City Council Communication

Department: Community Development CASES #SUB-22-016, #ZC-22-008, #PI-22-002 and #CP-22-004 Applicant: Andy Dettro Realty Link 201 Riverplace, Suite 400 Greenville, SC 29601 Property Owner: Judy Pryor 13808 North 96th Street Omaha, NE 98122 Engineer/Surveyor: Elizabeth Hunter, PE, AICP Snyder & Associates, Inc. 1751 Madison Avenue Council Bluffs, IA 51503	Resolution No. _____ Ordinance No. _____ Resolution No. _____ Resolution No. _____	CASE #ZC-22-008 1st Consideration: 1/23/23 2nd Consideration: 2/13/23 3rd Consideration: 2/27/23 CASE #CP-22-004: 2/27/23 CASE #PI-22-002: 2/27/23 CASE #SUB-22-016: 2/27/23 Planning Commission: 01/10/23

Subject/Title

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

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

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



Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

CASE #SUB-22-016

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

Comments

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, "but shall be deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for

extension may be made by the sub-divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.

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

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

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

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

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

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

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

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

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

8. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.

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

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

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

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

11. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.

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

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

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

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

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

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

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

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

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

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

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

CASE #PI-22-002

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

Note: On February 7, 2023, the developer requested a couple changes to their proposed planned industrial development plan relative to building setbacks, building height, landscaping, building architecture materials, and fencing. All requested changes are highlighted in red below and do not cause a substantial modification to their proposed development plan.

1. Site Development

a. All lots shall contain a minimum of 15,000 square feet in area. Outlots shall be exempt from minimum lot size requirements.
b. All principal and accessory structures shall have a minimum setback of ~~25~~ 15 feet from all property lines.
c. The maximum height for all structures shall not exceed 50 feet, as measured from finished grade to the peak of the roof.
d. No more than 60% of the total area of any lot shall be covered with structures.
e. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). No barbed wire or electric fencing that is clearly visible from ~~a public right-of-way~~ East Manawa Drive shall be permitted. No coiled barb wire fencing shall be permitted on any lot within the development.

f. All solar energy conversion systems shall be installed in accordance with Chapter 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).
g. All trash receptacles and/or dumpsters visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
h. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.
i. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
j. No structures shall be erected on the 100-foot wide pipeline easement that transects the proposed logistics park.
k. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
l. The detention pond on Lot 5 shall be designed and maintained as an amenity feature for the development. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of the detention pond at the time of construction.
m. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of each building to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, or change in paving material or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of each lot, and that it be complementary to the landscaping on each site.
n. All noise associated with the proposed logistics park shall conform to Chapter 4.50, Noise Control, of Council Bluffs Municipal Code.
o. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance). Any proposed outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. The maximum height shall not exceed 30 feet.
p. Any damages to the existing trail along East Manawa Drive shall be repaired at the expense of the developer, unless the trail is damaged by the City of Council Bluffs.

2. Off-Street Parking

a. The minimum number of off-street parking spaces shall be calculated using Schedule A in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.
b. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.
c. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
d. Bicycle parking shall be incorporated into the overall layout of each lot.
    i. Designated bicycle parking areas shall be located within a reasonable distance of, and clearly visible from, the main entrance of each building. Bicycle parking may alternatively be provided in a publicly accessible indoor location within a convenient distance of the main building entrance.
    ii. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.

iii. Bicycle parking shall be provided at a rate of one (1) bicycle parking space per 20,000 square feet of gross floor area.
iv. Bicycle parking shall be installed prior to the issuance of a Certificate of Occupancy on each lot.

e. A parking lot permit shall be submitted with every building permit application, and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

3. Architecture

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

4. Landscaping

a. A landscaping plan shall be submitted with every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. The landscape plan shown in Attachment 'D' is generally acceptable.
b. Landscaping is required on each lot. Not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch or river rock, etc.).
c. A minimum five-foot wide landscape strip shall be provided between all parking surfaces and each abutting property line. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement. This requirement shall be waived if a vehicular interconnection exists between two adjoining lots.
d. A landscape buffer shall be planted along the southerly boundary of the proposed logistics park, as shown in Attachment 'D.' Plantings shall consist of a mixture of evergreen and canopy trees that provide

a year-round screen, with a minimum opacity of 70%, within seven years of planting. The landscape buffer shall be planted on a 10-foot tall berm, as stated in the developer's letter of intent (see Attachment 'B'). The Community Development Department finds that the landscape buffer will provide sufficient screening between the proposed logistics park and the Eagle Trail Neighborhood due to the separation distance between the building on Lot 4 and the neighborhood, the location of lateral ditch #5 and the proposed detention pond on Lot 5, and the height of the proposed berm.

e. All tree species planted along the frontage of a public right-of-way shall comply with the Council Bluffs Street Tree Guide and be reviewed and approved by the City prior to installation. Trees planted on private property shall consist of drought resistant species native to Iowa.
f. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any motorist, cyclist or pedestrian at the street, driveway or pedestrian way.
g. All disturbed areas without a specific landscape design shall be hydroseeded, or planted with sod, turf, and/or prairie grass.
~~h. All landscaping areas, including grassed and sodded areas, shall be irrigated.~~
i. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
j. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

5. Signage

a. Two center identification signs shall be allowed for the entire development. Center identification signs shall be located within designated outlots facing East Manawa Drive. The design and size of the center identification sign shown in Attachment 'F' is generally acceptable and shall be adopted as proposed.
b. The total maximum amount of signage allowed on each lot shall not exceed ~~500~~ 800 square feet in area.
c. A maximum of one ground/monument sign per frontage shall be allowed on each lot in the development. Ground/monument signs shall be limited to a maximum height of eight feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 80 square feet of signage per face.
d. All attached and on-premise directional signage shall be installed in accordance with Section 15.33.100, On-Premise Signs – General Provisions, and Section 15.33.180, Industrial District Signs, of the Municipal Code (Zoning Ordinance).
    i. No attached sign shall extend beyond the corner of the wall to which it is attached, nor beyond or above the roof of the building to which it is attached.
e. No sign listed in Section 15.33.070, Prohibited Sign, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
f. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property.

Recommendation

The Community Development Department recommends the following:

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

a. Approval of the preliminary plans is tentative and does not constitute acceptance of the final plat, but is "deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance).
b. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
c. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.

2. Approval of the request to rezone property legally described Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District, subject to the comments stated above.

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

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

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

Public Hearing

Staff speaker for the request:
1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503
2. Courtney Harter, Director of Community Development, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:
1. Paula Hazelwood, Advance Southwest Iowa Corp., 149 West Broadway, Council Bluffs, IA 51503
2. Greg Hayry, RealtyLink, LLC, W80N402 Prairie View Road, Cedarburg, WI 53012
3. Elizabeth Hunter, Synder & Associates, Inc., 208 Antioch Drive, Council Bluffs, IA 51503
4. Douglas Ives, 224 Kestral Court, Council Bluffs, IA 51501

Speakers against:
1. Brenda Krivanek, 5816 Harrier Hollow, Council Bluffs, IA 51501
2. Bob Krivanek, 5816 Harrier Hollow, Council Bluffs, IA 51501
3. Sharon Walden, 104 Kestrel Court, Council Bluffs, IA 51501

4. Priscilla Hoersch, 208 Wallace Avenue, Council Bluffs, IA 51501
5. Mike Brazeal, 5728 Redtail Road, Council Bluffs, IA 51501
6. Kacie Hoppe, 114 Peregrine Place, Council Bluffs, IA 51501
7. Cari Brazeal, 5728 Redtail Road, Council Bluffs, IA 51501

The City Planning Commission recommended:

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

    a. Approval of the preliminary plans is tentative and does not constitute acceptance of the final plat, but is "deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance).
    b. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
    c. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.

2. Approval of the request to rezone property legally described Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to P-I/Planned Industrial District, subject to the comments stated above.

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

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

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

VOTE: AYE – Halm, Knauss, Opperman, Rater, Rew, Stroebele and Van Houten. NAY - None

ABSTAIN – None. ABSENT – Bailey, Bass, Hutcheson, and Scott. VACANT - None Motion: Carried.

Attachments

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

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