City Council Communication

Department: Community Development CASES #SUB-21-011, #ZC-21-009, and #PI-21-001 Applicant: Nestory Park 1 Belvedere Place Mill Valley, CA 94941 Owner: Iowa Western Community College Foundation 2313 College Road Council Bluffs, IA 51503 Engineer: The Schemmer Associates c/o Robert DuVall 1044 N. 115th Street, Suite 300 Omaha, NE 68154	Resolution No. _____ Ordinance No. _____ Resolution No. _____	**CASE #ZC-21-009** 1st Consideration: 9/27/2021 2nd Consideration: 10/11/2021 3rd Consideration: 10/25/2021 **CASE #PI-21-001** 10/25/2021 **CASE #SUB-21-011** 10/25/2021 Planning Commission: 9/14/21

Subject/Title

Request: Combined public hearings on the request of Nestory Park, represented by Robert DuVall of The Schemmer Associates, to rezone 63.1 acres of land (more/less) legally described in Attachment 'A' from P-C/Planned Commercial District to P-I/Planned Industrial District; along with preliminary subdivision plan approval of a two-lot industrial subdivision to be known as Council Bluffs Industrial Park Subdivision on property legally described as part of the SE 1/4 of Section 21 and the NE 1/4 of Section 28, all in township 75 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, being a part of Auditors Subs NW SE Lot 5, NE SE Lot 4, SW SE Lots 1, 2 & 3, SE SE Lots 1 & 2 all in Section 21, Township 75 North, Range 43 West and Auditors Sub SW NE part of Lot 1 in Section 28, Township 75 North, Range 43 West and Part of the NE1/4 NE1/4 & NW1/4 NE1/4 all in Section 28, Township 75 North, Range 43 West, bounded northerly by U.S. Highway No. 6, easterly by Interstate Highway No. 80 and westerly by College Road; and to adopt a planned industrial development plan for proposed Lot 1, Council Bluffs Industrial Park Subdivision, Council Bluffs, Pottawattamie County, Iowa.

Location: Generally located at the southeast corner of the intersection of College Road and East Kanesville Boulevard (U.S. Highway 6)

Background/Discussion

The Community Development Department has received applications from Nestory Park, represented by The Schemmer Associates, for 1) preliminary plan approval of a two-lot subdivision to be known as Council Bluffs Industrial Park Subdivision; 2) to rezone the northerly 63.1 acres (more/less) of the subject property from P-C/Planned Commercial to P-I/Planned Industrial; and 3) to adopt a P-I/Planned Industrial development plan for proposed Lot 1, Council Bluffs Industrial Park Subdivision.

The applicant's letter of intent is included with this report as Attachment 'B'.

CASE #SUB-21-011

The proposed industrial subdivision is comprised of 94 acres, more or less, of land and will consist of two (2) lots. The applicant proposes to develop the northerly lot with three (3) logistics, trucking and distribution

buildings. These three (3) buildings will contain leasable tenant bays with a combined total of 973,500 square feet. The exact number of tenant bays is unknown at this time. The southerly lot will be retained by the adjacent Iowa Western Community College (IWCC) for a vocational training school in relation to the logistics campus. Both lots within the proposed subdivision will have access to existing public streets and will be fully served with utilities (e.g. sanitary/storm sewers, water, gas, electric, etc.). The applicant intends to begin site improvements for the logistics campus in the spring of 2022 with a proposed completion date of fall of 2022. The preliminary plans are included with this report as Attachment 'C.'

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 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 City Planning Commission.
2. The proposed subdivision is consistent with the "Office/Industrial" designation of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).
3. The proposed subdivision is comprised of two (2) lots; proposed Lot 1 is 87.97 acres and proposed Lot 2 is 4.83 acres. Both lots within the proposed subdivision comply with Section 15.19.050, *Site Development Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. The proposed logistics, trucking and distributing use on Lot 1, Council Bluffs Industrial Park Subdivision, would be classified as "warehousing and distribution, limited" which is an allowed principal use in the P-I/Planned Industrial District. The proposed IWCC training facility on proposed Lot 2 would be classified as a 'school', which a use that is not currently allowed in the P-I District. Concurrent with the subject requests, the Community Development Department is requesting to amend Section 15.19.020, *P-I/Planned Industrial District—Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'school' as a principal use in the P-I District (Case #ZT-21-004), which would allow the proposed IWCC training facility to be located on the southerly lot of the proposed subdivision.
5. The northerly 63.1 acres (more/less) of the proposed subdivision, legally described in Attachment 'A,' is currently zoned P-C/Planned Commercial District and is proposed to be rezoned P-I/Planned Industrial District (see Case #ZC-21-010). The remaining southerly 30.96 acres (more/less) of the proposed subdivision is already zoned P-I District. Adoption of a planned industrial development plan is also requested for proposed Lot 1 (Case #PI-21-001).
6. Both lots in the proposed subdivision have direct frontage to one or more public roadways—College Road and East Kanesville Boulevard/Highway 6. For the purposes of this subdivision, that part of a property line abutting Interstate 80 right-of-way, including ramps, shall not be considered frontage. The submitted plans show Lot 1 will have two (2) access points off College Road to the west and one (1) access point off East Kanesville Boulevard to the north. Black Hills Energy retains a 50-foot wide easement along the southernmost access point off College Road to maintain access to their facility located directly south of proposed Lot 2 (2287 College Road). This easement shall be notated on the final plat and shall allow Iowa Western Community College access to the existing drive off College Road.
7. All lots will be serviced with utilities (e.g. sanitary/storm sewers, water, electricity, etc.) that 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. Sidewalks shall be installed along College Road, and East Kanesville Boulevard (Highway 6), if approved by the Iowa Department of Transportation (IDOT), as well as along all access drives. All sidewalks shall be built to City standards. The developer shall coordinate with the IDOT on sidewalk installation along East Kanesville Boulevard (Highway 6).
9. The Council Bluffs Public Works Department provided the following comments:
   (a) The Public Works Department has reviewed the draft traffic impact study and will work with the

developer to finalize the study and recommendations to be implemented with the proposed development.

(b) The implementation of the proposed improvements (i.e. traffic signs, turn lanes, etc.) to U.S. Highway 6/East Kanesville Boulevard noted in the draft traffic impact study shall be coordinated with the Iowa Department of Transportation (IDOT) and the City.

(c) The Public Works Department noted the submitted geotechnical report.

(d) The Public Works Department noted the draft drainage analysis report and will work with the developer to finalize said report.

(e) The Public Works Department provided the following comments as it pertains to utilities:

i. The proposed storm sewer and stormwater management infrastructure concept is noted. The Public Works Department will work with the developer to finalize the construction plans.

ii. The capacity of the existing sanitary sewer system at the proposed connection shall be verified. The potential development of another sanitary sewer outfall will be explored with the developer.

iii. Water, power, and gas service shall be coordinated with the appropriate utility provider.

(f) The truck access road shall be permitted by IDOT.

10. Council Bluffs WaterWorks provided the following comments:

(a) The public water main along College Road shall be extended to the northerly limits of the property. The developer shall work with Council Bluffs WaterWorks on incorporating the proposed public water main into an easement.

(b) There is an eighteen (18) foot water main easement along the western property line of Lot 1, Black Hills Subdivision located immediately south of the subject request. A portion of this easement extends onto proposed Lot 1, Council Bluffs Industrial Park Subdivision. This easement shall be noted on the final plat.

(c) The developer shall contact Council Bluffs WaterWorks in regards to public water main extension, water service, and metering requirements.

11. The subject request was routed to Scott Suhr, Iowa Department of Transportation (IDOT) District Transportation Planner, as a portion of the subject property is located within the IDOT Corridor Preservation Zone. As of the date of this report, no comments from Mr. Suhr or IDOT were received.

CASE #ZC-21-009

The northerly 63.1 acres (more/less), as legally described in Attachment 'A', of the subject property is currently zoned P-C/Planned Commercial District. The applicant intends to rezone this portion of the property to P-I/Planned Industrial District to accommodate the proposed two-lot industrial subdivision (Case #SUB-21-011). A P-I/Planned Industrial development plan is proposed to be adopted for the subject property along with the proposed rezoning (Case #PI-21-001).

Land Use and Zoning – The following zoning and land uses surround the subject property:

- *North* – East Kanesville Boulevard and undeveloped land that is zoned C-2/Commercial District and R-3/Low-Density Multifamily District
- *South* - Black Hills Energy facility zoned P-I/Planned Industrial
- *East* - Interstate 80, and undeveloped land that is zoned A-2/Parks, Estates and Agricultural District
- *West* - IWCC College campus which is zoned A-2/Parks, Estates and Agricultural District, and housing associated with IWCC which is zoned R-3/Low Density Multifamily Residential.

A location/zoning map is included with this report as Attachment 'D'.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Office/Industrial.

Public notices were mailed to all property owners within 200 feet of the request. As of the date of this report, no comments were received.

Comments

1. Both Lots 1 and 2 in the proposed Council Bluffs Industrial Park Subdivision will be zoned P-I/Planned Industrial District (see Case #ZC-21-010).
2. A planned industrial development plan which establishes standards for site development, architecture, landscaping, parking, and signage will be adopted as part of this development (see Case #PI-21-001) for Lot 1 only.
3. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Office/Industrial.' The proposed rezoning is consistent with the Future Land Use Plan. The Bluffs Tomorrow: 2030 Comprehensive Plan also includes subarea plans for four specific areas of the Council Bluffs Community, one of which is the area identified as 'I-80/Highway 6'. The plan states, *"This subarea represents the greatest opportunity for new development. Anchored by a freeway interchange and Iowa Western Community College, the subarea plan identified opportunities for new industry and distribution development that build off the college as a partner in education an innovation."* Specifically, the subject property has the following designations: *"New Highway Commercial," "New Office/Industrial Park," and "New Research and Development."* The proposed rezoning to Planned Industrial aligns with the intent for the I-80/Highway 6 area as stated in the subarea plan.
4. Adequate utilities (e.g. water, sanitary sewer, electric, etc.) are available or will be extended to accommodate the uses permitted in the P-I/Planned Industrial District.

CASE #PI-21-001

Section 15.28.010, *State of Intent, P-I/Planned Industrial District*, of the Council Bluffs Municipal Code (Zoning Ordinance) states that "*the P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage, and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the City Council, with extensive review by Planning Commission*." The applicant proposes to adopt a planned industrial development plan for Lot 1 of the proposed Council Bluffs Industrial Park Subdivision in order to regulate the design and layout of the proposed logistics park. No site layout plans for Lot 2 were included with this applicant's submittal. A planned industrial development plan shall be adopted for Lot 2 prior to development occurring on the subject property.

All City Departments and local utility providers were notified of the proposed development request. All comments received from City Departments and local utilities are incorporated into the development discussion below.

The following standards shall apply to the northerly lot of the proposed Council Bluffs Industrial Park Subdivision:

Site Development

1. The minimum perimeter setback for all structures shall be twenty-five (25) feet.
2. The maximum height for all structures shall not exceed fifty (50) feet, as measured from finished grade to the peak of the roof.
3. The maximum lot coverage for all structures shall be sixty (60) percent of the total lot area.
4. Site access shall be limited to two (2) drives off College Road and one (1) drive off East Kanesville Boulevard. The implementation of the proposed improvements to (i.e. traffic signs, turn lanes, etc.) U.S. Highway 6/East Kanesville Boulevard noted in the draft traffic impact study shall be coordinated

with the Iowa Department of Transportation (IDOT) and the City.

5. Trash receptacles and/or dumpster locations are not shown on the submitted development plans. All visible trash receptacles/dumpsters 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.
6. The submitted site plan does not show any outdoor storage areas. Outdoor storage of materials, products, equipment, or packaging is not permitted on the subject property.
7. Outdoor lighting plans were not submitted with the development plan proposal. Any proposed outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. All outdoor lighting shall comply with standards stated in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

Utilities

1. 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.
2. Water, power, and gas service shall be coordinated with the appropriate utility provider.

Off-Street Parking

1. The required number of off-street parking spaces for Lot 1, Council Bluffs Industrial Park Subdivision shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Council Bluffs Municipal Code (Zoning Ordinance), as follows:
    - Office or administrative activity – 1 space per 300 square feet of gross floor area
    - Indoor or outdoor storage or warehousing – 1 space per 5,000 square feet of gross floor area

   The development plan shows 97,350 square feet of office space and 876,150 square feet of indoor storage/warehousing. Based on these square footage totals, a minimum of 501 off-street parking stalls shall be provided for Lot 1, Council Bluffs Industrial Park Subdivision. The submitted site plan shows 1,181 standard stalls and 130 trailer stalls; therefore, sufficient off-street parking will be provided for proposed Lot 1, Council Bluffs Industrial Park Subdivision.
2. All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to 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 areas 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 logistics, trucking, and distribution buildings. The plan shall clearly identify the number, location, and dimensions of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

Architecture

1. The submitted development plans show two (2) 330’ x 800’ buildings (264,000 square feet each) and one (1) 330’ x 1,350’ building (445,500 square feet) constructed primarily of pre-cast concrete panels to be utilized for logistics, trucking and distribution on Lot 1, Council Bluffs Industrial Park Subdivision. All buildings will be one-story in height.
2. The building renderings included in the submitted plans only show one building elevation; the elevation shown is the intended aesthetic for all exterior facing walls of all three (3) buildings and is generally acceptable in design and layout. Pre-cast concrete is the primary building material identified in the submitted building renderings. However, the north façade and northerly 1/3rd of the west façade of the most northerly 330’ x 800’ building and the north and east façades of the 330’ x 1,350’ building are highly visible from the adjacent public streets and Interstate 80, which are gateways into the Council Bluffs community. The Community Development Department recommends that the building elevations listed above and highlighted in Attachment ‘E’ shall be enhanced for visual interest purposes as follows:

a) A minimum of ten (10) percent of the total square footage of each of the facades noted above shall be comprised of transparent windows and doors. Glass that counts towards this minimum transparency requirement shall be non-mirrored, non-tinted, and unobstructed.
b) A minimum of thirty (30) percent of the total square footage of each of the facades noted above shall incorporate the following architectural details:
    - Color changes;
    - Material changes comprised of a minimum of one (1) of the following building materials: brick, tile or stone masonry; glass; native stone or synthetic equivalent; pre-cast concrete or architectural (non-corrugated) metal;
    - Minor wall offsets/setbacks; and
    - Accent lines.
c) In instances where the above listed design standards are not feasible due to site development constraints, groupings of conical, evergreen foundation plantings may be spaced evenly across building facades to provide visual interest and breaks in the facade. All foundation plantings 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 (1) year.
d) In the case that the final site grading plan results in the western facades of the two westernmost buildings to be visible from College Road, the above stated architectural standards shall apply to the entirety of these facades.

3. No fencing is shown on the submitted development plan proposal. Any fencing installed on the subject property shall comply with Section 15.24.040, *Fence regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance).

Landscaping

1. The submitted landscaping plan shows a mixture of deciduous tree species being planted along College Road and identified areas of the parking lot of Lot 1, Council Bluffs Industrial Park Subdivision. The Community Development Department recommends the following additional landscape plantings to effectively screen the proposed logistics park development from highly visible public rights-of-way and ensure adequate parking lot shading is provided (see Attachment 'F' for planting locations):
    a) *Perimeter Landscaping.*
        i. Tall, evergreen trees shall be planted every twenty-five (25) feet along the northerly property line for a total of sixty (60) trees. This area is identified in green in Attachment 'F'. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings can be planted in groupings or on-center and shall equally spaced along the northerly property line, as practical. Tree groupings shall not be isolated to one specific area along the northern property line, but shall be clustered and dispersed evenly across the frontage.
        ii. Tall, evergreen trees shall be planted every twenty-five (25) feet along the eastern property line abutting Interstate 80 for a total of sixty-six (66) trees. This area is identified in yellow in Attachment 'F'. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings can be planted in groupings or on-center, and shall be equally spaced along the eastern property line, as practical. Tree groupings shall not be isolated to one specific area along the eastern property line, but shall be clustered and dispersed evenly across the frontage.
    b) *Parking Lot Perimeter Landscaping.*
        i. Parking lot perimeter landscaping shall consist of large, deciduous shade trees planted every thirty (30) feet, on center and shall have a minimum of two (2) inch caliper at the time of planting and a minimum mature canopy spread of at least twenty (20) feet. Plantings shall be installed as follows:

A. Fifty-eight (58) large, deciduous, shade trees shall be planted, as stated above, along the western perimeter of the parking lot. This area is identified in red in Attachment 'F'.
B. Fifteen (15) large, deciduous, shade trees shall be planted, as stated above along the southern perimeter of the parking lot abutting proposed Lot 2, Council Bluffs Industrial Park Subdivision. This area is identified in blue in Attachment 'F'.
C. Sixteen (16) large, deciduous, shade trees shall be planted, as stated above, along the southeastern perimeter of the parking lot. This area is identified in orange Attachment 'F'.
D. Thirty (30) large, deciduous, shade trees shall be planted, as stated above, along the eastern perimeter of the parking lot. This area is identified in purple Attachment 'F'.

ii. One (1) large, deciduous shade tree shall be planted for every twenty-five (25) parking stalls in the form of interior landscape islands or endcap islands/peninsulas. Planting areas shall be a minimum of fifty (50) square feet of unpaved surface per tree. All landscape islands/peninsulas shall include one large deciduous, shade tree and ground cover, comprised of mulch, grass, gravel and/or river rock. Landscape islands/peninsulas shall be distributed throughout the parking lot in order to maximize shade for employee and customer parking areas. For the purposes of this requirement, truck parking stalls shall not be included in the overall parking stall count. All endcap islands shown on the submitted landscaping plan shall be planted with a large, deciduous shade tree and ground cover, comprised of mulch, grass, gravel and/or river rock. Trees planted for this requirement may also count towards the required parking lot perimeter plantings listed above.

2. All disturbed areas not utilized for buildings, parking, or decorative landscaping shall be seeded with sod, turf, and/or prairie grass at a minimum.
3. The detention pond located south of the northerly most access drive off College Road shall be designed and maintained as an amenity feature for the development. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of the detention pond at the time of construction.
4. A landscape plan that addresses all comments stated above shall be submitted to the Community Development Department for review prior to installation. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
5. 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 (1) year.
6. Not more than ten (10) percent of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf.

Signage

1. The submitted signage plan, shown in Attachment 'C,' identifies the following attached and detached signage for the proposed logistics park on Lot 1, Council Bluffs Logistics Park Subdivision as follows:
   Detached
   - Six (6) 10' x 11'8" (116.67 square feet) monument signs. Per Section 15.33.080, *Exempt Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance), *"Signs which are not visible from a public right-of-way or from a property other than that on which the sign is installed;"* are considered exempt sign types. Only four (4) of the monument signs shown are visible from public right-of-way or adjacent property, as per the submitted site layout plan. The proposed quantity and size of the monument signs are acceptable as shown.
   - Three (3) 20' x 14'4" (286.67 square feet) center identification signs. There shall be a maximum of two (2) center identification signs, one (1) per frontage, rather than the three (3) shown on the submitted plans. The submitted signage plan shows multiple tenant names on the

center identification signs. The applicant shall leave signage space for the future IWCC training facility on the center identification signs as this future structure will be a part of the overall subdivision.

Attached

2. The submitted plans did not specify quantity or dimensions of attached signage at this time. The applicant has noted that the exact number of tenant bays is unknown at this time and will be based on leasing. Per Section 15.33.180, *Industrial District Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance), attached signs in the P-I District shall be limited to 1.5 square feet per lineal foot of the building to which it is attached. All attached signage shall be designed to comply with the attached sign standard stated above.
3. No directional signage was included in the submitted signage plans. On-premises directional signage shall count towards the overall amount of signage permitted and shall be limited to a maximum height of six (6) feet as measured from the natural grade and shall be limited to a maximum of twelve (12) square feet per sign face, not to exceed a total of eight (8) square feet per sign.
4. All signage (detached and attached) shall comply with Section 15.33, *Signs,* of the Council Bluffs Municipal Code (Zoning Ordinance).

Recommendation

The Community Development Department recommends the following for the subject property legally described above:

1. Approval of the preliminary plan for a two-lot subdivision to be known as Council Bluffs Industrial Park Subdivision, subject to the comments above 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) 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 not the City.

2. Approval of the request to rezone property legally described in Attachment 'A' from P-C/Planned Commercial District to P-I/Planned Industrial District, based on the reasons stated above.

3. Approval of the request to adopt a planned industrial development plan for Lot 1, Council Bluffs Industrial Park Subdivision, subject to the comments stated above 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 by 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 speaker for the request:
1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503
2. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:
1. Robert Duvall, The Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154
2. Dan Kinney, 2700 College Road, Council Bluffs, IA 51503

Speakers against: None

Planning Commission Recommendation

The City Planning Commission recommended:

1. Approval of the preliminary plan for a two-lot subdivision to be known as Council Bluffs Industrial Park Subdivision, subject to the comments above 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) 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 not the City.

2. Approval of the request to rezone property legally described in Attachment 'A' from P-C/Planned Commercial District to P-I/Planned Industrial District, based on the reasons stated above.

3. Approval of the request to adopt a planned industrial development plan for Lot 1, Council Bluffs Industrial Park Subdivision, subject to the comments stated above 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 by 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, Hutcheson, Opperman, Rater, Rew, Scott, Stroebele, and VanHouten. NAY - None ABSTAIN - None ABSENT – Haner VACANT - None Motion: Carried.

Attachments:

Attachment A: Rezoning Legal Description
Attachment B: Letter of Intent
Attachment C: Preliminary Plans
Attachment D: Location/Zoning Map
Attachment E: Building Facades Subject to Design Standards
Attachment F: Required Landscaping Key

Prepared by: Haley Weber, Planner, Community Development Department