City Council Communication

Department: Community Development Department CASES #SUB-19-010 and #PC-19-002 Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244 Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022 Engineer: Schemmer Attn: Robert DuVall 1044 N. 115th Street, Suite 300 Omaha, NE 68154	Resolution No. _____ Resolution No. _____	City Council: 10/21/2019 Planning Commission: 10/8/2019

Subject/Title

Request: Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot minor commercial commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.

Location: 3205 and 3207 Manawa Centre Drive

Background/Discussion

The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.

The following attachments are included with this report for reference purposes:
Attachment A: Case Map
Attachment B: Letter of Intent
Attachment C: Final Plat
Attachment D: Grading and Drainage Plan
Attachment E: Landscaping Plan
Attachment F: Layout and Paving Plan
Attachment G: Utility Plan
Attachment H: Building Elevations
Attachment I: Signage Plan

Comments

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

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
   a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
   b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
   c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32nd Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32nd Avenue to the main entrance to the building.
   d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
   e) Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".
   f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder's Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

Development Plan – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

1. Site Development

   a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32nd Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
   b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
   c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
e) 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.
f) All equipment placed on roofs shall be screened with architectural features from the public view.
g) No more than 40% of any lot shall be covered with structures.
h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

2. Off-Street Parking

a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

3. Landscaping – the proposed landscaping plan is included as Attachment E.

a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
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 irrigation system.
e) A landscaping plan shall be part of the building/parking lot 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) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

4. Signage – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.
a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4'7" in height by 8'6" in width; and the sign on the East façade measures approximately 1'9" in height by 12'1" in width. All proposed signage is generally acceptable.
c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

Recommendation

The Community Development Department recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

Public Hearing

Staff speaker on behalf of request:

1. Christopher Meeks, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor:

1. Robert DuVall, Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

1. All technical corrections shall be incorporated into the final plat document prior to being executed; and

2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried

Attachments

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Prepared by: Chris Meeks, Planner