Council Communication

Department: Community Development Cases No. SUB-18-011 and PC-18-002 Applicant/Developer: Royce Enterprises Inc. 12910 Pierce Street, Suite 110 Omaha, NE 68144 Property Owners: C F Realty Group, LLC 6457 Frances Street, Suite 100 Omaha, NE 68106 Frank R. Krejci Trust 1505 N. 203rd Street Elkhorn, NE 68022 Engineer: Olsson Associates c/o Kellen Heideman 2111 S. 67th Street, Suite 200 Omaha, NE 68106	Resolution No. Resolution No.	City Council: August 27, 2018 Planning Commission Meeting: August 14, 2018

Subject/Title

Request: Combined public hearing on the request of Royce Enterprises, Inc. for preliminary plan approval of a 13-lot commercial subdivision and to adopt a planned commercial development plan for 24 Park Place

Location: Southwest corner of the intersection of South 24th Street and Richard Downing Avenue.

Background/Discussion

Royce Enterprises Inc. has requested preliminary plan approval of a 13-lot commercial subdivision to be known as 24 Park Place and concurrent adoption a planned commercial development plan on 47.02 acres of land located at the southwest corner of the intersection of South 24th Street and Richard Downing, on property legally described on Attachment 'A'. The applicant has a purchase agreement with the current property owner and proposes to develop the corner site with a new retail shopping center that will consist of an 185,000 square foot retail store (Fleet Farm), 88,000 square foot strip retail building, and seven lots for sale. A full description of the proposed 24 Park Place subdivision and development plan are included with this report as Attachment 'B'.

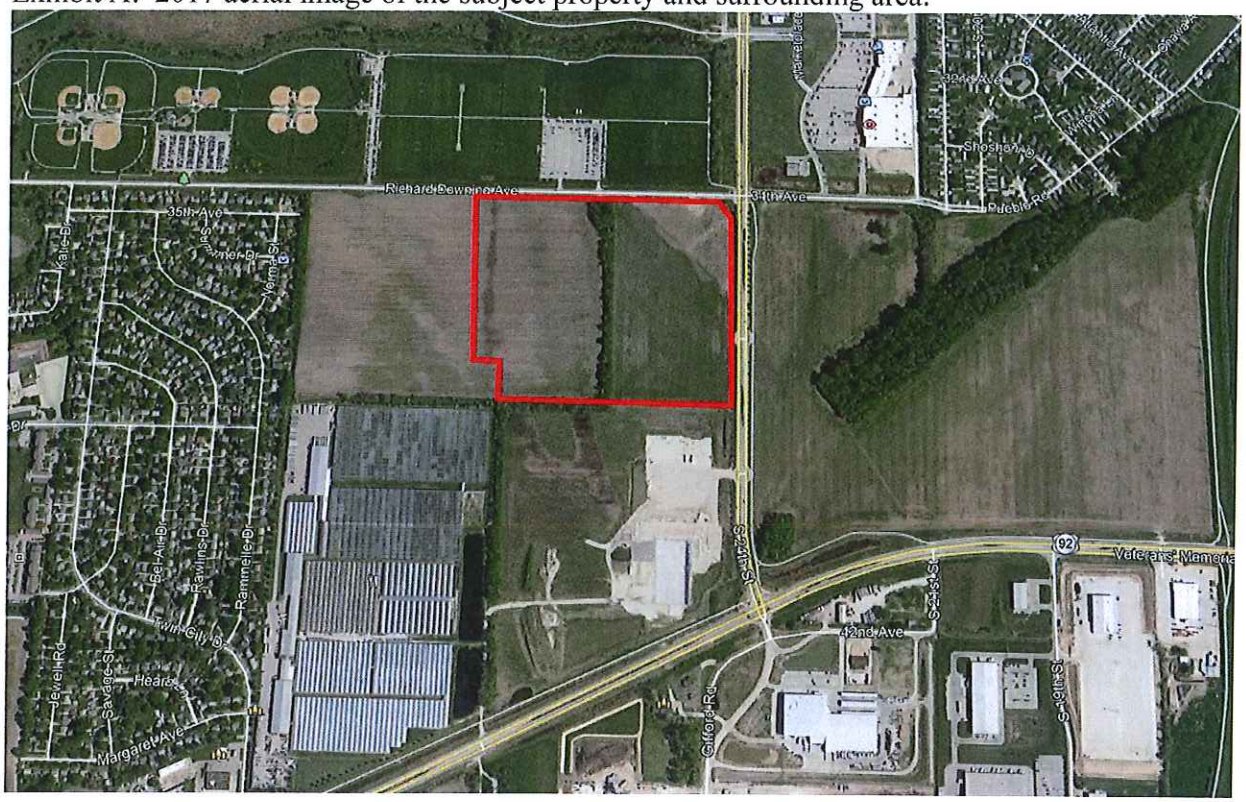
CURRENT ZONING & LAND USE

The subject property is comprised of 47.02 acres of undeveloped land zoned A-2/Parks, Estates and Agricultural District (see Attachment C). An application to rezone the property from A-2 District to P-C/Planned Commercial District is scheduled for public hearing the by Council Bluffs City Council on August 13, 2018 (see Case #ZC-18-009). Surrounding zoning in the general vicinity of the request

includes A-2 District to the north and west; P-C/Planned Commercial District and I-2/General Industrial District to the east; along with A-2 District and I-1/Light Industrial District to the south (see Attachment C). Existing land uses in the general vicinity of the request includes the Council Bluffs Recreational Complex to the north; Marketplace Shopping Center and undeveloped land to the east; Dallas Johnson Greenhouses and XTL project to the south; and undeveloped land to west.

The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designated the subject property as Office/Industrial and High Density Multi-Family Residential. The proposed P-C District is consistent with the Office/Industrial designation but not the High Density Multi-Family Residential designation of the Bluffs Tomorrow: 2030 Comprehensive Plan

Exhibit A: 2017 aerial image of the subject property and surrounding area.



CITY DEPARTMENTS & UTILITIES

All City Departments, local utility providers and Iowa Department of Transportation have reviewed the plan with comments incorporated below.

COMMENTS

A. <u>CASE #SUB-18-011 – Preliminary Plan (see Attachment D)</u>

1. General

a. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the subdivider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.

b. The proposed subdivision is comprised of nine developable lots number 1 through 9 and four outlots labeled A through D. The applicant proposes to develop the subdivision in two phases. Proposed phase one includes Lot 1 and Outlots A and B. Proposed phase two includes Lots 2 through 9 and Outlots C & D. The applicant intends to start Phase 2 construction one all potential wetlands in the northeast corner of the site have been mitigated.

2. Access

a. Access to the subdivision will be from Richard Downing Avenue and South 24th Street, which are public roadways. The main development entrance will be located at an existing median break on South 24th Street and will connect into two internal streets that provide access onto Richard Downing Avenue. The furthest west right-of-way connection, approximately 600 feet west of the Richard Downing Avenue and South 24th Street intersection, is proposed to be a full movement access. The second right-of-way connection located 300 feet west of the intersection of Richard Downing Avenue and South 24th Street is proposed to be right-in/right-out only. Proposed Lot 1, 24 Park Place will have a separate private driveway onto Richard Downing Avenue. All access connections onto Richard Downing Avenue and South 24th Street shall be designed and constructed to comply with Council Bluffs Public Works Department standards.

b. Two internal streets are proposed with this subdivision and are labeled as Street 'A' and Street 'B'. The names for these two streets must be identified on the final plat. Additionally, the interior roads are identified to be 25 feet in width, which is substandard for a public roadway. Both roadways must be private if constructed at 25 feet in width, or increased to 26 feet in width to be dedicated to the City as a public roadway according to the Council Bluffs Public Works Department. If these roads will be public the appropriate easement dedication language must be stated on the final plat for 24 Park Place.

c. There shall be no direct vehicular access to Richard Downing Avenue from Lots 2, 8 and Outlot D. Said restriction language shall be stated on the final plat for 24 Park Place.

d. There shall be no direct vehicular access to South 24th Street from Outlots A, C, or D. Said restriction language shall be stated on the final plat for 24 Park Place.

e. A draft traffic study for the proposed 24 Park Place subdivision identified that Richard Downing Avenue must be widened to a three-lane section. The Council Bluffs Public Works Department has received the traffic study and is working with the project engineer to finalize the report. All traffic improvements associated with the subdivision shall be constructed to comply with Public Works Department standards.

3. Grading and Drainage

a. The subject property is relatively flat and sits approximately four feet below the intersection of South 24th Street and Richard Downing Avenue. The applicant's engineer has provided a preliminary drainage report and geotechnical report for the proposed subdivision to the City for review. The reports identifies that fill will be brought in to raise the site in order to achieve adequate fall for site utilities (e.g., sanitary and storm sewers). The site will graded to drain stormwater run-off into detention basins located in the center and southern sides of the development. These basins are identified as Outlots A through D. The Council Bluffs Public Works Department is working with the project engineer to finalize grading and drainage plans for this development. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

b. All stormwater basins shall be dedicated to a development association on the final plat.

c. The stormwater basin in Outlot B shall be designed and maintained as an amenity for the proposed development.

4. Utilities

a. Sanitary sewer to serve the development will be extended from a connection in South 24th Street and will be built as part of the street construction. All public sanitary and storm sewer mains/extensions located outside of the public right-of-ways shall be located within a recorded, non-exclusive easement, at least 20 feet in width.

b. The applicant will contract with the Council Bluffs Water Works to provide adequate water distribution for service and fire protection for the development.

c. The applicant will contract with Mid-American Energy for electrical service for 24 Park Place. Mid-American Energy stated they have "*no objection to the referenced applications for the new shopping center to be known as 24 Park Place at the Southwest corner of the intersection of S. 24th Street and Richard Downing Avenue in Council Bluffs. The company has not entered into an agreement to extend electric service to the development at this time. Developer requirements will include but are not limited to furnishing a 15 foot utility easement along the route MidAmerican Energy facilities and furnishing and installing all UG conduits. A detailed proposal identifying the customer and company requirements and cost for extending electric service to the development can be prepared and submitted once specific plans and load information can be provided*".

d. The applicant will contract with Black Hills Energy for natural gas service and will provide the necessary easements to extend gas service into the development. No comments were received from Black Hills Energy regarding the proposed development proposals.

e. The applicant will contract with a local communication provider to extend voice, data, and cable service into the development.

f. All utilities within the proposed subdivision shall be installed underground. Any cost to extend, remove, relocate, and/or modify utilities associated with this development shall be at the sole expense of the applicant and not the City.

g. The standard 10 foot-wide and five foot-wide franchise utility easements shall be established along all front, rear and side property lines for each lot on the final plat.

5. Floodplain and Wetlands

a. The subject property is located within a property is located within a Zone X, as shown on the FEMA FIRM panel 19155C0560E, dated February 4, 2005. The applicant will be responsible for compliance with all Federal, State, and Local requirements regarding floodplain management.

b. The submitted letter of intent stated that potential wetlands may be located in the northeast corner of the proposed development. The applicant shall be responsible to comply with all Federal, State, and Local requirements regarding jurisdictional wetlands of the United States Army Corps of Engineers area.

B. <u>CASE #PC-18-002 – Development Plan (see Attachments E, F, G, and H)</u>

1. Pedestrian Ways

a. The applicant proposes installation of a five-foot wide sidewalk along each side of the newly constructed streets in the development as well as a five foot-wide sidewalk along the right-of-way Richard Downing Avenue and South 24th Street. The Council Bluffs Public Works Departments requires the sidewalks along Richard Downing Avenue and South 24th Street to be built within the City's right-of-way and for said sidewalks to be extended to all property lines in the development. The sidewalk at the intersection of Richard Downing Avenue and South 24th Street shall be configured to match the roadway build out condition.

b. Each lot shall also have an identified pedestrian way, measuring a minimum of five feet wide, extending from the primary entrance area of each building to the nearest sidewalk located in right-of-way. The pedestrian way may be designed with pavement striping or change in paving

material or an approved alternative by the Director of the Community Development Department or his/her assignee. It is encouraged that he pedestrian connection be incorporated into the overall layout of each lot and that it may be complementary to the landscaping on each site.

2. Landscaping

a. The applicant's submitted landscaping plan is included in this report as Attachment 'E'.
b. A minimum 10 foot-wide landscape strip shall be provided along each side of proposed Street 'A' within the designated 50 foot-wide right-of-way. This street abuts proposed Lots 2, 3, 4, 5, 8, 9 and Outlots C & D. A medium height/size growing tree shall be planted on both sides of this street, within the designated right-of-way, every 40 feet on center at the time of road construction.
c. A minimum five foot-wide landscape strip is shown to be provided along each side of property Street 'B' within the designated 50 foot-wide right-of-way. This street abuts proposes Lots 5 through 8 and Outlot D. A medium height/size growing tree shall be planted on both sides of this street, within the designated right-of-way, every 40 feet on center at the time of road construction.
d. A minimum 35 foot-wide landscape strip shall be provided along the frontages of proposed Lots 1, 2, 8, and Outlot D abutting Richard Downing Avenue right-of-way. Landscaping within these areas shall be designed and installed with development on each said lot.
e. A minimum 10 foot-wide landscape strip shall be provided along the frontages of Lots 2 through 9, adjacent to proposed Streets 'A' and 'B' right-of-way.
f. Not less than 10% of the total lot area shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands included in the design greater than 20' x 12' shall be planted with trees and vegetation. All landscape strips adjacent to any right-of-way area(s) shall be included as part of the 10% landscaping lot coverage requirement on each lot.
g. A minimum of one tree shall be planted on each lot for every 10 parking spaces located on the lot.
h. At least four square feet of landscaping per each lineal foot of building frontage shall be installed between the building front and interior drive(s).
i. Landscaping shall not interfere with the sight clearance triangle and any un-signalized intersection and shall not impede vision of any automobile at the street, driveway, or pedestrian way. Plant material shall be complementary to that proposed for the landscaping strip adjacent to the right-of-way.
j. All landscaped area including grassed and sodded areas shall be irrigated.
k. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. 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.
l. All parking lots shall have a strip five feet in width planted with grass or landscaped with plant material along the side and rear property lines, the requirement can be waived if two parking lots adjoin, however the net amount of green space required for each adjoining lot shall be incorporated into other areas on the shared parking lots. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement.
m. 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.

3. Signage

a. One center identification sign located within proposed Outlot D, adjacent to South 24th Street right-of-way, shall be allowed for the entire development. The sign shall have maximum height of 30 feet, as measured from the finished grade, and shall contain no more than 450 square feet of signage per face. The center identification sign submitted with this development proposal is generally acceptable in design, height, and size (see Attachment F).

~~b. On-site directional signage shall count toward the overall amount of signage permitted and shall be limited to a maximum height of six feet, as measured from finished grade, and shall be limited to a maximum of four square feet per sign face, not to exceed a total of eight square feet per sign.~~

~~c. Signage shall be allowed as follows:~~

~~i. Lot 1 shall be allowed 25% of the square footage of the building façade facing the longest abutting street frontage for attached signage. Attached signage can be placed at any location on the building. Awnings are allowed as decoration, but no signage shall be allowed on an awning.~~

~~ii. Lot 2 and Lots 4 through 9 shall be allowed 20% of the square footage of the building façade facing the longest abutting street frontage for attached signage. Attached signage can be placed at any location on the building. Awnings are allowed as decoration, but no signage shall be allowed on an awning. No pole or monument signs are allowed except for food menu boards and a convenience store price monument sign. The detached monument sign shall be limited to a maximum height of 10 feet, as measured from finished grade. The entire monument sign be counted as signage as measured from finished grade to the top of the monument and from one side of the monument structure to the other with a maximum area on each side limited to 100 square feet per whole face.~~

~~iii. Lot 3 shall be allowed to occupy 80% of the overall length of frontage leased. No pole signs shall be allowed.~~

~~*Note: The Community Development Department does not support 80% standard for attached signage on proposed Lot 3. This amount of signage exceeds proposed standards allowed for other lots in this subdivision as well as standards allowed in other major shopping centers in Council Bluffs (e.g., Metro Crossing, Marketplace, and Lake Manawa Power Center). The Community Development Department supports allowing a maximum of 20% of the square footage of the longest street facing building façade for attached signage. The attached signage can be placed at any location on the building. The Community Development Department also supports not allowing a detached monument sign on this lot for development plan consistency purposes.*~~

NOTE: After the August 14, 2018 City Planning Commission meeting the developer and the Community Development further discussed signage in this shopping center. The developer requested the following standards for attached/detached signage. The Community Development Department recommends approval of the standards stated below.

Attached signage shall be allowed as follows:

a. Lot 1 shall be allowed 25% of the square footage of the building façade facing the longest abutting street frontage for attached signage. Attached signage can be placed at any location on the building. Awnings are allowed as decoration, but no signage shall be allowed on an awning.

b. Lots 2 through 9 shall be allowed 25% of the square footage of the building façade facing the longest abutting street frontage for attached signage. Attached signage can be placed at any location on the building but shall not extend above the side of any building wall or peak roof. Awnings are allowed as decoration, but no signage shall be allowed on an awning. For Lot 2 only, attached gas canopy signage shall be limited to 20% of the square footage of the longest canopy side. Attached signage can be placed at any location on the canopy but shall not extend above the side of the canopy face or peak roof.

Detached signage shall be allowed as follows:

a. **Pole signs are prohibited from being installed on any lot in the development.**
b. **A maximum of one (1) ground/monument sign is allowed on each lot in the development. Ground/monument signs shall be limited to a maximum height of 10 feet, as measured from finished grade. The entire monument sign shall be counted as signage as measured from finished grade to the top of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet per whole sign face.**
c. **On-site directional signage shall count toward shall be limited to a maximum height of six feet, as measured from finished grade, and shall be limited to a maximum of four square feet per sign face, not to exceed a total of eight square feet per sign.**

4. Site Development

a. Minimum setback requirements for all structures shall be as follows: Exterior development property boundary: 15 feet; Right-of-way setback: 10 feet; and Interior: 5 feet.
b. For the purpose of determining minimum setback requirements the property line that forms the common outer perimeter of the overall shopping center development shall be considered the "exterior property boundary". All other property lines that are not adjacent to a right-of-way shall be considered an "Interior" line.
c. The maximum height of any building, structure, or decorative feature shall not exceed 50 feet in height.
d. All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
e. All loading areas shall be screened from public view, including all right-of-way by a combination of complementary architectural treatments and/or landscaping which after three years shall significantly screen the loading area from view.
f. Building materials on Lots 3 through 9 shall be made up of 100% masonry materials such as brick, split faced block (with texture), concrete masonry units (CMU), or EFIS materials. Metal and wood shall only be allowed as an architectural accent. Twenty (20%) of the building front façade shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Wood or a wood appearing siding may be acceptable as a main exterior material only for buildings less than 10,000 square feet (base floor area). Vinyl siding is not allowed. (see Attachment G)

g. Buildings materials, architectural designs, and decorative fencing for the Fleet Farm retail store (including their outdoor lumber/garden center) and associated gas station on Lots 1 and 2 shall be approved and constructed in accordance with the submitted development plans shown in Attachment 'H'. Additionally, for Lot 1, a six foot-tall privacy fence comprised of wood, vinyl, and/or landscaping shall be installed along the entire westerly property line for screening purposes, prior to issuance of a certificate of occupancy.
h. Awning 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.
i. The layout and placement of a building on proposed Lot 8 will cause all facades to be viewable from rights-of-way located within the development and Richard Downing Avenue. The architectural design of the building on this lot must take into account that there is no 'true' rear façade. As such the façade designed with service entrees shall be enhanced with awnings, or other decorative features. Such features may be allowed on the façade of a building and must be at least

8 feet above the traveled pedestrian way and may not project over drive aisles or parking areas.

j. All equipment placed on roofs shall be screened with an architectural feature from public view.
k. No more than 40% of any lot shall be covered with structures.
l. Outside storage is not allowed. This includes the temporary and/or permanent placement of intermodal storage containers.
m. Access to the rear of each building for Fire Department equipment shall be provided in accordance with the requirements of the Fire Marshal's Office.

5. Off-Street Parking

a. The minimum number of parking spaces shall be as determined in Chapter 15.23, Off-Street Parking, Loading and Unloading 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.
b. The applicant shall be responsible to develop cross access and ingress/egress easements to be recorded with the final plat to accommodate shared parking and driveways.
c. Each request for a building permit will include a parking lot plan showing the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
d. All parking lots are also subject to compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.

6. Outdoor Lighting

a. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

Recommendation

The Community Development recommends: 1) approval of the preliminary subdivision plan for 24 Park Place, and 2) approval of the planned commercial development plan, subject to the above comments along with the following conditions:

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the subdivider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.
2. A preliminary subdivision plan and planned commercial development plan incorporating the above changes (technical and non-technical) shall be submitted to the Community Development Department following action by the City Council, but prior to the submittal of any construction drawings and/or grading permit requests to ensure that all necessary plan changes have been made and that drawings submitted for subsequent reviews and approvals by City staff are consistent with the conditions and plans approved by the City Council.
3. Any requested change(s) to the preliminary plan and development plan as approved by the City Council shall be reviewed by the City Planning Commission and City Council.
4. For proposed Lot 1, a six foot-tall privacy fence comprised of wood, vinyl, and/or landscaping shall be installed along the entire westerly property line for screening purposes, prior to issuance of a certificate of occupancy.

5. For proposed Lot 3, a maximum of 20% of the square footage of the longest street facing building façade for attached signage shall be allowed. The attached signage can be placed at any location on the building. No detached pole or monument sign shall be allowed on this lot for consistency purposes with Lots 4 through 9.
6. All utilities shall be installed underground. Any cost to relocate, modify and/or remove utilities associated with the development of this subdivision shall be at the sole expense of the applicant and not the City.
7. All traffic improvements associated with this development shall be completed in accordance with the approved traffic impact study.
8. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
9. The detention basin identified as Outlot B shall be designed and maintained as an amenity feature for the development.

Public Hearing

Speakers in favor:

1. Kellen Heideman, 2111 South 67th Street, Omaha, NE 68106

Speakers against: none.

Planning Commission Recommendation

The Planning Commission recommends: 1) approval of the preliminary subdivision plan for 24 Park Place, and 2) approval of the planned commercial development plan, subject to the above comments along with the following conditions:

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the subdivider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.
2. A preliminary subdivision plan and planned commercial development plan incorporating the above changes (technical and non-technical) shall be submitted to the Community Development Department following action by the City Council, but prior to the submittal of any construction drawings and/or grading permit requests to ensure that all necessary plan changes have been made and that drawings submitted for subsequent reviews and approvals by City staff are consistent with the conditions and plans approved by the City Council.
3. Any requested change(s) to the preliminary plan and development plan as approved by the City Council shall be reviewed by the City Planning Commission and City Council.
4. For proposed Lot 1, a six foot-tall privacy fence comprised of wood, vinyl, and/or landscaping shall be installed along the entire westerly property line for screening purposes, prior to issuance of a certificate of occupancy.
5. ~~For proposed Lot 3, a maximum of 20% of the square footage of the longest street facing building façade for attached signage shall be allowed. The attached signage can be placed at any location on the building. No detached pole or monument sign shall be allowed on this lot for consistency purposes with Lots 4 through 9.~~ **Note: The developer modified their attached/detached sign standards after the August 14, 2018 City Planning Commission. See amended standards stated above.**

6. All utilities shall be installed underground. Any cost to relocate, modify and/or remove utilities associated with the development of this subdivision shall be at the sole expense of the applicant and not the City.
7. All traffic improvements associated with this development shall be completed in accordance with the approved traffic impact study.
8. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
9. The detention basin identified as Outlot B shall be designed and maintained as an amenity feature for the development.

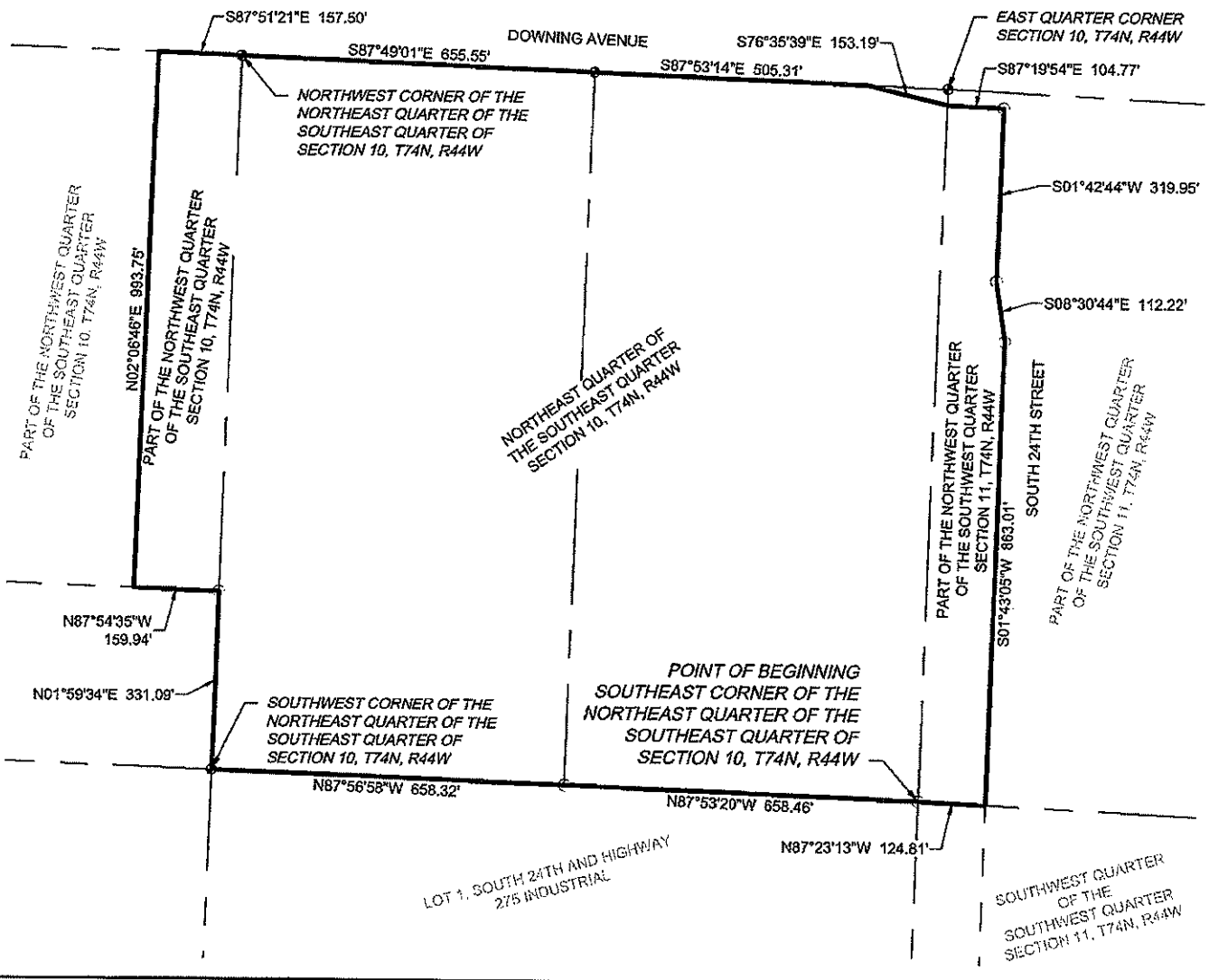
VOTE: AYE 7 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 4 Motion: Carried

Attachments

Attachment A: Zoning/legal description exhibit for 24 Park Place Subdivision
Attachment B: Letter of intent/development plan by Kellen Heideman, P.E., Olsson Associates
Attachment C: Zoning/location map
Attachment D: Preliminary subdivision plan for 24 Park Place
Attachment E: Landscape plan
Attachment F: Center identification sign rendering
Attachment G: Exterior building elevations for proposed Lot 3
Attachment H: Development plan for Fleet Farm and Fleet Farm Gas Station, Lots 1 and 2

Engineer: Kellen Heideman, P.E., Olsson Associates. 2111 S. 67th Street, Suite 200, Omaha, NE 68106

Prepared by: Christopher N. Gibbons, AICP, Planning Coordinator



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DATE: Jul 09, 2018 8:27am XREFS: v_bndy_018175S

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 10 AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N87°53'20"W, 658.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N87°56'58"W, 658.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N01°59'34"E, 331.09 FEET; THENCE N87°54'35"W, 159.94 FEET; THENCE N02°06'46"E, 993.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S87°51'21"E, 157.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (2) S87°49'01"E, 655.55 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (3) S87°53'14"E, 505.31 FEET; (4) S76°35'39"E, 153.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; (5) S87°19'54"E, 104.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S01°42'44"W, 319.95 FEET; (2) S08°30'44"E, 112.22 FEET; (3) S01°43'05"W, 863.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°23'13"W, 124.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,048,173.01 SQUARE FEET OR 47.020 ACRES MORE OR LESS.

ATTACHMENT A

PROJECT NO:	018-1763
DRAWN BY:	DSH
DATE:	06/07/18

RE-ZONING EXHIBIT

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895

EXHIBIT 1

OLSSON ASSOCIATES

July 17th, 2018

Attn: Christopher Gibbons
City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: 24 Park Place
Preliminary Plan/Development Plan – Letter of Intent
Project No. 018-1763

Dear Mr. Gibbons,

Royce Enterprises Incorporated (Developer) has entered into a purchase agreement with the owners of property at the SW corner of S 24th Street and Richard Downing Avenue. The developer intends to develop a commercial subdivision on approximately 47 acres of the corner. The proposed development is to consist of a 185k new to market retail store, approximately 88k of strip retail, and 7 outlots. The site is presently zoned A-2. An application to rezone the property to PC was submitted to the City in June and was approved by the City Planning Commission at the 7/10 meeting.

At this time the developer is planning to phase the development is two phases. Phase 1 will consist of Lot 1 and Outlots A-B. The intent of Phase 1 is to be able to start construction on Lot 1 ahead of the pubic infrastructure being installed. Lot 1 has direct access to Richard Downing Street and does not require direct vehicle access to the proposed internal street network. The developer intents to start Phase 2 of the development once all potential wetland issues in the northeast corner of the site have been mitigated.

Preliminary Plan

Streets and Paving

The street system will connect S 24th Street to Richard Downing Avenue. There is an existing access break at approximately the 1/8 mile in S 24th Street. The main development entrance from S 24th Street will be located at the existing access break. On Richard Downing Avenue there are two proposed right-of-way connections. The furthest west right-of-way connection approximately 600' west of the Richard Downing and S 24th Street intersection is proposed to be a full movement access. An additional right-of-way access point approximately 300' west of the intersection is proposed to be a right-in/right-out.

Interior pavements will be 25 feet in width with integral curbs and sub-drains constructed to the City of Council Bluffs Public Works standards. Sidewalks, 5 foot in width, will line each side of newly constructed public streets. The entrance connected to S 24th Street have a median and turning lanes. The right-in/right-out connection to Richard Downing Avenue will have a 'pork chop' median to limit traffic movements.

The traffic study has identified that Richard Downing Avenue will need to be widened to a 3-lane section. As part of the development a third lane will be added to the south edge of Richard Downing Avenue constructed City of Council Bluffs Public Works Standards. Additionally, a 5' sidewalk will

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.oaconsulting.com

be constructed along Richard Downing Avenue and S 24th Street ROW's for the extent of the proposed development.

Grading and Drainage
The existing site is essentially flat and sits roughly 4' below the intersection of S 24th Street and Richard Downing Avenue. Fill will be brought in to raise the site to achieve adequate fall for site utilities, i.e. sanitary and storm sewers. The site will be graded to drain to proposed onsite detention basins created in the center and southern sides of the development. Reference the preliminary drainage report for additional information.

Sanitary Sewer
Sanitary sewer to serve the development will be extended to the site from a connection in S 24th Street. Sanitary sewer will be designed to meet City of Council Bluffs Public Works standards and will be constructed in conjunction with the proposed street construction.

Water Service
The Developer will contract with the Council Bluffs Water Works for water service. A water main is proposed through the site to connect existing water mains in S 24th Street and Richard Downing Avenue. The water main extension is intended to provide both fire protection services as well as for private taps to individual private development of the lots in the future.

Electricity
The Developer will contract with MidAmerican Energy Systems for electrical service. Easements will be provided as necessary to extend electrical service to the development.

Natural Gas
The Developer will contract with Black Hills Energy for natural gas service. Easements will be provided as necessary to extend natural gas service to the development.

Communications
The Developer will contract with communication service providers to extend voice, data, and cable service to the development.

Development Plan

Pedestrian Ways
Sidewalks, 5 foot in width, are proposed to line each side of newly constructed public streets. Additionally, a 5' sidewalk will be constructed along Richard Dowing Avenue and S 24th Street right-of-way for the extent of the proposed development.

Each lot is proposed to also have an identified pedestrian way extending from the primary entrance area of each building to the nearest sidewalk located in right-of-way. The pedestrian way may be designed with pavement striping or change in paving material or an approved alternative by the Director of the Community Development Department.

Landscaping
- There shall be a 10-foot landscape strip on each lot adjacent to the City right-of-way. A me
- Not less than 10% of the total lot area shall be landscaped with trees, shrubs and other plant material. All parking lot islands included in the site design greater than 20' x 12' shall be planted with trees and vegetation. The 10-foot landscape strip adjacent to City right-of-way can be included as part of the 10% lot coverage requirement.
- A minimum of one tree shall be planted on each lot for every 10 parking spaces located on the lot.
- At least 4 sq ft of landscaping per each lineal foot of building frontage shall be installed between the building front and interior drive.

- All landscaped areas including grassed and sodded areas shall be irrigated.
- All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines, the requirement can be waived if two parking lots adjoin, however the net amount of green space required for each adjoining lot shall be incorporated into other areas of the shared parking lots. The 5 foot strip may be included in the 10% requirement.
- Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, metal, or artificial turf. Organic mulch may be used around trees and/or shrubs.

Signage

- On site directional signage shall count toward the overall amount of signage permitted and shall be limited to a maximum height of 6 feet as measured from the natural grade and shall be limited to a maximum of 4 square feet per sign face, not to exceed a total of 8 square feet per sign.
- Signage allowed shall be as indicated below:
    - Lot 1: Shall be allowed 25% of the building façade facing the longest street frontage for attached signage which can be placed at any location on the building. Awnings are allowed as decoration, but no signage shall be allowed on the awning. No pole signs are allowed.
    - Lots 2 and lots 4 through 9: Shall be allowed 20% of the building façade for attached signage which can be placed at any location on the building. Awnings are allowed as decoration, but no signage shall be allowed on the awning. No pole or monument signs are allowed except for food menu boards and C-Store price monument sign.
    - Lot 3: Shall be allowed up to occupy 80% of the overall length of frontage leased. No pole signs shall be allowed.

Site Development

- Minimum setbacks requirements for all structures shall be: Exterior development property boundary: 15 feet; Right-of-Way Setback: 10 feet; Interior; 5 feet.
- The maximum height of any building, structure, or decorative feature shall not exceed 50 feet.
- All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates the dumpster.
- All loading areas shall be screened from public view including all right-of-way by a combination of complementary architectural treatments and/or landscaping.
- Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), concrete masonry units (CMU) or EFIS materials. Metal and wood shall only be allowed as an architectural accent. 20% of the building's front façade shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Wood or a wood appearing siding may be an acceptable as a main exterior material only for buildings less than 10,000 square feet (base floor area). Vinyl siding is not allowed.
- Awning or other decorate features may be allowed on the façade of a building and must be at least 8 feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- All equipment place on roofs shall be screened with architectural features from the public view.
- No more than 40% of any lot shall be covered with structures.
- Access to the rear of each building for Fire Department equipment shall be provided in accordance with he requirements of the Fire Marshal's Office.

Parking

- The minimum number of parking spaces shall be as determined by Chapter 15.23 Off Street Parking, Loading and Unloading. 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.

- Cross access and ingress/egress easements between lots will be the responsibly of the developer.

Street Lighting

- All lighting on private lots shall be painted or finished aluminum or steel. Wood poles will not be allowed. The maximum height shall not exceed 40 feet.

Please don't hesitate to contact me with any additional questions. My contact information can be found at the bottom of this letter.

Sincerely,

Kellen Heideman, PE

Encl.

2111 South 67th Street, Suite 200
Omaha, NE 68106

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FAX 402.341.5895

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CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #SUB-18-011 & PC-18-002

Map Legend

- Cases #SUB-18-011 & PC-18-002 - Subject Property
- Parcels

0 200 400

1 Inch = 400 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.



Last Amended: 7/19/18

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map, the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.

ATTACHMENT C

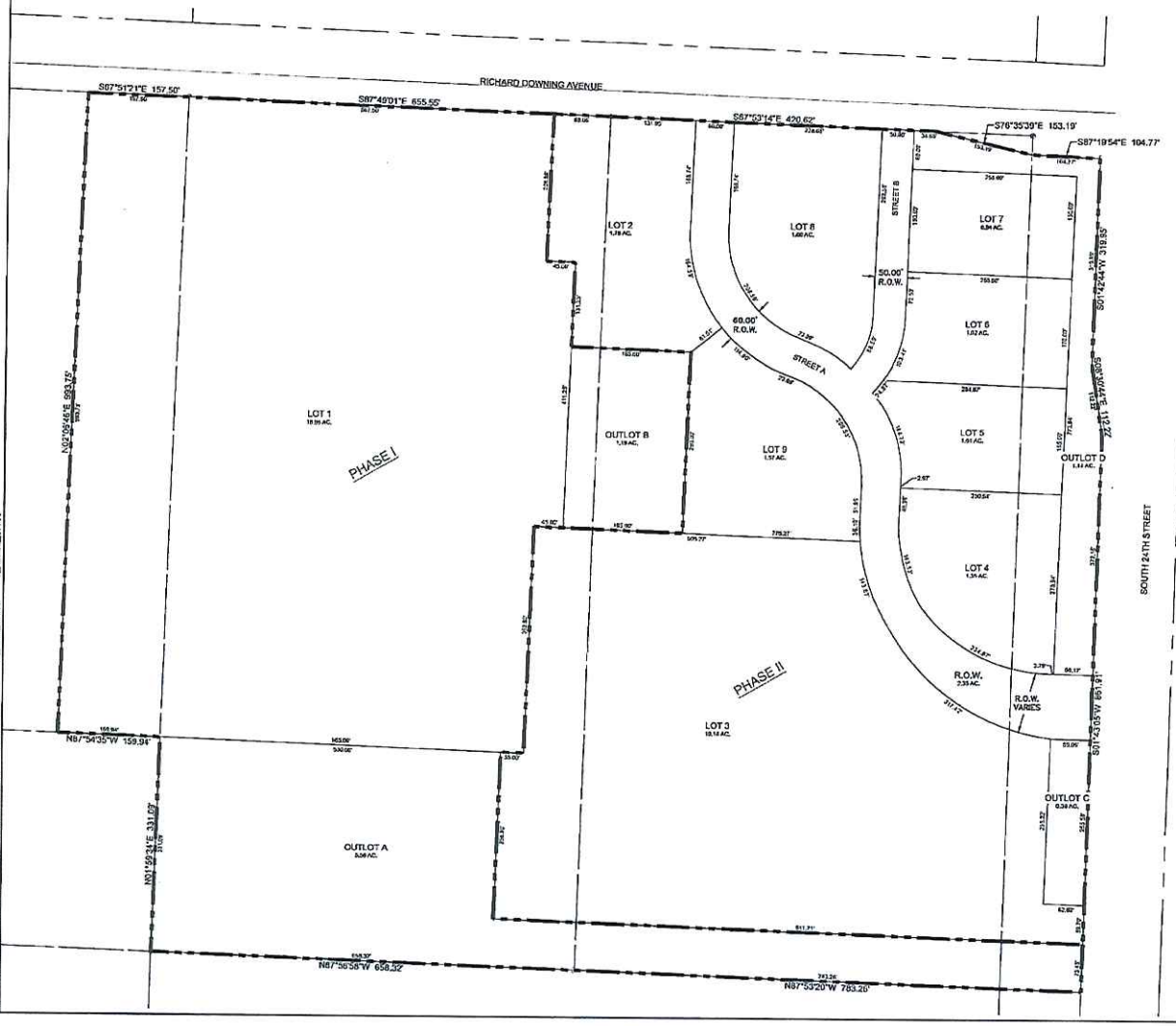
24 PARK PLACE

LOTS 1 THRU 8 AND OUTLOTS A THRU D

A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 10 AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

NOTE:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO RICHARD DOWNING AVENUE FROM LOT 2, 8 AND OUTLOT D.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO S. 24TH STREET FROM OUTLOTS A, C, OR D.
3. OUTLOTS A THRU D ARE TO SERVE AS RESERVED AREAS FOR REGIONAL DETENTION BASINS.



LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- SECTION LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- PROPOSED PHASING LINE

N

0' 40' 80' 160'
SCALE IN FEET

PROPERTY OWNER
CF REALTY GROUP, LLC
C/O RICHARD J. COENEN
6457 FRANCES STREET, SUITE 100
OMAHA, NE 68106

FRANK R. KREJCI TRUST
1505 N. 203RD STREET
ELKHORN, NE 68022

DEVELOPER
ROYCE ENTERPRISES, INC.
12191O PIERCE STREET, SUITE 110
OMAHA, NE 68144

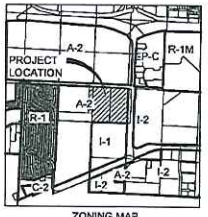
ENGINEER
KELLEN HIDDEMAN
OLSSON ASSOCIATES
2111 S. 67TH STREET,
SUITE 200
OMAHA, NE 68106

LEGAL DESCRIPTION

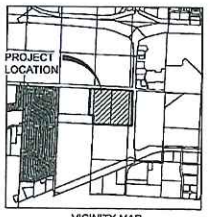
A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 10 AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N87°53'20"W, 658.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N87°36'58"W, 658.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N01°59'24"E, 331.69 FEET; THENCE N87°54'35"W, 159.94 FEET; THENCE N02°08'48"E, 662.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) S87°51'21"E, 157.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (2) S87°49'01"E, 655.55 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (3) S87°53'14"E, 502.31 FEET; (4) S76°35'39"E, 153.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; (5) S87°19'54"E, 104.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S01°42'44"W, 319.55 FEET; (2) S00°37'44"E, 112.22 FEET; (3) S01°43'05"W, 863.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°23'13"W, 124.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,048,173.01 SQUARE FEET OR 47.020 ACRES MORE OR LESS.



ZONING MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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.

(signature) (date)

Kevin M. Sasse

License Number: 22653

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal: C1.0-C5.0

KEVIN M. SASSE 22653 IOWA LICENSED PROFESSIONAL ENGINEER

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

PRELIMINARY PLAT

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE
COUNCIL BLUFFS, IA

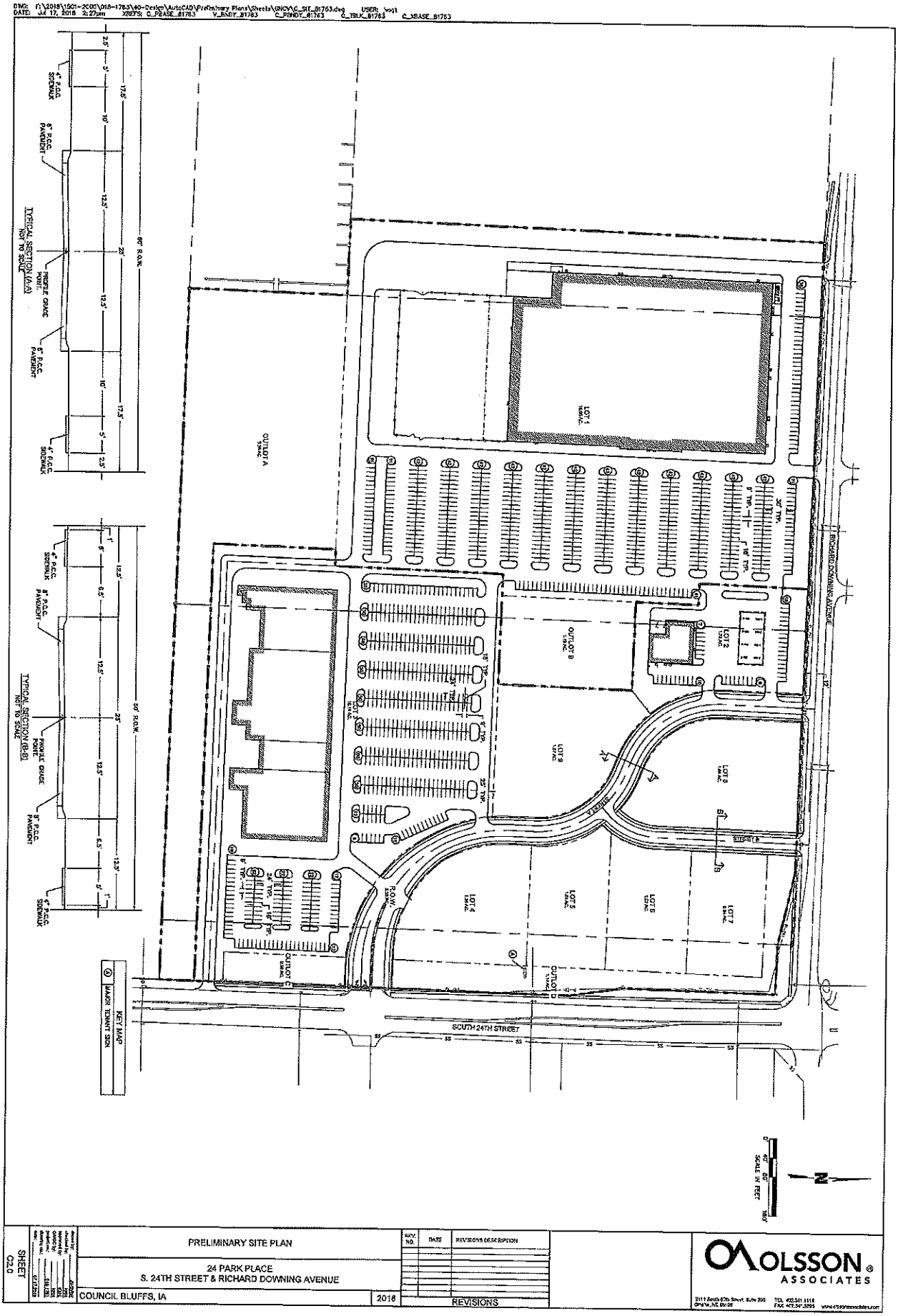
2018

drawn by: ARMAN
checked by: KMH
approved by: KMH
QA/QC by: KMH
project no.: 016.1781
drawing no.:
date: 07.17.2018

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ATTACHMENT D



PRELIMINARY SITE PLAN

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE

COUNCIL BLUFFS, IA — 2018

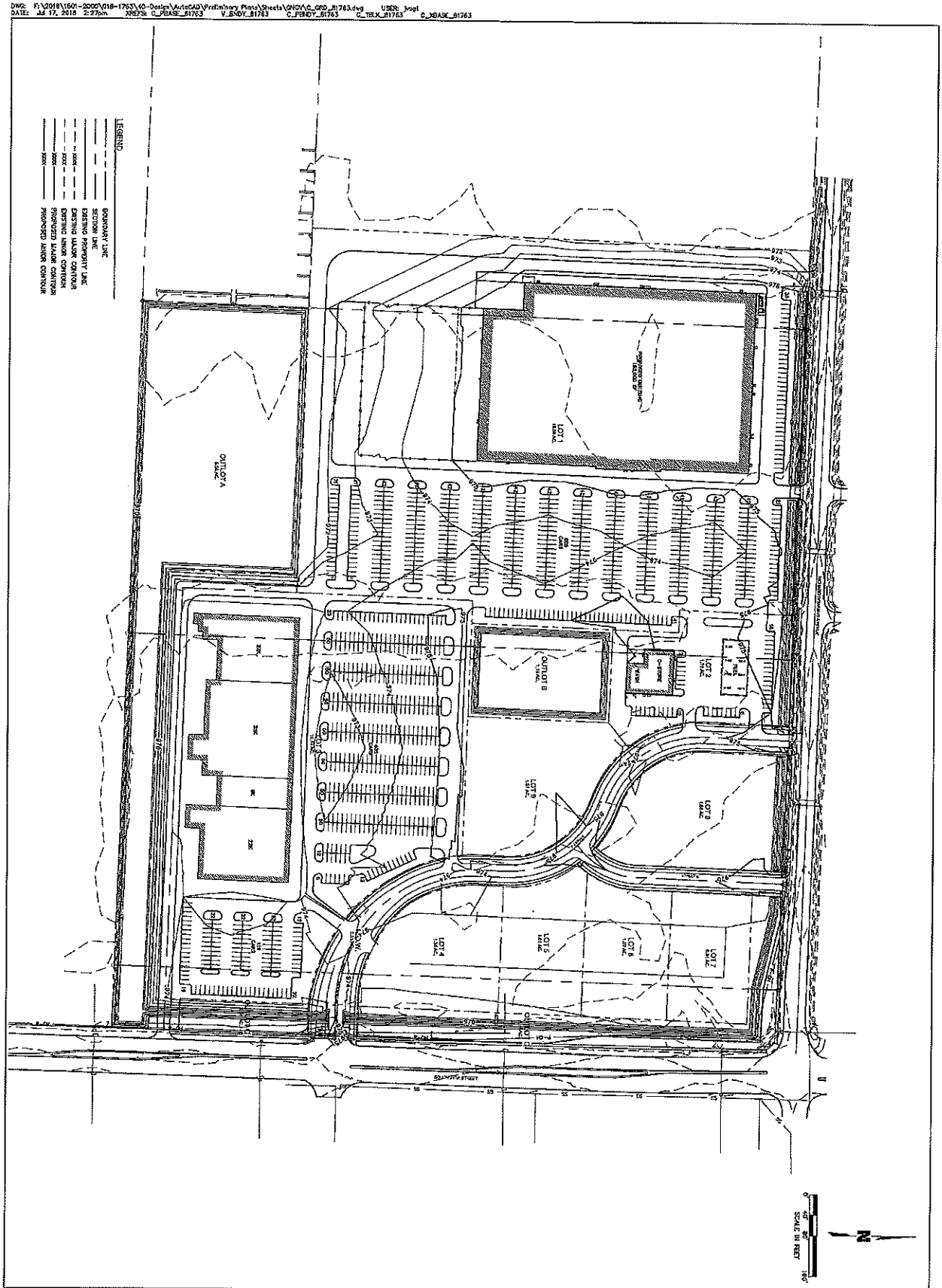
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REVISIONS

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OLSSON ASSOCIATES

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PRELIMINARY GRADING PLAN

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE

COUNCIL BLUFFS, IA 2018

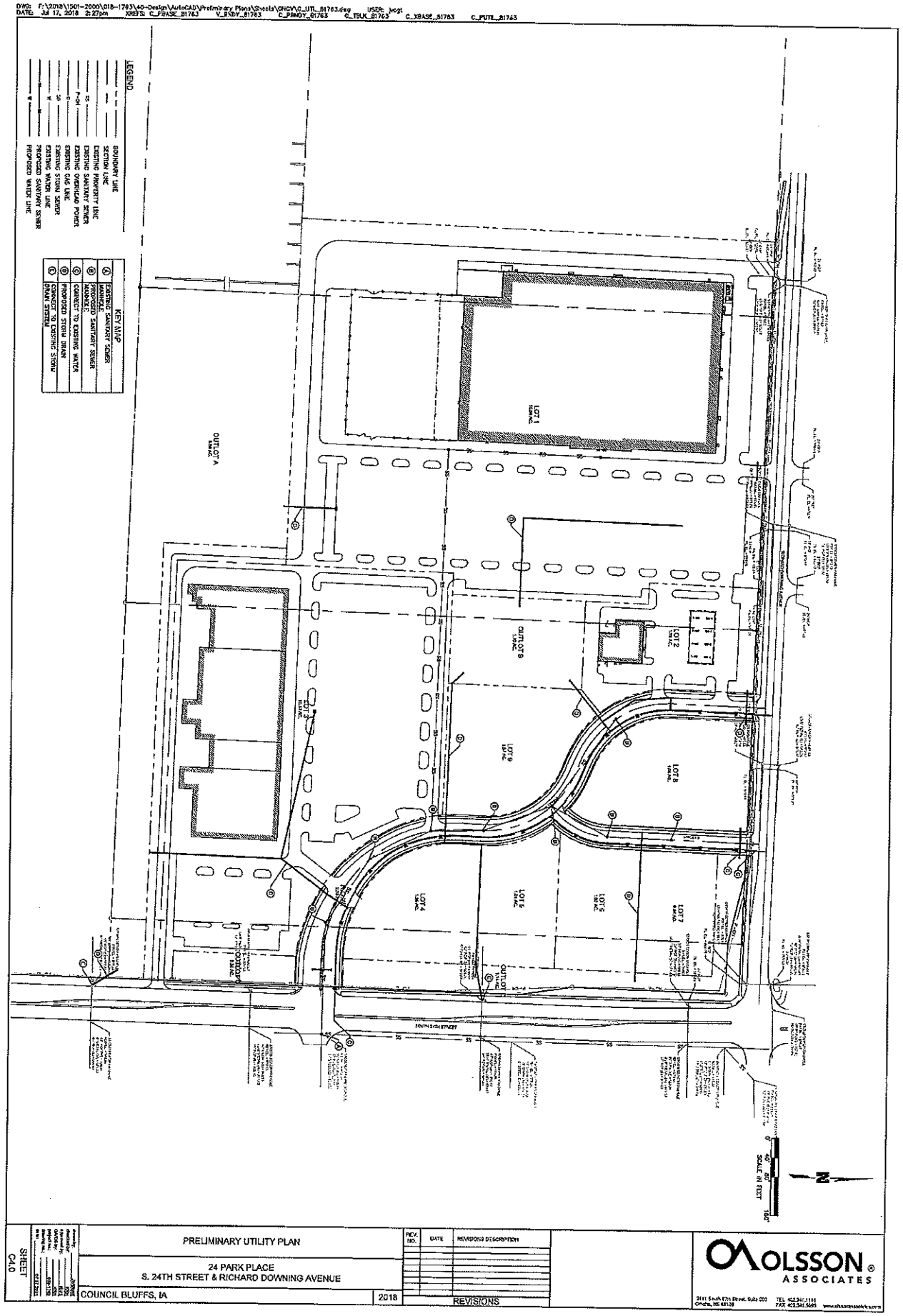
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PRELIMINARY UTILITY PLAN

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE
COUNCIL BLUFFS, IA 2018

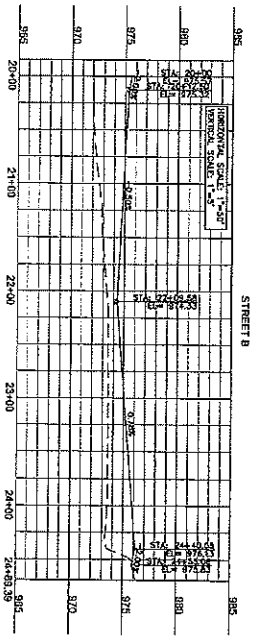
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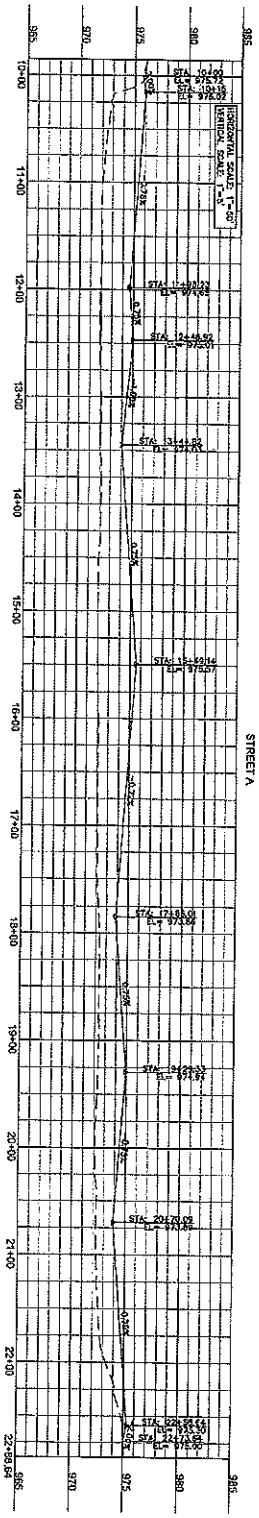
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REVISIONS

OLSSON ASSOCIATES

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PRELIMINARY CENTERLINE PROFILE

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE

COUNCIL BLUFFS, IA | 2018

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TYPICAL PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING CONTAINER/ BALL SIZE	CANOPY/ CALIPER	SPACING	MATURE SPREAD	MATURE HEIGHT	REMARKS
DECIDUOUS TREES										
AR4		ACER RUBRUM 'FRANKSRED'	AUTUMN BLAZE® MAPLE	B&B	B@20'	2" CAL.	AS SHOWN	35'	45'	
LS3		ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	B&B	B@20'	2" CAL.	AS SHOWN	35'	60'	
GT2		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	B@20'	2" CAL.	AS SHOWN	35'	60'	
VF2		QUERCUS MACROCARPA X ROBUR	VALLEY FORGE AMERICAN OAK	B&B	B@20'	2" CAL.	AS SHOWN	50'	60'	
UNDERSTORY/ORNAMENTAL										
AS		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	B@20'	6' CLUMP	AS SHOWN	15'	20'	
JTL		SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B	B@20'	1.5" CAL.	AS SHOWN	15'	25'	
CH		CRATAEGUS CRUSGALLI INERMIS	COCKSPUR HAWTHORN	B&B	B@20'	1.5" CAL.	AS SHOWN	25'	25'	
DECIDUOUS SHRUBS										
DKL		SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	3 GAL	24"	AS SHOWN	5'	5'	
BB		SPIRAEA BETULIFOLIA 'TOR'	BRIDALLEAF SPIREA	CONT.	3 GAL	18"	AS SHOWN	3'	3'	
EVERGREEN SHRUBS										
SSJ		JUNIPERUS SCOPULORUM 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	#3	24"	AS SHOWN	7'	4'	
MJ		JUNIPERUS CH HORIZ 'WAVEY'	WAVEY JUNIPER	CONT.	#3	24"	AS SHOWN	6'	3'	
GRASSES										
PFH		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	38 CELL PLUG	2.25" X 6"	6"	AS SHOWN	2'	3'	
PD		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	38 CELL PLUG	2.25" X 6"	6"	AS SHOWN	2'	2.5'	

I hereby certify that this plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly licensed professional landscape architect under the laws of the State of Iowa.

Printed Name: David N. Pyne
Signature: [signature] Date: 07/18/18
Pages/Sheets covered by this seal: L1.0
License expires: 06/30/19

PROFESSIONAL LANDSCAPE ARCHITECT — DAVID N. PYNE — 06 JULY 2018 — MY LICENSE RENEWAL DATE IS JUNE 30, 2019 — PAGES OR SHEETS COVERED BY THIS SEAL

PRELIMINARY LANDSCAPE PLAN

24 PARK PLACE
S. 24TH STREET & RICHARD DOWNING AVENUE
COUNCIL BLUFFS, IA — 2018

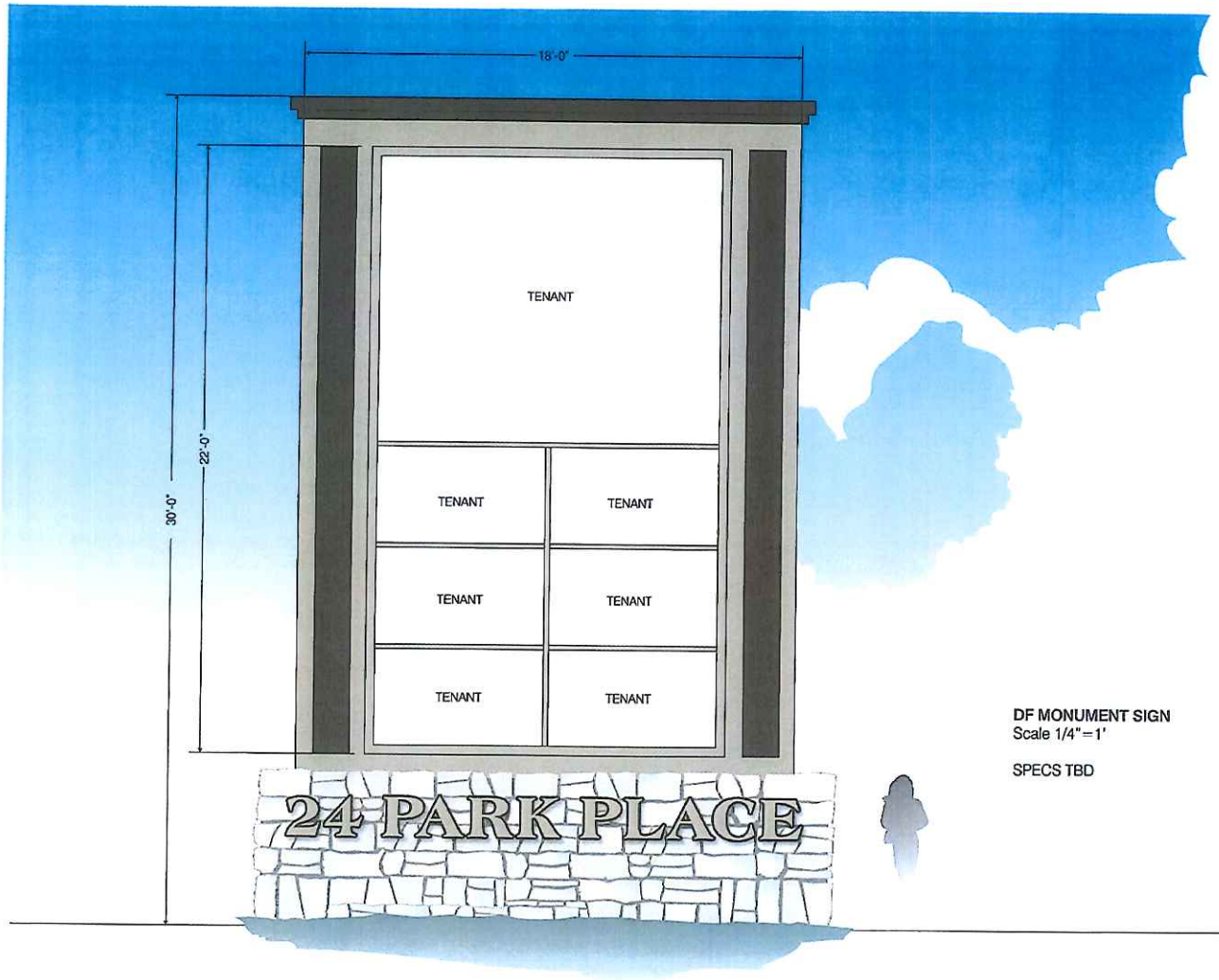
REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

SHEET L1.0

ATTACHMENT E



DF MONUMENT SIGN
Scale 1/4"=1'

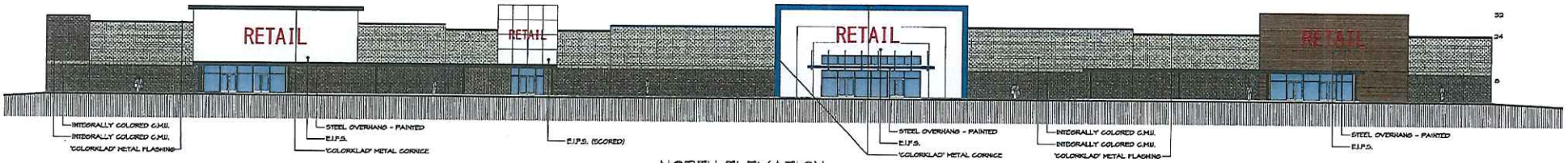
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ATTACHMENT F

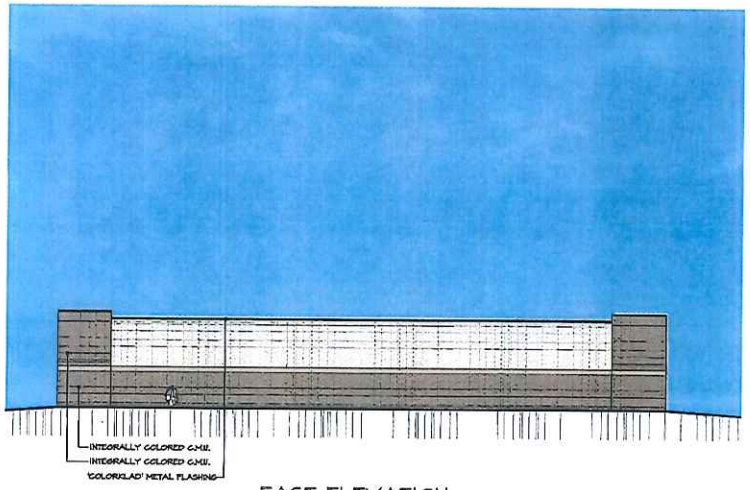
Client	Lockwood Development Council Bluffs, IA				Rev #	Date	Description of Revision
Contact No		Date 7.17.18 r1	Approved by	Salesperson Gabrielle Ryan	-	7.12.18	Original
Design No	29412	Sign Type Sign Area	Approval date	Designer Heidi Claussen	1	7.17.18	update address and add color

SIGNWORKS INC
4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com
A Family Tradition of Quality Signs Since 1935

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NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

COUNCIL BLUFFS DEVELOPMENT

S. 24TH STR. & RICHARD DOWNING AVE

LockwoodDevelopment

stanley j how
ARCHITECTS
How | Armknecht | Seip | Dohn

ATTACHMENT G

FLEET FARM SUBMITTAL

COUNCIL BLUFFS, IA | 07.16.18

RSP Lockwood Development

ATTACHMENT H



RSP Lockwood Development


Fleet Farm
RSP
Lockwood Development
Council Bluffs, IA AERIAL 1


Fleet Farm
RSP
Lockwood Development
Council Bluffs, IA AERIAL 2

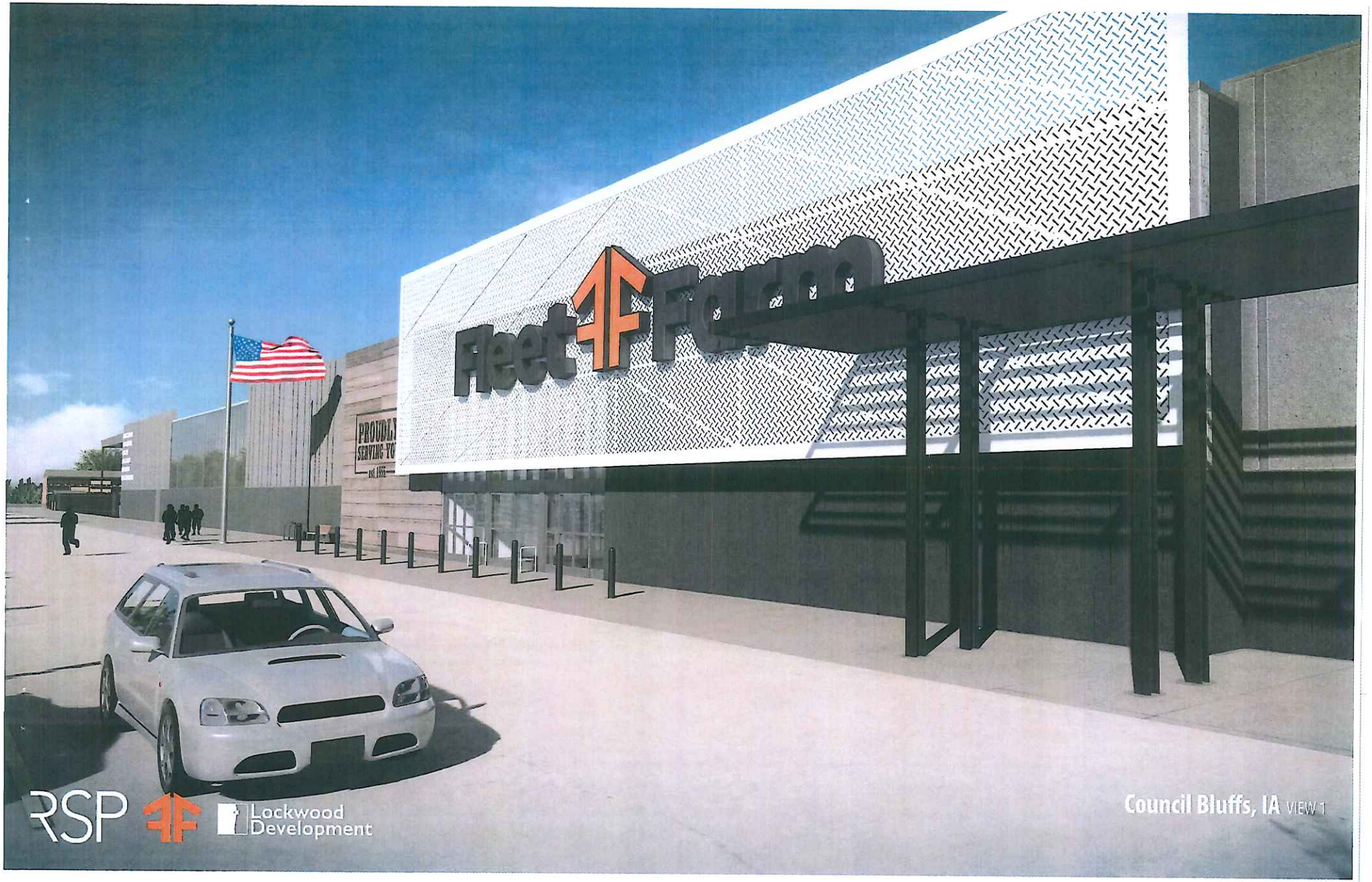


RSP

Lockwood Development

Council Bluffs, IA AERIAL 3

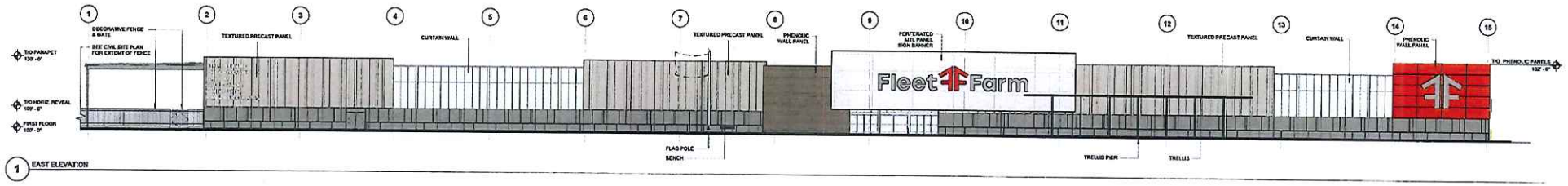

RSP
Lockwood Development
Council Bluffs, IA AERIAL 4


Fleet Falcon
RSP
Lockwood Development
Council Bluffs, IA VIEW 1

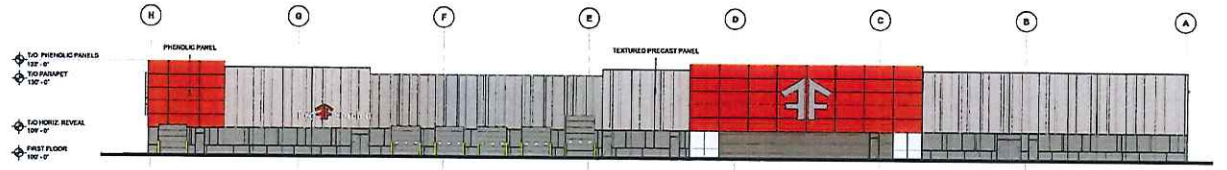

RSP
Lockwood Development
Council Bluffs, IA VIEW 4


PROUDLY
SERVING YOU
est 1955
Fleet Farm
RSP
Lockwood
Development
Council Bluffs, IA VIEW 5

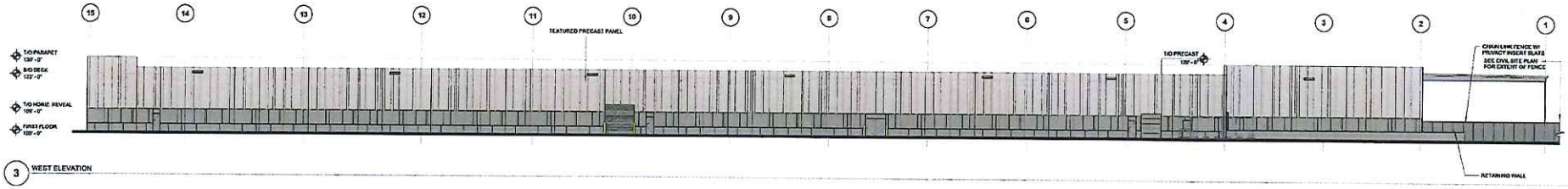

GAS
RSP
Lockwood Development
Council Bluffs, IA VIEW 1



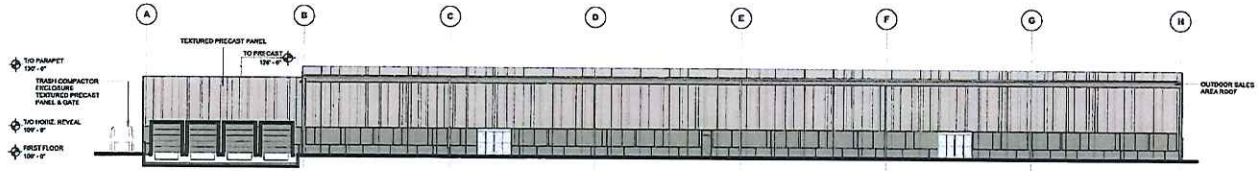
1 EAST ELEVATION



2 NORTH ELEVATION



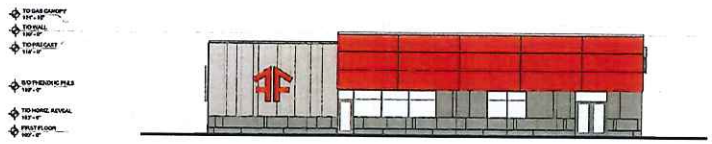
3 WEST ELEVATION



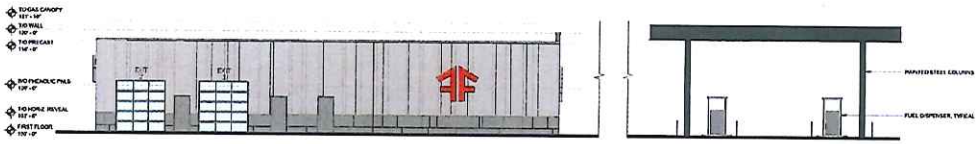
4 SOUTH ELEVATION

RSP Lockwood Development

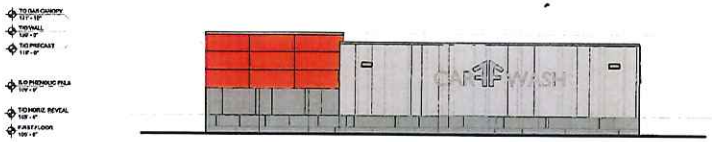
Council Bluffs, IA ELEVATIONS



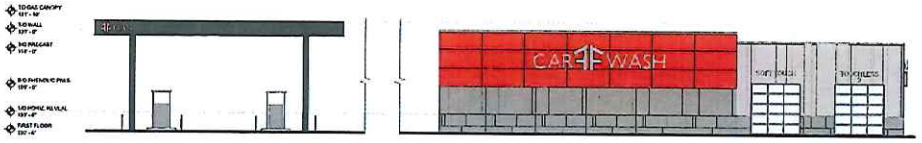
1 NORTH ELEVATION



2 EAST ELEVATION



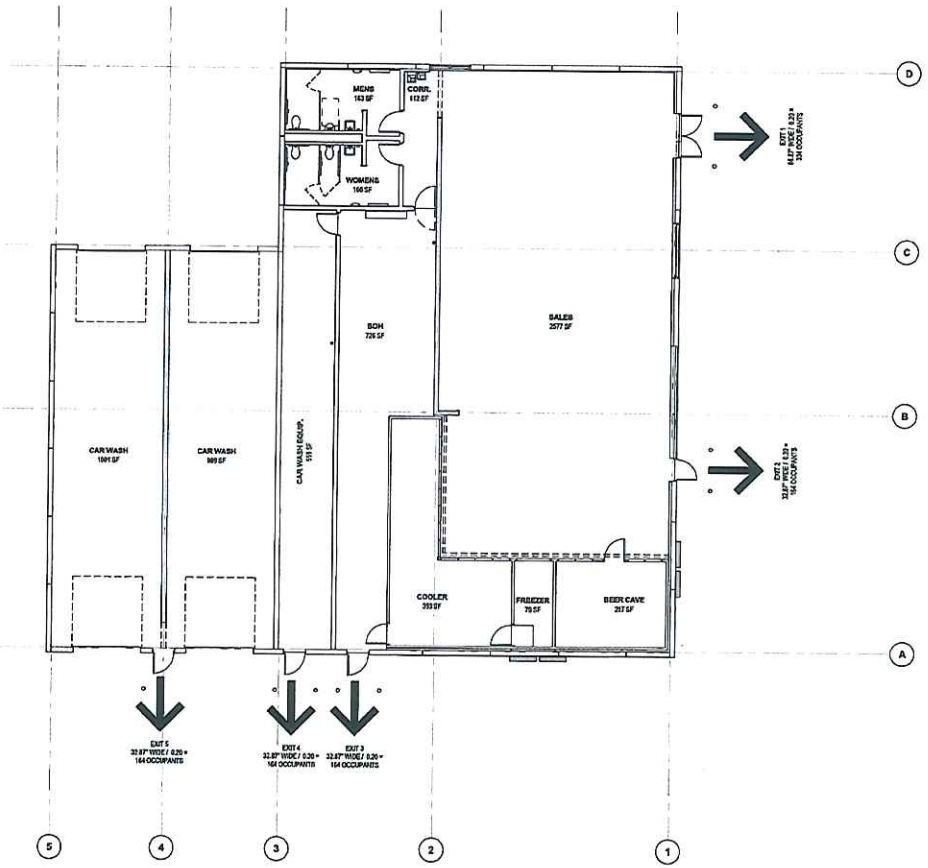
3 SOUTH ELEVATION

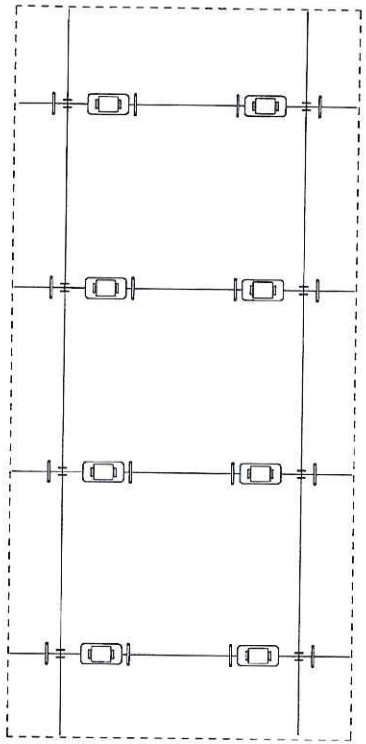


4 WEST ELEVATION

RSP Lockwood Development

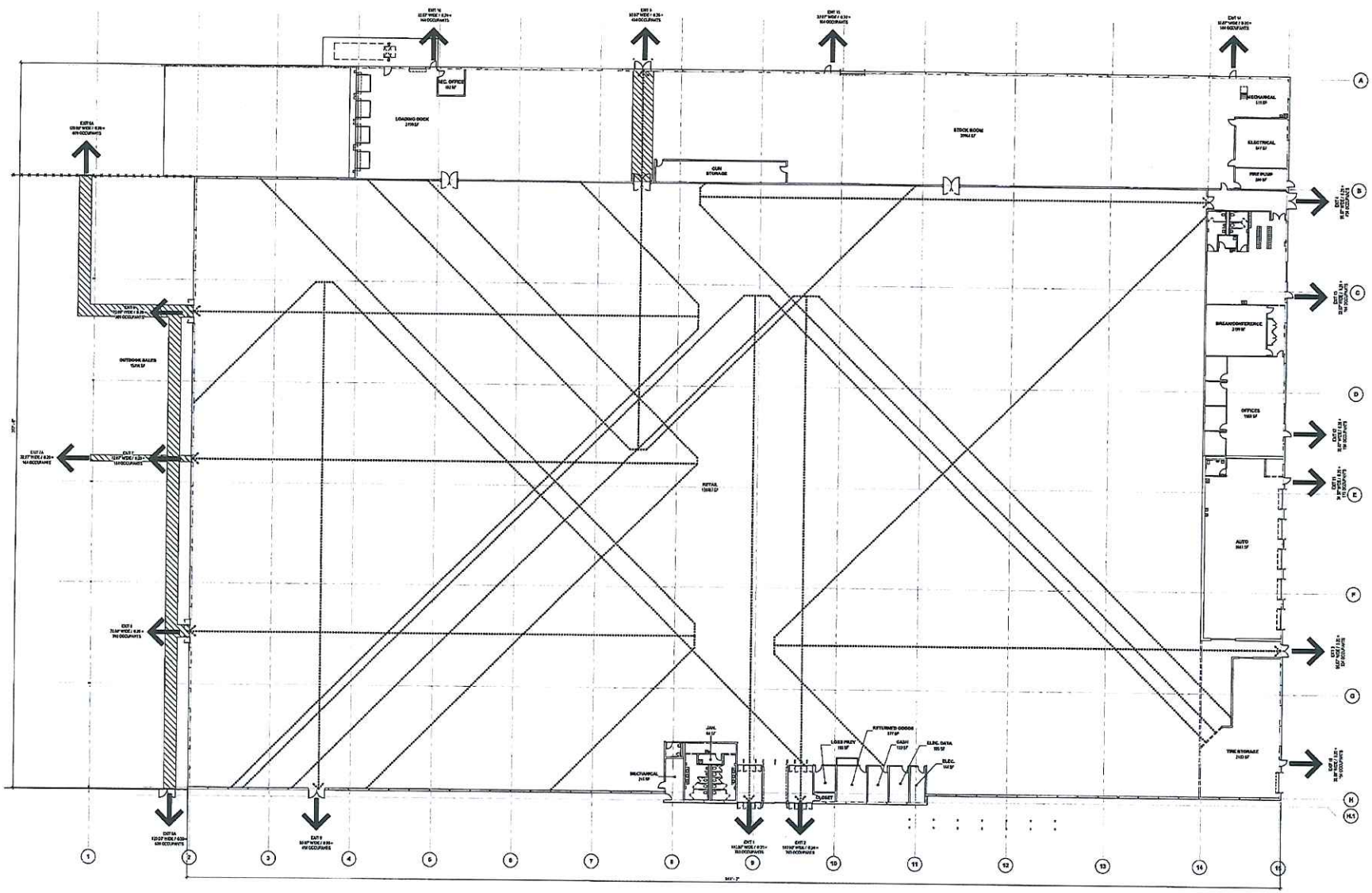
Council Bluffs, IA ELEVATIONS





RSP Lockwood Development

Council Bluffs, IA CSTORE PLAN



RSP Lockwood Development

Council Bluffs, IA PLAN



TEXTURED PRECAST
Pantone Cool Gray 11C



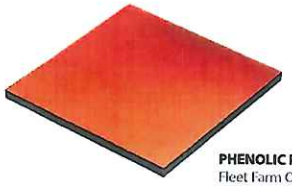
GLAZING
Low Iron Vision Glass



WINDOW MULLIONS
Clear Anodized Aluminum



TEXTURED PRECAST
Pantone Cool Gray 9C



PHENOLIC PANEL
Fleet Farm Orange



SIGNAGE AND DETAILS
Charcoal Metal



TEXTURED PRECAST
Pantone Cool Gray 7C



PHENOLIC PANEL
Aged Cedar Wood



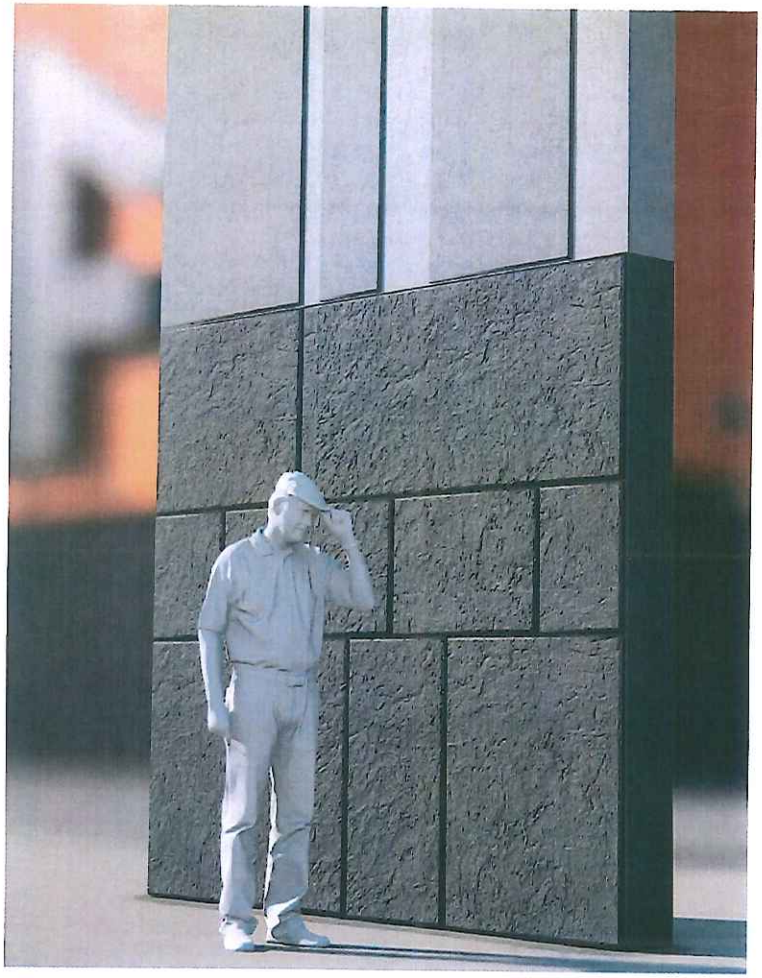
ARCHITECTURAL STRUCTURE
Charcoal Metal



TEXTURED PRECAST
Pantone Cool Gray 5C

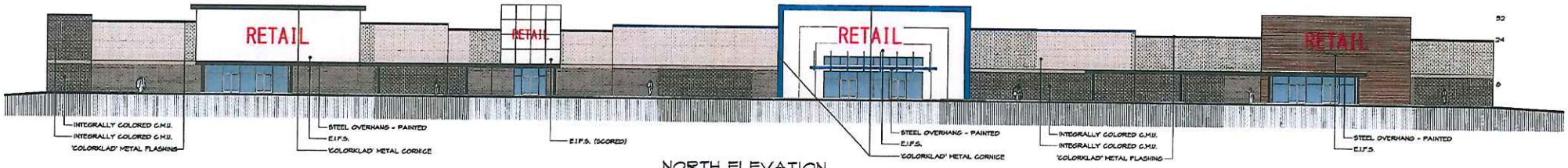


PERFORATED METAL PANEL
White Custom Pattern

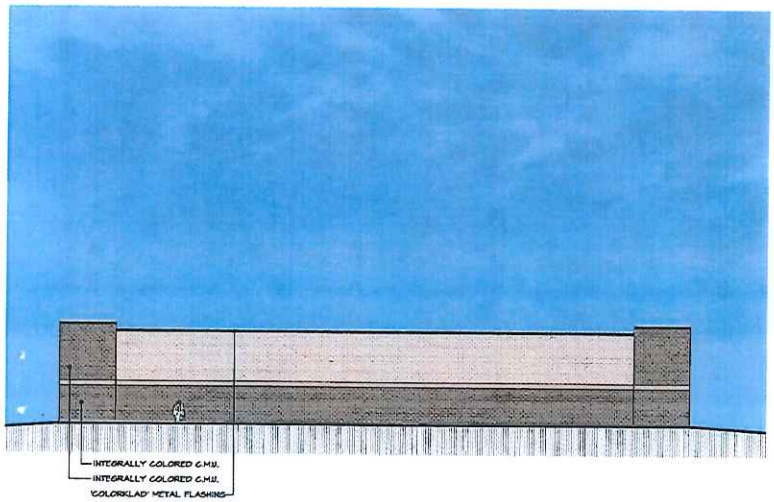


Typical Precast Panel

RSP Lockwood Development



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

COUNCIL BLUFFS DEVELOPMENT

S. 24TH STR. & RICHARD DOWNING AVE

LockwoodDevelopment

stanley j how
ARCHITECTS
How | Armknecht | Seip | Dohn