



**AGENDA  
PLANNING COMMISSION  
COUNCIL BLUFFS PUBLIC LIBRARY,  
400 WILLOW AVENUE, COUNCIL BLUFFS, IA  
Tuesday, July 8, 2025 - 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 #MIS-25-003**

Public hearing on the request of Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a 'restaurant drive-thru' use (Seven7Brew Coffee) on property legally described as Lots 1 through 6, Block 8, Benson's 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2901 West Broadway. Case #MIS-25-003

**B. CASE #URN-25-005**

Public hearing on the request of the City of Council Bluffs Community Development Department to create and adopt the Grapplers Gate Urban Renewal Plan and Area for property legally described as a replat of Lot 4, Auditor's Subdivision of the SE1/4 NE1/4 of Section 31-75-43, excluding City right-of-way, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying north of 830 Franklin Avenue and west of 903 Franklin Avenue. Case #URN-25-005

- 8. OTHER BUSINESS**
- 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.: MIS-25-003

CASE #MIS-25-003

Council Action: 7/8/2025

Submitted by: Moises Monrroy,  
Planner, Community Development  
Department

### Description

Public hearing on the request of Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a 'restaurant drive-thru' use (Seven7Brew Coffee) on property legally described as Lots 1 through 6, Block 8, Benson's 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2901 West Broadway. Case #MIS-25-003

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	7/3/2025
Attachment A: Location/Zoning Map	Map	7/3/2025
Attachment B: Letter of Intent	Letter	7/3/2025
Attachment C: Civil Plan Set	Other	7/3/2025
Attachment D: Floor Plan/Building Elevations	Other	7/3/2025

## Planning Commission Communication

Department: Community Development  CASE #MIS-25-003  Applicant: Alex Carney High Plains Brew LLC 1520 South 70 <sup>th</sup> Street Lincoln, NE 68506  Property Owner: SCM 10X Council Bluffs 2901 LLC Jake Kumke 10730 Pacific Street, Suite 230 Omaha, NE 68114  Representative/Engineer: Nate Burnett Rega Engineering Group, Inc. 601 Old Cheney Road Lincoln, NE 68512	Resolution No. _____	Planning Commission: 7/8/2025
<div style="text-align: center;"><b>Subject/Title</b></div> <p><b>Request:</b> Public hearing on the request of Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a ‘restaurant drive-thru’ use (7 Brew Coffee) on property legally described as Lot 1, Benson’s 2<sup>nd</sup> Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa.</p> <p><b>Location:</b> 2901 West Broadway</p>		
<div style="text-align: center;"><b>Background/Discussion</b></div> <p>The Community Development Department has received an application from Alex Carney, represented by Nate Burnett, to adopt a site-specific development plan for a new ‘restaurant, drive-in/fast food’ (7 Brew Coffee) on property legally described as Lot 1, Benson’s 2<sup>nd</sup> Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa.</p> <p>The subject property is site of a former U.S. Bank building and is currently vacant. The applicant is proposing to demolish the existing bank on the subject property and construct a new drive-thru coffee kiosk (7 Brew Coffee). The proposed redevelopment of the site includes an auxiliary storage/cooler building that will be located west of the coffee kiosk and a standalone drive-through ATM on the south side of the subject property. The coffee kiosk and the auxiliary building will be connected with a metal canopy.</p> <p>The subject property is located within the West Broadway Corridor Design Overlay (CDO). As per Section 15.32A.040, <u>Applicability of the West Broadway Corridor Design Overlay</u>, of the Council Bluffs Municipal Code (Zoning Ordinance), “new construction of commercial, mixed use, and multi-family structures and sites shall comply entirely with the standards of this Chapter.” Projects which are unable to meet certain aspects of the West Broadway CDO have the option of adopting a site-specific development plan which enhances components of the development in exchange for relief from other requirements. The proposed kiosk is unable to meet the full extent of West Broadway CDO architectural standards relative to transparency due to its floor plan layout and design. The purpose of this request is to provide a design alternative to the required transparent windows/doors in a manner that is consistent with the</p>		

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

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

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

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

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

- A. The Council Bluffs Public Works Department stated that they will continue to work with the engineer of record to finalize the design plans for building permit review.
- B. The Council Bluffs Fire Department stated that they have no comments on the request.
- C. Council Bluffs Water Works stated that they have no comments on the request.
- D. MidAmerican Energy stated that they have no conflicts with the request. They also stated that the developer or their agents should contact MidAmerican Energy directly to identify any costs associated with relocating existing electric facilities and/or extending new electric service to the site.

### **Development Plan**

#### **A. Site Development**

1. For the purposes of this development plan, the proposed coffee kiosk and auxiliary building shall be considered one structure, and the proposed standalone ATM shall be considered equipment.
2. All principal structures shall be built within the required build-to-zone, defined by a maximum setback of twenty (20) feet and a minimum setback of five (5) feet, in accordance with Section 15.32A.070, Build-To-Zone For West Broadway and Major Streets, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance). For corner properties, the build-to-zone applies to the highest category street.
  - a. The subject property is a corner lot with direct frontage on West Broadway and South 29<sup>th</sup> Street. As per Section 15.32.030, Definitions, West Broadway Corridor Design Overlay, of the Council Bluffs



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

- b. The proposed building has a nine (9) foot setback to the property line adjoining West Broadway and thus will be constructed within the required build-to-zone.
3. All principal structures shall have a minimum build-to-width of 50%, in accordance with per Section 15.32A.070(C)(4) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. The width of the subject property along West Broadway is 123.41 feet, which equates to a minimum of 61.7 feet of building located within the required build-to-zone. The proposed building will measure 68.8 feet in width and will be located entirely within the required build-to-zone. As such, the proposed building will comply with the minimum build-to-width.
4. All structures shall comply with all other C-2 District site development standards (i.e., minimum side and rear yard setback requirements, maximum building height, maximum lot coverage), in accordance with Section 15.15.050, Site Development Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
5. Any solar energy conversion systems proposed to be installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).
6. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.
7. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
8. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

## **B. Off-Street Parking**

1. The minimum number of off-street parking spaces shall be calculated using the parking requirements in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.
  - a. The minimum number of off-street parking spaces required for ‘restaurant, drive-in or carry out’ is one (1) space for every 100 square feet of gross floor area, which equates to a minimum of five (5) parking spaces for the proposed coffee kiosk. The submitted site plan (see Sheet No. 2, Attachment ‘C’) shows six (6) parking stalls will be provided on the subject property.
2. All off-street parking areas, drive aisles, drive-through lanes, and vehicle circulation routes shall be constructed of hard surface pavement and shall be designed to comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa’s Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.
3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.

4. The applicant shall submit a parking lot permit at the time of building permit review for the proposed coffee kiosk. The parking plan shall include the number, location, and dimension of all drive aisles/lanes and parking spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

### **C. Architecture**

1. A minimum of 60% of the total surface area of each building façade visible from West Broadway shall be constructed out of durable materials, in accordance with Section 15.32A.080(A)(3)(a) of the Council Bluffs Municipal Code (Zoning Ordinance). Glass utilized for transparency requirements shall also count towards the durable material requirement.
  - a. As per the submitted architectural renderings (see Sheet No. A2.3, Attachment 'D'), the north façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and spandrel glazing as complementary materials. Durable materials will comprise more than 60% of the total surface of the north façade.
  - b. As per the submitted architectural renderings (see Sheet No. A2.0, Attachment 'D'), the east façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and transparent glass as complementary materials. Durable materials will comprise more than 60% of the total surface of the east façade.
  - c. As per the submitted architectural renderings (see Sheet No. A2.1, Attachment 'D'), the west façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal as a complementary material. Durable materials will comprise approximately 60% of the total surface of the west façade.
2. A minimum of 40% of the total surface area of each building façade visible from a minor street shall be constructed out of durable materials, in accordance with Section 15.32A.080(A)(3)(b) of the Council Bluffs Municipal Code (Zoning Ordinance). Glass utilized for transparency requirements shall also count towards the durable material requirement.
  - a. As per the submitted architectural renderings (see Sheet No. A2.2, Attachment 'D'), the south façade of the proposed coffee kiosk and auxiliary building will be constructed primarily out of modular brick, with architectural metal and transparent glass as complementary materials. Durable materials will comprise more than 40% of the total surface of the south façade.
3. As per Section 15.32A.080(C)(1)(a) of the Council Bluffs Municipal Code (Zoning Ordinance), a minimum of 40% of each building façade visible from West Broadway shall be covered with transparent windows and doors. For building façades visible from a minor street, the minimum required transparency is 30%.
  - a. The submitted floor plan shows the proposed coffee kiosk will consist of a kitchen/service area and a bathroom. Several cabinets and appliances will be placed along the north, south and east interior walls of the building. The auxiliary building to the west will consist of a storage room and a cooler. The proposed floor plan layout and design inherently limits the amount of transparent doors and windows that can be installed on the building.

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

- i. Transparent windows would not practical along north façade of the building due to the layout and utility of the coffee kiosk noted above.
- ii. The proposed spandrel glass panes will properly articulate the building elevation and maintain the appearance of windows along the north façade of the building.

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

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

4. All building façades visible from West Broadway shall be designed in accordance with Section 15.32A.080(B) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. As per the submitted architectural renderings (see Attachment ‘D’), the proposed building will be designed with architectural details including color changes, material changes and height variations to articulate all elevations.

#### **D. Landscaping and Streetscapes**

1. A minimum five (5) foot wide landscape frontage strip shall be installed on all frontages, in accordance with Section 15.32A.090(A)(1) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. As per the submitted landscaping plan (see Sheet No.7, Attachment ‘C’), a five (5) foot wide landscape frontage strip will be installed along West Broadway and South 29<sup>th</sup> Street.
2. A minimum of one (1) deciduous shade tree and 10 shrubs shall be planted every 20 linear feet of the required landscape frontage strip, exclusive of any frontage adjacent to the building on the subject property, in accordance with Section 15.32A.090(A)(3) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. The length of the landscape frontage strip along West Broadway (minus the width of the proposed building) is 67.2 feet, which equates to a minimum of three (3) trees and thirty-four (34) shrubs. As per the submitted landscaping plan (see Sheet No. 7, Attachment ‘C’), four (4) trees and thirty-six (36) shrubs/grasses will be planted along West Broadway.
  - b. The length of the landscape frontage strip along South 29<sup>th</sup> Street (minus the width of the proposed building) is 131 feet, which equates to a minimum of seven (7) trees and sixty-six (66) shrubs. As per the submitted landscaping plan (see Sheet No. 7, Attachment ‘C’), two (2) trees and sixty-six (66) shrubs/grasses will be planted along South 29<sup>th</sup> Street.
    - i. There is a sufficient amount of space on the landscape frontage strip along South 29<sup>th</sup> Steet to accommodate additional tree plantings. The City of Council Bluffs and the applicant shall coordinate the number and placement of required tree plantings.
  - c. Ornamental grasses may be planted on required landscape frontage strips in lieu of shrubs and shall count towards the total number of required plantings.

- d. The City of Council Bluffs and the applicant shall determine the placement and species of trees, shrubs, and grasses prior to installation.
  - e. All required frontage landscaping, exclusive of the proposed street trees along South 29<sup>th</sup> Street (see Item D(5) below), shall be located entirely within the subject property and shall not encroach into the public right-of-way.
3. Foundation plantings shall be placed along the perimeter of all facades visible from adjacent street right-of-way at a rate of one (1) planting per lineal foot of façade, not inclusive of entrances, in accordance with Section 15.32A.090(A)(2).
- a. As per the submitted landscaping plan (see Sheet No. 7, Attachment ‘C’), foundation plantings will be provided as follows:
    - i. North façade
      - Proposed foundation plantings on north façade: **87 shrubs/grasses** (Incrediball® Hydrangea, Karl Foerster Feather Reed Grass, Blaze Little Bluestem, Georgia Peach Coral Bells, Little Bunny Fountain Grass, Prairie Dropseed, and Ruby Stella Daylily).
      - Minimum amount of required foundation plantings on north façade: **63 foundation plantings**.
    - ii. South façade
      - Proposed foundation plantings on south façade: **9 deciduous shrubs** (Double Knock Out® Red Rose).
      - Minimum amount of required foundation plantings on south façade: **57 foundation plantings**.

The proposed shrub plantings will be located along the base of the auxiliary building. Due to the placement of the proposed coffee kiosk and drive-through lanes, no additional foundation plantings can be installed along the south façade of the building. Shrub and ornamental grass plantings on the proposed parking lot endcap island/peninsula, which are not required, may count towards the required foundation plantings on the south façade of the building. As per the submitted landscaping plan (see Sheet No.7, Attachment ‘C’), a total of sixty-seven (67) shrubs and grasses will be planted on the proposed parking lot endcap island/peninsula.
    - iii. East façade
      - Proposed foundation plantings on east façade: **12 shrubs/grasses** (Double Knock Out® Red Rose and Prairie Dropseed).
      - Minimum amount of required foundation plantings on east façade: **15 foundation plantings**.

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

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

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

- b. The City of Council Bluffs and the applicant shall determine the placement and species of foundation plantings prior to installation.
  - c. All required foundation plantings shall be located entirely within the subject property and shall not encroach into the public right-of-way.
4. A minimum of one (1) large deciduous shade tree shall be planted per every 3,000 square feet of paved parking area not covered by buildings or canopies, in accordance with Section 15.32A.090(B)(1)(a) of the Council Bluffs Municipal Code (Zoning Ordinance). Trees planted in perimeter planting areas as opposed to landscape islands or endcap islands/peninsulas shall be counted as ½ tree for the purpose of this requirement.
    - a. The proposed parking lot and drive-through lanes (coffee kiosk and ATM) contain approximately 15,000 square feet of pavement, which equates to a minimum of five (5) parking lot tree plantings. As per the submitted landscaping plan (see Sheet No.7, Attachment ‘C’), four (4) trees will be planted on perimeter planting areas and one (1) tree will be planted on an endcap island/peninsula. Based on the quantity and placement of trees at this site, only three (3) trees count towards this requirement. Two (2) additional trees, based on the calculation established in Section 15.32A.090(B)(1)(d) of the Council Bluffs Municipal Code (Zoning Ordinance), shall be planted throughout the proposed parking lot.
  5. Street tree plantings shall only be required along major streets, in accordance with Section 15.32A.090(D)(2) of the Council Bluffs Municipal Code (Zoning Ordinance).
    - a. Since South 29<sup>th</sup> Street is considered a minor street, no street trees are required for this project. As per the submitted landscaping plan (see Sheet No. 7, Attachment ‘C’), five (5) street trees will be planted along South 29<sup>th</sup> Street.
  6. All tree species planted on the subject property shall be fruitless (male).
  7. All plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six months of the plant’s demise.

#### **E. Pedestrian and Vehicular Access**

1. Curb cuts shall be designed and constructed in accordance with Section 15.32A.100(A) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. Vehicular access will be provided through an existing curb cut off South 29<sup>th</sup> Street. The width of the existing curb cut off South 29<sup>th</sup> Street will be reduced as part of this project. Existing curb cuts off West Broadway will be eliminated. No new curb cuts are proposed.
  - b. No vehicular access points shall be allowed off West Broadway.

2. Drive-through lanes along West Broadway shall be located to the side and rear of the property, in accordance with Section 15.32A.100(C) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. All drive-through lanes for the proposed coffee kiosk and ATM machine will be located internal to the site, south of the proposed building, and will be accessed from South 29<sup>th</sup> Street.
3. A five (5) foot wide, hard-surface accessible route shall be provided on all adjacent rights-of-way to a public entrance, in accordance with Section 15.32A.100(B) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. A five (5) foot wide, hard-surface pedestrian walkway will extend from the north entrance of the building to the public sidewalk along West Broadway.
  - b. A five (5) foot wide, hard-surface pedestrian walkway will extend from the east entrance of the building to the public sidewalk along South 29<sup>th</sup> Street.

**F. Outdoor Lighting.**

1. All outdoor lighting shall be installed in accordance with Section 15.32A.110, Outdoor Lighting, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. As per the submitted letter of intent (see Attachment 'B'), a flag of the United States on a twenty-five (25) foot tall pole will be illuminated with ground-mounted solar powered uplighting. No additional outdoor lighting is shown on the submitted plans. The applicant shall submit a photometric plan that demonstrates all outdoor lighting will be contained on-site.

**G. Screening and Buffering**

1. All roof-mounted mechanical equipment shall be integrated into the design of the building so that the equipment is screened from public view in the adjacent street rights-of-way, in accordance with Section 15.32A.120(B) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. HVAC equipment and the mechanical unit mounted on the roof of the proposed building will be screened from public view with a parapet wall.
2. All wall-mounted mechanical equipment shall be screened in accordance with Sections 15.32A.120(C) and 15.32A.120(D) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. No wall-mounted mechanical equipment is proposed as part of this request. Electrical equipment mounted on west façade of the building will be painted to match proposed modular brick material.
3. Any ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof, in accordance with Section 15.32A.120(E) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. No ground-mounted mechanical equipment is proposed as part of this request.
4. The trash enclosure shall be designed in accordance with Section 15.32A.120(G) of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. The submitted architectural plans (see Sheet A5.0, Attachment 'D') indicates that the dumpster will be screened with a seven (7) foot tall trash enclosure comprised of modular brick walls and a cedar gate.

## H. Fences and Walls

1. All fences and walls shall be installed in accordance with Section 15.32A.130, Fences and Walls, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. No fences or walls are proposed to be installed at this site as part of this request.

## I. Signage

1. All detached, attached, and on-site directional signage shall be installed in accordance with Section 15.32A.140, Signs, West Broadway Corridor Design Overlay, and Section 15.33.170, Commercial District Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) and shall be permitted separately prior to installation.
  - a. As per the submitted architectural renderings (see Attachment 'D'), the following attached wall signs will be installed on the proposed coffee kiosk:
    - i. North façade
      - 'SEVEN 7B BREW – DRIVE THRU COFFEE' wall sign #1: 31.7 square feet.Total sign area proposed on north façade: **31.7 square feet.**  
Maximum sign area allowed on north façade: **68 square feet.**
    - ii. South façade
      - 'SEVEN 7B BREW – DRIVE THRU COFFEE' wall sign #2: 31.7 square feet.
      - 'DRIVE THRU COFFEE' wall sign #1: 5.9 square feet.
      - 'DRIVE THRU COFFEE' wall sign #2: 5.9 square feet.Total sign area proposed on south façade: **43.5 square feet.**  
Maximum sign area allowed on south façade: **68 square feet.**
    - iii. East façade
      - '7B – SEVEN BREW – DRIVE THRU COFFEE' logo sign #1: 28.3 square feet.
      - 'DRIVE THRU COFFEE' wall sign #3: 5.9 square feet.Total sign area proposed on east façade: **34.2 square feet.**  
Maximum sign area allowed on east façade: **30 square feet.**
    - iv. West façade
      - '7B – SEVEN BREW – DRIVE THRU COFFEE' logo sign #2: 28.3 square feet.Total sign area proposed on east façade: **28.3 square feet.**

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

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

- b. As per Section 15.33.170(B) of the Council Bluffs Municipal Code (Zoning Ordinance), the total permitted maximum sign area in the C-2 District is based on a calculation of  $2 \times$  street frontage, which equates to a maximum of 456.24 square feet of signage allowed on the subject property. As per the submitted architectural renderings (see Attachment ‘D’), a total of 137.7 square feet of signage will be installed on the subject property.
  - c. As per Section 15.33.100(D) of the Council Bluffs Municipal Code (Zoning Ordinance), “ground and monument signs may be used on a premise if the front wall of the building or structure which the sign serves is set back at least 15 feet from the right-of-way line of the street, private way, or court to which the sign is oriented.” Since the proposed building has a nine (9) foot front yard setback, the subject property is not eligible for installation of a ground or monument sign. Therefore, all signage on the property shall be limited to attached signage, subject to Item I(1)(a) above.
2. All signage for the standalone ATM shall be installed in accordance with Section 15.33.100(I)(1) of the Council Bluffs Municipal Code (Zoning Ordinance).
  3. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.

#### **Recommendation**

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

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

#### **Attachments**

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



Prepared by: Moises Monrroy, Planner, Community Development Department




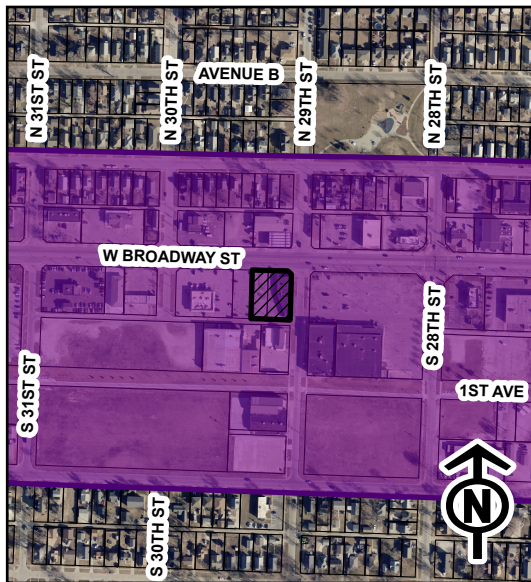
# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #MIS-25-003 LOCATION/ZONING MAP

### Legend

-  Subject Property
-  W Broadway CDO

0 25 50  
  
 1 inch = 42 feet

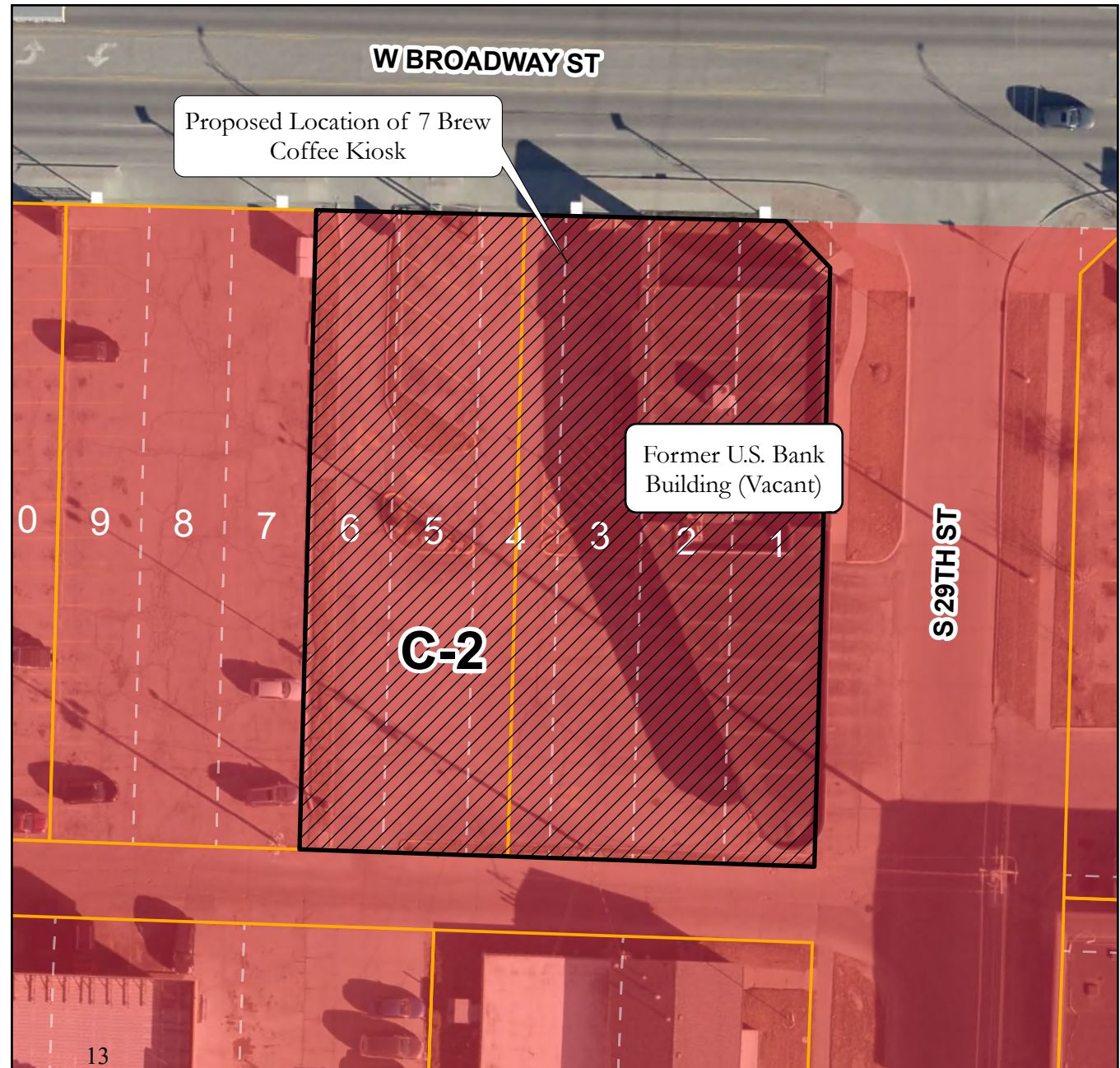


Last Amended: 6/20/25



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 expressly denies any and all responsibility for errors, if any, in the information contained on this map of the nature 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'

### Letter of Intent

**Date:** 6/10/25

**To:** City of Council Bluffs

**From:** 7 Brew Coffee, High Plains Brew LLC

**Re:** Letter of Intent for Business Development in Council Bluffs

To Whom It May Concern,

We are writing to formally express our intent to develop and construct a new 7 Brew Coffee location within the city limits of Council Bluffs. Our team is committed to working collaboratively with the city to create a high-quality, well-integrated site that aligns with local standards and enhances the surrounding area.

As part of this proposed development, we plan to incorporate a number of public and environmental improvements, including:

- **Storm and Sanitary Sewer Enhancements:** Upgrades and improvements to on-site storm and sewer systems to support proper drainage and future capacity needs.
- **Undergrounding of Electrical Infrastructure:** Relocation of overhead utility lines underground to enhance safety, reliability, and aesthetics.
- **Runoff Reduction:** Implementation of stormwater best management practices to reduce site runoff and promote sustainable water management.
- **Landscaping Enhancements & Heat Island Reduction:** Addition of new trees, shrubs, and groundcover to beautify the site, provide shade, and support ecological health.
- **Improved Traffic Flow:** Consolidation of site access/egress points to enhance vehicular safety and minimize congestion along adjacent roadways.

**Construction Timeline:** We are proposing to begin site work in mid-September with an anticipated opening in December.

**Architectural Design Elements:** To meet city aesthetic requirements, we are providing a comprehensive plan that includes two alternative design options for the north side of the cooler: Option 1 features a vinyl mural (design to be determined), and Option 2 incorporates three spandrel glass panes with an awning covering. Additionally, we propose installing a medallion sign on the west side of the cooler with complementary shrub landscaping below the medallion sign to enhance the visual appeal and integration with the surrounding area. Our plan

also proposes a 25ft flagpole to display the American flag all year round. This will be properly illuminated from solar ground uplighting.

### **Community Benefits and Business Model Overview:**

#### **1. Community-Focused Drive-Thru Model**

- **Compact Footprint:** 7 Brew locations occupy smaller parcels of land than traditional sit-down cafes, preserving valuable urban space and minimizing land use.
- **Drive-Thru Only Operation:** Eliminating indoor seating reduces noise, litter, and public disturbance, and focuses on serving busy residents efficiently during their daily routines.
- **Offering customized caffeinated and non-caffeinated beverage options during extended evening hours:** Our operating hours will be from 5:30 AM to 10:00 PM Sunday through Thursday, and from 5:30 AM to 11:00 PM on Fridays and Saturdays. These extended hours are designed to accommodate customers working overnight shifts and those with varied schedules, ensuring access to quality beverages throughout the evening.
- **Traffic Flow Management:** Designed with dual-lane drive-thru lanes and optimized vehicle stacking to minimize congestion on adjacent roads, improving overall traffic safety.

#### **2. Economic Development and Job Creation**

- **Local Employment:** Our location will create approximately 40 new jobs, with competitive wages and training opportunities for local residents.
- **Support for Small Business Owners:** 7 Brew operates on a franchise model, empowering local entrepreneurs to invest in and grow sustainable businesses with comprehensive corporate support.
- **Tax Revenue Contribution:** Franchise operations generate ongoing sales tax and business tax revenue to support city services.

#### **3. Environmental and Operational Responsibility**

- **Sustainable Practices:** 7 Brew emphasizes the use of recyclable cups and packaging, efficient waste management, and reduction of energy use through modern equipment.

- **Water and Energy Efficiency:** Locations employ energy-efficient appliances and water-saving fixtures to reduce environmental footprint.
- **Compliance:** 7 Brew adheres strictly to all local zoning, health, and safety regulations, with a commitment to ongoing partnership with the city.

#### 4. **Community Engagement and Brand Alignment**

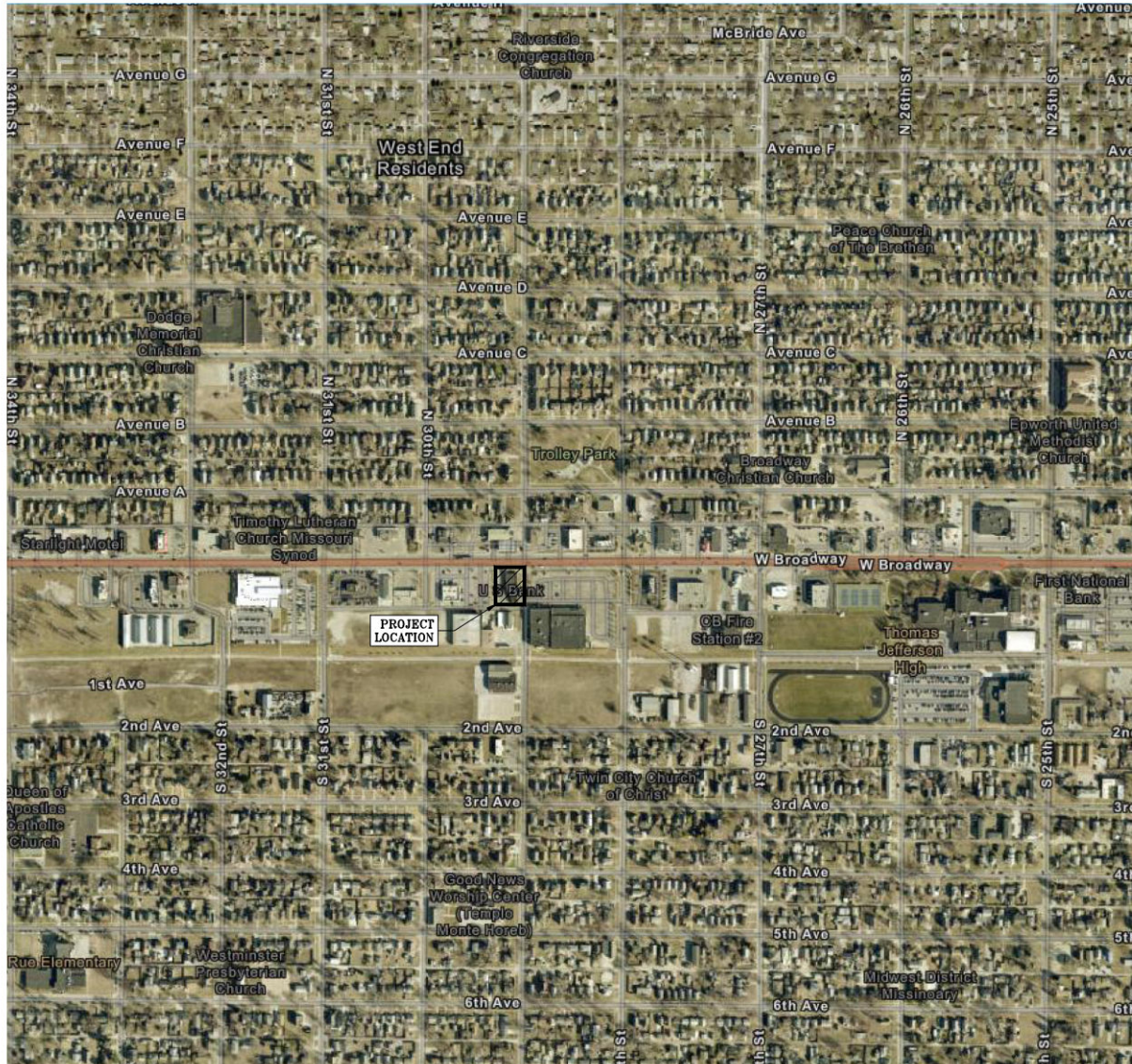
- **Youth Engagement:** 7 Brew's vibrant and inclusive brand appeals to young professionals and families, supporting local culture and social interaction in a positive way.
- **Customer Experience:** The brand focuses on fast, friendly service, helping commuters and residents enjoy their day with convenience and quality.
- **Contribution to Urban Vitality:** By activating underutilized commercial parcels with clean, well-managed businesses, 7 Brew supports neighborhood renewal and safety.

This investment reflects our commitment not only to the success of the 7 Brew brand but to being a responsible development partner to the city of Council Bluffs. We are confident this project will provide long-term economic and community benefits, including job creation, increased tax revenue, and a vibrant new destination for local residents and visitors alike.

We appreciate your consideration of this site and look forward to working closely with the city throughout the review and approval process. Please let us know if any additional documentation or detail is required at this time.

Sincerely,  
 High Plains Brew LLC  
 admin@hp7brew.com





↑  
NORTH  
OVERALL MAP  
S27, T75N, R44E



**LEGAL DESCRIPTION:**

LOT 1 BENSONS 2ND ADDITION REPLAT ONE  
COUNCIL BLUFFS, POTTAWATTAMIE, IOWA

**DEVELOPMENT DETAILS:**

2901 W BROADWAY, COUNCIL BLUFFS, IOWA  
ZONING: WEST BROADWAY OVERLAY  
LAND AREA: 0.525 ACRES  
LOT SIZE: 22,849 SF  
IMPERVIOUS AREA: 15,471 SF - 52%  
PERVIOUS AREA: 7,378 SF - 48%  
PROPOSED 7BREW COFFEE SHOP  
LAND USE: RESTAURANT DRIVE-IN OR CARRY-OUT  
HOURS OF OPERATION: 5:30AM-10:00PM SUNDAY-THURSDAY  
5:30AM-11:00PM FRIDAY-SATURDAY  
TYPICAL NUMBER OF EMPLOYEES PER SHIFT: 5

**PROJECT DIRECTORY:**

**APPLICANT:**  
HIGH PLAINS BREW, LLC  
3500 NORTH ROCK ROAD, BUILDING 2200,  
SUITE 201, WICHITA, KANSAS 67226  
316-619-0953

**PROPERTY OWNER:**  
ACCESS COMMERCIAL, LLC  
10730 PACIFIC STREET, SUITE 230 OMAHA, NEBRASKA 68114  
402-502-1983

**ARCHITECT:**  
VERITAS ARCHITECTURE AND DESIGN, LLC  
707 NORTH 6TH STREET, KANSAS CITY, KANSAS 66101  
913-308-1460

**CIVIL ENGINEER:**  
REGA ENGINEERING GROUP, INC.  
601 OLD CHENEY ROAD, SUITE A, LINCOLN, NEBRASKA 68512  
402-484-7342

**MODULAR BUILDING FABRICATOR:**  
NATIONAL MODULAR MANUFACTURING, LLC  
8905 EAST INDUSTRIAL DRIVE, HAVEN KANSAS 67543  
620-468-5000

**SHEET INDEX:**

1. COVER SHEET
2. SITE LAYOUT PLAN
3. STACKING PLAN
4. AUTOTURN PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. LANDSCAPE NOTES & SCHEDULES

PROJECT  
251009

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE  
ARCHITECTURE  
● IRRIGATION

ISSUED FOR	DATE
PLANNING COMMISSION APPLICATION	06/30/25



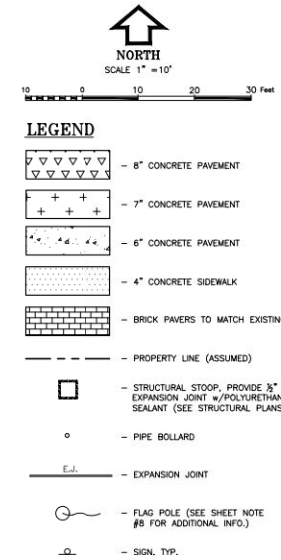
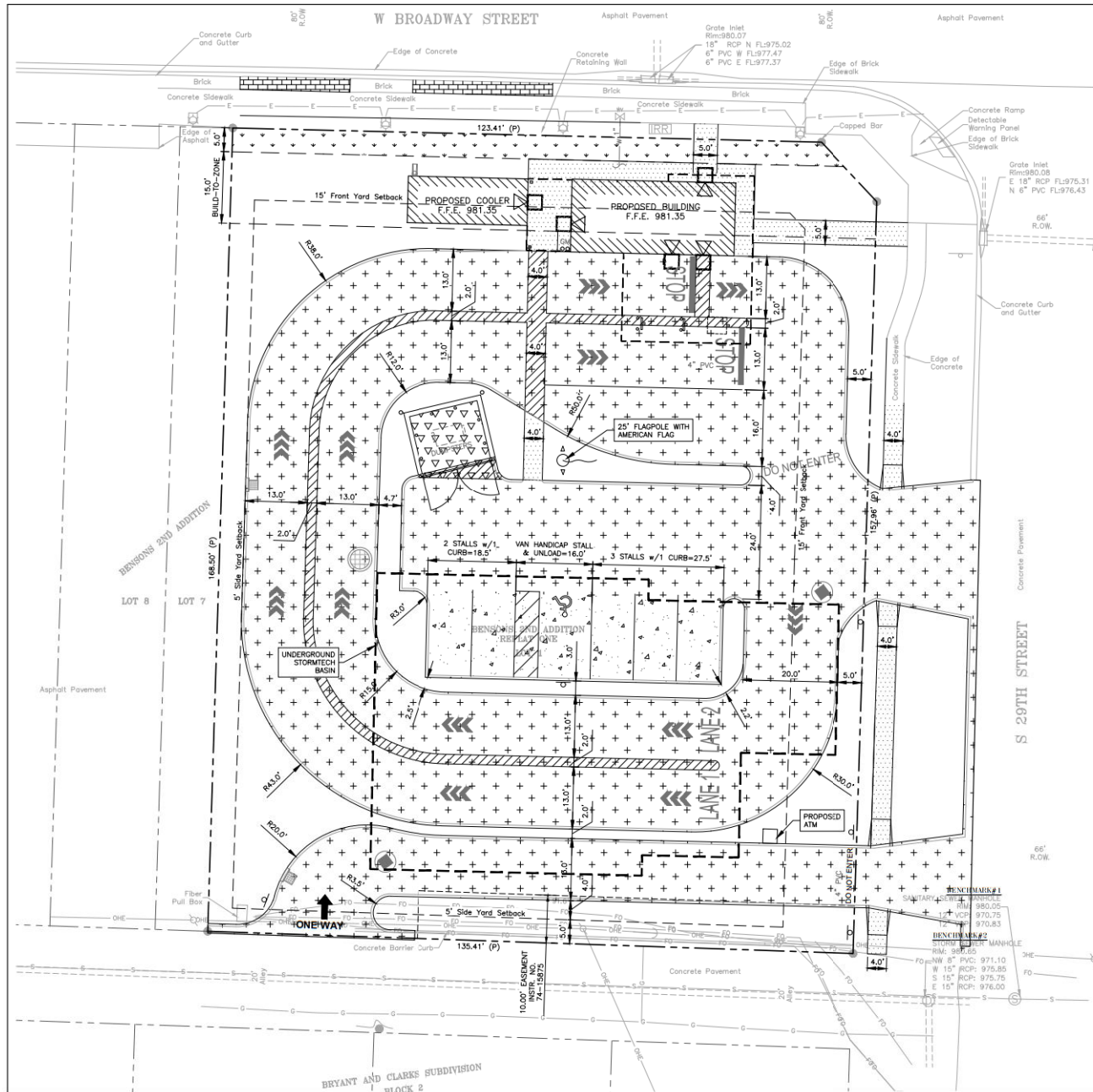
SEVEN BREW COFFEE  
2901 W BROADWAY  
COUNCIL BLUFFS, IA 51501  
COVER SHEET



**IOWA  
ONE CALL**  
1-800-292-0709  
www.iowaonecall.com

SHEET NO.  
1 of 8





**PARKING REQUIREMENTS**  
 ZONING = WEST BROADWAY CORRIDOR DESIGN OVERLAY DISTRICT

PROPOSED BUILDING HEIGHT= 20'-25'  
 PROPOSED BUILDING SF = 525 S.F.  
 PROPOSED COOLER SF = 250 S.F.

1 STALL PER EMPLOYEE  
 REQUIRED FOR PROJECT = 5 STALLS  
 SHOWN FOR PROJECT = 5 SURFACE STALLS  
 1 VAN HANDICAP STALL  
 TOTAL = 6 STALLS

- SHEET NOTES:**
- ALL PAINTED PARKING STRIPES ARE 4" WIDE, COLOR BLUE, AND ALL PAINTED ARROWS AND TEXT ARE COLOR RED. CONTRACTOR SHALL STRIPE DRIVE-THRU LANE WITH CONTINUOUS 4" WIDE PAINT STRIPE. SEE SHEET C1.5 FOR FURTHER INFORMATION.
  - PAINT SHALL BE ACRYLIC RESIN LEAD AND CHROMIUM FREE WATERBORNE TRAFFIC PAINT OR VOC COMPLIANT ALKYD RESIN LEAD AND CHROMIUM FREE TRAFFIC PAINT.
  - UNDER NO CIRCUMSTANCES SHALL FACE OF CURB BE PAINT STRIPED.
  - PAINTED ISLANDS/UNLOADS/CROSSINGS ARE 4" WIDE STRIPE, COLOR BLUE. 2' O.C. @ 45°.
  - PROVIDE 1/2" PREFORMED EXPANSION JOINT WITH POLYURETHANE SEALANT ALONG BUILDING. SIKAFLEX 1CSL OR APPROVED EQUAL.
  - FOR DUMPSTER LAYOUT DIMENSIONS, GATES, BOLLARDS, ETC. SEE ARCHITECTURAL PLANS.
  - FOR DRIVE THRU LAYOUTS OF MENU BOARD, REVIEW BOARD, SPEAKER, ADDITIONAL BOLLARDS, ETC. SEE ARCHITECTURAL PLANS AS100.
  - SEE ARCHITECTURAL / ELECTRICAL PLANS FOR ADDITIONAL FLAG POLE INFORMATION AND LAYOUT.
  - PLACE 6"x 6"x 6" WOVEN WIRE MESH IN ALL PAVEMENT EXCEPT SIDEWALKS.

**BENCHMARK**  
 BENCHMARK 1: SANITARY SEWER MANHOLE  
 RIM: 980.05  
 BENCHMARK 2: STORM SEWER MANHOLE  
 RIM: 980.65

**IOWA ONE CALL**  
 1-800-292-0707  
 www.iowaonecall.com

PROJECT  
251009

**REGA ENGINEERING**  
 601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484-7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE  
 ● IRRIGATION

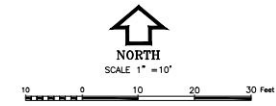
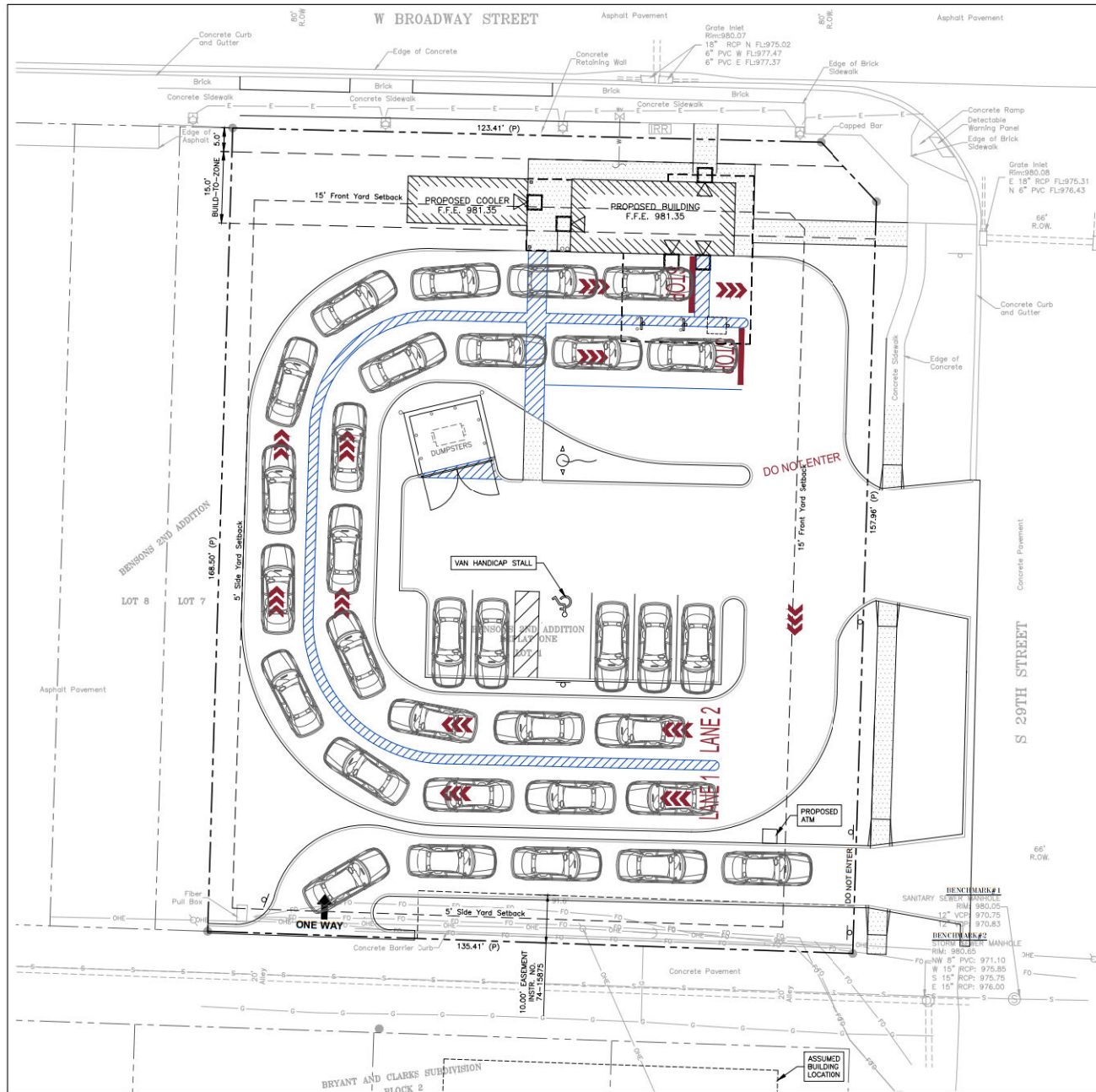
ISSUED FOR	DATE
PLANNING COMMISSION APPLICATION	06/30/25

**SEVEN 7 BREW COFFEE**  
 DRIVE THRU

SEVEN BREW COFFEE  
 2901 W BROADWAY  
 COUNCIL BLUFFS, IA 51501  
 LAYOUT PLAN

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

SHEET NO.  
2 of 8



**LEGEND**  
 --- PROPERTY LINE (ASSUMED)

**PARKING REQUIREMENTS**  
 ZONING = WEST BROADWAY CORRIDOR DESIGN OVERLAY DISTRICT  
 PROPOSED BUILDING HEIGHT= 20'-25'  
 PROPOSED BUILDING SF = 525 S.F.  
 PROPOSED COOLER SF = 250 S.F.

1 STALL PER EMPLOYEE	
REQUIRED FOR PROJECT	= 5 STALLS
SHOWN FOR PROJECT	= 5 SURFACE STALLS 1 VAN HANDICAP STALL
TOTAL:	= 6 STALLS

7BREW STACKING COUNT = 22 CARS  
 ATM STACKING COUNT = 5 CARS

**BENCHMARK**  
 BENCHMARK 1: SANITARY SEWER MANHOLE  
 RIM: 980.05  
 BENCHMARK 2: STORM SEWER MANHOLE  
 RIM: 980.65

**IOWA ONE CALL**  
 1-800-292-9797  
 www.iowaonecall.com

PROJECT 251009

**REGA ENGINEERING**  
 601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484-7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE  
 ● IRRIGATION

ISSUED FOR	DATE
PLANNING COMMISSION APPLICATION	06/30/25

**SEVEN 7 BREW COFFEE**  
 DRIVE THRU

SEVEN BREW COFFEE  
 2901 W BROADWAY  
 COUNCIL BLUFFS, IA 51501  
 STACKING PLAN

**SEVEN 7 BREW COFFEE**  
 DRIVE THRU

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

SHEET NO.  
 3 of 8



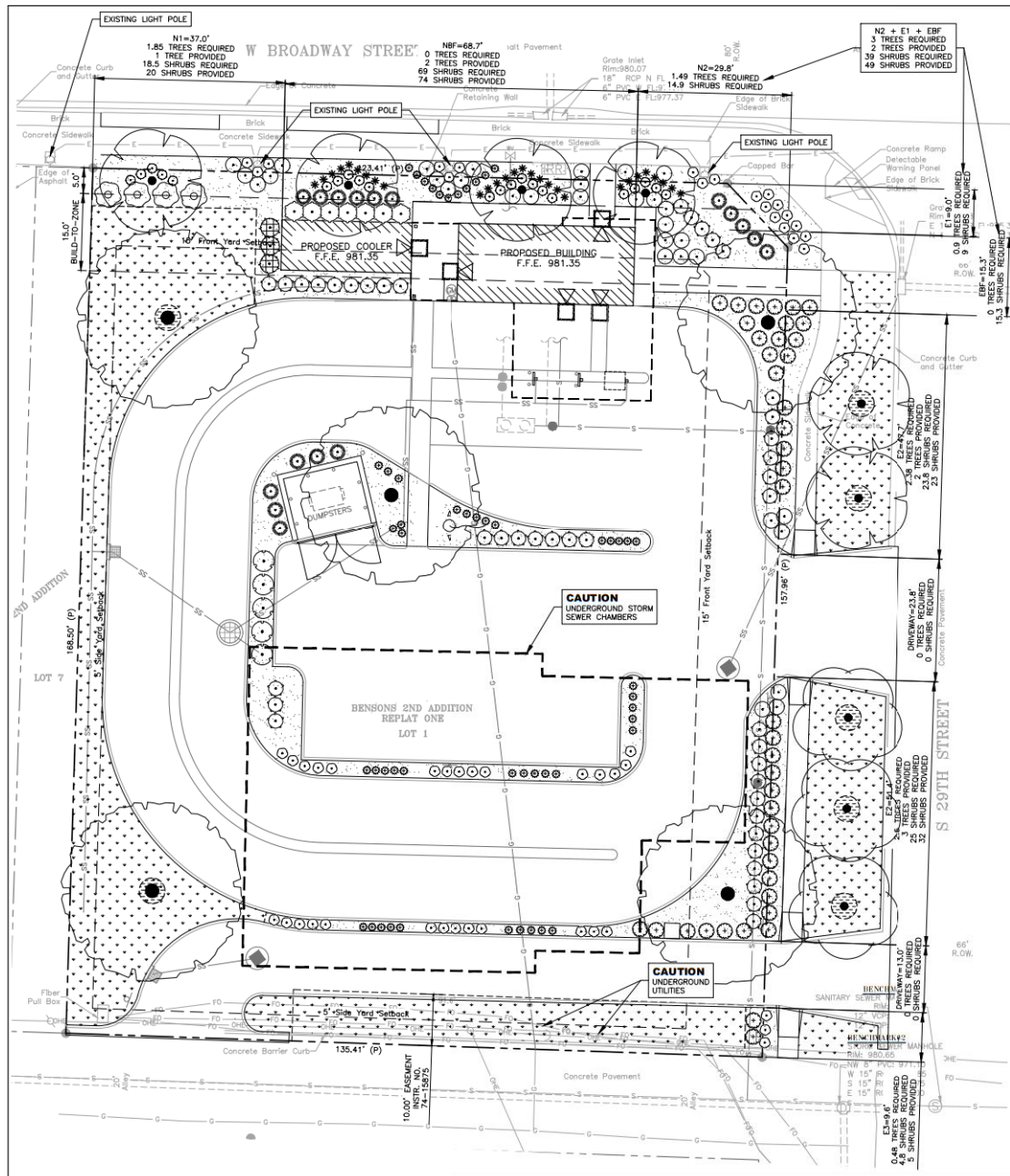












### TREE LEGEND - NO SCALE

SYMBOL	BOTANICAL / COMMON NAME
	DECIDUOUS TREES
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'
	STYLYX HONEY LOCUST
	PRUNUS CERASIFERA 'THUNDERCLOUD'
	THUNDERCLOUD PURPLE-LEAF PLUM
	NYSSA SYLVATICA
	TIPELO

### SHRUB LEGEND

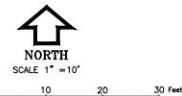
SYMBOL	BOTANICAL / COMMON NAME
	DECIDUOUS SHRUBS
	ROSA X 'RADTOK'
	DOUBLE KNOCK OUT® RED ROSE
	HYDRANGEA ARBORESCENS 'ABETHO'
	INCREDIBALL® HYDRANGEA
	CORNUS SERICEA 'KELSEY'
	KELSEY'S DWARF RED TWIG DOGWOOD
	VIBURNUM CARLESI
	KOREANSPICE VIBURNUM
	SPIRAEA NIPPONICA 'SNOWMOUND'
	SNOWMOUND SPIREA
	POTENTILLA FRUTICOSA 'DANCERINE'
	DANCERINE BUSH CINQUEFOIL
	EVERGREEN SHRUBS
	TAXUS X MEDIA 'HILLS UPRIGHT'
	HILLS UPRIGHT ANGLO-JAPANESE YEW

SYMBOL	BOTANICAL / COMMON NAME
	GRASSES
	SCHIZACHYRIUM SCOPARIUM 'BLAZE'
	BLAZE LITTLE BLUESTEM
	CLAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	KARL FOERSTER FEATHER REED GRASS
	PENNSTETUM ALOPECUROIDES 'LITTLE BUNNY'
	LITTLE BUNNY FOUNTAIN GRASS
	SPOROBOLUS HETEROLEPIS
	PRAIRIE DROPSEED

SYMBOL	BOTANICAL / COMMON NAME
	PERENNIALS
	HEUCHERA X 'GEORGIA PEACH'
	GEORGIA PEACH CORAL BELLS
	HEMEROCALLIS X 'RUBY STELLA'
	RUBY STELLA DAYLILY

### CITY OF COUNCIL BLUFFS, IA LANDSCAPE REQUIREMENTS:

- ZONING: C-2 WITH WEST BROADWAY CORRIDOR OVERLAY
- PER 15.23.030.4 REQUIRED GREEN SPACE FOR PARKING LOTS > 7,500SF
- A MINIMUM OF 5' OF LANDSCAPED AREA REQUIRED BETWEEN PARKING SURFACE AND LOT LINE.
  - THE MAXIMUM ALLOWABLE AREA THAT CAN BE PAVED = 90%
  - A MINIMUM OF TEN (10) PERCENT OF THE PARKING LOT MUST BE LANDSCAPED WITH A PERMEABLE SURFACE.
  - ADJACENT PARKING LOTS AND ACCESS POINTS MAY HAVE THE FIVE-FOOT LANDSCAPED AREA WAVED WHEN SHARED
- PER 15.23.030.5 SCREENING REQUIREMENTS. SCREENING SHALL CONFORM TO THE STANDARDS IN CBMC 15.24.040.D.
- PER 15.32A.090A - REQUIRED FRONTAGE LANDSCAPING
- MINIMUM OF FIVE (5) FEET WIDE LANDSCAPE FRONTAGE STRIP SHALL BE INSTALLED ON ALL FRONTAGES AS MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE.
  - FOUNDATION PLANTINGS SHALL BE PLACED ALONG THE PERIMETER OF ALL FACADES VISIBLE FROM ADJACENT STREET RIGHT-OF-WAY AT A RATE OF ONE (1) DECIDUOUS SHADE TREE AND TEN (10) SHRUBS SHALL BE PLANTED EVERY TWENTY (20) LINEAR FEET ALONG FRONTAGE STRIPS AND TEN (10) SHRUBS SHALL BE PLANTED EVERY TWENTY (20) LINEAR FEET ALONG FRONTAGE STRIPS. PLANTINGS SHALL BE DESIGNATED IN THE APPROVED SHRUB LIST. FRONTAGE ADJACENT TO BUILDINGS SHALL ONLY BE REQUIRED TO INSTALL FOUNDATION PLANTINGS AND SHALL NOT BE INCLUDED IN THE REQUIRED NUMBER OF TREE PLANTINGS.
  - TREES PLANTED IN FRONTAGE STRIPS SHALL BE DESIGNATED IN THE COUNCIL BLUFFS STREET TREE SPECIES GUIDE, WHICH IS MADE PART THEREOF AS EXHIBIT C.
- BROADWAY BLVD: 1 SHADE TREE + 10 SHRUBS PER 20LF (N1+N2=37.0+29.8=66.8LF) = 66.8/20=3.34 MULTIPLIER  
1.4 TREES REQUIRED, 2 TREES PROVIDED DUE TO SPACING OF STREET LIGHT POLES  
27 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED
- BROADWAY BLVD FOUNDATION PLANTINGS: 1 SHRUB PER 1 LF REQUIRED, 68.7 LF FOUNDATION  
TREES REQUIRED, 3 TREES PROVIDED  
69 SHRUBS REQUIRED, 74 SHRUBS PROVIDED
- S. 29TH ST: 1 SHADE TREE + 10 SHRUBS PER 20LF (11+32.9+50.5+7+54.67LF) = 101.8/20=5.09 MULTIPLIER  
TREES REQUIRED, 3 TREES PROVIDED  
27 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED
- S. 29TH ST FOUNDATION PLANTINGS: 1 SHRUB PER 1 LF REQUIRED, 15.27 LF FOUNDATION  
66 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED
- PER 15.32A.090B - REQUIRED PARKING LOT LANDSCAPING
- MINIMUM PARKING LOT LANDSCAPED AREA
  - ONE LARGE DECIDUOUS SHADE TREE SHALL BE PLANTED PER 3,000 SF OF PAVED PARKING AREA NOT COVERED BY BUILDINGS OR CANOPIES, SUCH AS PARKING STALLS, DRIVEWAYS, DRIVE ISLES, DRIVE THROUGH LANE, AND LOADING AREAS. TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER AT THE TIME OF PLANTING AND A MINIMUM MATURE HEIGHT OF AT LEAST TWENTY-FIVE (25) FEET WITH A MATURE CANOPY OF AT LEAST TWENTY (20) FEET.
  - PLANTING AREAS SHALL BE A MINIMUM OF FIFTY (50) SF OF UNPAVED SURFACE PER TREE IN THE FORM OF INTERIOR LANDSCAPE ISLANDS OR PERIMETER PLANTING AREAS.
  - LANDSCAPE ISLANDS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT IN ORDER TO MAXIMIZE SHADE.
  - TREES PLANTED IN PERIMETER PLANTING AREAS AS OPPOSED TO LANDSCAPE ISLANDS OR ENCAP ISLANDS SHALL BE COUNTED AS 1 TREE FOR THE PURPOSE OF THIS REQUIREMENT.
  - 4 TREES REQUIRED, 2 TREES PROVIDED INTERNALLY, 3 PROVIDED AROUND PERIMETER.



### GROUND COVER LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	GROUND COVERS
	WOOD MULCH (TREES ONLY)
	NON-DYED HARDWOOD MULCH
	ROCK MULCH
	OAK CREEK 12" RIVER ROCK, 3" DEPTH
	5'32" COMMERCIAL GRADE LANDSCAPE FABRIC
	TURF SOD
	DROUGHT TOLERANT RTF FESCUE SOD
	FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'

### EDGING LEGEND

SYMBOL	DESCRIPTION
	LANDSCAPE EDGING SCHEDULE
	CULTIVATED BED NATURAL EDGE, SEPARATE HARDWOOD MULCH FROM GRASS, TYP.

### SHEET NOTES:

- BASIC PLANT MATERIAL STANDARDS:
    - SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
    - GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
    - DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED SIX INCHES ABOVE GROUND.
    - ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
  - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
  - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF PLANTING SOIL AND MULCHED TO A DEPTH OF THREE INCHES.
- REFER TO GENERAL LANDSCAPE NOTES ON SHEET 9.

### DEVELOPMENT DETAILS:

LAND AREA: 0.525 ACRES  
LOT SIZE: 22,849 SF  
IMPERVIOUS AREA: 15,471 SF - 52%  
PERVIOUS AREA: 7,378 SF - 48%

PROJECT  
251009

**REGA ENGINEERING**  
601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● IRRIGATION

ISSUED FOR	DATE
PLANNING COMMISSION APPLICATION	06/30/25

SEVEN BREW COFFEE  
2901 W BROADWAY  
COUNCIL BLUFFS, IA 51501  
LANDSCAPE PLAN

**SEVEN 7 BREW**  
DRIVE THRU  
COFFEE

**IOWA ONE CALL**  
1-800-292-0909  
www.iowaonecall.com

PRELIMINARY  
NOT FOR CONSTRUCTION

SHEET NO.  
7 of 8

## GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES GRAPHICALLY DEPICTED ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
2. ALL LANDSCAPING TO BE INSTALLED IN STRICT ACCORDANCE WITH CITY OF COUNCIL BLUFFS REGULATIONS. DEMONSTRATION SHALL ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN THE PLANTING DETAIL AND SPECIFICATIONS.
3. ALL UTILITIES ARE APPROXIMATE. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WITH OWNER OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CALL 811 TO NOTIFY UTILITY COMPANY FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
4. AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. REPAIR AT NO COST TO OWNER ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY AND OR UTILITIES PRIOR TO REPAIR.
5. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSESMEN. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY, FREE OF DISEASE AND SIZES SHALL MEET REQUIRED SIZES AS SPECIFIED. ALL PLANT MATERIAL SHALL BE RATED FOR ESTABLISHMENT, GROWTH AND SURVIVAL IN PLANT HARDINESS ZONES 5 AND/OR ACCORDING TO THE LATEST VERSION OF THE USDA PLANT HARDINESS ZONE MAP. ALL PLANTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
6. ALL PLANTING BEDS (TREES, SHRUBS AND GROUNDCOVERS) SHALL RECEIVE 3" DEPTH OF ROCK MULCH. ROCK MULCH INSTALLED OVER 50% WOVEN POLYPROPYLENE WEED FABRIC. NATURAL CULTIVATED EDGE BETWEEN PAVING AND GRASS AREAS. OWNER SHALL APPROVE ALL GROUND COVER MATERIALS PRIOR TO INSTALLATION.
7. PLANTING SOIL SHALL CONSIST OF QUALITY TOP SOIL PLUS 1" DEPTH COMPOST, TILLED TO A DEPTH OF 6".
8. LANDSCAPE CONTRACTOR TO MARK ALL TREE LOCATIONS AND LAYOUT ALL OF PLANT MATERIAL IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING UNLESS APPROVED OTHERWISE.
9. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
10. CONTRACTOR SHALL PROVIDE A 5-FOOT DIAMETER RING OF WOOD MULCH AND NATURAL CULTIVATED EDGE AROUND ALL TREES. WOOD MULCH SHALL BE LOCALLY AVAILABLE, HARDWOOD CHIPS, 1"-1 1/2" MINIMUM TO 2"-MAXIMUM IN SIZE.
11. STAKING AND GUTTING OF TREES PER NATIONAL NURSERY STANDARDS.
12. SHRUBS ARE NOT TO BE LOCATED CLOSER THAN 2 FEET TO CURB OR SIDEWALKS. PERENNIALS / GRASSES ARE NOT TO BE LOCATED CLOSER THAN ONE FOOT TO CURB OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL PLANT THREE TREES FOR OWNER / ENGINEER FOR APPROVAL PRIOR TO PLANTING THE REMAINDER OF THE TREES ON SITE.
13. CONTRACTOR SHALL FIELD VERIFY TURF LIMITS PRIOR TO INSTALLATION, INCLUDING SOIL PREPARATION REQUIREMENTS. REFER TO LANDSCAPE PLAN FOR PROPOSED TURF SPECIES AND LOCATIONS.
14. CONTRACTOR SHALL ADJUST EXTENTS TO TURF ALL DISTURBED AREAS; ON/OFF SITE. MATCH TURF SPECIES WITH NEAREST ADJACENT TURF AS SHOWN ON THE LANDSCAPE PLAN. FOR DISTURBED TURF AREAS NOT ADJACENT TO PROPOSED TURF ON THE LANDSCAPE PLAN, INSTALL TURF THAT BEST MATCHES EXISTING SPECIES OF TURF. CONFIRM ADJUSTED EXTENTS AND SPECIES WITH LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL COORDINATE HIS/HER EFFORTS SO THAT THE SITE CAN BE SEEDS AS SOON AS POSSIBLE FOLLOWING RE-SPREAD OF TOPSOIL.
16. INSTALL 4" MINIMUM TOPSOIL TO ALL SEED AND SOD AREAS. CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SEED AREAS. REMOVE STONES, STICKS, AND DEBRIS LARGER THAN 1".
17. ALL PRE-EMERGENT PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LABEL DIRECTIONS. ANY CHEMICAL APPLICATIONS ON PAVEMENT MUST BE PROMPTLY CLEANED TO PREVENT STAINING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATERING OF ALL PLANT MATERIAL UNTIL SUBSTANTIAL PROJECT COMPLETION OR OWNER AND ENGINEER/ARCHITECT ACCEPTANCE OF ALL LANDSCAPED AREAS, WHICHEVER IS LATER.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATERING OF SEEDS AREAS UNTIL SUBSTANTIAL PROJECT COMPLETION OR OWNER AND ENGINEER ACCEPTANCE OF ALL LANDSCAPED AREAS, WHICHEVER IS LATER. ACCEPTABLE SEEDS AREAS SHALL INCLUDE A MINIMUM OF 90% VEGETATIVE COVERAGE AND BE FREE OF WEEDS. ACCEPTABLE SODDED AREAS SHALL HAVE A UNIFORM ROOT ESTABLISHMENT AND BE FREE OF BARE SPOTS AND BROWN PATCHES.
20. SWEEP AND WASH ALL PAVED SURFACES. REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
21. GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING OF THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY AS PER DIRECTION OF OWNER/ENGINEER.

## PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	DETAIL
<b>DECIDUOUS TREES</b>							
	GLEDISIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINER HONEY LOCUST	5	2" CAL.	B&B	40 - 65 FT. HT.	25 - 40 FT. W.	
	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE-LEAF PLUM	3	2" CAL.	B&B	15 - 25 FT. HT.	15 - 25 FT. W.	
	NYSSA SYLVATICA TUPELO	6	2" CAL.	B&B	25 - 40 FT. HT.	15 - 25 FT. W.	
<b>DECIDUOUS SHRUBS</b>							
	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	42	3 GAL.	POT	18 - 36 IN. HT.	1 - 3 FT. W.	
	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL® HYDRANGEA	7	3 GAL.	POT	3 - 6 FT. HT.	3 - 6 FT. W.	
	VIBURNUM CARLESII KOREANSPICE VIBURNUM	4	3 GAL.	POT	3 - 6 FT. HT.	3 - 6 FT. W.	
	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIRAEA	41	2 GAL.	POT	18 - 6 FT. HT.	1 - 6 FT. W.	
	POTENTILLA FRUTICOSA 'TANGERINE' TANGERINE BUSH CINQUEFOIL	5	2 GAL.	POT	18 - 36 IN. HT.	3 - 6 FT. W.	
	TAXUS X MEDIA 'HILLS UPRIGHT' HILLS UPRIGHT ANGLO-JAPANESE YEW	3	5 GAL.	POT	6 - 10 FT. HT.	3 - 6 FT. W.	
<b>EVERGREEN SHRUBS</b>							
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	22	2 GAL.	POT	18 - 36 IN. HT.	1 - 3 FT. W.	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	17	2 GAL.	POT	3 - 6 FT. HT.	1 - 3 FT. W.	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	52	2 GAL.	POT	6 - 18 IN. HT.	1 - 3 FT. W.	
	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	32	1 GAL.	POT	18 - 36 IN. HT.	1 - 3 FT. W.	
<b>PERENNIALS</b>							
	HEUCHERA X 'GEORGIA PEACH' GEORGIA PEACH CORAL BELLS	28	1 GAL.	POT	18 - 36 IN. HT.	1 - 3 FT. W.	
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY	51	1 GAL.	POT	18 - 36 IN. HT.	1 - 3 FT. W.	

## GROUND COVER SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	DETAIL
<b>GROUND COVERS</b>			
	WOOD MULCH (TREES ONLY)	140 SF	
	NON-DYED HARDWOOD MULCH		
	ROCK MULCH		
	OAK CREEK 1X2" RIVER ROCK, 3" DEPTH	3,677 SF	
	5 OZ COMMERCIAL GRADE LANDSCAPE FABRIC		
<b>TURF SOD</b>			
	DROUGHT TOLERANT RTF FESCUE SOD	4,906 SF	
	FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'		

## EDGING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
<b>LANDSCAPE EDGING SCHEDULE</b>			
	CULTIVATED BED NATURAL EDGE, SEPERATE HARDWOOD MULCH FROM GRASS, TYP.	220 LF	

PROJECT  
251009

**REGA ENGINEERING**  
601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● IRRIGATION

ISSUED FOR DATE  
PLANNING COMMISSION APPLICATION 06/30/25

**SEVEN 7 NEW DRIVE THRU AND COFFEE**

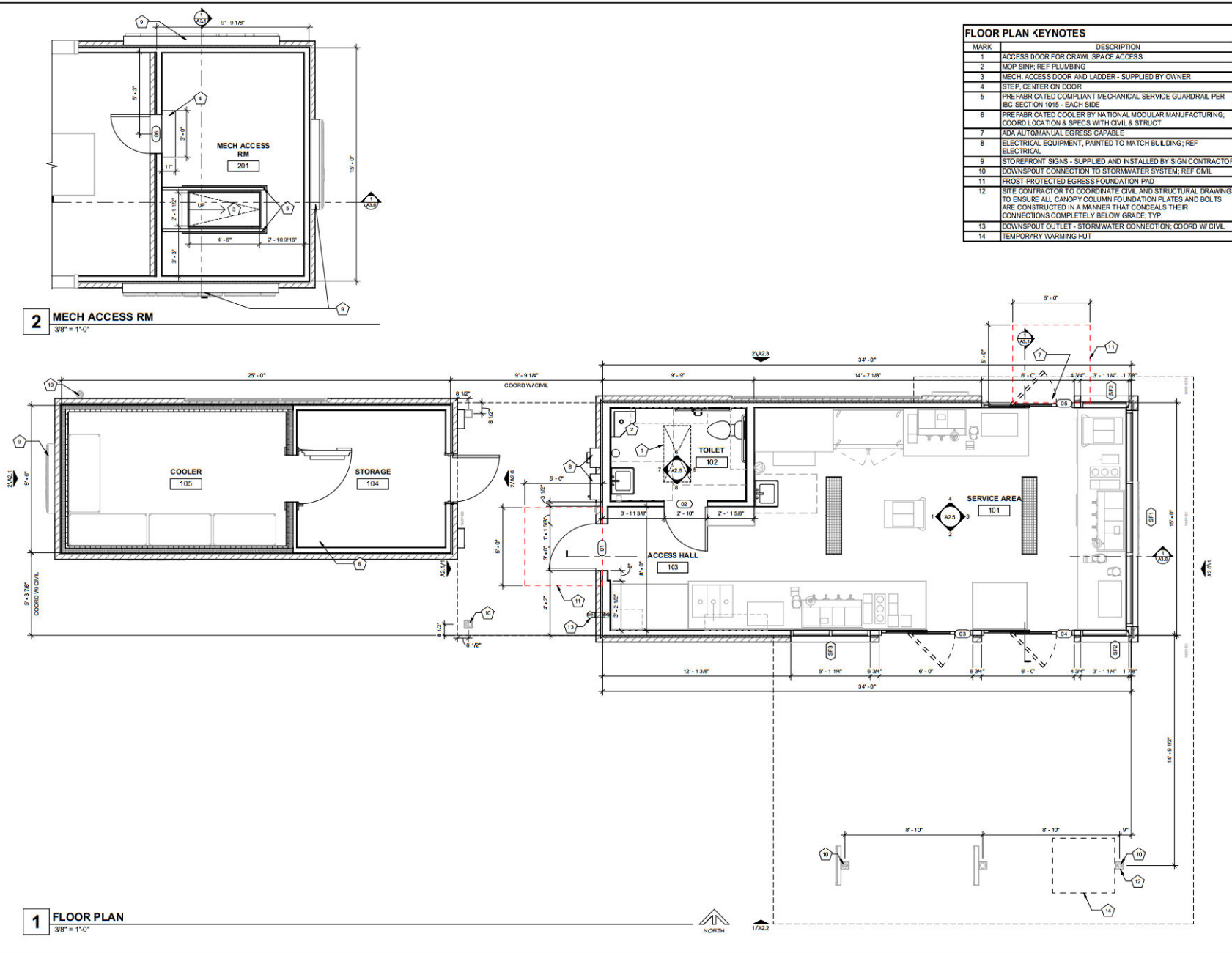
SEVEN BREW COFFEE  
2901 W BROADWAY  
COUNCIL BLUFFS, IA 51501  
LANDSCAPE NOTES & SCHEDULES

**SEVEN 7 NEW DRIVE THRU AND COFFEE**

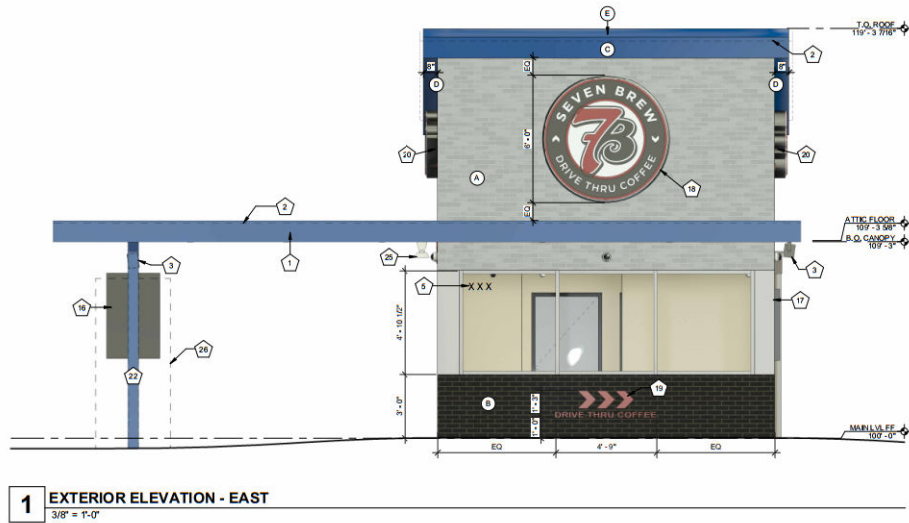
**PRELIMINARY NOT FOR CONSTRUCTION**

SHEET NO.  
8 of 8

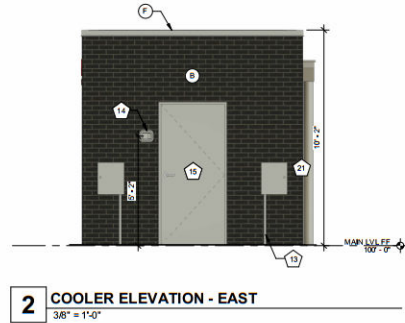








**1 EXTERIOR ELEVATION - EAST**  
3/8" = 1'-0"



**2 COOLER ELEVATION - EAST**  
3/8" = 1'-0"

#### EXTERIOR ELEVATION MATERIALS SUMMARY

EAST ELEVATION - HONOR FACADE		
MATERIALS (DURABLE/COMPLEMENTARY)	REQUIREMENT	PROPOSED
GLEN GERY COAL CITY BLACK VELOUR GLEN GERY STONE GREY CLAYDART SMOOTH	40% DURABLE	475F/1555F = 40%
GLAZING (2"X10") = 1.235F (TRANSPARENT = 61%)	30% (2"-10")	745F / 61%

#### EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR FULL DEPTH BRICK (BR-2)
B	MODULAR FULL DEPTH BRICK (BR-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLAZING

#### EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	PARAPET, ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOOK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN (28 SF); SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VINYL DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE (21 SF) BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT; GALVANIZED; PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	CANOPY HEATER
26	TEMPORARY WARMING HUT
27	15' x 9' (75 SF) MURAL



707 n. 6th street  
kansas city, ks 66101  
www.ventus-ad.com  
913.308.1460  
consulting engineer:

7 BREW DRIVE THRU - COUNCIL BLUFFS, IA - BROADWAY

HIGH PLAINS BREW, LLC

2901 WEST BROADWAY STREET, COUNCIL BLUFFS, IOWA 51501

#### REVISIONS

No. Description Date

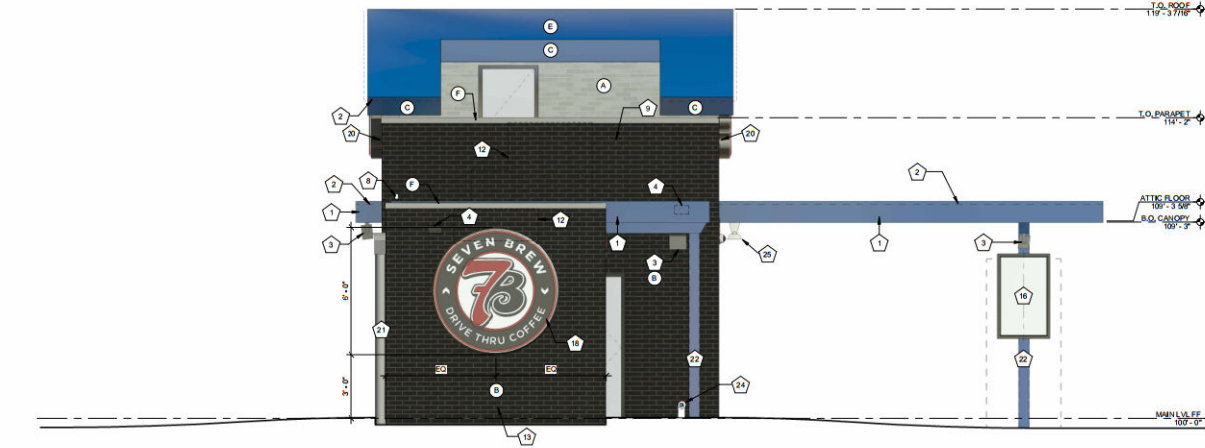
Sheet Issue date:  
06/10/2025

Project no:  
23.15.12

Sheet contents:  
EXTERIOR ELEVATIONS

Sheet no:

A2.0

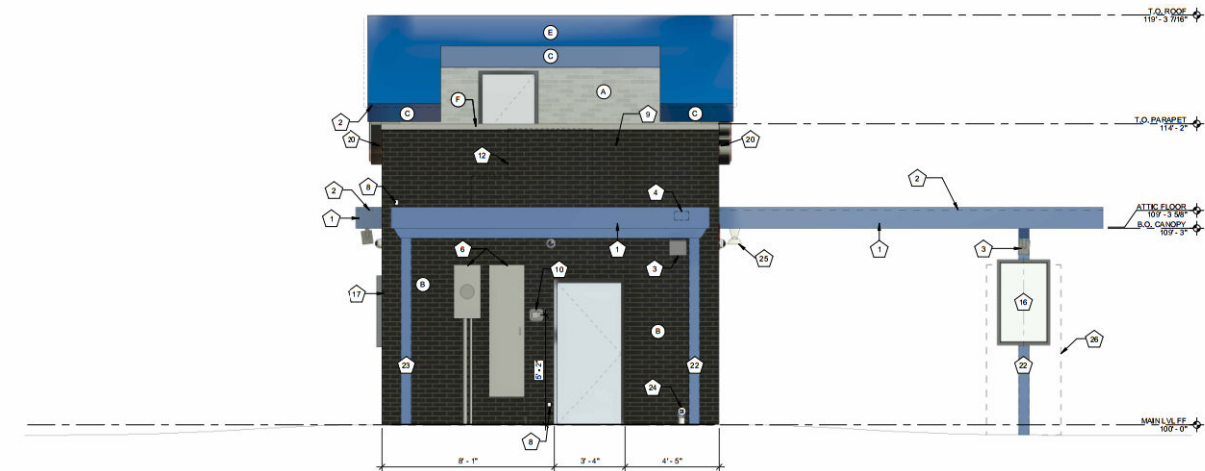


**2 EXTERIOR ELEVATION - WEST W/ COOLER**  
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS SUMMARY		
WEST ELEVATION - REAR FACADE		
MATERIALS (DURABLE/COMPLEMENTARY)	REQUIREMENT	PROPOSED
GLEN GERY COAL CITY BLACK VELOUR GLEN GERY STONE GREY CLAYCOT SMOOTH	40% DURABLE	30/355/153 SF = 67%
GLAZING (2'-10" x 2'-10")	30% (2'-10")	85' / 0%

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	MODULAR FULL DEPTH BRICK (BRK-2)
B	MODULAR FULL DEPTH BRICK (BRK-1)
C	BRACE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRACE CAP (MP-3)
G	SPANDREL GLAZING

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS, REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP. REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	PARAPET, ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD. LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOOK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN (28 SF); SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VINYL DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE (21 SF) BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	CANOPY HEATER
26	TEMPORARY WARMING HUT
27	15' x 9' (75 SF) MURAL



**1 EXTERIOR ELEVATION - WEST**  
3/8" = 1'-0"



707 n. 6th street  
kansas city, ks 66101  
www.veritas-ad.com  
913.308.1460  
consulting engineer:

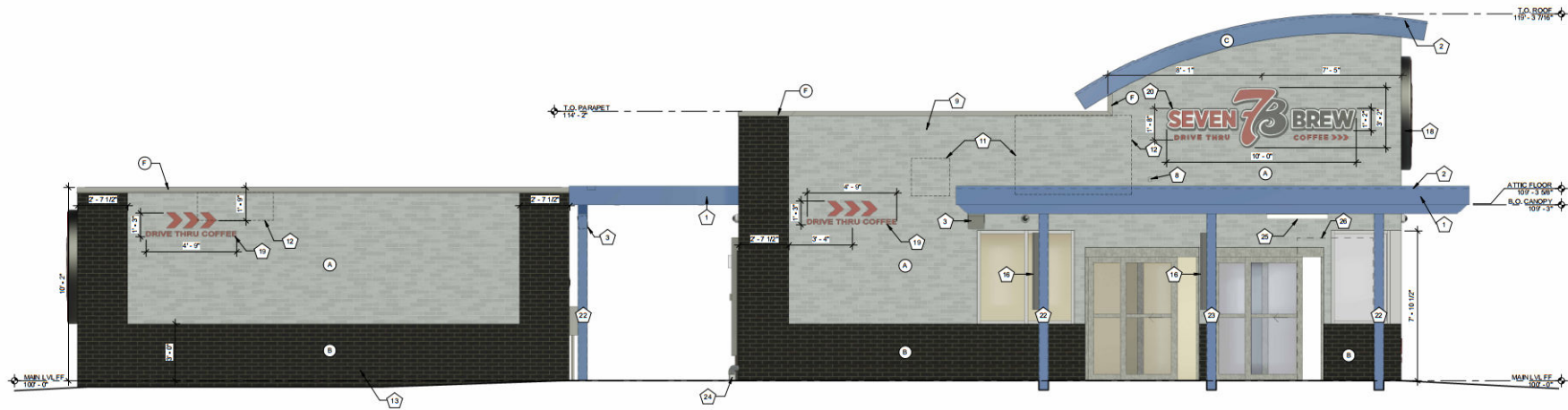
7 BREW DRIVE THRU - COUNCIL BLUFFS, IA - BROADWAY  
HIGH PLAINS BREW, LLC  
2901 WEST BROADWAY STREET, COUNCIL BLUFFS, IOWA 51501

REVISIONS  
No. Description Date

Sheet issue date:  
06/10/2025  
project no:  
23.15.12  
sheet contents:  
EXTERIOR ELEVATIONS

Sheet no:

A2.1



**1** EXTERIOR ELEVATION - SOUTH  
3/8" = 1'-0"

#### EXTERIOR ELEVATION MATERIALS SUMMARY

SOUTH ELEVATION - WIDOR FACADE		
MATERIALS (DURABLE/COMPLEMENTARY)	REQUIREMENT	PROPOSED
GLYNN GRAY CONCL CITY BLACK VELOUR GLEN GERRY STONE GRAY CLAYCOAT SMOOTH	40% DURABLE	1875SF / 343SF = 54.3%
GLAZING (2" - 10") = 123SF (TRANSPARENT - 0%)	NR (2" - 10")	126.5SF / 45.0%

#### EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	MODULAR FULL DEPTH BRICK (BR-2)
B	MODULAR FULL DEPTH BRICK (BR-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLAZING

#### EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	PARAPET; ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOOK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN (28 SF); SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VINYL DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE (21 SF) BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT; GALVANIZED; PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	CANOPY HEATER
26	TEMPORARY WARMING HUT
27	15' x 9' (75 SF) MURAL



707 n. 6th street  
kansas city, ks 66101  
www.ventus-ad.com  
913.308.1460  
consulting engineer:

7 BREW DRIVE THRU - COUNCIL BLUFFS, IA - BROADWAY

HIGH PLAINS BREW, LLC

2901 WEST BROADWAY STREET, COUNCIL BLUFFS, IOWA 51501

REVISIONS  
No. Description Date

Sheet issue date: 06/10/2025  
project no: 23.15.12  
Sheet contents: EXTERIOR ELEVATIONS

Sheet no:

A2.2

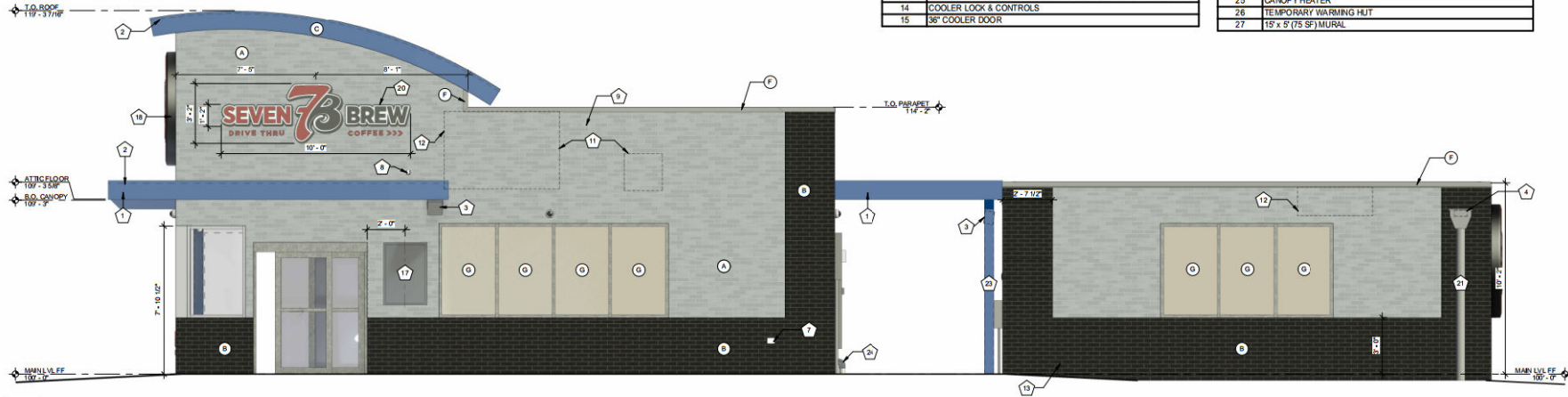


EXTERIOR ELEVATION MATERIALS SUMMARY		
NORTH FACADE - RADIANT/ST BROADWAY		
MATERIALS (DURABLE/COMPLEMENTARY)	REQUIREMENT	PROPOSED
GLAZING (2" x 10") = 2475 SF (TRANSPARENT - 17.5% / SPANDREL - 23.1%)	60% DURABLE	20657/34357 = 60%
GLAZING (2" x 10") = 2475 SF (TRANSPARENT - 17.5% / SPANDREL - 23.1%)	40% (1" x 10")	11357 / 41X

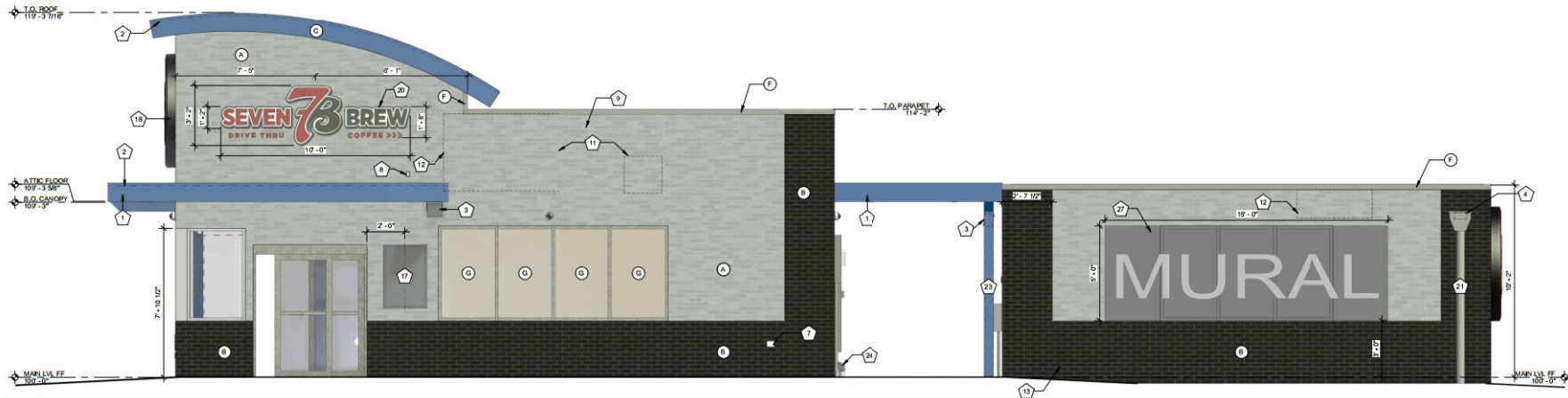
EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	MODULAR FULL DEPTH BRICK (BRK-2)
B	MODULAR FULL DEPTH BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLAZING

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS, REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED, TYP. REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	PARAPET ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOOK & CONTROLS
15	36" COOLER DOOR

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN (28 SF); SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE (21 SF) BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
24	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
25	CANOPY HEATER
26	TEMPORARY WARMING HUT
27	15' x 5' (75 SF) MURAL



**2 EXTERIOR ELEVATION - NORTH (OPTION B)**  
3/8" = 1'-0"



**1 EXTERIOR ELEVATION - NORTH (OPTION A)**  
3/8" = 1'-0"



707 N. 6th Street  
Kansas City, KS 66101  
www.ventus-ad.com  
913.308.1460  
consulting engineer:

7 BREW DRIVE THRU - COUNCIL BLUFFS, IA - BROADWAY

HIGH PLAINS BREW, LLC

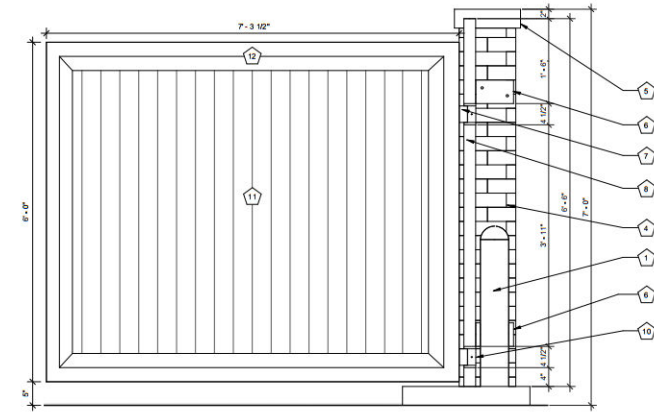
2901 WEST BROADWAY STREET, COUNCIL BLUFFS, IOWA 51501

REVISIONS		
No.	Description	Date

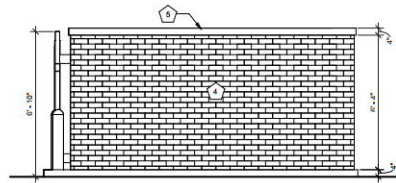
Sheet Issue date:  
06/10/2025  
Project no:  
23.15.12  
Sheet contents:  
EXTERIOR ELEVATIONS

Sheet no:

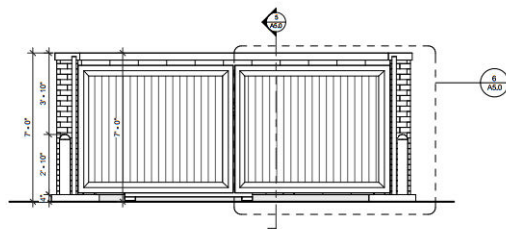
A2.3



**6 DOOR / HINGE DETAIL**  
1" = 1'-0"



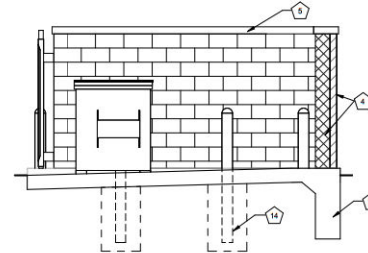
**4 TRASH ENCLOSURE - SIDE ELEVATION**  
3/8" = 1'-0"



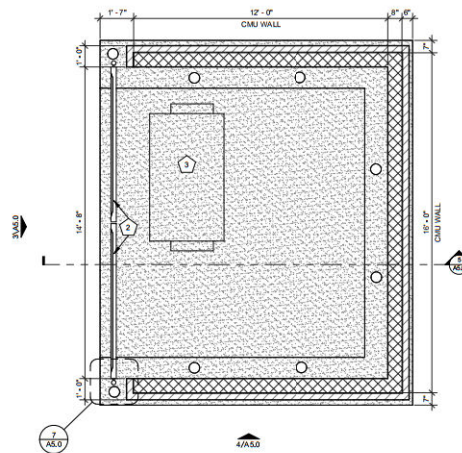
**3 TRASH ENCLOSURE - FRONT ELEVATION**  
3/8" = 1'-0"



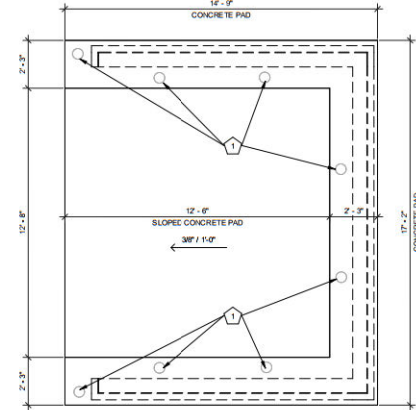
**7 TRASH ENCLOSURE PLAN DETAIL**  
3/4" = 1'-0"



**5 SECTION THRU TRASH ENCLOSURE**  
3/8" = 1'-0"



**2 TRASH ENCLOSURE PLAN**  
3/8" = 1'-0"



**1 TRASH ENCLOSURE - CONCRETE PLAN**  
3/8" = 1'-0"

#### TRASH ENCLOSURE GENERAL NOTES

1. PRE-Paint ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
2. PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

#### TRASH ENCLOSURE KEYNOTES

NOTED NO.	NOTE TEXT
1	6" CONCRETE FILLED BOLLARD - TYP. OF (7), REF CIVIL
2	CUSTOM GATES: SEE 6/A5.0
3	TRASH DUMPSTER ON WHEELS; SUPPLIED BY OWNER
4	BRICK OVER 8" CMU BLOCK
5	4" MASONRY CAP ON TOP OF CMU WALL
6	5" PLATE STEEL BRACE WELDED TO CENTER OF 2" POST; SEE 6/A5.0 FOR HEIGHT
7	3" STEEL BRACE AT EACH HINGE
8	3/2" STEEL POST
9	1/2" BOLT
10	HINGE WITH GREASE FITTING - TYP. OF 2 PER DOOR
11	1x8 STAINED CEDAR PLANKS
12	3" x 3" TUBE STEEL FRAME ROTATED 45 DEGREES
13	REF STRUCTURAL FOR FOUNDATION DESIGN
14	REF CIVIL FOR BOLLARD & BOLLARD FOUNDATION DESIGN

#### MODULAR BRICK

BRAND: SIOUX CITY BRICK  
COLOR: GRANITE RED  
FINISH: VELOUR



707 n. 6th street  
kansas city, ks 66101  
www.ventas-ad.com  
913.308.1460  
consulting engineer:

7 BREW DRIVE THRU - COUNCIL BLUFFS, IA - BROADWAY  
HIGH PLAINS BREW, LLC  
2901 WEST BROADWAY STREET, COUNCIL BLUFFS, IOWA 51501

REVISIONS  
No. Description Date

Sheet issue date:  
06/10/2025  
project no:  
23.15.12  
sheet contents:  
TRASH ENCLOSURE

Sheet no:  
A5.0



23.15.12  
7 BREW DRIVE THRU -  
COUNCIL BLUFFS, IA -  
BROADWAY  
06/10/2025

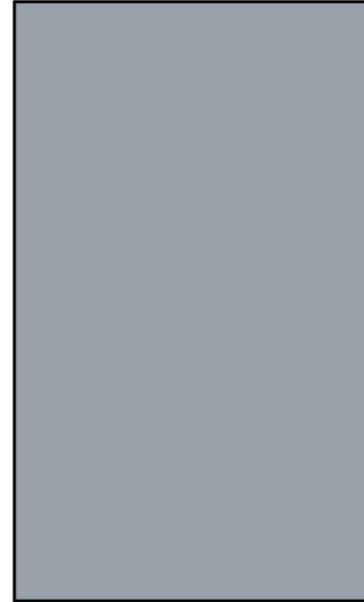
MATERIAL COLOR  
BOARD



FULL DEPTH BRICK - BRK-2  
BRAND: GLEN GERY  
COLOR: STONE GREY  
FINISH: CLAYCOAT SMOOTH



BLUE METAL PANEL MP-2  
BRAND: BERRIDGE  
COLOR: ROYAL BLUE  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3  
BRAND: BERRIDGE  
COLOR: ZINC GREY  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FULL DEPTH BRICK - BRK-1  
BRAND: GLEN GERY  
COLOR: COAL CITY  
FINISH: BLACK VELOUR





23.15.12  
7 BREW DRIVE THRU -  
COUNCIL BLUFFS, IA -  
BROADWAY  
 06/10/2025

RENDERINGS

## Planning Commission Communication

Department: Community  
Development

Case/Project No.: URN-25-005

CASE #URN-25-005

Council Action: 7/8/2025

Submitted by: Marianne Collins,  
Community Development Housing  
& Economic Planner

### Description

Public hearing on the request of the City of Council Bluffs Community Development Department to create and adopt the Grapplers Gate Urban Renewal Plan and Area for property legally described as a replat of Lot 4, Auditor's Subdivision of the SE1/4 NE1/4 of Section 31-75-43, excluding City right-of-way, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying north of 830 Franklin Avenue and west of 903 Franklin Avenue. Case #URN-25-005

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	7/3/2025
Attachment 1 – Grapplers Gate Urban Renewal Area Plan	Other	7/3/2025
Attachment 2 - Legal Description	Legal Description	7/3/2025

## Planning Commission Communication

Department: Community Development  Case/Project No.: URN-25-005	Ordinance No.:  Resolution No.: 25-	City Council: 6-23-2025 Planning Commission: 7-8-2025 P.H. and First Reading: 7-28-2025
<b>Subject/Title</b>		
Proposed creation of the Grapplers Gate Urban Renewal Plan		
<b>Location</b>		
Generally located south of Gleason Avenue and north of Franklin Avenue and east of E. Pierce Street and west of Bennett Avenue		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>A developer has approached the City about developing a vacant parcel of land included in the proposed Grapplers Gate Urban Renewal Area for housing. The developer is proposing to construct 15 single family housing units. It has been determined the proposed area meets the definition of “economic development area.” This determination is based on Chapter 403.17 of the Iowa Code.</p> <p>In order to invoke its urban renewal powers, the City Council must agree to designate the subject property an Urban Renewal Area, adopt an Urban Renewal Plan and negotiate a development agreement with the Developer. Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.</p> <p><u>Discussion</u></p> <p>On June 23, 2025, the City Council passed a resolution of necessity, which directed staff to initiate the process of creating the Grapplers Gate Urban Renewal Plan and Area. On July 7, 2025, the Consultation Meeting was held with other taxing jurisdictions. This resolution establishes the following timeframe:</p> <p style="padding-left: 40px;">7-28-2025    City Council public hearing on the proposed urban renewal plan</p> <p>Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.</p> <p>The Grapplers Gate Urban Renewal Area is being designated as an economic development area that is appropriate for the promotion of economic development of new low and moderate income (LMI) housing and the provision of public improvements related to housing and residential development conforming to Chapter 403.17 of the Iowa Code. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized to provide assistance to the developer for the infrastructure costs that will be incurred.</p>		
<b>Staff Recommendation</b>		
The Community Development Department recommends concurrence that the Grapplers Gate Urban Renewal Plan and Area is in conformity with the <i>Bluffs Tomorrow: 2030 Comprehensive Plan</i> .		
<b>Attachments</b>		
Attachment 1 – Grapplers Gate Urban Renewal Area Plan Attachment 2 - Legal Description		

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

**GRAPPLERS GATE  
URBAN RENEWAL PLAN**

**for the**

**GRAPPLERS GATE  
URBAN RENEWAL AREA**

**CITY OF COUNCIL BLUFFS, IOWA**

**July 2025**

# **TABLE OF CONTENTS**

## ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
- F. RESIDENTIAL DEVELOPMENT
- G. PLAN OBJECTIVES
- H. TYPES OF RENEWAL ACTIVITIES
- I. ELIGIBLE URBAN RENEWAL PROJECTS
- J. FINANCIAL DATA
- K. URBAN RENEWAL FINANCING
- L. PROPERTY ACQUISITION/DISPOSITION
- M. RELOCATION
- N. PROPERTY WITHIN URBAN REVITALIZATION AREA
- O. STATE AND LOCAL REQUIREMENTS
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD
- R. SEVERABILITY CLAUSE

## ***EXHIBITS***

- A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA
- B. MAP OF URBAN RENEWAL AREA



**GRAPPLERS GATE URBAN RENEWAL PLAN  
for the  
GRAPPLERS GATE URBAN RENEWAL AREA**

**CITY OF COUNCIL BLUFFS, IOWA**

**A. INTRODUCTION**

The Grapplers Gate Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Grapplers Gate Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Council Bluffs, Iowa (“City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit A. A map of the Urban Renewal Area is included in Exhibit B. The City reserves the right to modify the boundaries of the Area at some future date.

The property included in the Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 for a residential urban renewal project.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified to the County Auditor, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19.

**E. DEVELOPMENT PLAN**

The City has a general plan for the physical development of the City as a whole outlined in the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015. The goals and objectives of the Urban Renewal Plan, including the urban renewal projects identified herein, are in conformity with the City’s Bluffs Tomorrow: 2030 Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. RESIDENTIAL DEVELOPMENT**

The City's objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

When a City utilizes tax increment financing to support the construction/installation of public improvements related to residential development, the City must also provide assistance to LMI families related to housing as part of the project, consistent with the requirements of Iowa Code Section 403.22. LMI families are those whose incomes do not exceed 80% of the median county income, for the county that the project is located within. Unless a reduction is approved by the Iowa Economic Development Authority, the amount of LMI assistance for a project must be at least equal to the percentage of LMI families living in that county. For a project located in Pottawattamie County, the percentage of LMI families is currently 44.70%.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following options:

1. Providing that at least 44.70% of the units constructed in the Urban Renewal Area are occupied by residents and/or families whose incomes are at or below 80% of the median county income;
2. Setting aside an amount equal to 44.70% of the reimbursed project costs for LMI housing activities anywhere in the City; and
3. Ensuring that 44.70% of the houses constructed within the Area are priced at amounts affordable to LMI families.

If funds are set aside, as opposed to constructing a sufficient percentage of LMI housing in the Area, the assistance for low and moderate income family housing may be provided anywhere within the City. The type of assistance provided must benefit LMI residents and/or families and

may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

#### **G. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Council Bluffs.
2. To stimulate, through public action and commitment, private investment in new housing and residential development.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, and other public improvements in support of new housing development.
5. To provide a more marketable and attractive investment climate.
6. To improve the housing conditions and housing opportunities, including for LMI income families and/or individuals.
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

## **H. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curbs and gutters, water infrastructure, sanitary sewer infrastructure, public utilities, or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.
4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or local development organizations to incentivize the development of housing within the Area, on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefor.
6. To acquire or dispose of property.
7. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
8. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
9. To undertake the demolition and clearance of existing development.
10. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
11. To use tax increment financing for a number of objectives, including, but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
12. To use tax increment to provide LMI housing assistance.
13. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

## **I. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

**1. Development Agreement with OER LLC:** The City expects to consider a development agreement with OER LLC (or a related entity) (“the “Developer”) for Developer’s construction of public infrastructure improvements and private housing units on land within the Urban Renewal Area. As part of the project, the Developer would be required to complete certain infrastructure improvements needed to prepare the property for the development of housing units and cause the construction of at least fifteen (15) housing units. The infrastructure improvements constructed by the Developer would be dedicated to the City following completion, at no cost to the City. These improvements are expected to include the construction and installation of construction or installation of streets, sanitary sewer, storm sewer, water infrastructure, and related infrastructure to serve the residential development within the Urban Renewal Area, for a total cost of approximately \$800,000. Construction of the infrastructure improvements is anticipated to be completed by December 31, 2026. The development agreement would also provide detailed terms and conditions under which the City may make annual Economic Development Grant payments to the Developer in the amount of up to 100% of the Tax Increment generated by construction of the housing units on the residential lots in the Area remaining each year after any LMI assistance obligations have been satisfied. The Economic Development Grants would terminate upon the earliest of the following: (i) ten (10) grants have been paid to Developer; (ii) the City’s ability to collect tax increment from the Urban Renewal Area has expired; (iii) the maximum aggregate amount of grants have been paid to Developer; or (iv) the Developer’s right to receive grants derived from the housing units in the Area under the agreement is terminated. The total amount of the Economic Development Grant payments shall not exceed the lesser of \$800,000, or the actual costs incurred by the Developer in constructing the infrastructure improvements in the Area.

**2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support the urban renewal project and planning:**

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to Exceed \$50,000

## **J. FINANCIAL DATA**

1.	Current Constitutional Debt Limit	\$361,381,202
2.	Current outstanding general obligation debt	\$61,320,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes	\$850,000 plus any LMI set aside.

<p>only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	<p>(This amount does not include costs related to financing.)</p>
--	---

## **K. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

### **A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

### **B. General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event,

the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **L. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **M. RELOCATION**

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **N. PROPERTY WITHIN URBAN REVITALIZATION AREA**

The Urban Renewal Area is, or at some future date may be, located within an urban *revitalization* area. No tax abatement incentives in connection with the urban revitalization area will be allowed for development that occurs in the Urban Renewal Area unless expressly authorized by the City Council.

#### **O. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

#### **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

#### **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public

improvements related to housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, is limited to ten (10) years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

#### **R. SEVERABILITY CLAUSE**

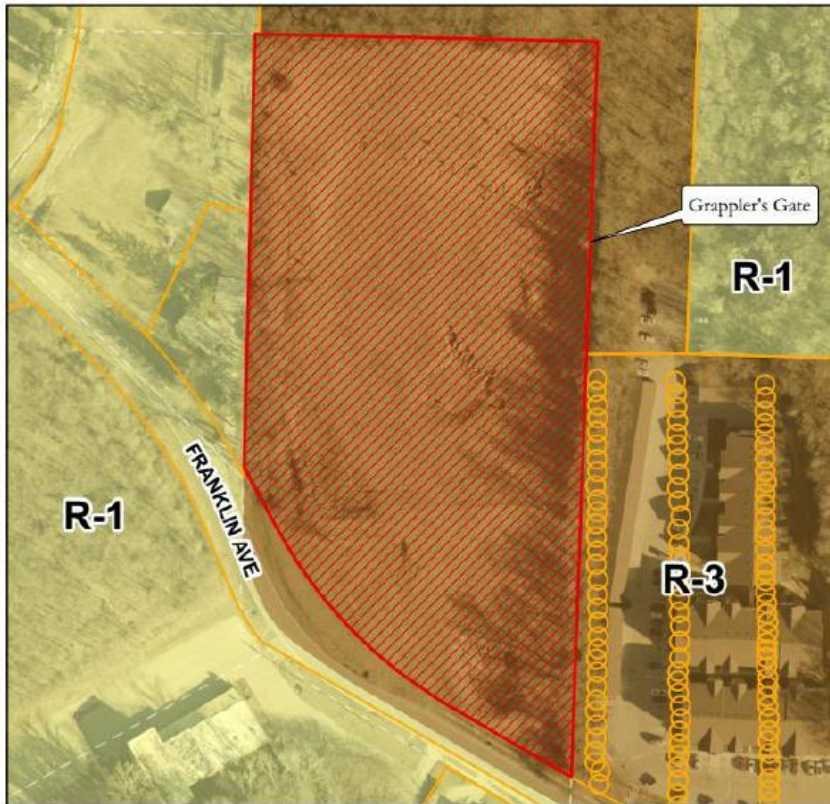
If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.



EXHIBIT A  
LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Lot 4, Auditor's Subdivision of the SE 1/4 NE 1/4 of Section 31, Township 75, Range 43, Council Bluffs, Pottawattamie County, Iowa, except the following: A portion of Lot 4 of Auditor's Subdivision of the SE 1/4 NE 1/4 of Section 31, Township 75 North, Range 43 West of the 5th P.M. Pottawattamie County, Iowa, being more particularly described as follows: Commence at the point of intersection of the East line of said Lot 4, and the Northerly right-of-way line of Franklin Avenue (March, 2010), said point lying 440.2 feet West and 103.9 feet North of the East 1/4 or said Section 31; thence N 58°58'46" W along said Northerly right-of-way line of Franklin Avenue, a distance of 154.86 feet to the point of beginning; thence continue N 58°58'46" W along said Northerly right-of-way line, a distance of 111.50 feet to a point of curvature; thence Northwesterly along said Northerly right-of-way line being curved to the right and having a radius of 192.00 feet and a central angle of 39°25'37", an arc distance of 132.12 feet (Chord 129.53', chord bearing N 39°15'59" W) to a point of reverse curvature; thence Northwesterly along said Northerly right-of-way line being curved to the left and having a radius of 699.48 feet and a central angle of 7°03'58", an arc distance of 86.26 feet (Chord 86.21', chord bearing N 23°05'12" W) to a point on the West line of aforesaid Lot 4; thence N 02°01'54" E along said West line, a distance of 10.42 feet to a point on a curve; thence Southeasterly along a curve to the right having a radius of 743.67 feet and a central angle of 2°42'17", an arc distance of 35.10 feet (Chord= 35°10', chord bearing= S 28°50'52" E) to a point of tangency; thence S 27°29'44" E, a distance of 28.83 feet to a point of curvature; thence Southeasterly along a curve to the left having a radius of 480.09 feet and a central angle of 31°48'02", an arc distance of 266.46 feet (Chord bearing S 43°23'45" E) to the point of beginning. Containing 3439 square feet, more or less.

## MAP OF URBAN RENEWAL AREA



4919-5618-7979-2\10342-213

## LEGAL DESCRIPTION

Lot 4, Auditor's Subdivision of the SE 1/4 NE 1/4 of Section 31, Township 75, Range 43, Council Bluffs, Pottawattamie County, Iowa, except the following: A portion of Lot 4 of Auditor's Subdivision of the SE 1/4 NE 1/4 of Section 31, Township 75 North, Range 43 West of the 5th P.M. Pottawattamie County, Iowa, being more particularly described as follows: Commence at the point of intersection of the East line of said Lot 4, and the Northerly right-of-way line of Franklin Avenue (March, 2010), said point lying 440.2 feet West and 103.9 feet North of the East 1/4 or said Section 31; thence N 58°58'46" W along said Northerly right-of-way line of Franklin Avenue, a distance of 154.86 feet to the point of beginning; thence continue N 58°58'46" W along said Northerly right-of-way line, a distance of 111.50 feet to a point of curvature; thence Northwesterly along said Northerly right-of-way line being curved to the right and having a radius of 192.00 feet and a central angle of 39°25'37", an arc distance of 132.12 feet (Chord= 129.53', chord bearing= N 39°15'59" W) to a point of reverse curvature; thence Northwesterly along said Northerly right-of-way line being curved to the left and having a radius of 699.48 feet and a central angle of 7°03'58", an arc distance of 86.26 feet (Chord= 86.21', chord bearing= N 23°05'12" W) to a point on the West line of aforesaid Lot 4; thence N 02°01'54" E along said West line, a distance of 10.42 feet to a point on a curve; thence Southeasterly along a curve to the right having a radius of 743.67 feet and a central angle of 2°42'17", an arc distance of 35.10 feet (Chord= 35°10', chord bearing= S 28°50'52" E) to a point of tangency; thence S 27°29'44" E, a distance of 28.83 feet to a point of curvature; thence Southeasterly along a curve to the left having a radius of 480.09 feet and a central angle of 31°48'02", an arc distance of 266.46 feet (Chord bearing = S 43°23'45" E) to the point of beginning. Containing 3439 square feet, more or less.