Council Communication

Department: Community Development Department CASE #PC-19-001 Applicant: Council Bluffs Soccer Club PO Box 1993 Council Bluffs, IA 51503 Owner: Edward L – Frances M. Morris Trusts 12582 Deerfield Court Council Bluffs, IA 51503 Representative: Shane Hoss PO Box 1993 Council Bluffs, IA 51503	Resolution No. _____	City Council: 1/28/19 Planning Commission: 1/8/19

Subject/Title

Request: Adopt a planned commercial development plan for an indoor soccer facility on property legally described as Lot 2, Morris Subdivision, Replat 1.

Location: Undeveloped land lying south of property addressed at 3320 Mid America Drive.

Background/Discussion

The Community Development Department has received an application from the Council Bluffs Soccer Club, represented by Shane Hoss, to adopt a planned commercial development plan on proposed Lot 2, Morris Subdivision, Replat 1. The applicant has a purchase agreement in place with the property owner, Edward L. and Frances M. Morris Trusts, and has formed a partnership with the Iowa West Foundation to build a new 180'x 400' (72,000 square-foot) indoor soccer facility and associated parking, landscaping, stormwater detention, etc. on the subject property. The sports facility will measure approximately 50 feet in height and will be used primarily for indoor soccer training and games. Other sports activities that may occur in the facility include baseball, softball, flag football, frisbee, and agility training. The subject property contains 6.07 acres of undeveloped land and will be created as part of the proposed Morris Subdivision Replat 1 which is being reviewed concurrent with this request (see Case #SUB-19-002).

Comments

The following comments have been received from City Departments and utility providers:

1. The subject property is zoned PC/Planned Commercial District and is located in the general vicinity of the Mid-America Center area. The purpose and intent of the PC District is to *'provide for the development of retail shopping centers, hotel/motels services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, property relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.'* A location/zoning map is included with this report as Attachment 'A'.

2. The proposed indoor soccer facility is classified as a 'commercial recreation (indoor)' use and is a permitted land use in the PC District, as per the Council Bluffs Zoning Ordinance. The Planning Commission reviews all planned commercial development plan requests and then forwards with their recommendation to City Council for final action.
3. The Council Bluffs Water Works stated water is available to service the proposed sports facility and that they will work with the developer to secure any necessary easements for providing water to the site.
4. The Council Bluffs Public Works Department provided the following comments:
    a. Stormwater management is required for both quantity and quality. The submitted drainage report has been noted and the Public Works Department will continue to the work the project civil engineer to finalize drainage requirements and the report.
    b. The submitted geotechnical report is noted and the final recommendation will be reviewed in relation to permit plan submittal.
    c. The site plan is noted and the Public Works Department will continue to work with the project civil engineer towards development of the final permit plan set.
    d. The parking lots are connected to a private road, which is then connected to a public road. Circulation, maintenance, and repair is the property owner's responsibility and must be defined in a covenant document that is recorded with the Morris Subdivision, Replat 1 final plat.
5. The Council Bluffs Fire Department stated they have no comments for the project.
6. The Council Bluffs Permits and Inspections Division stated they provided their comments to the project architect during meetings about the facility and have no further comments.
7. The Iowa Department of Transportation confirmed the proposed development will not cause any conflicts with their ongoing I-80/I-29 Interstate reconstruction projects.

Development Plan – See Attachment B: Site Civil Plans

Site Development

1. All structures shall be setback a minimum of 10 feet from all property lines and shall not encroach into any easements.
2. The maximum building height for all structures shall not exceed 50 feet, as measured from finished grade to the peak of the roof.
3. Maximum lot coverage for all structures shall not exceed 60% of the total lot area.
4. All trash receptacles shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that when closed completely eliminates view of the dumpster.
5. Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
6. Light poles on private property shall not exceed twenty-five (25) feet in height from the existing grade and be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. All exterior lighting shall be uniform in color and style.
7. A minimum four foot-wide sidewalk shall be constructed along the frontage of the property abutting Mid-America Drive as well as along the easterly property line, abutting the 50 foot-wide access easement on proposed Lot 3, Morris Subdivision, Replat 1, prior to issuance of a Certificate of Occupancy for the facility.
8. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
9. The proposed indoor soccer facility is classified as a 'commercial recreation (indoor)' use and is required to provide a minimum of one-half off-street parking stall per capacity of the occupant load of the facility, as per Section 15.23.060, *Parking space required* of the Municipal Code (Zoning Ordinance). The submitted site plans show a total of 165 off-street parking stalls (159 standard stall

and 6 accessible stalls). The total number of required off-street parking stalls for this facility will be calculated once the building permits are submitted to the City for review and the Council Bluffs Permits and Inspections Division can determine the final occupant load of the facility.

10. A parking lot permit must be submitted with the building permit submittal and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
11. All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
12. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

Architecture – See Attachment C: Architectural Plans

1. Submitted architectural renderings show the exterior of the sports facility will be constructed out a combination of high quality corrugated metal, perforated metal screening, and glass. The corrugated metal and perforated metal screening will have contrasting colors and will be installed with recesses to provide a shadowy depth effect between the two building materials. The glass on the facades and skylights on the roof will be used to bring natural light in the facility.

   Historically, the City of Council Bluffs has only allowed metal as an architectural accent material on the exterior building facades in a planned commercial development. The proposed soccer facility is requesting to use high quality metal as their primary exterior façade materials. This design preference is common for large-scale indoor training facilities as metal is a durable and cost-effective building material. The north and east building elevations will be partially screened from view once development occurs on proposed Lots 1 and 3, Morris Subdivision, Replat 1. The westerly and southerly elevations will remain visible due to the location of the off-street parking for this facility and being adjacent to I-29. The subject property is located on the westerly side of the Mid-America Center area, which is adjacent to an industrial use (Doll Distributing), and not any of core businesses in this M.A.C. area (e.g., Mid-America Arena/Convention Center, Iowa West Field House, Courtyard, and Bass Pro Shop). Based on these reasons, the Community Development Department supports the use of metal building materials on this facility, as it will not detract from the architectural integrity of the core businesses in the MAC Area and recommends the building renderings be adopted as submitted, except for the attached wall signs.
2. Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
3. All roof-top mechanical equipment shall be screened with architectural features from the public view. All ground mounted mechanical equipment shall be screened with fencing or landscaping from public view.

Landscaping – See Attachment D: Landscaping Plan

1. The submitted landscaping plan shows a variety of trees, shrubs, and grasses being planted throughout property and is generally acceptable with the following conditions:
   a. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
   b. A planted landscape strip, measuring at least six feet in depth, shall be located immediately adjacent to the north, east, and south building facades with the exception of entryways.
   c. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
   d. All landscaped areas including grassed and sodded areas shall be irrigated with an automatic underground irrigation system.

e. 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 seasons but in all cases shall be replaced within one year.
f. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.
g. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
h. All parking lot landscape island shall be planted with at least one tree and covered with grass, shrubs or mulch.
i. Trees and/or shrubs shall be planted around the perimeter of all stormwater detention areas to help screen the feature from public view.
j. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.

Signage – See Attachment E: Signage Plan

1. The proposed development plan identifies 11 attached wall signs (including four sports logos) totaling 2,290 square feet on the new facility. In comparison, the Iowa West Field House has two attached wall signs totaling 440 square feet, as per their adopted development plan. The Community Development Department considers the requested amount of attached wall signs too excessive and not compatible with any of the businesses in the M.A.C. area and recommends the following signage be approved:
    a. A total maximum of 800 square feet of attached wall signage shall be allowed for this facility. The developer can distribute their allotted sign square footage on any building elevation of their choosing so long as the total amount of signage does not exceed the 800 square feet.
    b. The four sports logos shall not be considered signage and shall not count towards the 800 square feet signage allotment, as they do not contain any advertisement or identification information for this facility.
    c. Detached signage was not proposed with this request. The facility will be eligible to advertise on the new wayfinding signage, monument sign, and 23rd Avenue pylon sign that are being constructed by City of Council Bluffs throughout the M.A.C. Area Entertainment District.

Recommendation

The Community Development Department recommends approval to adopt a planned commercial development plan on Lot 2, Morris Subdivision, Replat 1, relative to the construction of an indoor sports facility, subject to the comments above and the following conditions:

1. Approval of the development plan is contingent upon the approval and execution of the Morris Subdivision, Replat 1 final plat
2. 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.
3. A total maximum of 800 square feet of attached wall signage shall be allowed for the facility. Sports logos that do not contain any advertisement messages shall not count towards the maximum 800 square foot signage allotment.
4. Any modifications of the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made.

Public Hearing

Speakers in favor:

1. Shane Hoss, 17340 Turnberry Ridge, Council Bluffs, IA 51503
2. Pete Tulipana, 25 Main Place, Council Bluffs, IA 51503

Speakers against: No one spoke in opposition of the request.

Planning Commission Recommendation

The Planning Commission recommends approval to adopt a planned commercial development plan on Lot 2, Morris Subdivision, Replat 1, relative to the construction of an indoor sports facility, subject to the comments above and the following conditions:

1. Approval of the development plan is contingent upon the approval and execution of the Morris Subdivision, Replat 1 final plat
2. 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.
3. A total maximum of 800 square feet of attached wall signage shall be allowed for the facility. Sports logos that do not contain any advertisement messages shall not count towards the maximum 800 square foot signage allotment.
4. Any modifications of the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 0 Motion: Carried

Attachments

Attachment A: Location/zoning map
Attachment B: Site civil plans
Attachment C: Architectural plans
Attachment D: Landscaping plans
Attachment E: Signage plans

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

CITY OF COUNCIL BLUFFS - LOCATION/ZONING MAP
CASE #PC-19-001

Map Legend

Case #PC-19-001 - Subject Property

Parcels

0 150 300

1 Inch = 300 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.

Last Amended: 12/14/18

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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 responsibility for errors. If any, in the information contained on this map and the absence of the same by the user or anyone else. The user should verify the accuracy of the information contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



ATTACHMENT A