AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY,
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Wednesday, December 21, 2022 - 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. CASE #SUB-22-016, #ZC-22-008, #PI-22-002 and #CP-22-004

Combined public hearings on the request of Realty Link, represented by Elizabeth Hunter (Snyder & Associates, Inc.), for preliminary plan approval of a seven-lot major subdivision to be known as The Oaks at Council Bluffs Business Park, being a replat of property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to rezone said property from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District; and to adopt planned industrial development plan for The Oaks at Council Bluffs Business Park; and to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying said property from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial.' Location: Undeveloped land lying south of 4875 East Manawa Drive.

B. CASE #URV-22-010

Public hearing on the request of the City of Council Bluffs to amend the Veterans Memorial Highway Urban Revitalization Area located at 800 Veterans Memorial Highway.

8. OTHER BUSINESS

A. Home Occupations

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community Development
Case/Project No.: SUB-22-016, ZC-22-008, PI-22-002 and CP-22-004
Submitted by: Christopher Gibbons, Planning Manager, and Moises Monrroy, Planner

CASE #SUB-22-016, #ZC-22-008, #PI-22-002 and #CP-22-004

Council Action: 12/21/2022

Description

Combined public hearings on the request of Realty Link, represented by Elizabeth Hunter (Snyder & Associates, Inc.), for preliminary plan approval of a seven-lot major subdivision to be known as The Oaks at Council Bluffs Business Park, being a replat of property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to rezone said property from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District; and to adopt planned industrial development plan for The Oaks at Council Bluffs Business Park; and to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying said property from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial.' Location: Undeveloped land lying south of 4875 East Manawa Drive.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Resolution	12/9/2022

Planning Commission Communication

Department: Community Development CASES #SUB-22-016, #ZC-22-008, #PI-22-002 and #CP-22-004 Applicant: Andy Dettro Realty Link 201 Riverplace, Suite 400 Greenville, SC 29601 Property Owner: Judy Pryor 13808 North 96th Street Omaha, NE 98122 Engineer/Surveyor: Elizabeth Hunter, PE, AICP Snyder & Associates, Inc. 1751 Madison Avenue Council Bluffs, IA 51503	Resolution No. _____ Ordinance No. _____ Resolution No. _____ Resolution No. _____	Planning Commission: 12/21/2022

Subject/Title

Request: Combined public hearings on the request of Realty Link, represented by Elizabeth Hunter (Snyder & Associates, Inc.), for a seven-lot major subdivision to be known as The Oaks at Council Bluffs Business Park, being a replat of property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to rezone said property from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District; and to adopt a planned industrial development plan for The Oaks at Council Bluffs Business Park; and to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying said property from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial.'

Location: Undeveloped land lying south of 4875 East Manawa Drive.

Background

The Community Development Department has received applications from Realty Link, represented by Elizabeth Hunter (Snyder & Associates, Inc.), for property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, for the following:

1. **CASE #SUB-22-016**: Preliminary plan approval for a seven-lot major subdivision to be known as The Oaks at Council Bluffs Business Park, being a replat of property legally described above;
2. **CASE #ZC-22-008**: Rezone property legally described above from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District;
3. **CASE #PI-22-002**: Adopt a planned industrial development plan on property legally described above for The Oaks at Council Bluffs Business Park; and

4. **CASE #CP-22-004**: Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described above from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial.'

The subject property is comprised of 121 acres, more or less, of undeveloped land and is located east of East Manawa Drive between National Concrete Cutting (4875 East Manawa Drive) and Eagle Trail Subdivision. The applicant, Realty Link, proposes to develop the property as a seven-lot logistics park that will include five industrial buildings (cold storage, rear loading, cross-docking, and transloading), as well as dedication of three new public streets. Uses within each building will range from manufacturing, warehousing, and distribution. The proposed logistics park will be completed in two phases, as shown in Sheet 2, Attachment 'D.'

CASES #ZC-22-008 and #CP-22-004

The subject property is zoned A-2/Parks, Estates, and Agricultural District and is surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	I-1/Light Industrial & I-2/General Industrial District	National Concrete Cutting & NuStar Tank Farm
South	R-1/Single-Family Residential District	City trail and single-family residential dwellings (Eagle Trail Subdivision).
East	A-2 District	City trail, railroad line, Mosquito Creek, and undeveloped land
West	A-2 District, R-1 District, R-2/Two Family Residential District, and R-3/Low Density Multi-Family Residential District	Lateral 5, City trail, Gethsemane Gardens Townhomes, single-family dwellings, and undeveloped land.

A location/zoning map is included with this report as Attachment 'A.'

Public notices were mailed to all property owners within 200 feet of the subject property. One letter, addressed to the property owners at 208 Kestrel Court, was returned to the City by the United States Post Office. The following comment was received:

1. Barb Leber, 237 Wallace Avenue, Council Bluffs, IA 51501, contacted the Community Development Department and requested that the City of Council Bluffs and the developer consider relocating the proposed extension of Wallace Avenue further north on the development to decrease the potential impact of the project on the Gethsemane Gardens neighborhood. The Council Bluffs Fire Department stated that two fire access roads into the development are required, and if there is not an option to move the access further south, Wallace Avenue will have to be extended. The Council Bluffs Public Works Department stated that they will continue to work with the developer and their engineer to determine the best location for entrances/exists into the development, and noted that roads should be aligned to be perpendicular to each other to reduce conflict points and other traffic concerns and to improve safety for the traveling public.

On December 5, 2022, the developer, Paula Hazelwood (Advanced Southwest Iowa Corporation), and Elizabeth Hunter (Engineer, Snyder & Associates, Inc.) held a community meeting in Room 'A' of the Council Bluffs Public Library to discuss the proposed logistics park with all interested parties who live within 200 feet of the subject property. During the meeting, the developer answered questions from the public regarding traffic, landscaping, buffering/screening, stormwater management, trail access, hours of operation, project timeline, and industrial land uses for their project. City planning staff was also in attendance at the meeting and answered

questions about approval processes for the logistics park and a timeframe for when the project will be reviewed by the City Planning Commission and City Council.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' (see map below). The applicant has submitted an application to reclassify the property to 'Light Industrial' so that their project is consistent with the City's comprehensive plan.

Discussion

1. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial'. These designations were applied to the property to support additional single-family residential development north of Eagle Trail, as well as to allow transitional land uses such as multi-family, commercial, and light industrial between Eagle Trail and National Concrete Cutting (4875 East Manawa Drive). The property is relatively flat and requires a large amount of fill dirt in order to make the site developable. Additionally, a half-mile or more water main extension along East Manawa Drive is necessary to provide potable water to the site. The combination of these factors presents a financial challenge for developers to build low-to-medium density housing on the subject property. The applicant's request to change the subject property's future land use plan designation to Light Industrial allows for the entire property to be developed with low intensity industrial uses that are generally compatible with the surrounding area. Additionally, the applicant's logistics park is large enough in size and scale to absorb the financial costs for raising the elevation of the site and extending a new water main along East Manawa Drive.

2. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) has four industrial land use descriptions (i.e., Heavy Industrial, Local Manufacturing, Office/Research, and Distribution/Logistics) that describe the different types of industrial development in Council Bluffs. The applicant's proposal to develop the subject property as a logistics park with end users who specialize in warehousing, distribution, and/or manufacturing land uses is consistent with the Local Manufacturing and Distribution/Logistics descriptions of the City's Comprehensive Plan.

3. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) describes 'Local Manufacturing' land uses as *"less intensive operations with mostly internal facilities. The most significant external impacts typically include storage and traffic generated by delivery and distribution. Throughout Council Bluffs, there are many instances where local manufacturing uses abut residential and commercial uses. The City should consider the following policies to ensure that local manufacturing areas can thrive without compromising other portions of the community:*

   a. *Requiring adequate buffers and screening between local manufacturing uses and adjacent residential and commercial developments;*
   b. *Minimizing truck traffic through neighborhoods through designated truck routes, strict enforcement, and controlled access points; and*
   c. *Restricting operation during various portions of the day that produce excessive noise, light, and odor."*

   The subject property is located within close proximity of a variety of residential and industrial land uses and has direct frontage on East Manawa Drive. The applicant has submitted a PI/Planned Industrial development plan to establish standards for site development, architecture, landscaping, parking, utilities, and signage for their proposed logistics park. Included in the proposed development plan is a seven acre detention pond along with a 10 foot-tall tree-lined berm at the southerly portion of the subject property. The landscaped berm and associated detention pond were designed to provide a year-round buffer and a wide separation of land uses between the proposed logistics park and the residential uses in Eagle Trail Subdivision. Additionally, the proposed development plan shows a tree-lined landscape buffer along the frontage of East Manawa Drive to help screen and "soften" the appearance of the logistics park on residential properties located to the west of East Manawa Drive.

   All truck traffic will utilize East Manawa Drive as their primary access route to the proposed logistics park. East Manawa Drive is considered a designated truck route as it provides truck access to National Concrete Cutting and Mid-American Energy. Furthermore, the City received a Revitalize Iowa's Sound Economy (RISE) grant from the State of Iowa to help with the costs to rebuild East Manawa Drive. The purpose of the RISE grant program is to promote economic development through the establishment, construction, and

improvement of roads and streets. The proposed logistics park is an economic development project that meets the purpose, intent, and requirements of the RISE program administered by the State of Iowa.

The hours of operations will vary with each business located in the proposed logistics park. All businesses must adhere to standards stated in Section 4.50, *Noise Control*, of the Council Bluffs Municipal Code.

4. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) recognizes Council Bluffs' multi-modal transportation network and being well connected to other parts of the Midwest and United States, by rail, highways, and airports, as one of its greatest economic assets. The Plan further states *"distribution and logistics areas provide the opportunity to capitalize on their multi-model assets. These areas may include warehousing and distribution for goods produced elsewhere, as well as, the manufacturing of goods for distribution to other parts of the region, state, or nation. The City should consider the following policies in order to maximize the potential of this type of development:*

   a. *Closely coordinating transportation infrastructure investments, including highways, interchanges, local arterials, and rail;*
   b. *Providing local roadways that efficiently serve multiple development lots and maximize access to the surrounding transportation network; and*
   c. *Identifying areas of shared detention so that areas with the greatest amount of access to transportation systems can be developed as intensively as possible".*

   The subject property is located along East Manawa Drive, which was rebuilt to provide new commercial and industrial economic development opportunities in the City of Council Bluffs. East Manawa Drive has a direct connection to U.S. Highway 275 (Veterans Memorial Highway), and is located less than a mile from the on-ramps to Interstate 29. Additionally, the applicant's development plan submittals shows the extension of a new rail spur into their proposed logistics park to provide rail access to properties on the easterly side of the development site.

   The applicant's subdivision plan includes the construction of three new public roads (Wallace Avenue, MM Drive, and EL Avenue) which will be dedicated to the City. All employees and truck traffic visiting the logistics park will utilize these roadways and will not rely upon any existing local roads in the adjacent residential areas for access.

   The submitted development plans shows a network of detention ponds for capturing stormwater run-off from each site within the proposed logistics parks. The size and location of each pond was strategically designed to maximize the amount of development potential within the logistics park. All stormwater ponds will be privately owned and maintained and will be built to comply with all applicable Federal, State, and Local regulations.

CASE #SUB-22-016

The proposed subdivision is comprised of 121 acres, more or less, of land and will consist of seven lots and three outlots. The developer is proposing to construct five industrial buildings on Lots 1, 2, 4, 6 and 7. Proposed uses include manufacturing, warehousing and distribution. Lots 3 and 5 will be reserved for stormwater management purposes. All lots will have direct access to a public road and will be fully served with utilities (e.g., sanitary/storm sewers, water, gas, electric, etc.).

Comments

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, "but shall be 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(D)—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.

2. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The developer has submitted applications to rezone the subject property and amend its future land use designation (see Cases #ZC-22-008 and #CP-22-004) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code and the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).

3. The developer is proposing to rezone the subject property from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District. The proposed rezoning to the P-I District will require the adoption of a planned industrial development plan that establishes site development, architecture, landscaping, off-street parking and signage standards for the subject property (see Case #PI-22-002). All construction activity that occurs on the proposed subdivision shall comply with the planned industrial development plan for The Oaks at Council Bluffs Business Park.

4. The minimum lot size requirements for the proposed subdivision shall be determined through the adoption of the planned industrial development plan for The Oaks at Council Bluffs Business Park.

    a. Proposed Lot 1 will contain 17.84 acres, more or less, in area.
    b. Proposed Lot 2 will contain 23.18 acres, more or less, in area.
    c. Proposed Lot 3 will contain 3.35 acres, more or less, in area.
    d. Proposed Lot 4 will contain 16.00 acres, more or less, in area.
    e. Proposed Lot 5 will contain 7.01 acres, more or less, in area.
    f. Proposed Lot 6 will contain 16.46 acres, more or less, in area.
    g. Proposed Lot 7 will contain 28.68 acres, more or less, in area.

5. All proposed lots will have direct access to a public street. The developer is proposing to build three public roads that will be dedicated to the City upon completion: an extension of Wallace Avenue and two new streets—EL Avenue and MM Drive. All new streets shall be built to City standards.

    a. EL Avenue and MM Drive will be constructed during phase 1 of the project, and the proposed extension of Wallace Avenue will be constructed during phase 2. The developer shall coordinate with the City of Council Bluffs on the timing of the construction of the proposed extension of Wallace Avenue.
    b. EL Avenue and MM Drive are not acceptable street names. The two new public streets shall be renamed on The Oaks at Council Bluffs Business Park final plat.

6. A traffic study submitted by the developer is currently under review by the Public Works Department. All comments and recommendations by the Public Works Department shall be incorporated into all public roadway improvements. All costs associated with public roadway improvements shall be the responsibility of the developer and not the City.

7. The preliminary subdivision plan for The Oaks at Council Bluffs Business Park indicates that the stormwater detention ponds on proposed Lots 3 and 5 will maintained by the owner of proposed Lot 7.

    a. Since proposed Lots 3 and 5 will be used exclusively for stormwater management purposes, they shall be designated as outlots on The Oaks at Council Bluffs Business Park final plat.
    b. A note shall be placed on The Oaks at Council Bluffs Business Park final plat that identifies the individual/entity that will be responsible for the perpetual maintenance of all outlots in the proposed subdivision.

8. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). 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 developer and not the City.

    a. A new water main extension will be constructed along East Manawa Drive to connect into the existing water main at the intersection of East Manawa Drive and Navajo Street that will service the proposed subdivision. The developer shall coordinate the proposed water main extension with Council Bluffs Water Works.

9. A 100-foot wide pipeline easement transects the proposed subdivision. The 100-foot easement shall be clearly identified on The Oaks at Council Bluffs Business Park final plat.

10. The developer is proposing to install a sidewalk along the southerly side of EL Avenue and Wallace Avenue, and along the westerly side of MM Drive. Sidewalk installation shall be completed at the time of street construction. All sidewalks shall be built to City standards.

    a. The proposed sidewalks along EL Avenue and Wallace Avenue shall have a minimum width of eight feet to provide a gradual transition between the existing trail along East Manawa Drive and the proposed sidewalk along MM Drive.

11. 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.

12. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of each building to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, or change in paving material or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of each lot, and that it be complementary to the landscaping on each site.

13. The majority of the proposed subdivision is located within an X flood zone (area with reduced flood risk due to levee) according to FEMA map panel no. 19155C0579E, dated February 4, 2005. The westerly and southerly boundaries of the proposed subdivision, which are adjacent to lateral ditch #5, are located within an A flood zone. Any construction activity that occurs within Zone A shall be subject to compliance with all applicable floodplain regulations.

14. Based on the findings of a wetland delineation performed by Snyder & Associates, Inc., five emergent wetlands and one emergent scrub-shrub complex wetland were identified within the proposed subdivision. Any grading or excavation work that disturbs these wetlands will require authorization from the U.S. Army Corps of Engineers (USACE).

15. The Council Bluffs Permits and Inspections Division stated that they approve of the proposed logistics park.

16. The Council Bluffs Public Works Department provided the following comments:

    a. A preliminary drainage report has been submitted and Public Works will continue to work with the engineer to finalize the report.
        i. Drainage is affected by the downstream pump station and the gates closed condition needs to be analyzed.
        ii. The development is adjacent to the Mosquito Creek levee system and coordination for a 408 permit from the USACE needs to take place.

iii. Crossings of lateral 5 need to be permitted through the sovereign lands construction permit incorporating both IDNR and USACE.
iv. Wetlands delineation needs to be coordinated with USACE.

b. A preliminary traffic study has been completed and Public Works will continue to work with the engineer to finalize the report.
   i. Traffic study needs to be presented to IDOT for comments concerning Iowa Highway 92.
   ii. Geometric of the recommendations need to be reviewed.

c. A preliminary site development plan has been submitted and Public Works will continue to work with the engineer for finalized plans.
   i. Utility coordination with all local utility providers needs to occur.
   ii. Site development shall be to current standards and specifications.
      - Provide typical cross-sections of proposed roadways – sidewalk noted on one side of the street.
      - Railroad spur requires coordination with appropriate railroad and the City.

17. The Iowa Department of Transportation stated that they do not see any conflicts with the proposed logistics park.

18. Council Bluffs Water Works stated that they have no comments on the proposed logistics park.

CASE #PI-22-002

Section 15.19.010, Statement of Intent, P-I/Planned Industrial District, of the Council Bluffs Municipal Code (Zoning Ordinance) states that "*the P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission*." The developer is proposing to adopt a planned industrial development for the subject property in order to establish site development, architecture, landscaping, off-street parking and signage standards that are appropriate for the operation of The Oaks at Council Bluffs Business Park.

1. Site Development

a. All lots shall contain a minimum of 15,000 square feet in area. Outlots shall be exempt from minimum lot size requirements.
b. All principal and accessory structures shall have a minimum setback of 25 feet from all property lines.
c. The maximum height for all structures shall not exceed 50 feet, as measured from finished grade to the peak of the roof.
d. No more than 60% of the total area of any lot shall be covered with structures.
e. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). No barbed wire or electric fencing visible from a public right-of-way shall be permitted.
f. All solar energy conversion systems shall be installed in accordance with Chapter 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).
g. All trash receptacles and/or dumpsters visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
h. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.

i. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
j. No structures shall be erected on the 100-foot wide pipeline easement that transects the proposed logistics park.
k. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
l. The detention pond on Lot 5 shall be designed and maintained as an amenity feature for the development. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of the detention pond at the time of construction.
m. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of each building to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, or change in paving material or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of each lot, and that it be complementary to the landscaping on each site.
n. All noise associated with the proposed logistics park shall conform to Chapter 4.50, Noise Control, of Council Bluffs Municipal Code.
o. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance). Any proposed outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. The maximum height shall not exceed 30 feet.
p. Any damages to the existing trail along East Manawa Drive shall be repaired at the expense of the developer, unless the trail is damaged by the City of Council Bluffs.

2. Off-Street Parking

a. The minimum number of off-street parking spaces shall be calculated using Schedule A in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.
b. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.
c. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
d. Bicycle parking shall be incorporated into the overall layout of each lot.
   i. Designated bicycle parking areas shall be located within a reasonable distance of, and clearly visible from, the main entrance of each building. Bicycle parking may alternatively be provided in a publicly accessible indoor location within a convenient distance of the main building entrance.
   ii. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
   iii. Bicycle parking shall be provided at a rate of one (1) bicycle parking space per 20,000 square feet of gross floor area.
   iv. Bicycle parking shall be installed prior to the issuance of a Certificate of Occupancy on each lot.
e. A parking lot permit shall be submitted with every building permit application, and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

3. Architecture

a. Architectural renderings/elevations for one of the proposed industrial buildings are shown in Attachment 'E.' The proposed architectural design is generally acceptable and shall be adopted as proposed.
b. Acceptable building materials for the remaining industrial buildings shall include metal wall panels, brick/stone masonry (or similar materials in appearance and durability), non-flat faced concrete masonry units (CMU), glass, precast concrete panels, decorative architectural metal and/or other high quality durable materials approved by the Community Development Director or their assign. On building façades with direct frontage on East Manawa Drive, non-decorative metal shall only be allowed as an architectural accent and shall not exceed 20% of each building façade. No flat faced/smooth concrete block, wood or vinyl siding shall be allowed.
c. A minimum of 20% of each building façade facing East Manawa Drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade.
d. Building entrances should be oriented to face the public right-of-way, to the extent it is practical.
e. Building façades that do not contain any loading docks shall be designed with architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks and/or accent lines to articulate building elevations, provide visual interest and avoid long, expansive blank walls.
f. Buildings with frontage along East Manawa Drive shall be oriented in such a manner that no loading dock/truck parking court is located between the wall of a building and East Manawa Drive.
g. Awnings and/or other decorative features may be allowed on the façade of a building and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
h. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.
i. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

4. Landscaping

a. A landscaping plan shall be submitted with every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. The landscape plan shown in Attachment 'D' is generally acceptable.
b. Landscaping is required on each lot. Not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch or river rock, etc.).
c. A minimum five-foot wide landscape strip shall be provided between all parking surfaces and each abutting property line. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement. This requirement shall be waived if a vehicular interconnection exists between two adjoining lots.
d. A landscape buffer shall be planted along the southerly boundary of the proposed logistics park, as shown in Attachment 'D.' Plantings shall consist of a mixture of evergreen and canopy trees that provide a year-round screen, with a minimum opacity of 70%. The landscape buffer shall be planted on a 10-foot tall berm, as stated in the developer's letter of intent (see Attachment 'B'). The Community Development Department finds that the landscape buffer will provide sufficient screening between the proposed logistics park and the Eagle Trail Neighborhood due to the separation distance between the building on Lot 4 and the neighborhood, the location of lateral ditch #5 and the proposed detention pond on Lot 5, and the height of the proposed berm.
e. All tree species planted along the frontage of a public right-of-way shall comply with the Council Bluffs Street Tree Guide and be reviewed and approved by the City prior to installation. Trees planted on private property shall consist of drought resistant species native to Iowa.

f. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any motorist, cyclist or pedestrian at the street, driveway or pedestrian way.
g. All disturbed areas without a specific landscape design shall be hydroseeded, or planted with sod, turf, and/or prairie grass.
h. All landscaping areas, including grassed and sodded areas, shall be irrigated.
i. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
j. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

5. Signage

a. Two center identification signs shall be allowed for the entire development. Center identification signs shall be located within designated outlots facing East Manawa Drive. The design and size of the center identification sign shown in Attachment 'F' is generally acceptable and shall be adopted as proposed.
b. The total maximum amount of signage allowed on each lot shall not exceed 500 square feet in area.
c. A maximum of one ground/monument sign per frontage shall be allowed on each lot in the development. Ground/monument signs shall be limited to a maximum height of eight feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 80 square feet of signage per face.
d. All attached and on-premise directional signage shall be installed in accordance with Section 15.33.100, On-Premise Signs – General Provisions, and Section 15.33.180, Industrial District Signs, of the Municipal Code (Zoning Ordinance).
   i. No attached sign shall extend beyond the corner of the wall to which it is attached, nor beyond or above the roof of the building to which it is attached.
e. No sign listed in Section 15.33.070, Prohibited Sign, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
f. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property.

Recommendation

The Community Development Department recommends the following:

1. Approval of the preliminary plan for a seven-lot major subdivision to be known as The Oaks at Council Bluffs Business Park, being a replat of property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

   a. Approval of the preliminary plans 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(D)—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. 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 developer and not the City.

2. Approval of the request to rezone property legally described Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District, subject to the comments stated above.
3. Approval of the request to adopt a planned industrial development plan on property legally described as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, for The Oaks at Council Bluffs Business Park, subject to the comments stated above and the following condition:

   a. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

4. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial,' subject to the comments stated above.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: The Oaks at Council Bluffs Business Park Preliminary Plan
Attachment D: Site Plan Set
Attachment E: Architectural Renderings
Attachment F: The Oaks at Council Bluffs Center Identification Sign Exhibit

Prepared by: Christopher Gibbons, Planning Manager, and Moises Monrroy, Planner, Community Development Department

Attachment 'A'

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #SUB-22-016, #ZC-22-008, #PI-22-002 AND #CP-22-004 LOCATION/ZONING MAP

Legend

Subject Property

0 315 630

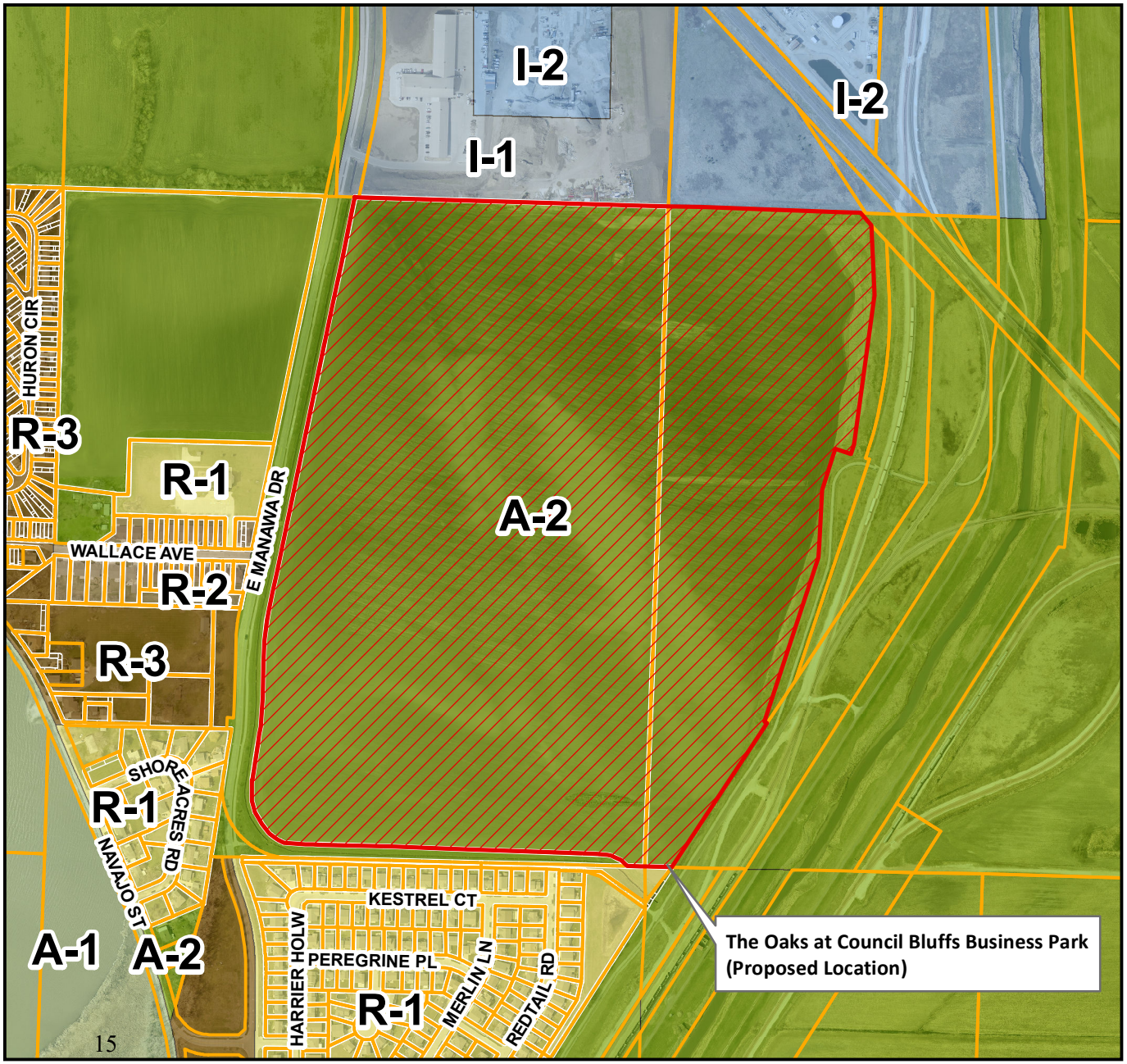
1 Inch = 625 Feet

Last Amended: 11/17/2022

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse of the same by the user or anyone else. 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.



Attachment 'B'

REALTYLINK LLC®

INVESTMENTS

November 8, 2022

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

RE: LETTER OF INTENT – 121 ACRES OFF OF MANAWA DRIVE – PLANNED INDUSTRIAL DISTRICT

To Those It May Concern:

RealtyLink is excited to be partnering with The City of Council Bluffs on the proposed development of 121 acres along the east side of Manawa Drive. This project, known as The Oaks at Council Bluffs Business Park, will not only lead to responsible development of a property that has been discussed for years, but will showcase a true public/private partnership through collaborative like-minded development standards. This partnership takes into consideration the needs of the community from an economic impact perspective, but most importantly reflects a site plan that creates the least amount of impact on the neighboring property's surrounding the site.

This letter of intent is intended to share our vision for this future development and hopefully answer questions that might arise from various members of the community.

Proposed Use(s)

RealtyLink is proposing that the 121-acre parcel be rezoned to "P-I/Planned Industrial District" from its current zoning of "A-2 – Agricultural". The City's Comprehensive Plan will also need a slight amendment from a mixture of "Light Industrial" on the northern and middle portion and "Medium-Density Residential" on the southern portion. Within this zoning, RealtyLink is proposing to build over an extended period, five (5) industrial buildings that include: rear load, cross dock, transload, and cold storage industrial buildings. Uses within these buildings will range from manufacturing, warehousing, and distribution and will be consistent with The City of Council Bluffs Municipal Code, a portion of which is included below.

The P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5688 § 1 (part), 2002)

Improvements Needed

As the property is currently zoned "A-2" and is farmed annually, there will be a need for various improvements throughout the property. Some of those improvements will be:

- New Public Roads to service the project
    - Three new public roads are proposed as shown within the submittal package
- Utility extensions needed to service the project including storm, sanitary, water, and power
- Considerable fill and development items that will bring this project out of the ground

Construction Period and Phasing of Project

It is RealtyLink' s desire to break ground on this project starting Summer 2023 with the construction of:

- Two of the three major public roads
- Grading of the entire project
- Completion of needed southern detention and required berms
- All needed utility extensions
- Commencement of one industrial building on Parcel 1
- Commencement of one industrial building on Parcel 4

The building on Parcel 1 should be completed by Spring 2024 while the building on Parcel 4 should be completed by Fall 2024 at the earliest.

The other undeveloped properties will be developed at a later date (beyond initial utility extensions and grading of the overall project).

Responsible Development

The Oaks at Council Bluffs Business Park will be a first-class business park with responsible development standards that have been discussed in partnership with The City of Council Bluffs. The site plan (as attached with this submittal package) shows that RealtyLink, The City of Council Bluffs, and Snyder & Associates have thought of how to create a business park that includes desired amenities and lessens the noise, light, and traffic impact to the surrounding community.

Some of those considerations as contemplated within this submittal are:

- **Visibility and Noise Mitigation**
    - Developer has added a 10ft tall berm along the southern portion of the property to not only block light and noise, but also lessen visibility into the project from the surrounding residents.
        - This berm will also have significant plantings along its upper rim that will add to the height upon maturity.
    - Southern detention pond construction – The property is extremely flat, which would lead to detention ponds being put throughout the development, but in partnership with Snyder, we have done a preliminary design that will pull most of the detained water to the southern portion of the property, thus increasing the distance from the current residents to the first buildings within the project.

- Landscaping – The Landscape Plan is attached to this submittal and shows that all parties have worked together to heavily landscape the areas along E. Manawa Drive, the NW portion of the property, and the 10ft berm located along the southern boundary.
- Aesthetic upgrades to buildings – In addition to limiting roof heights, RealtyLink is working in partnership with the City to ensure that the western side of any building facing E. Manawa Drive and the proposed northern elevation of the building on Parcel 1, have some aesthetic upgrades to improve the corridor visually.
- Position of the buildings – RealtyLink has positioned the buildings within the development to face perpendicular from Manawa Drive to ensure that no truck courts are overly visible from E. Manawa Drive.
  - For example, the northern building has the offices facing north so residents don't have to look at an open truck court every time they are coming home. In addition, the southern building on Parcel 3 has the office's facing the detention pond and residents to remove the sound and light pollution from having the truck court facing south.

- **Other Mitigation Efforts**
  - Southern Wetland Protection and Enhancement – The property has a small wetland on the SE Corner of the property that RealtyLink/Snyder propose working with local non-profits on enhancing and making a preserve, which further buffers the southern residences from the first buildings to the south.
  - Lighting – All buildings will have lighting that is screened to the north and east as to keep all lighting pollution from impacting surrounding neighbors.
  - Traffic congestion – RealtyLink is in the process of completing a Traffic Study, but at the direction of the City, the northern east/west road will be constructed to funnel a majority of the truck traffic to the north, thus reducing truck noise and congestion further south on E. Manawa Drive.
  - Bike Trail Connections – RealtyLink and Snyder are proposing a bike trail extension throughout the project that will allow access to the existing bike system for employees to utilize during break or as another form of commuting to work during favorable months.
  - Building Heights are to be discussed and agreed upon with the City of Council Bluffs in hopes of limiting the size and scope of each building once designed.
  - Gas Easement and Levee Disruption Area – RealtyLink and Snyder have designed a site plan that does not impede the existing Gas Easement area nor does it impact the 500ft levee critical zone in its first phase of development.
  - In addition, the southern portion of the property has a history of flooding. By placing our future detention ponds in this location, our goal is to mitigate this from happening in the future.

- **Community Involvement**
  - Community Open House – RealtyLink is incredibly excited by this proposed project and in most cases regularly host community meetings when a property is being rezoned so we can hear from residents prior to furthering our plans internally. It is our goal to host one of these meetings prior to the end of the year and will work with Snyder to plan this accordingly.

RealtyLink and our local partners still have work to do, but it has been wonderful working together on so many of the above-mentioned amenities and community focused initiatives. None of these conversations or ideas would have been possible without the completion of various Due Diligence reports and partnerships. Those completed reports and partnerships are as follows:

Completed Due Diligence (to date):

- Title
- Survey
- Wetland Delineation
- Traffic Study
- Levee Coordination
- Gas Easement Coordination
- Phase I
- Phase II
- Geotechnical Study

Partnerships (to date):

- Advance Southwest Iowa Corporation
- City of Council Bluffs
- Snyder & Associates (Civil Engineer)
- Thiele Geotech
- Nu-Star
- Utility Coordination
    - Mid-American Energy
    - City of Council Bluffs
- Rail Coordination (CBEC and Iowa Interstate Rail along with BNSF)

I and the entire RealtyLink Team are so thankful to the partnership with everyone involved to date on this project. Our goal is to be impeccably transparent in our request and we hope that this Letter of Intent shows our commitment to the community and to our growing partnership.

Thank you again for your support and efforts to date.

Sincerely,

Andrew J. Dettro

Andrew J. Dettro
RealtyLink - Principal

Attachment 'C'

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK

FINAL PLAT

INDEX LEGEND

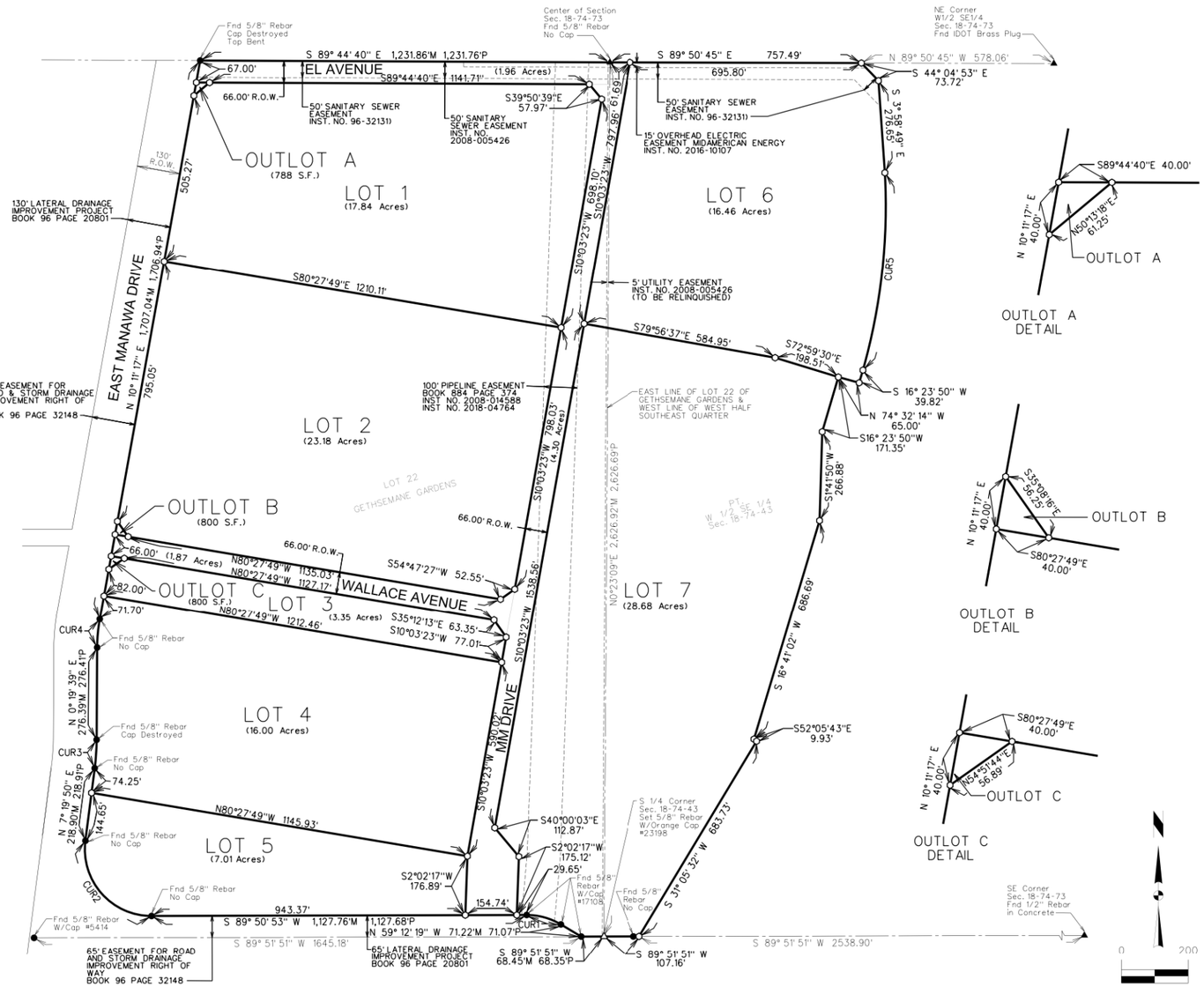
SURVEYOR'S NAME / RETURN TO:
JACOB IRLMEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
JIRLMEIER@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 22 GETHSEMANE GARDENS
W1/2 SE1/4 SECTION 18-74-43
POTTAWATTAMIE COUNTY, IOWA
OWNER / REQUESTED BY:
IA COUNCIL BLUFFS MANAWA, LLC

PROPERTY DESCRIPTION

ALL OF LOT 22 OF GETHSEMANE GARDENS IN THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 18: THENCE SOUTH 89°50'45" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 757.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY: THENCE SOUTH 44°04'53" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, 73.72 FEET: THENCE SOUTH 3°58'49" EAST, 276.65 FEET: THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 1815.00 FEET, WHOSE ARC LENGTH IS 600.62 FEET,, AND WHOSE CHORD BEARING IS SOUTH 6°19'57" WEST, 597.88 FEET: THENCE SOUTH 16°23'50" WEST, 39.82 FEET: THENCE NORTH 74°32'14" WEST, 65.00 FEET: THENCE SOUTH 16°23'50" WEST, 171.35 FEET: THENCE SOUTH 1°41'50" WEST, 266.88 FEET: THENCE SOUTH 16°41'02" WEST, 686.69 FEET: THENCE SOUTH 52°05'43" EAST, 9.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY: THENCE SOUTH 31°05'32" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, 683.73 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER: THENCE SOUTH 89°51'51" WEST ON SAID SOUTH LINE, 107.16 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18: THENCE CONTINUING SOUTH 89°51'51" WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 68.45 FEET: THENCE NORTH 59°12'19" WEST, 71.22 FEET: THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 108.16 FEET, AND WHOSE CHORD BEARING IS NORTH 74°35'43" WEST, 106.85 FEET: THENCE SOUTH 89°50'53" WEST, 1127.76 FEET: THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 340.43 FEET, AND WHOSE CHORD BEARING IS NORTH 41°23'32" WEST, 300.80 FEET: THENCE NORTH 7°19'50" EAST, 218.90 FEET: THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 85.95 FEET, AND WHOSE CHORD BEARING IS NORTH 3°52'19" EAST, 85.89 FEET: THENCE NORTH 0°19'39" EAST, 276.39 FEET: THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 86.15 FEET, AND WHOSE CHORD BEARING IS NORTH 5°15'17" EAST, 86.04 FEET: THENCE NORTH 10°11'17" EAST, 1707.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER: THENCE SOUTH 89°44'40" EAST ON SAID NORTH LINE, 1231.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 120.74 ACRES (5,259,268 S.F.) MORE OR LESS.

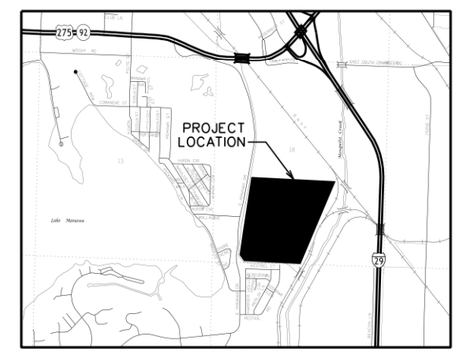
THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 22-112685-C DATED JULY 28, 2022, PREPARED BY STEWART TITLE COMPANY.



OUTLOT A DETAIL

OUTLOT B DETAIL

OUTLOT C DETAIL



VICINITY MAP

CURVE TABLE

CUR1
Δ=30°59'10" (LT)M
Δ=31°00'10" (LT)P
R=200.00'M&P
L=108.16'M 108.22'P
T=55.44'
CHORD BEARING/DISTANCE
N74°35'43"W 106.85'M
N73°10'15"W 106.22'P

CUR2
Δ=97°31'37" (RT)M
Δ=97°29'13" (RT)P
R=200.00'M&P
L=340.43'M 340.29'P
T=228.16'
CHORD BEARING/DISTANCE
N41°23'32"W 300.80'M
N39°55'43"W 300.71'P

CUR3
Δ=7°02'06" (LT)M
Δ=7°01'53" (LT)P
R=700.00'M&P
L=85.95'M 85.90'P
T=43.03'
CHORD BEARING/DISTANCE
N3°52'19"E 85.89'M
N5°17'56"E 85.85'P

CUR4
Δ=9°52'19" (RT)M
Δ=9°52'47" (RT)P
R=500.00'M&P
L=86.15'M 86.22'P
T=43.18'
CHORD BEARING/DISTANCE
N5°15'17"E 86.04'M
N6°43'24"E 86.11'P

CUR5
Δ=18°57'37" (RT)M
R=1815.00'M&P
L=600.62'M
T=303.08'
CHORD BEARING/DISTANCE
S6°19'57" W 597.88'M

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET:
IA RTN DERIVED
NAD83(2011) (EPOCH 2010.0000)

DATE OF SURVEY

August, 2022

LEGEND

Survey	Found	Set
Section Corner	▲	△
5/8" Rebar, Orange Cap #23198 (Unless Otherwise Noted)	●	○
Found Rebar (Unless Otherwise Noted)	●	
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark	P	
Platted Distance	M	
Measured Bearing & Distance	R	
Recorded As		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR JACOB IRLMEIER 23198 IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Jacob Irlmeier Date
23198
My License Renewal Date Is December 31, 2023
Pages or sheets covered by this seal:

PRELIMINARY

MARK	REVISION	DATE	BY
1	REV. DEDICATION FOR PONDS AND NOTARY	11/15/22	JWI

Engineer: | Checked By: JWI | Scale: 1"=200'
Technician: RLC | Date: 08/17/22 | Field Bk: | Pg:
Project No: 1220857 | Sheet 1 of 2

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK
COUNCIL BLUFFS, IOWA
FINAL PLAT

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857
Sheet 1 of 2

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK

FINAL PLAT

PROPRIETOR'S DEDICATION AND STATEMENT

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. A DOCUMENT STATING THE CARE AND MAINTENANCE OF THE COMMON PONDS LOCATED IN LOTS 3 AND 5 WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE CARE AND MAINTENANCE OF OUTLOTS A, B, AND C WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE CARE AND MAINTENANCE OF ALL 6-FOOT-WIDE SIDEWALKS ALONG EL AVENUE, MM DRIVE, AND WALLACE AVENUE WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE OWNERS OF LOT 7 WILL CHARGE A CARE AND MAINTENANCE FEE BACK TO ALL OTHER LOT OWNERS.

KNOW ALL PERSONS BY THESE PRESENTS THAT IA COUNCIL BLUFFS MANAWA, LLC BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS LOTS 1 THROUGH 7, INCLUSIVE, OUTLOTS "A" THROUGH "C", INCLUSIVE, AND PUBLIC STREET RIGHT-OF-WAY FOR EL AVENUE, MM DRIVE AND WALLACE AVENUE TO BE KNOWN AS THE OAKS AT COUNCIL BLUFFS BUSINESS PARK. IA COUNCIL BLUFFS MANAWA, LLC DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR WALLACE AVENUE (1.87 ACRES), EL AVENUE (1.96 ACRES) AND MM DRIVE (4.30 ACRES).

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ , 2022.

_____

PHIL WILSON MANAGER

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS.

ON THIS _____ DAY OF _____ , 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH CAROLINA, PERSONALLY APPEARED PHIL WILSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF THE INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE } SS. DOCKET NO:_____FILED FOR

RECORDED, THIS_____DAY OF_____,2022 AT_____O'CLOCK___.M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

_____

MELVYN HOUSER, AUDITOR OF POTTAWATTAMIE COUNTY, IOWA DATE

NOTES

1. A 10-FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES AND A 5 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES AND A 5 FOOT WIDE PERMANENT EASEMENT ALONG ALL SIDE LOT LINES ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES:

A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.

B. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

C. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.

D. REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.

E. SURFACE RESTORATION: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.

F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.

G. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.

CITY COUNCIL

_____

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

_____

CITY CLERK: JODI QUAKENBUSH DATE

_____

COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

MARK	REVISION	DATE	BY
1	REV. DEDICATION FOR PONDS AND NOTARY	11/15/22	JWI

Engineer: | Checked By: JWI | Scale: 1"=200'
Technician: RLC | Date: 08/17/22 | Field Bk: | Pg:

Project No: 1220857 Sheet 2 of 2

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK
FINAL PLAT
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857
Sheet 2 of 2

Attachment 'D'

SITE PLANS

FOR

THE OAKS @ COUNCIL BLUFFS

PLANNED INDUSTRIAL DEVELOPMENT

CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

NOT TO SCALE

VICINITY MAP

OWNER/DEVELOPER

REALTYLINK
201 RIVERPLACE
SUITE 400
GREENVILLE, SC 29601

INDEX OF SHEETS

1. TITLE SHEET
A. REZONING EXHIBIT
B. COLOR LAYOUT
2. PROJECT PHASING
3. MASTER SITE PLAN
4. LOT 1 & OUTLOT A DIMENSION PLAN
5. LOT 2 & OUTLOT B DIMENSION PLAN
6. LOT 3, 4, 5 & OUTLOT C DIMENSION PLAN
7. LOT 6 DIMENSION PLAN
8. LOT 7 DIMENSION PLAN
9. PROPOSED UTILITY PLAN
10. PROPOSED GRADING AND STORM SEWER PLAN
11. LANDSCAPING PLAN
12. SITE DETAILS

ESTD 2023
The Oaks @ COUNCIL BLUFFS
BUSINESS PARK
REALTYLINK LLC

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.

LICENSED PROFESSIONAL ENGINEER ELIZABETH HUNTER P18178 IOWA

Elizabeth Hunter 11/15/2022
Elizabeth Hunter, P.E. Date

License Number P18178

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
Sheets 1-12, EXHIBITS A AND B

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= N/A
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

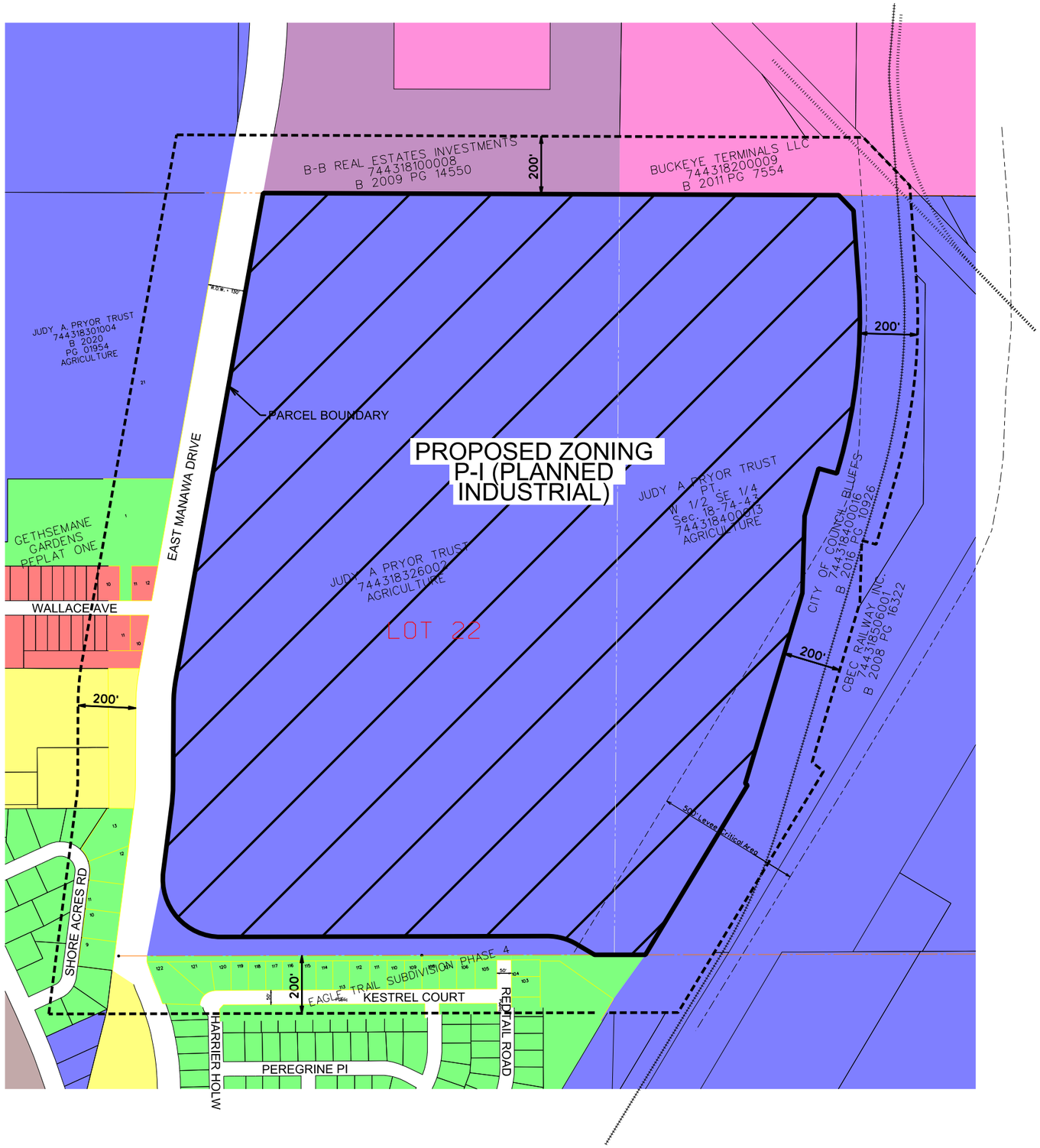
Sheet 1 of 12

THE OAKS @ COUNCIL BLUFFS
COUNCIL BLUFFS, IOWA
TITLE SHEET

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857
Sheet 1 of 12



EXISTING ZONING LEGEND

- A-1
- A-2
- R-1
- R-2
- R-3
- I-1
- I-2

PROPOSED ZONING

- P-I

ESTD 2023
The Oaks
COUNCIL BLUFFS
BUSINESS PARK
REALTYLINK LLC

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet A of 12

COUNCIL BLUFFS, IOWA

THE OAKS @ COUNCIL BLUFFS

REZONING EXHIBIT

SNYDER & ASSOCIATES, INC.

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet A of 12

ESTD 2023
The Oaks
COUNCIL BLUFFS
BUSINESS PARK
REALTYLINK

24

THE OAKS @ COUNCIL BLUFFS

COLOR LAYOUT

COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: EAH	Checked By: EAH	Scale: 1"= 200'			
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:		
Project No: 1220857	Sheet B of 12				

Project No: 1220857

Sheet B of 12

PHASE 1 -

1. MASS GRADING OF ALL PARCELS
2. LOT5 - DETENTION PARCEL COMPLETED AS NEEDED FOR PHASE 1 DETENTION REQUIREMENTS
3. SOUTHERN PRIVACY BERM COMPLETED
4. LOT 1 - AMBIENT BUILDING COMPLETED
5. LOT 7 - COLD STORAGE BUILDING COMPLETED
6. ALL PHASE 1 UTILITY EXTENSIONS COMPLETED FOR SANITARY, STORM AND WATER
7. EL AVENUE COMPLETED
8. MM AVENUE COMPLETED
9. FREESTANDING SIGN ON OUTLOT A COMPLETED
10. RAIL EXTENSION TO LOT 7 COMPLETED
11. LANDSCAPING ALONG SOUTHERN BOUNDARY, EASTERN BOUNDARY, INTERIOR ROADS, AND DEVELOPED PARCELS

PHASE 2 -

1. LOT 2 BUILDING COMPLETED
2. LOT 3 DETENTION COMPLETED
3. LOT 4 BUILDING COMPLETED
5. LOT 6 BUILDING COMPLETED
6. EAST WALLACE AVENUE COMPLETED
7. RAIL EXTENSION TO LOT 6 COMPLETED, IF NEEDED
8. LANDSCAPING FOR REMAINING PARCELS AS DEVELOPED

SANITARY SEWER

WATER MAIN

STORM SEWER

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857 | Sheet 2 of 12

THE OAKS @ COUNCIL BLUFFS

PROJECT PHASING

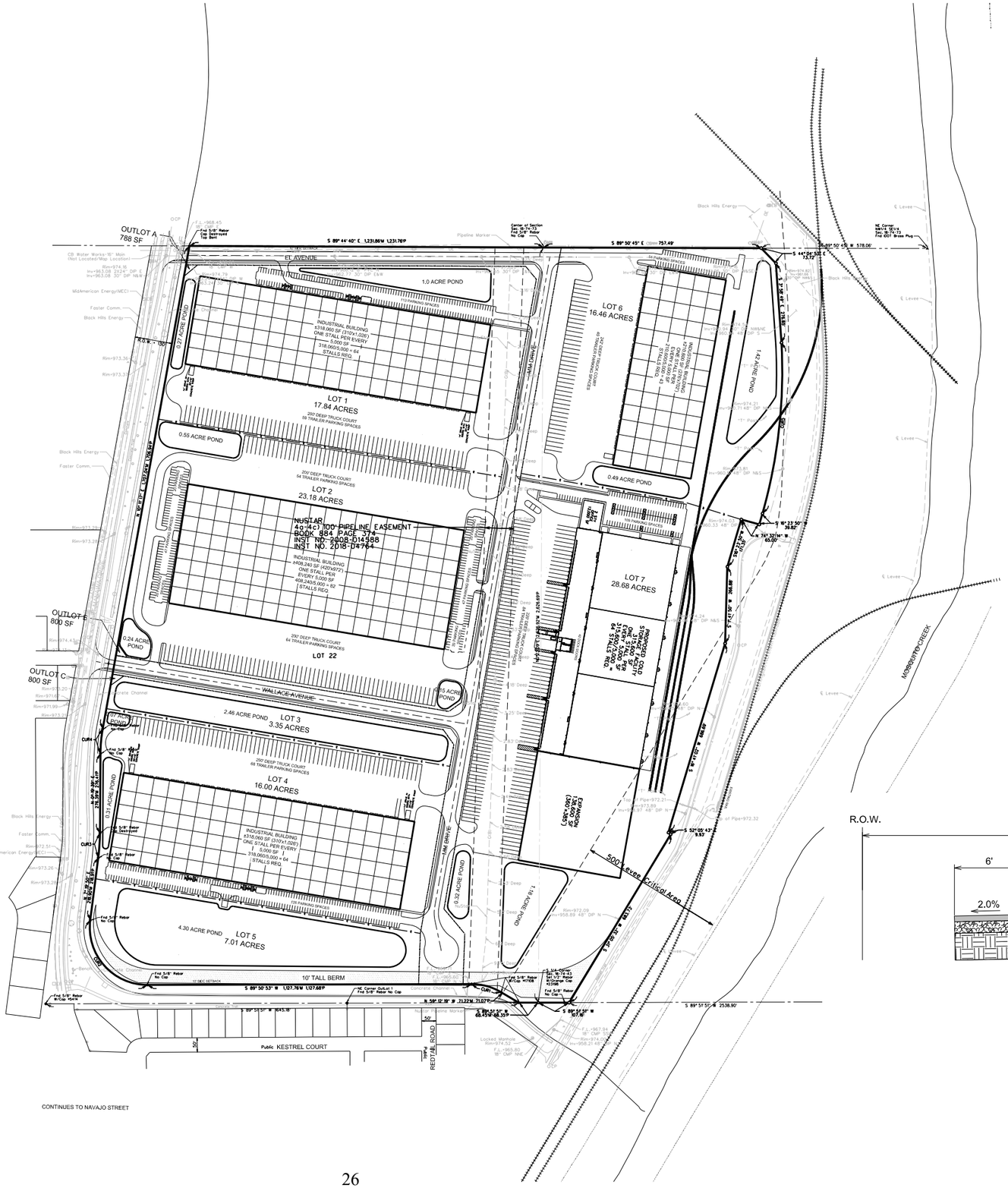
COUNCIL BLUFFS, IOWA

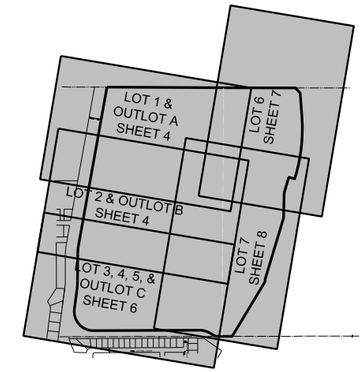
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

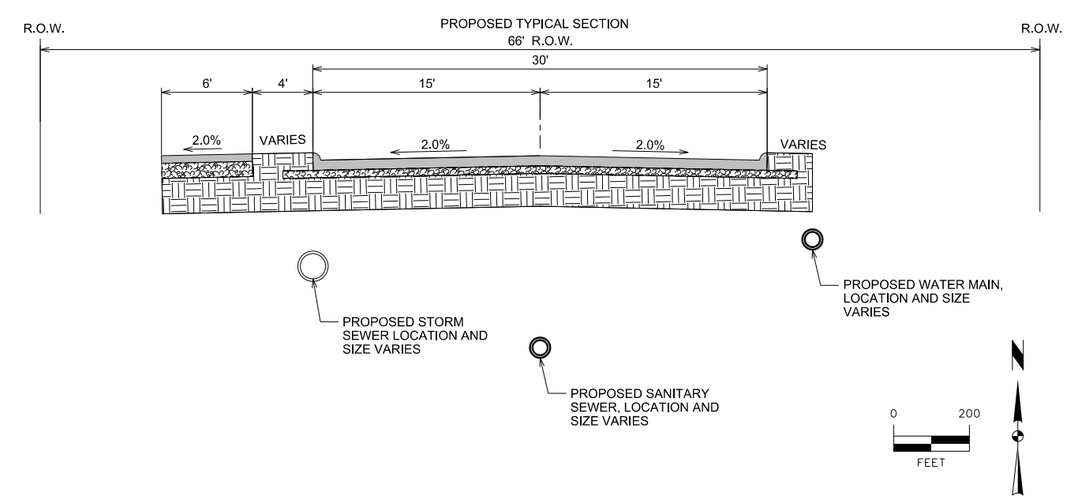
Project No: 1220857

Sheet 2 of 12





SHEET LEGEND



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: Pg:

Project No: 1220857 | Sheet 3 of 12

THE OAKS @ COUNCIL BLUFFS

MASTER SITE PLAN

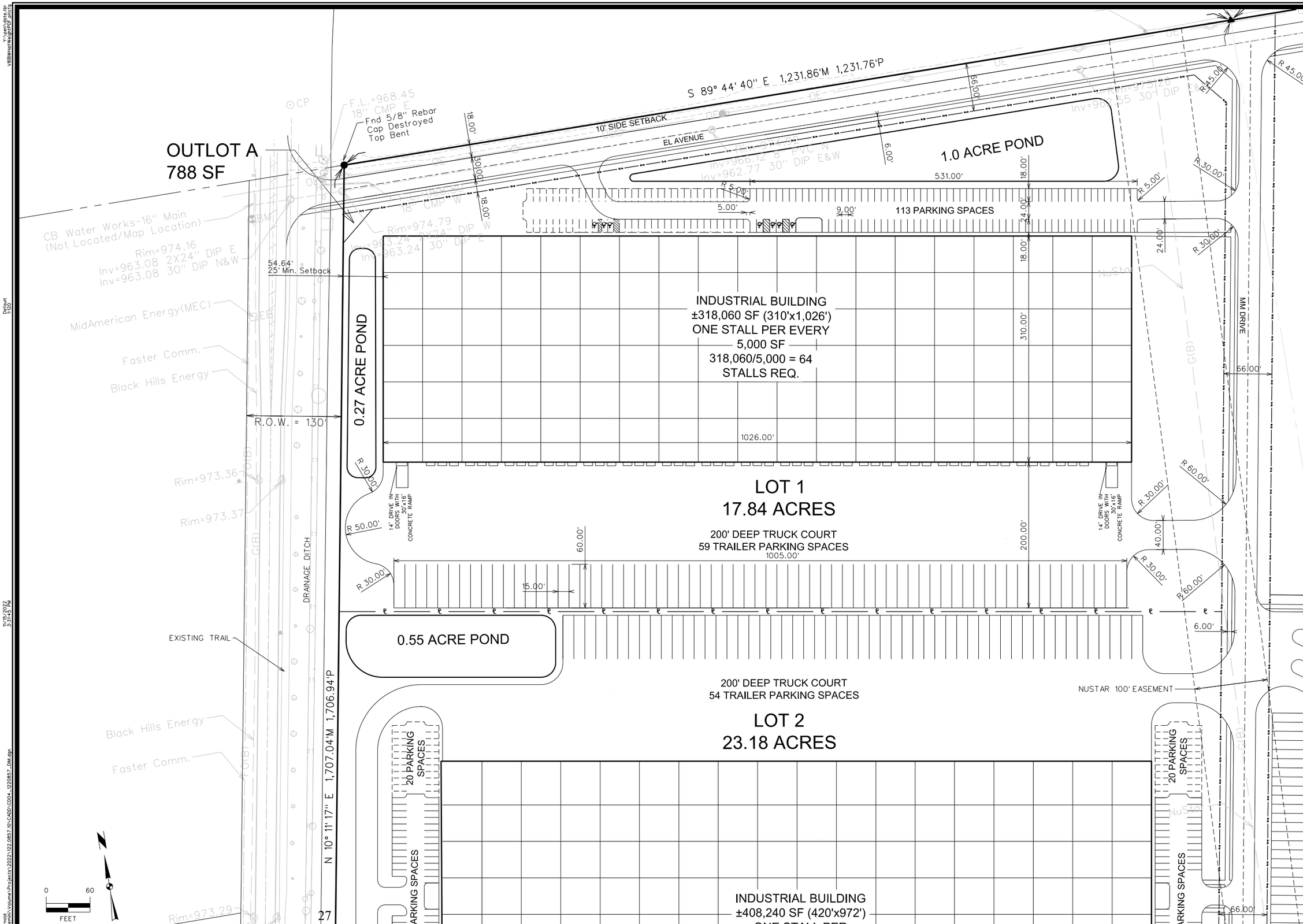
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 3 of 12



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 60'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 4 of 12

THE OAKS @ COUNCIL BLUFFS

LOT 1 & OUTLOT A DIMENSION PLAN

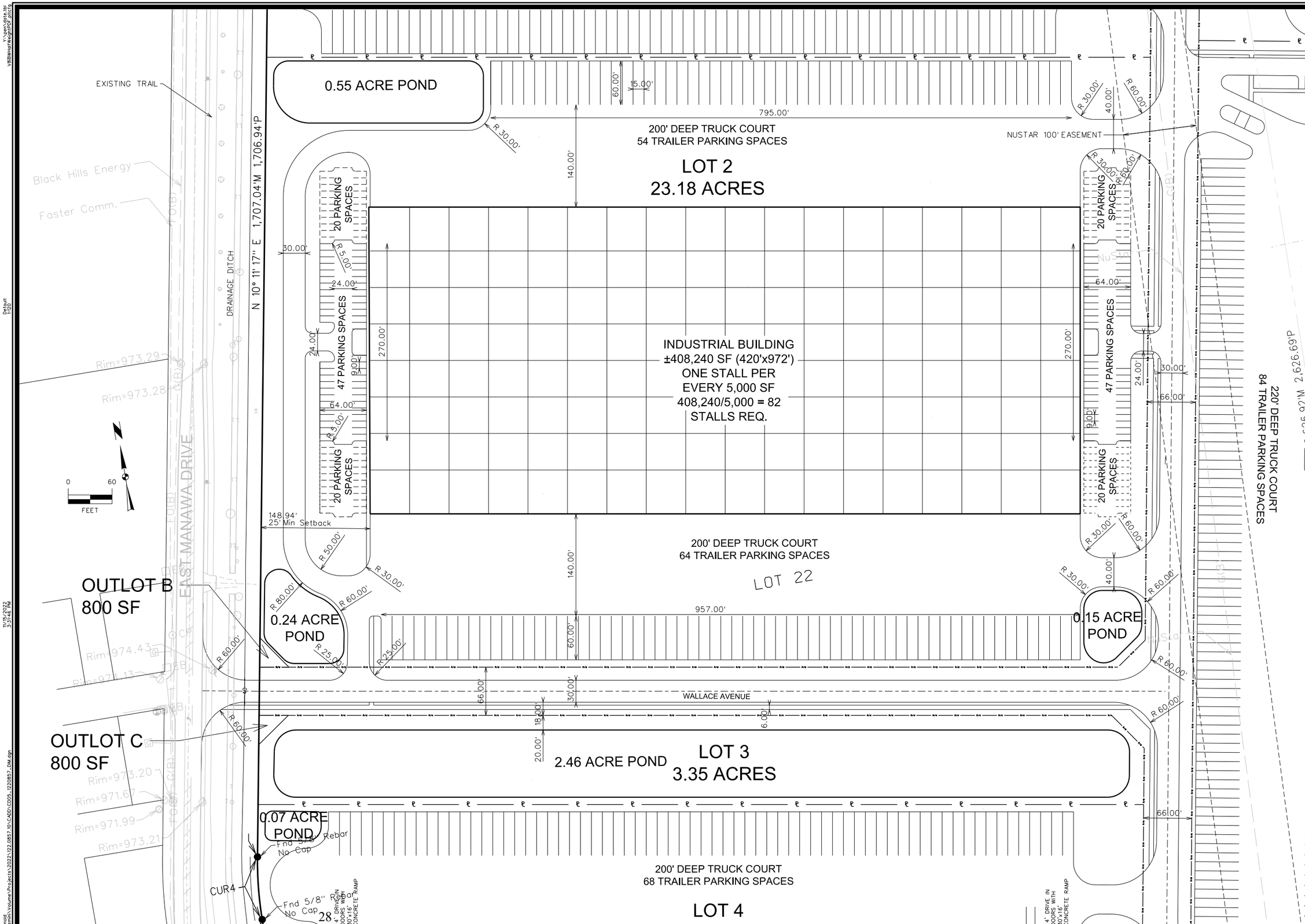
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 4 of 12



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 60'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 5 of 12

COUNCIL BLUFFS, IOWA

THE OAKS @ COUNCIL BLUFFS

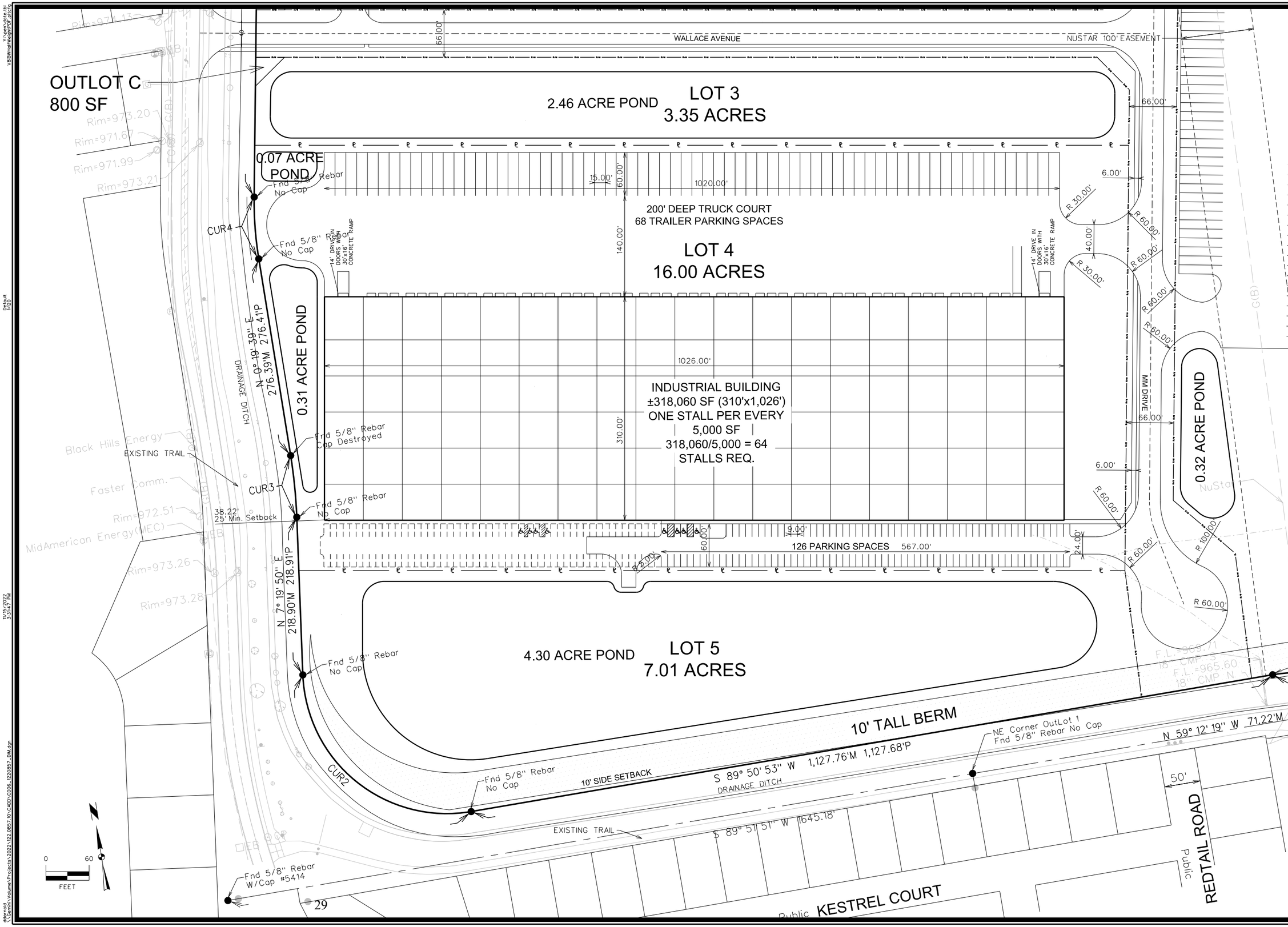
LOT 2 & OUTLOT B DIMENSION PLAN

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 5 of 12



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 60'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 6 of 12

THE OAKS @ COUNCIL BLUFFS

LOT 3,4,5 & OUTLOT C DIMENSION PLAN

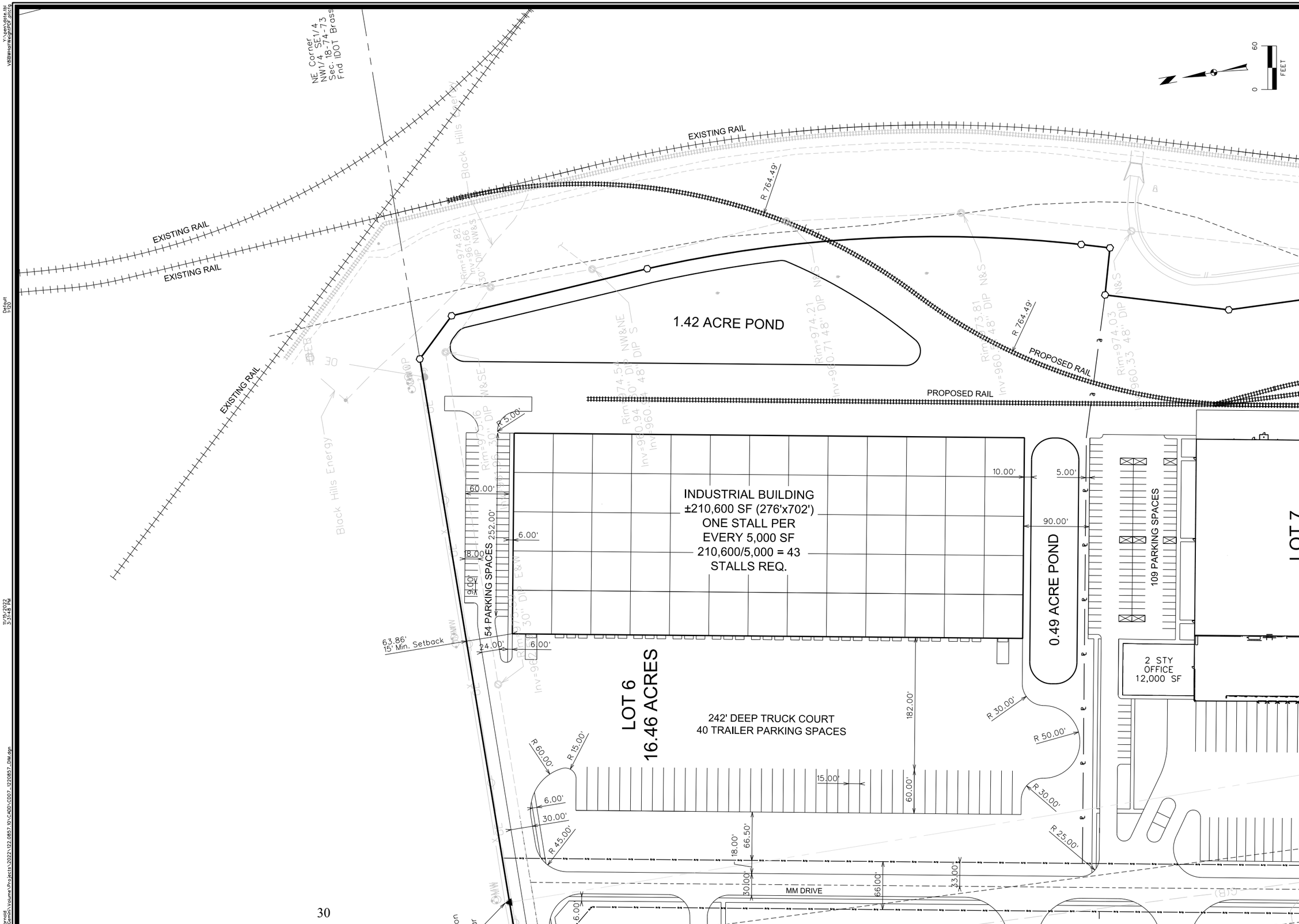
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 6 of 12



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 60'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 7 of 12

COUNCIL BLUFFS, IOWA

THE OAKS @ COUNCIL BLUFFS

LOT 6 DIMENSION PLAN

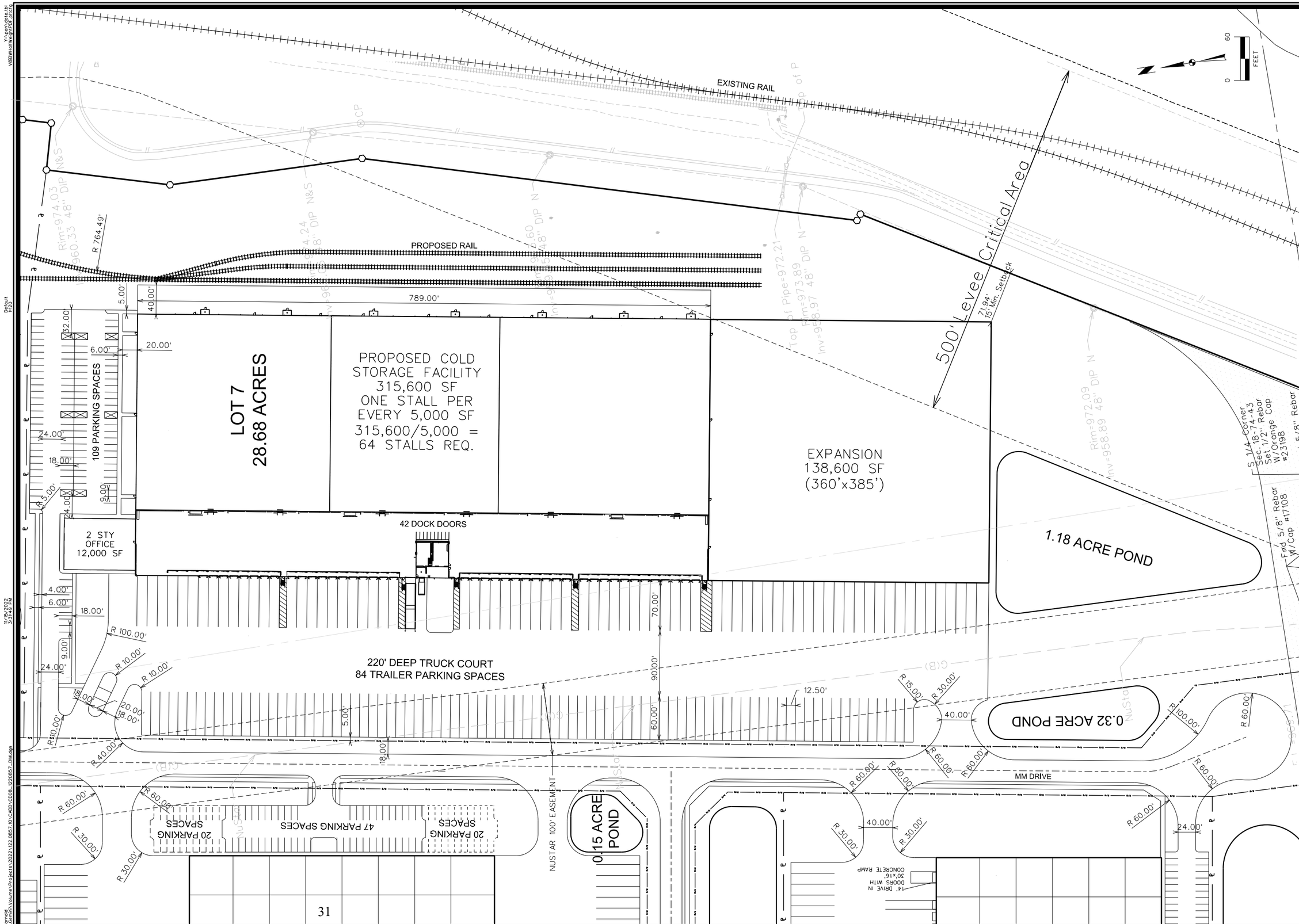
SNYDER & ASSOCIATES, INC.

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 7 of 12



MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 60'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 8 of 12

THE OAKS @ COUNCIL BLUFFS

LOT 7 DIMENSION PLAN

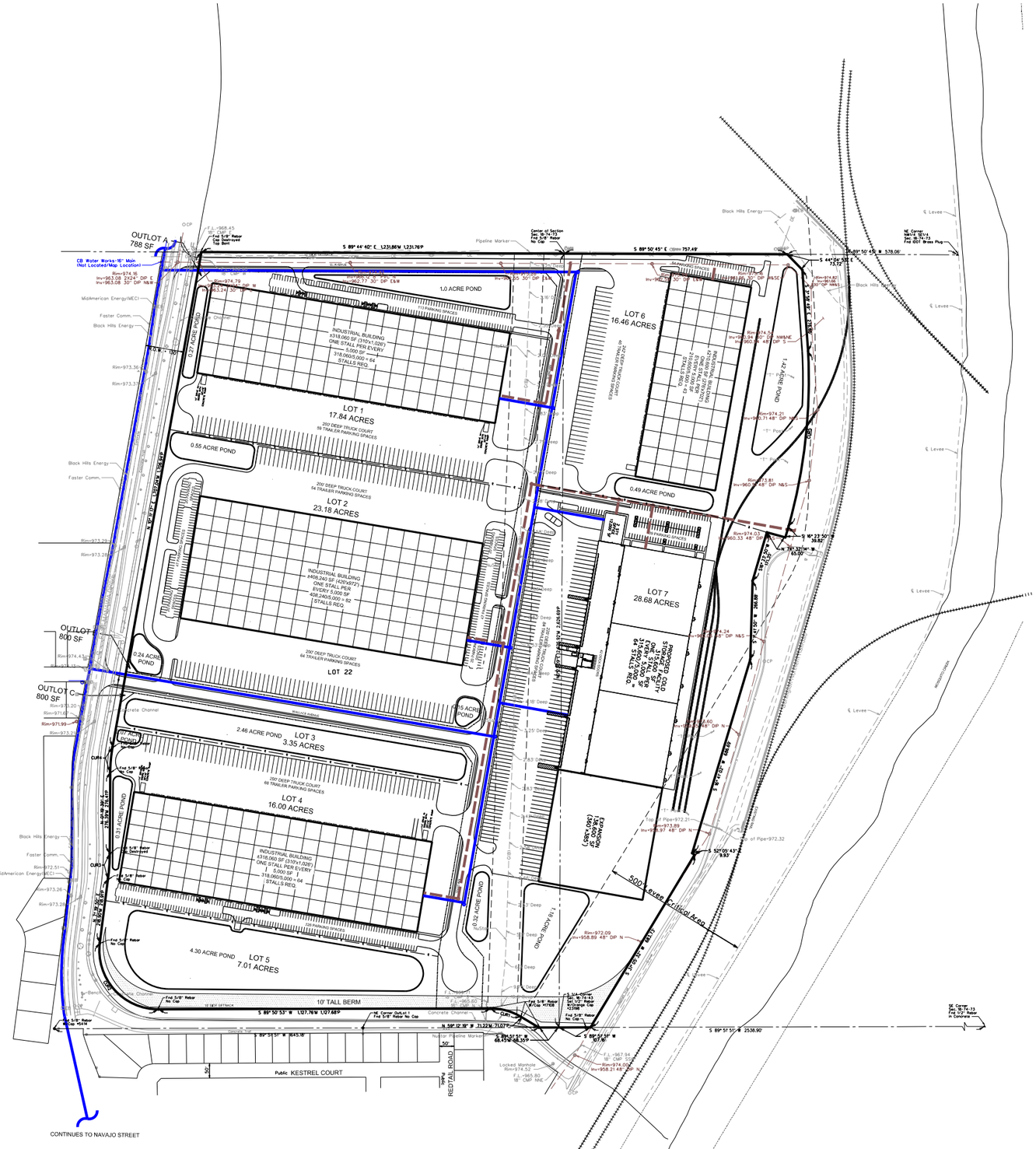
COUNCIL BLUFFS, IOWA

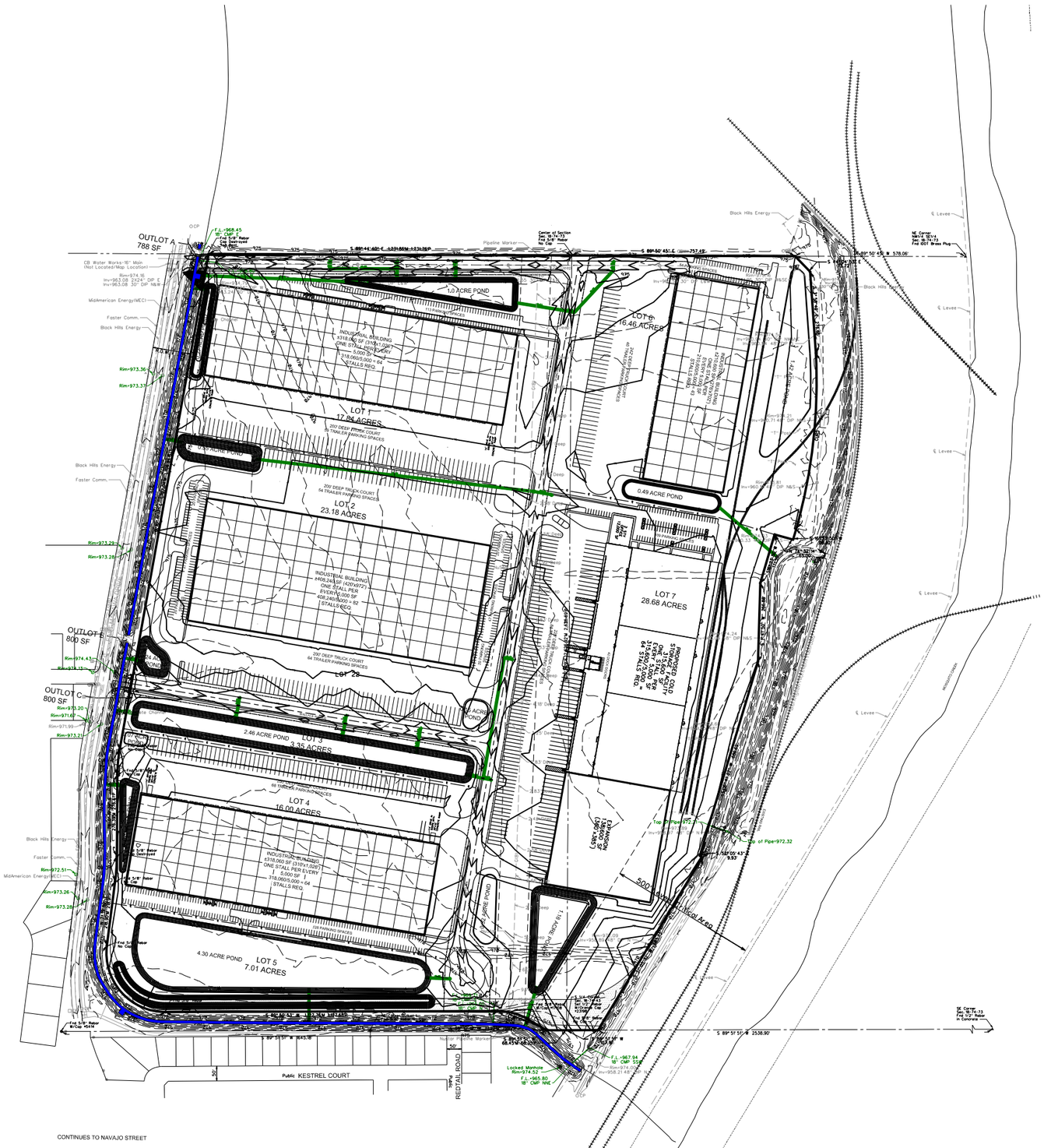
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 8 of 12


OUTLOT A
788 SF
CB Water Works-16" Main
(Not Located/Map Location)
1.0 ACRE POND
LOT 6
16.46 ACRES
INDUSTRIAL BUILDING
318,060 SF (1010x1,020)
ONE STALL PER EVERY
1,000 SF =
318,060/1,000 = 64
STALLS REQ.
0.27 ACRE POND
LOT 1
17.84 ACRES
202' DEEP TRUCK COURT
59 TRAILER PARKING SPACES
0.55 ACRE POND
202' DEEP TRUCK COURT
54 TRAILER PARKING SPACES
LOT 2
23.18 ACRES
INDUSTRIAL BUILDING
408,240 SF (420x972)
ONE STALL PER
EVERY 1,000 SF
408,240/1,000 = 62
STALLS REQ.
0.49 ACRE POND
LOT 7
28.68 ACRES
PROPOSED POND
(1.42 ACRE)
(1,000 SF)
(0.50 ACRE)
(1,000 SF)
OUTLOT B
800 SF
0.24 ACRE POND
297' DEEP TRUCK COURT
64 TRAILER PARKING SPACES
LOT 22
0.15 ACRE POND
OUTLOT C
800 SF
2.46 ACRE POND
LOT 3
3.35 ACRES
197' DEEP TRUCK COURT
66 TRAILER PARKING SPACES
LOT 4
16.00 ACRES
0.31 ACRE POND
INDUSTRIAL BUILDING
318,060 SF (1010x1,020)
ONE STALL PER EVERY
1,000 SF =
318,060/1,000 = 64
STALLS REQ.
0.32 ACRE POND
1.18 ACRE POND
500' Levee Critical Area
4.30 ACRE POND
LOT 5
7.01 ACRES
10' TALL BERM
Public KESTREL COURT
REED TAIL ROAD
CONTINUES TO NAVAJO STREET
Black Hills Energy
MidAmerican Energy(MEC)
Faster Comm.
Levee
Pipeline Marker
Concrete Channel
Locked Manhole
Rim=974.52
F.L.=965.80
18" CMP NW
F.L.=967.94
18" CMP SW
S 89° 50' 53" W L027.76W L027.68P
S 89° 51' 51" W 2645.18'
S 89° 51' 51" W 2538.90'
N 59° 12' 19" W 2122.94'W 71.07'E
S 89° 50' 45" E 757.49'
S 89° 44' 40" E L231.86W L231.76P
N 89° 50' 45" W 578.06'
S 44° 04' 50" E
73.72'
S 21° 05' 43" E
9.93'
S 89° 51' 51" W
68.85'
68.35'
S 89° 51' 51" W
67.16'
N 89° 23' 50" E
39.92'
N 89° 23' 50" W
60.92'
S 89° 51' 51" W
SE Corner
Sec. 18,T4-73
Fnd 1/2" Rebar
in Concrete
NE Corner
Sec. 18,T4-73
Fnd 5/8" Rebar
no cap
Center of Section
Sec. 18,T4-73
Fnd 5/8" Rebar
No Cap
Fnd 5/8" Rebar
No Cap
Fnd 5/8" Rebar
Cap 16516
Fnd 5/8" Rebar
Cap 16516
Fnd 5/8" Rebar
Cap 16516
Fnd 5/8" Rebar
Cap 16516
Fnd 5/8" Rebar
No Cap
Fnd 5/8" Rebar
No Cap
Fnd 5/8" Rebar
No Cap



UTILITY LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER LATERAL 5

0 200 FEET

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 10 of 12

THE OAKS @ COUNCIL BLUFFS

PROPOSED GRADING AND STORM SEWER PLAN

COUNCIL BLUFFS, IOWA

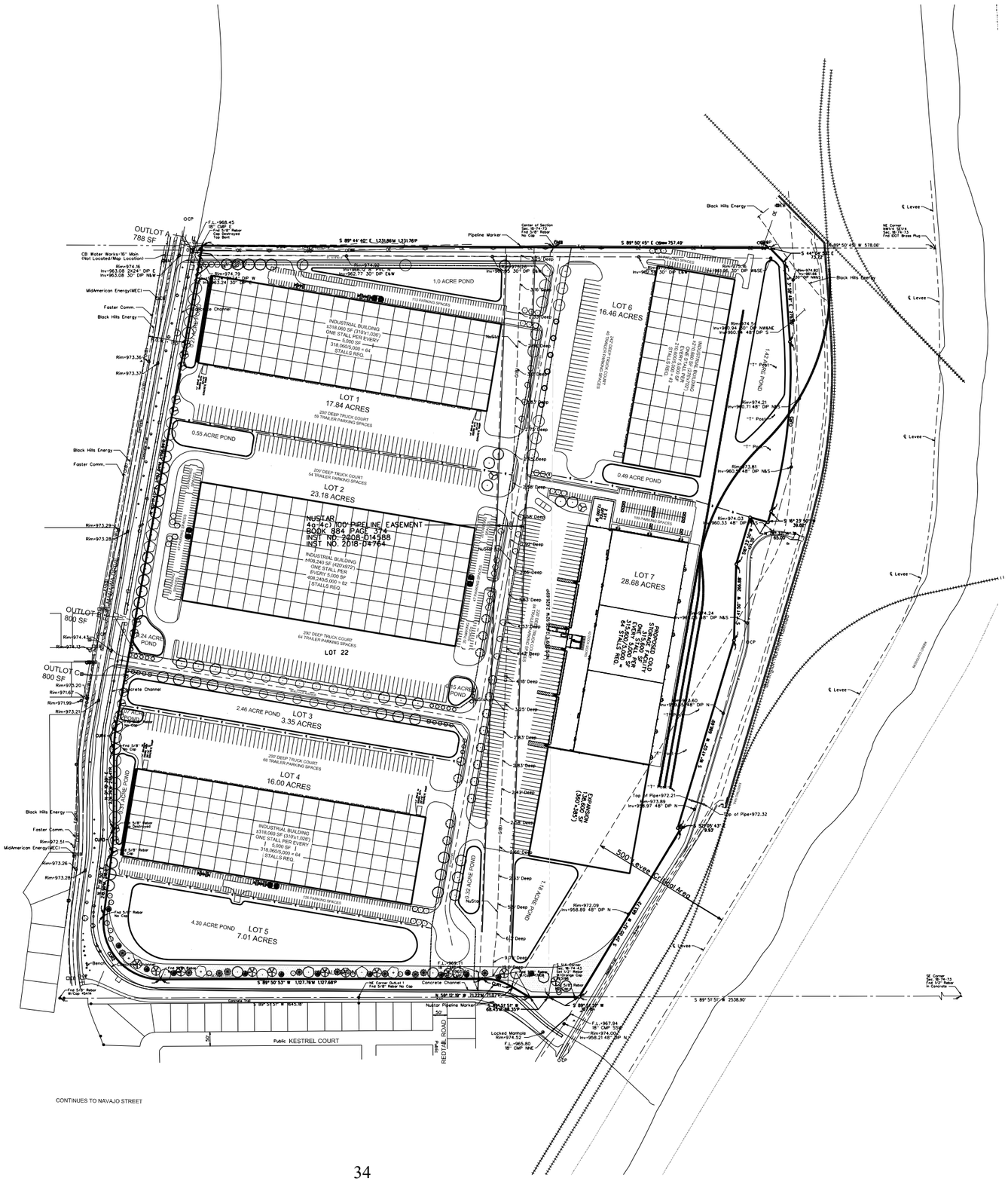
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 10 of 12

2022-11-07 10:54



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GS	18	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
	QB	28	Quercus bicolor	Swamp White Oak	1.5" Cal.	B&B
	QC	4	Quercus macdanielii 'Clemons' TM	Heritage Oak	1.5" Cal.	B&B
	QM	18	Quercus macrocarpa	Burr Oak	1.5" Cal.	B&B
	QM2	3	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B
	QP	15	Quercus palustris	Pin Oak	1.5" Cal.	B&B
	QR	38	Quercus rubra	Red Oak	1.5" Cal.	B&B
	RP	15	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	PA	10	Picea abies	Norway Spruce	6' Ht.	B&B
	PD	11	Picea glauca 'Densata'	Black Hills White Spruce	6' Ht.	B&B
	PG2	13	Picea pungens 'Glauca'	Blue Colorado Spruce	6' Ht.	B&B
	PS2	11	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KU	6	Koelreuteria paniculata 'Rose Lantern'	Rose Lantern Golden Rain Tree	1.5" Cal.	B&B
	MP	30	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B
	MG	40	Malus x zumi 'Golden Hornet'	Golden Hornet Crabapple	1.5" Cal.	B&B
	SR	20	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	LR	18	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	5 gal.	Pot
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CK	517	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
	PS	132	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HR	340	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	1 gal.	Pot

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 11 of 12

THE OAKS @ COUNCIL BLUFFS

LANDSCAPING PLAN

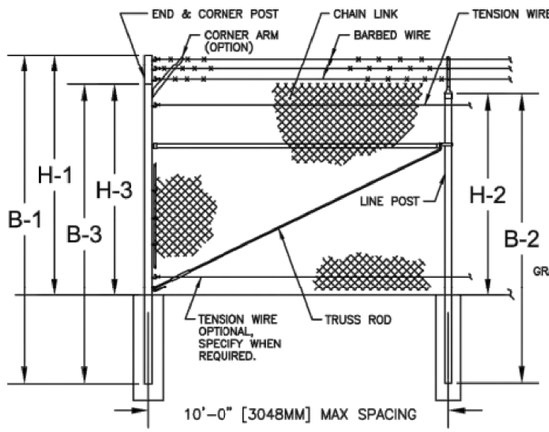
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

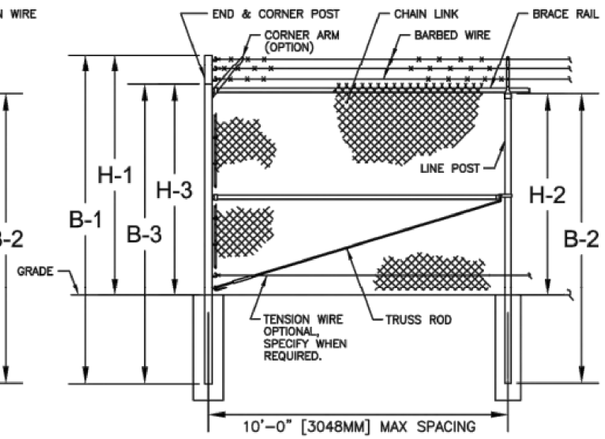
SNYDER & ASSOCIATES

Project No: 1220857

Sheet 11 of 12



FENCE SECTION ELEVATION
WITHOUT TOP RAIL & WITH BARBED WIRE



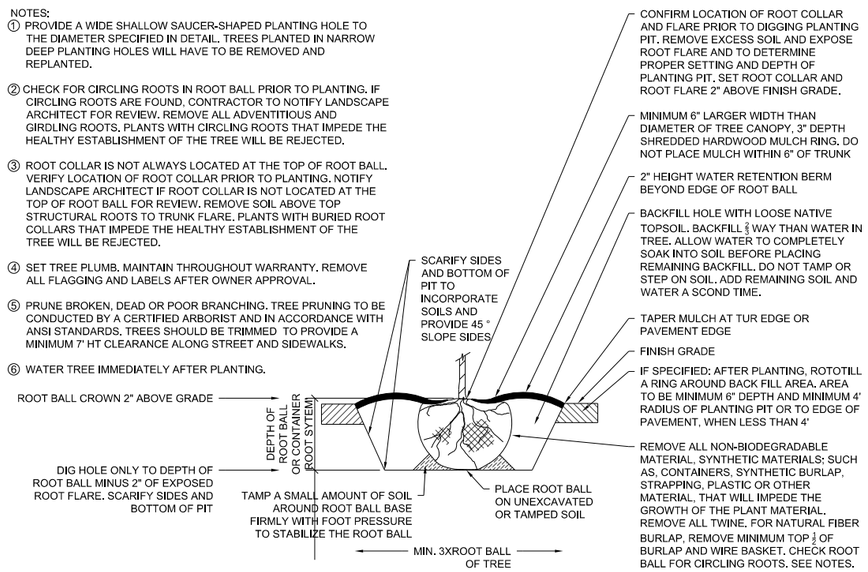
FENCE SECTION ELEVATION
WITH TOP RAIL & WITH BARBED WIRE

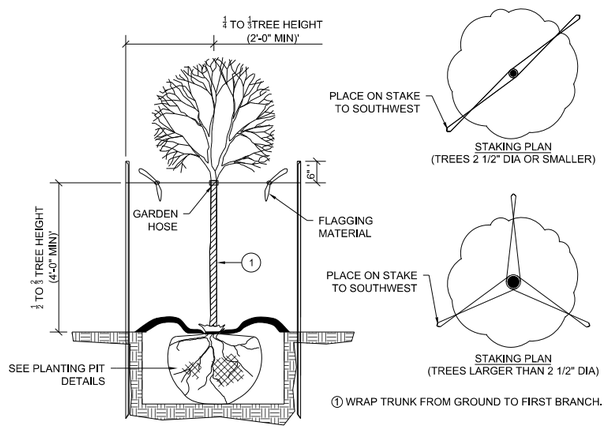
FENCE HEIGHT	UPRIGHT END & CORNER POSTS		LINE POSTS		CORNER POSTS WITH CORNER ARM	
NOM HT INCLUDING BARBED WIRE	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	B-3 BAR LENGTH	H-3 HEIGHT ABOVE GRADE
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]

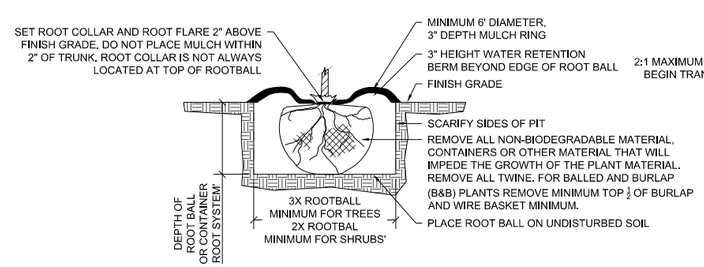
FENCE DETAIL FOR PARCEL 7

NOTES:

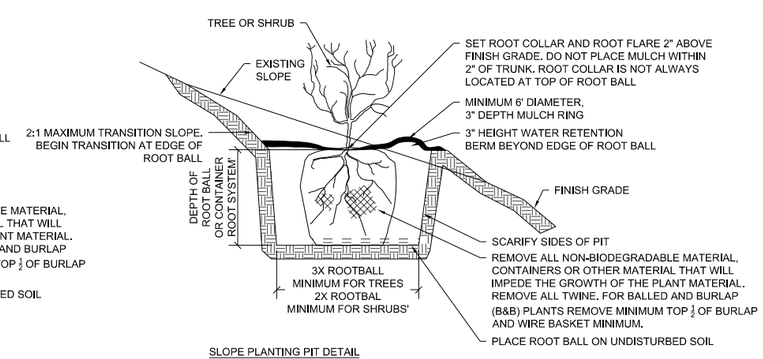
1. PROVIDE A WIDE SHALLOW SAUCER-SHAPED PLANTING HOLE TO THE DIAMETER SPECIFIED IN DETAIL. TREES PLANTED IN NARROW DEEP PLANTING HOLES WILL HAVE TO BE REMOVED AND REPLANTED.
2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF CIRCLING ROOTS ARE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. REMOVE ALL ADVENTITIOUS AND GIRDLING ROOTS. PLANTS WITH CIRCLING ROOTS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.
3. ROOT COLLAR IS NOT ALWAYS LOCATED AT THE TOP OF ROOT BALL. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF ROOT BALL FOR REVIEW. REMOVE SOIL ABOVE TOP STRUCTURAL ROOTS TO TRUNK FLARE. PLANTS WITH BURIED ROOT COLLARS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.
4. SET TREE PLUMB. MAINTAIN THROUGHOUT WARRANTY. REMOVE ALL FLAGGING AND LABELS AFTER OWNER APPROVAL.
5. PRUNE BROKEN, DEAD OR POOR BRANCHING. TREE PRUNING TO BE CONDUCTED BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI STANDARDS. TREES SHOULD BE TRIMMED TO PROVIDE A MINIMUM 7' HT CLEARANCE ALONG STREET AND SIDEWALKS.
6. WATER TREE IMMEDIATELY AFTER PLANTING.







TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 12 of 12

THE OAKS @ COUNCIL BLUFFS

PLAN DETAILS

COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 12 of 12

Attachment 'E'

MAERSK
YAMAHA

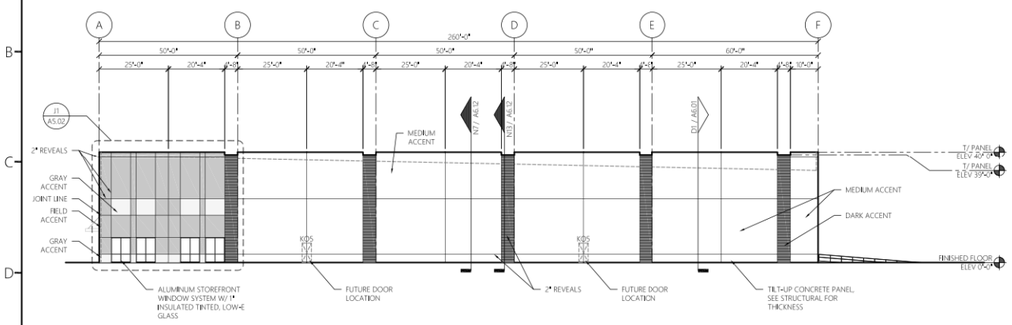
EXTERIOR FINISH LEGEND

- FIELD - SW 7006 EXTRA WHITE
- GRAY ACCENT - SW 2740 MINERAL GRAY
- MEDIUM ACCENT - SW 7658 GRAY CLOUDS
- DARK ACCENT - SW 6991 BLACK MAGIC

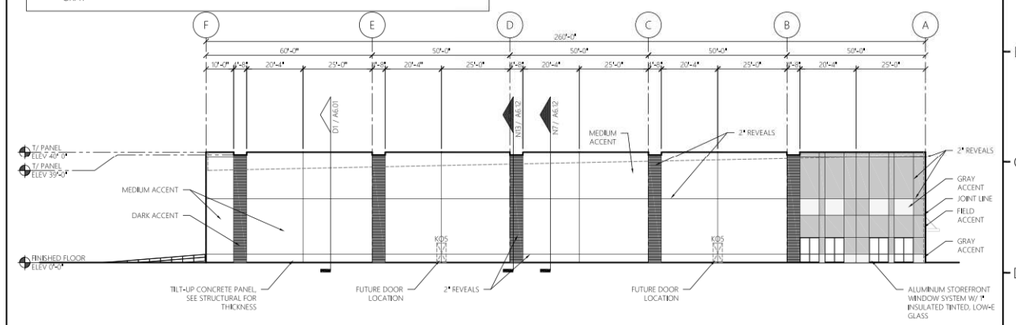
- ENTRY CANOPY STRUCTURE - KYNAR 500 032 BLACK
- DOWNSPOUTS & GUTTERS - PAC-CLAD SLATE GRAY
- ALUMINUM FRAMES - YKK AP BLACK MATTE ANODIZED PLUS ALUMINUM FINISH
- STOREFRONT WINDOW GLASS - 1" INSULATED SOLARBAN 60 SOLARGRAY
- LOUVERS - SMOKE GF104
- PROVIDE A MEDIUM TEXTURE FINISH ON TILT WALL PANELS. 1 COAT OVER 1 COAT PRIMER
- RAMP RETAINING WALLS TO BE PAINTED MEDIUM ACCENT - BOTH SIDES

KNOCK OUT PANEL NOTES

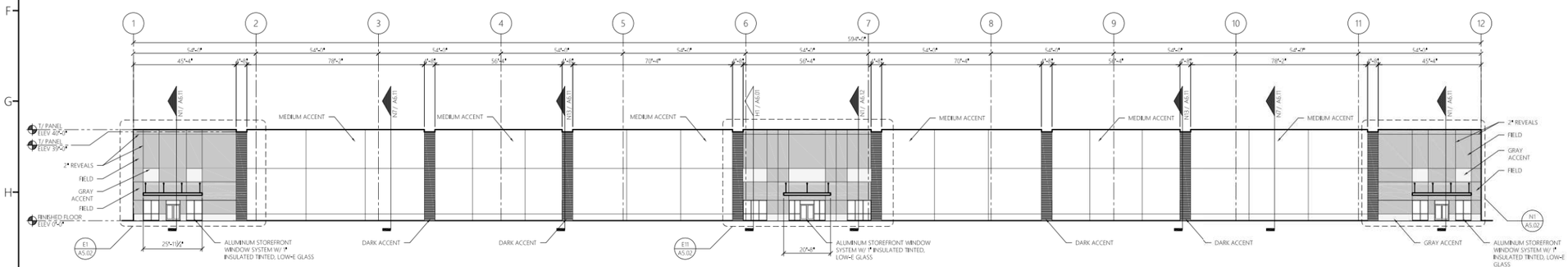
KO 1. DOCK ELEVATION - FOR FUTURE OVERHEAD TRUCK DOCK DOORS OR PERSONNEL DOORS
KO 2. DOCK ELEVATION - FOR FUTURE OVERHEAD DRIVE IN DOOR OR DOCK DOOR
KO 3. DOCK ELEVATION - FOR FUTURE LEVELERS UNDER EXISTING DOCK DOORS
KO 4. DOCK ELEVATION - FOR FUTURE HM WINDOWS OR LOUVERS
KO 5. ELEVATIONS - FOR FUTURE DOORS
KO 6. ELEVATIONS - FOR FUTURE STOREFRONT



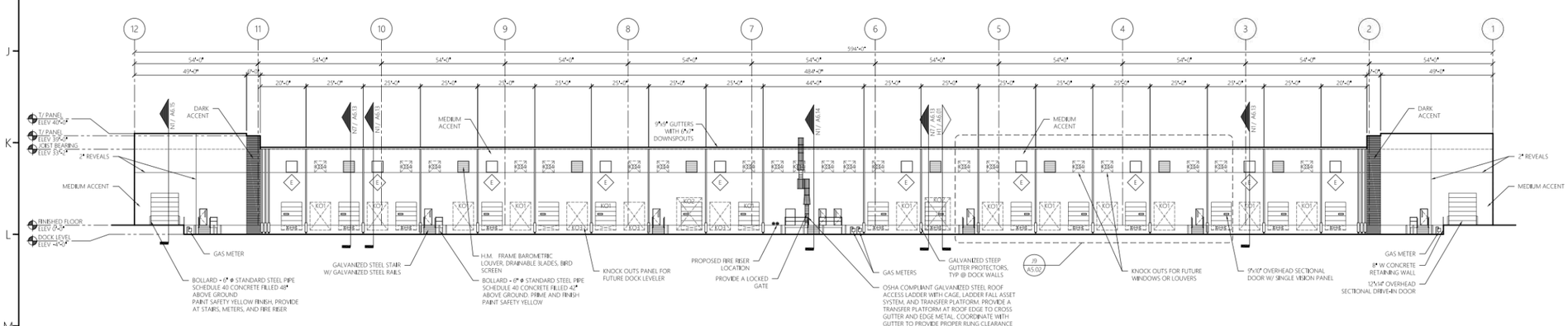
E1 SIDE ELEVATION — SCALE: 1:20



E10 SIDE ELEVATION — SCALE: 1:20



I1 FRONT ELEVATION — SCALE: 1:20



N1 REAR ELEVATION — SCALE: 1:20

ARCHITECT OF RECORD:
R. MICHAEL COLEMAN
INDIANA REGISTERED ARCHITECT
201 RIVERPLACE, SUITE 401
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

COR3 DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Taylor and Vao Structural Engineers P.C.
PO Box 2636
Hickory, NC 28603
828.328.6331

Project Title :

Client Logo:

REALTYLINK

Seal :

Revisions :
07.15.2022 Issue for Permit

Project Number : 22025
Phase : CD
Date : 07.15.2022
Drawn By : -
Checked By : -

Sheet Number:
A5.01

Sheet Title :
EXTERIOR ELEVATIONS

THIS DRAWING IS THE PROPERTY OF COR3 DESIGN, LLC. AND IS COPYRIGHT PROTECTED. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

Attachment 'F'

Sheet 1 of 1

Sign-o-vation
You'll applaud our creativity

OMAHA SIGNS AND WRAPS

6404 S. 118th St. Omaha, NE 68137

402.593.6772

39

Name: RealtyLink Bus. Park

Design Version: 1A

Submitted On Date: 11 / 16 / 2022

Approved By: _____

Approval Date: ____/_____/_____

PLEASE NOTE

Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representation.

Until the completion of this project, and all fees and accorded price have been fulfilled, the design here presented is property of Sign-o-vation of Omaha and may not be reproduced without written permission.

https://www.omahasignsandwraps.com/

Planning Commission Communication

Department: Community Development
Case/Project No.: URV-22-010
Submitted by: Marianne Collins, Community Development Housing & Economic Planner

CASE #URV-22-010

Council Action: 12/21/2022

Description

Public hearing on the request of the City of Council Bluffs to amend the Veterans Memorial Highway Urban Revitalization Area located at 800 Veterans Memorial Highway.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2022

Planning Commission Communication

Department: Community Development CASE # URV-22-010 Submitted by: Housing & Economic Development	Resolution No: 22-_____	Resolution of Intent: 11/28/2022 Planning Commission: 12/21/2022 Public Hearing & First Reading: 1/09/2023 2nd Reading: 1/23/2023 3rd Reading: Request to Waive

Subject/Title

Request: Recommendation of approval of the Amended Veterans Memorial Highway Urban Revitalization Area.

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The Amended Veterans Memorial Highway Urban Revitalization Area will consist of approximately 8.04 acres.

Discussion

A proposal has been submitted to Community Development for the expansion of a commercial storage facility known as "Lockbox Storage" at 800 Veterans Memorial Highway. The developer is proposing to construct an additional storage building and thirty-three (33) total parking spaces to provide exterior storage for boats, recreational vehicles (RVs), trailers and campers on the subject property.

On November 28, 2022, City Council approved a Resolution of Necessity which initiated the process of amending the Veterans memorial Highway Urban Revitalization Plan and set January 9, 2023 as the public hearing date. Notification was sent to the owner of the property within the urban revitalization area. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.

Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered by City Council. Upon adoption of the area, the City is permitted to grant tax abatement to qualified projects. Staff specifically asks that the Commission consider the following:

- The proposed Amended Veterans Memorial Highway Urban Revitalization Plan and Area furthers the goals of the City's Comprehensive Plan.

- The Amended Veterans Memorial Highway Urban Revitalization Plan is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.2, which discusses an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, substantially impairs or arrests the sound growth of a municipality.

If the Amended Veterans Memorial Highway Urban Revitalization Plan and Area is approved, the project as proposed could be eligible for full exemption from taxation for three years or a ten year declining property tax abatement.

Recommendation

The Community Development Department recommends approval of the Veterans Memorial Highway Revitalization Area.

Attachments

Attachment A – Boundary Map
Attachment B – Draft of the Amended Veterans Highway Urban Revitalization Plan 2022

Prepared by: Marianne Collins, Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Director Planning & Community Development, Community Development Department

Attachment A

Proposed Amended Veterans Memorial Highway Urban Revitalization Area:

Boundary Map

2022 Amendment to the Veterans Memorial Highway Urban Revitalization Plan

Prepared by
Community Development Department
City of Council Bluffs, Iowa

Original Area Adopted by
City Council on May 18, 2020
Amended _____, 2023

TABLE OF CONTENTS

SECTION	PAGE
INTRODUCTION	2
LEGAL DESCRIPTION OF AREA	6
PROPERTY OWNERS & ASSESSED VALUATIONS	7
EXISTING ZONING & PROPOSED LAND USE	7
PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES	9
RELOCATION PROVISIONS	10
OTHER PUBLIC ASSISTANCE	10
APPLICABILITY & TAX EXEMPTION SCHEDULE	10
APPLICATION & REVIEW PROCESS	11
ATTACHMENT A: ORIGINAL TAX PARCEL INFORMATION	13
ATTACHMENT B: TAX PARCEL INFORMAITON (2022 AMENDMENT)	16
ATTACHMENT C: SITE PLAN	22

INTRODUCTION

On May 18, 2020, the City of Council Bluffs City Council adopted Ordinance No. 6409, which established the Veterans Memorial Highway Urban Revitalization Area. This revitalization area consisted of one parcel of land that was located north of Veterans Memorial Highway totaling 6.18 acres in size.

The newly proposed amendment will add one additional parcel to the existing Veterans Memorial Highway Urban Revitalization Plan for a total of 8.04 acres.

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the

local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

In May 2020, the City of Council Bluffs adopted the Veterans Memorial Highway Urban Revitalization Area under the criteria of element 2. The City now desires to amend the Plan and Area (herein referred to as the "Amended Plan" and "Amended Area"). Consequently, on November 28, 2022, the City Council adopted Resolution No. 22- , which directed staff to prepare an amended plan for the proposed additional revitalization area. Illustration 1 is the City Council Original Resolution.

Illustration 1 – Original Resolution

RESOLUTION NO. 20-118

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE VETERANS MEMORIAL HIGHWAY URBAN REVITALIZATION AREA.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Iowa Code to declare an area to be an urban revitalization area; and

WHEREAS, on March 23, 2020, the City Council adopted Resolution 20-69, which directed staff to prepare a plan for the Veterans Memorial Highway Urban Revitalization Area and set a public hearing for May 4, 2020; and

WHEREAS, on April 14, 2020, the City Planning Commission reviewed the Veterans Memorial Highway Urban Revitalization Plan and found it consistent with the goals and objectives of the City's *Bluffs Tomorrow: 2030 Plan* which is the general plan for the development of the City of Council Bluffs; and

WHEREAS, the current property is in poor condition and requires significant site improvements for redevelopment; and

WHEREAS, the proposed project will improve the aesthetics of Veterans Memorial Highway, a major thoroughfare in the City of Council Bluffs; and

WHEREAS, after careful study and consideration, this City Council finds that the development of the area is necessary in the interest of the public health, safety and/or welfare of the residents of the City.

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

That the City Council hereby approves the Veterans Memorial Highway Urban Revitalization Plan.

ADOPTED
AND
APPROVED May 4, 2020

Matthew J. Walsh Mayor

ATTEST:
Jodi Quakenbush City Clerk

Case #URV-20-001

Illustration 2 – Amended Plan Resolution

RESOLUTION NO._____

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE VETERANS MEMORIAL HIGHWAY URBAN REVITALIZATION AREA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, on May 4, 2020, City Council adopted resolution No. 20-118 approving the Veterans Memorial Highway Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add an additional parcel to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days' notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than December 6, 2022.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on January 9, 2023.

ADOPTED
AND
APPROVED: November 28, 2022

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The amended Veterans Memorial Highway Urban Revitalization Area is a tract of land containing parcel numbers 744412351011 and 744412351010, legally described as:

The North 660 feet of the NE ¼ SW ¼ SW ¼ of Section 12-74-44, except the West 250 feet, and the West 16.5 feet of the South 20 feet north of the highway in the SE ¼ SW ¼ of Section 12-74-44 and commencing at a point 660 feet East of the NW corner of the SW ¼ of the SW quarter of section 12, thence South 660 feet, thence East 250 feet, thence North 660 feet, thence West 250 feet to the place of beginning, subject to right of ways of public highway City of Council Bluffs, Pottawattamie County, Iowa

Illustration 3 shows the location and the boundary of the amended Veterans Memorial Highway Urban Revitalization Area, which consists of 8.04 acres.

Veterans Memorial Highway Urban Revitalization Area

Illustration 3 – Boundary

PROPERTY OWNERS AND ASSESSED VALUATIONS

The amended Veterans Memorial Highway Urban Revitalization Area will be comprised of 8.04 acres on two parcels of land owned by MemorialC2 Trust and McGregor Interests, Inc. McGregor Interests, Inc. has a purchase agreement with the current owner MemorialC2 Trust. MemorialC2 Trust currently operates Lake Manawa Mobile Home Park on the property.

Valuation was obtained from the records of the Pottawattamie County Assessor.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
744412351011	I-2/ General Industrial District	McGregor Interests, Inc. 706 Veterans Memorial Hwy Council Bluffs, IA 51501	$763,500	$ -	$3,160,300	$3,923,800
744412351010	I-2/ General Industrial District	MemorialC2 Trust 800 Veterans Memorial Hwy Council Bluffs, IA 51501	$186,000	$48,700	$ -	$234,700

EXISTING ZONING AND PROPOSED LAND USE

Amended Veterans Memorial Highway Urban Revitalization Area is currently zoned I-2. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

The proposed principal use of the amended Veterans Memorial Highway Urban Revitalization Area is 'commercial storage,' which is a permitted use in an I-2/General Industrial District. A conditional use permit is required for the ancillary exterior storage component proposed by the McGregor Interests, Inc. The conditional use permit was granted by the Zoning Board of Adjustment on 1/21/2020.

Surrounding properties to the west, north and northeast are also zoned I-2. Properties east of the subject property are zoned C-2/Commercial District. The majority of properties south of Veterans Memorial Highway are also zoned C-2. There is also some land southeast of the subject property that is zoned R-4/High Density Multi-Family Residential District and R-3/Low Density Multi-Family Residential District. Illustration 4 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a truck equipment supplier and dealer to the north; a tire shop to the east; a restaurant, a gas station, a clothing store, a medical clinic, a window supplier, a sign shop and an automotive repair shop to the southwest; and multiple residential uses to the west and across Veterans Memorial Highway to the

southeast. Additionally, two non-conforming residential structures abut the subject property to the southeast.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Local Commercial. The plan defines "Local Commercial" as areas that include "*uses oriented primarily towards goods and services that meet the demand of Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots*."

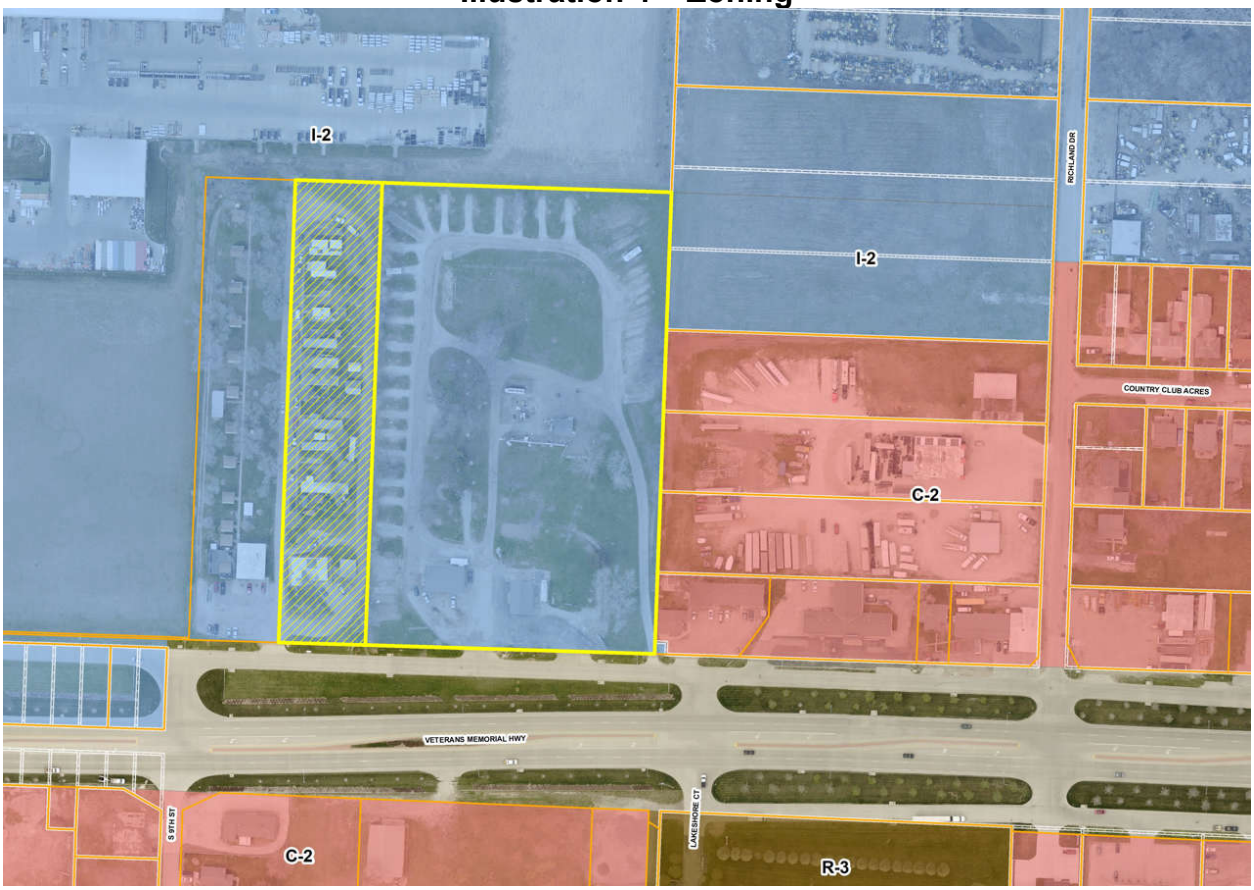
McGregor Interests, Inc. currently owns a portion of the subject property and has a purchase agreement with the current owner for the remaining portion of the subject property. McGregor Interests, Inc. intends to redevelop the additional portion to expand the current commercial storage facility to be known as 'Lockbox Storage.' The proposed location at 800 Veterans Memorial Highway will be one of the multiple locations of 'Lockbox Storage' across Iowa and Nebraska.

McGregor Interests, Inc. proposes to construct an additional storage building, approximately 23,300 square feet, on the subject property. The site can be accessed through two existing entrances located along the service road that runs parallel to Veterans Memorial Highway. Electronic gates will be installed at these two access points. The west entrance will serve as the main access point to the site while the gate at the east entrance will be locked at all times and only be used as an emergency access point. A keypad will allow customers to access the site through the main gate.

The site plan also shows thirty-three (33) total parking spaces will be provided on the subject property. McGregor Interests, Inc. proposes to provide exterior storage for boats, recreational vehicles (RVs), trailers and campers as an ancillary use.

Amended Veterans Memorial Highway Urban Revitalization Area

Illustration 4 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The amended Veterans Memorial Highway Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along Veterans Memorial Highway, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The Amended Veterans Memorial Highway Urban Revitalization Area has one commercial entity operated by the current owner at the 800 Veterans Memorial Hwy location. The property owner will provide at least sixty (60) days' notice to all tenants to relocate. If either a residential or non-residential tenant relocation occurs as a result of actions taken by a developer qualifying for the benefits under the Urban Revitalization Act, the tenant shall receive compensation from the developer of one month's rent and actual moving expenses, provided that the tenant has occupied the same unit continuously for a one year period prior to the adoption of this plan. No federal funds shall be provided back to the owner. The City is not responsible for any relocation expenses or lawsuits that may arise from this relocation.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The Amended Veterans Memorial Highway Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2042 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

5. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

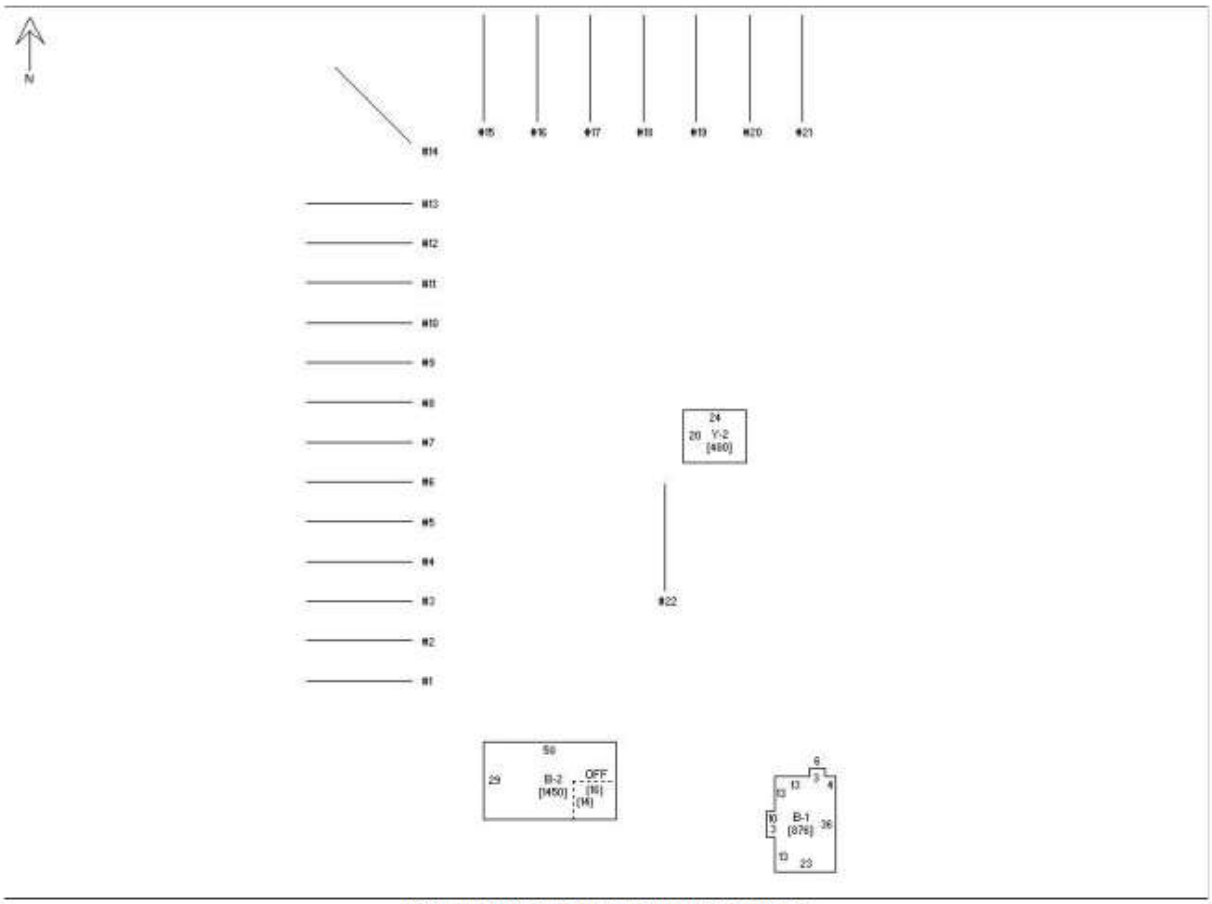
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

ATTACHMENT A

Find Property Res Sales Comm/Ind Sales

```
7444 12 351 011
--- Permanent Property Address ---        ------- Mailing Address -------
TOMES INC                                 TOMES INC
706 VETERANS MEMORIAL HWY                 706 VETERANS MEMORIAL HWY
COUNCIL BLUFFS, IA 51501                  COUNCIL BLUFFS, IA 51501
==============================================================================
District: 002 CO BLUFFS CITY/LC SCHOOL
========================== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========
 Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412351011
======================================= TAX DESCRIPTION* =====================
                                  * Not to be used on legal documents
SECTION 12-74-44 EXC W250' N660' NE SW
======================================= ASSESSED VALUE =======================
                                  * Class is for Assessment purposes only - Not Zoning
        land       dwelling          land       building          total   ag acres   year  class*
 ---------------------------------------------------------------------------------------------
    $309,000          $0                        $101,000        $410,000              2018    C
    $309,000          $0                        $101,000        $410,000              2019    C
==================================== EXEMPTIONS & CREDITS ====================
2018 BPTC                        $3,362.75
============================================ OWNERS ==========================
                                  * Book/Page LINKS TO RECORDER'S WEBPAGE
 1  D  TOMES INC                      book/page:


======================================= ASSESSMENT DATA ======================
PDF: 8   MAP: 21-8 C.B COMMERCIAL
Interior Listing: Estimated    Date Listed: 03/11/2016 JAC    Date Reviewed: 03/06/2019 GMS

LAND.........269200 sqFt     6.18 acres

Commercial Building 1 of 3 -- Store - Retail Small (201)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story   876 base SF   0 bsmt SF   876 gross SF
             Year Built: 1930    Eff Year: 1930    Condition: Normal
VERTICALS....Foundation:  C'Blk or Tile w/o Bsmt
             Ext Wall:    Alum - Frame
             Int Wall:    Panel - Softwood
                          Panel - Hardwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Roof:        Asph. Shingle/ Wood Dk
             Ceiling:     Suspended Blk-Fiber
             Struc Floor: 4" R'Concrete
             Floor Cover: Asphalt Tile
             Partitions:  Retail Store(Small)
             Framing:     Wood - Average
             HVAC:        Suspended Unit Heater (Gas)
             Lighting:    Retail Store (Small)
ADJUSTMENTS..A/C - deduct (876)

Commercial Building 2 of 3 -- Metal Shop - Steel Frame (605)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story   1450 base SF   0 bsmt SF   1450 gross SF
             Year Built: 1930    Eff Year: 1930    Condition: Normal
VERTICALS....Foundation:  Reinforced Concrete w/o Bsmt
             Ext Wall:    Metal Sandwich Panel - 2"
             Int Wall:    Unfinished
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Roof:        Asph. Shingle/ Wood Dk
             Ceiling:     Metal Liner
             Struc Floor: 6" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Average
             HVAC:        Suspended Unit Heater (Gas)
             Lighting:    Service Station With Bays
PLUMBING.....Toilet Room (2)
BLDG EXTRAS..2 Door: O.H. Door - Manual, 10 Ft Wide, 10 Ft High

Commercial Building 3 of 3 -- Manufactured Home Park (703)
DBA: TOMES RV PARK CAMPING
STRUCTURE....0 story   0 base SF   0 bsmt SF   0 gross SF
             Year Built: 1962    Eff Year: 1962    Condition: Normal
YARD EXTRAS..Paving - Asphalt 16,500 SF, Asphalt Parking
             Garage 480 SF, Frame
             Fencing - Chain No Barbs, 6 Ft-Hgh, 1,475 LF, 0 LF-Gates
```



706 VETERANS MEMORIAL HWY, TOMES INC

706 VETERANS MEMORIAL HWY, TOMES INC, 1 03/11/2016

706 VETERANS MEMORIAL HWY, TOMES INC, 2 03/11/2016

Zoom Out Zoom In

1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Attachment B

Find Property Res Sales Comm/Ind Sales

7444 12 351 011

--- Permanent Property Address ---	------- Mailing Address -------
MCGREGOR INTERESTS CO BLUFFS QOF LLC	MCGREGOR INTERESTS CO BLUFFS QOF LLC
706 VETERANS MEMORIAL HWY	11750 STONEGATE CIR
COUNCIL BLUFFS, IA 51501	OMAHA, NE 68164

District: 002 CO BLUFFS CITY/LC SCHOOL

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412351011

TAX DESCRIPTION*

* Not to be used on legal documents

SECTION 12-74-44 EXC W250' N660' NE SW

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

Current Value

2022	Comm. Land	Improvement	Total	Class
Full Value	$763,500	$3,160,300	$3,923,800	C
Exempt	$0	$2,405,400	$2,405,400	C
Net Total	$763,500	$754,900	$1,518,400	C

Prior Year Value

2021	Comm. Land	Improvement	Total	Class
Full Value	$763,500	$1,228,600	$1,992,100	C
Exempt	$0	$982,900	$982,900	C
Net Total	$763,500	$245,700	$1,009,200	C

EXEMPTIONS/CREDITS APPLIED

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D MCGREGOR INTERESTS CO BLUFFS Q book/page: 2020/06754 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
05/21/2020	875000	D0	2020/06754

ASSESSMENT DATA

PDF: 8 MAP: 21-8 C.B COMMERCIAL

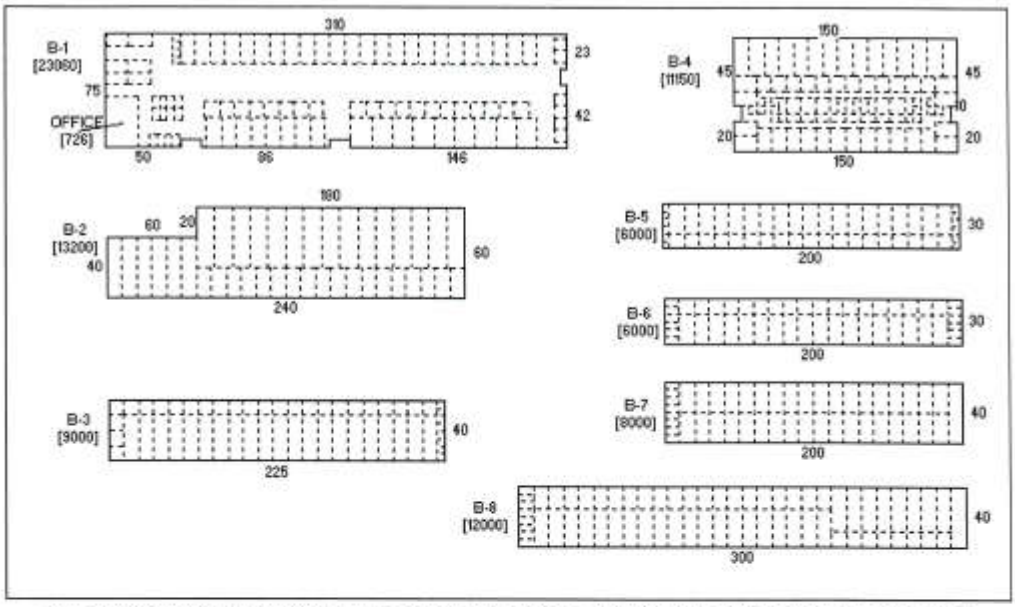
Date Reviewed: 02/16/22 MEC

LAND.....269200 sqFt 6.18 acres

Commercial Building 1 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story 23060 base SF 0 bsmt SF 23060 gross SF
Year Built: 2021 Eff Year: 2021 Condition: Normal
VERTICALS....Ext Wall: Metal/ Steel (51'-79' Wide)
Front/Doors: Incl. w / Base
HORIZONTALS..Roof: Metal/ Frame (51'-79' Wide)
Struc Floor: 8" R'Concrete
Partitions: Incl. w / Base
Framing: Steel - Light
PLUMBING.....Toilet Room (1)
Rough Plumbing (1)
ADJUSTMENTS..Electrical - external lighting (23060)
Partition - metal (1660)
Office-internal with Heat & A/C (726)
A/C - Add (22334)
Heat - -Indust Space (22334)
Electric (22334)

```
BLDG EXTRAS..22 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             64 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 2 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   13200 base SF   0 bsmt SF   13200 gross SF
             Year Built: 2021    Eff Year: 2021    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (51'-79' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Frame (51'-79' Wide)
             Struc Floor: 8" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (13200)
             Partition - metal (1320)
BLDG EXTRAS..24 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High
             15 Door: Mini Storage O.H., 10 Ft Wide, 14 Ft High

Commercial Building 3 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   9000 base SF   0 bsmt SF   9000 gross SF
             Year Built: 2021    Eff Year: 2021    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (< 50' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Frame (< 50' Wide)
             Struc Floor: 8" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (9000)
             Partition - metal (1155)
BLDG EXTRAS..8 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             46 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 4 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   11150 base SF   0 bsmt SF   11150 gross SF
             Year Built: 2021    Eff Year: 2021    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (51'-79' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Frame (51'-79' Wide)
             Struc Floor: 8" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (11150)
             Partition - metal (1240)
BLDG EXTRAS..35 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             27 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 5 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   6000 base SF   0 bsmt SF   6000 gross SF
             Year Built: 2021    Eff Year: 2021    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (< 50' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Frame (< 50' Wide)
             Struc Floor: 8" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (6000)
             Partition - metal (840)
BLDG EXTRAS..12 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             38 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 6 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
```

```
STRUCTURE....1 story   6000 base SF   0 bsmt SF   6000 gross SF
             Year Built: 2021    Eff Year: 2021    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (< 50' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Frame (< 50' Wide)
             Struc Floor: 8" R'Concrete
             Partitions:  Incl. w / Base
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (6000)
             Partition - metal (850)
BLDG EXTRAS..12 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             36 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 7 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   8000 base SF   0 bsmt SF   8000 gross SF
             Year Built: 2020    Eff Year: 2020    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (< 50' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Stl/ Insul (< 50' Wide)
             Struc Floor: R' Concrete
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (8000)
             Partition - metal (1010)
BLDG EXTRAS..8 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             38 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High

Commercial Building 8 of 8 -- Mini - Storage (716)
DBA: LOCKBOX STORAGE
STRUCTURE....1 story   12000 base SF   0 bsmt SF   12000 gross SF
             Year Built: 2020    Eff Year: 2020    Condition: Normal
VERTICALS....Ext Wall:    Metal/ Steel (< 50' Wide)
             Front/Doors: Incl. w / Base
HORIZONTALS..Roof:        Metal/ Stl/ Insul (< 50' Wide)
             Struc Floor: R' Concrete
             Framing:     Steel - Light
ADJUSTMENTS..Electrical - external lighting (12000)
             Partition - metal (1510)
BLDG EXTRAS..8 Door: Mini Storage O.H., 4 Ft Wide, 8 Ft High
             44 Door: Mini Storage O.H., 8 Ft Wide, 8 Ft High
YARD EXTRAS..Paving - Concrete 97,700 SF, Concrete Parking
             Fencing - Wood 8 Ft High, 1,320 LF, Average, 0 LF gate
```



706 VETERANS MEMORIAL HWY, MCGREGOR INTERESTS CO BLUFFS QOF LLC

706 VETERANS MEMORIAL HWY, MCGREGOR INTERESTS CO BLUFFS QOF LLC, 1 09/20/2021

706 VETERANS MEMORIAL HWY, MCGREGOR INTERESTS CO BLUFFS QOF LLC, 2 09/20/2021

706 VETERANS MEMORIAL HWY, MCGREGOR INTERESTS CO BLUFFS QOF LLC, 3 09/20/2021

706 VETERANS MEMORIAL HWY, MCGREGOR INTERESTS CO BLUFFS QOF LLC, 4 09/20/2021

Zoom Out Zoom In

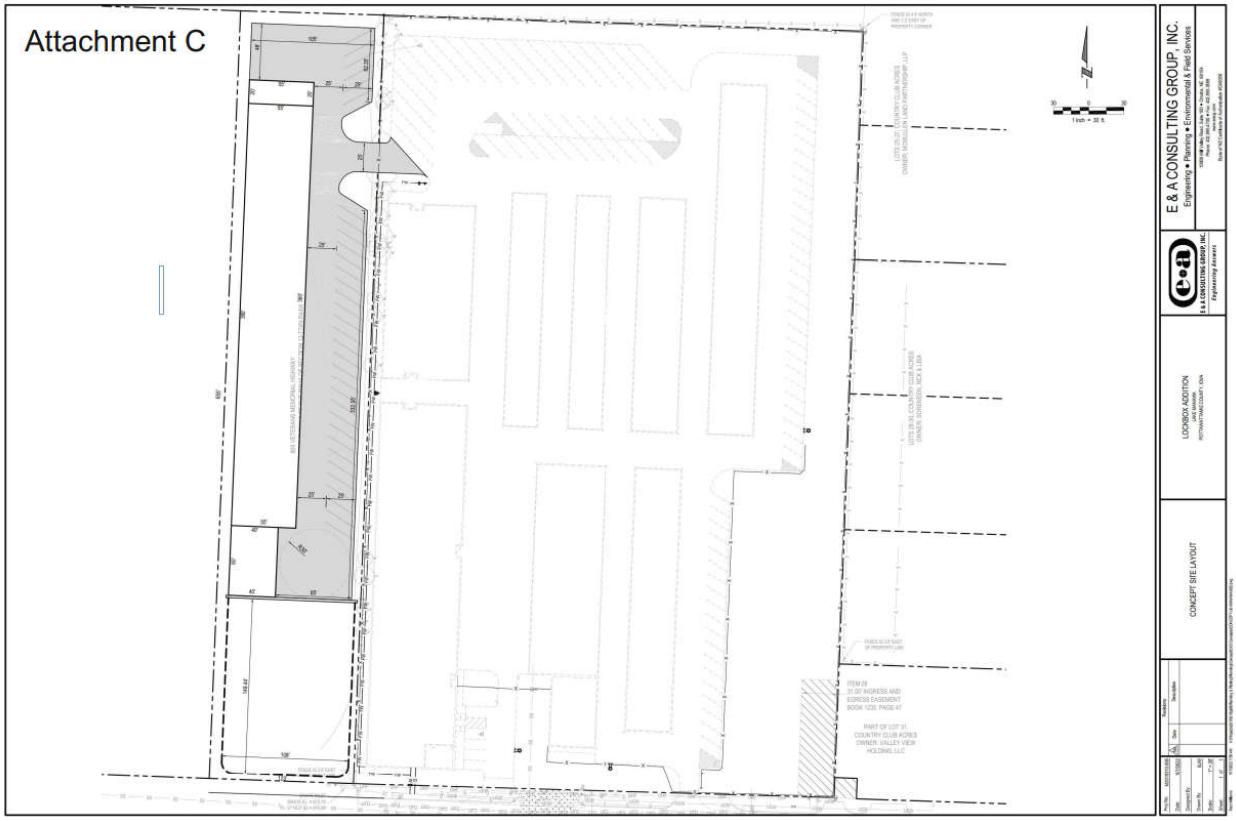
1200ft x 1200ft

Click any parcel to go to its web page

Spring 2022 aerial

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Attachment C