RESOLUTION NO. 21-96

A RESOLUTION ADOPTING THE PLANNED COMMERCIAL DEVELOPMENT PLAN FOR LOT 1, LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3.

WHEREAS, City+Ventures is requesting adoption of a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3; and

WHEREAS, 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 and 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; and

WHEREAS, The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 3:

A. Site Development

1. The minimum perimeter setback for all structures shall be 10 feet.
2. 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.
3. The maximum lot coverage for all structures shall be 40% of the total lot area.
4. 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.
5. 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.
6. Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
7. 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.
8. 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.
9. 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.

10. 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.
11. A photometric plan shall be submitted with the building permit application for the proposed carwash.

B. Off-Street Parking

1. 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.
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. 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.
5. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.

C. Architecture

1. 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:

a. 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.

b. The base of the building shall be constructed out of split face CMU block, and shall extended two feet from grade.

c. 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.

2. The architectural design of any accessory structures built on this site shall be compatible with the general appearance of the principal structure on-site.

3. All roof-mounted mechanical equipment shall be screened from the public view in the adjacent street right-of-way with architectural features.

4. All ground-mounted mechanical equipment shall be screened with fencing or landscaping from public view

D. Landscaping

1. 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:

a. 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.

b. 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.

2. 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.

3. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating throughout the subdivision.

4. 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.

5. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
6. 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.

E. Signage

1. The submitted signage plan identifies three attached wall signs, one window sign and one detached monument sign:
   a. 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.
   b. 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.
   c. 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).
   d. 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.
2. 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.
3. 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.

4. No signage shall be installed on the decorative column on the northwest corner of the building; and

WHEREAS, The Community Development Department recommends approval of the proposed planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3, subject to the comments listed above and the following condition:

1. 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 Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 3, is hereby approved and will be in full force and effect upon preliminary plat approval for Lot 1, Lake Manawa Centre Subdivision, Replat 3, and from and after its final passage and publication, as by law provided.

ADOPTED
AND March 22, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk