Council Communication

Department: Community Development CASE #PC-02-002(M) Owner/Applicant: MAC Ventures 25 Main Place, Suite 550 Council Bluffs, IA 51503 Representative: Iowa West Foundation Attn: Peter Tulipana 25 Main Place Council Bluffs, IA 51503	Resolution No.	City Council: 1/28/19 Planning Commission Meeting: 1/8/19

Subject/Title

Public hearing on the request of MAC Ventures, LLC, represented by the Iowa West Foundation, to amend the adopted planned commercial development plan for properties legally described as Lots 1 and 2, and Outlot 1, Plaza at the MARCC, relative to building architecture, screening/buffering, outdoor lighting, outdoor seating, and landscaping.

Location: 20 and 40 Arena Way.

Background/Discussion

On March 25, 2002, the Council Bluffs City Council approved Resolution No. 02-96, which established design standards for the Plaza at the M.A.R.C.C., which was originally a four lot subdivision, though replatting has reduced the footprint of the subject area, and currently applies to two developable lots, and one outlot.

MAC Ventures, LLC, represented by Peter Tulipana, requests approval to amend the adopted planned commercial development plan for Lots 1 and 2, and Outlot 1, Plaza at the MARCC to allow exterior modifications to the façade buildings, as well as to common areas immediately surrounding the buildings. Modifications to the signage has not been included in this request. Attachments included with this report are as follows:

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Fencing Renderings
Attachment D: Exterior Renderings
Attachment E: Building Elevations
Attachment F: Storefront/Window Renderings

CURRENT ZONING & LAND USE – The Plaza at the MARCC and the surrounding area, including Mid-America Center, is zoned P-C/Planned Commercial and contains a mixture of entertainment, restaurant, retail, and hotel land uses. The subject properties are also part of a proposed Mid-America Center Entertainment District which is a broader area that encompasses properties zoned PC/Planned Commercial District, C-2/Commercial District, and I-2/Industrial District around the Mid-America Center.

CITY DEPARTMENTS AND UTILITIES – All appropriate City departments and utilities were notified of the proposed amendment. The following comments were received:

- The Council Bluffs Building Division stated they have no comments.
- The Council Bluffs Fire Marshall stated he has no comments.
- The Council Bluffs Public Works Department stated they have no comments.
- Council Bluffs Water Works stated they have no objections to the proposal, but did note that there are easements for water main near the outside faces of the affected buildings.
- MidAmerican Energy stated they have no objections.

COMMENTS

Building Façade

1. All solid walls shall match the existing building materials, with brick on the lower portion of the building, and an EFIS or precast caps being allowed only on the upper portion of the walls and any parapet wall.
2. Window and door frames shall be of a dark bronze anodized finish
3. Doors to public spaces in a building shall be transparent. Tinting or mirroring shall be allowed to a minimal extent, allowing passing pedestrians to be able to see inside the business.
4. Doors to nonpublic spaces, such as kitchen areas or loading areas, shall be a matching material and color to other doors of similar function. Glass doors shall be made of a translucent material to allow light in, but to screen kitchen or loading areas from public view when the door is closed. Roll-up doors shall be allowed with maximum dimensions of ten (10) feet wide by ten (10) feet tall. One non-public door shall be allowed for each business, with signage clearly stating where the public entrance to each business is located.
5. Roll-up windows or doors shall be allowed to any business with a fenced-in outdoor seating area. Roll-up windows or doors shall be located within the fenced-in confines of the outdoor seating area. Roll-up doors and windows shall be made entirely of a transparent glass or similar material with dark bronze anodized frames, similar to what is shown on Attachment F.

Outdoor Seating

1. Outdoor seating shall be allowed within a fenced-in areas immediately adjacent to businesses within the plaza.
2. Outdoor seating areas shall project a maximum of twenty (20) feet from the face of the building, and shall maintain a five (5) foot wide non-obstructed sidewalk on the exterior of the fence for pedestrians and service vehicles.
3. Exterior fencing shall be a black metal with vertical pickets, similar to what is shown on Attachment C, and shall have a maximum height of 48 inches.
4. Furniture in the outdoor seating area shall be constructed primarily out of wood and metal, not plastic. Outdoor heaters and/or fire pits shall be allowed, so long as they comply with all applicable building and fire codes.

Screening and Buffering

1. All dumpsters, exterior trash storage areas, equipment areas, and other similar features shall be screened using walls or fences that are a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Walls and fences shall use the same materials and colors as the adjacent building, and shall include a lockable gate that when closed eliminates the view of the trash or equipment area and its contents.
2. Unique design elements (e.g. silo as shown on Attachment D) shall be allowed without screening. These elements, whether in use or strictly decorative, shall be considered an accessory to the specific business. Features shall be allowed without screening, and shall not exceed beyond the highest parapet wall of the building, and shall not impede on any entrances to the building, or project over any sidewalks, parking areas, or drive aisles. The Community Development Director shall have the authority to approve a unique design element as a feature of a business. If the Community Development Director determines that a feature is not consistent with the adopted development plan, an amendment to the development plan would be required.
3. Any rooftop mechanical features must be screened using a parapet wall.

Lighting

1. Light poles on private property shall not exceed twenty five (25) feet in height from the existing grade. Light poles shall be painted or finished aluminum or steel. Wood poles shall not be accepted. All exterior lighting shall be of uniform in color or style.

Landscaping

1. The landscaping shall be consistent with the previously adopted plan, as approved on June 10, 2002, with Resolution No. 02-153. Removal of existing landscaping for new features shall be kept to a minimum.
2. Sidewalks along Arena Way shall be a minimum of nine (9) feet wide, as measured from the back of the curb, and interior sidewalks shall be a minimum of five feet in width for access purposes. At least four (4) feet of that width shall be free of vertical or horizontal obstacles, such as signage, landscaping features, or trees.

Recommendation

The Community Development Department recommends amending the adopted planned commercial development plan for Lots 1 and 2, and Outlot 1, Plaza at the M.A.R.C.C., subject to the following conditions:

1. The Community Development Director shall have the authority to approve a unique design element as a feature of a business. If the Community Development Director determines that a feature is not consistent with the adopted development plan, an amendment to the development plan would be required.

Public Hearing

Speakers in favor:

1. Pete Tulipana, 25 Main Place, Council Bluffs, IA 51503
2. Monte Taylor, 7021 L Street, Omaha, NE 68117
3. Marshall Redmond, 507 North 27th Street, Council Bluffs, IA 51501

Speakers against: No one spoke in opposition.

Planning Commission Recommendation

The Planning Commission recommends amending the adopted planned commercial development plan for Lots 1 and 2, and Outlot 1, Plaza at the M.A.R.C.C., subject to the following conditions:

1. The Community Development Director shall have the authority to approve a unique design element as a feature of a business. If the Community Development Director determines that a feature is not consistent with the adopted development plan, an amendment to the development plan would be required.

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

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Attachment B: Letter of Intent
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Attachment F: Storefront/Window Renderings

Prepared by: Chris Meeks, Planner

Attachment A

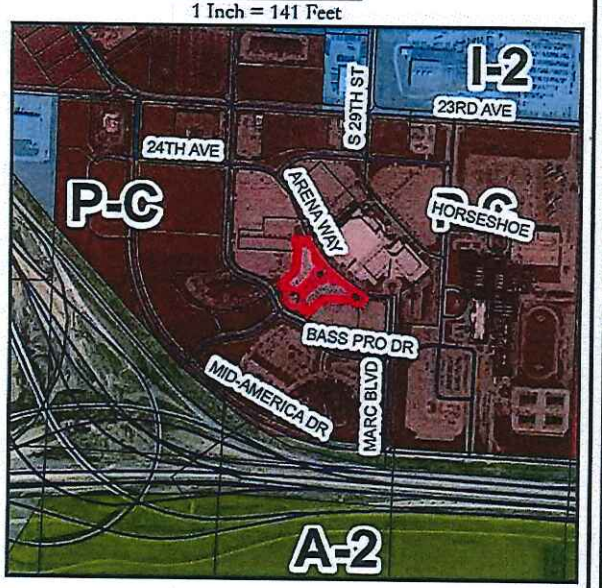
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #PC-02-002(M) LOCATION/ZONING MAP

Map Legend

- Properties Included in Development Plan
- Parcels

0 70 140

1 Inch = 141 Feet



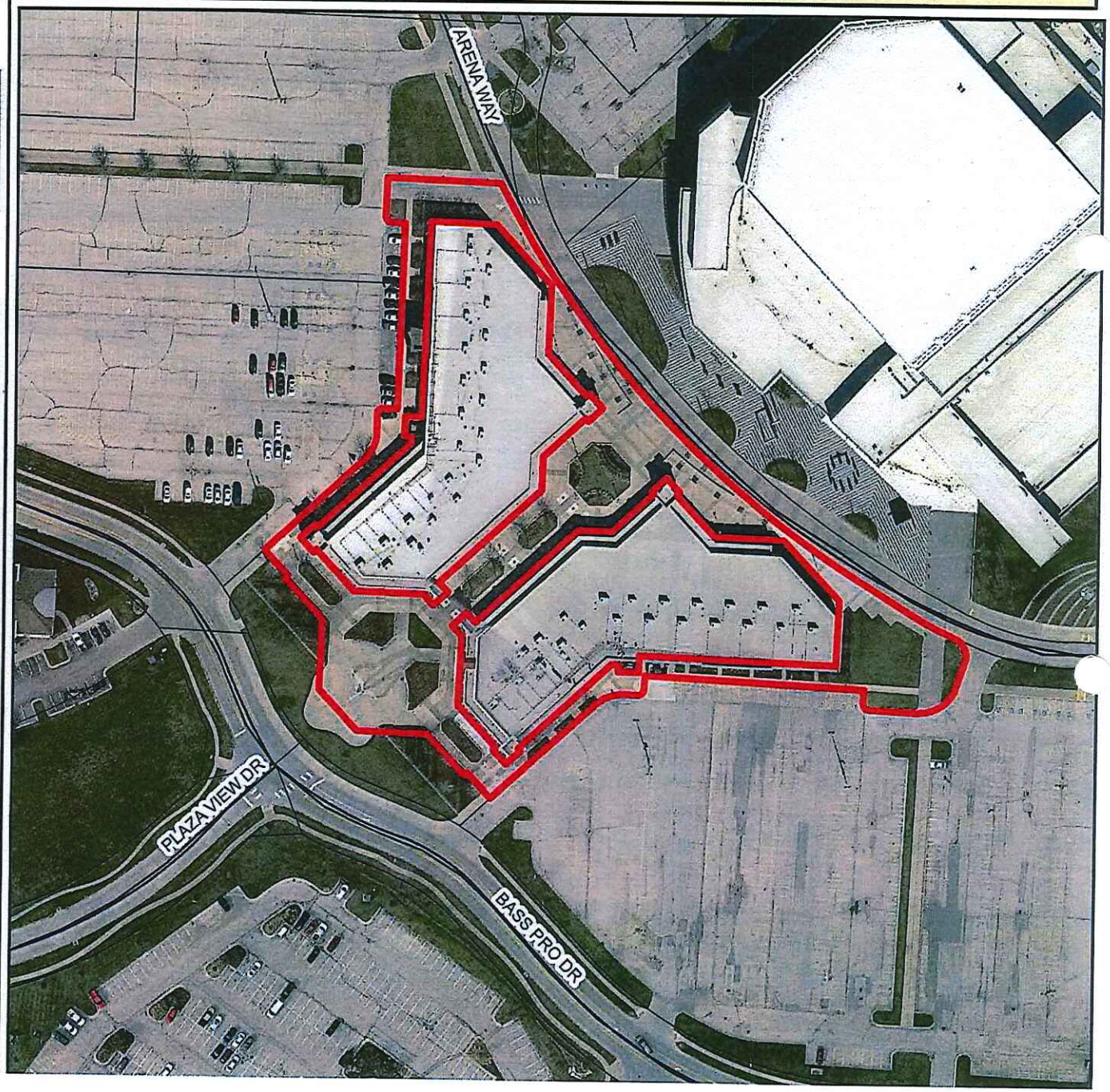
N

Last Amended: 12/13/18

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

DISCLAIMER

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Attachment B

December 11, 2018

Christopher N. Gibbons, AICP
Planning Coordinator
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Dear Mr. Christopher Gibbons,

The Plaza on the M.A.R.C.C. would like to introduce a resolution to the development plan relative to building finish materials and the ability to modify the façade. Walls, doors and windows shall be fabricated and finished using matching materials and colors. Existing brick, precast caps, EIFS and dark bronze anodized finish shall be the color palette that is used. Additional wood and/or metal siding is not allowed. Exterior fenced in seating area is a new material. All seating area fencing shall be black metal with vertical pickets. Furnishings are not allowed to be fabricated out of mostly plastic.

All modifications to the exterior shall be done with owner's approval. Appropriate documents shall be provided showing owner's approval.

Architecture.

Façade Modifications.

The walls, doors and windows shall be fabricated and finished using matching materials and colors as the adjacent building.

Outdoor seating.

Fencing shall be maximum of twenty feet from face of building wall and shall maintain a nine feet wide non-obstructed sidewalk on the exterior of the fence for pedestrians and service vehicles.

The sidewalk on the applicable corridor street shall be a minimum of nine feet wide, as measured from back of curb. At least four feet of that width, as measured from the back of sidewalk, shall be free of vertical or horizontal obstructions.

All fencing material shall be black metal and 48" max in heights. The pickets should be vertical and the top of the fence shall be non-harming.

Screening and buffering.

All dumpsters, exterior trash storage, and equipment shall be screened using walls or fences that are a minimum of six feet in height and maximum of ten feet. The walls and fences shall be fabricated and finished using the same materials and colors as the adjacent building, and shall include a matching lockable gate that when closed, eliminates the view of the trash area and its contents.

Exception - Unique or highly designed elements constructed out of approved building material and approved by owner and Community Development Department.

Lighting.

Light poles on private property shall not exceed twenty-five (25) feet in height from existing grade. Light pole materials shall be painted or finished aluminum or steel. Wood poles shall not be accepted. All exterior lighting shall be of uniform in color and style. Approval from owner and Community Development Department is required.

Planting.

The landscaping shall be as previously adopted. Removal of landscaping shall be kept to minimum. Landscaping on the service side of the building shall only be removed for service and upgrade of entry.

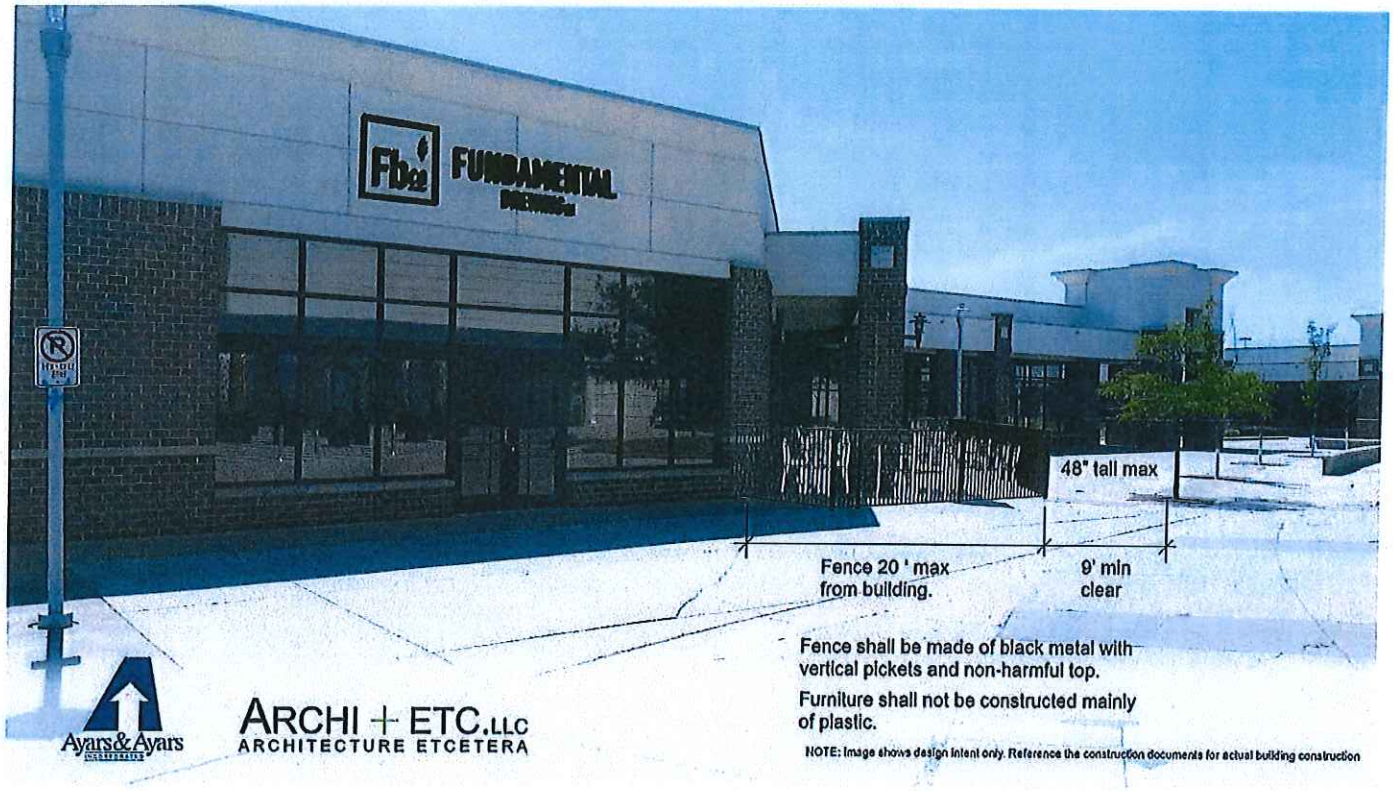
If there are any questions regarding this application please contact me at 402.917.3978 or mtaylor@archi-etc.com.

Thank you for your time and consideration.

Sincerely,

Monte Taylor

Attachment C





Attachment D

