City Council Communication

Department: Community Development CASES #SUB-21-003 and #PC-21-002 Applicant: City+Ventures c/o Adam Ramaekers 222 South 15th Street, Suite 1404s Omaha, NE 68102 Property Owner: Lake Manawa Centre LTD c/o Robert J. Furley 11506 Nicholas Street, Suite 100 Omaha, NE 68154 Engineer: FoleyShald Engineering c/o Andrew Rech 3803 North 153rd Street, Suite 203 Omaha, NE 68116	Resolution No. _____ Resolution No. _____	City Council CASE #SUB-21-001: 03/22/2021 CASE #PC-21-002: 03/22/2021 Planning Commission: 3/9/2021

Subject/Title

Request: Combined public hearings on the requests of City+Ventures, represented by Adam Ramaekers, for preliminary plan approval of a two-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 3, legally described as being a replat of Lot 10, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3.

Location: East of 100 Power Drive, south of 35th Avenue

Background

The Community Development Department has received applications from City+Ventures, represented by Adam Ramaekers, for preliminary plan approval of a two-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 3, legally described as being a replat of Lot 10, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3.

The subject property is an undeveloped parcel of land located in the general vicinity of the Manawa Power Center. The applicant's development proposal includes a carwash (Rocket Carwash) and multifamily apartment buildings. Since the subject property is zoned P-C/Planned Commercial District, a development plan must be adopted for this project. At this time, the applicant is only requesting to adopt a planned commercial development plan for Rocket Carwash. Another development plan review request will be submitted at a later date for the multifamily component of the project, contingent on approval of the applicant's request to amend Chapter 15.18, *P-C/Planned Commercial District*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'dwelling, multifamily' and 'mixed residential-commercial structure' in the P-C District (see Case #ZT-21-001).

The applicant is also requesting to replat the subject property into two lots of record. As part of this replatting, the applicant is also proposing to dedicate land to the City for the expansion of right-of-way, extend utilities to

the site and establish a shared cross access easement. These actions require preliminary plan approval prior to the execution of a final plat.

CASE #SUB-21-003

The proposed subdivision is comprised of 13.85 acres (603,306 square feet), more or less, of land and will consist of two lots. Proposed Lot 1 will be developed as Rocket Carwash. The proposed multifamily apartment buildings will be built on proposed Lot 2. Land will be dedicated to the City to extend Power Drive and widen 35th Avenue. Both lots will have direct access to Power Drive and 35th Avenue. Utilities (i.e., sanitary/storm sewers and water) are proposed to be extended to serve the proposed subdivision. The applicant intends to begin construction of Rocket Carwash in June 2021. Construction of the multifamily apartment buildings is anticipated in the fall of 2021.

Comments

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, "but shall be deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the sub-divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.
2. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.
3. Proposed Lots 1 and 2 will contain 2.18 acres and 9.86 acres in area, respectively.
4. The subject property is zoned P-C/Planned Commercial District. The site development, off-street parking, landscaping, architecture and signage standards for the subdivision shall be established via the adoption of a development plan.
    a. All setback notations on the preliminary plan shall not be included in the final plat as these requirements will be established via the adoption of the development plan for each lot.
5. The applicant will dedicate land to the City to extend Power Drive along the westerly property line of proposed Lots 1 and 2. Power Drive is currently a private drive that provides access to 20 and 100 Power Drive through 35th Avenue. The new public street will be centered in a 66-foot wide right-of-way. The City has plans to extend Power Drive to connect 35th Avenue and Veterans Memorial Highway. The applicant will also dedicate land to the City along the northerly boundary of the proposed subdivision to widen 35th Avenue. The proposed expansion will ensure that the street profile width of 35th Avenue is consistent with Metro Drive. All streets shall be built to City standards.
6. A 28-foot wide shared cross access easement, as shown on Sheet 1 of Attachment 'C,' will be established to minimize the number of curb cuts onto Power Drive and 35th Avenue and facilitate traffic circulation within the proposed subdivision.
7. Public water, sanitary sewer and storm sewer utilities will be extended to service proposed Lots 1 and 2. The existing sanitary sewer at Target will be extended north along city-owned property legally described as Lot B, Lake Manawa Centre Subdivision in order to connect it to proposed Lot 2. A 20-foot public sanitary sewer easement will be established along the north property line of said Lot 2 to service the proposed subdivision. The extension of sanitary sewer will also open up development opportunities for the undeveloped land located east of Sam's Club. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
8. Sidewalk installation along the frontage of each proposed lot shall be completed prior to the issuance of its respective Certificate of Occupancy in coordination with the Public Works Department. All sidewalks shall be built to City standards. All costs associated with the installation of sidewalks shall be the responsibility of the developer and not the City.

9. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.
10. The Permits and Inspection Division stated that the subject property is located within an AH flood zone. Any construction that occurs on the proposed subdivision shall comply with all applicable floodplain development regulations.
11. The Public Works Department provided the following comments:
    a. The legal description of additional grounds being dedicated to the City for both 35th Avenue and Power Drive shall be included on the final plat.
    b. Standard utility easement notes shall be included on 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 Surveyor's Certificate shall be included on the final plat.
    d. Easements can only be assigned on the property owned. The remainder is planned for City-owned property and a construction easement and permits will need to be issued by the City.
    e. Private sanitary sewer service to the multifamily dwelling units shall be built to a public sewer standard.
    f. The applicant shall indicate whether the detention/retention basins shown on the preliminary plan will be placed within outlots. If an association will be established for maintenance purposes, it shall also be indicated.
    g. The storm sewer plan shows Power Drive will be drained into the into the private detention system in the development. The applicant shall indicate whether storm sewer calculations demonstrate that inlets are required at the location shown.
    h. Post Construction Stormwater Management shall be required, including application process.
    i. Power Drive shall be built to City standards and specifications.
    j. Roundabout shall be positioned to accommodate connection to future 35th Avenue.
    k. Flume drainage from Power Drive through dissipation into existing detention basin if grades allow.
12. The Fire Department stated they have no comments on these requests.
13. Council Bluffs Water Works stated that the developer should contact them to discuss any water service connections.
14. MidAmerican Energy stated that they have no conflicts with these requests. They also stated that the developer or their agents should contact MidAmerican Energy directly and provide finalized plans to identify costs and timelines associated with any relocation or extension of electric facilities to accommodate and serve the proposed development.
15. Lumen Technologies (formerly CenturyLink) stated they have no utilities on the subject property. They also stated that they have copper along 35th Avenue.

Case #PC-21-002

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 3. A development plan for the multifamily component of the project on Lot 2, Lake Manawa Centre Subdivision, Replat 3 will be adopted at a later date.

1. Site Development

    a. The minimum perimeter setback for all structures shall be 10 feet.
    b. The maximum height for all principal structures shall not exceed 45 feet, as measured from finished grade to the peak of the roof. The maximum height for all accessory structures, including the proposed canopies, shall not exceed 30 feet.
    c. The maximum lot coverage for all structures shall be 40% of the total lot area.
    d. All trash receptacles shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
    e. 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.

f. Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
g. A minimum four-foot wide sidewalk shall be installed along the southerly property line abutting the 28-foot shared access easement established on Lots 1 and 2, Lake Manawa Centre Subdivision, Replat 3, prior to issuance of a Certificate of Occupancy for the facility.
h. A minimum four-foot wide sidewalk and/or crosswalk shall be installed that connects the main entrance of the carwash facility to the sidewalks installed along the frontages of the subject property, as well as the sidewalk installed along the southerly property line abutting the shared access easement.
i. Stormwater detention areas located along the frontages of the subject property are considered site amenities. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of these detention ponds to help screen the feature from public view in the adjacent street right-of-way.
j. All exterior lighting shall conform to Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance). 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 40 feet.
k. A photometric plan shall be submitted with the building permit application for the proposed carwash.

2. Off-Street Parking

a. The proposed carwash is classified as an 'automobile service establishment' and is required to provide a minimum of one parking space per 750 square feet, as per Section 15.23.060, *Parking Spaces Required*, of the Council Bluffs Municipal Code (Zoning Ordinance). Since the proposed facility will be 14,500 square feet in area, a minimum of 20 off-street parking spaces shall be installed for this facility. The submitted site plan shows a total of 46 parking stalls, which exceeds the minimum number of spaces required at this site.
b. 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).
c. All off-street parking lots shall comply with Chapter 661-18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
d. A parking lot permit shall be submitted with the building permit application for the proposed carwash. The plan shall clearly identify the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
e. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

3. Architecture

a. Submitted architectural renderings show the exterior of the carwash facility will be constructed out of a combination of high quality materials, including split face CMU block, concealed fastener corrugated metal wall panels, polycarbonate wall panels, structural steel and aluminum framed storefront glazing. The corrugated metal will be used as a complimentary material on the north elevation of the building facing 35th Avenue, and will be screened from view by the vacuum canopy abutting the building on the south elevation. The structural steel will also be used as an accent material for the carwash facility, and will serve as the primary material for the proposed canopies. The architectural renderings shown on Attachment 'E' are generally acceptable and shall be adopted as proposed with the following modifications:
    i. As per the elevations shown on Attachment 'E,' the decorative column on the northwest corner of the building is proposed to be 60 feet in height. To ensure consistency with the existing development within the Manawa Power Center, the height of said column shall be reduced to 45 feet.

ii. The base of the building shall be constructed out of split face CMU block, and shall extended two feet from grade.
iii. The submitted plan shows two vacuum canopies will be installed as part of this project. The canopy abutting the building will provide shade for customers, as well as screening for the corrugated metal on the south wall of the carwash facility. The canopy located at the center of the parking lot shall be optional, based on statements from the applicant.

b. The architectural design of any accessory structures built on this site shall be compatible with the general appearance of the principal structure on-site.
c. All roof-mounted mechanical equipment shall be screened from the public view in the adjacent street right-of-way with architectural features.
d. All ground-mounted mechanical equipment shall be screened with fencing or landscaping from public view.

4. Landscaping

a. The landscaping plan on Sheet 3 of Attachment 'D' shows a mixture of ornamental trees and shrubs along the westerly and southerly property lines, and a five-foot wide planting area along the base of the building. The proposed landscaping plan is generally acceptable and shall be adopted as proposed with the following modifications:
   i. One deciduous and/or evergreen tree shall be planted every 20 linear feet along the easterly property line to provide appropriate screening and buffering for the multifamily residential uses on Lot 2, Lake Manawa Centre Subdivision, Replat 3.
   ii. A revised landscaping plan shall be submitted with the building permit application for the proposed carwash. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
b. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
c. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating throughout the subdivision
d. All parking lot landscape islands shall be planted with trees with a minimum one-and-a-half inch caliper width at the time of planting, and covered with grass, shrubs or mulch. Placement, plant materials, quantity and size shall be determined at the time of building permit application submittal.
e. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
f. 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.

5. Signage

a. The submitted signage plan identifies three attached wall signs, one window sign and one detached monument sign:
   i. Two 'ROCKET CARWASH' logo signs are proposed to be installed, with one sign being placed on the north building elevation along 35th Avenue, and the second sign being placed on the west building elevation along Power Drive. Both signs measure 9'-11 ¼" in height by 14'-0" in width and are generally acceptable.
   ii. One 'FREE VACUUMS' wall sign is proposed to be installed on the east building elevation. This sign measures 1'0" in height by 10'-0" in width and is generally acceptable.
   iii. One rocket-shaped window sign is proposed to be installed on the north building elevation. Window signs are exempt from the provisions of Chapter 15.33, *Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance).
   iv. The monument sign is proposed at 8 feet wide by 12 feet tall. The height of the proposed monument sign shall be reduced to 10 feet to comply with Section 15.33.170(C)(1) of the Council Bluffs

Municipal Code (Zoning Ordinance). 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. The total maximum sign square footage for the subject property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. Since the subject property has frontage on more than one street, the total frontage shall be calculated as the longest frontage plus one-half the length of all additional frontages. The subject property has 529 feet of frontage, therefore 529 square feet of signage shall be allowed for this facility. The proposal currently shows 386 square feet of signage, which would be acceptable as per these standards.
c. On-premise directional signage shall count towards the overall amount of signage permitted and shall be limited to a maximum height of 6 feet as measured from the natural grade and shall be limited to a maximum of 4 square feet per sign face, not to exceed a total of 8 square feet per sign.
d. No signage shall be installed on the decorative column on the northwest corner of the building.

Recommendation

The Community Development Department recommends the following:

1. Approval of the preliminary plan for a two-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 3, subject to the following conditions:
   a. Approval of the preliminary plans is tentative and does not constitute acceptance of the final plat, but is "deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance).
   b. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
   c. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
   d. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a Certificate of Occupancy for each lot.

2. Approval of the request to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3, subject to 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.

Public Hearing

Staff speakers for the request:
1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA, 51501

Speakers in favor:
1. Adam Ramaekers, City+Ventures, 222 South 15th Street, Suite 1404s, Omaha, NE 68102

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended the following:

1. Preliminary plan approval for a two-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 3, subject to all staff report comments and the following conditions:
   a. Approval of the preliminary plans is tentative and does not constitute acceptance of the final plat, but is "deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance).
   b. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
   c. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
   d. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a Certificate of Occupancy for each lot.

2. Approval to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3, subject to all staff report comments 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.

VOTE: AYE – Bass, Danielsen, Halm, Haner, Hutcheson, Rater, Rew, Scott, Stroebele and Van Houten.
NAY - None ABSTAIN - None ABSENT – None. VACANT - One Motion: Carried.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Lake Manawa Centre Subdivision, Replat 3 Preliminary Plan
Attachment D: Lot 1, Lake Manawa Centre Subdivision, Replat 3 Development Plan
Attachment E: Building Elevations
Attachment F: Signage Plan
Attachment G: Drainage Report
Attachment H: Preliminary Geotechnical Engineering Report
Attachment I: Cox Communications Utility Location/Service Area Map

Prepared by: Moises Monrroy, Planner, Community Development Department