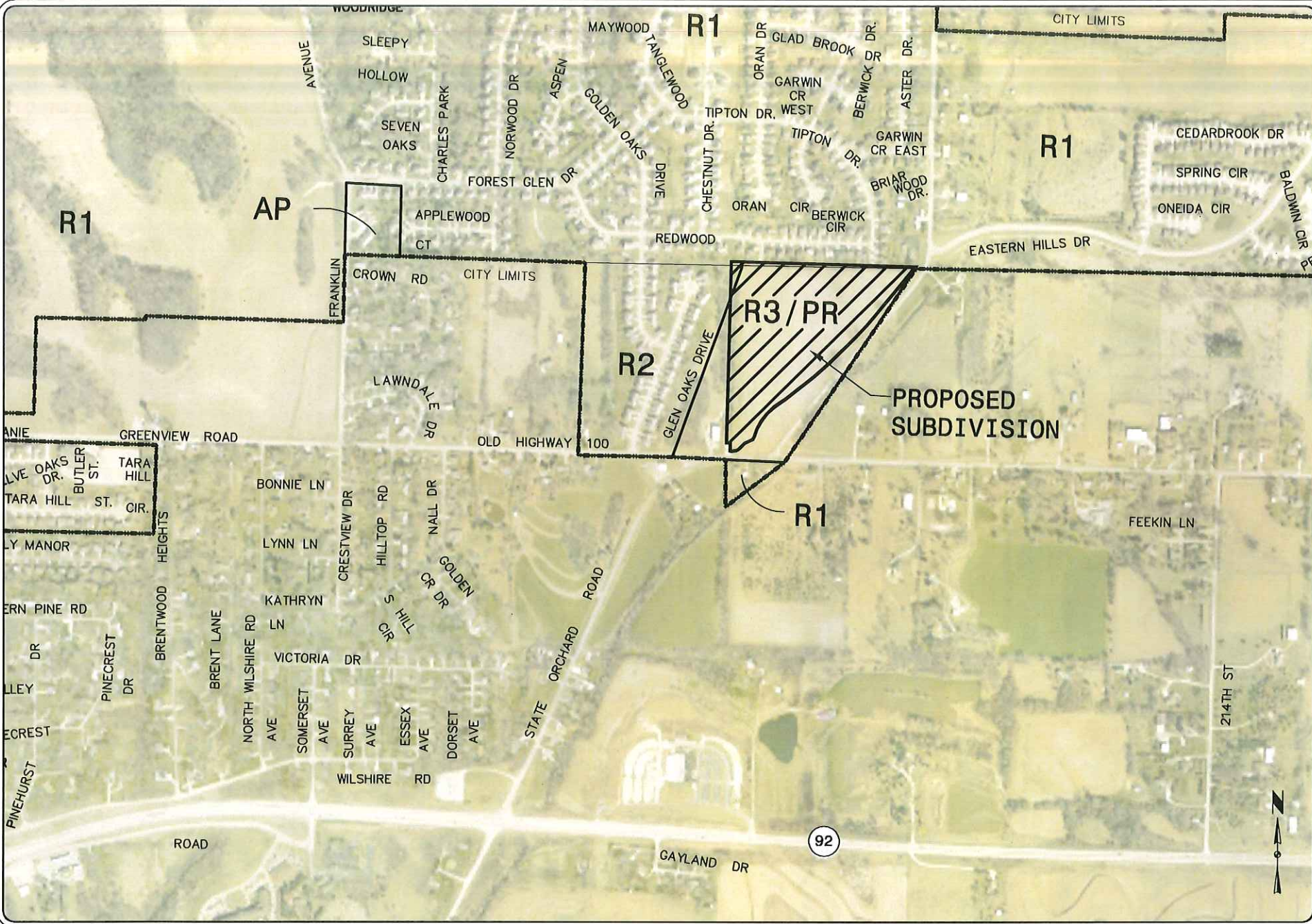
hgm
ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IA
PHONE: 712-323-6530

hgm
ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IA
PHONE: 712-323-6530

PROJECT NO. _____
SHEET NO. _____
DATE _____

GREENVIEW ESTATES SUBDIVISION
PROJECT
92 INVESTMENTS LLC
P.O. BOX 883, AVOCA, IOWA 51521
TITLE SHEET

project no.
106119
sheet
A01



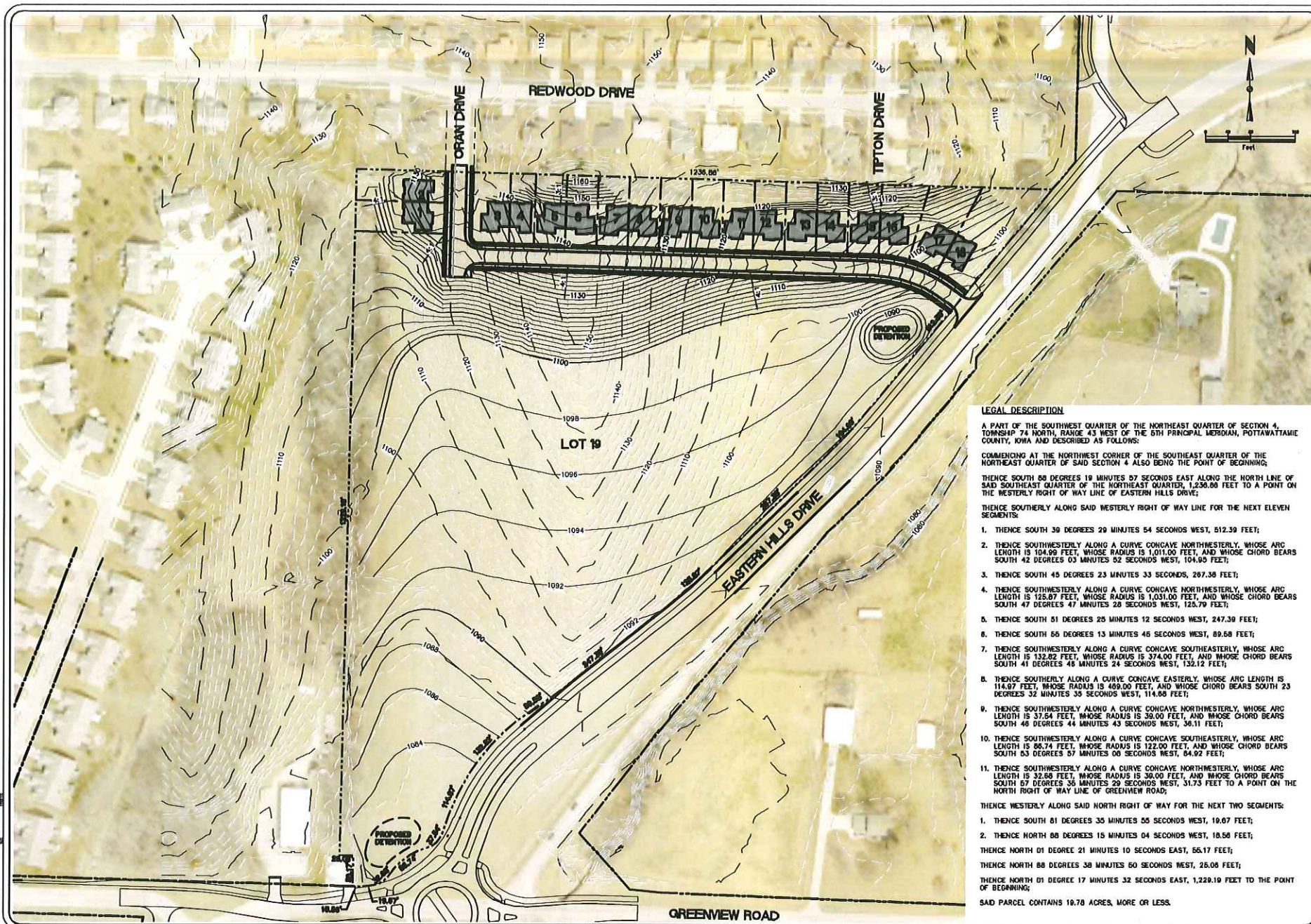
hgm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0030

DATE	BY
DESIGNED	_____
CHECKED	_____
APPROVED	_____
DATE	_____

GREENVIEW ESTATES SUBDIVISION

project: 92 INVESTMENTS LLC
sheet: P.O. BOX 583, AVOCA, IOWA 51521
sheet: **AREA MAP**

project no.
105119
sheet
A02



LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 19 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1,236.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EASTERN HILLS DRIVE;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE NEXT ELEVEN SEGMENTS:

1. THENCE SOUTH 39 DEGREES 29 MINUTES 54 SECONDS WEST, 512.39 FEET;
2. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 104.99 FEET, WHOSE RADIUS IS 1,011.00 FEET, AND WHOSE CHORD BEARS SOUTH 42 DEGREES 03 MINUTES 52 SECONDS WEST, 104.99 FEET;
3. THENCE SOUTH 45 DEGREES 23 MINUTES 33 SECONDS, 287.38 FEET;
4. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 125.67 FEET, WHOSE RADIUS IS 1,031.00 FEET, AND WHOSE CHORD BEARS SOUTH 47 DEGREES 47 MINUTES 28 SECONDS WEST, 120.79 FEET;
5. THENCE SOUTH 51 DEGREES 25 MINUTES 12 SECONDS WEST, 247.39 FEET;
6. THENCE SOUTH 56 DEGREES 13 MINUTES 46 SECONDS WEST, 89.58 FEET;
7. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, WHOSE ARC LENGTH IS 132.82 FEET, WHOSE RADIUS IS 374.00 FEET, AND WHOSE CHORD BEARS SOUTH 41 DEGREES 48 MINUTES 24 SECONDS WEST, 130.12 FEET;
8. THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE ARC LENGTH IS 114.67 FEET, WHOSE RADIUS IS 499.00 FEET, AND WHOSE CHORD BEARS SOUTH 23 DEGREES 32 MINUTES 35 SECONDS WEST, 114.66 FEET;
9. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 37.54 FEET, WHOSE RADIUS IS 39.00 FEET, AND WHOSE CHORD BEARS SOUTH 46 DEGREES 44 MINUTES 43 SECONDS WEST, 36.11 FEET;
10. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, WHOSE ARC LENGTH IS 86.74 FEET, WHOSE RADIUS IS 122.00 FEET, AND WHOSE CHORD BEARS SOUTH 63 DEGREES 57 MINUTES 00 SECONDS WEST, 84.92 FEET;
11. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 32.58 FEET, WHOSE RADIUS IS 38.00 FEET, AND WHOSE CHORD BEARS SOUTH 67 DEGREES 36 MINUTES 29 SECONDS WEST, 31.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENVIEW ROAD;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY FOR THE NEXT TWO SEGMENTS:

1. THENCE SOUTH 81 DEGREES 35 MINUTES 50 SECONDS WEST, 18.67 FEET;
2. THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 18.58 FEET;
- THENCE NORTH 01 DEGREE 21 MINUTES 10 SECONDS EAST, 55.17 FEET;
- THENCE NORTH 88 DEGREES 38 MINUTES 50 SECONDS WEST, 26.05 FEET;
- THENCE NORTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, 1,229.19 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 19.78 ACRES, MORE OR LESS.

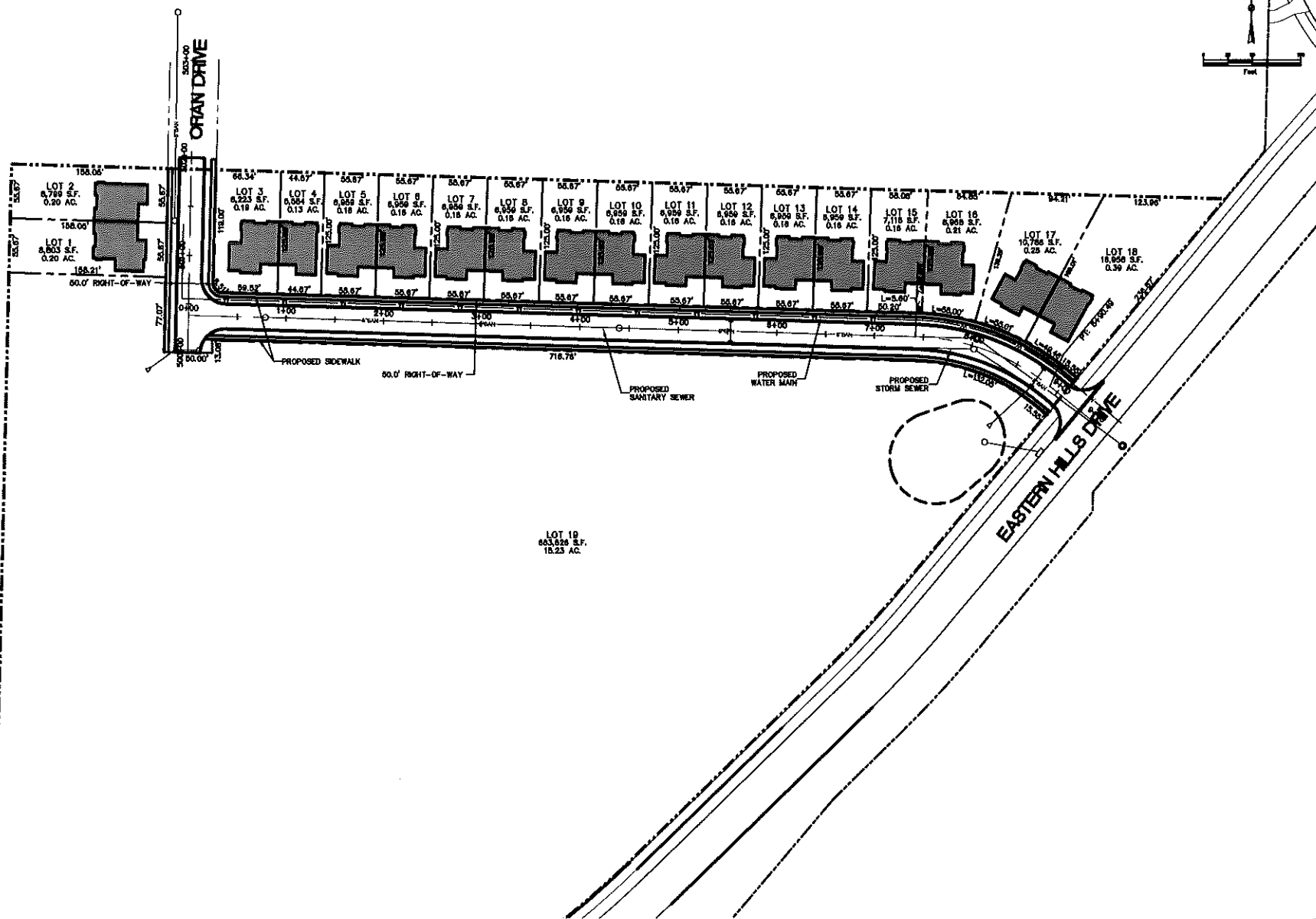
This drawing is being made for the purpose of showing the location of the proposed subdivision. It is not to be used for any other purpose without the written consent of the engineer.

hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs iowa

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: _____

PROJECT: GREENVIEW ESTATES SUBDIVISION
CLIENT: 92 INVESTMENTS LLC
P.O. BOX 683, ANOKA, IOWA 51521
SHEET: PRELIMINARY PLAN - OVERALL SITE

PROJECT NO.: 106119
SHEET: C.01



hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
coulb built ondu

DATE	10/1/19
BY	MACTD
CHECKED	MACTD
APPROVED	MACTD
SCALE	

GREENVIEW ESTATES SUBDIVISION

OWNER: S2 INVESTMENTS LLC
P.O. BOX 883, ANOKA, MN 55127

PRELIMINARY PLAN - TOWNHOMES

PROJECT NO.
108119

SHEET
C.02

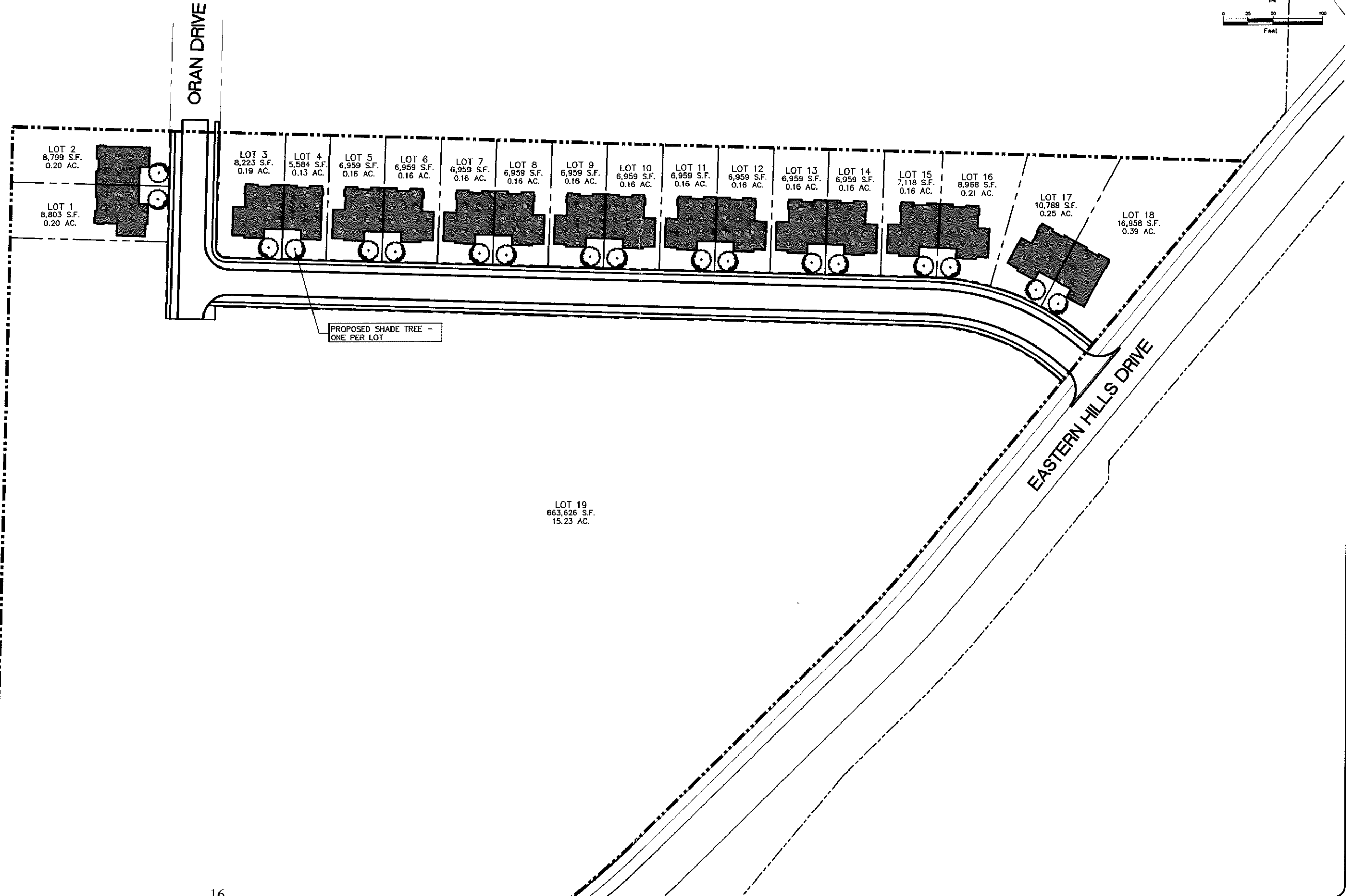
14



S:\Blue_Team\Projects\106119 GREENVIEW ESTATES\Engineering\Drawings\Design\ROUGH GRADING PLAN.dwg, 5/16/2019 8:33:26 AM, \\SRV24\2ndFloor\Toshiba

16

ATTACHMENT F



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hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

JNS	drawn	date
J.E.J.	designed	
J.E.J.	approved	
MAY'19	date	revision

project GREENVIEW ESTATES SUBDIVISION
client 92 INVESTMENTS LLC
P.O. BOX 883, AVOCA, IOWA 51521
sheet LANDSCAPE PLAN - LOTS 1-18

project no.
106119
sheet
LOT







Planning Commission Communication

Department: Community

Development

Case/Project No.: ZT-19-001

Case #ZT-19-001

Council Action: 6/11/2019

Submitted by: Christopher N.

Gibbons, Planning Coordinator

Description

Public hearing on the request of Methodist Jennie Edmundson to amend Chapter 15.33.160, Residential District Signs of the Municipal Code (Zoning Ordinance) relative to A-P/Administrative-Professional District signage.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Case #ZT-19-001 Staff Report and Attachments

Other

6/5/2019

Planning Commission Communication

<p>Department: Community Development</p> <p>Case #ZT-19-001</p> <p>Applicant: Methodist Jennie Edmundson 933 East Pierce Street Council Bluffs, IA 51503</p> <p>Representative: Vince Rew 234 Mt. Vernon Council Bluffs, IA 51503</p>	<p>Ordinance No.</p>	<p>Planning Commission: 6/11/2019</p>
Subject/Title		
<p>Request: Public hearing on the request of Methodist Jennie Edmundson to amend Chapter 15.33.160, Residential District Signs of the Municipal Code (Zoning Ordinance) relative to A-P/Administrative-Professional District signage.</p>		
Background/Discussion		
<p>The applicant, Methodist Jennie Edmundson, is in the process of constructing a new 63,000 square foot medical office immediately west of their hospital facility at 933 East Pierce Street. The subject property is comprised of 3.66 acres of land, zoned A-P/Administrative Professional District, and has frontage on several public streets. As part of the development, the applicant proposes to install several detached and attached signs to identify the new medical office facility as well as to assist their patients navigate through their medical campus. The proposed signs are as follows:</p> <ul style="list-style-type: none"> • Two “Methodist” attached wall signs, each measuring 81 square feet • Two Methodist logo signs, each measuring 165 square feet • One directional sign, measuring 3.6 feet in height and containing 8 square feet of signage per sign face; • One monument sign, measuring 15 feet in height and containing 85.8 square feet of signage per sign face; • One monument sign, measuring 10 feet in height and containing 42.5 square feet of signage per sign face; and • One campus identification sign measuring six feet in height and 125 square feet in size. <p>Per Section 15.33.160, <i>Residential District Signs</i>, of the Municipal Code (Zoning Ordinance) signs in an A-P/Administrative Professional District are subject to the following standards:</p> <p><i>(4) AP/Administrative professional district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply:</i></p> <p style="padding-left: 40px;"><i>(A) Total permitted sign area shall not exceed one times the lineal street frontage of the premise. Total street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or four hundred (400) square feet which is less.</i></p> <p style="padding-left: 40px;"><i>(B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.</i></p>		

- (C) Detached signs shall not exceed one hundred (100) square feet or ten (10) feet in height*
(D) On-premise directionals shall not exceed three square feet per face or exceed three feet in height.

All of the applicant's proposed detached signage, except for the 10-foot tall monument sign, exceeds the height and/or size standards of the A-P District. In order for the applicant to obtain a permit for these signs they must either receive a variance from the Zoning Board of Adjustment or amend Chapter 15.33.160 (04) *Residential District Signs, Administrative-Professional District* of the Municipal Code (Zoning Ordinance) to allow larger monument/directional signs. After considering these options, the applicant proposes to amend Chapter 15.33.160 (04) *Residential District Signs, Administrative-Professional District* of the Municipal Code (Zoning Ordinance) to allow properties zoned A-P that contain a minimum of 1.5 acres of land the option to adopt a site specific signage plan. The proposed text amendment is highlighted below:

(4) AP/Administrative professional district sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply:

- (A) Total permitted sign area shall not exceed one times the lineal street frontage of the premise. Total street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or four hundred (400) square feet which is less.*
(B) Attached signage shall not exceed one and one-half square feet per lineal foot of the building to which it is attached.
(C) Detached signs shall not exceed one hundred (100) square feet or ten (10) feet in height
(D) On-premise directionals shall not exceed three square feet per face or exceed three feet in height
(E) Any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council.

The following attachments are included with this report:

Attachment A: Letter of intent

Attachment B: Sign site plan for Methodist Jennie Edmundson Medical Office Building

Attachment C: Proposed detached and attached sign renderings

Attachment D: Map showing all A-P District properties in the City of Council Bluffs

Attachments E – J: Maps showing A-P District properties eligible to adopt site specific signage plan

Comments

All City Departments and local utility providers were notified of the proposed text amendment change, with no adverse comments being received.

The Community Development Department provided the following comments for the text amendment request:

1. The existing A-P District sign standards adequately address the needs of small to mid-size businesses but does take into account the signage needs of larger business/properties that contain multiple frontages and have high amount of customer/public traffic. The proposed text amendment will allow larger business/properties in the A-P District the option to adopt a site-specific signage plan that adequately meets their needs while at the same time requiring approval from City Council to ensure the signage is compatible with surrounding properties/public right-of-ways.

2. Changes to the text of Title 15: Zoning are made through the adoption of an ordinance. The ordinance is adopted as part of the Municipal Code and is not specific to an individual project. In the case of this request, the change would apply to any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area. An analysis was conducted to determine which properties zoned A-P District would be eligible to adopt a site specific signage plan, if the proposed amendment were adopted. The following properties were identified as being eligible as of the date of this report:

- a. CHI Hospital (800 Mercy Drive)
- b. YMCA (235 Harmony Street)
- c. Methodist Jennie Edmundson Hospital Campus/MOB Building (800 and 933 E Pierce St.)
- d. Bloomer Elementary (518 Pearl St.)
- e. Pottawattamie County Courthouse (227 South 6th St.)
- f. Pottawattamie County Juvenile Detention Center (629 6th Ave.) and Veterans Affairs (623 6th Ave.)
- g. Undeveloped land owned by owned by Zella Inc., and Fox Run, LLC, and Fox Run Independent Living, LLC on Veterans Memorial Highway
- h. St. John's Lutheran Church (623 Willow Ave.)
- i. City owned property at the intersection of Franklin and Bennett
- j. Amelia House (57 West Ferndale Drive)
- k. Iowa National Guard (2415 E Kanesville Blvd)

As shown above, many of the properties that would benefit from this text amendment are either an institutional and/or public/semi-public use that are arranged in a campus style setting with heavy public traffic volumes with multiple frontages. The proposed text amendment would allow these users to adopt a site specific signage plan that adequately addresses their operational needs while at the same time ensure the signage is appropriately sized and arranged on their site in a manner that is compatible with the surrounding area and public realm (e.g., right-of-ways).

Recommendation

The Community Development Department recommends approval to amended Section 15.33.160 (04), Residential District Signs, Administrative-Professional District, as follows:

1. Add Section 15.33.160 (04)(E) stating: *Any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council.*


Attachments

Attachment A: Letter of intent

Attachment B: Sign site plan for Methodist Jennie Edmundson Medical Office Building

Attachment C: Proposed detached and attached sign renderings

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Attachments E –  Maps showing A-P District properties eligible to adopt site specific signage plan

Prepared by: Christopher N. Gibbons, Planning Coordinator

2019 MJE Sign Amendment Application to the City of Council Bluffs

Applicant

Name: Methodist Jennie Edmundson
Address: 933 East Pierce St. CB IA 51503
Phone: 712-396-6000

Represented by

Vince Rew
234 Mt. Vernon
CB IA 51503
712-310-4067 / vince.rew@nmhs.org

Proposed Text Amendment to Section: Section 15.33.160, *Residential district signs, A-P District*

Methodist Jennie Edmundson is requesting the City of Council Bluffs amend Section 15.33.160, Residential district signs, A-P District, of the Municipal Code (Zoning Ordinance) to allow properties located in an A-P/Administrative-Professional District that have a minimum lot size of 1.5 acres the ability to adopt a site specific signage plan.

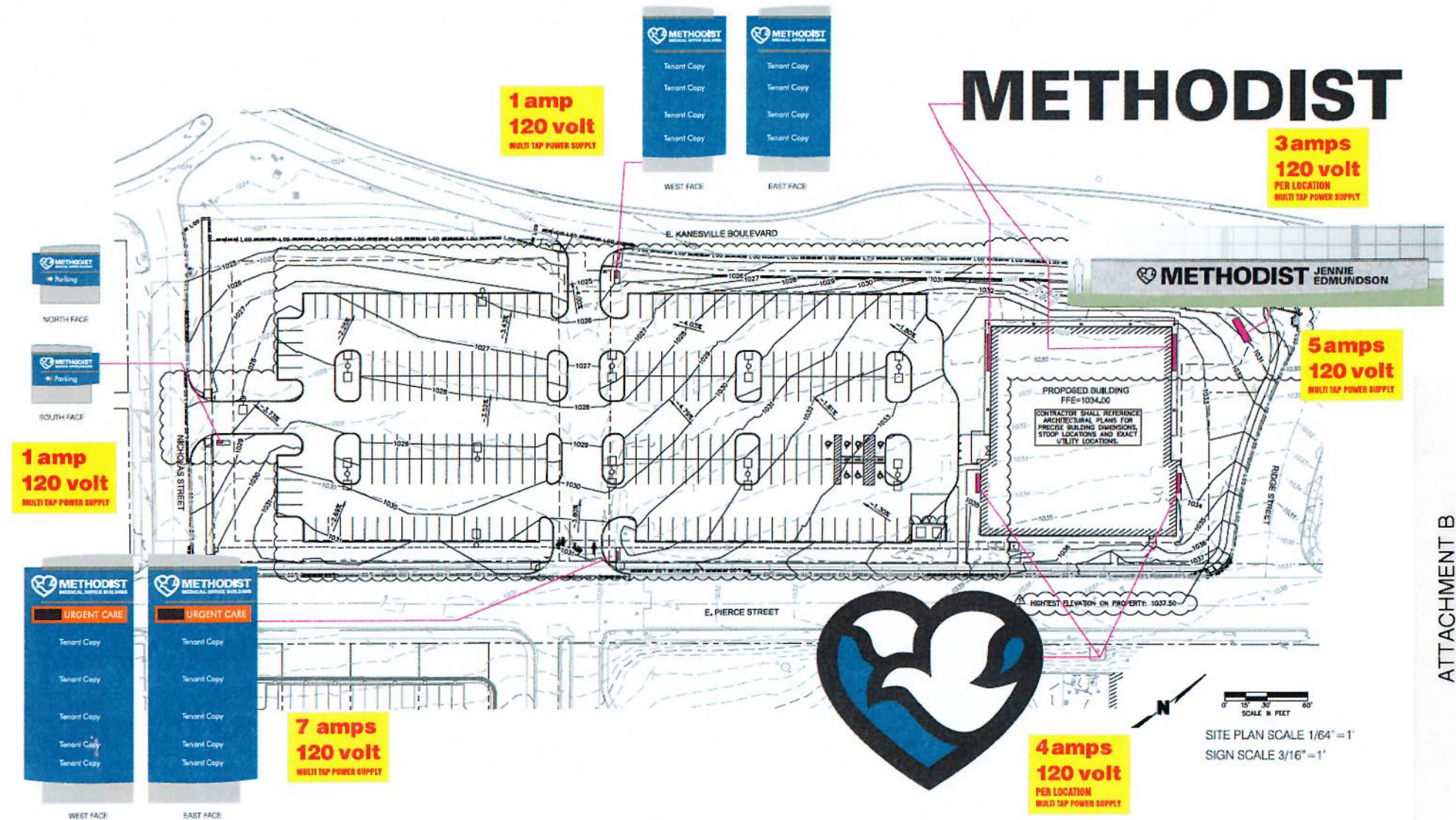
Reason for Request:

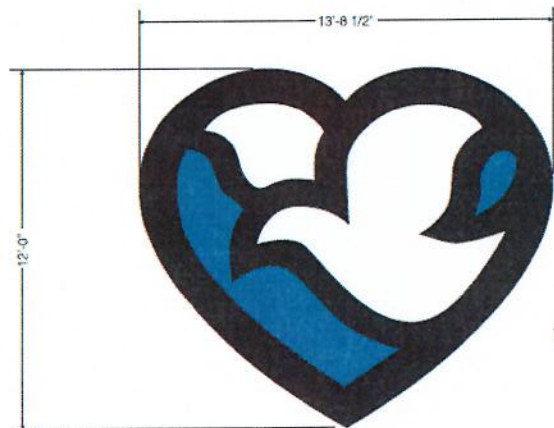
As a large healthcare facility, we understand the many challenges patients of all ages and abilities have in accessing our campus. MJE has recently invested in better access for our users as we continue to grow our footprint. With better access comes the need for better signage and visibility to help visitors locate their specific healthcare needs.

Our current zoning as an AP does not allow for a campus this size to properly address our visitor's needs without exceeding the current signage maximums.

It is our request that the city of Council Bluffs extend the provisions in code for parcels of land 1.5 acres or larger.

MJE will include a specific development plan that includes: Current signage along a multitude of frontages, proposed current sign site eliminations, and potential sites for new signage.





165 sf each

26'-10 1/2"
3'-0"
METHODIST

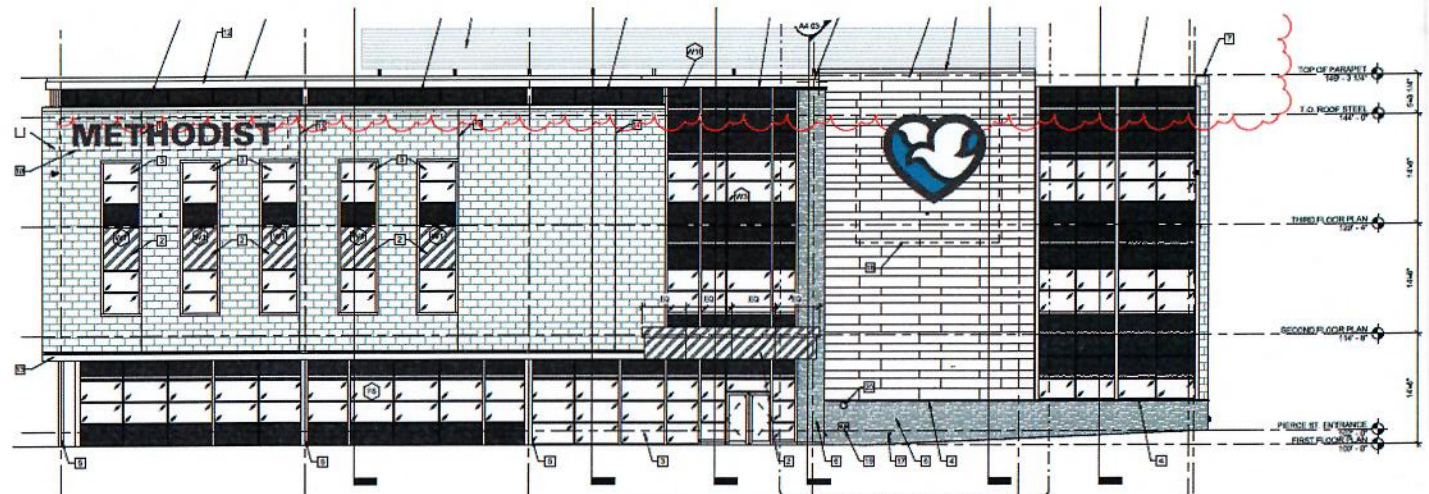
81 sf each

CHANNEL LETTERS AND LOGO
Scale 1/4"=1'

Furnish and Install (2) new sets of Channel Letters and Logos



NOT TO SCALE

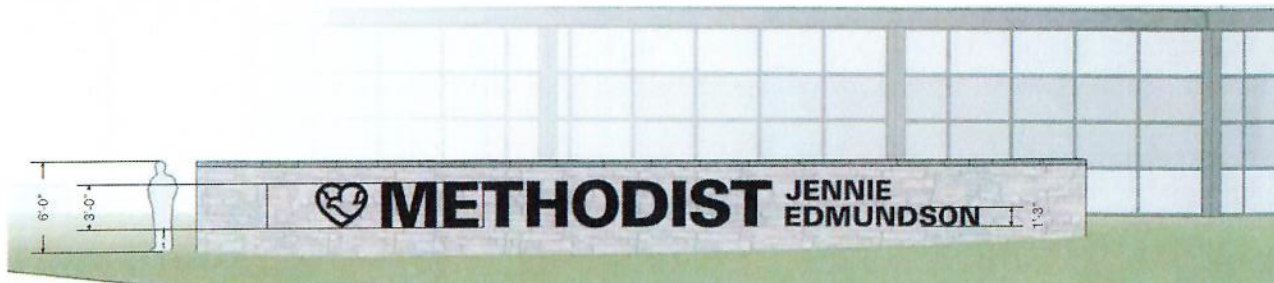


WEST ELEVATION Scale 1/16"=1'

ATTACHMENT C

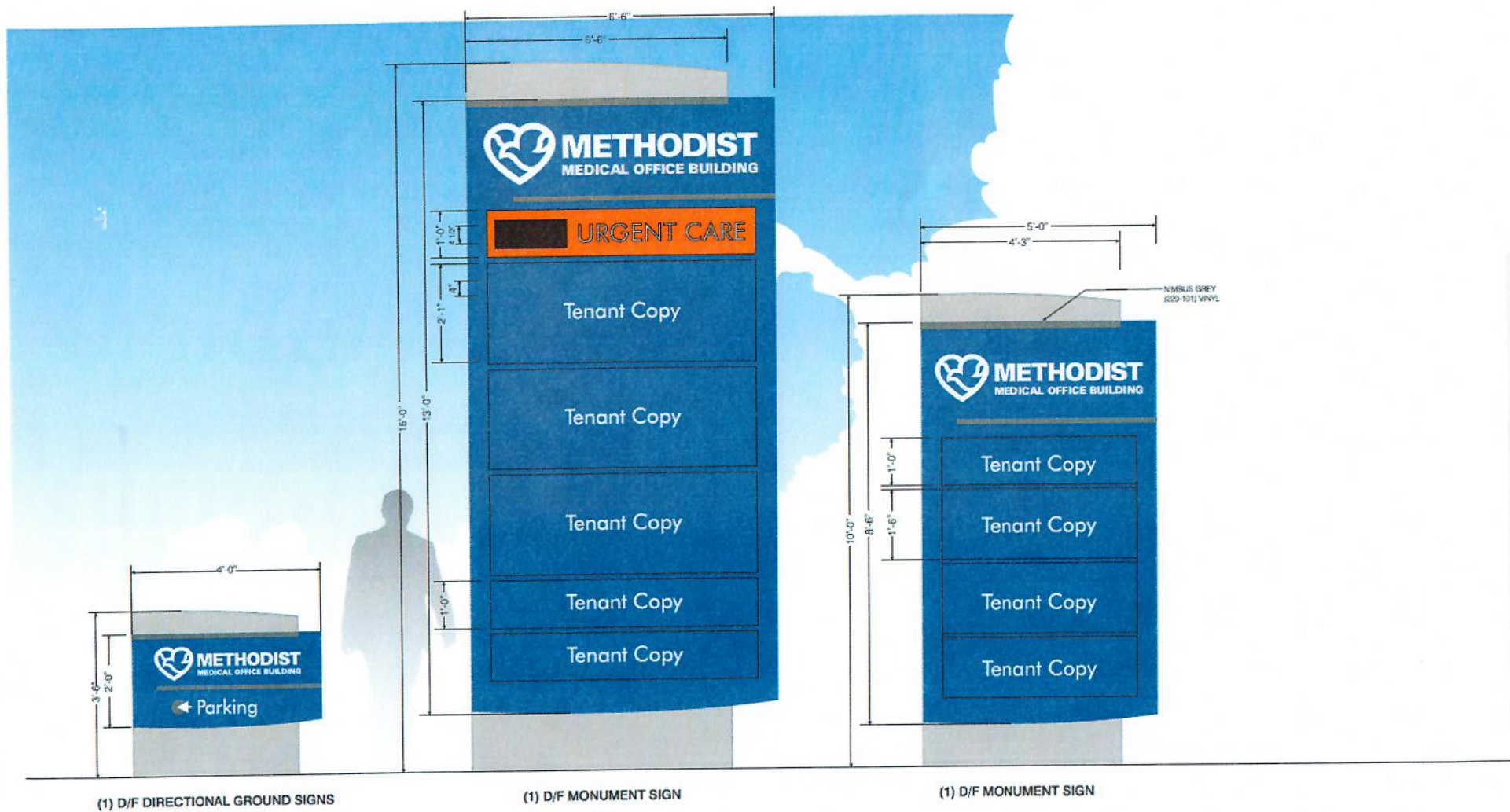
Client	Methodist Hospital	Jennie Edmundson	Pierce St	Council Bluffs, IA	Rev #	Date	Description of Revision	SIGNWORKS INC 4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com A Family Tradition of Quality Signs Since 1935
Contract No.		Date	11.27.18 r1	Approved by	Signature	Gabrielle Ryan	Original	
Design No.	29609a	Sign Type	Sign Area	Approval date	Designer	Heidi Claussen	Update elevation and sizes	

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Scale 1/8" = 1'





ATTACHMENT C

Client	Methodist Hospital	Jennie Edmundson	Pierce St	Council Bluffs, IA	Rev #	Date	Description of Revision
Consent No		Date	2.1.19 r4	Approved by	Selection	Gabrielle Ryan	Original
Design No	29611d	Sign Type		Approval date	Designer	Heidi Claussen	chg lets panels to double
		Sign Area					chg to 16 inch and 24 inch
							chg logo add 8 inch chg city of 10
							chg arrow direction chg from arrow both faces, also logo to small sign
							chg letter panels, or height from 6-10"

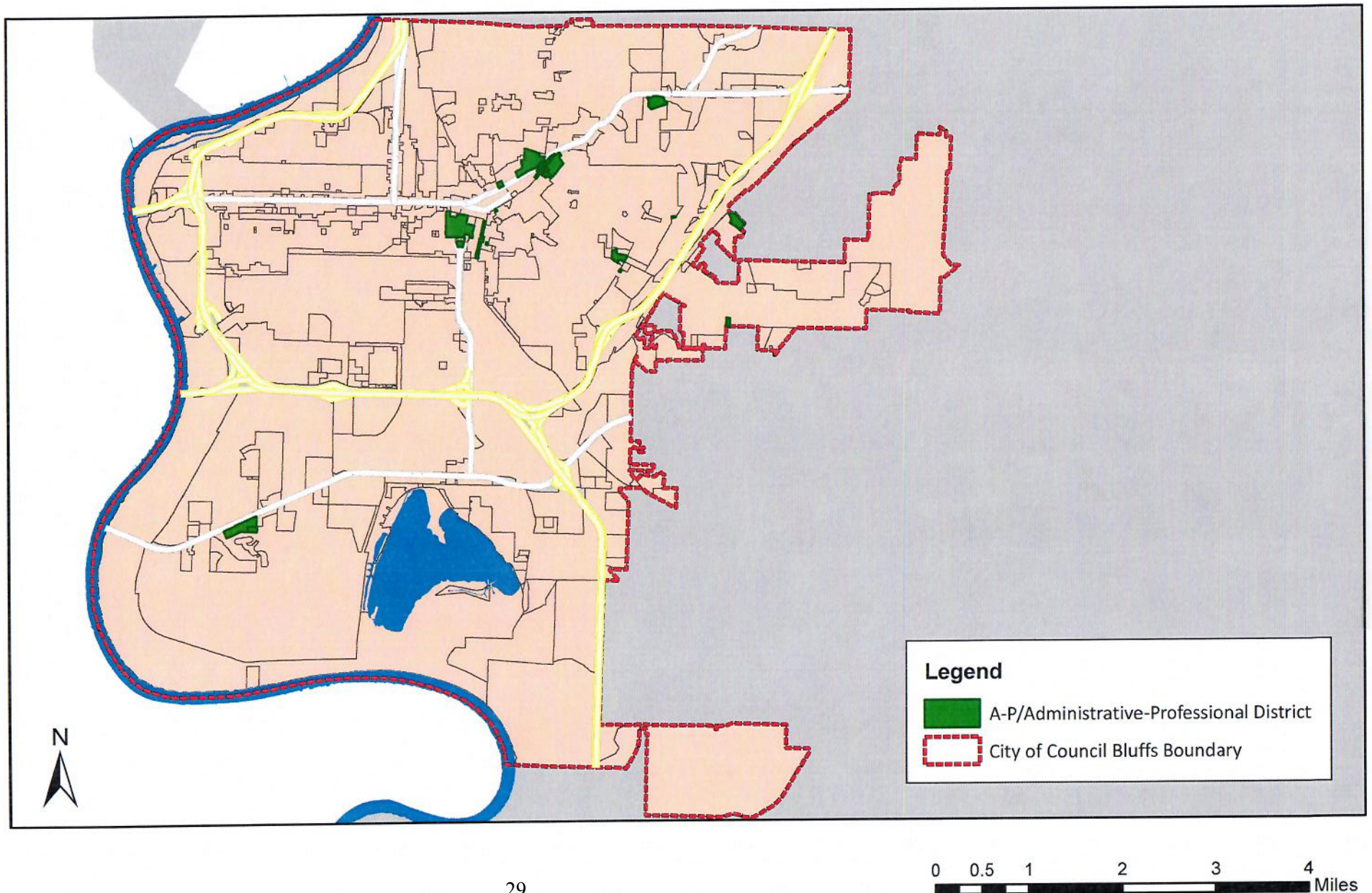
SIGNWORKS INC

4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com
A Family Tradition of Quality Signs Since 1935

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CITY OF COUNCIL BLUFFS

A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT



PROPERTIES LOCATED IN THE A-P DISTRICT (1.5 ACRES OR MORE IN AREA) - CHI HEALTH MERCY/JENNIE EDMUNDSON

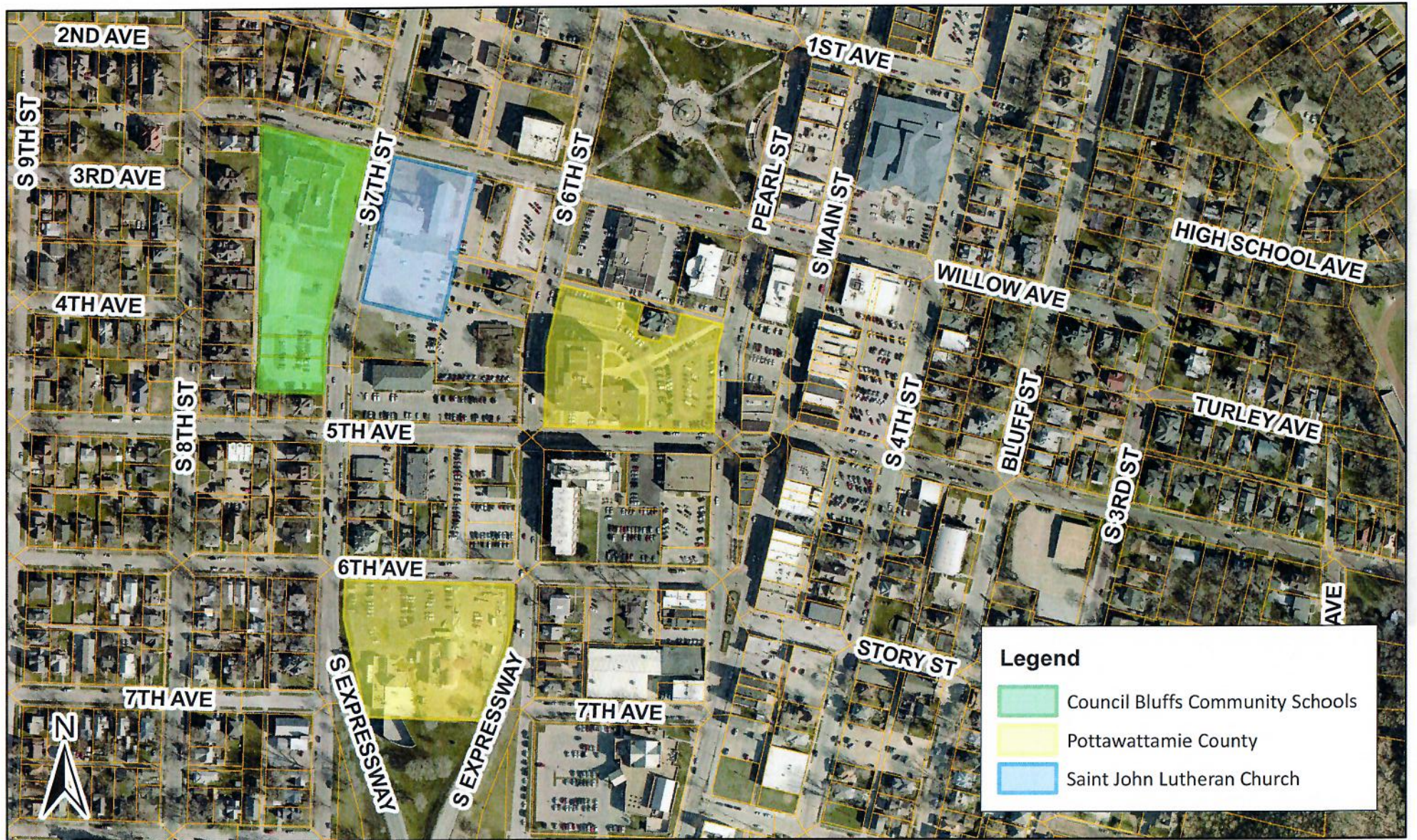


ATTACHMENT E

**PROPERTIES LOCATED IN THE A-P DISTRICT
(1.5 ACRES OR MORE IN AREA) - AMELIA HOUSE**



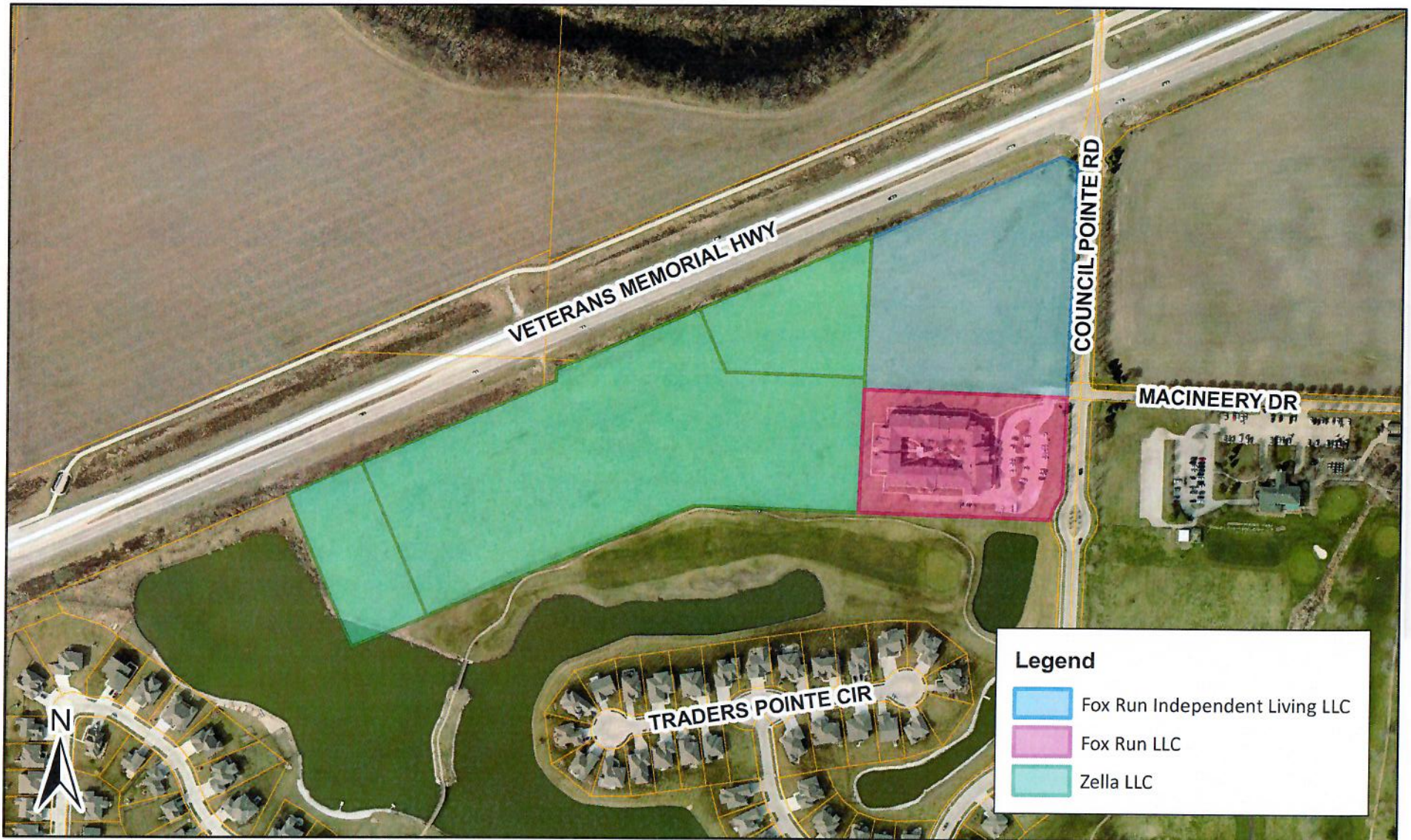
PROPERTIES LOCATED IN THE A-P DISTRICT (1.5 ACRES OR MORE IN AREA) - DOWNTOWN COUNCIL BLUFFS



**PROPERTIES LOCATED IN THE A-P DISTRICT
(1.5 ACRES OR MORE IN AREA) - FRANKLIN AVENUE/BENNETT AVENUE**



**PROPERTIES LOCATED IN THE A-P DISTRICT
(1.5 ACRES OR MORE IN AREA) - FOX RUN LANDING**



**PROPERTIES LOCATED IN THE A-P DISTRICT
(1.5 ACRES OR MORE IN AREA) - AMELIA HOUSE**

