

RESOLUTION NO. 18-263

A RESOLUTION ADOPTING THE PLANNED INDUSTRIAL DEVELOPMENT PLAN OVER THE AREA PROPOSED TO BE KNOWN AS LOT 1, BLACK HILLS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Iowa Western Community College Foundation has submitted a request to append a Planned Industrial Development Plan over the area proposed to be known as Lot 1, Black Hills Subdivision; and

WHEREAS, The subject property is 10.27 acres of land and will be home to an Operations Center and Training Facility for the Black Hills Corporation that is estimated to be approximately 75,000 gross square feet; and

WHEREAS, The Community Development Department recommends approval of the Planned Industrial Development Plan 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. Landscaping around the western and north sides of the building (excluding the area in front of the garage bays) shall consist of a four foot-wide landscaping beds with grass, shrubs, and other related plants, and shall be designed to limit the use of inorganic planting materials such as river/landscaping rock.
- h) Ornamental iron fencing, without barb wire, shall be the only allowable fencing allowed along the frontage of College Road and the Private Drive to the North. Barbed wire fencing shall only be allowed on the eastern/southerly side of the property adjacent to the right-of-way Interstate 80. All fencing shall be designed in accordance with the standards stated in Section 15.24.040 – *Fence Regulations* of the Municipal Code (Zoning Ordinance).
- 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.
- j) All off-street parking on the site shall comply with the standards stated in Section 15.23, Off-Street Parking, Loading, and Unloading of the Municipal Code (Zoning Ordinance).
- k) Sidewalks shall be constructed along College Road, as required by the Public Works Department, prior to issuance of a certificate of occupancy for a building on the subject property.
- l) All signage shall be designed to comply with the standards stated in Chapter 15.33, Signs, of the Municipal Code (Zoning Ordinance).

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

That the Planned Industrial Development Plan for Lot 1, Black Hills Subdivision as shown in Attachment “F”, is hereby approved.

RESOLUTION NO. _____

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ADOPTED
AND
APPROVED

September 10 2018.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk