RESOLUTION NO. 20-225

A RESOLUTION TO APPEND A P-R/PLANNED RESIDENTIAL OVERLAY AND ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR THE PROPOSED SUBDIVISION TO BE KNOWN AS THE LANDING ON LAKE MANAWA.

WHEREAS, Knudson Companies is requesting to append a P-R/Planned Residential Overlay and adopt a planned residential development plan for the proposed subdivision to be known as The Landing on Lake Manawa located on property North of Lake Manawa, west of 1113 42nd Avenue and legally described as being that part of the NE ¼ NE ¼ of Section 14-74-44 lying south of 42nd Avenue and north of the State Park, except the east 244.5 feet along with the northerly 1055.66 feet of the NW ¼ NE ¼ lying east of Indian Creek, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, The applicant proposes to append a P-R/Planned Residential Overlay to the entire subdivision in order to regulate the design and layout of the proposed development. The subdivision is comprised of 29.1 acres (1,267,958.99 square feet), more or less, of land and will consist of 82 lots and 11 outlots. The applicant proposes to develop Lots 1 through 56 as detached single-family dwellings, Lots 57 through 72 and 74 through 81 as townhouse dwellings, Lot 82 as multifamily apartment buildings and Lot 73 as a community clubhouse. The proposed outlots are intended to serve multiple functions for the common use of the subdivision, including trails, alleys, tree preservation, stormwater detention, a sanitary lift station and a dog park. Land will be dedicated for new public right-of-ways which will connect to South 13th Street and Wright Road/42nd Avenue and provide all lots with direct access to a public road. All lots will be fully served with utilities (e.g., sanitary/storm sewers, water, gas, electric, etc.). The applicant intends to develop the entire subdivision in one phase; and

WHEREAS, Preliminary Plan approval is currently under consideration by this City Council (see Case #SUB-20-007); and

WHEREAS, the following development standards shall apply to the subject property:

A. Site Development-

1. The minimum tract of land required for P-R Overlay is 1.5 acres. The subject property contains 29.1 acres, which exceeds the minimum lot size requirement of the P-R Overlay.
2. The minimum front yard setback required for principal structures on Lots 1 through 23 and 53 through 56 shall be 20 feet.
    a. Lot 55 is an irregularly shaped lot. For the purposes of determining minimum setback requirements, the property line (arc length: 85.07 feet) which abuts the portion of Ferry Landing Drive that converts into Kursal Drive shall be considered the front lot line and the property line (length: 102.60 feet) which abuts Ferry Landing Drive shall be considered a street side lot line.

3. The minimum front yard setback required for principal structures on Lots 24 through 52 shall be 10 feet to accommodate for parking in the rear yard, which will be accessed via private alleys (Outlots F and I) abutting the rear lot line of said lots.
4. The minimum front yard setback required for accessory structures on Lots 1 through 56 shall be the greater of the front yard setback established above or the existing front setback line of the principal structure.
5. All structures on Lots 1 through 56 shall meet the minimum interior side yard, street side yard and rear yard setback requirements established in Section 15.08B.050, Site Development Regulations, R-1/Single-Family Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance).
6. All structures on Lots 57 through 81 shall meet the minimum setback requirements established in Section 15.11.050, Site Development Regulations, R-4/High Density Multifamily Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance).
7. The minimum perimeter setback for all structures on Lot 82 shall be 10 feet.
8. The maximum height and lot coverages for all structures shall comply with the development standards of the underlying zoning district.
9. All trash receptacles on Lots 73 and 82 visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that when closed completely eliminates view of the dumpster.
10. All fencing in the subdivision shall comply with the standards stated in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
11. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
12. The internal sidewalk/pedestrian way network for Lot 82 is shown on Sheet C101 of Attachment 'D.' Sidewalk installation shall be phased to coincide with the construction of their respective multifamily apartment building.
13. A 10-foot wide asphalt trail connector shall be installed from Veterans Memorial Highway to West Shore Drive at the time of street construction.
14. No outdoor lighting is shown on the development plan. Any proposed outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. The maximum height shall not exceed 25 feet. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

B. Off-Street Parking-

1. The required number of off-street parking spaces for all proposed uses shall be based on the standards stated in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance).
   a. The required number of off-street parking spaces for townhouse dwellings is two spaces per dwelling unit.
   - Each three-bedroom townhouse dwelling unit will be constructed with a two-stall garage, as per the submittal floor plans on Sheet A103 of Attachment 'D.'
   - Each two-bedroom townhouse dwelling unit will be constructed with a one-stall garage, as per the submitted floor plans on Sheet A103 of Attachment 'D.' An additional parking space no less than 162 square feet in area, with dimensions of 9 feet by 18 feet, shall be allowed in the front yard for each two-bedroom townhouse dwelling unit (Lots 58, 59, 62, 63, 66, 67, 70, 71, 75, 76, 79 and 80). Parking in the front yard shall only be allowed on a paved driveway.

   b. The multifamily component of the development will consist of 16 studio apartment units, 64 one-bedroom apartment units and 60 two-bedroom apartment units. Based on the unit types proposed by the applicant and the standards established in Section 15.23.060, Parking Spaces Required, of the Municipal Code (Zoning Ordinance), a total of 170 parking spaces are required on Lot 82. Sheet C101 of Attachment 'D' shows a total of 171 spaces will be provided through a combination of surface and covered parking.

   c. The required number of off-street parking spaces for 'clubs and lodges' is one space per four person capacity. Sheet C101 of Attachment 'D' shows seven parking spaces will be provided for the community clubhouse. The Community Development Department finds that the proposed amount of parking on Lot 73 is sufficient as the clubhouse will be primarily used by the residents of the proposed neighborhood who can walk or bike to the facility. Additionally, a sufficient amount of land is available to accommodate additional off-street parking in the future.

2. All off-street parking areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).

3. All off-street parking lots shall comply with Chapter 661-18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
4. Bicycle parking shall be provided at a minimum rate of one-half space per multifamily dwelling unit. Since the applicant is proposing 140 multifamily units on Lot 82, the required number of bicycle spaces shall be 70. Bicycle parking may be provided indoors, outdoors or a combination thereof, on both Lots 73 and 82. Outdoor bicycle parking must be on a hard-surface.
5. A parking lot permit must be submitted with the building permit application for the multifamily apartment buildings and the community clubhouse, and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
6. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

C. Architecture-

1. All structures constructed on this subdivision shall be slab on-grade.
2. No architectural renderings were submitted for the detached single-family dwellings. The architectural design of the single-family dwellings shall be compatible with the development of the rest of the subdivision and the residential neighborhoods in the vicinity.
3. As per the submitted letter of intent, the proposed townhouse dwellings and multifamily apartment buildings will exhibit modern 'prairie' style architecture. Building materials will consist of a combination of masonry veneer and fiber-cement board boards and panels. The architectural renderings shown on Sheets A102 and A104 of Attachment 'D' are generally acceptable and shall be adopted as proposed.
4. The architectural design of the clubhouse shall be compatible with the architectural style of the townhouse dwellings and the multifamily apartment buildings.
5. The architectural design of any accessory structures built on this subdivision shall be compatible with the general appearance of the principal structure on-site.
6. All roof-mounted mechanical equipment shall be screened from the public view with architectural features. The conceptual architectural renderings on Sheet A102 of Attachment 'D' show that the roof-mounted mechanical units on the multifamily apartment buildings will be screened with a single-sloped roof.

7. No ground-mounted mechanical equipment is shown on the submitted architectural renderings. Any ground-mounted mechanical equipment installed on Lots 73 and 82 shall be screened with fencing or landscaping from public view. Any ground-mounted mechanical equipment installed on Lots 57 through 72 and 74 through 81 shall be located in the rear yard or screened with fencing or landscaping from public view.

D. Landscaping-

1. The landscaping plan on Sheet L100 of Attachment 'D' shows a mixture of understory, overstory and evergreen trees will be planted throughout the subdivision. Several existing trees will be preserved as part of this development. The proposed landscaping plan is generally acceptable and shall be adopted as proposed with the following modifications:
   a. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating throughout the subdivision.
   b. All proposed landscape plantings shall comply with the Council Bluffs Master Street Tree Plan.
   c. 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.
2. Street trees shall be planted along the frontage of each proposed lot (as shown on Sheet L100 of Attachment 'D') prior to issuance of a Certificate of Occupancy for each lot. All other street trees shall be planted at the time of street construction.

E. Signage-

1. A signage plan was not submitted with the development plan. All signage (detached and attached) shall comply with Section 15.33.160(C), P-R/Planned Residential District Sign Regulations, of the Municipal Code (Zoning Ordinance); and

WHEREAS, the Community Development Department recommends approval of the request to append a P-R/Planned Residential Overlay and to adopt a planned residential development plan for The Landing on Lake Manawa, subject to the above standards and the following condition:

A. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the

adopted development plan may be administratively approved by the Community Development Director.

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

That the request to append a P-R/Planned Residential Overlay and to adopt a planned residential development plan for The Landing on Lake Manawa, located on property located North of Lake Manawa, west of 1113 42nd Avenue and legally described as being that part of the NE ¼ NE ¼ of Section 14-74-44 lying south of 42nd Avenue and north of the State Park, except the east 244.5 feet along with the northerly 1055.66 feet of the NW ¼ NE ¼ lying east of Indian Creek, City of Council Bluffs, Pottawattamie County, Iowa, is hereby adopted and approved.

ADOPTED
AND September 14, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk