

Council Communication

<p>Department: Community Development Department</p>	<p>Resolution No. _____</p>	<p>City Council: 8/27/18</p>
<p>CASES #SUB-18-012, #ZC-18-010, and #PI-18-001</p>	<p>Ordinance No. _____</p>	<p>Planning Commission: 8/14/18</p>
<p>Applicant/Owner: Iowa Western Community College Foundation Attn: Dr. Dan Kinney 2700 College Road Council Bluffs, IA 51503</p>	<p>Resolution No. _____</p>	
<p>Engineer: HGM Associates Inc. Attn: John Jorgenson 640 5th Avenue Council Bluffs, IA 51501</p>		

Subject/Title

Request: CASES #SUB-18-012, #ZC-18-010, and #PI-18-001 - Combined public hearings on the request of Iowa Western Community College Foundation, represented by John Jorgensen of HGM Associates, for the following:

- 1) Rezone 39.50 acres of land, legally described as being A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ OF SECTION 28; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 87 DEGREES 53 MINUTES 54 SECONDS EAST, 42.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87 DEGREES 54 MINUTES 53 SECONDS EAST, 1617.60 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 59 DEGREES 11 MINUTES 34 SECONDS WEST, 136.52 FEET; 2) SOUTH 31 DEGREES 37 MINUTES 46 SECONDS WEST, 154.14 FEET; 3) SOUTH 24 DEGREES 18 MINUTES 05 SECONDS WEST, 411.71 FEET; 4) SOUTH 21 DEGREES 57 MINUTES 35 SECONDS WEST, 65.93 FEET; 5) SOUTH 49 DEGREES 23 MINUTES 38 SECONDS WEST, 505.88 FEET; 6) SOUTH 26 DEGREES 08 MINUTES 59 SECONDS WEST, 358.27 FEET; 7) SOUTH 54 DEGREES 47 MINUTES 54 SECONDS WEST, 357.26 FEET; 8) SOUTH 50 DEGREES 14 MINUTES 41 SECONDS WEST, 559.84 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01 DEGREE 11 MINUTES 51 SECONDS EAST, 1912.10 FEET TO THE TRUE POINT OF BEGINNING; City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to P-I/Planned Industrial District; and
- 2) Final plat approval of a one-lot industrial subdivision to be known as Black Hills Subdivision and concurrent adoption of a planned industrial development plan on 10.27 acres of land, legally described as A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ NE ¼) AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW ¼ NE ¼) ALL IN SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAL, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 28; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ NE ¼) SOUTH 00 DEGREES 54 MINUTES 08 SECONDS WEST 1015.64 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 37.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 858.69 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) SOUTH 26 DEGREES 08 MINUTES 59 SECONDS WEST 351.54 FEET; 2) SOUTH 54 DEGREES 47 MINUTES 54 SECONDS WEST, 357.26 FEET; 3) SOUTH 50 DEGREES 14 MINUTES 41 SECONDS WEST, 559.84 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01 DEGREE 11 MINUTES 51 SECONDS EAST, 897.17 FEET TO THE TRUE POINT OF BEGINNING; City of Council Bluffs, Pottawattamie County, Iowa.

Location: Generally located East of College Road, West of Interstate I-80, and South of East Kanesville Boulevard (U.S. Highway 6)

Background/Discussion

The Community Development Department has received applications from the Iowa Western Community College Foundation, represented by John Jorgenson of HGM Associates Inc., to 1) execute a Final Plat for a one lot minor subdivision to be known as Black Hills Subdivision; 2) to rezone approximately 39.5 acres of land from P-C/Planned Commercial to P-I/Planned Industrial; and 3) to append a planned industrial development plan over the area proposed to be known as Lot 1, Black Hills Subdivision. The applicant has submitted these applications to accommodate an Operations Center and Training Facility for the Black Hills Corporation.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned P-C/Planned Commercial District. Surrounding land uses and zoning districts are as follows:

North: Undeveloped land that is zoned P-C/Planned Commercial

South: Interstate 80, and undeveloped land that is zoned A-2/Parks, Estates and Agricultural District

East: Interstate 80, and undeveloped land that is zoned A-2/Parks, Estates and Agricultural District

West: The Iowa Western Community College campus which is zoned A-2/Parks, Estates and Agricultural District, and housing associated with Iowa Western Community College which is zoned R-3/Low Density Multifamily Residential.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Office/Industrial.

CASE #SUB-18-012: Minor subdivision final plat approval of a one (1) lot industrial subdivision to be known as Black Hills Subdivision. Access to the subdivision will come from a private drive to the north of the proposed lot that is partially constructed and intersecting at College Road. The subdivision contains one (1) lot that is approximately 10.27 acres in size.

The Letter of Intent (see Attachment B) as submitted by the applicant states that the site will be served by sanitary sewer, water, electric, and gas facilities. The applicant states that a Storm Water Pollution Prevention Plan will be developed in accordance with Iowa DNR requirements, and will incorporate Best Management Practices during construction.

CASE #ZC-18-010: Rezone approximately 39.5 acres of land located in Northeast ¼ of Section 28-75-43 from P-C/Planned Commercial to P-I/Planned Industrial. This rezoning will accommodate the Operation Center and Training Facility that is proposed for the site, as well as allow additional industrial development on the remaining acreage included in this request. Prior to development on the properties that are zoned as P-I/Planned Industrial District, the developer will be required to submit a development plan for review and approval of the Planning Commission and City Council (the development plan for the Black Hills Subdivision is included with this report).

CASE #PI-18-001: Review and approval of a development plan that will cover Lot 1 of the proposed Black Hills Subdivision, which will encompass approximately 10.27 acres of land, and will be home to an Operations Center and Training Facility for the Black Hills Corporation. Per the submitted letter of intent, the Operation Center and Training Facility will be an approximately 75,000 gross square foot mixed occupancy building that will be two stories in height, and will provide office space for roughly 150 employees, along with classrooms and labs for the training of employees in the region. The facility will also include material storage and a garage area for the support of the daily services Black Hills provides, as well as a meter shop which will test, refurbish, and distribute gas meters across all Black Hills service areas.

As a part of this development, the site will also include an outdoor large equipment training area, and simulation training area to be known as "Gas Town". The Gas Town area will feature small, non-habitable buildings that simulate houses, along with roadways and other features that a neighborhood may have (see Attachment H). The Gas Town simulation area is designed to provide training in a controlled environment that would subject trainees to situations that would occur in a community, such as broken gas meters, gas leaks, or replacement of gas utilities. The large equipment training area as well as the roadways in the Gas Town area are proposed to be graveled to allow the areas to be easily reset after training sessions. The proposed parking areas, material storage yard, equipment storage yard, drive aisles, and rear surface lot are all proposed to be hard surface paved in accordance with City of Council Bluffs requirements.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed replat and planned commercial development plan with comments incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated they have no comments regarding any of the cases.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) No direct comments on the Planned Industrial Development Plan.
 - 3) The following comments pertain to the Subdivision request:
 - a) Platting- Lot line easement note needs to include standard restrictions notes.
 - b) A sidewalk will need to be installed along the College Road frontage of the property.
 - c) Stormwater Management will be required for both quantity and quality as noted with a PCSM being developed at the time of development.
 - d) Stormwater drainage released through the Iowa Department of Transportation's utilities will require IDOT permitting and approval.
 - e) Utility improvements are noted as stated.
- Council Bluffs Water Works stated a main extension agreement to extent the water main on college road has been signed by the developer.
- MidAmerican Energy stated they have no objections to the proposed plat, and has overhead utilities that will be able to serve the site. The developer will be responsible to install the transformer pad and conduits, and provide MidAmerican Energy electric loads.

The following attachments have been included for your review:

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Preliminary Subdivision Plan

- Attachment D: Final Subdivision Plan
- Attachment E: Rezoning Map
- Attachment F: Development Plan Maps
- Attachment G: Proposed Building Rendering and Materials
- Attachment H: "Gas Town" Example Photos

Comments

Subdivision Final Plat- The Community Development Director has determined that the proposed subdivision qualifies as a minor subdivision, then the minor subdivision shall be exempt from major subdivision requirements and procedures of this title. A final subdivision plat approved by the city council must be recorded at the office of the Pottawattamie County Recorder by the subdivider within ninety (90) days of its approval. If a final subdivision plat is not recorded within this time period, the plat shall be null and void, unless an extension of time has been requested by the subdivider and approved by the Community Development Department Director.

1. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) as well as the purpose and intent of the Council Bluffs Municipal Code (Subdivision & Zoning Ordinances).
2. The proposed lot in the P-I/Planned Industrial District must comply with the site development regulations as set forth in the development plan.
3. The subdivision is proposed to be accessed by a private road to the North that will be constructed to City of Council Bluffs Public Works Department standards. Lot 1 of the proposed subdivision will have frontage on to College Road. A 50 foot wide ingress/egress easement for access to the subdivision will be recorded as a separate instrument, but referenced on the final plat.
4. All lots within the subdivision will be serviced with utilities including: water, sanitary sewer, communications, electricity and natural gas. The applicant must coordinate with all providers to determine construction design. Any cost to relocate and/or remove existing utilities for the construction of this subdivision shall be at the sole expense of the applicant and not the City.
5. A water main extension agreement with Council Bluffs Water Works has been signed by the developer.
6. The applicant must enter into an agreement with Mid-American Energy in order to extend electrical distribution facilities to the proposed subdivision. The developer will be responsible to install the transformer pad and conduits, and provide MidAmerican Energy electric loads.
7. The standard 10 foot and 5 foot utility easements along the front and rear property lines should be stated on the final plat.
8. Stormwater drainage released through the Iowa Department of Transportation's utilities will require IDOT permitting and approval.
9. Any future subdivision of the land will also require formal subdivision platting.

Rezoning-

1. The subject property is currently zoned P-C/Planned Commercial District. Surrounding zoning districts include P-C/Planned Commercial District to the North, A-2/Parks, Estates and Agricultural District to the East, South, and West, and R-3/Low Density Multifamily Residential District to the West.
2. The applicant has proposed to rezone the subject property to P-I/Planned Industrial District.
3. A development plan will be required prior to the development of any parcels, as per the requirements of the P-I/Planned Industrial District.
4. The one lot subdivision to be known as Black Hills Subdivision will house an Operation Center and Training Facility for the Black Hills Corporation. This use is consistent with the principal uses that have been established for the P-I/Planned Industrial District.
5. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Office/Industrial. The proposed rezoning is consistent with future land use plan.
6. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. No comments have been received as of the date of this report.

Development Plan-

1. The proposed development plan shows a two-story building to be used as offices, classrooms, material storage, garage area, and a gas meter shop to be used by the Black Hills Corporation.
2. The exterior site plan shows an employee and guest parking area, a material storage yard, an equipment storage yard, a truck loading/unloading area, a large equipment training area, and an outdoor training area to be known as "Gas Town".
3. The site development standards for the lot shall include minimum setbacks of 15 feet in the front yard, 10 feet for an interior side yard, 10 feet for a street side yard, and 10 feet for a rear yard. The maximum height of any structure on the property shall be 75 feet, and the lot coverage for all structures shall not exceed 70%. Parking lots shall also have a 5 foot setback from all property lines.
4. The structures constructed in the "Gas Town" area shall be considered non-habitable accessory structures used for training purposes, and shall not be used for storage of equipment or material not used in training exercises. The Large Equipment Training Area shall also be used for training purposes, and shall not be used for storage of equipment or material not used in training exercises.
5. Gravel will be permitted in the "Gas Town" area and Large Equipment Training area to allow ease of resetting the site between training exercises. The "Gas Town" Area shall be limited to 22,500 square feet in area, and the Large Equipment Training Area shall be limited to 49,500 square feet in area.
6. The subject property has frontage along College Road, though the applicant proposes to access the site from a private road to the North of the subject property. The property will have no direct access on to College Road.
7. All lots within the subdivision will be serviced with utilities including: water, sanitary sewer, communications, electricity and natural gas.
8. All proposed buildings and developments on the subject property shall be constructed to comply with all applicable fire codes as required by the Council Bluffs Fire Department.
9. Sidewalks must be constructed along College Road, as required by the Public Works Department. Sidewalks shall be installed at the time of building construction on the property, and shall be completed prior to the issuance of a certificate of occupancy.
10. The parking requirements for the site must be calculated per the standards set forth in Section 15.23.060(04), *Parking spaces required* of the Council Bluffs Municipal Code (Zoning Ordinance).
11. The building exterior, as submitted by the applicant (see Attachment G) is made of up glass, stone, and varieties of metal paneling, and is generally acceptable. Design standards shall be as follows:
 - A) The front (West facing) elevation shall have a minimum of 30% Glass, 5% Stone Veneer, 25% as Metal Panel 3 as shown on Attachment G of this report or a precast concrete, and a maximum of 40% corrugated-style metal paneling that is shown as Metal Panel 1 & 2 on Attachment G of this report. Metal Panel 1 and 2 shall be of differing colors, and shall be installed at approximately 75% one color, and 25% a separate contrasting color. Metal Panel 3 shall be considered a separate building material from Metal Panel 1 and 2.
 - B) The North elevation shall incorporate a minimum of 25% Metal Panel 3 or precast concrete (or similar material used on the front façade), glass, or stone veneer.
12. Signage requirements shall be designed in compliance with Chapter 15.33 – *Signs*, of the Council Bluffs Zoning Ordinance.
13. The landscaping of the site shall include the following features.
 - A) Trees shall be planted along the frontage of College Road to the West and the Private Drive to the North.
 - B) Landscaping around the Western and Northern sides of the building (excluding the area in front of the garage bays) shall consist of a four foot wide landscaping bed with grass, shrubs, and other related plants, and shall be designed to limit the use of inorganic planting materials (such as river/landscaping rock).
 - C) A berm shall be installed along the westerly boundary of Gas Town area, and large equipment training area where gravel will be utilized. The berm shall be installed to contain the gravel within the specified training areas.

- D) A landscaped buffer utilizing trees, tall hedges, or shrubs shall be planted west of the Gas Town area and Large Equipment Training area along to be used as a buffer between the training areas and College Road.
- E) Fencing along the frontage of College Road and the Private Drive to the North shall be limited to an ornamental iron fence in material, and may not include any barbed wire. Barbed wire will be allowed on the Eastern and Southern sides of the property adjacent to the right-of-way of Interstate 80. Fencing should otherwise be consistent with the standards established in Section 15.24.040 – *Fence regulations* of the Zoning Ordinance.
- F) All outdoor storage areas shall be screened from view with a minimum six foot tall privacy fence comprised of wood, vinyl, chain-link with slats, vegetation, or other related material.

Recommendation

The Community Development Department recommends:

1. Approval of a one (1) lot subdivision to be known as Black Hills Subdivision, as shown on Attachment C, subject to the comments above and conditions below:
 - a) The names of the owner on the final plat must be corrected to "Iowa Western Community College Foundation" as it states on the deed, from "Iowa Western Foundation". This shall be corrected under the "Owner" section and "Dedication" section of the final plat.
 - b) A final subdivision plat approved by the city council must be recorded at the office of the Pottawattamie County Recorder by the subdivider within ninety (90) days of its approval. If a final subdivision plat is not recorded within this time period, the plat shall be null and void, unless an extension of time has been requested by the subdivider and approved by the Community Development Department Director.
 - c) Stormwater Management will be required for both quantity and quality as noted with a PCSM being developed at the time of development.
 - d) Stormwater drainage released through the Iowa Department of Transportation's utilities will require IDOT permitting and approval.
 - e) 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 applicant's responsibility.
 - f) An erosion and sediment control along with a grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
 - g) All utilities shall be located underground.
 - h) Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a certificate of occupancy for each building.
2. Approval of the request to rezone the subject properties from P-C/Planned Commercial to P-I/Planned Industrial, subject to the following condition.
 - a) A development plan shall be submitted and approved prior to the development of any parcel in the P-I/Planned Industrial District.
3. Adoption of the Development Plan for Lot 1, Black Hills Subdivision, for the Black Hills Corporation Operations Center and Training Facility, subject to the following conditions:
 - a) The front (West facing) elevation shall have a minimum of 30% Glass, 5% Stone Veneer, 25% as Metal Panel 3 as shown on Attachment G of this report or a precast concrete, and a maximum of 40%

corrugated-style metal paneling that is shown as Metal Panel 1 & 2 on Attachment G of this report. Metal Panel 1 and 2 shall be of differing colors, and shall be installed at approximately 75% one color, and 25% a separate contrasting color. Metal Panel 3 shall be considered a separate building material from Metal Panel 1 and 2.

- b) The North elevation shall incorporate a minimum of 25% Metal Panel 3 or precast concrete (or similar material used on the front façade), glass, or stone veneer.
- c) The Site Development Standards for the lot shall include minimum setbacks of 15 feet in the front yard, 10 feet for an interior side yard, 10 feet for a street side yard, and 10 feet for a rear yard. The maximum height of any structure on the property shall be 75 feet, and the lot coverage for all structures shall not exceed 70%. Parking lots shall also have a 5 foot setback from all property lines.
- d) Gravel will be permitted in the "Gas Town" area and Large Equipment Training area to allow ease of resetting the site between training exercises. The "Gas Town" Area shall be limited to 22,500 square feet in area, and the Large Equipment Training Area shall be limited to 49,500 square feet in area. The structures constructed in the "Gas Town" area shall be considered non-habitable accessory structures used for training purposes, and shall not be used for storage of equipment or material not used in training exercises. The Large Equipment Training Area shall also be used for training purposes, and shall not be used for storage of equipment or material not used in training exercises.
- e) All proposed buildings and developments on the subject property shall be constructed to comply with all applicable fire codes as required by the Council Bluffs Fire Department.
- f) A berm shall be installed along the Gas Town area, and large equipment training area where gravel will be utilized. The berm shall be installed to contain the gravel within the specified training areas.
- g) A landscaped buffer utilizing trees, tall hedges, or shrubs shall be planted west of the Gas Town area and Large Equipment Training area along to be used as a buffer between the training areas and College Road.
- h) Ornamental iron fencing shall be the only allowable fencing allowed along the frontage of College Road and the Private Drive to the North.
- i) All outdoor storage areas shall be screened from view with a minimum six foot privacy fence comprised of wood, vinyl, chain-link with slats, vegetation, or other related material.

Public Hearing

Speakers in favor:

- 1. Ron Tekippe, HGM Associates, 640 5th Avenue, Council Bluffs, IA 51501
- 2. Wes Ashton, Black Hills Corporation, 1205 SW 37th Street, Grimes, IA 50111
- 3. Eric Monroe, Black Hills Corporation, 7001 Mt. Rushmore Road, Rapid City, SD 57702

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends:

- 1. Approval of a one (1) lot subdivision to be known as Black Hills Subdivision, as shown on Attachment C, subject to the comments above and conditions below:
 - a. The names of the owner on the final plat must be corrected to "Iowa Western Community College Foundation" as it states on the deed, from "Iowa Western Foundation". This shall be corrected under the "Owner" section and "Dedication" section of the final plat.
 - b. A final subdivision plat approved by the city council must be recorded at the office of the Pottawattamie County Recorder by the subdivider within ninety (90) days of its approval. If a final subdivision plat is not recorded within this time period, the plat shall be null and void, unless an extension of time has been requested by the subdivider and approved by the Community Development Department Director.
 - c. Stormwater Management will be required for both quantity and quality as noted with a PCSM being developed at the time of development.

- d. Stormwater drainage released through the Iowa Department of Transportation's utilities will require IDOT permitting and approval.
 - e. 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 applicant's responsibility.
 - f. An erosion and sediment control along with a grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
 - g. All utilities shall be located underground.
 - h. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a certificate of occupancy for each building.
2. Approval of the request to rezone the subject properties from P-C/Planned Commercial to P-I/Planned Industrial, subject to the following condition.
 - a. A development plan shall be submitted and approved prior to the development of any parcel in the P-I/Planned Industrial District.
3. Adoption of the Development Plan for Lot 1, Black Hills Subdivision, for the Black Hills Corporation Operations Center and Training Facility, subject to the following conditions:
 - a. The front (West facing) elevation shall have a minimum of 30% Glass, 5% Stone Veneer, 25% as Metal Panel 3 as shown on Attachment G of this report or a precast concrete, and a maximum of 40% corrugated-style metal paneling that is shown as Metal Panel 1 & 2 on Attachment G of this report. Metal Panel 1 and 2 shall be of differing colors, and shall be installed at approximately 75% one color, and 25% a separate contrasting color. Metal Panel 3 shall be considered a separate building material from Metal Panel 1 and 2.
 - b. The North elevation shall incorporate a minimum of 25% Metal Panel 3 or precast concrete (or similar material used on the front façade), glass, or stone veneer.
 - c. The Site Development Standards for the lot shall include minimum setbacks of 15 feet in the front yard, 10 feet for an interior side yard, 10 feet for a street side yard, and 10 feet for a rear yard. The maximum height of any structure on the property shall be 75 feet, and the lot coverage for all structures shall not exceed 70%. Parking lots shall also have a 5 foot setback from all property lines.
 - d. Gravel will be permitted in the "Gas Town" area and Large Equipment Training area to allow ease of resetting the site between training exercises. The "Gas Town" Area shall be limited to 22,500 square feet in area, and the Large Equipment Training Area shall be limited to 49,500 square feet in area. The structures constructed in the "Gas Town" area shall be considered non-habitable accessory structures used for training purposes, and shall not be used for storage of equipment or material not used in training exercises. The Large Equipment Training Area shall also be used for training purposes, and shall not be used for storage of equipment or material not used in training exercises.
 - e. All proposed buildings and developments on the subject property shall be constructed to comply with all applicable fire codes as required by the Council Bluffs Fire Department.
 - f. A berm shall be installed along the Gas Town area, and large equipment training area where gravel will be utilized. The berm shall be installed to contain the gravel within the specified training areas.

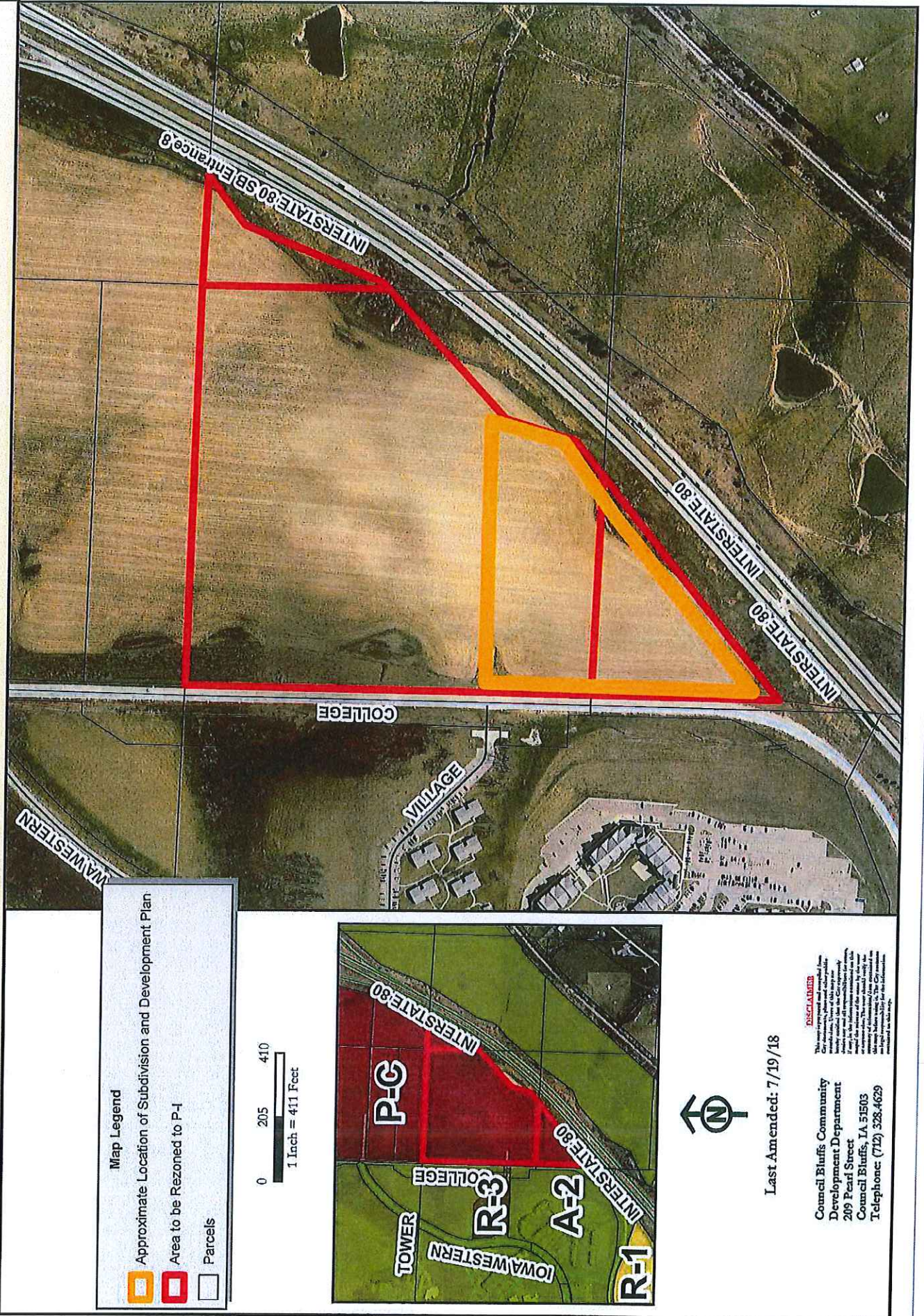
- g. A landscaped buffer utilizing trees, tall hedges, or shrubs shall be planted west of the Gas Town area and Large Equipment Training area along to be used as a buffer between the training areas and College Road.
- h. Ornamental iron fencing shall be the only allowable fencing allowed along the frontage of College Road and the Private Drive to the North.
- i. All outdoor storage areas shall be screened from view with a minimum six foot privacy fence comprised of wood, vinyl, chain-link with slats, vegetation, or other related material.

VOTE: AYE 6 NAY 0 ABSTAIN 1 ABSENT 0 VACANT 4 Motion: Carried

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Preliminary Subdivision Plan
Attachment D: Final Subdivision Plan
Attachment E: Rezoning Map
Attachment F: Development Plan Maps
Attachment G: Proposed Building Rendering and Materials
Attachment H: "Gas Town" Example Photos

Prepared by: Chris Meeks, Planner

**CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #SUB-18-012, CASE #ZC-18-010, and CASE #PI-18-001**



LETTER OF INTENT
Black Hills Subdivision / Development Plan

HGM# 107318

July 2018

Black Hills Corporation (BHC) is proposing to construct an Operations Center and Training Facility on approximately 10 acres of land between Iowa Western Community College and Interstate 80. The new BHC - Operations and Training Center will include a roughly 75,000 GSF mixed occupancy building with off street parking, training and material storage areas located on site. The two-story building will serve BHC with office space for roughly 150 employees and will include classrooms and labs for the training of employees around the region. The building also incorporates a meter shop which tests, refurbishes, and distributes gas meters across all the BHC service areas. Finally, an essential asset of the building is a material storage and garage area that supports the daily service activities for gas service to the surrounding area. The design of this building, as the first of this development, aims to serve as a positive example of how to design a commercial and industrial property as a good neighbor to the surrounding community.

Extension of the public Sanitary Sewer (10") and public Water Main (12") on the east side of College Road are currently being designed by others to serve this site. 15" and 24" public storm sewer currently existing on the east side of College Road and a culvert extends under Interstate 80. Existing MidAmerican Energy overhead power currently exists on the west side of College Road.

The proposed civil site infrastructure improvements include: private fire/domestic water and sanitary sewer services connecting to the public system, private storm sewer system which will drain to the site detention basin. Site improvements will include a concrete parking lot for public and employee parking with approximately 200 stalls, concrete sidewalks and storage yards. The site will be designed to accommodate semi tractor-trailer and the site will be secured with fencing and access gates.

A Storm Water Pollution and Prevention Plan will be developed base on Iowa DNR requirements and will incorporate Best Management Practices (BPM's) include silt fence, filter socks and silt control basins. In addition, a Post Construction (PCSMP) plan will be developed to meet the City of Council Bluffs requirements.

The parking lot lighting will include pole placement, buried electrical cable in conduit and electrical service for the exterior lighting system. Landscaping improvements will be included to comply with the City of Council Bluffs requirements

A geotechnical report was prepared by Thiele Geotechnical Inc. HGM is currently working with the Public Works Department on developing the site drainage report.

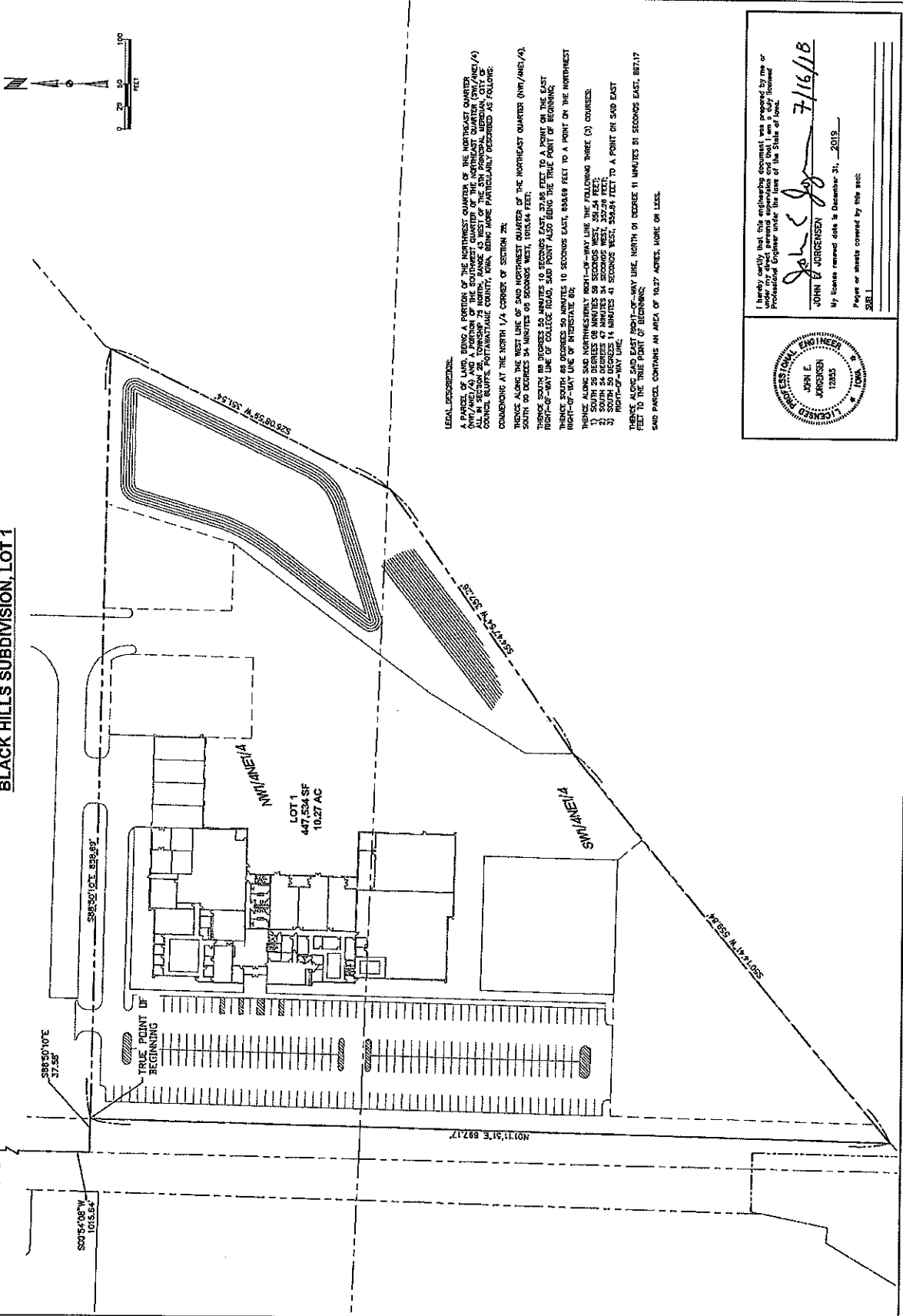
Construction is schedule to start this fall/winter with all work scheduled to be complete by May 2020. All project work will be completed as one phase.

This letter was authored by John Jorgensen, PE, HGM Associates Inc.

Attachment C

N1/4 CORNER
SECTION 86-75-13

BLACK HILLS SUBDIVISION, LOT 1



LEGAL DESCRIPTION:
A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 86, TOWNSHIP 75 NORTH, RANGE 13 WEST OF THE 10TH PRINCIPAL MERIDIAN, POTTAWATOMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 2N;
THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) SOUTH 90 DEGREES 54 MINUTES 05 SECONDS WEST, 1015.64 FEET;
THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 324.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 68 DEGREES 50 MINUTES 10 SECONDS EAST, 858.68 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 80;
THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1) SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, 324.85 FEET;
2) SOUTH 44 DEGREES 47 MINUTES 34 SECONDS WEST, 529.84 FEET;
3) SOUTH 50 DEGREES 14 MINUTES 41 SECONDS WEST, 529.84 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01 DEGREE 11 MINUTES 51 SECONDS EAST, 887.17 FEET TO THE TRUE POINT OF BEGINNING;
SAID PARCEL CONTAINS AN AREA OF 10.27 ACRES, MORE OR LESS.



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
JOHN L. JORGENSEN
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal:
SUB 1

8/19/17 7/16/18

Project: BLACK HILLS SUBDIVISION, LOT 1
Client: BLACK HILLS ENERGY
Sheet: SUB 1
Project No.: 107218
Date: 8/19/17

hgm ASSOCIATES INC.
640 POTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530
Title: _____
Date: _____
By: _____
Check: _____

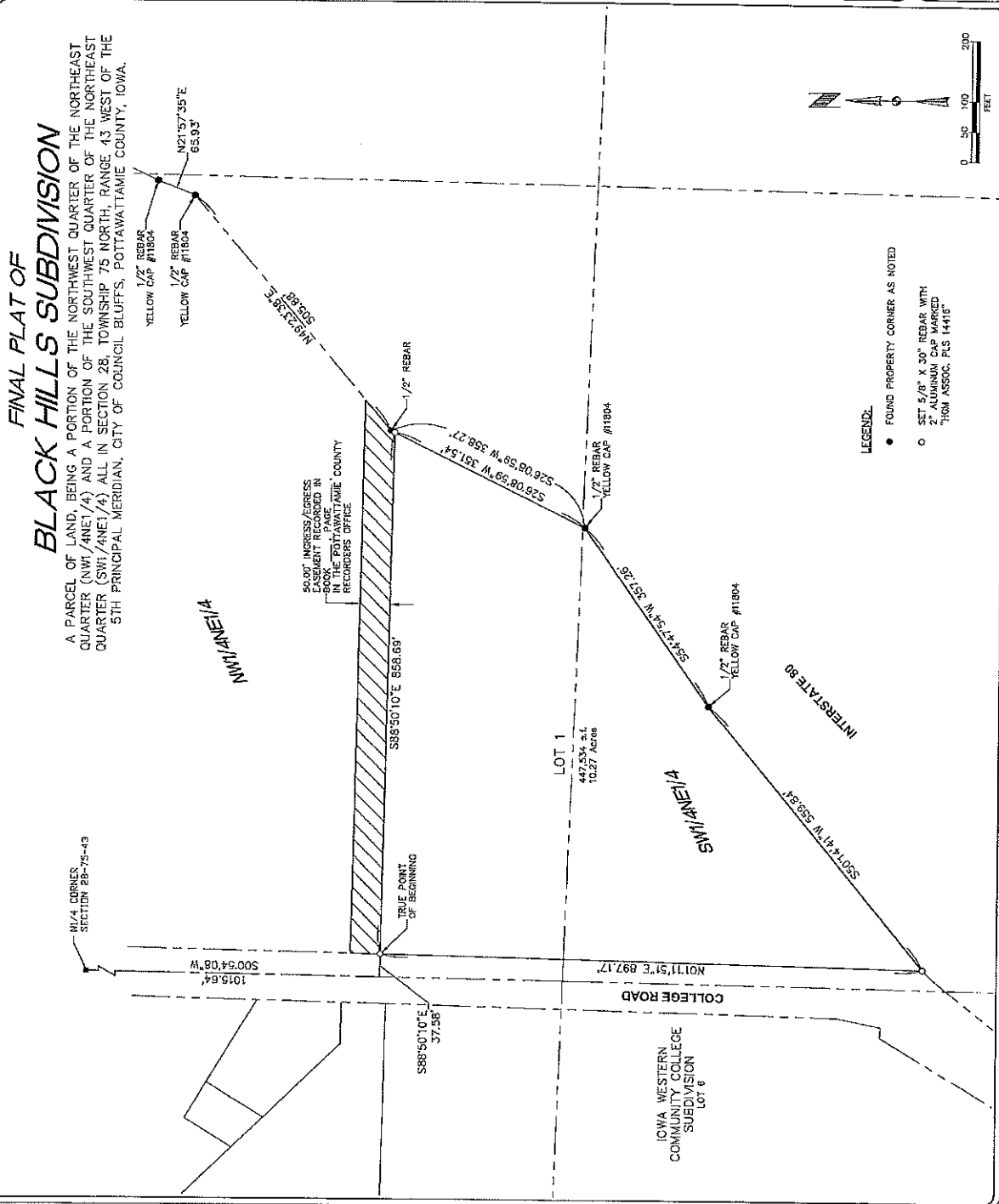
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hgm
ENGINEERING ARCHITECTURE SURVEYING
council bluffs, iowa

DATE	10/12/18
PROJECT	BLACK HILLS SUBDIVISION
CLIENT	BLACK HILLS CORPORATION
DESIGNER	W. J. NEI/4, SECTION 28-75-43
CHECKED	
APPROVED	

FINAL PLAT
BLACK HILLS CORPORATION
P.O. BOX 1400, RAPID CITY, SOUTH DAKOTA 57709
W. J. NEI/4, SECTION 28-75-43
BLACK HILLS SUBDIVISION

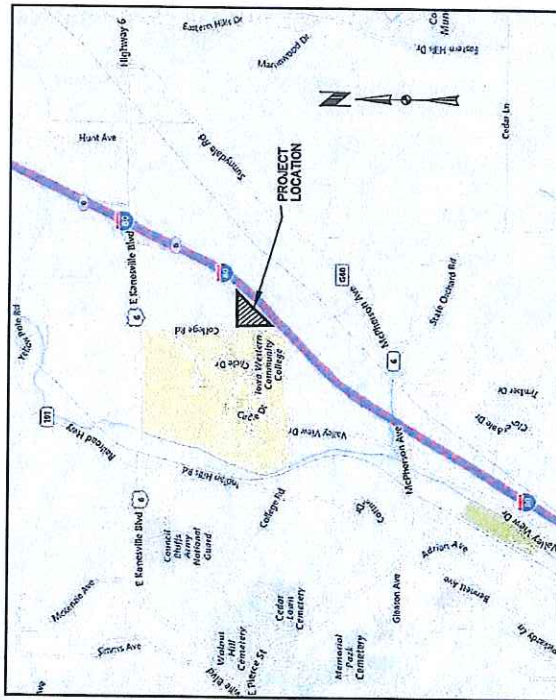
2 OF 2
107318



DEVELOPMENT PLAN BLACK HILLS SUBDIVISION, LOT 1

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NOS F134, 1989
IN COUNCIL BLUFFS, AT 0.30 MI. EASTERLY ALONG MOHPERSON STREET FROM
ITS JUNCTION WITH BENNETT AVENUE, SET VERTICALLY IN THE SOUTHEAST FACE
OF THE CONCRETE CURB OF THE EAST SIDE OF THE STREET, 10.00 FEET EAST OF
THE WEST ABUTMENT OF A ROAD BRIDGE SPANNING THE COUNCIL BLUFFS RIVER,
AND PACIFIC RAILROAD, 119.1 FT WEST OF THE NEAR RAIL, 9.2 FT NORTH OF
THE CENTER OF THE ROAD, 2.0 FT BELOW THE LEVEL OF THE TRACKS, AND 0.7
FT ABOVE THE GROUND SURFACE.



VICINITY MAP - NO SCALE

CURRENT OWNER/DEVELOPER:

INCC FOUNDATION
2700 COLLEGE ROAD
COUNCIL BLUFFS, IOWA 51503

ENGINEER:

HGM ASSOCIATED, INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51502

ZONING:

EXISTING ZONING OF THE SITE IS
PLANNED COMMERCIAL (P-C).
PROPOSED ZONING OF PROPOSED
INDUSTRIAL SUBDIVISION IS
PLANNED INDUSTRIAL (P-I).

EXISTING FLOOD PLAINS:

MISSOURI RIVER FLOOD PLAIN
FEMA FLOOD ZONE - OTHER AREA
NO FLOODWAY OR FRINGE ENCROACHMENT

STORM WATER DETENTION:

CONSTRUCTION OF NEW DETENTION IN
ACCORDANCE WITH SDAS DESIGN STANDARDS.

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY
HGM ASSOCIATES INC.

NOTES:

SURFACE RUNOFF: STORM SEWER TO PROPOSED
SUBDIVISION DETENTION.
EASEMENTS: 500 FOOT WIDE PERMANENT
EASEMENT ALONG ALL LOT LINES, A
10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL
FRONT LOT LINES, AND A 5.00 FOOT WIDE
PERMANENT EASEMENT ALONG ALL REAR LOT LINES,
ALL EASEMENTS FOR INSTALLATION AND
MAINTENANCE OF UTILITIES.

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC
IMPROVEMENTS, 2018, AND CITY OF COUNCIL BLUFFS
SUPPLEMENTARY SPECIFICATIONS 2018, SHALL APPLY
TO THIS PROJECT.

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
G.01	SITE / DEVELOPMENT PLAN



I hereby certify that this engineering document was prepared by me or
under my direct personal supervision and that I am a duly licensed
Professional Engineer under the laws of the State of Iowa.

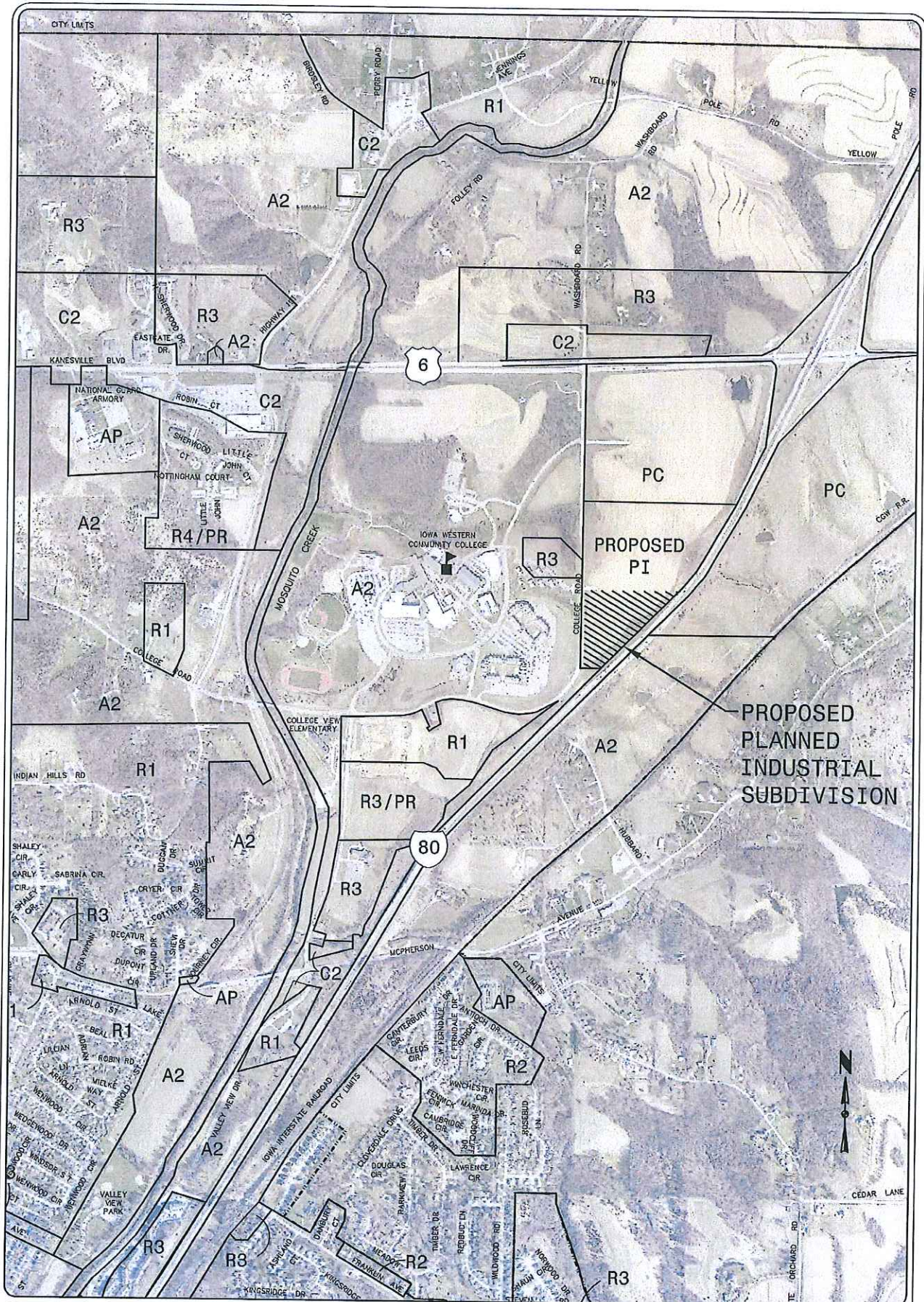
JOHN E. JORGENSEN
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal:
A.01, A.02, AND G.01

Project: BLACK HILLS SUBDIVISION, LOT 1
Sheet: BLACK HILLS ENERGY
TITLE SHEET

Project No.: 107318
Sheet: A.01

hgm
ASSOCIATES INC.
640 FIFTH AVENUE, COUNCIL BLUFFS, IA
PHONE: 712-323-0530

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thereof, or as to the
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for any particular purpose,
and the Engineer is not
responsible for any errors
or omissions in the
design or construction
thereof.



A02

10/2/18

project BLACK HILLS SUBDIVISION, LOT 1

client BLACK HILLS ENERGY

sheet AREA MAP

BCI
drawn
JFJ
designed
JFJ
approved
JFJ
date

revision

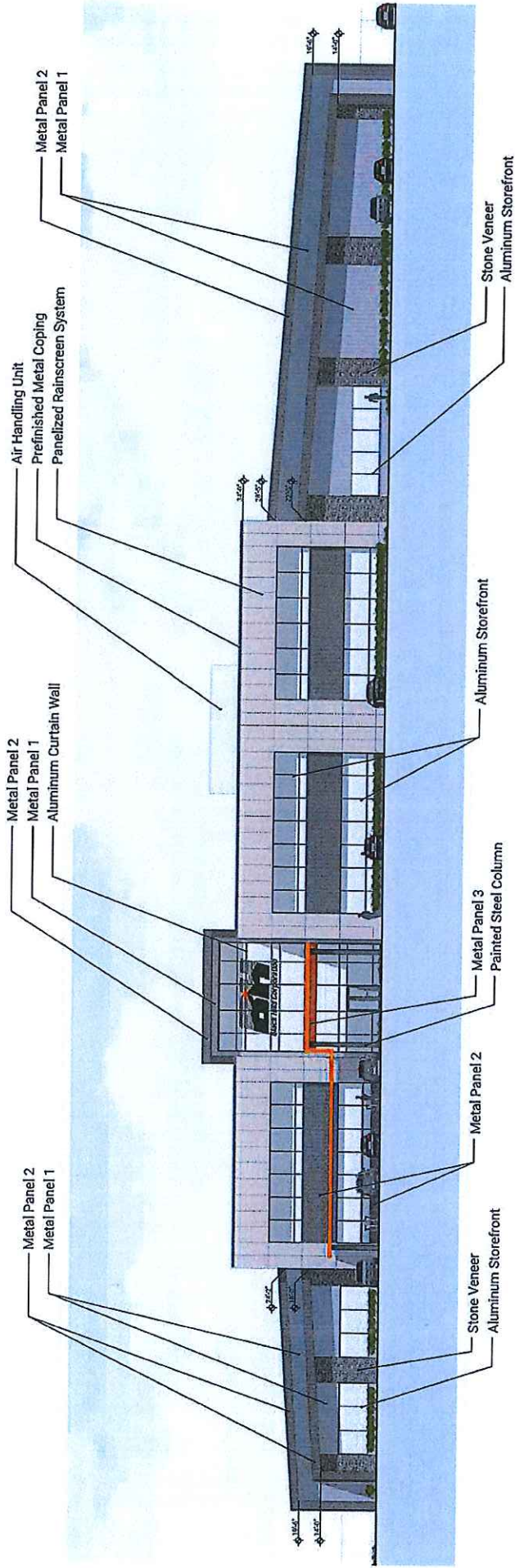
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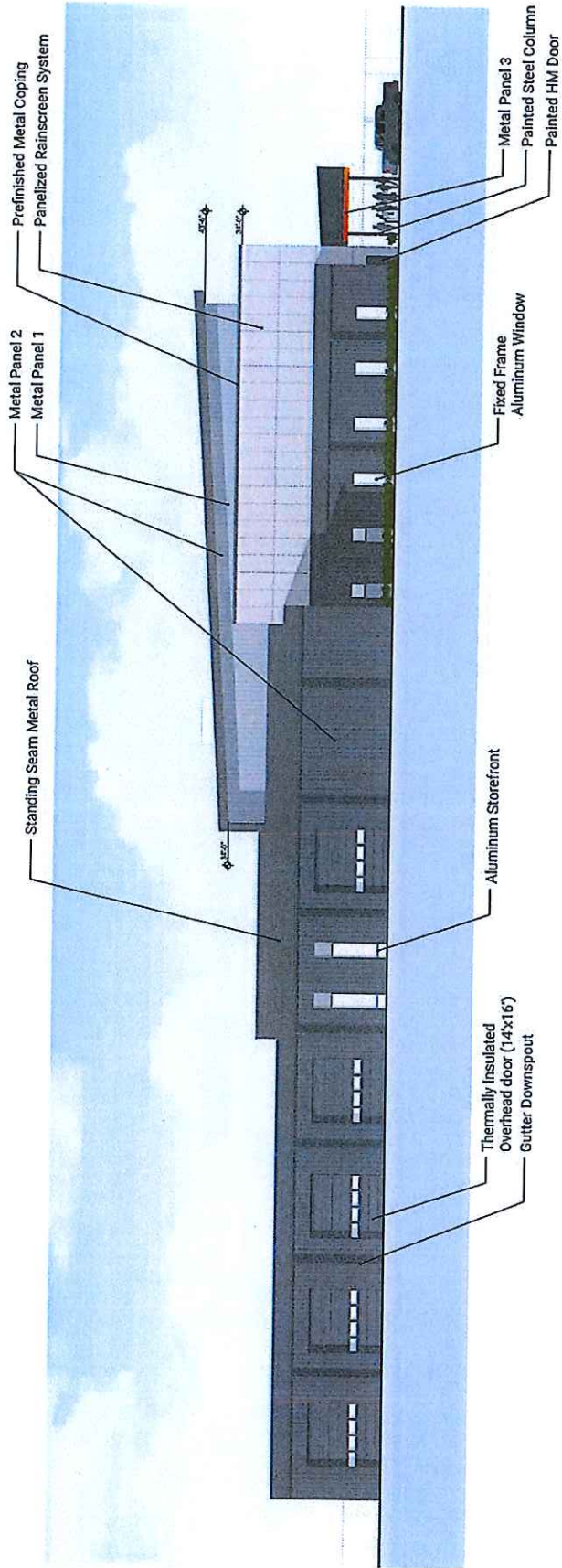
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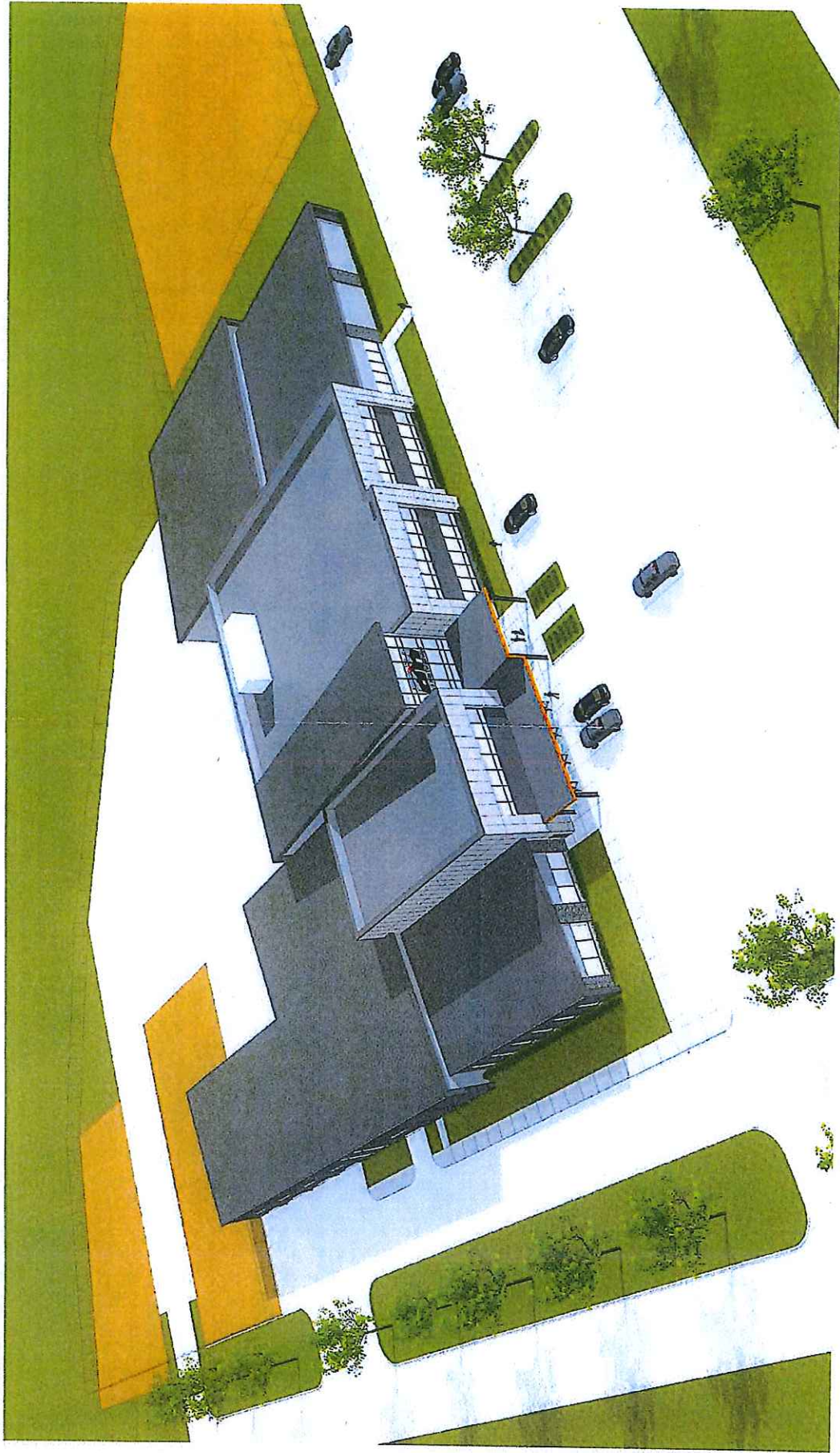
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Attachment G







BHC - COUNCIL BLUFFS | EXTERIOR RENDERING

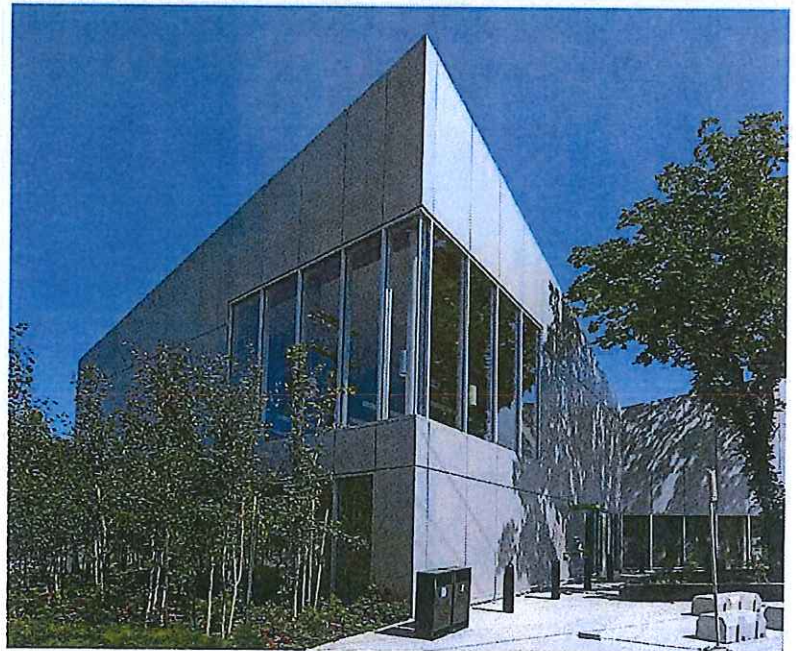
**BLACK HILLS CORPORATION - COUCIL BLUFFS
OPERATIONS AND TRAINING CENTER**

MATERIAL REFERENCE IMAGES

**** THESE IMAGES ARE FOR REFERENCE ONLY AND
INTENDED TO PROVIDE INDICATION OF THE TYPE AND
QUALITY OF MATERIALS. THEY DO NOT REPRESENT
FINAL MANUFACTURER AND COLOR/FINISH
SELECTIONS WHICH WILL BE REPRESENTED IN THE
PROJECT PERMIT DRAWINGS.**



**PANELISED RAINSCREEN SYSTEM -
NEOLITH SKYLINE PRODUCT IMAGE**



**METAL PANEL 3 & PANELISED RAINSCREEN SYSTEM
ALTERNATE - ALUCOBOND PANEL PRODUCT IMAGE**



STONE VENEER



METAL PANEL 1 & 2 - METAL BUILDING WALL PANEL

