RESOLUTION NO. 23-61

A RESOLUTION ADOPTING THE PLANNED INDUSTRIAL DEVELOPMENT PLAN FOR 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.

WHEREAS, Realty Link has submitted an application to adopt a Planned Industrial Development Plan on this property consisting of 121 acres, more or less, of land and will consist of seven lots and three outlots on undeveloped land lying south of 4875 East Manawa Drive, in order to establish site development, architecture, landscaping, off-street parking and signage on this property; and

WHEREAS, A request to rezone this property was recently submitted before this Council and along with this request, requests for Preliminary Plan approval and an amendment to the Comprehensive Plan are being considered at this time; and

WHEREAS, The following standards shall apply:

A. Site Development

1. All lots shall contain a minimum of 15,000 square feet in area. Outlots shall be exempt from minimum lot size requirements.
2. All principal and accessory structures shall have a minimum setback of 15 feet from all property lines.
3. The maximum height for all structures shall not exceed 60 feet, as measured from finished grade to the peak of the roof.
4. No more than 60% of the total area of any lot shall be covered with structures.
5. 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 East Manawa Drive shall be permitted. No coiled barb wire fencing shall be permitted on any lot within the development.
6. 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).
7. 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.
8. 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.

9. 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.
10. No structures shall be erected on the 100-foot wide pipeline easement that transects the proposed logistics park.
11. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
12. 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.
13. 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.
14. All noise associated with the proposed logistics park shall conform to Chapter 4.50, Noise Control, of Council Bluffs Municipal Code.
15. 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.
16. 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.

B. Off-Street Parking

1. 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.
2. 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.

3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
4. Bicycle parking shall be incorporated into the overall layout of each lot.
    a. 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.
    b. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
    c. Bicycle parking shall be provided at a rate of one (1) bicycle parking space per 20,000 square feet of gross floor area.
    d. Bicycle parking shall be installed prior to the issuance of a Certificate of Occupancy on each lot.
5. 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.

C. Architecture

1. 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.
2. 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.
3. 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.
4. Building entrances should be oriented to face the public right-of-way, to the extent it is practical.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

D. Landscaping

1. 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.
2. 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.).
3. 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.
4. 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.

5. 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.
6. 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.
~~7.~~ All disturbed areas without a specific landscape design shall be hydroseeded, or planted with sod, turf, and/or prairie grass.
8. 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.
9. 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.

E. Signage

1. 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.
2. The total maximum amount of signage allowed on each lot shall not exceed 800 square feet in area.
3. 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.
4. All attached and on-premises directional signage shall be installed in accordance with Section 15.33.100, <u>On-Premise Signs – General Provisions</u>, and Section 15.33.180, <u>Industrial District Signs</u>, of the Municipal Code (Zoning Ordinance).

a. 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.

5. No sign listed in Section 15.33.070, Prohibited Sign, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.

6. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premises directional signage proposed to be installed on the subject property; and

WHEREAS, The Community Development Department recommends 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.

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

That the Planned Industrial Development Plan 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 Oaks at Council Bluffs Business Park, is hereby approved, subject to all comments and conditions stated above.

ADOPTED AND APPROVED February 27, 2023.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk