City Council Communication

Department: Community Development CASES # ZC-20-001 and MCR-20-001 Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503 Applicant/Developer: Knudson Development, LLC 29 South Main Street Council Bluffs, IA 51503	Ordinance No. _____ Resolution No. _____	CASE #ZC-20-001 1st Consideration: 01/27/2020 2nd Consideration: 02/10/2020 3rd Consideration: 02/24/2020 CASE #MCR-20-001 City Council: 02/10/2020 Planning Commission: 01/14/2020

Subject/Title

Requests:

1. Rezone property legally described as being part of Lots 3 through 6, in Block 6, Bryant and Clark's Subdivision; part of Lots 1 through 5, Block 5, Ferry's Addition; and vacated streets and alleys adjacent all in the City of Council Bluffs, Iowa from C-2/Commercial District to MCR/Mixed Commercial Residential District. Said property being more particularly described as commencing at the Southwest corner of Lot 3, Block 5, of Ferry's Addition; thence North 89°10'19" W (assumed bearing) along the south line of said Lot 3, Block 5, Ferry's Addition, a distance of 7.00 feet, to the point of beginning also being the southeast corner of a 7.00 foot-wide street dedication, said point also being the East right-of-way line of South 34th Street, thence North 01°37'04" E along said east right-of-way line of a 7.00 foot wide street dedication, a distance of 180.03 feet; thence South 88°22'21" E a distance of 77.03 feet; thence South 01°37'39" W a distance of 103.00 feet; thence North 89°20'43" E a distance of 84.25 feet; thence North 85°20'20" E a distance of 150.55 feet; thence South 04°39'40" E a distance of 82.00 feet; thence South 00°27'13" W a distance of 10.91 feet; thence North 89°10'19" W a distance of 320.06 feet to the point of beginning.

2. Adopt a mixed commercial/residential development plan on proposed Lots 1 through 3, Main Line Subdivision.

Location: A parcel of land that is bounded by West Broadway, South 34th Street, 2nd Avenue, and South 32nd Street.

Background

In August 2019, the Council Bluffs Community Development Department issued a Request for Proposals (RFP) to the public to develop 8.58 acres (more/less) of City-owned property, located at the southeast corner of the intersection of West Broadway and South 34th Street, with a mixture of commercial and residential uses. Copies of the RFP were also distributed to developers in the Council Bluffs-Omaha region, Des Moines, Kansas City, and Minneapolis to increase awareness of the development opportunity. Three firms responded to the RFP: Lockwood Development, White Lotus Group, and Knudson Companies. Staff evaluated all three proposals in accordance with the criteria stated in the RFP, and recommended to the Council Bluffs City Council that the firm Knudsen Companies be selected as the preferred developer for the subject property. Their proposal included 17,400 square feet of commercial space, 225 apartment units, 38 attached townhomes, and 300+ parking stalls, which is consistent with the

City's long-range vision for 1st Avenue and the West Broadway corridors. City Council concurred with staff's recommendation and passed Resolution No. 19-236 on October 7, 2019, which approved Knudson Companies as the preferred developer for the property.

Since the date of City Council approval, City staff and Knudson Companies have been working together on the layout and design of their proposed mixed-use development. City staff is in the process of re-platting 8.58 acres of City-owned property located at the southeast corner of the intersection of West Broadway and South 34th Street into a three lot subdivision to be known as Main Line Subdivision (see Case#SUB-20-002). Additionally, the City is in the process of vacating an unimproved segment of South 33rd Street right-of-way (between 1st and 2nd Avenues) and releasing easements over previously vacated alleys for land located within the proposed Main Line Subdivision (see Cases #MIS-20-001 and SAV-20-001). All aforementioned efforts are being completed so that the City can sell Lots 1 through 3, Main Line Subdivision to Knudson Companies for their proposed mixed-use development.

Knudson Companies also has some due diligences to complete with the City before they can purchase and develop Lots 1 through 3, Main Line Subdivision, such as:

- Rezoning property legally described as being part of Lots 3 through 6, in Block 6, Bryant and Clark's Subdivision; part of Lots 1 through 5, Block 5, Ferry's Addition; and vacated streets and alleys adjacent all in the City of Council Bluffs, Iowa from C-2/Commercial District to MCR/Mixed Commercial Residential District;
- Adopting a mixed commercial/residential plan on proposed Lots 1 through 3, Main Line Subdivision; and
- Entering into a development agreement with the City for tax increment financing.

The following attachments are included with this report for reference purposes:
Attachment A: Letter of intent from applicant/developer
Attachment B: Location/zoning map
Attachment C: Rezoning legal description exhibit
Attachment D: Proposed development plans
Attachment E: Preliminary drainage reports
Attachment F: Main Line Subdivision final plat

CASE #ZC-20-001 – see Attachments 'B' and 'C'

Knudson Companies has submitted an application to rezone property legally described as being part of Lots 3 through 6, Block 6, Bryant and Clark's Subdivision; part of Lots 1 through 5, Block 5, Ferry's Addition; and vacated streets and alleys adjacent, all in the City of Council Bluffs, Iowa from C-2/ Commercial District to MCR/Mixed Commercial Residential District. The subject rezoning area is 0.77 acres in size and is part of larger 3.21 acre tract of land that is in the process of being replatted into Lot 1, Main Line Subdivision. The purpose of this request is to allow the applicant to build a mixed commercial/residential structure and a multi-family apartment building on land located at the northeast corner of the intersection of 1st Avenue and South 34th Street, as per their submitted development plan. The location and precise legal description of the subject rezoning area is shown on Attachments 'B' and 'C'.

Land Use and Zoning

The subject property is zoned C-2/Commercial District and is partially located within the West Broadway Corridor Design Overlay. Surrounding zoning in the general vicinity of the request includes: C-2 District to the north, east and west; and MCR/Mixed Commercial Residential District to the south. Surrounding land uses in the general vicinity of this request includes: City-owned vacant land and West Broadway to the North; Arby's, Burger King, T S Bank, Romantix, and commercial storage to the East; City-owned

vacant land to the South; and City-owned vacant land and commercial/retail establishments to the West.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the subject property as Local Commercial. The proposed MCR District is generally consistent with the Bluffs Tomorrow: 2030 Plan as a mixture of commercial and residential land uses are allowed in this district.

All property owners within 200 feet of the subject property were notified of the proposed rezoning. No one has indicated any opposition to the proposed rezoning request as of the date of this report.

All City Departments and local utilities were notified of the proposed rezoning. No comments were received in opposition of this rezoning request from any City Departments or local utility providers. The Community Development Department provided the following comments for the request:

- The MCR/Mixed Commercial Residential District was adopted by City Council on September 9, 2019 via Ordinance No. 6398 and is intended to encourage an urban pattern of development characterized as "mixed-use" in order to promote human interaction, pleasing aesthetics, economic resiliency, efficient land use, and maximization of resources. The MCR district also supports and encourages a variety of transportation options for multiple modes of transportation. The MCR district is applicable to areas of the City where higher density residential and commercial uses are appropriate and where municipal utility infrastructure is readily available or can be extended by a project.
- The subject property is located within an area of the City commonly referred to as the 'West Broadway Corridor" which is the primary east/west commercial corridor that connects Downtown Council Bluffs with Downtown Omaha. The adopted West Broadway Corridor Plan shows properties within it being redeveloped with a variety of commercial, residential, and mixed commercial residential land uses. The MCR District will allow for high-density residential uses and/or mixed commercial residential uses to be developed in a manner that is consistent with the West Broadway Corridor Plan.
- The subject property directly abuts 1st Avenue, which is currently an unimproved 66 foot-wide right-of-way that extends from South 36th Street to Downtown Council Bluffs. The West Broadway Corridor Plan identified 1st Avenue as being a multi-modal transportation corridor that is capable of supporting public transit, pedestrian sidewalks, a bike trail, and stormwater management. The Community Development Department and the Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy (FIRST AVE) Advisory Committee are working with consultants on the design of the 1st Avenue trail. Once the final design is complete it's anticipated that the segment of 1st Avenue that abuts the subject property will be constructed as part of the future development project at this location and will provide residents direct access to different transportation modes.
- The subject property is zoned C-2 District and contains 0.77 acres of undeveloped land. The MCR District requires a minimum of 40 dwellings units per acre, which can come from a variety of housing typologies including multi-family apartment buildings, mixed commercial/residential structures, and/or townhomes that have at least four attached units. Based on the size of the property and the aforementioned MCR District density calculation, a minimum of 30.8 dwellings units must be constructed on the subject property. The proposal submitted by Knudson Companies shows 35 apartment units on the subject property, which exceed the minimum MCR District density requirements.
- The size, shape, and location of the proposed rezoning area is based on the footprint of the proposed mixed commercial/residential structure and multi-family apartment building. This approach was taken by the applicant, with support from the Community Development Department, so that the number of required dwelling units could be calculated based on the acreage of where the mixed residential/commercial structure and multi-family apartment will be located on the property, and not

include areas that will be for non-residential purposes (e.g., surface parking lot and commercial buildings). Because this rezoning area is specific for the applicant's project, the Community Development Department recommends the rezoning not become effective until the applicant purchases Lot 1, Main Line Subdivision from the City.

- Adequate utilities are available within the adjacent West Broadway, South 34th Street, 2nd Avenue, and/or South 32nd Street rights-of-way to support Knudson Companies development proposal.

CASE #MCR-20-001 – see Attachments 'D' and 'E'

Knudson Companies requests approval to adopt a mixed commercial-residential development plan for proposed Lots 1 through 3, Main Line Subdivision. The development will be constructed in four phases, and consists of the following features: 17,400 square feet of commercial space, 225 apartment units, 38 attached townhomes, integrated and surface parking areas, street trees, community gardens, playground, parking lot arboretum, sidewalks, 1st Avenue trail segment, and amenity space. Zoning within the development plan area includes: C-2/Commercial District, MCR/Mixed Commercial-Residential District, and the West Broadway Corridor Design Overlay. Development standards stated within each of these specific zoning districts/overlay areas will be adopted as part of this development plan.

Development Plan:

1. All development on the portion of Lot 1, Main Line Subdivision zoned C-2 District, and located within the West Broadway Corridor Design Overlay shall comply with standards stated in following Chapters of the Municipal Code (Zoning Ordinance): Chapters 15.15 C-2/Commercial District; 15.23, Off-Street Parking, Loading and Unloading; and Chapter 15.33, Signs.

The following development standards shall apply to Lots 2 and 3, Main Line Subdivision, and the portion of Lot 1, Main Line Subdivision zoned MCR/Mixed Commercial District, as required per Section 15.12, MCR District of the Municipal Code (Zoning Ordinance).

	Principal Structure	**Accessory Structure**
Required Yards	The base of a principal structure shall be constructed within 10 feet of a property line that abuts a public right-of-way or a private street. The base of a principal structure may be as much as 20 feet from a public right-of-way or private street if the additional setback area is developed with active outdoor space (e.g. dining, courtyard, patios, etc.) between the building and public right-of-way and/or private street. Maximum interior and rear yards shall be determined as part of the adoption of a development plan.	Minimum five (5) feet from rear or side property lines and cannot be located between a building façade and any abutting public or private street.

Maximum Height	**Principal Structure** 100 feet	**Accessory Structure** 24 feet
Lot Coverage: all structures	80% maximum	
Minimum residential density	40 units per acre	

Community Development Department comments:

a. *Per the submitted development plans the base of each principal structure will be located within 10 to 25 feet of a property line that abuts a public and/or private street;*

b. *No accessory structures are shown on the proposed site development plan. All accessory structures on shall comply with MCR District setbacks;*

c. *Submitted building rendering shows that all principal structures will be less than 100 feet in height. No accessory structures are proposed at this time. Any future accessory structure on the property shall comply with MCR District setbacks;*

d. *The combined square footages of all building footprints in this development are less than the maximum allowed 80% lot coverage; and*

e. *The areas of the development zoned MCR District measure a combined total of 6.20 acres (more/less) in size. The minimum residential density for property zoned MCR District is 40 dwelling units per acre. Based on this calculation a total of 248 residential dwellings units are required for this development. The submitted development plan shows a total of 263 dwellings units (225 apartments and 38 townhomes) will be developed on the 6.20 acres, which exceeds the minimum density requirements of MCR District.*

01. Adopted master plans

A. All properties in the MCR District that are located within an area of the City that has an adopted master plan by City Council shall be developed in accordance with said adopted master plan(s).

Community Development Department comments:

i. *Lots 1 through 3, Main Line Subdivision are located within an area of the City with an adopted master plan known as the West Broadway Corridor Plan. The layout, design, mixture of land uses, and density shown on the submitted proposal is consistent development goals and objectives stated in the West Broadway Corridor master plan.*

02. Architectural details

A. Building façades shall be constructed with architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines, and upper floor step backs to articulate building elevations. Building facades that are blank and/or void of architectural detailing shall not be permitted. An exception to these standards may be granted by the Community Development Director for those areas of a building facade that are not

visible from a public/private street, or a residential use, and shall be identified prior to development plan approval.

Community Development Department comments:

i. *Knudson Companies provided conceptual architectural renderings for buildings within their proposed development. In general, the conceptual design demonstrated that each building will comply with the above architectural details. A complete set of architectural plans shall be submitted to the City at the time of building permit review so that the Community Development Department can confirm all building facades comply with the architectural standards stated above.*

B. Building façade walls shall be constructed primarily out of high quality, durable materials such as natural/cast stone (1.5" thick or greater), fire-clay brick, burnished or split face CMU block, transparent glass (non-mirrored/non-tinted), architectural grade metal panels, or architectural grade precast concrete with an approved finished treatment. Complementary materials such as fiber cement board, EIFS/stucco, or wood siding may be used on less prominent areas of a building façade in a manner that complements the primary building material. Complimentary materials shall comprise no more than 40% of the total gross square footage of all building elevations, and no single complimentary material shall comprise more than 50% of the gross square footage of a single building facade. Complimentary materials may only be used when located a minimum of four feet above the base of a building.

Community Development Department comments:

i. *The conceptual architectural renderings show that all building facades will be constructed out of high quality, durable materials as required above. The exact percentage of primary materials vs. complimentary materials shall be stated on the architectural plans that are submitted to the City for building permit review. All building facades shall comply with the materials type and quantities stated above.*

C. Roofs shall be designed to be generally flat and shall be concealed from view by use of parapet walls or other architectural methods. Portions of roofs that are curved or pitched may be allowed as architectural accents but shall not be used as the primary roof design. Roof-mounted mechanical equipment shall be located below the highest vertical element of a building, and shall be screened from view with parapet walls, equipment wells, architectural screens, or similar features that are compatible to the overall design of the building to which they are attached to.

Community Development Department comments:

i. *The conceptual architectural renderings show that all roofs in this development will be generally flat and concealed from view with a parapet wall; and*

ii. *The conceptual architectural renderings do not show any roof-mounted mechanical units on the buildings in this development. Any roof-mounted mechanical units that are visible from the public rights-of-way, adjacent to this site, shall be screened in accordance with the standards stated above. The exact location, height, and type of all roof-mounted equipment, along with the associated screening, shall be shown on the architectural plans that are*

submitted to the City for building permit review.

D. Buildings shall be constructed to front at least one street or public rights-of-way. All street-facing façades within 10 feet of a street or public rights-of-way shall include an accentuated entrance that is clearly distinguished using covered walkways, awnings, canopies, porches, and/or projected or recessed building mass.

Community Development Department comments:

i. All buildings in this proposed development front at least one street, or public rights-of-way;

ii. The submitted architectural renderings do not clearly show if all street facing facades within 10 feet of a street, or public rights-of-way have an accentuated entrance that complies with the architectural standards above. The applicant's final architectural design for all commercial, mixed commercial-residential structures, and apartment buildings in this development shall demonstrate compliance with the above accentuated entrance architectural standards prior to building permit(s) being issued; and

iii. The main entrance for each townhome in this development shall be designed with an accentuated entrance that complies with the above stated architectural standards.

E. Attached signage, balconies, canopies, decks, eaves, overhangs, and/or other architectural features that are not integral to the structural support of a building may project into public rights-of-way subject to issuance of a permit from the Public Works Department.

Community Development Department comments:

i. There are no signs, and/or architectural elements proposed to encroach into an adjacent public rights-of-way, per the submitted development plan. Any sign, and/or architectural element that encroaches into a public rights-of-way shall be clearly shown on the building plans submitted to the City for permitting, and shall be approved by the Public Works Department prior to construction and/or installation.

03. Landscaping

A. All areas on a site that are not covered by buildings, structures, paving or impervious surface are considered landscape areas and shall be landscaped in accordance with an adopted development plan.

Community Development Department comments:

i. The landscaping plan shown on Sheet A5 of the submitted development plan complies with the standards stated above, and shall be adopted as shown, with the following conditions:

a. An automatically controlled underground irrigation system shall be installed for all landscaped areas within the development;

b. The applicant shall provide a landscaping plan that states the species name, height, and thickness for all trees, shrubs, and other plantings with each building permit application submittal.

c. *All deceased landscaping shall be replaced by the applicant, and/or managing entity of the property, with the same or similar type of planting, and within a timeframe that is acceptable to the City.*

04. Exterior lighting

A. Light pole materials on private property shall be painted or finished aluminum or steel. Wood poles shall not be accepted.
B. Light poles on private property that are used to illuminate vehicular access and parking areas shall not exceed twenty five (25) feet in height from existing grade.
C. Sidewalks and walkways on private property shall be illuminated with pedestrian scale lighting that does not exceed 15 feet in height from existing grade.
D. Low-scale, decorative lighting may be used to illuminate accent architectural details, building entries, or signs.
E. Building façade accent lighting shall be limited to an upward angle of 45 degrees and shall be focused on the building to minimize light spillover onto adjacent properties and right-of-ways.
F. All lighting on private property shall comply with the standards stated in Section 15.24.050, Lighting controls, of this Title.

Community Development Department comments:

i. *The submitted development plans did not include any information on exterior lighting. A detailed lighting plan shall be provided to the City at the time of building permit review, and all exterior lighting shall comply with the standards specified above.*

05. Parking

A. All off-street parking in the MCR District shall conform with Chapter 15.23 of this Title, except when determining the total amount of required off-street parking for a multi-family residential use or mixed commercial/residential use, which shall be based upon the following:

Land Use	Required Off-Street Parking
Multi-Family Residential & Townhomes	Minimum of 1 parking stall per dwelling unit Additional parking may be provided but shall not exceed 25% of the total number of required off-street parking stalls for any development.
Mixed Commercial/Residential	Minimum of 1 stall per dwelling unit + 1 space per every 250 square feet of gross floor area of commercial space. Additional parking may be provided but shall not exceed 25% of the total number of required off-street parking stalls for any development.

Community Development Department comments:

i. *The parking stall depths on the development plan measure approximately 16 feet deep, as opposed to the required minimum 18 feet, and the parking lot drive aisles measure approximately 21 feet wide, as opposed to the required 24 feet for two-way traffic. All parking lots in this development shall be redesigned to comply with the standards stated in Chapter 15.23, Off-Street Parking, Loading, and Unloading of the Municipal Code (Zoning Ordinance).*

ii. The two retail commercial buildings adjacent to West Broadway are not part of a mixed commercial/residential structure and therefore shall have their required off-street parking rate based on the 'retail commercial' parking calculation of 1 space per 200 gross square feet, as per Chapter 15.23, Off-Street Parking, Loading, and Unloading of the Municipal Code (Zoning Ordinance). The two buildings have a combined total of 14,800 gross square feet. Based on the above calculation a minimum of 74 parking spaces shall be provided for these two retail commercial buildings.

iii. Lot 1, Main Line Subdivision will be developed with 17,400 square feet of commercial space, and 35 apartment units. The total number of required parking spaces for these uses is 119 spaces. The development plan shows 122 parking spaces to accommodate these uses, which complies with the standards of the MCR District and Chapter 15.23 Required Parking of the Municipal Code (Zoning Ordinance).

iv. Lots 2 and 3, Main Line Subdivision will be developed with a combined total of 190 apartments and 38 townhomes. The total number of required parking spaces for these uses is 228 spaces. The development plan shows 148 surface stalls, 24 integrated stalls, and 24 tandem stalls for the apartment units; along with 38 garage stalls and 38 driveway stalls for the townhomes, which totals 272 spaces. The proposed amount of parking complies with all MCR District standards.

B. Off-street parking in this District is encouraged to be designed as an integral component of a principal structure when feasible; however, surface parking lots shall be allowed when designed to comply with the following standards:

a. Surface parking areas, vehicular drive aisles, and loading/unloading area shall be located behind and/or to the side of a principal building, and shall not be permitted between a principal building and a primary street frontage. The primary street frontage for a development shall be determined by the Community Development Department at the time of plan review. Surface parking areas visible from a public right-of-way shall be screened with a maximum four-foot tall masonry wall in combination with landscaping, or a maximum six-foot tall wrought iron fence in combination with landscaping.

Community Development Department comments:

i. For parking purposes only, the primary street frontage for Lot 1, Main Line Subdivision shall be West Broadway, and the primary street frontage for Lots 2 and 3, Main Line Subdivision shall be 1st Avenue.

ii. The submitted development plan shows that all surface parking lots will be located to the side and/or rear of a principal building in this development. Loading/unloading areas were not identified on the plan but shall also comply with the above stated standards if they are provided.

iii. The parking areas on Lots 2 and 3, Main Line Subdivision that are adjacent to the driveway entrances onto South 32nd and South 34th Streets are visible from an adjacent public rights-of-way, and shall be screened in accordance with the standards. The selected screening alternative shall be shown on the final

parking lot plan that is submitted with each building permit for this development.

b. Large, non-ornamental, deciduous shade trees shall be installed in parking lots in excess of fifteen (15) spaces. The trees shall be located in planting areas of not less than fifty (50) square feet of unpaved surface per tree and at least one tree shall be planted for each three thousand (3,000) square feet of paving on-site.

Community Development Department comments:

i. The submitted development plan shows deciduous overstory/canopy trees will be planted in landscape islands throughout all surface parking lots in this development. The species type, size, and height of said trees are unknown at this time, but shall be clearly identified on the final landscaping/parking plans that are submitted with building permits for this project.

ii. The size and square footage all landscape islands shall be clearly identified on the final landscaping/parking plans that are submitted with building permits for this project.

iii. Parking lot landscaping shall be installed as each parking lot in this development is constructed, and shall comply all standards stated above.

C. The total number of required off-street parking spaces may be reduced by an amount to be determined through a parking demand study establishing that sufficient parking is or can be met by the subject use(s) through shared parking with an adjacent property, or nearby on-street parking. The parking demand study shall provide information about the anticipated parking demand at peak times during the day and the distance relationship between available on-street parking or shared parking spaces and the specific use(s) served.

Community Development Department comments:

i. The applicant has not requested to reduce the amount of required parking for this development. Any future request shall comply with the parking demand study requirements stated above.

D. Direct vehicular access to all off-street parking, drive aisles, and loading/unloading areas shall come from an alley, a non-arterial street, and/or via shared parking facilities with an adjacent property owner. Direct vehicular access shall not be allowed to any arterial street, or to any rights-of-way with a designated pedestrian walking trail or bicycle lane, unless approved by City Council as part of an adopted development plan.

Community Development Department comments:

i. The submitted development plan shows that direct vehicular access to all parking areas will come from a local street (South 32nd, South 34th, and 2nd Avenue) and not a main arterial, except for access to the two commercial buildings on Lot 1, Main Line Subdivision that abut West Broadway. This driveway location onto West Broadway is necessary to circulate commercial and residential traffic throughout this lot, and its location exceeds the minimum 75 feet separation distance from an adjacent intersecting street (South 34th Street), as

required per Chapter 15.32 CDO/Corridor Design Overlay of the Municipal Code (Zoning Ordinance). The Community Development Department recommends approval of the driveway onto West Broadway.

ii. *The West Broadway Corridor Plan shows 1st Avenue as being a multi-modal transportation corridor that is capable of accommodating pedestrian/bicycle traffic and mass transit. The Community Development Department is working with professional planning and engineering firms, HDR Inc., and Snyder and Associates, Inc. to finalize the design of a new 12 foot-wide walking/bike trail that will be located along south side of 1st Avenue and extend from South 35th Street to 16th Street. In order to protect the safety of pedestrians walking/biking, and preserve future opportunities for mass transit in this corridor, it is imperative that direct vehicular access not be allowed from any lots in this subdivision onto 1st Avenue. The submitted development plan does not show any direct vehicular access onto 1st Avenue. For reasons stated above, direct vehicular access to 1st Avenue shall not be allowed from any lots within the proposed development.*

E. On-street parking shall be constructed as a component of new developments, whenever adequate right-of-way is available, in accordance with adopted Public Works standards.

Community Development Department comments:

i. *The proposed Main Line Subdivision includes a seven foot-wide street dedication to increase the right-of-way width along South 34th Street to accommodate on-street parking, and/or wider sidewalks adjacent to this development. The submitted development plan does not show any on-street parking. The Community Development Department will continue to work with the developer to see if there are any opportunities to provide on-street parking adjacent to this development, especially along Lot 1, Main Line Subdivision which is planned to have commercial uses.*

ii. *All on-street parking shall be designed to comply with all applicable Public Works Department standards, and shall be constructed as part of the phased development.*

F. Bicycle parking shall be provided with all residential developments at a minimum rate of one-half space per dwelling unit. Bicycle parking may be provided indoors, outdoors, or combination thereof. Outdoor bicycle parking must be on a hard-surface and connected to the pedestrian/bicycle network.

Community Development Department comments:

i. *The proposed development will consist of 263 residential dwelling units, which requires 132 bicycle parking spaces. The submitted development plan does not address the location of any bicycle parking areas. The final site plan for this development shall include bicycle parking, and said bicycle parking areas shall be on hard-surface pavement and shall connect to the pedestrian/bicycle networks within the adjacent rights-of-way.*

06. Pedestrian facilities

A. A minimum five foot-wide accessible, pedestrian route shall be installed to connect each building entrance with a public sidewalk. Exception: Service entrances that do not provide the general public access to a building are not required to provide any pedestrian facilities.

Community Development Department comments:

i. *The submitted development plan shows sidewalks will be provided along West Broadway, South 34th Street, 2nd Avenue, South 32nd Street, and along the north side of 1st Avenue. The location of said sidewalks is generally acceptable. All sidewalks shall be constructed to comply with MCR District, and Public Works Department standards.*

ii. *All building entrances shall be connected to an adjacent sidewalk and/or trail with a minimum five foot-wide accessible pedestrian route.*

iii. *The developer shall provide a minimum five foot-wide pedestrian route through 1st Avenue right-of-way that connects the buildings on Lots 1 and 2, Main Line Subdivision with each other. The location(s) of these pedestrian routes shall be coordinated between the developer, Community Development, Public Works, and Parks/Recreation Departments prior to the final site plan being submitted to the City.*

B. Construction or reconstruction of adjacent sidewalks and/or street improvements shall be in accordance with adopted Public Works Standards, and shall be included in a project's adopted development plan.

Community Development Department comments:

i. *The submitted development plan shows sidewalks will be provided along West Broadway, South 34th Street, 2nd Avenue, South 32nd Street, and along the north side of 1st Avenue. The location of said sidewalks is generally acceptable. All sidewalks shall be constructed to comply with MCR District, and Public Works Department standards.*

ii. *The developer shall also be responsible to construct the segment of the 1st Avenue trail that abuts Lots 2 and 3, Main Line Subdivision as part of their development. The timing and phasing of this trail construction shall be coordinated between the developer and the Community Development, Public Works, and Parks/Recreation Departments.*

07. Screening and utilities

A. All exterior dumpsters, garbage/recycling storage, loading/unloading areas, ground-mounted HVAC units, and other utility apparatuses/appurtenances shall be completely screened from view using architectural design features, landscaping, fencing, or a combination thereof. Wall mount air conditioning units shall be integrated into the design of the building in order to be screened from view.

Community Development Department comments:

i. *The final site and architectural plans shall show the location of all exterior dumpsters, garbage/recycling storage, loading/unloading areas, ground-mounted HVAC units, and other utility apparatuses/appurtenances, and how said areas will be screened in accordance with the above standards.*

ii. *All required screening shall be completed prior to issuance of a final Certificate of Occupancy.*

B. Deciduous, non-ornamental street canopy trees shall be planted between sidewalks and streets. A minimum of 50 square feet shall be provided for planting space with no less than six feet of width. Spacing of trees shall be no greater than 50 feet. Initial tree plantings shall be no less than two inches in diameter.

Community Development Department comments:

i. *The submitted development plan shows deciduous overstory/canopy trees will be planted within West Broadway, South 34th Street, 2nd Avenue, South 32nd Street, and 1st Avenue rights-of-way, adjacent to this development. The final landscaping plan shall show the tree species type, thickness, and mature height. All street tree planting species shall comply with City standards, and all street trees shall be installed as part of each phase of the development.*

C. Utility services shall be installed underground, unless determined unpractical by the Community Development Director.

Community Development Department comments:

i. *The developer is currently working with all local utility providers to determine the best location for the installation and extension of utilities to service this development. All utilities shall be installed underground, unless determine impractical by the Community Development Department Director.*

ii. *The location and sizing of all utilities shall be shown on the final set of civil plans for this development.*

D. Required stormwater detention shall be contained underground in accordance with all adopted Public Works standards. Best Management Practices for stormwater are encouraged. Surface stormwater features may be considered only if designed as a site amenity.

Community Development Department comments:

i. *The preliminary drainage report states majority of the stormwater runoff will be collected by area inlets and curbs inlets, and then conveyed to underground detention systems.*

ii. *Public Works Department stated stormwater management is required for the development, and that they will continue to work with the developer's engineer to finalize the drainage report. All stormwater management shall comply with Public Works Department standards.*

iii. *The location of any surface stormwater detention areas shall be shown on the final site plans and shall be designed as a site amenity.*

08. Signs

A. Signage shall be approved as part of the adopted development plan, and shall comply with Chapter 15.33 of this Title.

Community Development Department comments:

i. *Sign renderings were not submitted with the proposed development plans as the developer is trying to determine an appropriate brand for the project. No permanent signs shall be permitted or installed on any property in this development until a signage plan has been adopted and approved by City Council.*

15.12.060 – Additional regulations

A. All residential developments shall include an active outdoor site amenity such as playgrounds, plazas, decks, roof-top patios, swimming pools, and recreation areas. Passive areas such as landscape setbacks, bicycle parking, tree plantings, berms, and basic stormwater features do not qualify. A minimum of 50 square feet of site amenity space is required per dwelling unit.

Community Development Department comments:

i. *The development consists of 263 residential units, therefore a minimum of 13,150 square of active outdoor site amenity space shall be provided. The conceptual plans show roof-top decks on all residential buildings, public gathering spaces, playground, community gardens, and other site amenities for residents living in this development. The total square footage of these spaces appear to far exceed the minimum required 13,150 square feet. The final site plans shall show the location of all outdoor amenity spaces along with their associated square footages.*

B. Property owners shall maintain all buildings, landscaping, and other site features in accordance with the adopted development plan.

Recommendations

The Community Development Department recommends the following:

1. Approval to rezone property legally described as being part of Lots 3 through 6, in Block 6, Bryant and Clark's Subdivision; part of Lots 1 through 5, Block 5, Ferry's Addition; and vacated streets and alleys adjacent all in the City of Council Bluffs, Iowa from C-2/Commercial District to MCR/Mixed Commercial Residential District, as shown on Attachment 'C', with the following condition:
    a. The rezoning shall not become effective until such time that the applicant purchases Lot 1, Main Line Subdivision from the City of Council Bluffs

2. Approval to adopt a mixed commercial residential development plan on Lots 1 through 3, Main Line Subdivision, subject to compliance with all comments and conditions stated above.

Public Hearing

Staff speaker for the requests:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503
2. Brandon Garrett, Community Development Department Director, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

1. K.C. Knudson, Knudson Companies, 29 South Main Street, Council Bluffs, IA 51503
2. Michael Sinclair, Schemmer, 928 Valley View Drive #12, Council Bluffs, IA 51503

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended the following:

1. Approval to rezone property legally described as being part of Lots 3 through 6, in Block 6, Bryant and Clark's Subdivision; part of Lots 1 through 5, Block 5, Ferry's Addition; and vacated streets and alleys adjacent all in the City of Council Bluffs, Iowa from C-2/Commercial District to MCR/Mixed Commercial Residential District, as shown on Attachment 'C', as per staff's recommendation, and with the following condition:
    a. The rezoning shall not become effective until such time that the applicant purchases Lot 1, Main Line Subdivision from the City of Council Bluffs.
2. Approval to adopt a mixed commercial residential development plan on Lots 1 through 3, Main Line Subdivision, as per staff's recommendation, and subject to compliance with all comments and conditions stated above.

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

Attachments

Attachment A: Letter of intent from applicant/developer
Attachment B: Location/zoning map
Attachment C: Rezoning legal description exhibit
Attachment D: Proposed development plans
Attachment E: Preliminary drainage reports
Attachment F: Main Line Subdivision final plat

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