



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY,
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, December 14, 2021 - 6:00 PM

1. CALL TO ORDER

- A. *****ALL ATTENDEES THAT HAVE NOT BEEN FULLY VACCINATED AGAINST COVID-19 ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES*****

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

A. **CASE #PC-21-004**

Public hearing on the request of Woodsonia MOTB, LLC to adopt a planned commercial development plan for property legally described as Lot 1, Mall of the Bluffs, Replat 1. Location: 1751 Madison Avenue.

B. **CASE #SAV-21-006**

Public hearing on the request of Scott Porter to vacate and dispose of 12th Avenue right-of-way located between South 34th and South 35th Streets and abutting property legally described as Lots 16 through 30, Block 19, Brown's Subdivision and Lots 1 through 15, Block 18, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa. Location: Unimproved right-of-way abutting properties address as: 3401 12th Avenue, 1115 S. 35th Street, and 1207 South 35th Street.

C. **CASE #ZT-21-005**

Public hearing on the request of C P Holdings, Inc., represented by Jason James, to amend Section 15.18.030 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'Manufacturing, Light', as defined in Section 15.03.462, as a conditional use (subject to further limitations) in the PC/Planned Commercial District.

D. **CASE #ZT-21-006**

Public hearing on the request of the City of Council Bluffs to amend Section 15.24.040, 'Fence Regulations', of the Council Bluffs Municipal Code (Zoning Ordinance) relative to permit requirements for fences,

fence height and placements, underground electrical fences used for the purposes of containing household pets, fences required for swimming pools, and security fences.

E. CASE #URV-21-011

Public hearing on the request of the City of Council Bluffs to create the 16th Avenue Urban Revitalization Area and to adopt the required plan for an area legally described as a parcel of land situated in the North Half (N1/2) of Section 2, Township 74 North, Range 44 West and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 35, Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, State of Iowa, according to an official plat of said land filed in the District Land Office, bounded and described as follows: Beginning at a point on the North-South centerline of said Section 2, from which point the center of said section bears South, 264.98 feet; thence North 89 degrees 50 minutes 17 seconds East, 200.00 feet; thence North 00 degrees 00 minutes 17 sections East, 2150.79 feet to the south line of 16th Avenue; thence along said south line South 89 degrees 30 minutes 12 seconds West, 200.0 feet to a point on said North-South centerline of said Section 2; thence along said North-South centerline North 20.90 feet to the north quarter corner of said Section 2; thence along the North-South centerline of said Section 35, North 00 degrees 21 minutes 09 seconds West, 60.00 feet to a point on the north line of 16th Avenue, said point also being the southwest corner of Lot 12, Block 36, Fleming and Davis Addition; thence South 89 degrees 38 minutes 51 seconds West, 16.0 feet; thence North 00 degrees 21 minutes 09 seconds West, 646.37 feet to a point on the south line of 14th Avenue prolonged, said point being South 89 degrees 38 minutes 53 seconds West, 16.00 feet from the northwest corner of Lot 1, Block 29, Fleming and Davis Addition; thence South 89 degrees 38 minutes 53 seconds West, 379.00 feet; thence South 75 degrees 42 minutes 26 seconds West, 399.46 feet; thence South 82 degrees 12 minutes 26 seconds West, 126.58 feet; thence South 21 degrees 28 minutes 31 seconds East, 2490.70 feet to a point on the North-South centerline of said Section 2; thence along said North-South centerline, South 441.28 feet to the Point of Beginning. Containing an area of 1,548,471 square feet, more or less, or 35.548 acres, more or less; AND A parcel of land legally described as being the East 16 feet of the South 686 feet, except the South 178 feet of the North 323 feet, all in the SE1/4 SW1/4 of Section 35-75-44, City of Council Bluffs, Pottawattamie County, Iowa. Said parcel of land contains an area of 8,276 square feet more or less, or .19 acres, more or less.

Location: A tract of land located between the South 16th Street and the Union Pacific railyard, lying south of 14th Avenue and north of 16th Avenue.

8. OTHER BUSINESS

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development
Case/Project No.:
Submitted by:

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TIMES*****

Council Action: 12/14/2021

Description

Background/Discussion

Recommendation

Planning Commission Communication

Department: Community
Development

Case/Project No.: PC-21-004

CASE #PC-21-004

Council Action: 12/14/2021

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of Woodsonia MOTB, LLC to adopt a planned commercial development plan for property legally described as Lot 1, Mall of the Bluffs, Replat 1. Location: 1751 Madison Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2021

Planning Commission Communication

<p>Department: Community Development</p> <p>CASE #PC-21-004</p> <p>Applicant/Owner: Woodsonia MOTB, LLC 20010 Manderson St, Suite 101 Elkhorn, NE 68022</p> <p>Engineer: Lamp Rynearson c/o John Coolidge 14710 West Dodge Road Omaha, NE 68154</p>	<p>Resolution No. _____</p>	<p>Planning Commission: 12/14/2021</p>
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<p>Subject/Title</p> <p>Request: Public hearing on the request of Woodsonia MOTB, LLC to adopt a planned commercial development plan for Lot 1, Mall of the Bluffs, Replat 1.</p> <p>Location: 1751 Madison Avenue.</p>
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<p>Background/Discussion</p> <p>The Community Development Department has received an application from Woodsonia MOTB, LLC to adopt a planned commercial development plan for Lot 1, Mall of the Bluffs, Replat 1. The proposed development plan will be specific to the existing Hy-Vee site in The Bluffs retail shopping center (formerly known as the Mall of the Bluffs).</p> <p>The subject property was originally included in the planned commercial development plan for Mall of the Bluffs, Replat 1 (see Case #PC-21-001). However, the developer requested to adopt a separate plan for Lot 1, Mall of the Bluffs, Replat 1 in order to establish a specific set of standards that take into consideration the existing layout/placement of the Hy-Vee store and their proposed parking lot expansion area. The proposed development plan is anticipated to be reviewed by the City Planning Commission and approved by City Council prior to the Mall of the Bluffs, Replat 1 final plat being executed and recorded. However, the development plan shall only become effective after the Mall of the Bluffs, Replat 1 final plat is executed and recorded as the developer will acquire the portion of land that will accommodate the proposed parking lot expansion from Menard Inc. as part of the replatting process.</p> <p><u>Land Use and Zoning</u></p> <p>The subject property is zoned P-C/Planned Commercial District. Surrounding properties to the north, south and east are also zoned P-C, while properties to the west are zoned C-2/Commercial District. Adjoining properties include Security National Bank, Papa Murphy’s and KFC to the north, Casey’s to the south, Walgreens, Steven’s Jewelers, Burger King and a multitenant commercial building to the west, and the proposed Menards retail store to the east.</p> <p><u>City Departments and Utilities</u></p> <p>All appropriate City departments and utilities were notified of the proposed planned commercial development plan. The following comments were received:</p>

- The Council Bluffs Permits and Inspections Division stated they have no comments on the request.
- The Council Bluffs Fire Department stated they have no comments on the request.
- Council Bluffs Water Works stated they have no comments on the request.
- Mid-American Energy Company stated they have no conflict or concerns with the request. They also stated that the developer or their agents should contact Mid-American Energy directly to discuss project timelines and identify costs and other customer requirements associated with relocating existing electric facilitates or extending new service.
- Lumen stated they have copper cables that service the existing Hy-Vee store. They also noted the proximity of the existing utility route to the proposed parking lot addition and Menard Drive.
- The Iowa Department of Transportation (DOT) stated they have no conflicts with the request. They also noted that any development that occurs next to the interstate accepts the inherent traffic noise, and that the DOT will not implement any noise mitigation on I-80 right-of-way in this area.

1. Applicability

- a. This Development Plan shall be applicable to Lot 1, Mall of the Bluffs, Replat 1 (“**Lot 1**”), subject to the provisions of Sections 1(d), 1(e) and 1(f) below, and shall supersede the previously adopted development plan for the Mall of the Bluffs (Resolution No. 14-108) and The Bluffs Development Plan submitted by Menard Inc.
- b. The existing layout, configuration, and architectural design of the structure and parking lot on Lot 1 are hereby approved as part of this Development Plan.
- c. The layout, configuration, and architectural design of the proposed parking lot expansion on Lot 1 (the “**Parking Lot Expansion**”), as provided in the plans attached hereto as **Attachment ‘C,’** are hereby approved as part of this Development Plan, provided that a parking lot permit for said proposed Parking Lot Expansion shall be approved prior to commencement of construction. The proposed Parking Lot Expansion shall be built in compliance with Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance), Council Bluffs Public Works Department off-street parking standards, and this Development Plan.
- d. All new construction shall comply with all standards of this Development Plan. Such compliance shall be limited to the scope of the new construction area unless the thresholds specified in Sections 1(e) or 1(f) are met.
- e. Building modifications to the existing structure, based upon the valuation of the project cost specified on the building permit application, equal to 50% or more of the assessed value of the structure in a 12-month period of time shall be required to bring the entire structure into compliance with the applicable standards of this Development Plan. Interior modifications/remodeling work that do not result in changes to the structural integrity or exterior architecture of the building shall be exempt from this requirement. The assessed value shall be as most recently established by the Pottawattamie County Assessor.
- f. Building modifications to the existing structure, based upon the valuation of the project cost specified on the building permit application, equal to 50% or more of the total assessed value of the property (i.e., the land value and building value but excluding any applicable exemptions) shall be required to bring the entire Lot 1 into compliance with all standards of this Development Plan. Interior modifications/remodeling work that do not result in changes to the structural integrity or exterior architecture of the building shall be exempt from this requirement. The assessed value shall be as most recently established by the Pottawattamie County Assessor.

2. Pedestrian Ways

- a. A minimum five-foot-wide pedestrian way shall be provided from the primary entrance of each building structure to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, change in paving material, or some other alternative approved by the Community Development Department Director or their assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of Lot 1, and that it be complementary to the landscaping on Lot 1.

3. Landscaping

- a. Not less than 10% of the total area of Lot 1 shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).
- b. A minimum five-foot-wide landscape strip shall be provided between all parking surfaces and each abutting property line. This requirement can be waived where two parking lots adjoin. The five-foot-wide strips may be included in the 10% landscaping lot coverage requirement set forth in Section 3(a) above. **Exception:** The existing landscape strip lying east of Madison Avenue and between the existing driveway entrance onto Madison Avenue and proposed Hy-Vee Drive does not meet the minimum five-foot width requirement but is authorized to remain until such time the threshold specified in Section 1(f) is met.
- c. A minimum five-foot-wide landscape strip shall be provided between all loading/unloading areas and each abutting property line. The five-foot-wide strips may be included in the 10% landscaping lot coverage requirement set forth in Section 3(a) above.
- d. A minimum of four square feet of landscaping per each lineal foot of building façades clearly visible from the public right-of-way or private drive, not inclusive of entrance areas and pedestrian ways, shall be installed along the base of the building façade. The landscaping may be at-grade foundation plantings or complementary above grade decorative planters. No more than 20% of foundation plantings may be clustered on one location of the building façade.
- e. All trees shall have a minimum caliper width of two inches at the time of planting.
- f. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any motorist, cyclist or pedestrian at the street, driveway or pedestrian way.
- g. All disturbed areas without a specific landscape design shall be hydroseeded, or sodded, turf, and/or prairie grass.
- h. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal, or artificial turf. Organic mulch may be used around trees and/or shrubs.
- i. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
- j. All landscaping, including street trees planted within the streetscape strips abutting Lot 1, shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

4. Signage

- a. The total maximum amount of signage allowed shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.
- b. Signage attached to the building structure shall be limited to 15% of the surface area of the building façade to which it is attached. Such attached signage can be placed at any location on the building structure but shall not extend beyond any building wall or above the peak of the roof.
- c. A maximum of one ground/monument sign shall be allowed on Lot 1. The Hy-Vee store may be identified on the two existing center identification signs located on Lot 1, and said center identification signs shall not count toward this requirement. The sign shall be limited to a maximum height of ten feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum area for the sign shall not exceed 100 square feet of signage per face.
- d. On-site directional signage shall count toward the overall amount of signage permitted on Lot 1. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure, and shall be limited to a maximum area of eight square feet of signage per face.
- e. Online/curbside pickup signage shall count toward the overall amount of signage permitted on Lot 1. If

not attached to a structure, each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure, and shall be limited to a maximum area of ten square feet of signage per face. Such signage shall be located within the parking lot. **Exception:** Online/curbside pickup signage not visible from a public right-of-way or private drive shall be exempt from these requirements.

- f. Pole signs shall be prohibited from being installed on Lot 1. Parking stall identification signs and curbside/online pick-up signs shall not be considered pole signs.

5. Site Development

- a. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines. **Exception:** The north side of the existing Hy-Vee building structure on Lot 1 along Menard Drive does not meet the minimum 10-foot setback requirement but is authorized to remain provided it does not move closer to the property line or expand east or west on Lot 1.
- b. No more than 40% of the total lot area of Lot 1 shall be covered with structures.
- c. The maximum height for all principal structures shall not exceed 50 feet, as measured from finished grade to the peak of the roof. Decorative architectural features shall be included in the overall height of a building.
- d. The maximum height for any accessory structure shall not exceed 25 feet.
- e. All fences shall be installed in accordance with Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance).
- f. All trash dumpsters that are visible from an adjacent public street right-of-way or private drive shall be enclosed on three sides and completely screened from view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster. Trash dumpsters shall be located on the least visible area of Lot 1, to the extent it is practical.
- g. All loading areas that are visible from an adjacent public street right-of-way or private drive shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.
- h. Outdoor storage is not allowed. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers. The seasonal outdoor garden center and temporary firework sales stands associated with the existing Hy-Vee store shall not be considered outdoor storage; however, such uses shall be subject to the approval of a Temporary Use Permit.
- i. Access to the rear of each building for Fire Department equipment shall be provided in accordance with the requirements of the Fire Marshal's Office.
- j. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to Lot 1 shall be at the sole cost of the developer and not the City.
- k. The Parking Lot Expansion to be constructed on Lot 1 will not be required to have on-site stormwater detention facilities. Stormwater detention for said Parking Lot Expansion shall be handled and managed by the stormwater detention area located on Outlot A, Mall of the Bluffs Replat 1. Stormwater detention for the remainder of Lot 1 is handled on-site in the southwest corner of Lot 1.
- l. After completion of construction of Menard Drive and Hy-Vee Drive by Menard Inc., Lot 1 shall have four full access points along Menard Drive and one full access point along Hy-Vee Drive.

6. Architecture

- a. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent, including the use of architectural metal panel, up to 20% of a building façade. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way or private drive. Wood and vinyl siding shall be not allowed.

- Alternative architectural materials will be considered when complementary to a proposed building design and are of equal quality and durability to materials permitted by these architectural guidelines.
- b. Awnings and/or other decorative features may be allowed on the façade of a building and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- c. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be screened from view using architectural design features.
- d. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

7. Off-Street Parking

- a. Parking lot design and the minimum number of parking spaces required on Lot 1 shall be as determined in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses.
- b. A deviation from minimum parking requirements may be allowed provided the property owner and/or tenant can demonstrate reasonable proof less parking is needed for their use(s).
- c. A parking lot permit shall be submitted with all building permit and parking lot expansion requests and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas, lighting, and interconnections.
- d. All off-street parking lots shall comply with Chapter 661-18, Parking for Persons with Disabilities, of the Iowa Administrative Code.

8. Outdoor Lighting

- a. All outdoor light poles shall be limited to a maximum height of 30 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. Light fixtures installed on Lot 1 shall be compatible with the design and finish of other light fixtures found in The Bluffs retail shopping center.
- b. All light used for illumination shall be contained onsite and shall be arranged in such a manner to direct the light away from neighboring residential properties and away from the vision of passing motorist, cyclists, and pedestrians. No light shall trespass beyond the property line.
- c. Streetlight type and location within public right-of-way shall be determined by the Public Works Department

Recommendation

The Community Development Department recommends approval of the request of Woodsonia MOTB, LLC to adopt a planned commercial development plan for Lot 1, Mall of the Bluffs, Replat 1, subject to the comments above and the following condition:

- 1. The planned commercial development plan for Lot 1, Mall of the Bluffs, Replat 1 shall become effective upon the Mall of the Bluffs, Replat 1 final plat being executed and signed by the City of Council Bluffs and recorded by the Pottawattamie County Recorder.


Attachments

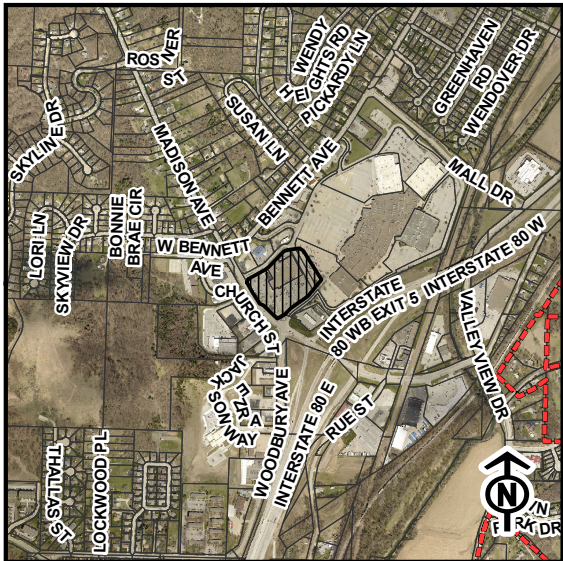
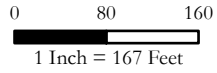
- Attachment A: Zoning/Location Case Map
- Attachment B: Hy-Vee Existing Conditions Exhibit
- Attachment C: Hy-Vee Parking Lot Addition Site Plan
- Attachment D: The Bluffs Conceptual Plan

Prepared by: Moises Monrroy, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #PC-21-004 LOCATION/ZONING MAP

Legend

 Subject Property

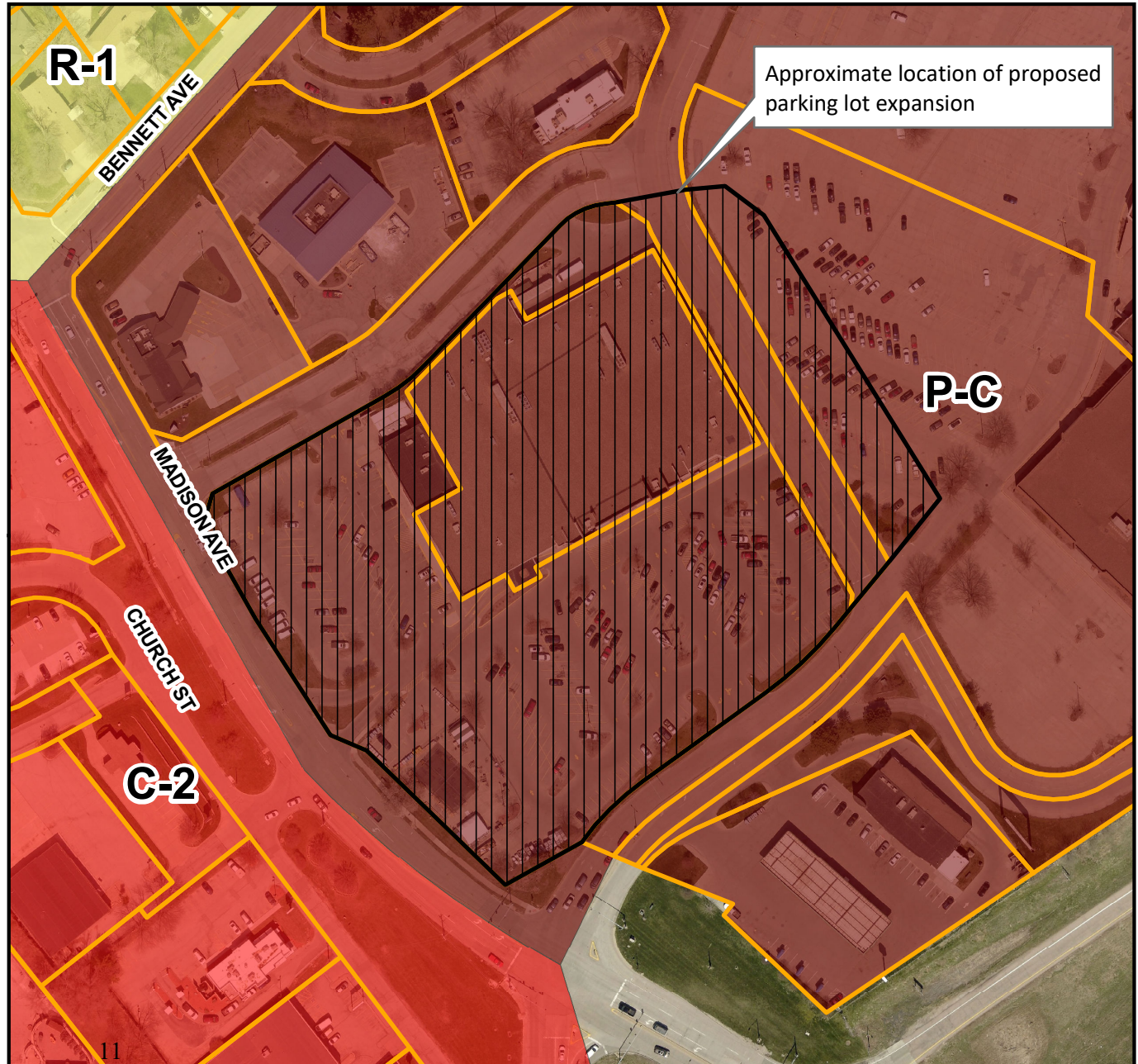


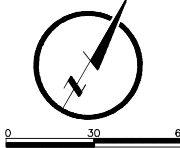
Last Amended: 11/22/2021



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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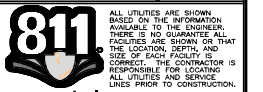


PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
AARON GROTE

EXISTING CONDITIONS

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA



Know what's below.
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REVISIONS

DESIGNER / DRAFTER

JOE HOFERER

DATE

10/29/2021

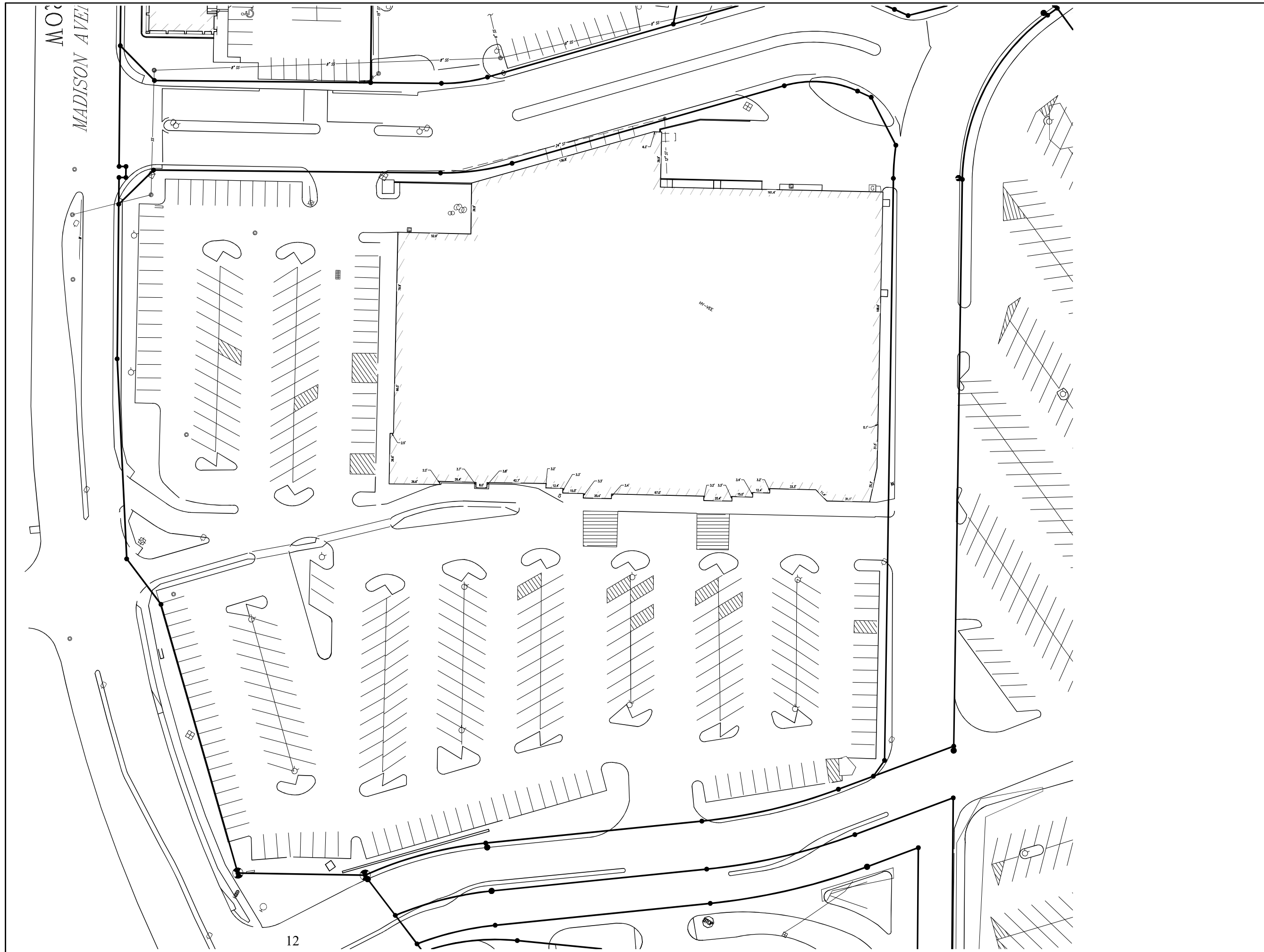
PROJECT NUMBER

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BOOK AND PAGE

SHEET

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PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

AARON GROTE

EXISTING CONDITIONS

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA



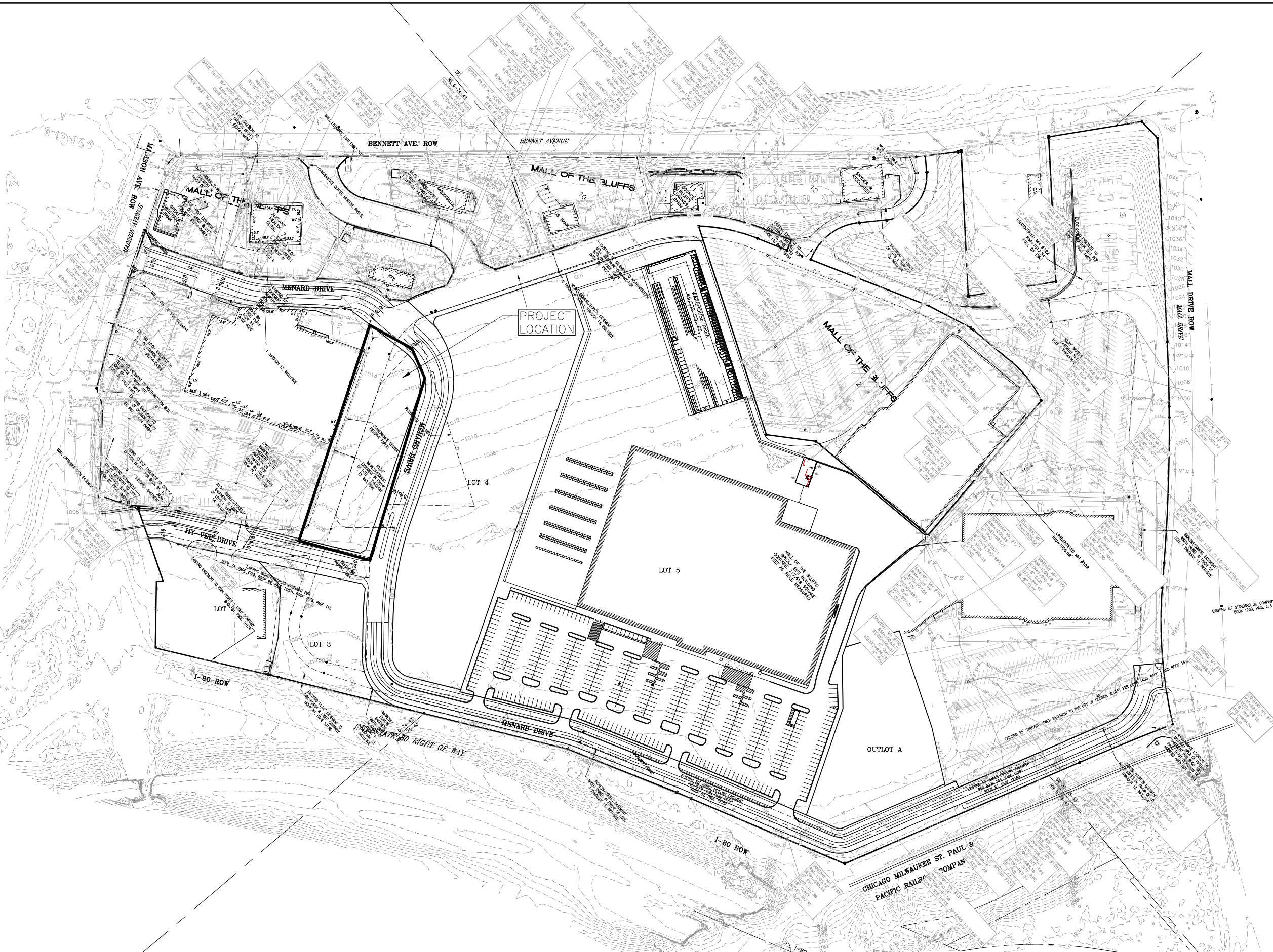
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REVISIONS

DESIGNER / DRAFTER
JOE HOFFERER
DATE
11/23/2021
PROJECT NUMBER
0119204
BOOK AND PAGE

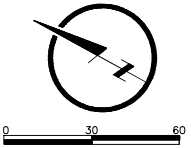
SHEET

3 OF 10



FOR INFORMATIONAL PURPOSES ONLY

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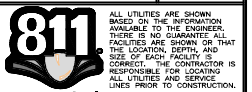
PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

AARON GROTE

ZONING COMPLIANCE PLAN

HVYEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

JOE HOFERER

DATE

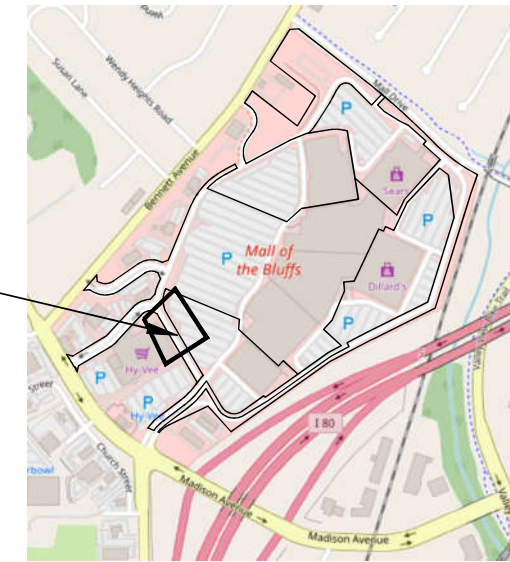
11/23/2021

PROJECT NUMBER

0119204

BOOK AND PAGE

SHEET



PROJECT LOCATION

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LEGAL DESCRIPTION:

NE 1/4 OF THE NE 1/4, SECTION 6, T74N, R43W, COUNCIL BLUFFS, IOWA
ZONING COMPLIANCE AND SITE PLAN REVIEW

ADDRESS

POTTAWATTAMIE COUNTY, IA

APPLICANT

WOODSONIA - HVYEE

PHONE NUMBER

(402) 513-9003

USE TYPE:

COMMERCIAL IMPROVEMENT PARKING LOT ADDITION

ZONING:

P-C (SEE SECTION 15.18)

ASSUMED C-2 REQUIREMENTS

<input checked="" type="checkbox"/>	PERMITTED USE	EXISTING COMMERCIAL
<input type="checkbox"/>	CONDITIONAL USE	
<input type="checkbox"/>	SPECIAL USE	
<input type="checkbox"/>	AIRPORT USE	
<input type="checkbox"/>	855 REVIEW	

SITE REGULATORS (SEE SECTION 15.15):

	ALLOWED	PROPOSED	COMMENTS
A. SITE AREA	5,000 SF MIN.	1.49 AC (65,002.93 SF)	
B. MINIMUM WIDTH	50 FEET	140.00 FEET	
C. MINIMUM DEPTH	100 FEET	480.60 FEET	
D. SETBACK			
FRONT YARD	15'	N/A	
STREET SIDE YARD	10'	N/A	
INTERIOR SIDE YARD	5'	N/A	
REAR YARD	10'	N/A	
E. HEIGHT	50' MAX	N/A	
F. LOT COVERAGE (% OF TOTAL)	60% MAX	N/A	
G. PARKING REQUIREMENTS		152 SPACES	
(SEE CHAPTER 15.23.060)			
H. ACCESSIBLE PARKING	2% OF TOTAL = 3 STALLS	4	NEW PARKING ONLY
(SEE SUDAS TABLE 8C-1.02)			

BUFFERYARD (SEE SECTION 15.23):

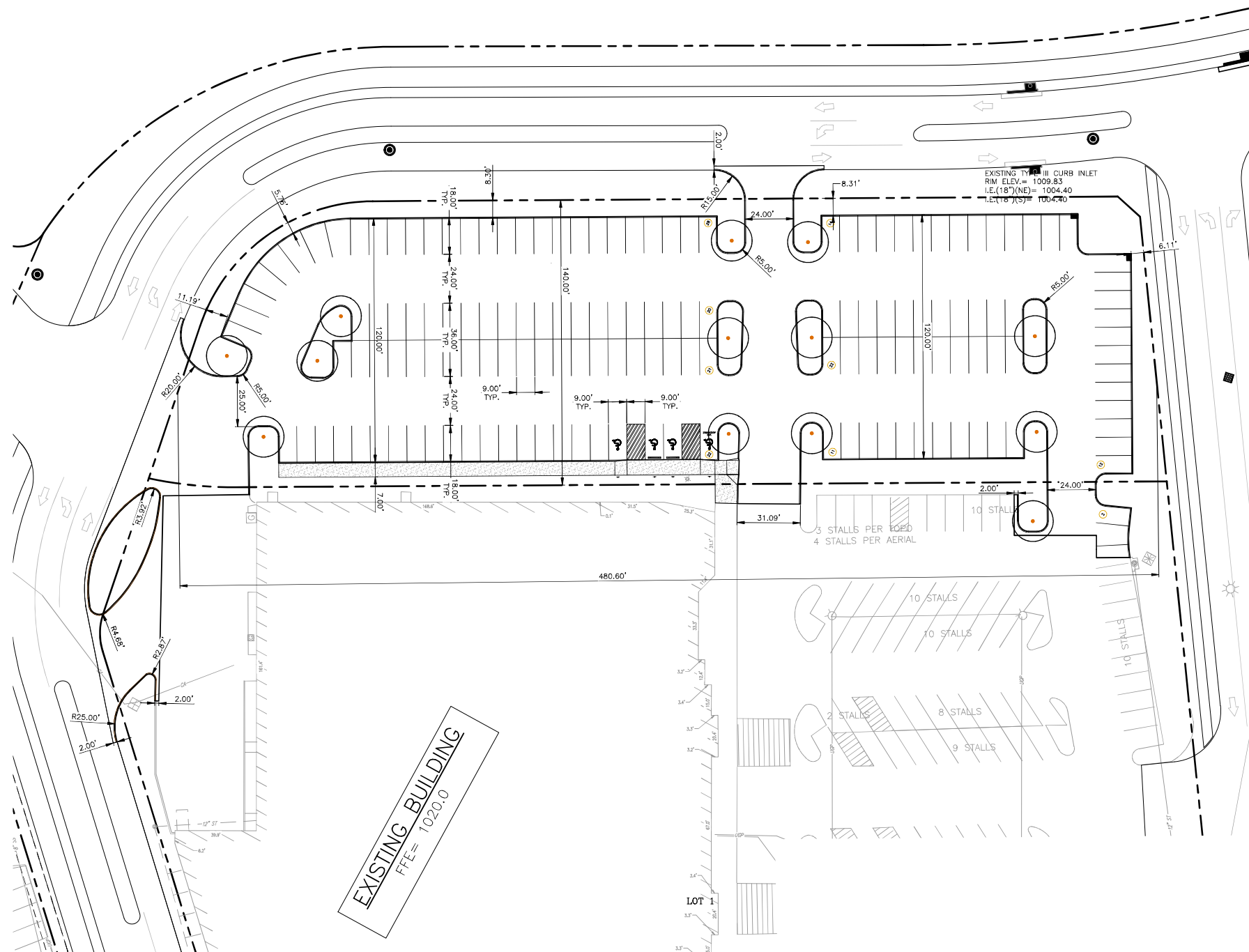
ADJACENT ZONING: R-1 NORTH, C-2 SOUTH, P-C EAST AND C-2 WEST
K. LANDSCAPED BUFFER YARD N/A

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 15.23):

L. STREET SIDE YARD	5'	5.76'	
M. INTERIOR SIDE YARD	5'	N/A'	EXISTING BUILDING
N. INTERIOR LANDSCAPING (%)	10%	12%	EXISTING PARKING LOT
(% OF PAVED AREA)			

GENERAL NOTES

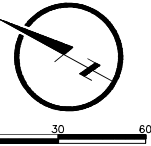
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS DESIGN MANUAL), CURRENT EDITION" AND ANY CITY OF COUNCIL BLUFFS REVISIONS OR AMENDMENTS THERETO SHALL APPLY TO THIS PROJECT.
- EXISTING UTILITIES ARE SHOWN AS A CONVENIENCE FOR THE CONTRACTOR. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITIES MAY NOT BE INDICATED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE WORK IS STARTED TO VERIFY UTILITY LOCATIONS (ONE CALL 1-800-292-8989).
- BARRICADES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION RECORD DRAWING INDICATING ALL CHANGES IN GEOMETRY, GRADES, ELEVATIONS OR MATERIAL ON THE PROJECT PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THIS PROJECT, BESIDES THE GRADING PERMIT, AND IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES ASSOCIATED WITH THESE PERMITS.
- THE INSTALLATION OF UTILITIES MAY REQUIRE THE DISTURBANCE OF EXISTING DRAINAGE AND EROSION CONTROL MEASURES. THESE ITEMS MAY INCLUDE LEVEL SPREADERS, SILT FENCE, PIPE AND ROCK CONSTRUCTION ENTRANCES. THE CONTRACTOR SHALL BE AWARE OF THE EXISTING SITE CONDITIONS PRIOR TO BIDDING THIS WORK. THE FUNCTION OF THESE ITEMS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION WITH EMPHASIS PLACED ON RESTORING THEIR INTEGRITY PRIOR TO ANY RAINFALL EVENT. AS PART OF THIS CONTRACT, ALL DISTURBED DRAINAGE AND EROSION CONTROL STRUCTURES SHALL BE RESTORED TO GOOD CONDITION AFTER COMPLETION OF THE WORK OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL FENCE CONSTRUCTION AREA. SEE DETAIL THIS SHEET OR APPROVED EQUAL.
- SEE PLAN SHEETS FOR ADDITIONAL NOTES.



EXISTING BUILDING
FFE= 1020.0

LOT 1

I:\Engineering\0119204_Mat of the Bluffs\CONTRACT\CONSTRUCTION_DOCUMENTS\0119204-01-04a_11/23/2021_11:02:53 AM_AARON GROTE.dwg, 11/23/2021 11:02:53 AM_AARON GROTE.dwg



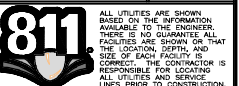
PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

AARON GROTE

GRADING SHEET

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

JOE HOFFERER

DATE

11/23/2021

PROJECT NUMBER

0119204

BOOK AND PAGE

SHEET

COMPACTION REQUIREMENTS TABLE

See Geotechnical Engineering Report: Hy-Vee Council Bluffs #2

Prepared By Dan Thiele	Geotech Engineer Thiele Geotech Inc. 402-556-2171		
Dated July 23rd	Date of Report July 23rd		
Max. Depth Of Lift For Fill (Measured Loose)	8"		
AREA	TEST	COMPACTION	MOISTURE
Upper 5" Utility Trenches	Standard Proctor	95%	-3/+4
Utility Trenches (Depth > 5")	Standard Proctor	95%	-3/+4
PCC Pavement (Upper 12")	Modified Proctor	90%	-3/+4
ACC Pavement (Upper 12")	Modified Proctor	92%	-3/+4
ACC Pavement (Depth > 12")	Standard Proctor	92%	-3/+4
Manhole (Full Depth)	Standard Proctor	95%	-3/+4
Sidewalks (Depth < 6")	Standard Proctor	95%	-3/+4
All Other Fill	Standard Proctor	95%	-3/+4

Notes:

- Standard Proctor Shall Be Determined In Accordance With ASTM D 698.
- Modified Proctor Shall Be Determined In Accordance With ASTM D 1557.

NOTE:

SEE THIS SHEET FOR EROSION CONTROL MEASURES TO BE INSTALLED. THESE ARE PROPOSED LOCATIONS. IF THE CONTRACTOR WISHES TO USE ALTERNATE LOCATIONS IT MUST BE APPROVED BY THE ENGINEER.

EROSION CONTROL SUMMARY TABLE

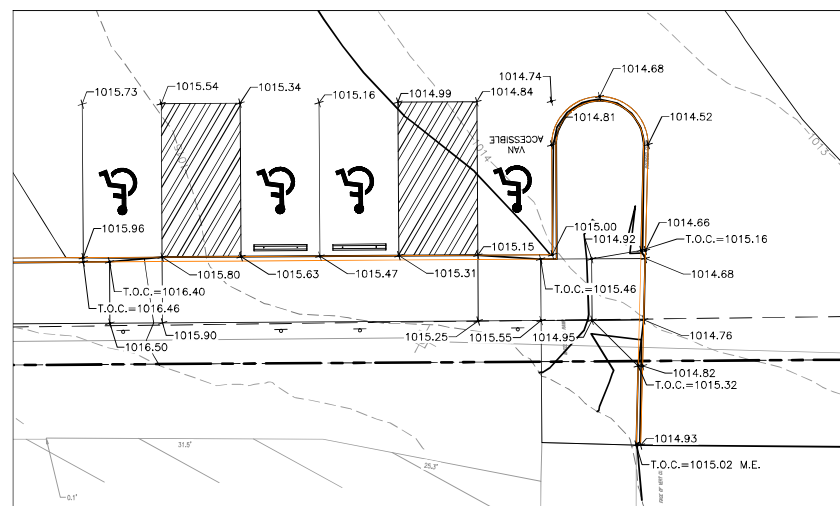
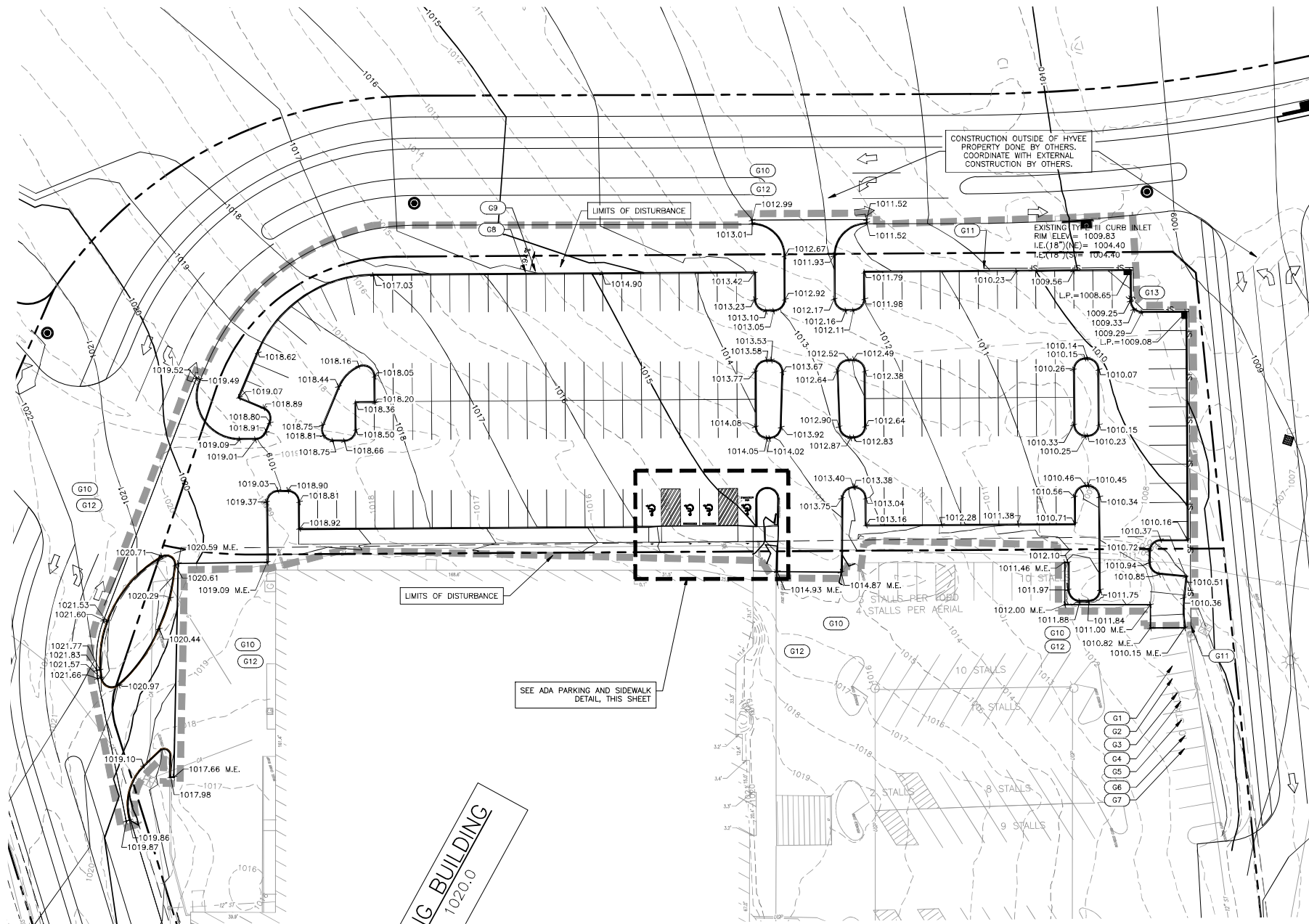
TOTAL AREA OF SITE	- AC.
DISTURBED AREA	1.49 AC.
EROSION CONTROL MEASURES:	SILT FENCE, ROCK ACCESS ROAD, AND SEEDING

ELEVATION NOTES

- PROPOSED CONTOURS ARE FINISHED GRADE/TOP OF PAVEMENT ELEVATIONS. NOT SUBGRADE ELEVATIONS.
- PROPOSED PARKING LOT AND SIDEWALK SPOT ELEVATIONS ARE TOP OF SLAB UNLESS NOTED OTHERWISE.

GRADING KEYNOTES:

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A STABILIZED CONSTRUCTION ENTRANCE LOCATION PER FIGURE 9040.20 OF THE PROJECT SPECIFICATIONS.
- PROPOSED JOB TRAILER LOCATION IF NECESSARY; ALTERNATE LOCATIONS MUST BE APPROVED BY THE ENGINEER AND THE SWPPP SHALL BE MODIFIED TO REFLECT CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR JOB TRAILER.
- PROPOSED SANITARY WASTE RECEPTACLE LOCATION IF NECESSARY; ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR SANITARY WASTE RECEPTACLE.
- PROPOSED SOLID WASTE RECEPTACLE LOCATION IF NECESSARY; ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR SOLID WASTE RECEPTACLE.
- PROPOSED DESIGNATED VEHICLE AND EQUIPMENT FUELING AREA LOCATION IF NECESSARY; ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR VEHICLE AND EQUIPMENT FUELING AREA.
- PROPOSED MATERIAL DELIVERY AND STORAGE AREA LOCATION IF NECESSARY; ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR MATERIAL DELIVERY AND STORAGE AREA.
- PROPOSED STABILIZED VEHICLE AND EQUIPMENT PARKING AREA IF NECESSARY; ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. NOT A PAY ITEM.
- THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. ALL DISTURBED AREAS SHALL REQUIRE MATTING.
- AS REQUIRED THE CONTRACTOR SHALL IMPLEMENT STREET CLEANING/SWEEPING PRACTICES. SEPARATE PAYMENT SHALL NOT BE MADE FOR STREET CLEANING/SWEEPING.
- CONTRACTOR SHALL CONSTRUCT, MAINTAIN AND CLEAN OUT SILT FENCE AS SHOWN PER FIGURE 9040.19 OF THE PROJECT SPECIFICATIONS. UPON COMPLETION OF SEEDING, MULCHING AND INSTALLATION OF TEMPORARY ROLLED EROSION CONTROL, CONTRACTOR SHALL REMOVE SILT FENCE.
- AS NECESSARY CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES PER SECTION 9040 OF THE PROJECT SPECIFICATIONS. SEPARATE PAYMENT SHALL NOT BE MADE FOR DUST CONTROL.
- CONTRACTOR SHALL CONSTRUCT, MAINTAIN AND CLEAN OUT CONCRETE WASHOUT PIT (SEE DETAIL SHEET 6) DURING ALL PAVING OPERATIONS. CONTRACTOR SHALL REMOVE WASHOUT PIT AT THE CONCLUSION OF PAVING OPERATIONS.



ADA PARKING AND SIDEWALK DETAIL
SCALE: 1"=10'

GRADING PLAN GENERAL NOTES

- ALL OPERATORS/CONTRACTORS MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF APPLICABLE GOVERNMENT AGENCIES.
- ALL OPERATORS/CONTRACTORS MUST LOCATE ALL EXISTING UTILITY PRIOR TO THE START OF WORK (ONE CALL 1-800-292-8989).
- BARRICADES SHALL CONFORM TO SUDAS SPECIFICATIONS, AND/OR THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL OPERATORS/CONTRACTORS SHALL BE RESPONSIBLE TO COMPLY WITH OSHA REGULATIONS.
- ALL OPERATORS/CONTRACTORS MUST CONFORM WITH THE APPLICANT THAT ANY AND ALL APPLICABLE GOVERNMENTAL APPROVALS HAVE BEEN RECEIVED PRIOR TO THE START OF WORK.
- THE APPLICANT AND INSPECTOR MUST COMPLY WITH ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION.
- ALL OPERATORS/CONTRACTORS MUST COMPLY WITH THE APPLICANT, INSPECTOR, AND ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION AND POLLUTION.
- EACH OPERATOR/CONTRACTOR MUST MONITOR SILT FENCING, WITHIN THEIR AREAS OF RESPONSIBILITY, AND INSTALL ADDITIONAL SILT FENCING IF NECESSARY AND AS DIRECTED BY THE INSPECTOR.
- EACH OPERATOR/CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT FROM TEMPORARY SEDIMENT BASINS, BEHIND SILT FENCES, AND ALL OTHER EROSION CONTROL MEASURES THAT STORE SEDIMENT, WITHIN THEIR AREAS OF RESPONSIBILITY, IF NECESSARY AND AS DIRECTED BY THE INSPECTOR.
- EACH OPERATOR/CONTRACTOR MUST BUILD STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY AND AS DEFINED WITHIN THE SWPPP. EACH OPERATOR/CONTRACTOR MUST MONITOR ALL STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY, AND MAINTAIN THE ENTRANCES AS NEEDED AND DIRECTED BY THE INSPECTOR. OPERATORS/CONTRACTORS SHALL NOT USE ANY OTHER ACCESS TO THE SITE OR ALLOW OTHERS TO USE ALTERNATE ACCESS POINTS.
- EACH OPERATOR/CONTRACTOR MUST PERFORM PREVENTATIVE MAINTENANCE ON EACH BEST MANAGEMENT PRACTICE (BMP) WITHIN THEIR AREAS OF RESPONSIBILITY TO ENSURE PROPER FUNCTION. THE INSPECTOR MUST ENSURE PREVENTATIVE MAINTENANCE IS BEING PERFORMED.
- ALL BMP'S MUST BE KEPT IN WORKING ORDER. EACH OPERATOR/CONTRACTOR MUST REPAIR ALL DAMAGES CAUSED BY POLLUTANT DISCHARGE AND CONSTRUCTION ACTIVITIES, WITHIN THEIR AREAS OF RESPONSIBILITY, AT OR BEFORE THE END OF EACH WORKING DAY AND AS DIRECTED BY THE INSPECTOR.
- BMP'S MAY NOT BE REMOVED WITHOUT INSPECTOR AND APPLICABLE GOVERNMENTAL APPROVAL.
- EACH OPERATOR/CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL BMP'S, WITHIN THEIR AREAS OF RESPONSIBILITY.
- IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, ALL OPERATORS/CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES FOR NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.
- THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ENSURE LEVEL SPREADER AND TEMPORARY EARTH DIVERSION STRUCTURE ARE CONSTRUCTED AS SHOWN WITHIN THE SWPPP AND AS NECESSARY TO PROPERLY CONTROL POLLUTANT DISCHARGE. LEVEL SPREADER AND TEMPORARY EARTH DIVERSION STRUCTURE SHALL BE INSTALLED AT THE END OF EACH WORKING DAY, PRIOR TO ALL RAIN EVENTS, AND AS DIRECTED BY THE INSPECTOR.
- THE APPLICANT, INSPECTOR, AND/OR OPERATORS/CONTRACTORS SHALL ALLOW ALL GOVERNMENT REGULATORS ACCESS TO THE SITE FOR INSPECTIONS AT ANY TIME, AT THE IMPLEMENTING AGENCY'S DISCRETION.
- THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST INITIATE STABILIZATION MEASURES, SUCH AS TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING, AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED.
- FOR DUST CONTROL, THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST USE ANY OF THE FOLLOWING MEASURES OR A COMBINATION IF NECESSARY: ESTABLISHING TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCH IN AREAS SUBJECT TO LITTLE OR NO CONSTRUCTION TRAFFIC; IRRIGATING STRIPPED AREAS AND/OR HALL ROADS; REDUCING VEHICULAR SPEED ON HALL ROADS; AND AS DIRECTED BY THE INSPECTOR.
- THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ENSURE SEDIMENT THAT HAS BEEN ACCIDENTALLY TRANSPORTED ONTO PUBLIC STREETS IS REMOVED AS NEEDED, AT THE END OF EACH WORKING DAY, AND PRIOR TO ALL RAIN EVENTS. SEDIMENT SHALL BE SHOVELLED AND/OR SWEEPED FROM THE STREET AND DISPOSED OF IN A MANNER THAT PREVENTS STORMWATER CONTAMINATION.
- THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ADHERE TO ALL GOOD HOUSEKEEPING BMP'S. GOOD HOUSEKEEPING BMP'S FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MANNER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF. GOOD HOUSEKEEPING BMP'S SUCH AS SANITARY WASTE MANAGEMENT, SOLID WASTE MANAGEMENT, MATERIAL DELIVERY & STORAGE, STREET CLEANING / SWEEPING, AND VEHICLE & EQUIPMENT FUELING MUST BE ADDRESSED WHEN APPLICABLE.
- THE SWPPP DOCUMENTS ARE ESSENTIAL AND A REQUIREMENT IN ONE PART IS AS BINDING AS THOUGH OCCURRING IN ALL. THE SWPPP DOCUMENTS ARE COMPLEMENTARY. THE DOCUMENTS DESCRIBE AND PROVIDE THE COMPLETE SWPPP. THE APPLICANT, INSPECTOR, AND/OR CONTRACTORS/OPERATORS MAY NOT TAKE ADVANTAGE OF ANY APPARENT SWPPP ERRORS OR OMISSIONS. THE INSPECTOR SHALL NOTIFY THE APPLICANT, DESIGNER, AND CONTRACTORS/OPERATORS PROMPTLY OF ANY OMISSIONS OR ERRORS. THE APPLICANT SHALL INSTRUCT THE DESIGNER TO MAKE ANY CORRECTIONS NECESSARY TO FULFILL THE OVERALL INTENT OF THE SWPPP DOCUMENTS (E.G., GRADING PERMIT MODIFICATION FORM). IN THE CASE OF A DISCREPANCY BETWEEN PARTS OF THE SWPPP DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL RULE.
- IN CONSTRUCTION OF CONTROLLED FILLS, ALL SOILS SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE (SEE SHEET X).
- NO TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.
- DO NOT DISTURB EXISTING VEGETATION OUTSIDE LIMITS OF GRADING.
- MAINTAIN DRAINAGE IN EXISTING ROAD DITCHES AT ALL ENTRANCES AND FROM ALL CULVERTS DRAINING ONTO THE SITE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED WITHIN THE LIMITS SHOWN ON SHEET 6. DO NOT STRIP MORE AREA THAN IS REQUIRED FOR WORKING SPACE. SEPARATE PAYMENT WILL BE MADE TO STRIP, STOCKPILE AND RE-SPREAD TOPSOIL.
- THE CONTRACTOR SHALL REDISTRIBUTE TOPSOIL OVER COMPLETED AREAS EXCEPT FOR PAVED AND BUILDING AREAS AS SOON AS POSSIBLE.
- THE CONTRACTOR IS REFERRED TO THE FOLLOWING "IOWA STATEWIDE URBAN DESIGNS AND SPECIFICATIONS" (SUDAS).
 FIGURES:
 9040.3 ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLED ON SLOPES
 9040.8 TEMPORARY EARTH DIVERSION STRUCTURE
 9040.9 LEVEL SPREADER
 9040.10 RIP RAP APRON FOR OUTLET ONTO FLAT GROUND
 9040.12 TEMPORARY PIPE SLOPE DRAIN
 9040.15 SEDIMENT BASIN DEWATERING DEVICE (PERFORATED RISER)
 9040.16 ANTI-VORTEX DEVICE
 9040.19 SILT FENCE
 9040.20 STABILIZED CONSTRUCTION ACCESS

BMP'S MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURES REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

- CONSTRUCTION ENTRANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND UNDERCUTTING; (2.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (2.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCE** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (2.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (2.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- STORM DRAIN INLET PROTECTION** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (3.1) STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY AND (3.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- TEMPORARY EARTH DIVERSION STRUCTURE** - THE MEASURE SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE STRUCTURE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY, ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT. THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- LEVEL SPREADER** - SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY, THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORK DAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
- TEMPORARY SEDIMENT BASIN** - THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE BASIN SHOULD BE CHECKED AFTER EACH RAINFALL PRODUCING RAINFALL FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- TEMPORARY SEEDING** - AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED. CONTROL WEEDS BY MOWING.
- PERMANENT SEEDING** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (8.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (8.2) NEW SEEDINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES. WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (8.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [8.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [8.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [8.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCE ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
- MULCHING** - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED, WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
- SOIL STABILIZATION BLANKETS & MATTING** - ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
- STREET CLEANING / SWEEPING** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (11.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (11.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (11.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (11.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

CONSTRUCTION ACTIVITIES & SCHEDULE

ACTIVITY	SCHEDULE
INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SEDIMENT BASINS, RISER PIPES, OUTLET PIPES, SEDIMENT TRAPS, SILT FENCE, DIVERSIONS, TERRACES AND ETCETERA.	PRIOR TO ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INSTALLING ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE START OF ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH INFRASTRUCTURE INSTALLATION.	INFRASTRUCTURE INSTALLATION MUST OCCUR PRIOR TO ANY LOT DEVELOPMENT.
IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATION MEASURES MUST BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
IMPLEMENT THE INSTALLATION ALL BMP'S NEEDED AND ASSOCIATED WITH THE BUILDING PHASE.	BUILDING PHASE BMP'S MUST BE INSTALLED CONCURRENTLY WITH LOT DEVELOPMENT.
PROCEED WITH REMOVAL OF BMP'S.	UNLESS STATED IN PLANS OR SPECIFICATIONS, BMP'S MAY NOT BE REMOVED UNTIL EACH IMPACTED DRAINAGE BASIN HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENT, BUILDINGS, AND UTILITIES, LANDSCAPING, AND FULLY ESTABLISHED PERMANENT SEEDING. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE REMOVAL OF ANY BMP'S.

SITE INFORMATION

XXXXX	COUNCIL BLUFFS #XXXXXXX	IA-XXXX-XXXX
ESTIMATED START DATE	COUNCIL BLUFFS PROJECT NUMBER	DNR NOI NUMBER
HYVEE PARKING LOT	1745 MADISON AVE STE 1	ADDRESS
PROJECT NAME		
N/A	N/A	COUNCIL BLUFFS DOTTAWATTAMIE
SUBDIVISION NAME	S&ID #	CITY COUNTY
41.223965	-95.824768	IA 51503
LATITUDE	LONGITUDE	STATE ZIP CODE
TOTAL SITE AREA (ACRES)	1.49	ESTIMATED PERMIT DURATION (MONTHS)
DISTURBED AREA (ACRES)	1.49	CUT VOLUME (YD ³)
UNDISTURBED AREA (ACRES)	0	FILL VOLUME (YD ³)
		4890

*CONTRACTOR TO PERFORM GRADING QUANTITY TAKE OFF

BMP RESPONSIBILITY TABLE

MAJOR ACTIVITY	CONTROL MEASURES	TIMING	RESPONSIBLE PARTY
GRADING	ROCK ACCESS ROAD	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	SILT BASINS	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	SILT FENCE	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	TRASH CONTAINERS	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	RESTROOM FACILITIES	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	FUEL CONTAINMENT	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	AREA CLEANUP OF ANY TRACKED MUD/DIRT FROM ADJACENT STREETS	DAILY	GENERAL CONTRACTOR
SEWERS	USE OF WATER TRUCK TO CONTROL MUD/DIRT FROM ADJACENT STREETS	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING CONTROL MEASURES	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
PAVING	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING CONTROL MEASURES	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
	CLEAN ONSITE PAVEMENT TO REMOVE MUD AND DIRT	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
WATER, POWER, GAS AND UTILITIES	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING, SEWERS AND PAVING	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
	CLEAN ONSITE PAVEMENT TO REMOVE MUD/DIRT FROM ADJACENT STREETS	PRIOR TO DISTURBANCE OF LOT	GENERAL CONTRACTOR
BUILDING CONSTRUCTION	PERIODIC STREET SWEEPING TO MANAGE SEDIMENTATION	AS OFTEN AS NEEDED TO PREVENT MIGRATION OF SEDIMENT	GENERAL CONTRACTOR

THIS WORK SHALL BE PERFORMED UNDER THE AUTHORIZATION OF THE EXISTING NPDES PERMIT DNR AUTHORIZATION NUMBER IA-XXXX-XXXX. WEEKLY AND RAINFALL EVENT INSPECTIONS WILL BE CONDUCTED BY LAMP RYNEARSON UNDER THE AUTHORITY OF THE EXISTING PERMIT HOLDER.

COUNCIL BLUFFS #XXXXXXX

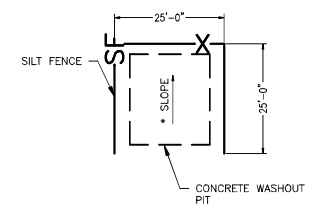
LAMP RYNEARSON
 14710 W. DODGE RD. STE. 100
 OMAHA, NE 68154
 402.496.2498
 LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
 AARON GROTE

GRADING NOTES AND DETAILS

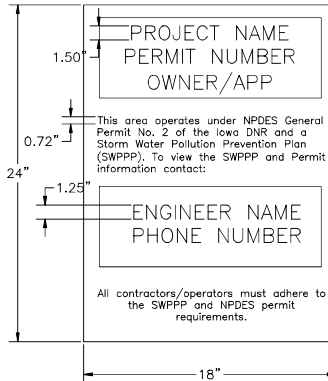
HYVEE PARKING LOT ADDITION
 COUNCIL BLUFFS, IOWA



CONCRETE WASHOUT DETAIL
 NO SCALE

- NOTES:**
- THE CONCRETE WASHOUT PIT WILL NEED TO BE RELOCATED AS THE CONCENTRATED WORK AREAS OF THE SITE CHANGE.
 - THE CONCRETE WASHOUT PIT NEEDS TO BE DESIGNATED SIGN OR BY MARKING THE EXTERIOR OF THE SILT FENCE PERIMETER.

* THE LOCATION OF THE CONCRETE WASH OUT PIT WILL BE SUCH THAT WATER AND SEDIMENT WILL NOT FLOW AWAY FROM THE DESIGNATED CONCRETE WASHOUT AREA.



SWPPP NOTIFICATION SIGN DETAIL
 No Scale

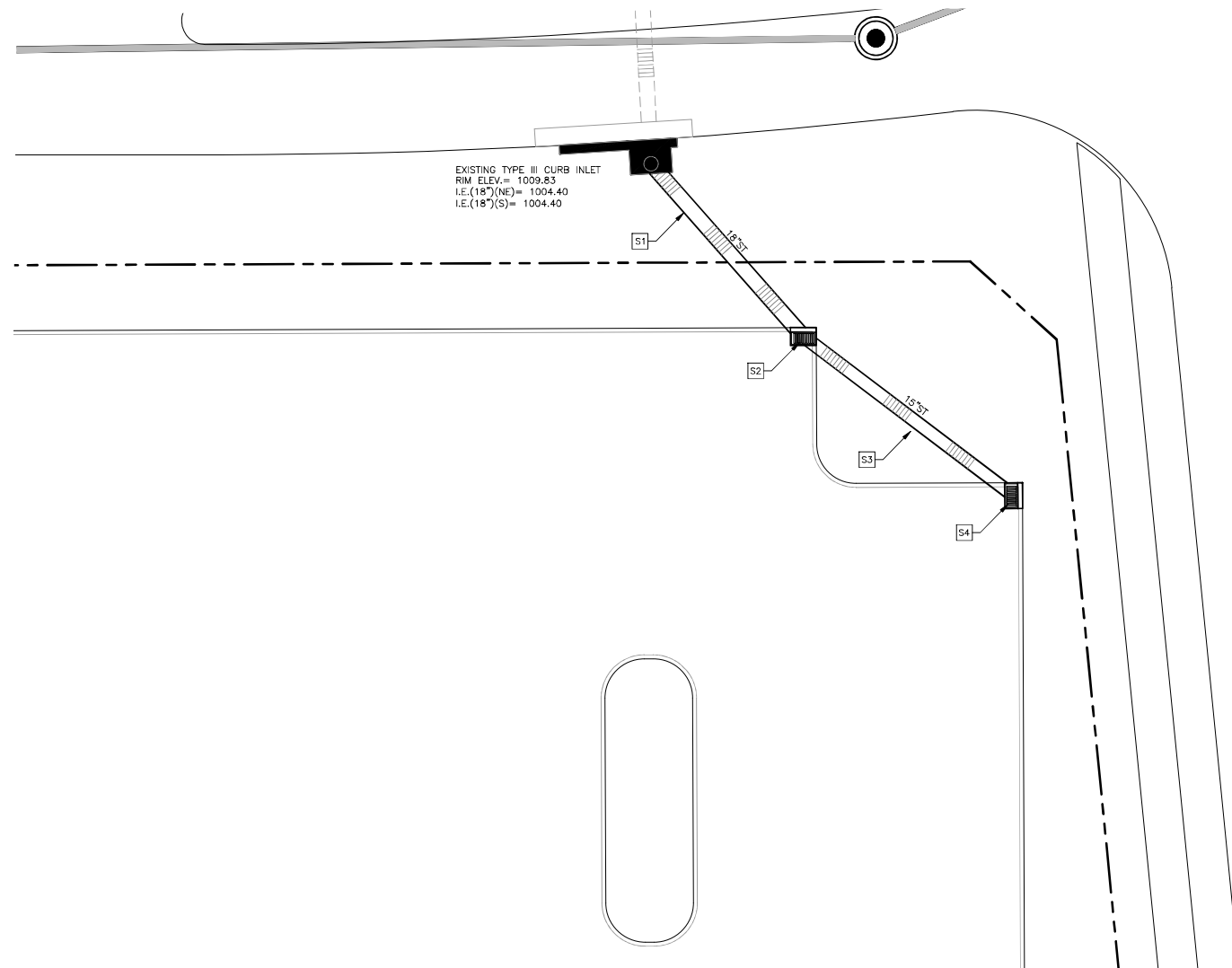
IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

811
 Know what's below.
 Call before you dig.

DESIGNER / DRAFTER
 JOE HOFFERER
 DATE
 11/23/2021
 PROJECT NUMBER
 0119204
 BOOK AND PAGE

SHEET
 6 OF 10

I:\Engineering\0119204 - Job of the Month\0119204\CONSTRUCTION DRAWINGS\0119204-01-01.dwg, 11/23/2021 11:12:58 AM, AARON GROTE, LAMP RYNEARSON



STORM SEWER NOTES

- INLETS AND MANHOLES SHALL BE LOCATED IN ACCORDANCE WITH THE COORDINATES SHOWN. THE LENGTHS OF PIPES MAY VARY ACCORDINGLY. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF INLETS OR PIPE CONNECTIONS ABOVE THE CENTERLINE OF THE PIPE.
- THE CONTRACTOR IS REFERRED TO THE FOLLOWING SUDAS FIGURES:
3010.101- TRENCH BEDDING AND BACKFILL ZONES
3010.102- RIGID GRAVITY PIPE TRENCH BEDDING
4020.211- SPECIAL PIPE CONNECTION FOR STORM SEWER
4030.221- RCP APRON SECTION FOOTING
4030.224- CONCRETE PIPE APRON GUARD
6010.401- CIRCULAR STORM SEWER MANHOLE
6010.602- CASTINGS FOR STORM SEWER MANHOLES
- TRENCH BACKFILL SHALL BE COMPACTED AS SHOWN IN THE COMPACTION REQUIREMENTS TABLE (SEE SHEET 5) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR INSTALLING SEWER SHALL HOLD A VALID SEWER LAYER'S LICENSE AND SHALL OBTAIN ALL REQUIRED PERMITS. PERMITTING FEES SHALL BE PAID BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

POWER NOTES

- THE CONTRACTOR SHALL COORDINATE WITH OWNER AND MID AMERICAN GENERAL WIRING AND METERING SPECIFICATIONS.

TELEPHONE SERVICE NOTES

- COORDINATE WITH OWNER AND FUTURE TECHNOLOGIES TO PROVIDE COMMUNICATION LINES AS REQUIRED.

CABLE TV

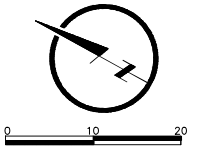
- COORDINATE WITH OWNER AND FUTURE TECHNOLOGIES TO PROVIDE SERVICE AS REQUIRED.

GAS SERVICE NOTES

- GAS SERVICE WILL BE CONSTRUCTED FROM THE EXISTING SERVICE TO BUILDING BY MID AMERICAN ENERGY.
- MID AMERICAN ENERGY WILL PROVIDE THE METER.
- INTERIOR GAS LINE AND APPURTENANCES SHALL BE TESTED IN THE PRESENCE OF A MID AMERICAN ENERGY OFFICIAL. CALL MID AMERICAN ENERGY CUSTOMER SERVICE (888) 427-5632 TO SET AN APPOINTMENT.

WATER MAIN NOTES

- ALL SITE WORK SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS (SUDAS) FOR PUBLIC WORKS CONSTRUCTION, (SPECIFICALLY, CHAPTER 4- WATER MAINS AND DIVISION 5 - WATER MAINS AND APPURTENANCES), AWWA STANDARDS, AND ANY REVISIONS OR AMENDMENTS BY THE CITY OF COUNCIL BLUFFS.
- THE CONTRACTOR SHALL CONSTRUCT WATER MAINS FROM EXISTING MAINS TO THE BUILDING. CONTRACTOR SHALL VERIFY BUILDING CONNECTION LOCATIONS IN ARCHITECTURAL AND MECHANICAL PLANS.
- THE CONTRACTOR SHALL PROVIDE VALVE BOX AND WATER METER (IF REQUIRED)
- THE MINIMUM DEPTH FOR COVER OF WATER LINES SHALL BE 6 FEET.
- COORDINATE SHUTDOWN FOR WATER MAIN RELOCATION WITH CITY OF COUNCIL BLUFFS (712-328-1006) AND PERFORM DURING NON-PEAK HOURS, NIGHT-TIME IF REQUIRED.
- ALL WATER SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
- INSTALL VINYL IDENTIFICATION AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
- INSTALL TRACER SYSTEM ON ALL WATER MAINS AS PER STANDARD ROAD PLAN WM-102.
- PROVIDE THRUST BLOCKS ON ALL WATER MAINS AT FITTINGS, AS PER STANDARD ROAD PLAN WM-101.
- PROVIDE ADDITIONAL BENDS AS REQUIRED TO ACHIEVE PROPOSED WATER MAIN ALIGNMENT AT CROSSING CONFLICTS.



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

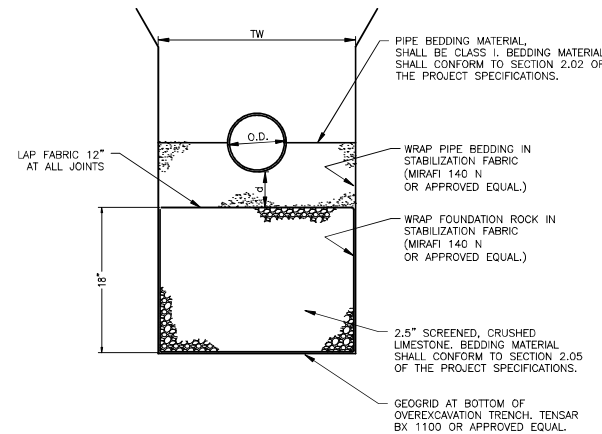
AARON GROTE

STORM SEWER AND UTILITY SHEET

HVYEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

STORM SEWER KEYNOTES

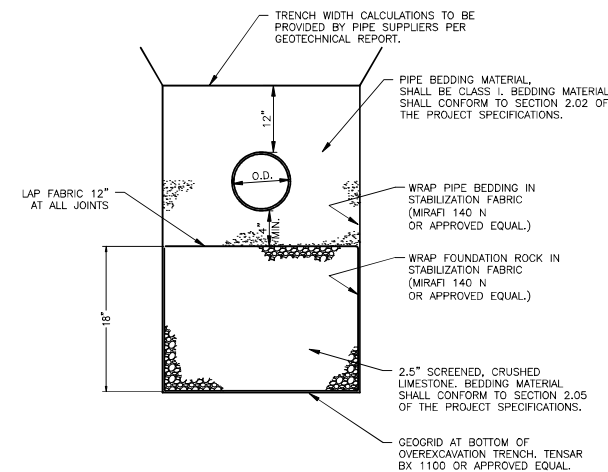
- S1 CONSTRUCT 29.24 LF 18" STORM SEWER @ 0.92% WITH PIPE BEDDING
- S2 CONSTRUCT 30" NYLOPLAST DRAIN BASIN WITH 2'x3' HOODED CURB INLET
RIM ELEV. = 1008.71
I.E.(15")(S) = 1004.92
I.E.(18")(N) = 1004.67
SUMP ELEV. = 1001.67
- S3 CONSTRUCT 33.50 LF 15" STORM SEWER @ 1.42% WITH PIPE BEDDING
- S4 CONSTRUCT 30" NYLOPLAST DRAIN BASIN WITH 2'x3' HOODED CURB INLET
RIM ELEV. = 1009.10
I.E.(15")(N) = 1005.40
SUMP ELEV. = 1002.40



NOTE:

- CRUSHED ROCK FOR TRENCH STABILIZATION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2.05 OF THE PROJECT SPECIFICATION EXCEPT THAT THE GRADATION SHALL BE AS FOLLOWS:
OD = OUTSIDE DIAMETER OF PIPE
OS = OUTSIDE SPAN OF PIPE
d = DEPTH OF BEDDING MATERIAL BELOW PIPE: OD/8 OR OS/8, OR 4" (WHICHEVER IS GREATER)
TW = TRENCH WIDTH AT TOP OF PIPE: MIN. = OD + 18 INCHES, MAX. = 1.25*OD + 12" INCHES OR 5'4" (WHICHEVER IS GREATER)

RCP AND VCP TRENCH STABILIZATION SECTION DETAIL
NO SCALE



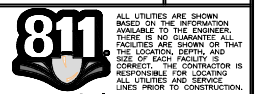
NOTE:

- CRUSHED ROCK FOR TRENCH STABILIZATION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2.05 OF THE PROJECT SPECIFICATION EXCEPT THAT THE GRADATION SHALL BE AS FOLLOWS:

DIP, HDPE, PPE, AND PVC TRENCH STABILIZATION SECTION DETAIL
NO SCALE

UTILITY CONTACTS

SANITARY SEWER:	COUNCIL BLUFFS SEWER DEPARTMENT	712-328-4641
POWER:	MID-AMERICAN ENERGY	888-427-5632
TELEPHONE:	ROBERT KNAPP CENTURY LINK	402-572-5824
CABLE TV:	GREG SORDENFIN COX COMMUNICATIONS	402-934-0444
WATER:	COUNCIL BLUFFS WATER WORKS	712-328-1006
GAS:	BARB HAWKINS BLACK HILLS ENERGY	712-325-3015
PRIVATE:	LEWIS CENTRAL COMMUNITY SCHOOLS	712-366-8202



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER
JOE HOFFERER
DATE
11/23/2021
PROJECT NUMBER
0119204
BOOK AND PAGE

SHEET

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

AARON GROTE

DETAILS SHEET

HVYEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA



Know what's below.
Call before you dig.

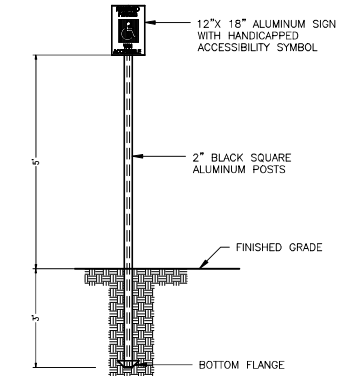
REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
DATE
11/23/2021
PROJECT NUMBER
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BOOK AND PAGE

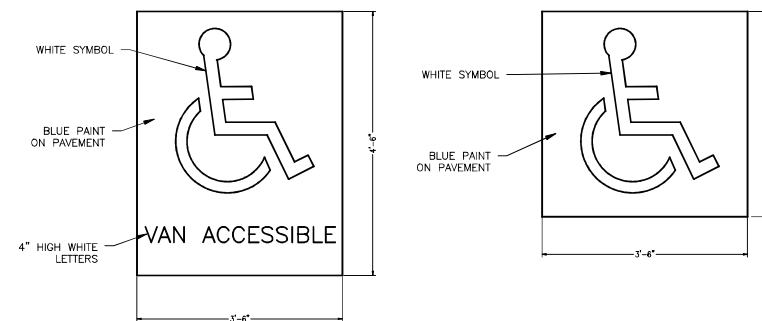
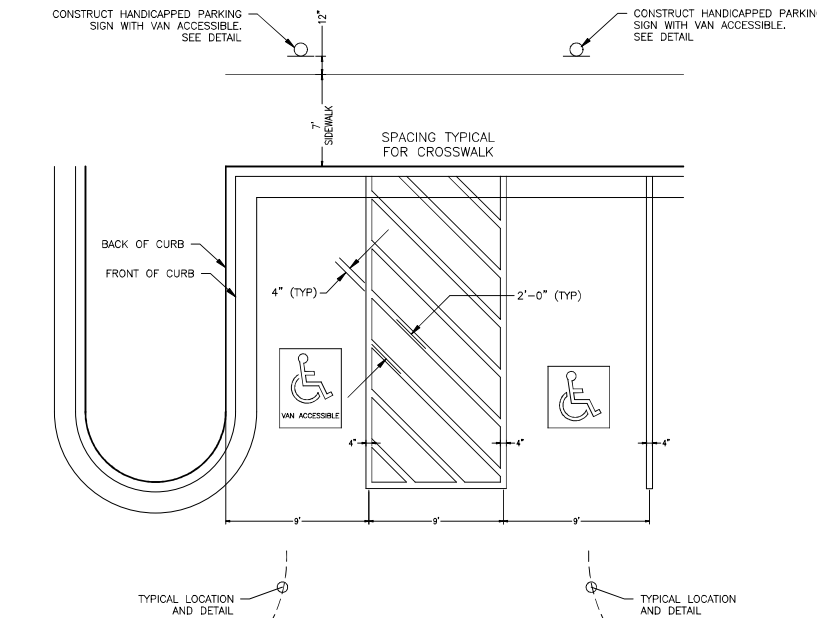
SHEET



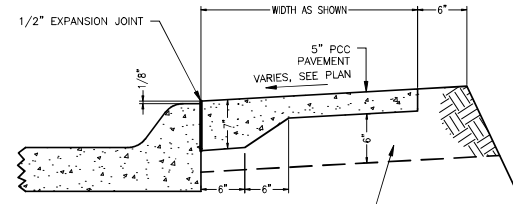
TYPICAL HANDICAP SIGNS
(ALL SIGNS SHALL BE R7-8A, 12" X 18")
NO SCALE



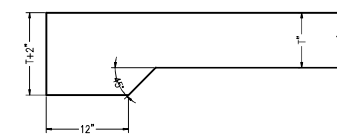
SIGN DETAILS
NO SCALE



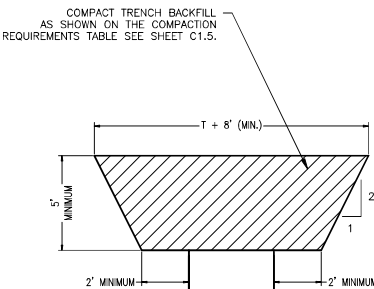
TYPICAL HANDICAP STRIPING DETAILS
NO SCALE



TYPICAL SIDEWALK DETAIL
NO SCALE

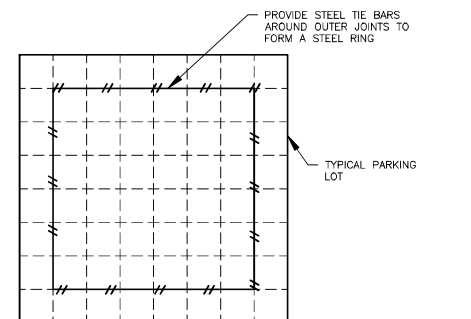


PORTLAND CEMENT CONCRETE (PCC) THICKENED EDGE DETAIL
NO SCALE



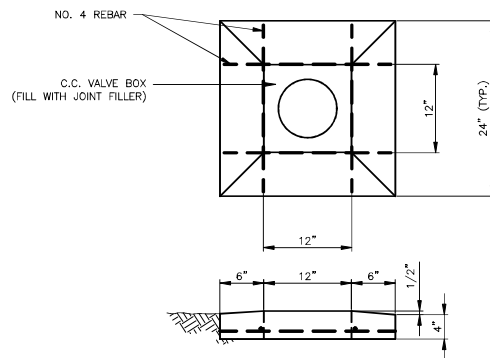
TRENCH BACKFILL DETAIL
NO SCALE

SEE PIPE BEDDING DETAIL, SHEET C1.5.

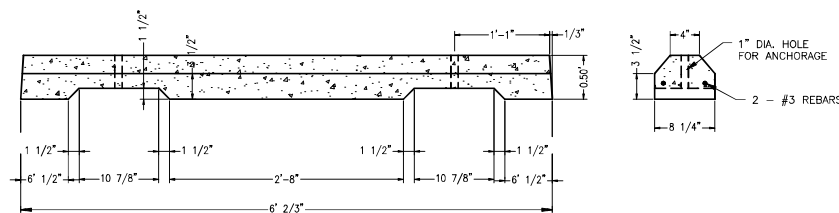


TYPICAL PARKING LOT JOINT LAYOUT AND REINFORCING DETAIL
NO SCALE

LONGITUDINAL JOINT WITH STEEL TIE BARS PER SUDAS 7010.101
SAWED TRANSVERSE JOINTS PER SUDAS 7010.101



CONCRETE VALVE RISER PAD
REQUIRED FOR ALL VALVE BOXES
NO SCALE



PRECAST CONCRETE WHEEL STOP
NO SCALE



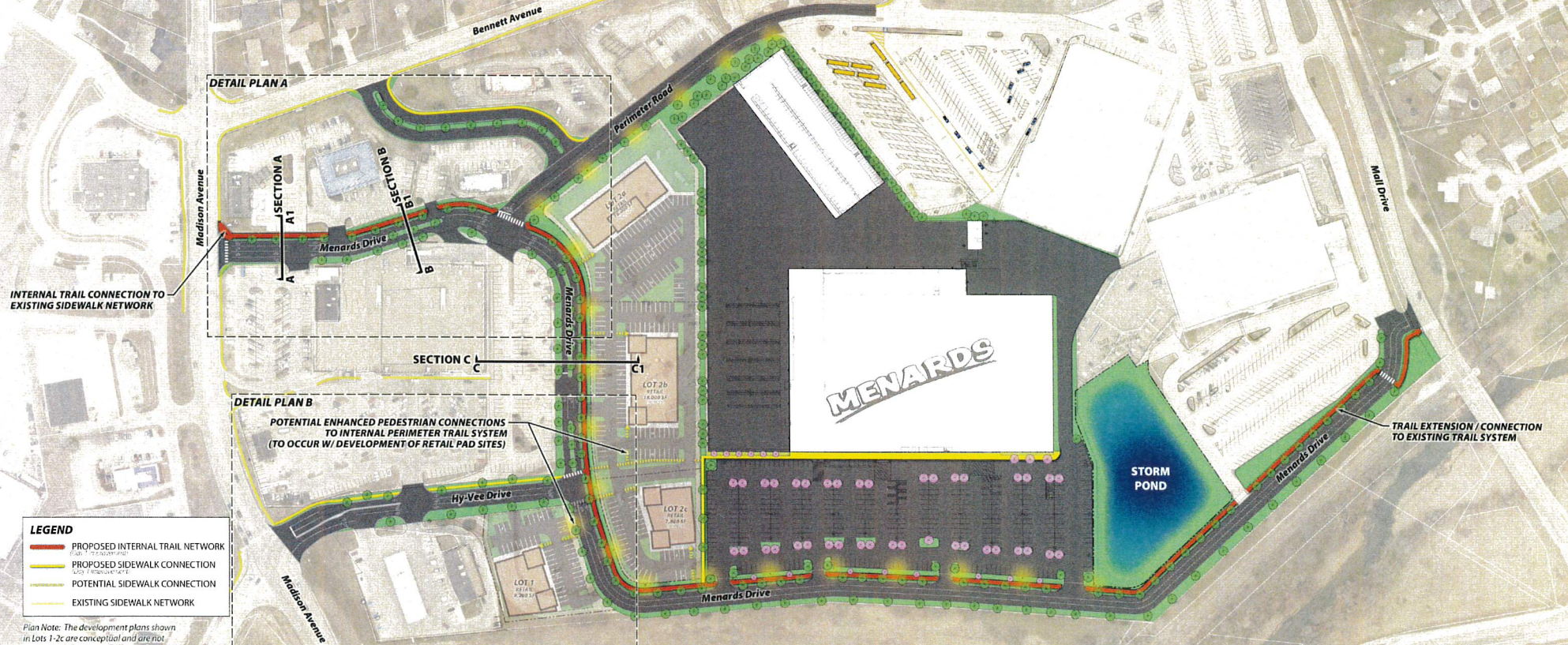
I:\Engineering\0119204_Hwy 160 Bus Stop\CONSTRUCTION_DOCUMENTS\0119204-01-02.dwg, 11/23/2021 11:07 AM, AARON GROTE, LAMP RYNEARSON

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - OVERALL PLAN

October 4, 2021

PREFERRED CONCEPT TOTALS				
LOT	ACRES	SF	F.A.R.	PARKING
1	1.22	9,600	0.18	48
2a	2.00	16,000	0.18	80
2b	1.91	18,000	0.23	90
2c	1.00	8,200	0.19	41
3	2.06	11,000	0.12	55
TOTALS	8.19	62,800		314



LEGEND

- PROPOSED INTERNAL TRAIL NETWORK
- PROPOSED SIDEWALK CONNECTION
- POTENTIAL SIDEWALK CONNECTION
- EXISTING SIDEWALK NETWORK

Plan Note: The development plans shown in lots 1-2c are conceptual and are not part of the day 1 improvements plan.

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - ROAD SECTIONS

October 4, 2021

ENHANCED STREETSCAPE AND LANDSCAPING



LANDSCAPE SCREENING



MULTI-USE TRAIL

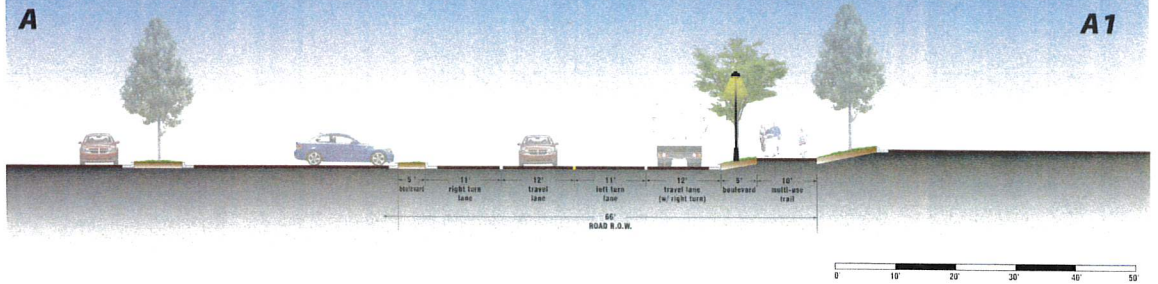


ENHANCED PEDESTRIAN CONNECTIONS

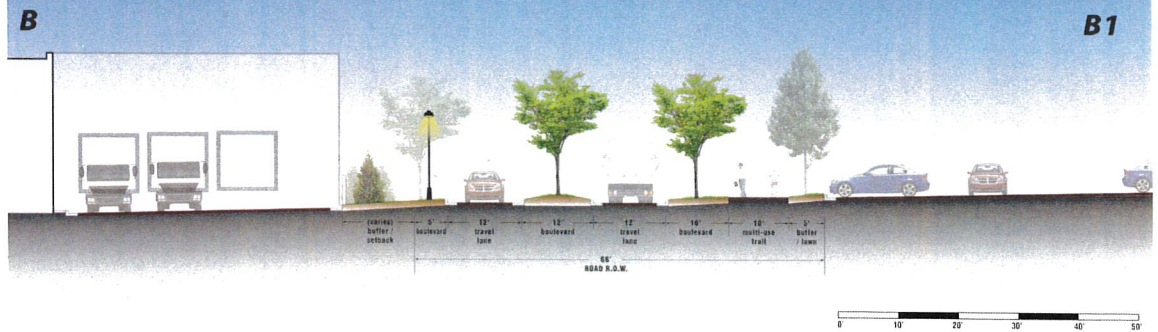


MONUMENT SIGNAGE

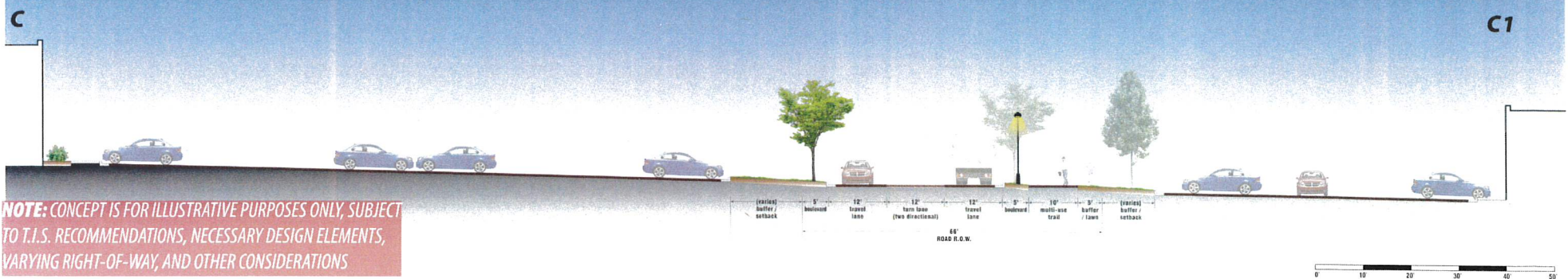
ROAD SECTION A - 4 LANE



ROAD SECTION B - 2 LANE WITH CENTER BOULEVARD



ROAD SECTION C - 3 LANE WITH CENTER TURN LANE



NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - DETAIL PLAN A

October 4, 2021

Bennett Avenue

Madison Avenue

Multi-Use Trail

Perimeter Road

MENARDS DRIVE

Existing Screening Wall and Landscape Screening

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

50 100'

Potential Enhanced Pedestrian Connections (as part of sub-lot development)

MENARDS DRIVE

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - DETAIL PLAN B

October 4, 2021

Potential Enhanced
Pedestrian Connections
(as part of sub-lot development)

Street Lighting

HY-VEE DRIVE

MENARDS DRIVE

Madison Avenue

LOT 1
RETAIL
7,200 SF
(36 SPACES)

LOT 1
RETAIL
9,200 SF
(46 SPACES)

Multi-Use Trail

Lot 1 Drive-Thru
Alternative

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

0' 50' 100' 200'

Planning Commission Communication

Department: Community
Development

Case/Project No.: SAV-21-006

CASE #SAV-21-006

Council Action: 12/14/2021

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of Scott Porter to vacate and dispose of 12th Avenue right-of-way located between South 34th and South 35th Streets and abutting property legally described as Lots 16 through 30, Block 19, Brown's Subdivision and Lots 1 through 15, Block 18, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa. Location: Unimproved right-of-way abutting properties address as: 3401 12th Avenue, 1115 S. 35th Street, and 1207 South 35th Street.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2021

Planning Commission Communication

Department: Community Development Case #SAV-21-006 Applicants: Scott Porter and Doug Reisz 22938 Meadowview Parkway Council Bluffs, IA 51503 Property Owner: E & J Properties LLC 3069 Weir Street Omaha, NE 68117	Reso. of Intent No. _____ Reso. to Dispose No. _____	Planning Commission: 12/13/21 Set Public Hearing: 1/10/22 Public Hearing: 1/24/22
--	---	---

Subject/Title

Request: Public hearing on the request of Scott Porter and Doug Reisz to vacate and dispose of 12th Avenue right-of-way located between South 34th and South 35th Streets and abutting property legally described as Lots 16 through 30, Block 19, Brown’s Subdivision and Lots 1 through 15, Block 18, Brown’s Subdivision, Council Bluffs, Pottawattamie County, Iowa.

Location: 12th Avenue right-of-way between S. 34th and S. 35th Streets

Background/Discussion

The Community Development Department has received an application from Scott Porter and Doug Reisz to vacate and dispose of 12th Avenue right-of-way between South 34th and South 35th Streets. The subject right-of-way is unimproved and contains approximately one acre of land. The applicant has 1.04 acres of land legally described as Lots 23-30, Brown’s Subdivision, Council Bluffs, Pottawattamie County, Iowa under contract located directly north of the subject right-of-way. The purpose of this request is to allow the applicant to acquire the subject additional land area for a future multi-family residential development on the aforementioned 1.04 acres.

On August 25, 2003, the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

1. *To provide due process and citizen participation in the application and review process for vacations.*
There are four property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:

North:

- Amy Vance Tax Service, which is owned by Amy Vance Properties LLC (1115 S. 35th Street)
- Undeveloped land, which is under contract by the applicant, and currently owned by E & J Properties LLC

South:

- Tish’s Restaurant, which is owned by Steven B. and Kathy J. Tisher (1207 S. 35th Street)

- Shadow Park Apartments, which is owned by Shadow Park Collective (3401 12th Avenue)

A letter signed by all adjacent property owners was submitted with the vacation application. The letter states that Amy Vance will purchase the north ½ of vacated right-of-way adjacent to 1115 S. 35th Street; Steven Tisher will purchase the south ½ of vacated right-of-way adjacent to 1207 S. 35th Street, except lots 6,7, and 8, which will be purchased by the applicant; Dennis Tierney will purchase the vacated ½ north of 3401 12th Street; and Scott Porter and Doug Reisz will purchase the vacated ½ south of their property under contract legally described as Lots 23-30, Block 19, Browns Subdivision, City of Council Bluffs, Pottawattamie County Iowa.

The applicants were mailed a petition asking if they are in favor of/oppose to the vacation request and if they were willing to/not willing to acquire the entire section of 12th Avenue adjacent to their property if vacated. Their response can be found in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.* All properties included in this request have access to an existing public road on either S. 34th or S. 35th Streets. If 12th Avenue is vacated, a replat shall be required to ensure that no properties become landlocked as a result of the requested vacation, as all subject properties contain existing lots of record that rely on 12th Avenue right-of-way for access.
3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.* This request will not create a dead-end right-of-way as the request is to vacate the entirety of 12th Avenue between S. 34th and S. 35th Avenues adjacent to the subject properties. The remaining section of 12th Avenue can be accessed by S. 34th Street.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The portion of 12th Avenue right-of-way proposed to be vacated is unimproved and is not used for vehicular and/or pedestrian traffic.
5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*
All City Departments and utilities were notified of the request. The following responses were received:
 - Council Bluffs Fire Department stated that they have no comments in regards to the request.
 - Council Bluffs Public Works Department stated that they are not opposed to the vacation; however, the Public Works Department has infrastructure at the end of the return of 12th Avenue at 34th Street and will need to maintain a 75-foot easement along the eastern portion of the vacated right-of-way to allow Public Works access to existing infrastructure.
 - MidAmerican Energy stated that they have no conflict with the request and noted that the developer should contact MidAmerican Energy directly to discuss the project timeline and identify any costs and areas of responsibility for maintaining access or relocating existing electric facilities as well as extending new electric service as may be required.
 - Black Hills Energy stated that they have no concerns with the request.
 - Council Bluffs WaterWorks stated that they have no public water mains in the portion of 12th Avenue to be vacated.
6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.* Not applicable.
7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*

The subject request is to vacate the entirety of 12th Avenue between S. 34th and S. 35th Avenues and abutting properties legally described as Lots 16 through 30, Block 19, Brown's Subdivision and Lots 1 through 15, Block 18, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa.

8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.* The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).
9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.* Not applicable.
10. *To establish an equitable price for surplus public property.* A letter signed by all adjacent property owners was submitted with the vacation application. The letter states that Amy Vance will purchase the north ½ of vacated right-of-way adjacent to 1115 S. 35th Street; Steven Tisher will purchase the south ½ of vacated right-of-way adjacent to 1207 S. 35th Street, except lots 6,7, and 8, which will be purchased by the applicant; Dennis Tierney will purchase the vacated ½ north of 3401 12th Street; and Scott Porter and Doug Reisz will purchase the vacated ½ south of their property under contract legally described as Lots 23-30, Block 19, Browns Subdivision, City of Council Bluffs, Pottawattamie County Iowa.

In addition to the letter submitted with the application, the applicant and all adjacent property owners were notified by staff about this vacation request. The following responses were received:

- Scott Porter and Doug Reisz stated they are in favor of the request and are willing to acquire the portion of right-of-way adjacent to their property under contract for the sum of \$4,088.00
- Amy Vance stated that she is in favor of the request and is willing to acquire her portion of right-of-way adjacent to her property for the sum of \$3,362.00.

The following property owners were notified of the acquisition costs of the property, however, staff has not received their signed petitions prior to the date of this report:

- Steven B. and Kathy J. Tisher were notified of the request and the \$5,540.00 acquisition cost to acquire the portion of right-of-way, which adjoins their property.
- Shadow Park Cooperative was notified of the request and the \$1,910.00 acquisition cost to acquire the portion of right-of-way, which adjoins their property.
- E & J Properties LLC were notified of the request and the \$4,088.00 acquisition cost to acquire the portion of right-of-way, which adjoins their property.

Recommendation

The Community Development Department recommends approval of the request to vacate and dispose of 12th Avenue right-of-way between South 34th and South 35th Streets and abutting property legally described as Lots 16 through 30, Block 19, Brown's Subdivision and Lots 1 through 15, Block 18, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:


1. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s).
2. A final plat shall be executed to create new platted lots of record with direct access to a publically dedicated right-of-way.
3. A 75-foot easement shall be retained along the eastern portion of the vacated right-of-way to allow Public Works access to existing infrastructure within the 12th Avenue return.

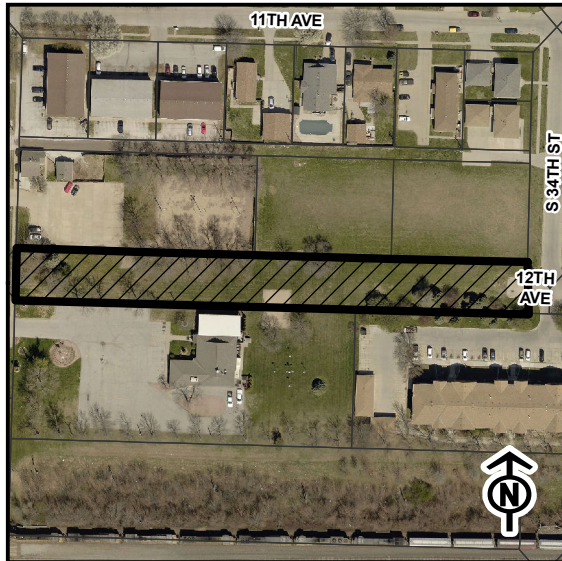
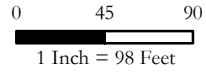
Attachment
Attachment A: Location and Zoning Map
Prepared by: Haley Weber, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #SAV-21-006 LOCATION/ZONING MAP

Legend

 Case #SAV-21-006 Subject 12th Avenue Vacation Area



Last Amended: 11/17/2021



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
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Planning Commission Communication

Department: Community
Development

Case/Project No.: ZT-21-005

CASE #ZT-21-005

Council Action: 12/14/2021

Submitted by: Brandon Siracuse,
Planner

Description

Public hearing on the request of C P Holdings, Inc., represented by Jason James, to amend Section 15.18.030 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'Manufacturing, Light', as defined in Section 15.03.462, as a conditional use (subject to further limitations) in the PC/Planned Commercial District.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2021

Planning Commission Communication

Department: Community Development CASE #ZT-21-005 Applicant: C P Holdings, Inc. 1801 South 54 th Street Omaha, NE 68106	Ordinance No. _____	Planning Commission: 12/14/2021
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Subject/Title

Request: Public hearing on the request of C P Holdings, Inc., represented by Jason James, to amend Section 15.18.030, *P-C/Planned Commercial District – Conditional Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow ‘Manufacturing, Light’ as a conditional use (subject to further limitations) in the P-C/Planned Commercial District.

Background

The Community Development Department has received an application from C P Holdings, Inc. to amend Title 15: Zoning of the Council Bluffs Municipal Code (Zoning Ordinance) relative to ‘light manufacturing’ as follows:

- Amend Section 15.18.030, *P-C/Planned Commercial District – Conditional Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow ‘light manufacturing’ as a conditional use in the P-C/Planned Commercial District.

As per Section 15.03.462 of the Council Bluffs Municipal Code (Zoning Ordinance), ‘light manufacturing’ refers to “an establishment engaged in the manufacture or processing of finished products from previously prepared materials. Such uses will include processing, fabrication, assembly, packaging and distribution of products with limited incidental storage. Typical uses include bakeries, bottling plants, publishing houses, warehousing and distribution, assembly of electronic and metal products, frozen food lockers, garment manufacturing, optical goods, pharmaceutical manufacture and printing.” Light manufacturing is allowed as a principal use in the following zoning districts:

- P-I/Planned Industrial District
- I-1/Light Industrial District
- I-2/General Industrial District

Additionally, light manufacturing is permitted as a conditional use in the C-2/Commercial District if it is contained within a structure of 50,000 square feet or less. As such, this proposal to allow light manufacturing as a conditional use in the P-C/Planned Commercial District is not without precedent. A recent inquiry by C P Holdings (d.b.a. Certified Transmission) to use the old Council Bluffs School District building (located at 1751 Madison Avenue and previously a Target store) at the former Mall of the Bluffs for a light manufacturing use has necessitated the proposed text amendment.

All City Departments and local utilities received notification of the proposed text amendment. No departments or utilities expressed opposition to the request.

Discussion

1. The P-C/Planned Commercial District is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Since the creation of the P-C/Planned Commercial zoning district decades ago, the market for large retail shopping centers has changed dramatically. The rise of e-commerce has rendered brick-and-mortar shopping centers around the country significantly less useful for a large segment of consumers. As a result, like countless other communities, Council Bluffs has faced multiple closures of large “big box” stores in its shopping centers in recent years, and it is reasonable to expect that future closures will occur. The City now faces the challenge of determining what to do with these abandoned and obsolete retail facilities.

In recent years, the City has approved text amendments allowing multifamily dwellings and mixed commercial/residential structures as principal uses within P-C districts, with the intent being to support the City’s commercial centers by enabling people to live closer to the commercial amenities within them. The Community Development Department has also received interest in allowing light manufacturing in P-C districts. Light manufacturing uses have the potential to further support commercial uses in P-C districts. Unlike more intensive manufacturing uses (general or heavy manufacturing), light manufacturing produces few negative impacts on surrounding properties, meaning there is little reason for concern about such uses having a net negative effect on commercial centers. Light manufacturing facilities also employ people and therefore would increase the “daytime population” inside P-C districts that may patronize restaurants during meal breaks, stores on their way home from work, etc. Light manufacturing is consistent with the intent of the P-C zoning designation as a supportive land use that can help ensure the long-term sustainability of the city’s large commercial centers.

2. The intent of the P-C/Planned Commercial District is decisively not to primarily host industrial land users. As such, the Community Development Department is recommending several limitations to prevent excessive light manufacturing within P-C districts:
 - a. Light manufacturing shall be allowed in the P-C/Planned Commercial District as a conditional use;
 - b. Light manufacturing in a P-C district shall only be allowed as an adaptive reuse of existing buildings (expansions of existing buildings may be permitted through the conditional use process);
 - c. The sum total acreage of properties used for light manufacturing shall not exceed twenty (20) percent of the total acreage within any contiguously zoned P-C district; and
 - d. Light manufacturing shall be permitted in P-C districts containing greater than fifty (50) acres).

The aforementioned limitations will ensure that the addition of light manufacturing in P-C districts occurs in buildings previously intended for commercial purposes that are no longer needed or supported by the market. The proposed limitations will also ensure that light manufacturing does not become the dominant land use within a P-C district. If an existing building needs to be expanded to support a light manufacturing use, this can be allowed through the conditional use permit (CUP) process as outlined in CBMC 15.02.090 and by amending the development plan for the subject property.

In determining limitations to place on light manufacturing in the P-C district, several scenario maps were created showing hypothetical buildings and parcels being used for light manufacturing in P-C districts. These scenarios visually show how a P-C district could look with the introduction of light manufacturing, though the scenarios do not represent all possibilities. Some scenarios that fall in line with the proposed limitations are included in Attachments A, B, and C.

3. The addition of light manufacturing as a conditional use ensures that such uses in a P-C district will go through adequate review before receiving approval. In addition to following the Planned Commercial Development Plan, a light manufacturing use will require a public hearing by the Zoning Board of Adjustment. The CUP process, according to CBMC 15.02.090, requires the City to notify all property owners

within 200 feet of the property for which the CUP is requested. As such, neighboring properties will have a chance to weigh in on the potential for a light manufacturing use to negatively impact their property.

4. Attachment D contains a draft of the proposed text amendment language to allow light manufacturing in P-C/Planned Commercial Districts subject to the limitations mentioned above.

Recommendation

The Community Development Department recommends approval of the request to amend Section 15.08.030, *P-C/Planned Commercial District – Conditional Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance) to allow ‘Manufacturing, Light’ as a conditional use (subject to further limitations) in the P-C/Planned Commercial District.




Attachments

- Attachment A: Former Mall of the Bluffs Scenario Map
- Attachment B: Manawa Power Centre and Metro Crossing Scenario Map
- Attachment C: Mid America Center Scenario Map
- Attachment D: Proposed Chapter 15.18, *P-C/Planned Commercial District*, of the Municipal Code (Zoning Ordinance)

Prepared by: Brandon Siracuse, Planner, Community Development Department

Scenario: Former Mall of the Bluffs Site

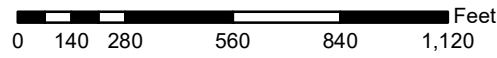
Case #ZT-21-005

-  Light Manufacturing Use
-  P-C district boundary
-  Parcels

Property:
Council Bluffs Community
School District Building




Percentage of P-C District:
18.8%

Prepared by:
Council Bluffs Community Development
Department
209 Pearl Street
Council Bluffs, Iowa 51503
(712) 890-5350



Scenario: Manawa Power Centre and Metro Crossing

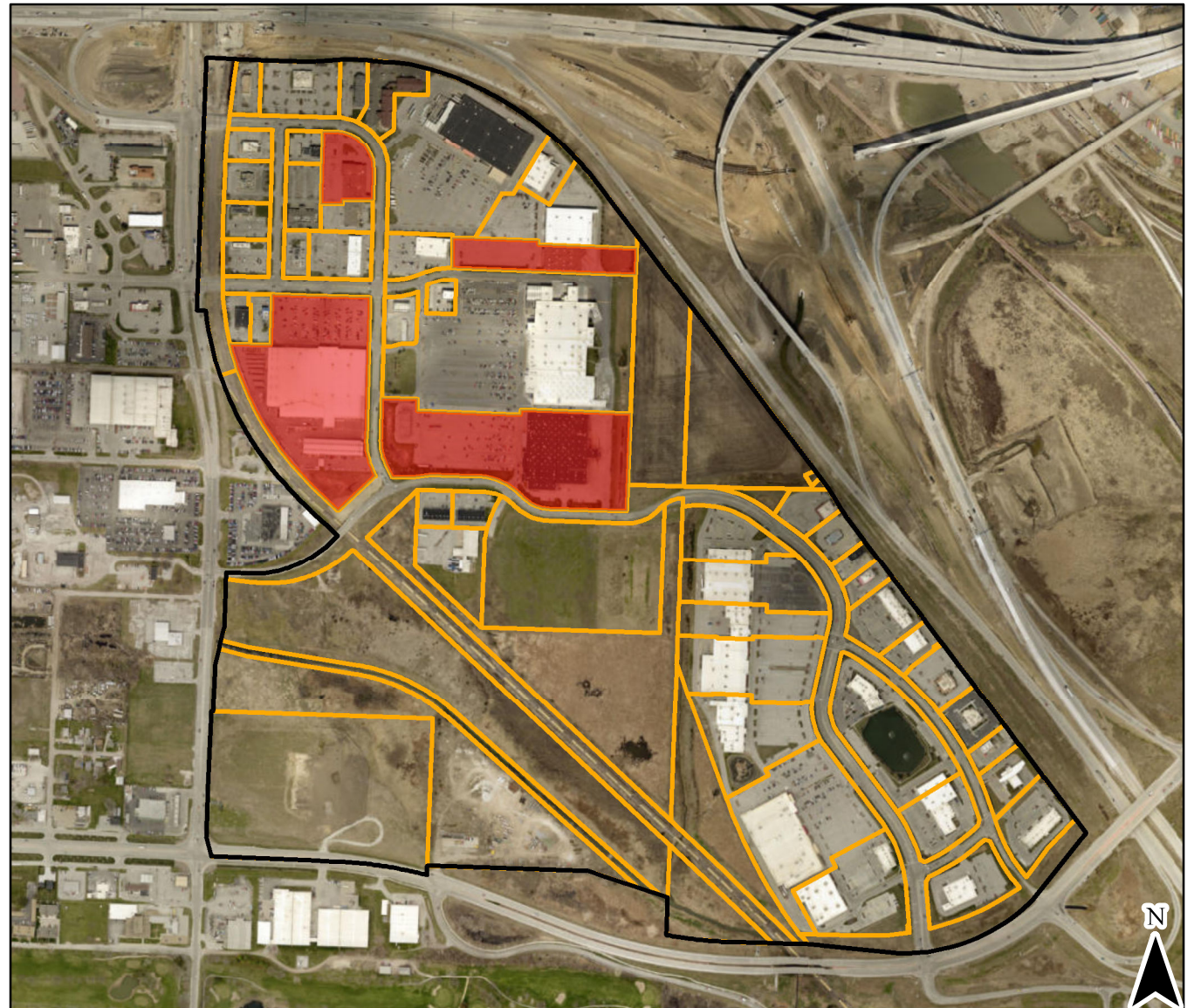
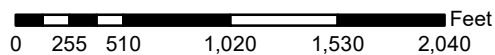
Case #ZT-21-005

-  Light Manufacturing Use
-  P-C district boundary
-  Parcels

Properties:
Former Toys 'R' Us,
Sam's Club,
Office Max,
Menards




Percentage of P-C District:
9.9%

Prepared by:
Council Bluffs Community Development
Department
209 Pearl Street
Council Bluffs, Iowa 51503
(712) 890-5350



Scenario: Mid America Center

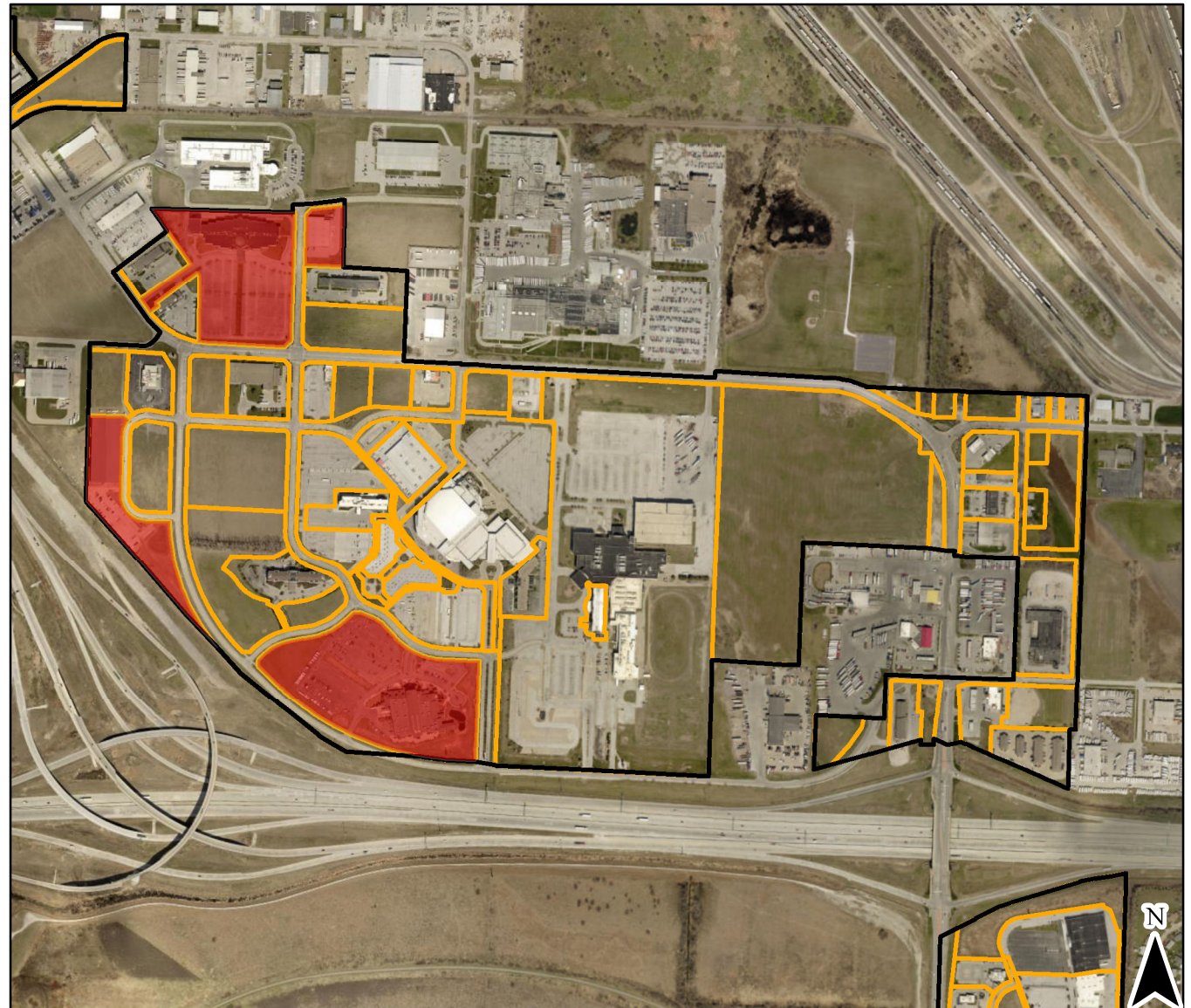
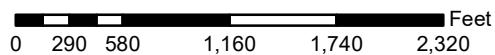
Case #ZT-21-005

-  Light Manufacturing Uses
-  P-C district boundary
-  Parcels

Properties:
Bass Pro Shop,
AMC Council Bluffs 17,
Joe's Karting,
Iowa West Sports Complex

Percentage of P-C District:
13.3%

Prepared by:
Council Bluffs Community Development
Department
209 Pearl Street
Council Bluffs, Iowa 51503
(712) 890-5350



Chapter 15.18 - P-C/PLANNED COMMERCIAL DISTRICT

15.18.010 Statement Of Intent

15.18.020 Principal Uses

15.18.030 Conditional Uses

15.18.040 Accessory Uses

15.18.050 Site Development Regulations

15.18.055 Additional Regulations

15.18.060 Development Plan Review Procedure

15.18.070 Signs

15.18.010 Statement Of Intent

The PC district is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, proper relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5469 § 2 (part), 1999)

15.18.020 Principal Uses

The following principal uses shall be permitted outright in a P-C district:

1. Automobile service establishment;
2. Business, professional office;
3. Business goods and service establishment;
4. Commercial recreation (indoor);
5. Consumer service establishment;
6. Cultural service;
7. Financial service;
8. General government use;
9. Hotel/motel;
10. Local utility service;
11. Places of public assembly, entertainment or recreation;
12. Private parking lot;
13. Public parking lot;
14. Public safety service;
15. Retail shopping establishment;
16. Restaurant (drive-in, limited and general);
17. Tavern;
18. Consumer fireworks sales;
19. Small alcohol production facility;
20. School;
21. Dwelling, multifamily; and

22. Mixed commercial/residential structure.

(Ord. 5634 § 1, 2001)

(Ord. No. 6333, § 1, 6-11-2018; Ord. No. 6344, § 1, 8-13-2018; Ord. No. 6374, § 1, 12-17-2018)

HISTORY

Amended by Ord. 6441 on 3/8/2021

15.18.030 Conditional Uses

The following conditional uses shall be permitted in a PC district in accordance with the requirements set forth in CBMC 15.02:

1. Communication tower;
2. Day care services;
3. Auction, indoor;
4. Manufacturing, light, subject to the following criteria:
 1. Light manufacturing shall only be permitted in a P-C district containing greater than fifty (50) acres;
 2. Any light manufacturing use shall be an adaptive reuse of an existing building; and
 3. The sum total acreage of properties used for light manufacturing shall not exceed 20% of the total acreage within any contiguously zoned P-C/Planned Commercial District.

(Ord. 5469 § 2 (part), 1999)

(Ord. No. 6116, § 1, 1-10-2011; Ord. No. 6142, § 1, 12-12-11)

15.18.040 Accessory Uses

The following accessory uses shall be permitted in a PC district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the PC district, unless otherwise excluded.

(Ord. 5469 § 2 (part), 1999)

15.18.050 Site Development Regulations

1. The minimum tract of land considered for a P-C District shall be ten (10) acres.
2. Minimum lot size, setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title

(Ord. 5469 § 2 (part), 1999)

HISTORY

Amended by Ord. 6441 on 3/8/2021

15.18.055 Additional Regulations

1. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. No. 6333, § 1, 6-11-2018)

15.18.060 Development Plan Review Procedure

1. Application. A completed application form, ten (10) copies of the development plan, along with the required fee, shall be submitted to the community development department. The development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:
 1. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame, and phasing;
 2. The development name and legal description of the boundary;
 3. A north arrow, scale, bar scale and date;
 4. The names and addresses of the owner, and the architect or engineer preparing the plan;
 5. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;
 6. All established floodway or floodway fringe encroachment limits;
 7. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
 8. Location and size of any sites to be considered for dedication to public use;
 9. Layout, numbers and dimensions of proposed lots;
 10. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
 11. The location and width of other public ways, railroad rights-of-way, utility and all other easements existing or proposed within the development and within two hundred (200) feet;
 12. Existing and proposed contour intervals of not more than five feet;
 13. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
 14. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, and landscaping;

15. Proposed landscaping plan;
16. Proposed signage plan;
17. Traffic impact study to include: (i) data on existing peak hour traffic volumes and conditions; (ii) directional distribution estimates of added traffic; (iii) projections of added traffic volumes for all of the appropriate critical hours; (iv) determination of needed improvements, controls, driving locations, and their design; and (v) identification of any need for additional right-of-way which could be secured from the developer;
18. Architectural drawings, renderings, or other visual documents which illustrate proposed building design. The community development director shall determine the adequacy and completeness of the development plan application.

The community development director may require additional information prior to scheduling review by the city planning commission.

2. Review by City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements herein set forth, the commission, in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to, an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, required screening and landscaping where necessary reduce noise and glare, and designation of responsibility for maintenance of the property.
3. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
4. Building Permit Review. The community development director shall review all building and public works construction permits for compliance with the approved development plan. No building or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.

5. Amendment to Development Plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application.

(Ord. 5469 § 2 (part), 1999)

15.18.070 Signs

In addition to the signage approved in the development plan, signage in this district shall comply with CBMC 15.33, "Signs."

(Ord. 5469 § 2 (part), 1999)

DRAFT

Planning Commission Communication

Department: Community
Development

Case/Project No.: ZT-21-006

CASE #ZT-21-006

Council Action: 12/14/2021

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of the City of Council Bluffs to amend Section 15.24.040, 'Fence Regulations', of the Council Bluffs Municipal Code (Zoning Ordinance) relative to permit requirements for fences, fence height and placements, underground electrical fences used for the purposes of containing household pets, fences required for swimming pools, and security fences.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2021

Planning Commission Communication

Department: Community Development CASE #ZT-21-006 Applicant: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503	Ordinance No. _____	Planning Commission: 12/14/2021
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Subject/Title

Request: Public hearing on the request of the City of Council Bluffs to amend Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance) relative to permit requirements for fences, fence materials, fence height and placement regulations, underground electric fences used for the purposes of containing household pets, fences required for swimming pools, and security fences.

Background

The Community Development Department is requesting to amend Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance) relative to permit requirements for fences, fence materials, fence height and placement regulations, underground electric fences used for the purposes of containing household pets, fences required for swimming pools, and security fences.

The proposed text amendment follows internal discussions between City staff in the Legal Department, the Public Works Department, the Planning Division, the Permits and Inspections Division, and the Animal Control Division relative to fence regulations. In these discussions, staff determined it would be beneficial to establish permit requirements for fences as it would help residents ensure their fences are built in conformance with the Council Bluffs Municipal Code. Additional changes to Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance) relative to fence materials, fence height and placement, underground electric fences used for the purposes of containing household pets, fences required for swimming pools, and security fences have been proposed for clarity and consistency purposes. The proposed amendment is included as Attachment ‘A.’

All City Departments and local utilities were notified of the proposed text amendment. The following comments were received:

- The Council Bluffs Permits and Inspections Division stated they have no comments on the request.
- The Council Bluffs Public Works Department stated they have no additional comments on the request since the proposed amendment addresses sight distance triangles.
- The Council Bluffs Fire Department stated they have no comments on the request.
- Council Bluffs Water Works stated they have no comments on the request.
- Mid-American Energy Company stated they have no conflict or concerns with the request provided that any fence installation does not cross or violate any existing utility easement, is not in direct conflict, do not create safety violations, or impede the reasonable access to MidAmerican Energy facilities. They also stated that property owners or their contractors should be encouraged to request underground searches through the Iowa One-Call system and consult with their local utilities prior to excavating or installing any fencing.
- Lumen Technologies stated they have no issues with the request.

Discussion

1. Under current regulations, no permit is required for the installation of fences in Council Bluffs. The proposed text amendment would require property owners and/or builders to obtain a permit from the Council Bluff Permits and Inspections Division prior to installation, which would help residents ensure their fences are built in conformance with the Council Bluffs Municipal Code. Fees for such permits will be established by City Council and will be enumerated in Chapter 2 of the Council Bluffs Municipal Code.
2. In 2020, fence violations were the third most common violation type and accounted for 14% of all zoning enforcement cases in the city. It is anticipated that the proposed text amendment will help reduce the occurrence of fence violations in Council Bluffs as the permit review process would allow staff to evaluate fence requests prior to installation and thus ensure compliance with the standards in Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance).
3. Other notables changes to Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance) include:

a. Fence type

Existing

- Vegetation fences are subject to all standards in Section 15.24.040.
- Retaining walls are not mentioned in Section 15.24.040.
- Underground electric fences are not mentioned in Section 15.24.040.
- Fences required for swimming pools are not mentioned in Section 15.24.040.
- Security fences are regulated under Sections 15.24.040(B), *General Requirements for Open Space/Recreation and Industrial Districts*, and 15.23.040(C), *General Requirements for Residential and Commercial Districts*.

Proposed

- Vegetation fences would be exempt from Section 15.24.040.
- Retaining walls would be exempt from Section 15.24.040
- Underground electric fences used for the purposes of containing household pets and/or livestock would be permitted in accordance with Section 4.20.140 of the Council Bluffs Municipal Code.
- Fences required for swimming pools would be permitted in accordance with Section 17.02.065 of the Council Bluffs Municipal Code.
- Security fences would be regulated under Section 15.24.040(C), *Security Fence Requirements*, which simplifies existing standards for security fences and eliminates an inconsistency relative to barbed wire fences in the A-2/Parks, Estates and Agricultural District. No significant changes to the regulation of security fences will result from the proposed text amendment.

b. Fence materials

Existing

- There are no fence material requirements in Section 15.24.040.

Proposed

- Fences visible from the public right-of-way or an abutting property would have to be constructed out of the following materials or a combination thereof: wood, vinyl, composite fencing, wrought iron, aluminum, chain link or coated chain link. Metal/steel panels would only be allowed for perimeter fencing in open space/recreation and industrial districts.

c. Fence height

Existing

- In residential and commercial districts, the height of a fence must not exceed four feet.

Proposed

- In residential and commercial districts, a maximum six-foot tall fence would be allowed in the front yard if the fence is placed behind the wall of the principal structure facing a public or private street.
- In commercial districts, a maximum six-foot tall fence would be allowed in the street-side yard.
- In residential districts, a maximum six-foot tall fence would be allowed in the street-side yard if none of the conditions in Section 15.24.040(B)(2) exist.

The Community Development Department has prepared a graphic that illustrates proposed fence height regulations in residential districts. The illustration is included as Attachment ‘B’ and is intended to show how the proposed fence regulations would be applied in different scenarios.

Recommendation

The Community Development Department recommends approval of the request to amend Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance) relative to permit requirements for fences, fence materials, fence height and placement regulations, underground electric fences used for the purposes of containing household pets, fences required for swimming pools, and security fences, as shown in Attachment ‘A.’

Attachments

- Attachment A: Proposed Section 15.24,040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance)
- Attachment B: Fence Height Regulations in Residential Districts Illustration

Prepared by: Moises Monrroy, Planner, Community Development Department

Attachment A

15.24.040 Fence Regulations

Fences, including electric fences, masonry walls, ornamental iron, chain link, open wood, solid wood or metal, forming a physical barrier, whether above or below ground, placed on private property, used for any purpose shall conform to the following requirements:

A. General Requirements for All Zoning Districts

1. No person or entity shall be allowed to erect or otherwise install any fencing (other than vegetation) under the requirements of this section unless they have first applied for and received a permit from the City of Council Bluffs Building Division.
 - a. As part of the permit, the applicants shall certify that they will abide by all applicable municipal codes of the City of Council Bluffs and shall assume full responsibility for any public or private property disputes associated with the installation of the applicant's fence, including, but not limited to, trespass and property line/boundary location disputes.
 - b. Fees for such permits shall be established by the city council and shall be enumerated in Chapter 2 of the Council Bluffs Municipal Code.
2. No fence placed on any lot shall project over the property line. No fence or obstruction shall be placed in the public right-of-way.
3. The height of a fence shall be measured from the grade on which the fence is placed to the highest point of the fence structure. Sharp or pointed projections and barbed wire strands shall be included in the overall height of the fence, if applicable.
4. The finished side of any fence shall be directed toward the street right-of-way and adjoining properties.
5. Fences visible from the public right-of-way or an abutting property shall be constructed of the following materials or a combination thereof: wood, vinyl, composite fencing, wrought iron, aluminum, chain link or coated chain link. Metal/steel panels shall only be allowed for perimeter fencing in open space/recreation and industrial districts. All other fences not deemed perimeter fencing may be constructed out of any material.
6. No fence shall be placed within a front yard or street-side yard that creates a safety hazard by obstructing the clear view of pedestrians or vehicles.
7. No fence or any other obstruction shall be placed within an equilateral triangle having sides of thirty-five (35) feet each running along the edge of the pavement, or curb if present, of each abutting street. The apex of this triangle shall be at the point of the intersection of the edges of the pavement or curbs of such streets when extended out to a point.
8. No fence shall be placed within three feet of a fire hydrant. No fence shall block visibility or access to a fire hydrant from the street.
9. Underground electric fences shall be permitted in all zoning districts for the purposes of containing household pets and/or livestock and shall comply with all requirements in CBMC 4.20.140.
10. The placement, height, appearance and material of fences in planned developments shall be established as part of the adopted development plan.

B. Fence Height Requirements

All fences shall comply with the height requirements set forth in the following table, unless otherwise specified below.

Zoning District	Front Yard	Street Side Yard	Interior Side/Rear Yard
Residential	4 feet ^{see 1 below}	6 feet ^{see 2 below}	6 feet
Commercial	4 feet ^{see 1 below}	6 feet	6 feet
Industrial ^{see 3 below}	8 feet	8 feet	8 feet
Open Space/Recreation	8 feet	8 feet	8 feet

1. In residential and commercial districts, a maximum six-foot tall fence may be allowed in the front yard if the fence is placed behind the wall of the principal structure facing a public or private street and does not create a safety hazard by obstructing the clear view of pedestrians or vehicles.
2. In residential districts, the height of a fence in a street side yard shall not exceed four feet if any of the following conditions exist:
 - a. An entrance to the principal structure faces the street side yard;
 - b. A driveway is located within the street side yard;
 - c. The street side yard abuts an alley that intersects a public or private street;
 - or
 - d. The fence is located within five feet of the driveway entrance of an adjoining property along the same street.
3. In the I-2 and I-3 Districts when a parcel contains 50 contiguous acres or more of total land area, a maximum 10-foot tall fence may be allowed in the interior side, street side and rear yards. In the front yard, the height of the fence shall not exceed eight feet unless its placement meets the setback requirements for structures. Ten-foot tall fences shall only be constructed out of vinyl-coated chain link material and shall not incorporate any sharp or pointed projections or barbed wire strands.
4. In residential districts, fences proposed to exceed six feet in height due to topographical conditions or unusual circumstances shall be reviewed on a case-by-case basis by the Community Development Director or their designee.
5. Retaining walls used for the purposes of supporting, holding or restraining soil between two different elevations shall be exempt from the requirements of this Section provided it does not create a safety hazard by obstructing the clear view of pedestrians or vehicles.

C. Security Fence Requirements

1. No barbed wire or electrically charged security fences shall be allowed in the West Broadway Corridor Design Overlay (CDO).
2. Security fences with sharp or pointed projections or containing barbed wire strands may be allowed in the A-1, A-2, I-1, I-2 and I-3 Districts.
3. Security fences with sharp or pointed projections or containing barbed wire strands may be allowed in the C-2 District when placed on top of an otherwise conforming fence, subject to the following conditions:
 - a. The site shall not abut any residential district; and
 - b. The use shall comply with all requirements for conforming use and the site development regulations in the C-2 District.

4. Electrically charged security fences may be allowed in the C-2, I-1, I-2 and I-3 Districts in accordance with CBMC 13.16.485, subject to the following conditions:
 - a. The site shall not be within 300 feet of a residential district, or a legal non-conforming residential use;
 - b. The use shall comply with all requirements for conforming use and site development regulations in the underlying zoning district; and
 - c. The fence shall not be located within the area defined as the front yard setback, street-side yard setback, or the area between a structure and the front property line or street-side property line, if greater than the minimum required setback.

D. Required Fences

1. A fence shall be required where any conforming commercial or industrial use abuts a residential district. The fence shall be provided at the abutting side and rear property lines. A fence shall also be required for any open storage area in an industrial district which blocks all view of the storage area at or beyond the property line. The fence shall be provided by one of the following methods:
 - a. A wood and/or masonry fence, at least fifty (50) percent opaque, six feet in height;
 - b. A vegetation fence capable of providing a substantially opaque barrier and attaining a height of six feet within three years of planting;
 - c. A landscaped earth berm with a maximum slope of three to one vertical/horizontal, no more than six feet above the existing grade of the property line separating the zoning districts; or
 - d. Any combination of the described methods that achieves a cumulative height of six feet.
2. All swimming pools shall be fenced in accordance with CBMC 17.02.065.

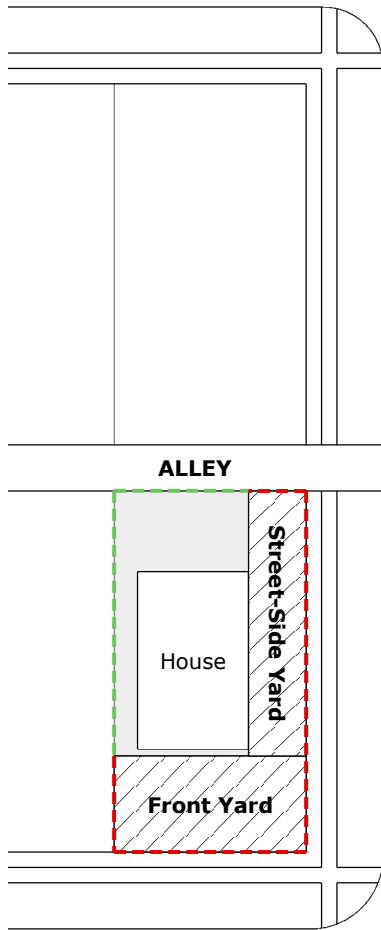
- E. Maintenance. Upon placement of a fence, appropriate measures shall be taken by the fence owner to ensure continued maintenance.

(Ord. 5963 § 1, 2008)

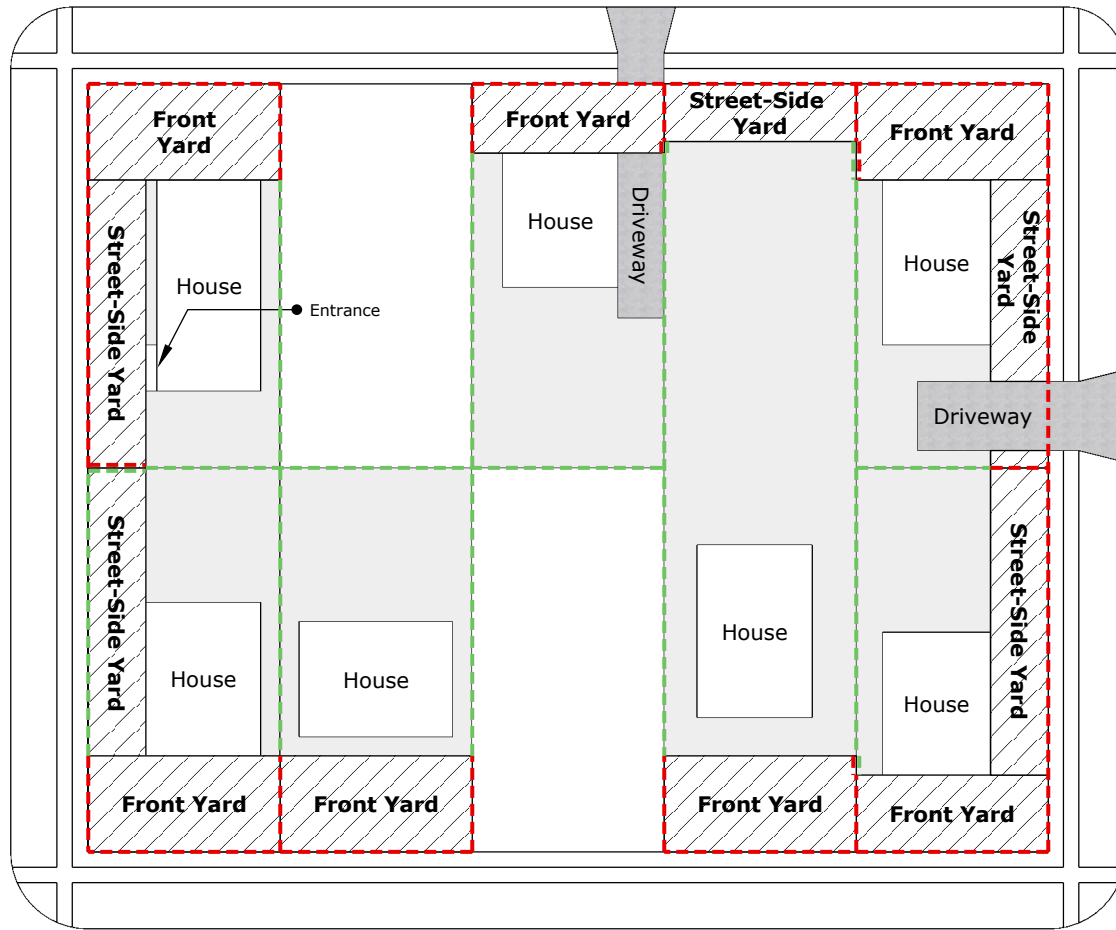
(Ord. No. 6255, § 1, 1-11-2016)

Attachment B

AVENUE



STREET



AVENUE

Legend

- - - - - Max. Fence Height: 4'-0"
- - - - - Max. Fence Height: 6'-0"

Fence Height Regulations

Residential Districts



Planning Commission Communication

Department: Community
Development

Case/Project No.: URV-21-011

CASE #URV-21-011

Council Action: 12/14/2021

Submitted by: Housing &
Economic Development

Description

Public hearing on the request of the City of Council Bluffs to create the 16th Avenue Urban Revitalization Area and to adopt the required plan for an area legally described as a parcel of land situated in the North Half (N1/2) of Section 2, Township 74 North, Range 44 West and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 35, Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, State of Iowa, according to an official plat of said land filed in the District Land Office, bounded and described as follows: Beginning at a point on the North-South centerline of said Section 2, from which point the center of said section bears South, 264.98 feet; thence North 89 degrees 50 minutes 17 seconds East, 200.00 feet; thence North 00 degrees 00 minutes 17 sections East, 2150.79 feet to the south line of 16th Avenue; thence along said south line South 89 degrees 30 minutes 12 seconds West, 200.0 feet to a point on said North-South centerline of said Section 2; thence along said North-South centerline North 20.90 feet to the north quarter corner of said Section 2; thence along the North-South centerline of said Section 35, North 00 degrees 21 minutes 09 seconds West, 60.00 feet to a point on the north line of 16th Avenue, said point also being the southwest corner of Lot 12, Block 36, Fleming and Davis Addition; thence South 89 degrees 38 minutes 51 seconds West, 16.0 feet; thence North 00 degrees 21 minutes 09 seconds West, 646.37 feet to a point on the south line of 14th Avenue prolonged, said point being South 89 degrees 38 minutes 53 seconds West, 16.00 feet from the northwest corner of Lot 1, Block 29, Fleming and Davis Addition; thence South 89 degrees 38 minutes 53 seconds West, 379.00 feet; thence South 75 degrees 42 minutes 26 seconds West, 399.46 feet; thence South 82 degrees 12 minutes 26 seconds West, 126.58 feet; thence South 21 degrees 28 minutes 31 seconds East, 2490.70 feet to a point on the North-South centerline of said Section 2; thence along said North-South centerline, South 441.28 feet to the Point of Beginning. Containing an area of 1,548,471 square feet, more or less, or 35.548 acres, more or less; AND A parcel of land legally described as being the East 16 feet of the South 686 feet, except the South 178 feet of the North 323 feet, all in the SE1/4 SW1/4 of Section 35-75-44, City of Council Bluffs, Pottawattamie County, Iowa. Said parcel of land contains an area of 8,276 square feet more or less, or .19 acres, more or less.

Location: A tract of land located between the South 16th Street and the Union Pacific railyard, lying south of 14th Avenue and north of 16th Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/9/2021

Planning Commission Communication

Department: Community Development CASE # URV-21-011 Applicant: Housing & Economic Development	Resolution No. _____	Resolution of Intent: 11/22/2021 Planning Commission: 12/14/2021 Public Hearing & First Reading: 1/10/2022 Second Reading: 1/24/2022 Third Reading: Request to Waive
---	----------------------	--

Subject/Title

Request: Recommendation of approval of the 16th Avenue Urban Revitalization Plan and Area

Location

Generally located on approximately 34 acres of undeveloped land located along 16th Avenue, west of S 17th Street and east of the Union Pacific railyard.

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The 16th Avenue Urban Revitalization Area will consist of approximately 34.18 acres.

Discussion

A development proposal has been submitted to Community Development for the construction of a new cold storage facility to be built on the subject property, which is currently owned by 1700 16th Ave LLC and Union Pacific Railroad.

On November 22, 2021, City Council approved a Resolution of Necessity which initiated the process of creating the 16th Avenue Urban Revitalization Plan and set January 10, 2022 as the public hearing date. Notification will be sent to the owners of the property within the urban revitalization area. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.

Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered by City Council. Upon adoption of the area, the City is permitted to grant tax abatement to qualified projects.

Staff specifically asks that the Commission consider the following:

- The proposed 16th Avenue Urban Revitalization Plan and Area furthers the goals of the City’s Comprehensive Plan.
- The 16th Avenue Urban Revitalization Plan is an area appropriate for urban revitalization

Planning Commission Communication

designation as specified in Iowa Code Section 404.1.4, which discusses areas that are appropriate for economic development as defined by Section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

Recommendation

The Community Development Department recommends approval of the 16th Avenue Urban Revitalization Plan and Area.

Attachments

- A) Boundary Map
- B) Draft Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department

Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

16th Avenue Urban Revitalization Area - Boundary Map



16th Avenue Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by

City Council on [REDACTED], 2021

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the renovation or construction of new commercial structures resulting in additional employment in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the 16th Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on November 22, 2021, the City Council adopted Resolution No. 21-328, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

16th Avenue Urban Revitalization Area
Illustration 1 – Resolution

RESOLUTION NO. 21-328

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 16TH AVENUE URBAN REVITALIZATION AREA GENERALLY LOCATED ON APPROXIMATELY 34 ACRES OF LAND ALONG 16TH AVENUE BETWEEN S 17TH STREET AND S 20TH STREET, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is appropriate as an economic development area as defined in Sections 404.1.4 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a cold storage facility; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

WHEREAS, a legal description of this area is attached as Exhibit A.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED


That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than December 10, 2021.


BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on January 10, 2022.

**ADOPTED
AND
APPROVED:** November 22, 2021

ATTEST:


Matthew J. Walsh Mayor


Jodi Quakenbush City Clerk

URV-21-011

LEGAL DESCRIPTION

The 16th Avenue Urban Revitalization Area is a tract of land consisting of three parcels legally described as:

A parcel of land situated in the North Half (N1/2) of Section 2, Township 74 North, Range 44 West and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 35, Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, State of Iowa, according to an official plat of said land filed in the District Land Office, bounded and described as follows: Beginning at a point on the North-South centerline of said Section 2, from which point the center of said section bears South, 264.98 feet; thence North 89 degrees 50 minutes 17 seconds East, 200.00 feet; thence North 00 degrees 00 minutes 17 sections East, 2150.79 feet to the south line of 16th Avenue; thence along said south line South 89 degrees 30 minutes 12 seconds West, 200.0 feet to a point on said North-South centerline of said Section 2; thence along said North-South centerline North 20.90 feet to the north quarter corner of said Section 2; thence along the North-South centerline of said Section 35, North 00 degrees 21 minutes 09 seconds West, 60.0 feet to a point on the north line of 16th Avenue, said point also being the southwest corner of Lot 12, Block 36, Fleming and Davis addition; thence South 89 degrees 38 minutes 51 seconds West, 16.0 feet; thence North 00 degrees 21 minutes 09 seconds West, 646.37 feet to a point on the south line of 14th Avenue prolonged, said point being South 89 degrees 38 minutes 53 seconds West, 16.0 feet from the northwest corner of Lot 1, Block 29, Fleming and Davis Addition; thence South 89 degrees 38 minutes 53 seconds West, 379.00 feet; thence South 75 degrees 42 minutes 26 seconds West, 399.46 feet; thence South 82 degrees 12 minutes 26 seconds West, 126.58 feet; thence South 21 degrees 28 minutes 31 seconds East, 2490.70 feet to a point on the North-South centerline of said Section 2; thence along said North-South centerline, South 441.28 feet to the Point of Beginning. Containing an area of 1,548,471 square feet, more or less, or 35.548 acres, more or less.

AND

A parcel of land legally described as being the East 16 feet of the South 686 feet, except the South 178 feet of the North 323 feet, all in the SE1/4 SW1/4 of Section 35-75-44, City of Council Bluffs, Pottawattamie County, Iowa. Said parcel of land contains an area of 8,276 square feet more or less, or .19 acres, more or less.

Illustration 2 shows the location and the boundary of the 16th Avenue Urban Revitalization Area, which consists of 34.18 acres.

16th Avenue Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The 16th Avenue Urban Revitalization Area will be comprised of approximately 34.18 acres on three undeveloped parcels of land. The total valuation (\$) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Parcel Number	Owner Address	Land Valuation	Dwelling Valuation	Improvement Valuation	Total Valuation	Acres
754435376001	1700 16TH AVE LLC 129 N 10TH ST LINCOLN, NE 68508	\$12,300	\$0	\$0	\$12,300	11.11
744402100003	1700 16TH AVE LLC 129 N 10TH ST LINCOLN, NE 68508	\$28,000	\$0	\$0	\$28,000	22.88
754435376002	UP LAND RESOURCES CORP C/O UNION PACIFIC RAILROAD CO 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179-1640	\$900	\$0	\$0	\$900	0.19
Total:		\$41,200	\$0	\$0	\$41,200	34.18

Valuation was obtained from the records of the Pottawattamie County Assessor. Land valuation for the area is estimated at \$41,200.

EXISTING ZONING AND PROPOSED LAND USE

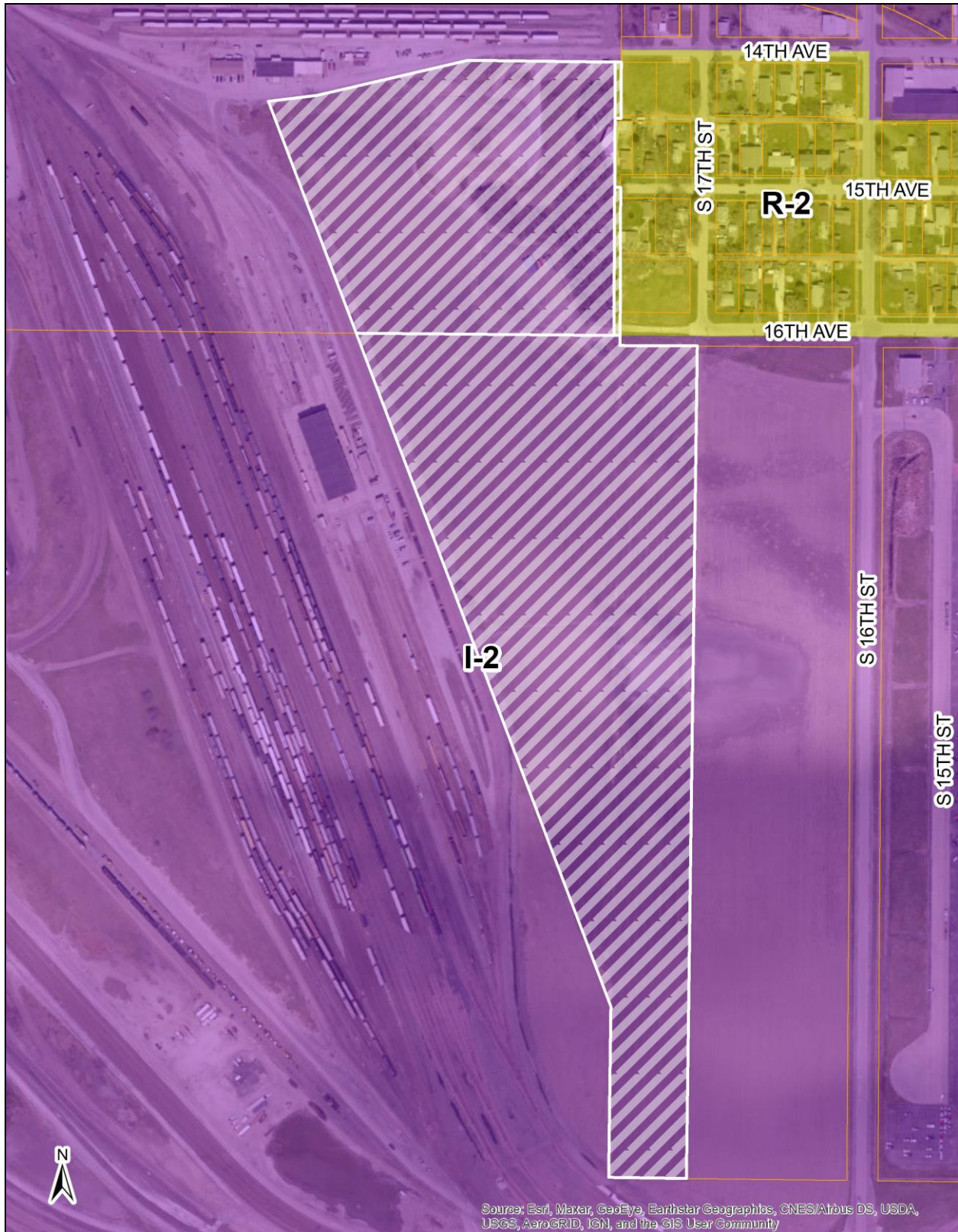
The 16th Avenue Urban Revitalization Area is currently zoned I-2. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects. The proposed principal use of the 16th Avenue Urban Revitalization Area is commercial storage, which is a permitted use in an I-2/General Industrial District.

Surrounding properties to the north, southeast, south, and west are also zoned I-2. Properties east of the subject property on the northerly side are zoned R-2/Two-Family Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

A railyard borders the property to the north, west, and south. Existing land uses in the general vicinity include a neighborhood, which borders the parcels to the northeast. Other land east of the area on the southerly side is also utilized by the railroad.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the proposed 16th Avenue Urban Revitalization Area as "Light Industrial." According to the plan, light industrial development includes those areas used for industrial purposes that create minimal impacts on surrounding uses. Activities tend to occur inside structures, with outdoor areas limited to storage or distribution.

16th Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The developer of the 16th Avenue Urban Revitalization Area will need to work with Public Works and Council Bluffs Water Works to determine if any services need to be improved or expanded. The project area can be accessed by 16th Avenue or 14th Avenue, which are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 16th Avenue Urban Revitalization Area includes two vacant parcels currently owned by 1700 16th Ave LLC and one vacant parcel currently owned by Union Pacific Railroad. There are no tenants at the location; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 16th Avenue Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2031 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.
- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.
- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

5. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7544 35 376 001

--- Permanent Property Address ---	----- Mailing Address -----
1700 16TH AVE LLC	1700 16TH AVE LLC
	129 N 10TH ST
	LINCOLN, NE 68508

District: 001 CO BLUFFS AG/CO BLUFFS SC

===== REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754435376001>

===== TAX DESCRIPTION* =====

* Not to be used on legal documents

CO BLUFFS AGRICULTURE SELY11.36 AC S & E OF RR S1/2 SW 35-75-44 EXC E16' S686' SE SW

===== ASSESSED VALUE =====

* Class is for Assessment purposes only - Not Zoning

Current Value						
2021	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	\$12,300	\$0	\$0	\$12,300	11.11	A
Exempt	\$0	\$0	\$0	\$0	0	A
Net Total	\$12,300	\$0	\$0	\$12,300	11.11	A

Prior Year Value						
2020	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	\$12,300	\$0	\$0	\$12,300	11.11	A
Exempt	\$0	\$0	\$0	\$0	0	A
Net Total	\$12,300	\$0	\$0	\$12,300	11.11	A

===== EXEMPTIONS/CREDITS APPLIED =====

2020 AGLAND

===== OWNERS =====

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 1700 16TH AVE LLC book/page: [2021/17957](#) D

===== SALES HISTORY =====

Sale Date	Amount	Code	Book/Page	
10/27/2021	1300000	D15	2021/17957	multiple parcel sale
04/26/2013	200000	D34	2013/07039	multiple parcel sale
08/09/2007	0	D050	2007/13653	multiple parcel sale
08/31/1982	356148	D043	0083/03100	multiple parcel sale
06/30/1980	356500	D000	0081/00121	multiple parcel sale
01/01/1977	0	D003	0077/08713	multiple parcel sale

===== ASSESSMENT DATA =====

PDF: 23 MAP: 19

Date Reviewed: 09/13/07 SLW

LAND.....483950 sqFt 11.11 acres

[Zoom Out](#) [Zoom In](#)



1200ft x 1200ft

[Click any parcel to go to its web page](#)
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7444 02 100 003

--- Permanent Property Address ---
1700 16TH AVE LLC

----- Mailing Address -----
1700 16TH AVE LLC
129 N 10TH ST
LINCOLN, NE 68508

District: 001 CO BLUFFS AG/CO BLUFFS SC

===== REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744402100003>

===== TAX DESCRIPTION* =====

* Not to be used on legal documents

CO BLUFFS AGRI 2-74-44 PT E1/2 NW LYING E OF UP ROW & W200' W1/2 NE LYING S OF 16TH AVE & N OFUP ROW

===== ASSESSED VALUE =====

* Class is for Assessment purposes only - Not Zoning

2021	Current Value			Total	Ag Acres	Class
	Agri. Land	Dwelling	Improvement			
Full Value	\$28,000	\$0	\$0	\$28,000	22.88	A
Exempt	\$0	\$0	\$0	\$0	0	A
Net Total	\$28,000	\$0	\$0	\$28,000	22.88	A

2020	Prior Year Value			Total	Ag Acres	Class
	Agri. Land	Dwelling	Improvement			
Full Value	\$28,000	\$0	\$0	\$28,000	22.88	A
Exempt	\$0	\$0	\$0	\$0	0	A
Net Total	\$28,000	\$0	\$0	\$28,000	22.88	A

===== EXEMPTIONS/CREDITS APPLIED =====

2020 AGLAND

===== OWNERS =====

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08/09/2007	0	D050	2007/13653	multiple parcel sale
08/31/1982	356148	D043	0083/03100	multiple parcel sale
06/30/1980	356500	D000	0081/00121	multiple parcel sale
01/01/1977	0	D003	0077/08713	multiple parcel sale

===== ASSESSMENT DATA =====

PDF: 23 MAP: 19

Date Reviewed: 09/13/07 SLW

LAND.....996652 sqFt 22.88 acres

[Zoom Out](#) [Zoom In](#)



2400ft x 2400ft

[Click any parcel to go to its web page](#)
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7544 35 376 002

--- Permanent Property Address ---
UP LAND RESOURCES CORP

----- Mailing Address -----
UP LAND RESOURCES CORP
C/O UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179-1640

=====
District: 000 CO BLUFFS CITY/CO BLUFFS

===== REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754435376002>

===== TAX DESCRIPTION* =====

* Not to be used on legal documents

CO BLUFFS E16' S686' SE SW 35-75-44 EXC S178' N323'

===== ASSESSED VALUE =====

* Class is for Assessment purposes only - Not Zoning

		Current Value			
2021	Res. Land	Dwelling	Total	Class	
Full Value	\$900	\$0	\$900	R	
Exempt	\$0	\$0	\$0	R	
Net Total	\$900	\$0	\$900	R	

		Prior Year Value			
2020	Res. Land	Dwelling	Total	Class	
Full Value	\$900	\$0	\$900	R	
Exempt	\$0	\$0	\$0	R	
Net Total	\$900	\$0	\$900	R	

===== EXEMPTIONS/CREDITS APPLIED =====

===== OWNERS =====

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D UP LAND RESOURCES CORP book/page: 77/8713 D

Date Reviewed: 09/03/19 KK

LAND.....8276 sqFt .19 acres

[Zoom Out](#) [Zoom In](#)



1200ft x 1200ft

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