

City Council Communication

<p>Department: Community Development</p> <p>CASE #PC-23-001</p> <p>Applicant: Kinseth Hospitality Company, Inc. 801 E 2nd Avenue, Suite 200 Coralville, IA 52241</p> <p>Property Owner: CMK Development, LLC 16820 Frances Street, Suite 205 Omaha, NE 68130</p> <p>Represented by: Aaron Mailey 23539 McPherson Avenue Council Bluffs, IA 51503</p>	<p>Resolution No. _____</p>	<p>City Council: 4/24/2023</p> <p>Planning Commission: 4/11/2023</p>
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Subject/Title

Request: Public hearing on the request of Kinseth Hospitality Company, Inc., represented by Aaron Mailey, to adopt a planned commercial development plan for a new hotel (Home2 Suites by Hilton) on property legally described as Lot 2 and the Westerly 100 feet of Lot 3, Bluffs Vision Subdivision Replat 1, City of Council Bluffs, Pottawattamie County, Iowa.

Location: East of 3150 24th Avenue.

Background/Discussion

The Community Development Department has received an application from Kinseth Hospitality Company, Inc., represented by Aaron Mailey, to adopt a planned commercial development plan for a new hotel (Home2 Suites by Hilton) on property legally described as Lot 2 and the Westerly 100 feet of Lot 3, Bluffs Vision Subdivision Replat 1, City of Council Bluffs, Pottawattamie County, Iowa. The purpose of this request is to establish site development, off-street parking, architectural, landscaping and signage standards for the proposed hotel. The new hotel will consist of a four-story building with approximately 99 guestrooms, a fitness center, and an indoor pool.

The developer is in the process of acquiring Lots 2 and 3, Bluffs Vision Subdivision Replat 1 for the purpose of building the proposed hotel. In order to accommodate the new hotel, the developer intends to request a property line adjustment to incorporate the Westerly 100 feet of Lot 3 into Lot 2. The planned commercial development plan for the new hotel will not become effective until the proposed lot line adjustment/final plat is completed as the legal description for the project site currently does not exist.

The developer envisions the remnant portion of Lot 3 as a multi-tenant commercial building. The development of the remnant portion of Lot 3 will not occur at this time; a project timeframe or the entity that will be responsible for development of the proposed multi-tenant building has not yet been determined. A separate development plan for the remnant portion of Lot 3 shall be submitted at a later date.

Land Use and Zoning

The subject property is zoned P-C/Planned Commercial District and is appropriate for the proposed hotel use. Surrounding properties to the north, south, east and west are also zoned P-C District. Land uses in the general vicinity of the subject property include undeveloped land to the north, a sports complex (Iowa West Field House) to the south, a restaurant (Hooters) to the east, and a restaurant (Home Team Cookout) to the west. A trailer repair shop/sales establishment (Timpfe, Inc.) is also located north of the subject property, and is zoned I-2/General Industrial District.

City Departments and Utilities

All appropriate City departments and utilities were notified of the proposed planned commercial development plan. The following comments were received:

- A. The Council Bluffs Public Works Department had the following comments:
 - 1. Geotechnical report noted.
 - 2. Site plan noted. The Public Works Department will work with the engineer to complete final design of the site to meet current codes and standards.
 - 3. Stormwater management is required on the site for both water quality and quantity.
 - 4. Drainage report required for stormwater management design.
 - 5. Sidewalk will be required adjacent to both roadways.
- B. The Council Bluffs Parks and Recreation Department recommends a 10-foot wide trail should be installed along the northerly property line in order to connect into the existing trails along South 24th Street and Nebraska Avenue/River Road, in accordance with Chapter 7: Parks, Open Space and Environmental Features Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan). They noted that the trail could be built as part of this project or the developer could pay a fee in lieu of installation.
- C. Council Bluffs Water Works stated the developer should contact them to discuss water service to this site. There an existing water line along 23rd Avenue the developer can connect into to service the proposed hotel.
- D. Mid-American Energy Company stated they have no conflict with the request. They also stated the developer or their representatives should contact Mid-American Energy directly to begin discussions on the project timeline and identify any and all costs associated with relocation or extension of electric distribution facilities to serve the proposed development.

Planned Commercial Development Plan

Section 15.18.010, Statement of Intent, P-C/Planned Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance) states that *“the P-C district is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, proper relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.”* The developer is proposing to adopt a planned commercial development plan for the subject property in order to establish site development, off-street parking, architectural, landscaping and signage standards for the proposed hotel (Home2 Suites by Hilton).

A. Site Development

1. All principal and accessory structures shall have a minimum perimeter setback of 20 feet from all property lines.
2. The maximum height for all structures shall not exceed 60 feet, as measured from finished grade to the peak of the roof.
3. No more than 60% of the total lot area shall be covered with structures.
4. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). Fences located within the required perimeter setback along street frontages shall not exceed four feet in height. The maximum height for all other fences shall be 10 feet.
5. 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).
6. 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. Any fencing installed to enclose a trash receptacle and/or dumpster shall be allowed to extend no more than six inches from the peak of the trash receptacle/dumpster it is screening.
7. 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.
8. 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 25 feet.
 - a. A detailed photometric plan showing the location and type of light fixtures shall be submitted at the time of permit review.
9. A minimum ten-foot wide trail along 23rd Avenue shall be installed at the time of hotel construction in accordance with City standards in order to connect into the exiting trail network on South 24th Street and Nebraska Avenue/River Road. If the trail is located on private property, the developer shall either (a) establish a public access easement over the trail or (b) dedicate land to the City of Council Bluffs in order to accommodate the trail. The easement agreement/land dedication shall be completed prior to the issuance of the Certificate of Occupancy for the proposed hotel. All costs associated with the installation of the trail shall be the responsibility of the developer and not the City;

OR

The City of Council Bluffs and the developer shall enter into an agreement that allows the developer to pay a fee in lieu of installation of the trail. The fee will be based on the total cost to install the requested trail, which will be determined by the City and developer. The agreement and the fee shall be executed prior to the construction of the hotel.

10. A minimum five-foot wide sidewalk along 24th Avenue shall be installed at the time of hotel construction in accordance with City standards in order to connect into the existing sidewalks adjacent

to the east and west. All costs associated with sidewalk installation shall be the responsibility of the developer and not the City.

11. A minimum five-foot wide pedestrian way shall be provided from a building entrance to the trail on 23rd Avenue and the sidewalk on 24th Avenue, 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.
12. 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.
13. 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 total number of required off-street parking for a ‘hotel/motel’ is based on a calculation of one parking space per guest room, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). The submitted application states the hotel will contain 99 guestrooms, which equates to a minimum of 99 required off-street parking spaces. The submitted site plan shows that 105 parking spaces will be provided, which exceeds the minimum requirement.
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 bicycle parking space per 20,000 square feet of gross floor area.
 - d. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for the proposed hotel.

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, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.
6. A cross access easement shall be established between the subject property and the remnant portion of Lot 3.

C. Architecture

1. Architectural renderings/building elevations for the proposed hotel are shown in Attachment 'D.' The building exterior is primarily made up of EIFS, with stone veneers used on the north and west elevations of the first floor of the proposed hotel. The Community Development Department recommends the amount of stone veneer should be increased as follows in order to enhance the aesthetic quality of the proposed hotel:
 - a. The first floor of each building façade facing a public right-of-way (i.e., the north and south elevations) shall be made up entirely of stone veneers and/or any other masonry building material(s) of equal quality and durability.
2. Awnings and/or other decorative features may be allowed on the building façade and must be at least eight feet above the traveled pedestrian way and may not impede pedestrian and vehicular traffic circulation.
3. 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.
4. 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.
2. Not less than 10% of the total lot area shall be landscaped with trees, shrubs, and other plant materials.
3. A minimum of one ornamental tree and/or deciduous shade tree shall be planted along the northerly, southerly and westerly property boundaries at an interval of one tree per 35 linear feet.
4. 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.).
5. 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.
6. 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.

7. 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.
8. All disturbed areas without a specific landscape design shall be hydroseeded, or planted with sod, turf, and/or prairie grass.
9. 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.
10. 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. The total maximum amount of signage allowed on the subject property shall not exceed 500 square feet in area.
 - a. A total of two attached wall signs and one detached ground/monument sign are proposed for the site. No signage calculations were provided with the application.
2. A maximum of one detached ground/monument sign shall be allowed per street frontage, and shall be limited to a maximum height of ten 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 100 square feet of signage per face.
 - a. The proposed monument sign shown on Attachment 'C' will comply with the standards stated above.
3. Attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not 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.
 - a. Two attached wall signs are proposed for this project. One sign will be installed on the north elevation of the building, and the second sign will be installed on the west elevation.
4. On-site directional signage shall count toward the overall amount of signage allowed on the subject property. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure, and shall be limited to a maximum of eight square feet.
5. No sign listed in Section 15.33.070, Prohibited Signs, 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-premise directional signage proposed to be installed on the subject property.

Recommendation

The Community Development Department recommends approval of the request to adopt a planned commercial development plan for a new hotel (Home2 Suites by Hilton) on property legally described as Lot 2 and the Westerly 100 feet of Lot 3, Bluffs Vision Subdivision Replat 1, Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

- A. The planned commercial development plan for Home2 Suites by Hilton shall become effective upon completion of the lot line adjustment/final plat to incorporate the Westerly 100 feet of Lot 3, Bluffs Vision Subdivision Replat 1 into Lot 2, Bluffs Vision Subdivision Replat 1.
- B. 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.

Public Hearing

Staff speaker for the request:

- 1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

- 1. Shana Craven, 314 Logan Street, Council Bluffs, IA 51503

Speakers against: None

The City Planning Commission recommended approval of the request to adopt a planned commercial development plan for a new hotel (Home2 Suites by Hilton) on property legally described as Lot 2 and the Westerly 100 feet of Lot 3, Bluffs Vision Subdivision Replat 1, Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

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- 2. 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.

VOTE: AYE – Bailey, Hutcheson, Knauss, Rew, Rater, Scott, Stroebele and Van Houten. NAY – None.
ABSTAIN – None. ABSENT – Bass. VACANT - One Motion: Carried.

Attachments

- Attachment A: Location/Zoning Map
- Attachment B: Letter of Intent
- Attachment C: Preliminary Site Plan
- Attachment D: Building Elevations
- Attachment E: Home2 Suites by Hilton Fact Sheet

Prepared by: Moises Monrroy, Planner, Community Development Department