Council Communication

Department: Community Development CASE No. # PR-18-002 Applicant: Clark Storage, LLC c/o Henry Clark P.O. Box 485 Glenwood, IA 51534 Property Owner: Sherwood Forest View LLC 7455 France Avenue S #381 Edina, MN 55435 Engineer: Schemmer Associates c/o Robert Duvall 1044 N. 115th Street, Suite 300 Omaha, NE 68154	Resolution No.	City Council: October 22, 2018 Planning Commission Meeting: October 9, 2018

Subject/TitleRequest: Adopt a planned residential development plan on 8.50 acres of undeveloped land zoned R-4/High Density Multi-Family Residential District w/an appended Planned Residential Overlay and being legally described as Part of Tract 4, Sherwood Subdivision (Phase 2) located in the NE1/4 of Section 29-75-43 and the SE1/4 of Section 20-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Said property being more particularly described as follows: Beginning at the Southwest Corner of Parcel "B" part of Tract 4, Sherwood Subdivision (Phase 2); thence North 01°55' 34" East, a distance of 365.68 feet along the West line of Tract 4 to the North Line of Tract 4; Thence South 88°07'43" East, a distance of 258.84 feet along the North line of Tract 4; Thence continuing along the North line of Tract 4 North 62°19'43" East, a distance of 136.04 feet; Thence continuing along the North line of Tract 4 North 03°22'57" East, a distance of 160.06 feet; Thence South 85°13'47" East, a distance of 229.00 feet; Thence North 03°23'07" East, a distance of 179.22 feet to the North line of Tract 4; Thence South 86°37'58" East, a distance of 219.30 feet to the West Right of Way Line of Valley View Drive as described in Book 2008, Page 8642 in Pottawattamie Recorders Office; Thence South 15°58'43" West, a distance of 759.19 feet along the West Right of Way Line of Valley View Drive as described in Book 2008, Page 8642 in Pottawattamie Recorders Office to the South line of Tract 4; Thence North 88°44'11" West, a distance of 649.73 feet along the South line of Tract 4 to the point of beginning.

Location: Undeveloped land lying immediately east of 2009 Sherwood Court.

Background/Discussion

The Community Development Department has received an application from Clark Storage, LLC., represented by Henry Clark, to adopt a planned residential development plan for a 'commercial storage' use on property legally described above (see Attachment A). The subject property is comprised of 8.50 acres of undeveloped land and is located immediately east of the Sherwood Apartments. The proposed development will consist of 351 individual storage units (totaling 61,800 square feet), a 20'x30' (600 square feet) resident office, 23 off-street parking spaces, fencing, landscaping, signage, and storm water management. The applicant has proposed this development in order to provide additional 'commercial storage' services for business and residents in Council Bluffs and the surrounding areas. A letter of intent along with a full set of development plans for this project are included with this report as Attachments B-F.

CURRENT ZONING & LAND USE

The subject property is comprised of 8.50 acres of undeveloped property zoned R-4/High Density Multi-Family Residential District with a PR/Planned Residential Overlay. Surrounding zoning includes R-4 District /w PR Overlay to the North and West; C-2/Commercial District to the East; and A-2/Parks, Estates and Agricultural District to the South. Existing land uses include the Sherwood Apartments to the north; a single-family residential dwelling to the west; undeveloped land to the east; and the Midland Humane Society to the South.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as High Density Residential.

OTHER RELEVANT ZONING INFORMATION FOR THIS REQUEST – Not subject to City Planning Commission or City Council review/approval.
Per Section 15.11, R-4/High Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance) a 'commercial storage' use is only permitted in an R-4 District upon issuance of a conditional use permit by the Council Bluffs Zoning Board of Adjustment (ZBA). On July 17, 2018, the Council Bluffs Zoning Board of Adjustment granted the applicant a conditional use permit (#CU-18-001) to operate a 'commercial storage' use on the subject property. The permit was issued after the ZBA determined through a series of findings that a 'commercial storage' use would be compatible with other existing properties in the general vicinity of the subject property. One of the approval conditions stated in the conditional use permit requires the applicant to adopt a development plan for the 'commercial storage' use since the subject property is located within a PR/Planned Residential Overlay. The City Planning Commission and City Council are now tasked with reviewing the development plan (e.g., building architecture, landscaping, fencing, off-street parking, signage, etc.) the applicant has proposed for their 'commercial storage' use on the subject property. The applicant's ability to use the property for 'commercial storage' was approved by the Zoning Board of Adjustment upon issuance of the conditional use permit (#CU-18-001). A copy of the approved conditional use permit is included with this report as Attachment G.

The following exhibit shows the existing condition of the subject property and surrounding area.

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



Exhibit B: 2018 Google street view image of the subject property



Comments

Section 15.28.010, *P-R/Planned Residential Overlay*, *Statement of Intent* of the Council Bluffs Zoning Ordinance states "the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located".

All City departments and local utilities were notified of the proposed development request. All comments received from City Departments and local utilities are incorporated into the development discussion below.

The following development standards shall apply to the subject property:

Site Development

a) The minimum size tract of land for property located in a PR Overlay is 1.5 acres. The subject property contains 8.50 acres, which complies with the minimum PR Overlay lot size requirement.
b) The subject property is zoned R-4/High Density Multi-Family Residential District. All building setbacks, building heights, and lot coverage shall comply with standards stated in Section 15.11.050, *Site development regulations, R-4/High Density Multi-Family Residential District* of the Municipal Code (Zoning Ordinance). The submitted development plans show that all buildings will comply with R-4 District site development standards.
c) Site access shall be limited to two driveways onto Railroad Avenue, as per the proposed development plan. The existing curb inlet, located near the northerly driveway entrance, shall not be altered, as per the Council Bluffs Public Works Department. Any disturbance to the existing trail system adjacent to the subject property shall be repaired to current standards. All site access and driveways shall be reviewed and approved by the Council Bluffs Public Works Department prior to construction.
d) Trash receptacles and/or dumpster locations are not shown on the submitted development plans. All trash receptacles/dumpsters shall be enclosed on three sides and screened from public view. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
e) A geotechnical report shall be submitted to the Council Bluffs Permits and Inspections Division and Council Bluffs Public Works Department prior to issuance of any development permits for the proposed 'commercial storage' project. The applicant shall also obtain grading, construction in the public right-of-way, and parking lot permits from the City for this development project.

f) A preliminary drainage report was submitted with the development plan proposal for the City to review. The Council Bluffs Public Works Department and the applicant's engineer will continue to work together to finalize the report to meet current standards and specifications.
g) Stormwater run-off from the development will be contained in a detention pond located along the eastern portion of the subject property. The applicant's engineer is working with the Council Bluffs Public Works Department to complete a final drainage report for the subject property. A full stormwater plan that addresses water quality and quantity shall be submitted to the Public Works Department, prior to issuance of any permits for the project. The applicant shall also submit a Post-Construction Stormwater Management Application and bonding for the stormwater best-management practices (BMP) on-site to the Council Bluffs Public Works Department.
h) Retaining walls are proposed to be installed along the northerly/westerly portions of the development site. The applicant shall submit stamped/sealed retaining wall plans to Council Bluffs Permits and Inspections Division and to the Council Bluffs Public Works Department for review. The applicant shall also obtain a permit from said City Departments prior to constructing these retaining walls.
i) Outdoor lighting plans were not submitted with the development plan proposal. Any outdoor light poles erected on the subject property shall be painted or finished aluminum or steel and shall not exceed 30 feet in height. Wood poles are not allowed. All outdoor lighting shall comply with standards stated in Section 15.24.050, *Lighting Controls*, of the Municipal Code (Zoning Ordinance).
j) The subject property is located in an X Flood Zone (see FEMA Firm Panel Map #19155C0418F, dated 4/16/13). The developer shall contact the Council Bluffs Permits and Inspections Division to ensure the proposed development complies with all Federal, State and Local floodplain management standards.
k) A 600 square foot resident office is proposed on the northerly portion of the development and will be used to provide on-site management/security for the commercial storage business. The resident office is considered an accessory use to the 'commercial storage' business and shall only be used for on-site management purposes and not as a separate rental dwelling unit.

Utilities

a) Storm sewers and sanitary sewers are available along Railroad Avenue to service the proposed development. All sewers connections shall be constructed in accordance with SUDAS standards and specifications. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
b) Public water is not available and must be extended to the site in order to service the proposed 'commercial storage' use. The applicant has contacted the Council Bluffs Water Works to discuss providing water to the property but has not entered into a main extension agreement yet. The applicant shall enter into a water main extension agreement with the Council Bluffs Water Works prior to issuance of any development permits for the project. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
c) The Council Bluffs Fire Department stated the applicant must coordinate their hydrant locations with the Council Bluffs Water Works in order to eliminate the need for private hydrants within the development site.
d) MidAmerican Energy stated the applicant has not entered into an agreement with their company to extend electrical distribution facilities to the subject property. The applicant shall enter into an agreement with MidAmerican Energy Company to extend electrical distribution facilities to the subject property prior to issuance of any building permits. Any cost to relocate, modify and/or extend these utilities to the subject property shall be the responsibility of the applicant and not the City.
e) All utilities for the proposed development shall be installed underground.

Off-Street Parking

a) The required number of off-street parking spaces for the development shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance), as follows:
    i. Commercial storage – 1 space per 5,000 square feet gross floor area (Indoor warehousing)
    ii. Resident Office – 1 space per 300 square feet of gross floor area (Office activity)

The development plan shows 351 individual storage units (totaling 61,800 square feet) and a 20'x30' (600 square feet) resident office. Based on these square footage totals a minimum of 12.36 off-street parking stalls shall be provided for the 'commercial storage' use and two off-street parking stalls shall be provided for the resident office. The submitted site plan shows 23 off-street parking stalls, therefore sufficient off-street parking is being provided for the development.

b) All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).

c) All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.

Architecture

a) The submitted development plans shows pre-engineered metal buildings for the resident office and commercial storage buildings. All buildings will be one-story in height. The approved conditional use permit (Case #CU-18-001) included language that does not allow the exterior walls of the buildings in this development to be solely constructed out of metal. In order to comply with the conditional use permit standards, the applicant has proposed to install a four-foot wide strip of decorative polymer brick panels along the bottom portion of each building façade that is not does not have openings for commercial storage units. For clarity purposes, the decorative four foot-wide decorative polymer brick panel shall be applied to each building in this development as follows:

i. 14-unit (20'x140' building) – The north, east, and west façades
ii. 10-unit (20'x100' building) – The north, south, and west facades
iii. 20'x 30' resident office – All building elevations
iv. 7-unit (20'x70' building) – The north, south, and east facades
v. 37 unit (20'x370' building) – The north and south facades. The west façade will be constructed into an earthen berm/embankment and will not be visible.
vi. 42-unit (30'x210' buildings) – The north and south facades.
vii. 16-unit (20'x160' building) – The north, east, and south facades.
viii. 42-unit (40'x210' buildings) – The north and south facades.
ix. 15-unit (20'x150' building) – The north, east, and south facades.

Other acceptable building materials for the commercial storage buildings and resident office include brick masonry, EFIS, cement lap siding, wood siding, and split-face CMU. All building construction, materials and design shall be consistent with the proposed development plan.

b) The applicant has proposed to install a decorative aluminum and/or wrought-iron style fence as well as a chain-link fence on the subject property. The decorative fence shall be installed between each storage building and along the perimeter of the parking/drive aisles areas on the eastern portion of the property in order to help screen the development from Railroad Avenue. A wood, vinyl, and/or chain-link fence shall be allowed along the southerly, northerly and westerly portions of the development. All fencing shall comply with Section 15.24.040, *Fence regulations* of the Council Bluffs Zoning Ordinance.

Landscaping

a) The submitted landscaping plan shows a mixture of evergreen and deciduous trees along with native grasses being planted on the property. The plant selection and their placement was designed to help screen the commercial storage use from Railroad Avenue and the Sherwood Apartments. The proposed landscaping plan is generally acceptable, with the following conditions:
   i. All disturbed areas without a specific landscape design shall be seeded with sod, turf and/or prairie grass.

Signage

a) Attached and detached signage for the commercial storage development are proposed as follows:

Attached

i. (1) 72" x 28" (14 square feet) – UHAUL wall sign
ii. (4) 96" x 12" (32 square feet total) - "www.ClarkStorageLLC.com" wall sign
iii. (5) 96" x 48" (160 square feet total) – Clark Storage wall sign
iv. (2) 18"x18" (6 square feet total) – Gate Hours Signs**
v. (5) 18" x 24" (15 square feet total) – Surveillance Sign**

*** The proposed 'gate hours' and 'video surveillance' signs do not contain any business logos/identification information and therefore shall not count towards the total maximum allowed sign square footage for the subject property.*

Detached

i. (1) Clark Storage detached ground sign. The height and square footage to this sign is not stated on the plan. Per Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance), detached signs shall not exceed 50 square feet or 10 feet in height. The applicant shall design the sign to comply with the detached sign standards stated above.

b) All attached signage shall be affixed to a building/structure on the property. The 'gate hours' and 'video surveillance' signs can be attached to a building, structure, and/or fence on the subject property.

c) All signage (detached and attached) shall comply with Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance).

Recommendation

The Community Development recommends approval to adopt the planning residential development plan for Clark Storage, on 8.50 acres of land legally described above, as shown on the attachments, and subject to compliance with all comments and conditions stated in the staff report.

Public Hearing

Speakers in favor:

1. Henry Clark, 58681 Kidd Road, Glenwood, IA 58681

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval to adopt the planning residential development plan for Clark Storage, on 8.50 acres of land legally described above, as shown on the attachments, and subject to compliance with all comments and conditions stated in the staff report.

VOTE: AYE 6 NAY 0 ABSTAIN 2 ABSENT 2 VACANT 0 Motion: Carried

Attachments

Attachment A: Location/zoning map
Attachment B: Letter of intent
Attachment C: Site/grading, utility, landscaping, and signage plans
Attachment D: Building elevations
Attachment E: Fence renderings
Attachment F: Sign renderings
Attachment G: Copy of conditional use permit #CU-18-001

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