RESOLUTION NO. 23-128

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN ON A TWO-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS FOX RUN LANDING, REPLAT 5, BEING A REPLAT OF PROPERTY LEGALLY DESCRIBED AS PART OF LOT 116 AND PART OF LOT 117, FOX RUN LANDING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, South Pointe Apartments, LLC is requesting adoption of a Planned Residential Development Plan on a two-lot residential subdivision to be known as Fox Run Landing, Replat 5, being a replat of property legally described as part of Lot 116 and part of Lot 117, Fox Run Landing, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, A request for final plat approval, rezoning and Planned Residential Overlay are currently under consideration by this City Council (see Cases #ZC-23-001 and #SUB-23-001); and

WHEREAS, The following development standards for design and layout are proposed:

A. Site Development

1. Per Section 15.28.020, Applicability, of the CBMC (Zoning Ordinance), the minimum land area allowed for a PR-1 Overlay is 1.5 acres. The subject property contains a total of 21.59 acres, which qualifies for the use of a PR-1 Overlay.
2. All development on the subject property shall conform to R-3/Low-Density Multifamily District site development standards.
3. The submitted site plan shows fire access gates on either side of the proposed fire access drive. These gates and any other fencing on the property shall conform to the standards listed in Section 15.24.040, *Fence Regulations*, of the CBMC (Zoning Ordinance).
4. The applicant is proposing to utilize cedar wood fencing to screen dumpsters within the proposed development. 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.
5. The stormwater detention pond on proposed Lot 1 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.
6. The submitted site plan (Page J1.0 in Attachment 'D') shows an internal sidewalk system, which connects parking areas to the adjacent buildings and a proposed sidewalk along Council Pointe Road north of Talon Plaza. Internal sidewalks shall be a minimum of five feet wide. The applicant shall coordinate with the Public Works Department on the placement and design of sidewalks within the public right-of-way. The proposed sidewalk system is adequate and shall be adopted as submitted.

7. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to the site shall be at the sole cost of the developer and not the City.
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 20 feet.

B. Off-Street Parking

1. Per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance), the required number of off-street parking spaces for apartment units is based on the following calculation:
   a. Studio and 1 bedroom units – 1 space per dwelling unit
   b. 2+ bedroom units – 1.5 space per dwelling unit

   Based on the proposed composition of the apartment units, a total of 450 parking spaces are required.

   The proposed development includes 548 surface parking spaces and 96 garage parking spaces for a total of 644 parking spaces, exceeding the minimum required.
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).
3. The submitted site plan shows one (1) bicycle rack per apartment building for a total of six (6) bicycle racks. The specific number of bicycle parking spaces are not specified on the submitted plans. Bicycle parking shall be provided in conformance with the following items:
   a. A minimum of ten (10) bicycle parking spaces shall be provided per apartment building, for a minimum total of 60 bicycle parking spaces.
   b. 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.
   c. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
   d. Bicycle parking shall be installed prior to the issuance of a Certificate of Occupancy for each building.

C. Architecture

1. The proposed architectural renderings show the apartment buildings comprised of vertical and horizontal Hardie board siding in the colors

'Arctic White' and 'Timber Bark' and NICHIHA Canyon Brick in the color 'Shale White' with 'Urban Bronze' metal panel roof accent pieces and an asphalt shingled roof in the color 'Driftwood.' The proposed architectural renderings/elevations for the apartment buildings are show in Attachment 'E' and are generally acceptable in design and materials and shall be adopted as proposed.

2. Architectural renderings for the proposed community center/office nor the detached garages were provided with the applicant's submittal. The community center/office and detached garages shall be compatible in design and materials to the surrounding development.
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 shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

D. Landscaping

1. The submitted landscaping plan shows the proposed locations and species of landscape plantings throughout the development and is generally acceptable and shall be adopted as submitted, with the following modification:

a. The proposed stormwater detention area shall be designed and maintained as an amenity feature for the development through the incorporation of landscaping, outdoor seating, trails, or a combination thereof.

2. All landscaping shall be appropriately maintained and dead plant material shall be replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.
3. All tree species planted along the frontage of a public right-of-way shall comply with the Council Bluffs Street Tree Guide and shall be reviewed and approved by the City prior to installation.
4. 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.
5. All disturbed areas without a specific landscape design shall be hydroseeded, or planted with sod, turf, and/or prairie grass.
6. Minor modifications to the submitted landscaping plan shall be approved administratively by the Community Development Director or their designee.

E. Signage

1. The applicant is proposing one 40 square foot ground/monument sign, ten (10) feet in height, at the northwest corner of the property. The proposed

sign is generally acceptable and shall be designed with colors and materials compatible with the surrounding development.

2. Any additional signage shall comply with the PR District signage standards listed in Section 15.33.160, Residential District Signs, of the CBMC (Zoning Ordinance).
3. All signage shall be permitted separately prior to installation.
4. Minor modifications to signage for the development shall be approved administratively by the Community Development Director or their designee; and

WHEREAS, The Community Development recommends approval of a planned residential development plan for South Pointe Apartments, 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 or their designee.

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

That the Planned Residential Development Plan on property legally described as Fox Run Landing, Replat 5, being a replat of property legally described as part of Lot 116 and part of Lot 117, Fox Run Landing, City of Council Bluffs, Pottawattamie County, Iowa, is hereby adopted and approved.

ADOPTED
AND April 24 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk