RESOLUTION NO. 21-308

A RESOLUTION ADOPTING THE PLANNED INDUSTRIAL DEVELOPMENT PLAN FOR PROPOSED LOT 1, COUNCIL BLUFFS INDUSTRIAL PARK SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Nestory Park has submitted an application to adopt a Planned Industrial Development Plan on Lot 1 of the proposed Council Bluffs Industrial Park Subdivision, Council Bluffs, Pottawattamie County, Iowa, in order to regulate the design and layout of the proposed logistics park; and

WHEREAS, No site layout plans for Lot 2 were included with this applicant's submittal planned industrial development plan shall be adopted for Lot 2 prior to development occurring on the subject property; and

WHEREAS, A request to rezone and a preliminary subdivision plan for this area have also been submitted and are being considered at this time; and

WHEREAS, The following standards shall apply to proposed Lot 1, Council Bluffs Industrial Park Subdivision:

Site Development

A. The minimum perimeter setback for all structures shall be twenty-five (25) feet.

B. The maximum height for all structures shall not exceed fifty (50) feet, as measured from finished grade to the peak of the roof.

C. The maximum lot coverage for all structures shall be sixty (60) percent of the total lot area.

D. 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.

E. 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.

F. 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.

G. 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

A. 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.

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

Off-Street Parking

A. 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.

B. 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).

C. All off-street parking areas 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 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

A. 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.

B. 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:

1. 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.
2. A minimum of thirty (30) percent of the total square footage of each of the facades noted above shall incorporate the following architectural details:
    a. Color changes;
    b. 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; The use of a formliner in the pre-cast concrete to achieve the appearance of brick, stone masonry, or architectural (non-corrugated) metal shall be considered an acceptable method for achieving a material change;
    c. Minor wall offsets/setbacks; and
    d. Accent lines.
3. 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.

4. 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.

C. 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

A. 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):

1. *Perimeter Landscaping.*

a. 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.

b. 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.

2. *Parking Lot Perimeter Landscaping.*

a. 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:

- 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'.
- 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'.
- 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'.
- 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'.

b. 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.

B. All disturbed areas not utilized for buildings, parking, or decorative landscaping shall be seeded with sod, turf, and/or prairie grass at a minimum.

C. 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.

D. 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.

E. 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.

F. 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

A. 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

- 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.

B. 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.

C. All signage (detached and attached) shall comply with Section 15.33, *Signs,* of the Council Bluffs Municipal Code (Zoning Ordinance).

WHEREAS, The Community Development Department recommends 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.

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

That the Planned Industrial Development Plan for proposed Lot 1, Council Bluffs Industrial Park Subdivision, Council Bluffs, Pottawattamie County, Iowa, as shown in Attachment "C", is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND October 25, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk