

February 14, 2023



## **Project Narrative / Letter of Intent**

### **South Pointe Apartments LLC – Council Bluffs, Iowa**

#### **Zoning Amendment, Comp plan Amendment, Major Subdivision, Preliminary Plat and Final Plat**

##### **Background**

South Pointe Apartments is proposed on 21.59 contiguous acres of vacant agricultural land, on the Southeast corner of Council Point Road and Veterans Memorial Highway, currently in agricultural use. The parcel consists of 2 lots, an “L” shaped lot on the North side adjacent to Veterans Memorial Highway is zoned CS – Commercial and is vacant and farmed. The rear parcel on the south side is adjacent to Macineery Dr. and south of that is Fox Run Golf Course and zoned AG – Agricultural.

The land to the west is Heritage Senior Care facility and on the east Chapel Ridge a R3 Multi-family development. Prior to the late 1990’s the subject land was used in total as farm land by the late 1990’s the southern part of the land was used as a 9 hole golf course to complement Fox Run 18 hole Golf Course. By 2010 the 9 hole was impacted by the recession and no longer used for golf and returned to vacant farmland.

##### **Proposal**

South Pointe Apartments is proposed as a 372 unit Market Rate Workforce Apartment Community consisting of six (6), 3 story apartment buildings with elevator and 62 units in each building. There will be 8 garage structures with 12 spaces in each garage building, surface parking, community center/office, public water and sanitary sewer, storm detention basin and private streets.

The community will be completed in two (2) phases beginning late summer 2023 with the south half of the project, full section main street, utilities and utilities stubbed into phase 2. Phase 1 will have 3 apartment buildings, 2 garage buildings, storm detention basin and emergency fire access. Phase 2 will be built once the first Phase is stabilized.

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**Owners, Developers, Builders:**

South Pointe Apartments, LLC is the ownership group managed by Talon Development that will own South Pointe Apartments. The project is being developed by Talon Development based in Sioux Falls, SD. Talon has a long track record of bringing market rate workforce housing to Iowa for the past 7 years. In that time, Talon has developed 24 properties in 18 different cities that all focus on bringing housing to communities that have a growing work force.

Eagle Construction Inc. will be the General Contractor for South Pointe Apartments. Over the past 20 years in business in Commercial, Medical, Residential, and Retail construction, Eagle has been able to complete projects on schedule and on budget. Multifamily construction has been their focus for the last 5 years having completed over 25 different Apartment and Townhome projects in the Midwest.

**South Pointe Apartments Vicinity map**



**City Action Requested, Letter of Intent**

The 21.59 acre proposed South Pointe Apartment community will require consideration and action by the City’s Planning Commission and City Council for approval of the following actions. No variances are required for South Pointe Apartment at this time.

- Zoning Amendment FROM: C-2 General Commercial District and A-2 Agricultural District TO: **R-3** Low Density Multi-family Residential District,
- Comprehensive Land Use Plan amendment for Multi-family,
- Planned Residential Development Plan, (**PR**) adoption.
- Minor Subdivision
- Preliminary Plan
- Final Plat

**City Entitlement Schedule**

City Action Requested	Submittal	Planning Commission	City Council set public hearing	City Council 1st hearing	City Council 2nd hearing
rezoning	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023
Planned Residential Development Overlay (PR)	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023
Comprehensive Land Use Plan Amendment	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023
Planned Residential Site Subdevelopment Plan	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023
Preliminary plan	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023
Final Plat Review	2/14/2023	3/14/2023	3/27/2023	4/10/2023	4/24/2023

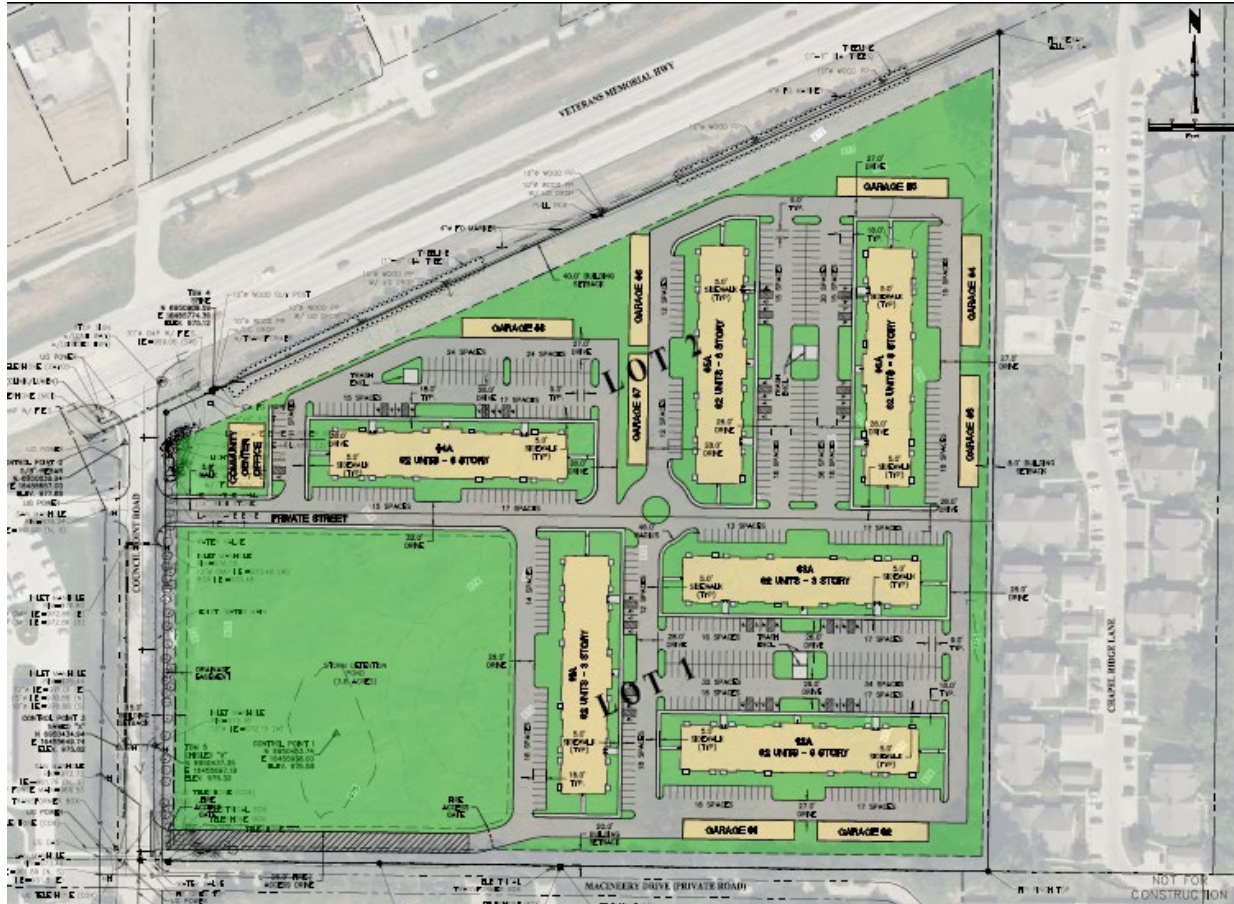
**Legal Description (Pottawattamie County PIN: 744415176003)**

*Lot 116, Fox Run Landing, a Subdivision in the City of Council Bluffs, Pottawattamie County, Iowa, EXCEPT Lot 116 beginning at NW Corner Lot 116, of said Fox Run Landing; thence N 66° 56' 51" E*

*66.18 feet along the Northerly line of said Lot 116, said line also being the present Southerly right-of-way line of Primary Road No. U.S. 275 and Primary Road No. IA. 92; thence S 43° 17' 35" W 90.77 feet to a point on the West line of said Lot 116, said point also being on the Easterly right-of-way line of Council Pointe Road (31st Street); thence N 1° 55' 01" E 40.17 feet along said West line and said Easterly right- of-way line to the Point of Beginning.*

*AND*

*A parcel of land being a portion of Lot 117, Fox Run Landing, a Subdivision in the City of Council Bluffs, Pottawattamie County, Iowa, more fully described as follows: Beginning at the most Southeasterly corner of Lot 116, Fox Run Landing, said corner also being a corner of said Lot 117; thence along the common line between said Lots 116 and 117, North 2° 34' 04" W, 469.54 feet; thence continuing along said common line, North 68° 44' 19" E, 885.29 feet; thence South 00° 08' 56" E, 787.74 feet; thence 89° 49' 58" W, 806.06 feet to the Point of Beginning.*



**MINIMUM BUILDING SETBACKS** to conform to R-3 Multi-Family zoning design guidelines.  
 Front Yard = 20 feet, Principal Structure. Accessory, great of 20 or existing front set back.  
 Street Side Yard Setback = 15 feet.  
 Interior side yard setback = 5 ft. 5 ft with one ft indentation for every story above first floor.  
 Rear Yard Setback = 20 feet. Accessory structure = 3 feet.  
 Maximum building height = 60 feet, Accessory structure 18 feet.  
 Lot coverage – 45% maximum  
 Drive isles are 26 feet min., 27 ft. when adjacent to a garage, fire truck drives will be 26 feet.  
 Main entrance road 32 feet,  
 Sidewalks = 5 feet wide.

**Development Agreement**

It is the request by Talon Development to finalize the Development Agreement language with the City during this phase of approvals to coincide with land closing, prior to May 1, 2023.

SOUTH POINTE APARTMENTS					
BUILDING TYPES	Total Development	Phase 1	Phase 2	foot print size	Floor Plate GSF
Residential Apartments	6 buildings	3 buildings	3 buildings	316'-3 1/4" x 62'-0"	
Units per Aptment building	62	62	62		
<b>Total apartment units</b>	<b>372</b>	<b>186</b>	<b>186</b>		
First Floor	20	20	20		19,095 GSF
Second Floor	21	20	20		19,095 GSF
Third Floor	21	21	21		19,095 GSF
total Sq Ft. per building					57,285 GSF
Garages: 12 parking SP	8	2	6	148'-0" x 26'-0"	3,848 SF
Community Center	1	0	1		4,400 SF

PARKING SOUTH POINTE APARTMENTS				
	Total	Phase 1	Phase 2	Rate
Total Apartment units	372	186	186	per unit
Apartment parking REQUIRED 1.5 SP/unit	558	279	279	
<b>Surface parking provided</b>				
subtotal surface parking provided	548			
phase 1 surface provided		257		
phase 2 surface provided			291	
<b>Garage Parking provided</b>				
subtotal garage provided 6 buildings 12 sp/bldg	96			
phase 1 garage provided		24		
phase 2 garage provided			72	
<b>Total parking provided</b>	<b>644</b>			<b>1.73</b>
Phase 1 parking provided		281		1.51
Phase 2 parking provided			363	1.95
Community Center parking (4,400 SF) 1/400 sf	11			
counts includes ADA spaces				

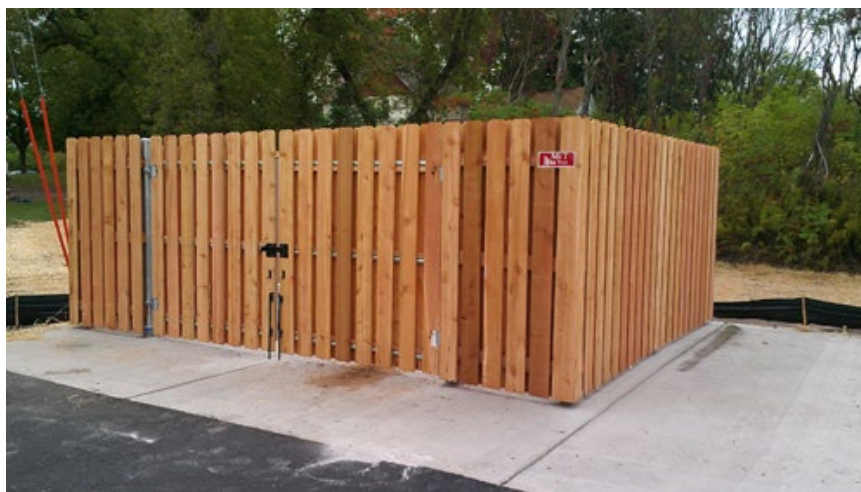
South Pointe Apartments UNIT MIX					
	Unit Type	1st Floor	2nd Floor	3rd Floor	Unit Count
A	One Bedroom (No Patio)	0	6	6	12
B	One Bedroom with Patio	8	2	2	12
C	Two Bedroom (No Patio)	0	6	6	12
D	Two Bedroom with Patio	8	2	2	12
E	Three Bedroom (No Patio)	0	1	1	2
F	Three Bedroom with Patio	0	0	0	0
G	Studio (No Patio)	4	4	4	12
<b>Total per building</b>		<b>20</b>	<b>21</b>	<b>21</b>	<b>62</b>

**Community Center:**

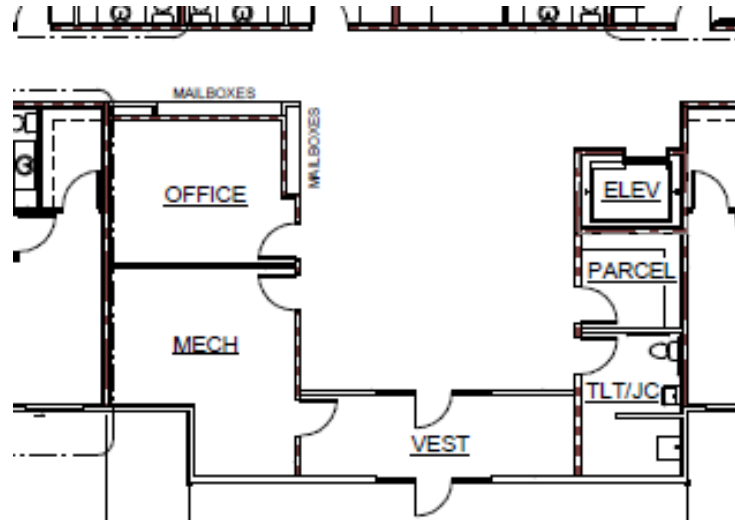
The Community Center will be installed during phase 2 construction at the main entrance to South Pointe Apartments and will accompany the final site/construction plans for phase 2. The community center will have the Community’s rental office and onsite management team facilities, community maintenance shops, conference room, tenant fitness center, with a tot lot and dog park located within open space in the Community.

This Community will include a larger dry storm water detention basin that will function as a buffer along Council Pointe Rd. and green space when not ponded. The main entrance proposed as a private street paralleling green area will run the east/west the full width of the project with a roundabout near the center. A secondary emergency access will be provided for fire and emergency use only, on the south side of the Community parallel with Macineery Dr.

**Dumpsters** are located outside in convenient locations for walk up and truck drive up. Dumpsters will be Cedar wood fence screened.



**Mailboxes** stations at South Pointe Apartments will be USPS approved mailboxes and parcel drop areas are internal to each of the 6 residential apartment buildings lobby area. Mail boxes will be mounted on the office corridor walls. Mail carriers will have access to each building.

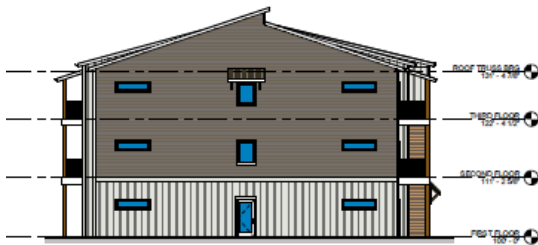


**Exterior building material** will be asphalt shingles with pre-finished metal accents, cementitious or fiber cement Nichiha panels or board, fiber cement lap siding, extruded aluminum trim, balconies with powder coated metal railings

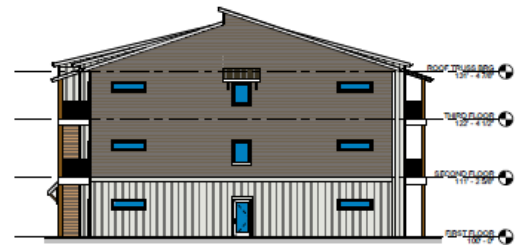




1 SOUTH ELEVATION  
3/32" = 1'-0"



2 WEST ELEVATION  
3/32" = 1'-0"



3 EAST ELEVATION  
3/32" = 1'-0"



4 NORTH ELEVATION  
3/32" = 1'-0"

### Typical Ground Mounted sign

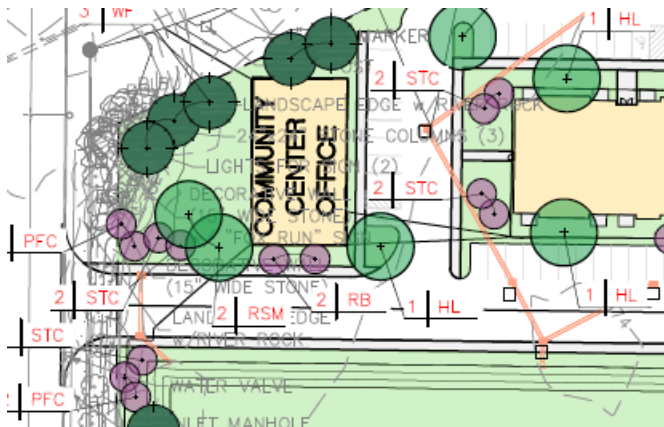
A ground mounted sign will be installed near the community building visible to Veterans Memorial Highway. Rough dimensions of the concrete core sign will be 10 ft x 4ft x 1 ft with an inset metal fabricated cabinet sign. The sign below is typical of a sign we have previously used. Final sign design plans will be submitted later with a separate sign permit application.



### Landscape Plan and details:

Attached to the plans set submittal is the overall concept Landscape Planting Plan prepared by a Registered Iowa Landscape Architect. The plant materials will be tolerant to the Council Bluffs climate. Each apartment building will have a repeating foundation planting design and street trees. Plantings along Veterans memorial Highway will be massed to provide buffering and create screening for outdoor spaces.

The entire South Pointe Apartment community will be irrigated with underground sprinklers set with automatic timers.



Concept Planting Plan

### **Photometric Plan:**

The site photometric plan prepared by a Registered Electric Engineer will accompany the final site/construction plans and is to validate lighting design for site night illumination measured in foot candles with a combination of 20-foot pole light and building wall mounted lights. All bulb types are LED. Generally, property line illumination is at or near zero (0 to 0.5) foot candles to limit light spilling off the property. Pole lights have a one-piece steel tubing, 20 ft high poles with either a single or double shielded heads. Apartment building and garages will have wall mounted fixtures 15 feet or 20 feet above the ground depending on location and application.

### **Storm Water Detention, Management and Open space**

Talon Development through our Civil Engineering team, HGM Associates of Council Bluffs have analyzed the drainage districts and has prepared a plan with runoff calculations that addresses the site-specific Storm Detention System of the approximately 3.8 acre available area based on a 100 year event and discharge at or less than a 5 year event.

During this analysis it was discovered that the storm water structure that serves this area is very shallow (approximately 3 feet deep). Our detention basin may require a pump system to fully discharge stored storm water to maintain a dry basin and full detention opportunity. This detention basin is intended to be a dry basin except during storm events, when dry will allow for the 3.8 acre approximately 400 ft x 420 basin to serve the community as usable green space.

The intent is to maintain the basin as a private storm water facility to service South Pointe Apartments and not be dedicated to the City.

### **Minor Subdivision, Final Plat**

The Final Plat and Development Agreement will replat the land into two lots.

Plans have been prepared and submitted in this package by HGM Associates Civil Engineering/Land Surveying team of Council Bluffs in accordance with City and County standards.

The streets within South Pointe Apartments will be private, watermain, sanitary sewer and storm sewer infrastructure will be prescribed through drainage and utility easements. Other utilities such as gas, electricity, communication lines, etc. will be underground.



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**EXHIBITS:** (submitted separately by Engineer)

PRELIMINARY SITE PLAN

BOUNDARY AND TOPOGRAPHY SURVEY

PRELIMINARY SITE GRADING AND DRAINAGE PLANS

PRELIMINARY STREET DETAILS

STORM WATER DETENTION PLANS AND CALCULATIONS

PRELIMINARY SITE UTILITIES PLANS

BUILDINGS ELEVATION PLANS

PRELIMINARY LANDSCAPE PLANS WITH DETAILS

FINAL PLAT FOR REVIEW