

RESOLUTION NO. 18-322

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR THE VALLEY RIDGE APARTMENTS.

WHEREAS, Zimmerman Properties Development, LLC, is preparing to develop 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, to be known as Valley Ridge Apartments; and

WHEREAS, rezoning from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a PR/Planned Residential Overlay is currently under consideration by this City Council (see Case #ZC-18-013); and

WHEREAS, the following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. All trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosures shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.
- b. All parking/loading areas, driveways and drive aisles shall 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.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
- 1) All roof-top mechanical units shall be screened from view.
 - 2) Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3) A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance); and

WHEREAS, the Community Development Department recommends approval of the P-R/Planned Residential Development Plan for the Valley Ridge Apartments, Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:

- a. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
- b. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
- c. A PCSMP conceptual application, Engineer's estimate of probably cost, performance bond, and maintenance & easement agreement will be required in regards to water quality prior to development.
- d. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
- e. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
- f. Floodplain permitting through the City of Council Bluffs will be required for this project.
- g. All utilities must be installed underground.

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

That the Planned Residential Development Plan for the property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, will be in full force and effect upon Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property.

ADOPTED
AND
APPROVED

November 26, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk