



# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #ZC-20-006 and #PR-20-001 LOCATION/ZONING MAP

## Map Legend

 Subject property to be rezoned from the R-1 District to the R-3 District, and to adopt Planned Residential Overlay District Development Plan

 Parcels



0 95 190  
1 Inch = 194 Feet

Last Amended: 6/19/2020

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

**DISCLAIMER**  
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# GRAPPLER'S GATE APARTMENTS NO HOME EQUITY, LLC

PROJECT DATA

LEGAL: AUDITOR'S SUBDIVISION, LOT 4,  
OF THE SE OF NE, SEC 31-75-43

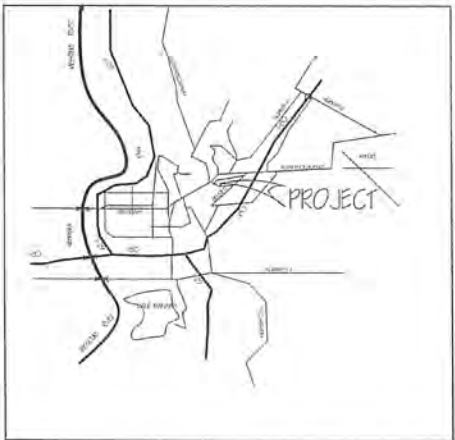
SITE: 232610 SF (5.34 ac)

BUILDING: BLDG #1 (38 UNIT) - 16673 SF  
BLDG #2 (38 UNIT) - 16673 SF  
BLDG #3 (50 UNIT) - 21182 SF  
TOTAL - 54528 SF

CONSTRUCTION: TYPE V (WOOD FRAME)

SPRINKLERS: REQUIRED

OCCUPANCY: APARTMENTS - GROUP R-3



COUNCIL BLUFFS, IOWA

VICINITY MAP

SHEET LISTING

TITLE SHEET	T-1
TOPOGRAPHY & BOUNDARY	C-1
DEVELOPMENT PLAN	C-2
PROFILE 0+25 W	C-3
PROFILE 1+85 W	C-4
PROFILE 3+30 W	C-5
PROFILE ENTRANCE ACCESS	C-6
PARKING & LANDSCAPE	C-7
GRADING & DRAINAGE	C-8

MICHAEL BRENNEMAN ASSOCIATES

P.O. Box 6211  
Omaha, Nebraska 68106  
Phone: 402.660.0454  
Fax: 402.991.5171

June 16, 2020

ENGINEERS CERTIFICATION:

I, R. MICHAEL BRENNEMAN, OF  
OMAHA, NEBRASKA, AM THE  
COORDINATING PROFESSIONAL  
ON THIS DEVELOPMENT  
PROJECT.

I, R. MICHAEL BRENNEMAN, OF OMAHA, NEBRASKA, DO HEREBY CERTIFY THAT THESE PLANS AND  
SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A  
PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.

P. E. 7282

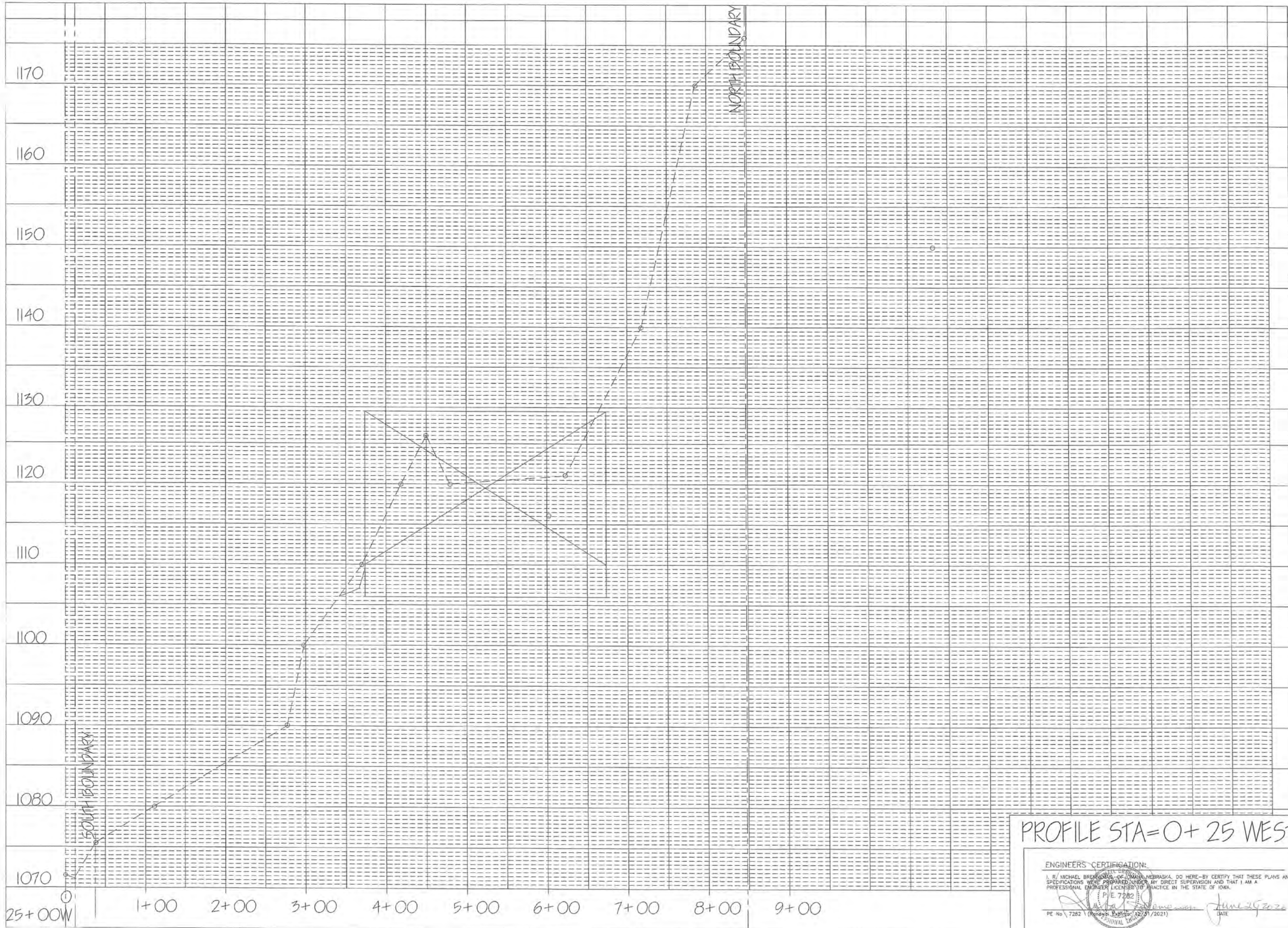
DATE June 25, 2020

PE No. 7282 (Renewed 12/31/2021)

T-1







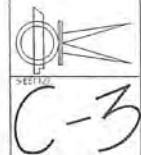
PROFILE STA=0+ 25 WEST

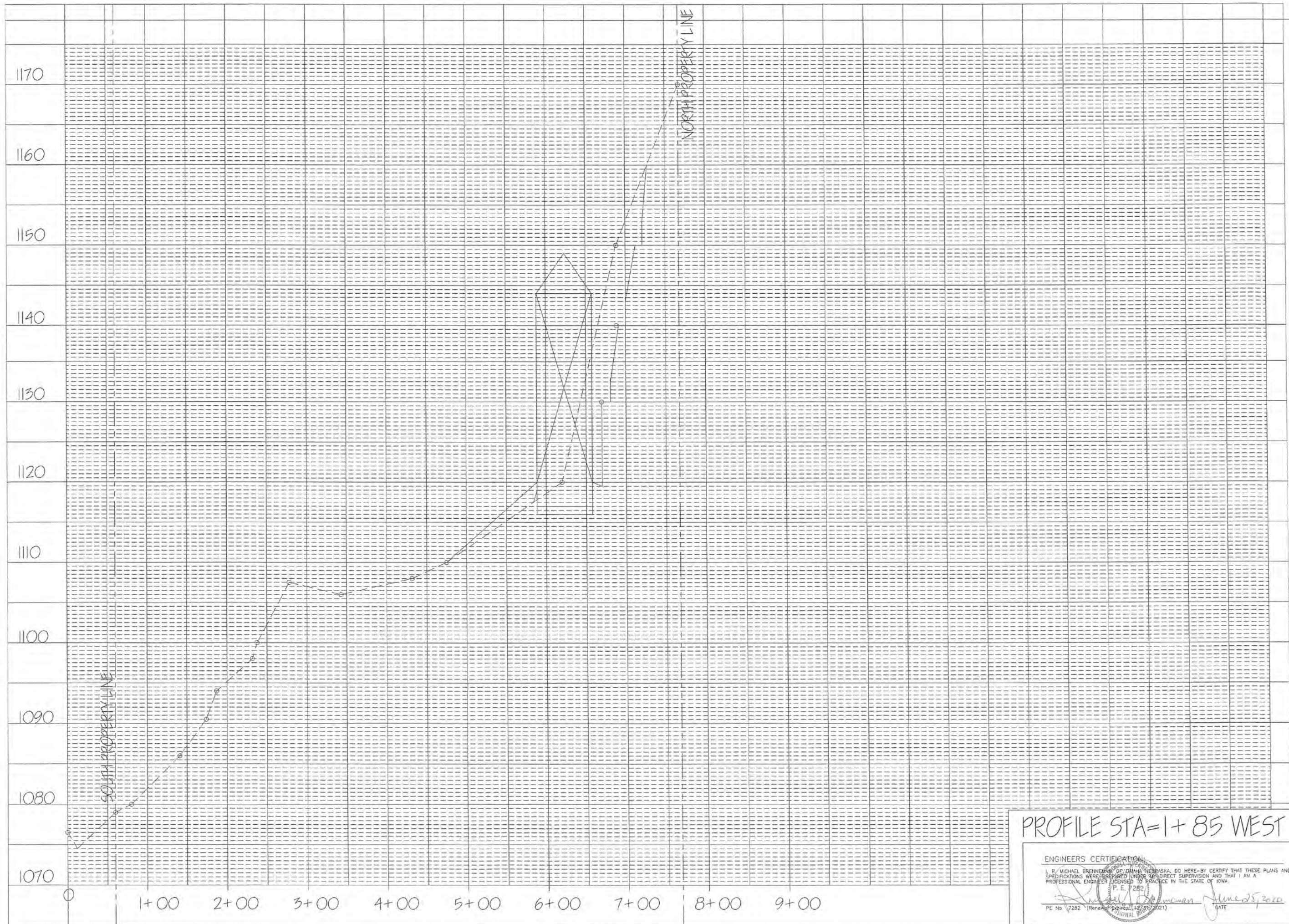
ENGINEERS CERTIFICATION:

I, R. MICHAEL BRENNEMAN, OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.

PE No. 7282 (Renewal Expires 12/31/2021) DATE June 24, 2022

MICHAEL BRENNEMAN ASSOC		PROFILE 0+ 25W		DATE: 06/16/20	
PROJECT: GRAPPLER'S GATE APARTMENTS		PROJECT NO. 2014		DATE: 06/16/20	
PROJECT: 815 FRANKLIN AVE, COUNCIL BLUFFS, IA		PROJECT NO. 2014		DATE: 06/16/20	

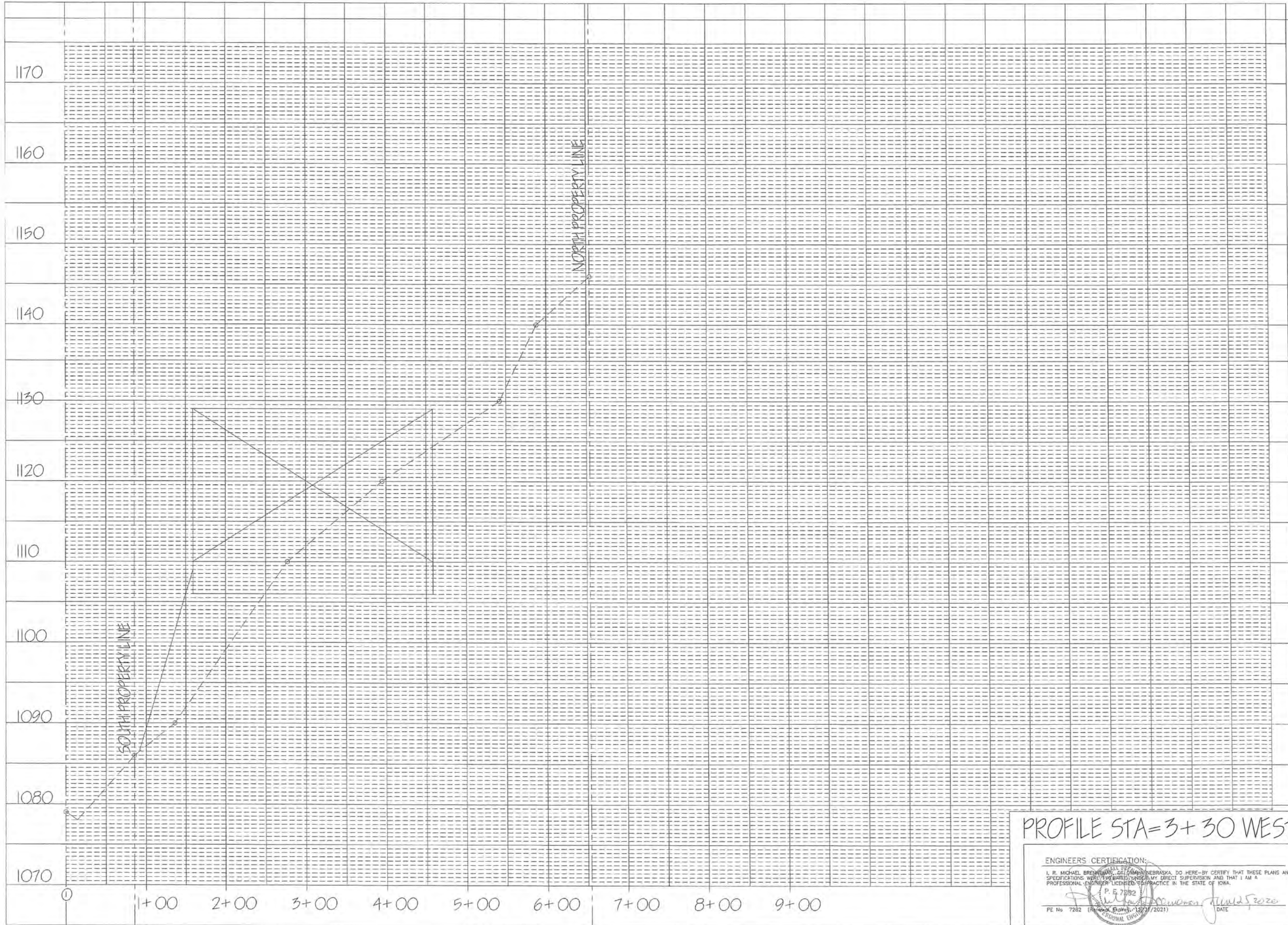




PROFILE STA=1+85 WEST

ENGINEERS CERTIFICATION  
I, R. MICHAEL BRENNEMAN OF OMAHA, NEBRASKA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.  
P. E. 1262  
June 25, 2020  
PE No. 7282 (Renewed Electronically 12/31/2021) DATE

MICHAEL BRENNEMAN ASSOC		PROFILE 1+85 W		NO EQUITY HOMES, LLC		Project No. 2014	
P.O. Box 628 Omaha, Nebraska 68106 Tel: 402.460.0964 Fax: 402.696.9871		GRAPTLE'S GATE APARTMENTS		815 FRANKLIN AVE, COUNCIL BLUFFS, IA			
		DESIGNER	RMB	DATE	06/16/20		
		CHECKER	RMB	DATE			
		APPROVER		DATE			

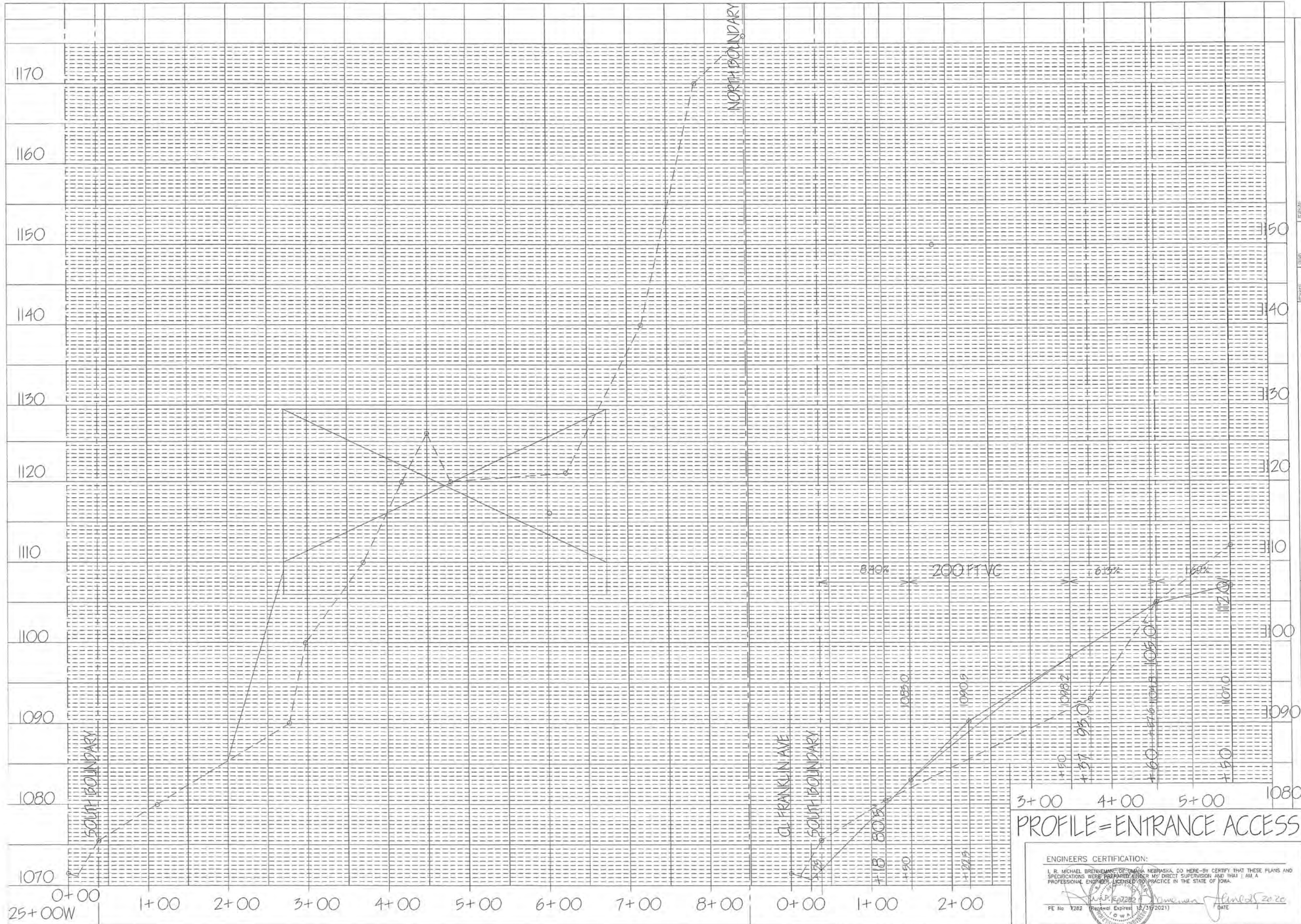


PROFILE STA=3+30 WEST

ENGINEERS CERTIFICATION:  
I, R. MICHAEL BRENNEMAN, OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.  
P. E. 7282  
DATE: 11/12/2020  
FE No. 7282 (Renewal Expires 12/31/2021)

MICHAEL BRENNEMAN ASSOC		PROFILE 3+30 W		REVISED	
P. E. 7282 Cedar Rapids, IA 52401 Phone: 402.601.0064 Fax: 402.601.9111		CRAPPLER'S GATE APARTMENTS 815 FRANKLIN AVE. COUNCIL BLUFFS, IA Project No. 2014		NO EQUITY HOMES, LLC	
		RMB		RMB	
		DEC 20		DEC 20	
		RMB		RMB	
				06/16/20	

C-5



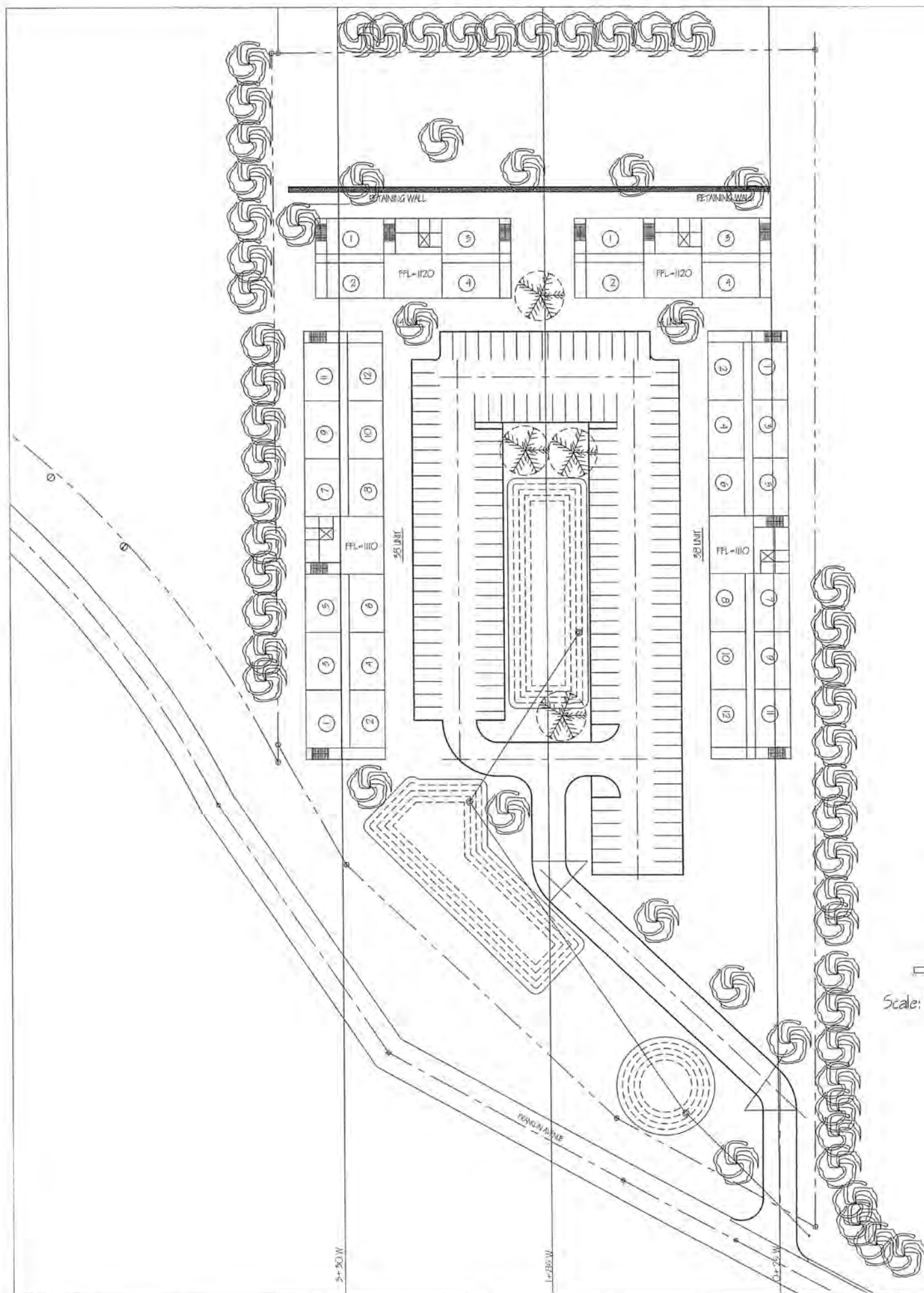
PROFILE = ENTRANCE ACCESS

ENGINEERS CERTIFICATION:

I, R. MICHAEL BRENNEMAN, OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF IOWA.

FE No. 1282 (Renewal Expires 12/31/2021) DATE 06/16/2020

	MICHAEL BRENNEMAN ASSOC  1170 Oak Creek Greenville, Missouri 65116 Phone: 417-636-4400 Fax: 417-636-4405 E-mail: mb@mbaassoc.com	PROFILE - ENTRANCE ACCESS		RMB3	RMB3
		CRAPPLER'S GATE APARTMENTS 815 FRANKLIN AVE, COUNCIL BLUFFS, IA Project No. 2014		DATE RMB3 06/16/20	
C-6					



Scale: 1.0" = 40.0'

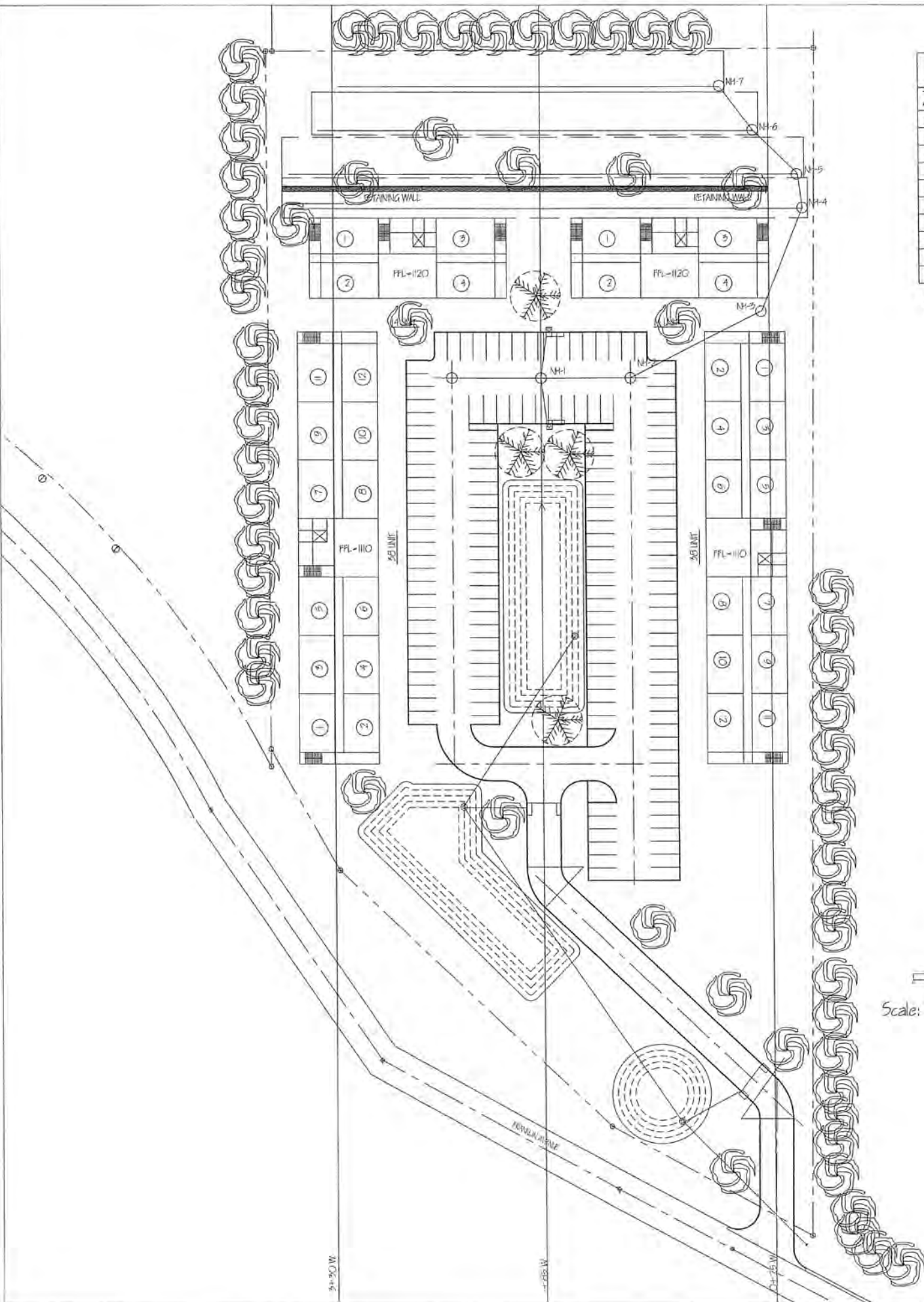
Desc.	Qty.	Type
2" CAL REDMOND LINDEN	14 ea	TAR
6" DOUG FIR	4 ea	PNE
18" BLUE CHIP JUNIPER	50 ea	J-B
AMERICAN CREAM-BERRY	89 ea	VTR
4" HICKS' YEW	20 ea	TMH
36" PAMPAS GRASS	50 ea	GRP
10% RYE 90% BLUE GRASS	SEED MIX	GRA

NOTE:  
LANDSCAPED AREA SHALL HAVE AN IN-GROUND SPRINKLER SYSTEM INSTALLED.  
ZONE 1: ALONG WEST BUILDING  
ZONE 2: ALONG NORTH BUILDING  
ZONE 3: ALONG EAST BUILDING  
ZONE 4: ALONG WEST PARKING  
ZONE 5: ALONG NORTH PARKING  
ZONE 6: ALONG EAST PARKING

PARKING COUNT	
2-38 UNITS (2 BD RM)	76@1.5 = 114 EA
2-12 UNITS (1 BD RM)	24@1.0 = 24 EA
2-2 UNITS (2 BD RM)	4@1.5 = 6 EA
PARKING SPACES REQUIRED	144 EA
PARKING SPACES PROVIDED	148 EA
TOTAL UNITS PROVIDED	104 EA

LEGEND - SITE	
•	CORNERS FOUND
○	CORNERS SET 5/8" REBAR
R	RECORDED DISTANCE
M	MEASURED DISTANCE
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
-+202-	CONTOUR-Minor
-+100-	CONTOUR-Major
—	CENTER LINE
—	RIGHT OF WAY LINE
Ø	POWER POLE
2G	GAS VALVE
2W	WATER VALVE
OE	ELECTRICAL PEDESTAL
OT	TELEPHONE PEDESTAL
UE	UNDERGROUND ELECTRICAL LINE
6"	PIPE SIZE AND DIRECTION OF FLOW
S	SANITARY SEWER
SS	STORM DRAIN (SEWER)
G	GAS LINE
W	WATER LINE

ENGINEERS CERTIFICATION:  
I, R. MICHAEL BRENNEMAN, CH. ENGINEER, NEBRASKA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.  
PE No. 7282 (Nebraska) Expires 12/31/2021 DATE 11/25/2020



STORM DRAINAGE TABLE									
ZONE	AREA (ac)	"C"	"I"	FLOW (cfs)	VOLUME (cf)	TIME	POINT	DISTANCE	REMARKS
A-1	0.18	0.31	1.0	0.060	50 cf	15:00 min	NH-7	39 ft	
A-2	0.21	0.31		0.065	64 cf	15:32 min	NH-6	43 ft	
A-3	0.23	0.31		0.070	63 cf	15:64 min	NH-5	24 ft	
A-4	0.23	0.31		0.070	63 cf	16:36 min	NH-4	78 ft	
B-1	0.41	0.90		0.037	332 cf	17:48 min	NH-3	103 ft	
B-2	0.38	0.90		0.034	308 cf	19:36 min	NH-2	62 ft	
B-3	0.38	0.90		0.034	308 cf	20:32 min	NH-1	90 ft	
P-1	1.68	0.95		1.600	1436 cf	39:20 min	Pond-1	140 ft	
G-1	1.64	0.35		0.570	513 cf	43:44 min	Pond-2	264 ft	
TOTALS					3950 cf		Outlet	120 ft	

DESIGN STORMS: Intensity 5 yr 1.0 in/hr  
10 yr 1.2 in/hr

N  
Scale: 1.0" = 40.0'

LEGEND - SITE

●

CORNERS FOUND

○

CORNERS SET 5/8" REBAR

R

RECORDED DISTANCE

M

MEASURED DISTANCE

OTF

OPEN TOP PIPE

CTP

CRIMPED TOP PIPE

1202

CONTOUR-Minor

1100

CONTOUR-Major

—

CENTER LINE

—

RIGHT OF WAY LINE

Ø

POWER POLE

ØG

GAS VALVE

ØW

WATER VALVE

ØE

ELECTRICAL PEDESTAL

ØT

TELEPHONE PEDESTAL

ØE

UNDERGROUND ELECTRICAL LINE

6"

PIPE SIZE AND DIRECTION OF FLOW

S

SANITARY SEWER

SS

STORM DRAIN (SEWER)

G

GAS LINE

W

WATER LINE

ENGINEERS CERTIFICATION:

I, R. MICHAEL BRENNEMAN, OF CHANDLER, NEBRASKA, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.

P. L. 728

DATE 06/25/2014

GRADING & DRAINAGE

GRAPPLER'S GATE APARTMENTS  
815 FRANKLIN AVE, COUNCIL BLUFFS, IA

NO EQUITY HOMES, LLC  
Project No. 2014

MICHAEL BRENNEMAN ASSOC

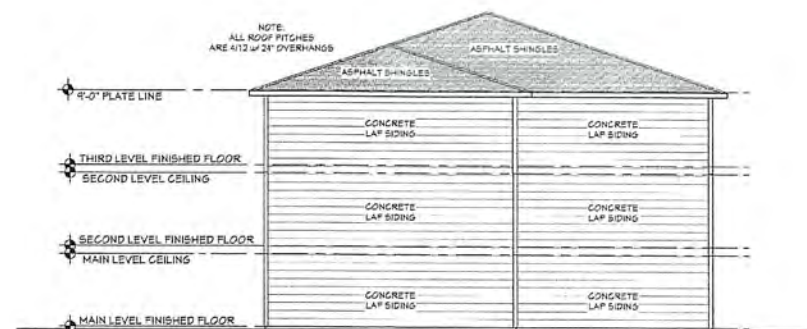
Professional Engineer  
Iowa License No. 123456789

REVISIONS

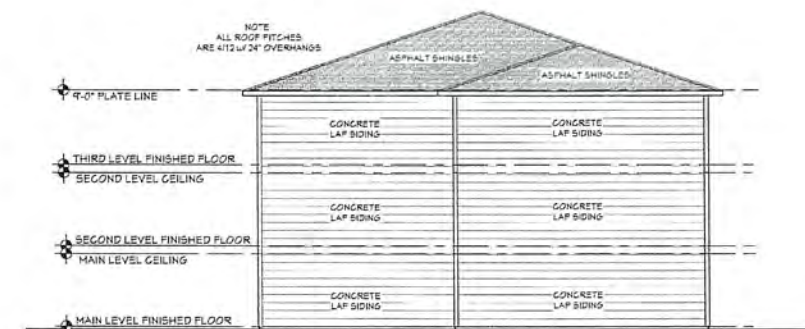
REVISION NO. 1  
DATE 06/16/2014  
BY RMB  
CHECKED RMB  
DESIGNED RMB



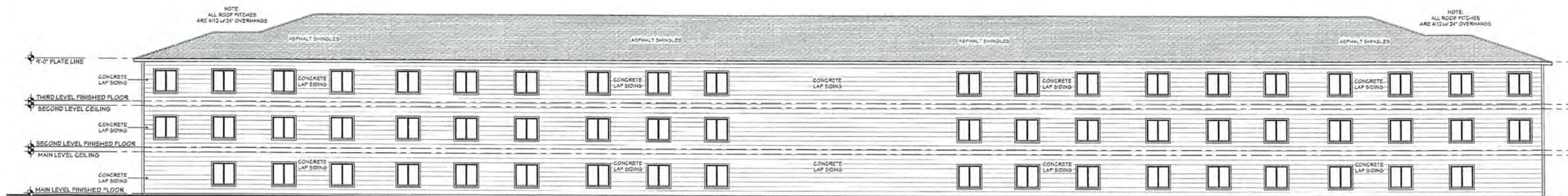
38 UNIT - FRONT ELEVATION



38 UNIT - LEFT ELEVATION



38 UNIT - RIGHT ELEVATION



38 UNIT - REAR ELEVATION

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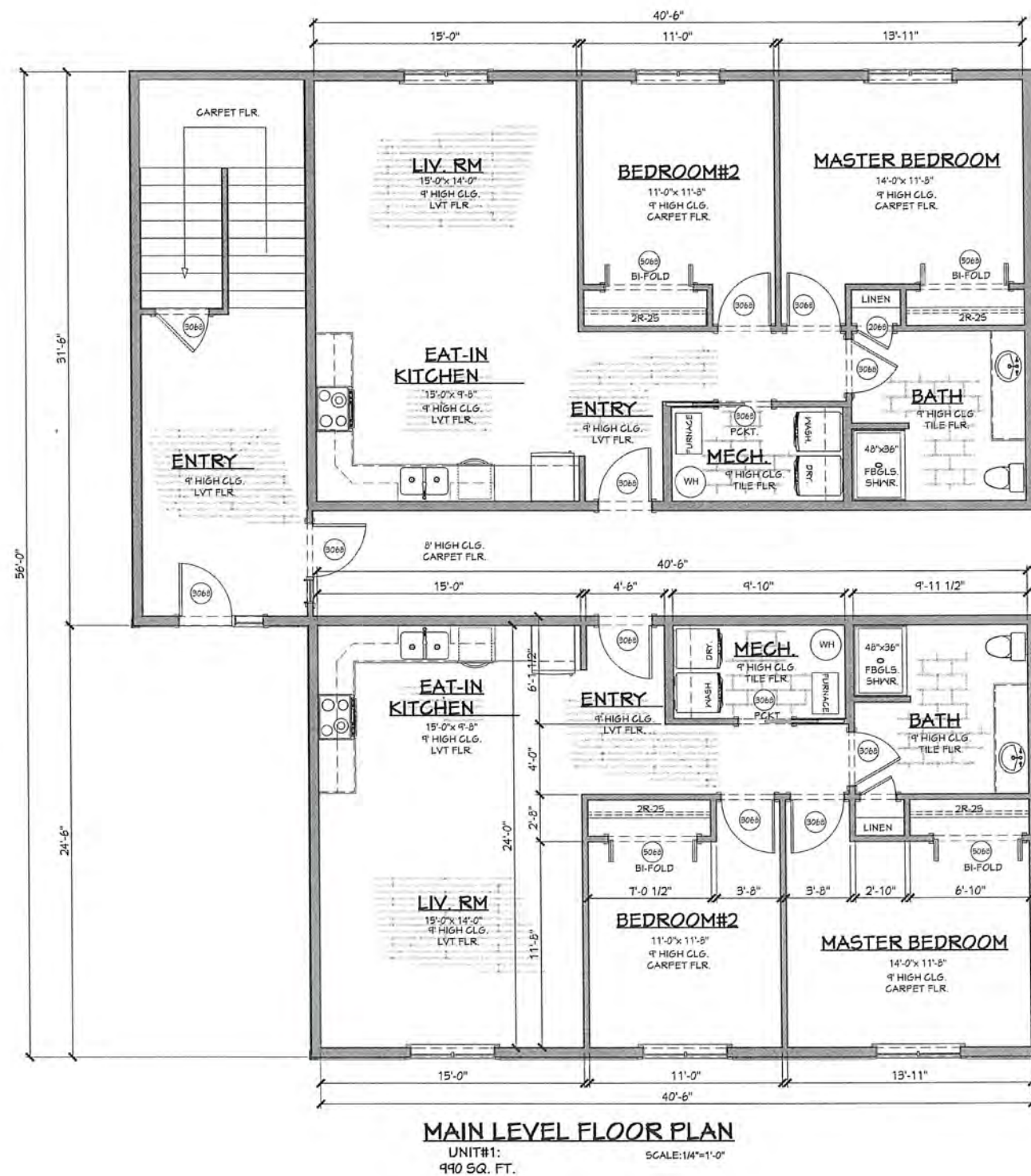
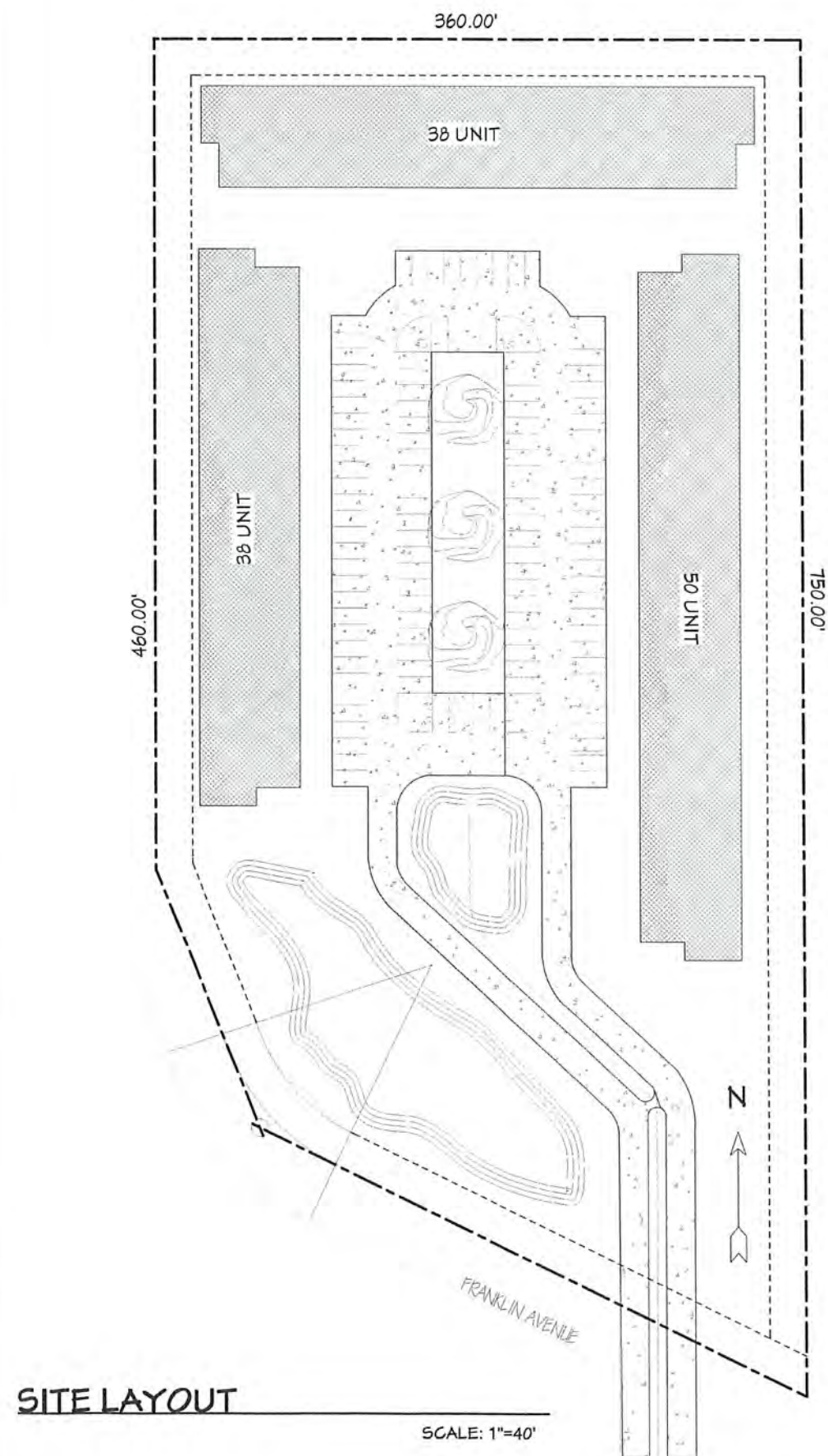
PROJECT DESIGNED FOR:  
PORTER APARTMENTS  
815 FRANKLIN AVE.  
COUNCIL BLUFFS, IA.

DATE:  
06/25/2020

BAL  
RESIDENTIAL  
design  
402-619-1160

SHEET:  
1 OF 1

Revised: 12/11/2020  
6/25/2020



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[illegible]SITE LAYOUT  
FLOOR PLAN

PROJECT DESIGNED FOR:  
PORTER APARTMENTS  
815 FRANKLIN AVE.  
COUNCIL BLUFFS, IA.

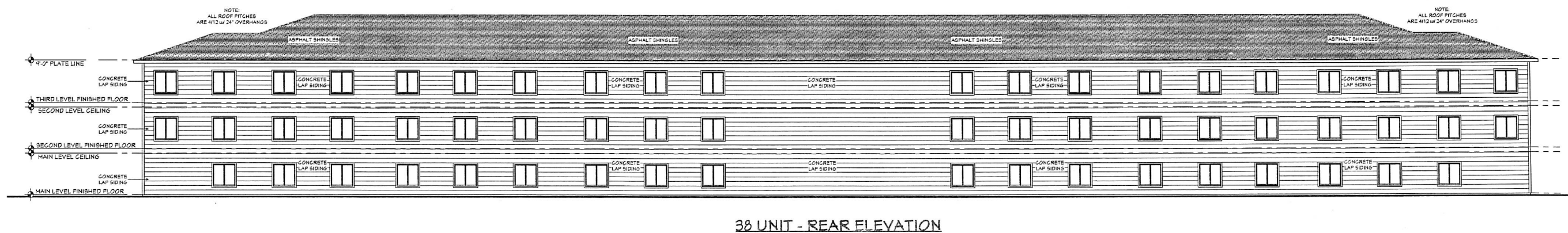
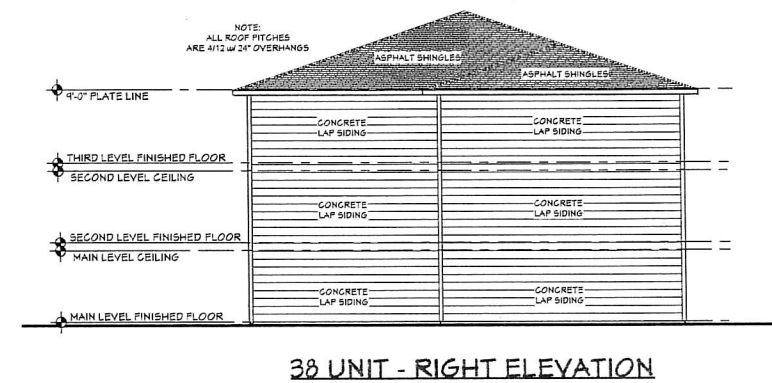
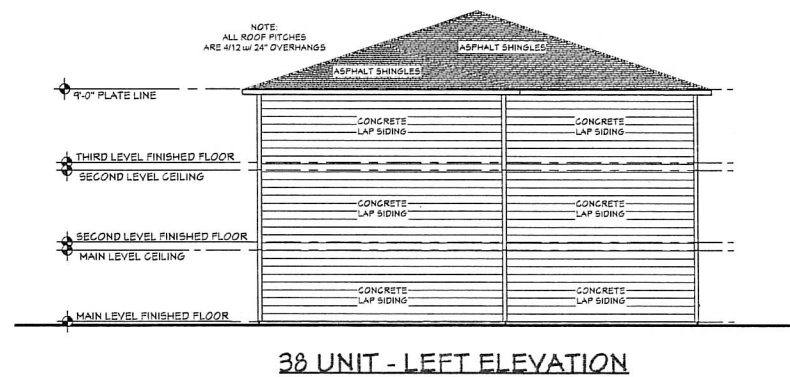
DATE:  
06/03/202

**BALL**  
RESIDENTIAL  
— design —  
402-679-7116

SHEET:


 June 25, 2021

Attachment C



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38-UNIT  
ELEVATIONS

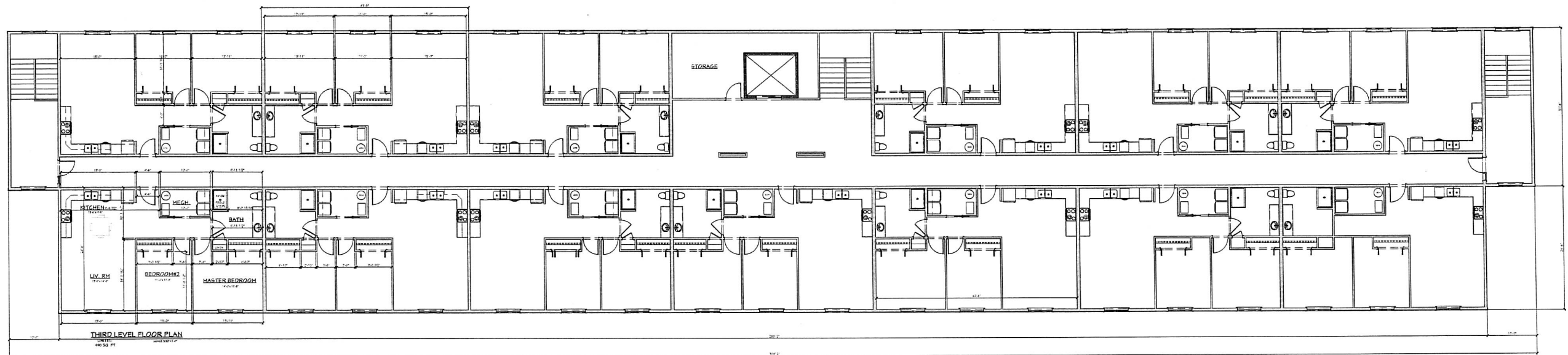
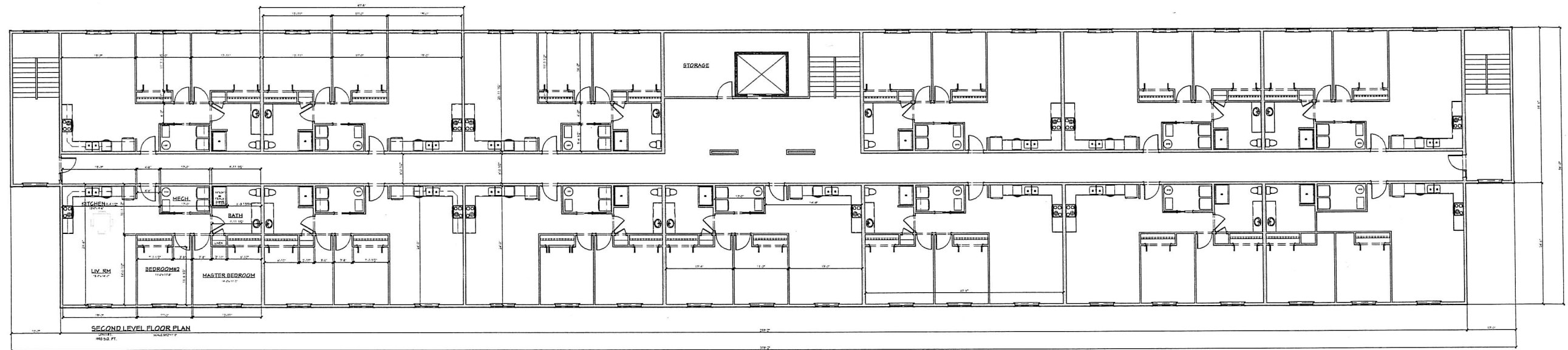
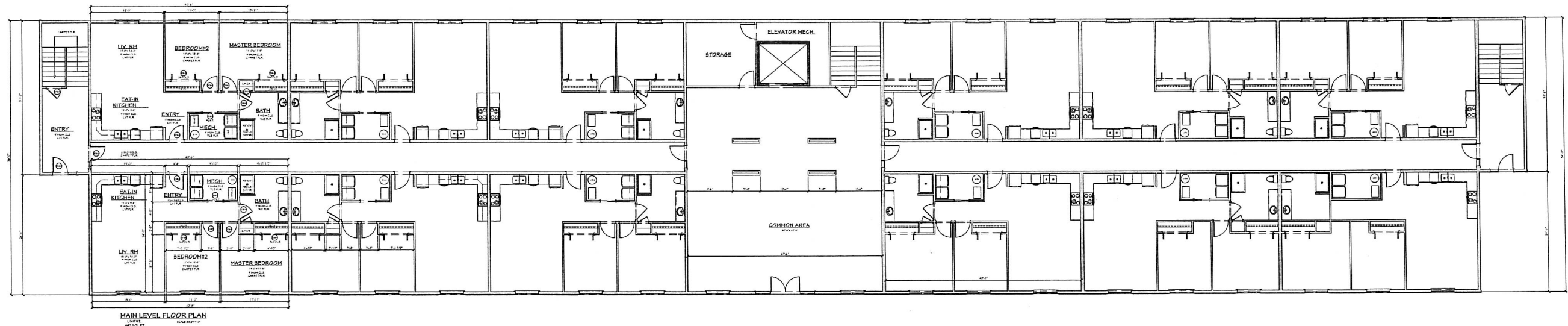
PROJECT DESIGNED FOR:  
GRAPPLER'S GATE  
APARTMENTS  
815 FRANKLIN AVE.  
COUNCIL BLUFFS, IA.

DATE:  
07/16/2020

BAIL  
RESIDENTIAL  
— design —  
402-674-7160

SHEET:  
1 OF 3





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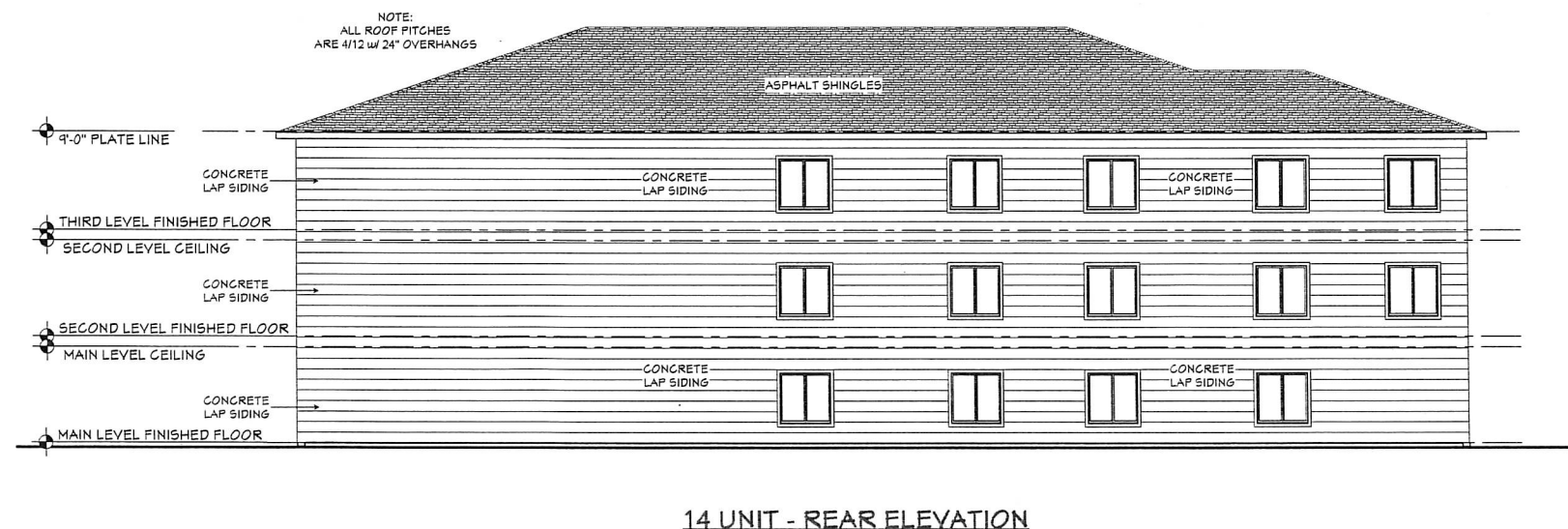
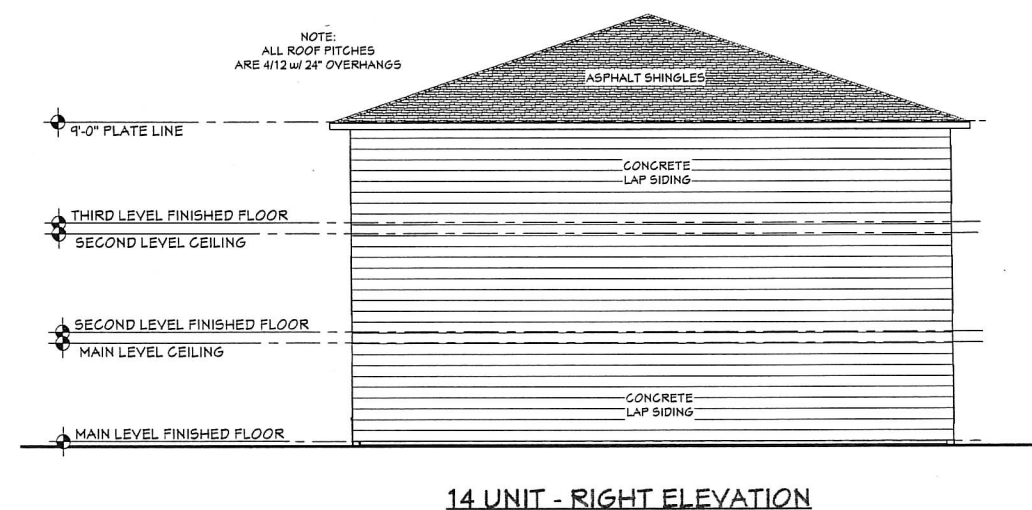
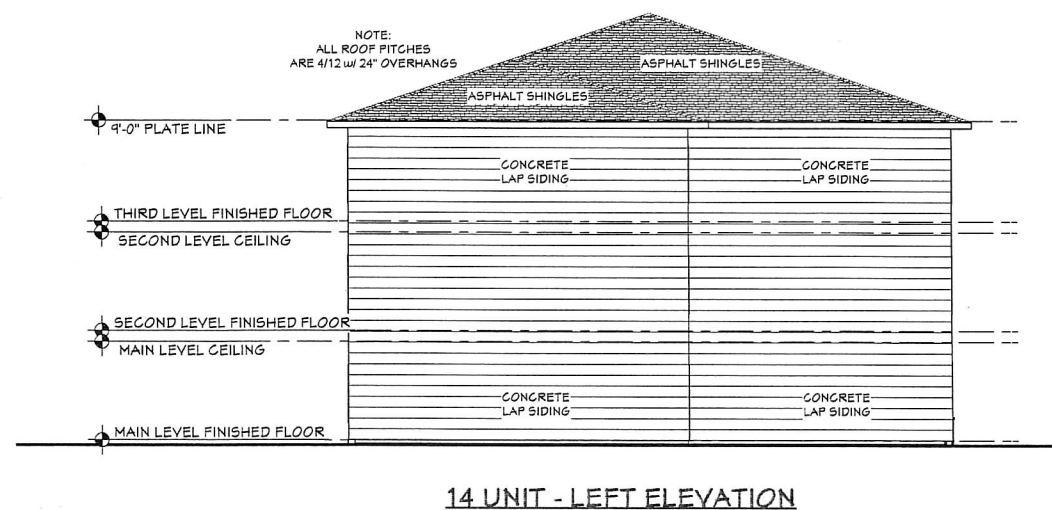
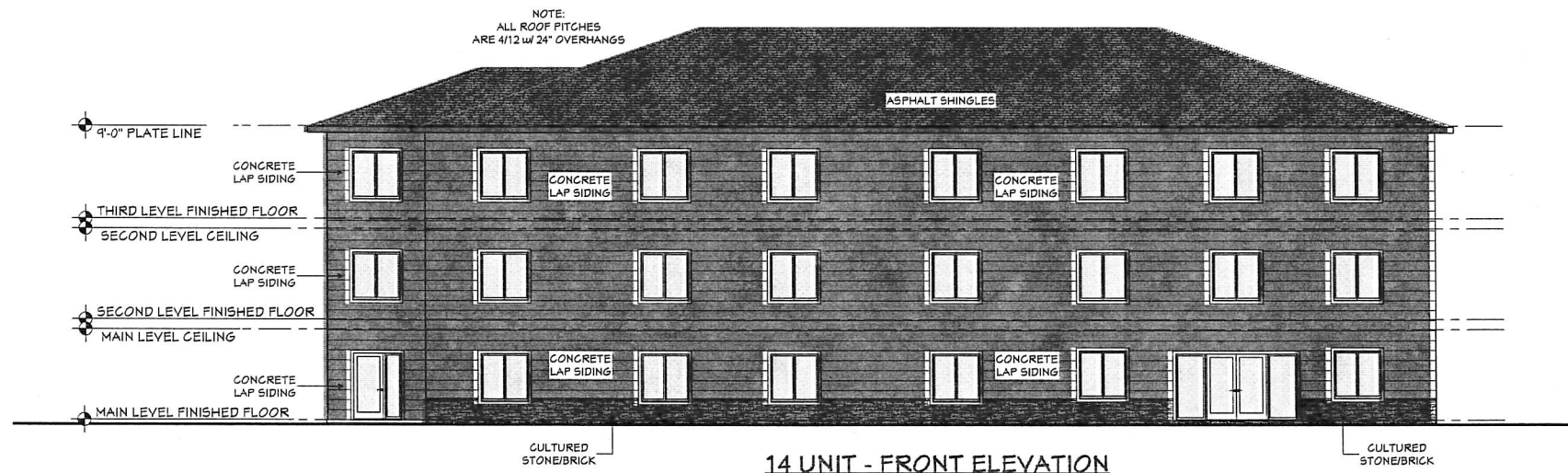
# 38-UNIT FLOOR PLANS

PROJECT DESIGNED FOR:  
 GRAPPLER'S GATE  
 APARTMENTS  
 815 FRANKLIN AVE.  
 COUNCIL BLUFFS, IA.

DATE:  
 07/6/2020

**BALL**  
 RESIDENTIAL  
 design  
 402-679-1160

SHEET:  
 3 OF 3



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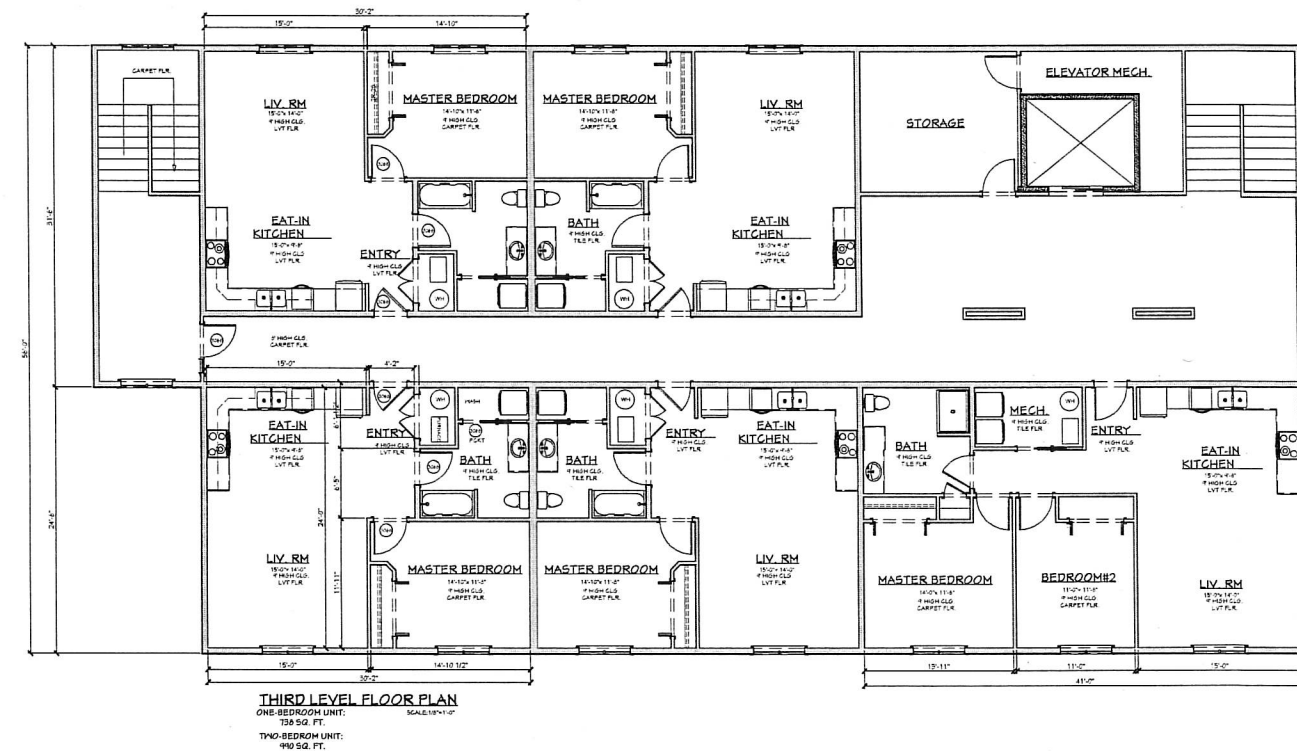
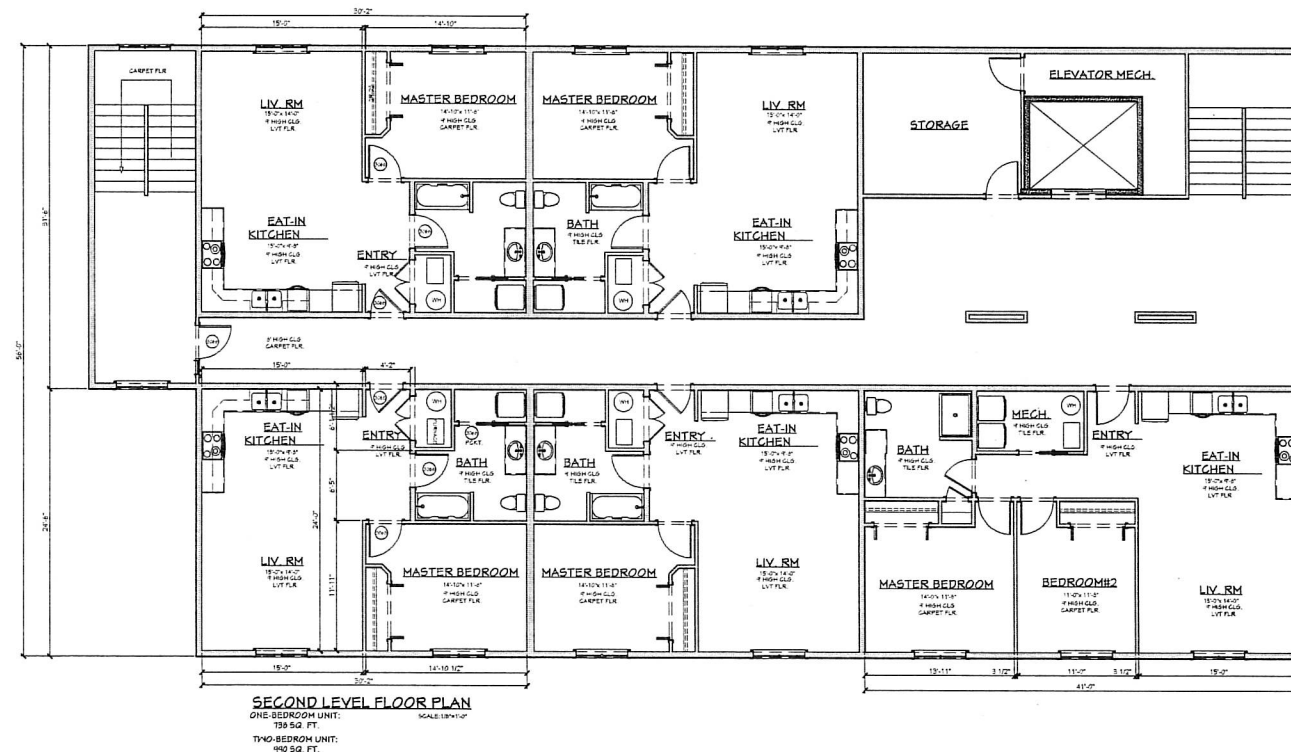
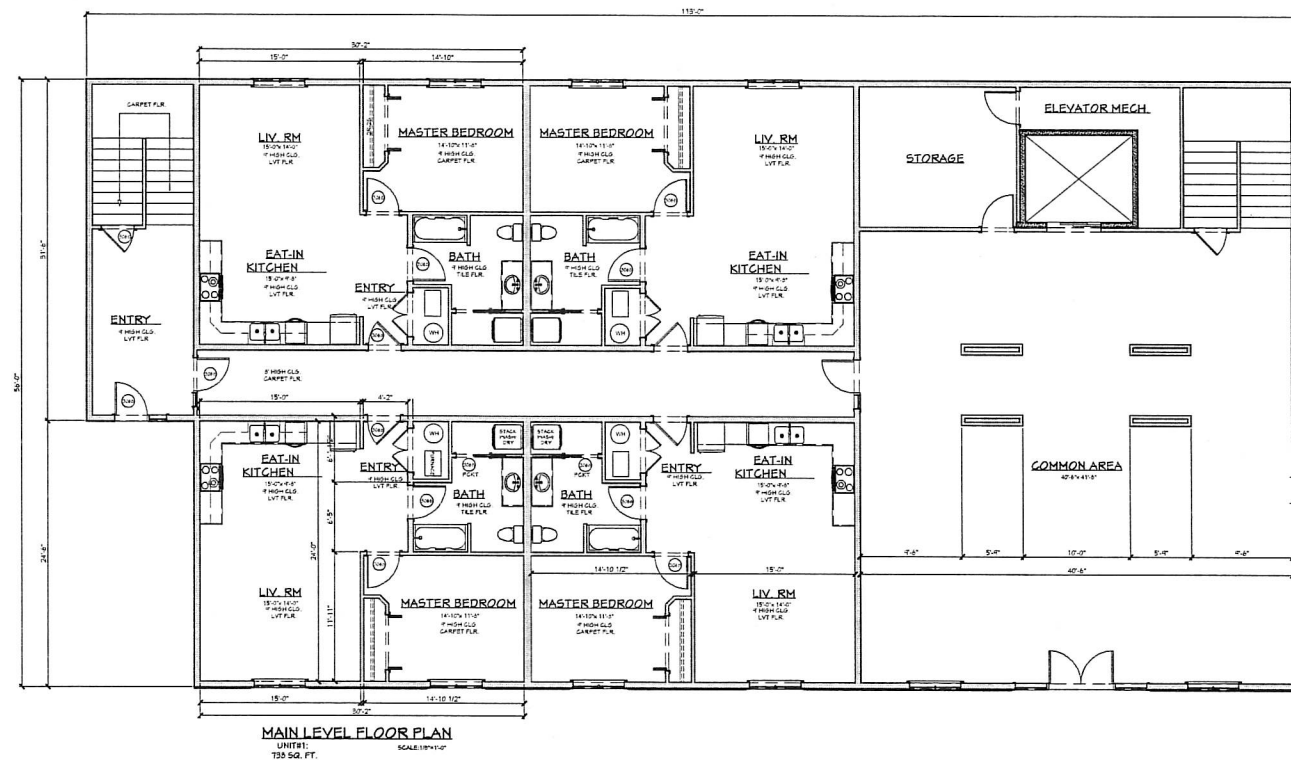
14-UNIT  
ELEVATIONS

PROJECT DESIGNED FOR:  
GRAPPLER'S GATE  
APARTMENTS  
815 FRANKLIN AVE.  
COUNCIL BLUFFS, IA.

DATE:  
06/25/2020

**BALL**  
RESIDENTIAL  
— design —  
402-674-1160

SHEET:  
1 OF 2



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# 14-UNIT FLOOR PLANS

PROJECT DESIGNED FOR:  
 GRAPPLER'S GATE  
 APARTMENTS  
 815 FRANKLIN AVE.  
 COUNCIL BLUFFS, IA.

DATE:  
 06/25/2020

**BAIL**  
 RESIDENTIAL  
 design  
 402-674-1160

SHEET:  
 2 OF 2

## Christopher Meeks

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**From:** Doris, Michael Petersen <dvpete@gmail.com>  
**Sent:** Friday, July 31, 2020 9:01 AM  
**To:** Christopher Meeks  
**Subject:** Case #ZC-20-006

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Chris Meeks, Planner

July 29, 2020

RE: Community Development Department

CASE #ZC-20-006

Location: Undeveloped land north of 830 Franklin Ave.

We have questions and concerns regarding this development:

Traffic:

- Potential for an increase of 100-200 cars trying to enter the street for school and work and traffic backups due to school buses.
- Cars and motorcycles use the street as a speedway since it has been repaired.
- We observed a recent traffic study was done. That is not a true reflection of non-Covid traffic when everyone is back to work and school full time. Franklin Ave. is a usually busy street.
- There is no shoulder on much of the road and since it has been resurfaced the drop off is very steep. It is not safe for walkers or bicycle riders as we cannot step or ride off the street and cars seldom slow down or move over. It is scary!
- We appreciate the road improvement but it has created concerns.

Other:

- There are two apartment complexes next to the property. Increased density is a concern.
- How many bedrooms for each unit? This affects density.
- Are they planning enough parking?
- Will there be green space?
- Will they provide a play area, a basketball hoop, a green space for children and adults to get out run, play, kick soccer balls, throw Frisbees, etc.? Children and adults need outdoor space that they do not have to travel to? It is a physical and mental health issue.
- We already find everything from candy wrappers to beer cans and used condoms in our yard in the area we cannot see from the house. What will be the impact of 104 units next door? Do they plan to place a barrier between the properties?

We did not resist the previous plan and know development must continue. We cannot be supportive of the density of this proposal.

Thank you for allowing us to voice our opinion even though we doubt it will have any impact.

Michael & Doris Petersen, 759 & 801 Franklin Ave. Council Bluffs IA 51503

**Christopher Meeks**

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**Subject:** Case #ZC-20-006

-----Original Message-----

From: Laura Buntain <lbuntain@cboproperties.com>  
Sent: Wednesday, August 5, 2020 4:51 PM  
To: Christopher Meeks <cmeeks@councilbluffs-ia.gov>  
Subject: Re: Case #ZC-20-006

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

Thank you for sending the proposed apartment plans. I do have a concern about building more apartments on a street that seems like it was primarily designed for single family residences. There is already a lot of traffic on the street and it becomes fairly narrow just past the proposed apartments (to the west), as you head toward Pierce Street.

The other area of traffic concern on Franklin is the turn in to the Mink Apartments. The city changed the elevation of the hill which is just east of the turn into the Mink Apartments, but it is still difficult to see oncoming traffic. Increased traffic in this area would exacerbate the problem.

Laura Buntain  
Mink Apartments

## Attachment F

Dana Knudson  
902 Franklin Ave  
Council Bluffs, IA 51503

August 11, 2020

Planning Commission  
Chris Meeks  
City Engineer  
Matt Cox  
Community Development Department  
209 Pearl Street  
Council Bluffs, IA 51503-5018

To Whom It May Concern:

I understand 815 Franklin Ave. is under consideration and planning for a new apartment development. Since Sanford Properties removed truckloads of dirt at 815 Franklin Ave., the terrain changed and created a flooding and erosion problem. I'm concerned a new development will exasperate the problem; however, I understand improvements may rectify this problem.

Another concern regarding the numerous apartment buildings nearby is the increase in crime. Since Deerfield Apartments has been built, crime has increased (stolen: cars, trucks, riding mowers, tools), break-ins, speeding, debris, and noise (loud motor cycles, loud cars, loud trucks, firefighters, police).

Personally, someone attempted to steal a car in my driveway; however, the alarm system was set off then the lights were turned on inside the house. (My neighbor's truck was stolen.) My home has a security alarm, but I have had belongings stolen from within my house while I was on vacation. Lastly, a car accident occurred in my yard and another near miss while I was standing in my yard.

Speeding is a problem. Lately, cars and trucks are speeding more. The speed limit is 25 miles per hour. Children ride their bikes and play at Deerfield Apartments. They also ride in the street. Speeding is a concern for everyone's safety.

I hope these issues find reasonable remedies. Thank you for your consideration.

Sincerely yours,

Dana Knudson

## Christopher Meeks

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**From:** Mary Strickland <mbstrickland2005@icloud.com>  
**Sent:** Tuesday, August 11, 2020 1:46 PM  
**To:** Christopher Meeks  
**Subject:** Erosion behind 900 and 902 Franklin Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

Thank you for talking with me yesterday regarding several concerns about the rezoning of undeveloped land lying North of 830 Franklin Avenue.

I spoke with Mark Augustine this morning regarding the issue of land erosion that has taken place and the concern that this will worsen with an apartment building being constructed on that property.

Attached is a photo of the land erosion.

Thank you,  
Mary Beth Strickland  
902 Franklin Avenue

