RESOLUTION NO. 19-246

A RESOLUTION ADOPTING THE PLANNED COMMERCIAL DEVELOPMENT PLAN FOR LOT 1, LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2.

WHEREAS, Brakes Plus, LLC, represented by Robert DuVall of Schemmer, is requesting adoption of a Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2; and

WHEREAS, The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001) and 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; and

WHEREAS, The Community Development Department recommends approval of the Planned Commercial Development Plan, Lot 1, Lake Manawa Centre Subdivision, Replat 2, subject to the comments above.

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

That the Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2, is hereby approved and will be in full force and effect upon final plat approval for the Lake Manawa Centre Subdivision, Replat 2, and from and after its final passage and publication, as by law provided.

ADOPTED
AND October 21, 2019.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk