



**AGENDA  
PLANNING COMMISSION  
COUNCIL BLUFFS PUBLIC LIBRARY,  
400 WILLOW AVENUE, COUNCIL BLUFFS, IA  
Tuesday, November 12, 2024 - 6:00 PM**

**1. CALL TO ORDER**

**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 #MIS-24-006**

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2026-2027 through Fiscal Year 2029-2030 Capital Improvement Plan

**B. CASE #PC-24-002 and CASE #SUB-24-008**

Combined public hearings on the request of Cornerstone Housing Group, LLC to adopt a planned commercial development plan for a 280-unit multi-family housing development and for preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35th Avenue on property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa, except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, and being more particularly described in the case staff report. Location: Undeveloped land located immediately east of 100 Power Drive.

**C. CASE #PR-24-002**

Public hearing on the request of Yoder Construction, Inc., on behalf of Kim Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon's Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan to allow an accessory dwelling unit in an R-1/Single-Family Residential District. Location: 1441 McPherson 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.: MIS-24-006  
Submitted by: Christopher N.  
Gibbons, Planning Manager

CASE #MIS-24-006

Council Action: 11/12/2024

### Description

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2026-2027 through Fiscal Year 2029-2030 Capital Improvement Plan

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Attachment A	Staff Report	11/7/2024

## Planning Commission Communication

Department: Community Development  Case/Project No. MIS-24-006	Resolution No. _____	Planning Commission: 11/12/24
<b>Subject/Title</b>		
Request: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2026 through Fiscal Year 2030 Capital Improvement Plan.		
<b>Background/Discussion</b>		
<p>The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes which projects will be undertaken during the next fiscal year and proposes other projects for the balance of a five-year period. The CIP is utilized as a financial tool and is required to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as the primary method of implementing the goals and objectives contained in the Bluffs Tomorrow: 2030 Comprehensive Plan, neighborhood plans, and other less informal expressions of community policy.</p> <p>City staff has prepared a CIP document for review and approval by the City Planning Commission and City Council. Within the document six specific categories and their associated goals/objectives were identified, as follows: public facilities, parks and recreation, public safety, utilities, communications, transportation, community development, and library. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY2026 through 2030 CIP and has the following comments:</p> <ul style="list-style-type: none"> <li>• The proposed FY2026 CIP outlines a detailed listing of 47 projects and calls for the expenditure of \$32,233,472. The FY2026 CIP should be considered final.</li> <li>• The balance of the CIP (FY2027 through FY2030) contains a preliminary allocation of \$279,322,000 in expenditures over a four year period and should be considered preliminary.</li> </ul> <p>The City Planning Commission should review the proposed FY2026 through FY2030 CIP for consistency with the City's adopted comprehensive plan.</p>		
<b>Recommendation</b>		
The Community Development Department recommends that the City Planning Commission find the proposed Capital Improvement Program for FY2026 through FY2030 consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.		
<b>Attachments</b>		
Attachment A: Capital Improvement Program for FY2026 through FY2030		
Prepared by: Christopher N. Gibbons, AICP, Planning Manager		



# City of Council Bluffs

## Capital Improvement Program

Fiscal Years

FY26 through FY30

Public Hearing: December 16, 2024

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR  
BRANDON GARRETT, CHIEF OF STAFF

CITY COUNCIL

JOE DISALVO  
STEVE GORMAN  
CHRIS PETERSON  
ROGER SANDAU  
JILL SHUDAK  
JODI QUAKENBUSH, CITY CLERK

CITY DEPARTMENTS

MARK HOWARD, CHIEF INFORMATION OFFICER  
DICK WADE, CITY ATTORNEY  
COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR  
DANIELLE BEMIS, FINANCE DIRECTOR  
JUSTIN JAMES, FIRE CHIEF  
MICHELL HOUSETON, ACTING HUMAN RESOURCES DIRECTOR  
ANTONIA KRUPICKA-SMITH, LIBRARY DIRECTOR  
VINCENT MARTORELLO, PARKS AND RECREATION DIRECTOR  
MATT DAVIS, POLICE CHIEF  
MATT COX, PUBLIC WORKS DIRECTOR

## SECTION I – INTRODUCTION

Mission: To continuously improve the quality of life and attractiveness of the City of Council Bluffs.

### 1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital expenditure decisions represent some of the most significant policy choices made by the City of Council Bluffs. Almost all departments within the City face the need for capital expenditures. Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. The Capital Improvement Program includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment.

The Capital Improvements Program (CIP) lists each proposed project to be undertaken, the year in which it will be started, the amount expected to be expended for the project, and the proposed method of financing these expenditures. Based on this information, summaries of capital projects by department can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general/special revenue funds required.

The CIP identifies the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- To address and prioritize the City's improvements needs in a comprehensive manner;
- To permit careful consideration, design, and scheduling of individual projects through advanced planning;
- To allow for financial planning over a long period; and
- To provide continuity in improvement programs with changes in City Council and Staff.

The development of CIP is the process of deciding what capital projects should be done, when they should be done, and how they will be financed. In its simplest form, CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not, by itself, guarantee or commit the City to a given set of projects. It is however, a critical step in the general obligation bonding process. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions. Future years of the CIP are re-evaluated based on strategic needs, funding availability, and timing.

2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of long-term in nature. Minor capital needs and repairs and maintenance, which occur from time to time, are best handled through the annual operating budgets.

The City recognizes capital items to have a 7-10 year useful life, at minimum.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical improvements in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. More specifically, the goals of this process include establishing an improvement program which:

- Defines a realistic level of financial resources which can be committed to the City's improvement needs;
- Prioritizes the City's need for allocation of limited resources;
- Addresses the basic facility needs of the community in the most cost-effective manner (basic service being defined as streets, sewers, drainage, and water);
- Recognizes the role the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;
- Recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- Encourages acquisition of outside funding to supplement City resources.

## SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

### 1. OVERALL GOALS OF CIP

The FY26 – FY30 Capital Improvement Program was based on the following goal statements:

#### Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in priority areas of the community including the Missouri River levee system, West Broadway/1<sup>st</sup> Avenue Corridor, River’s Edge, and the Entertainment District.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

#### Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

### Fiscal Considerations

CIP will support the long-range economic and fiscal stability of Council Bluffs. The CIP will structure annual debt service payments consistent within anticipated revenues.

Sales tax proceeds and Road use funds will be used in compliance with State Code and City ordinance.

General obligation bond proceeds will be utilized by projects that provide revitalization, result in additional tax base, or enhance community protection.

### Operational Considerations

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and built to a quality that minimizes maintenance and operational costs.

## 2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Capital Improvements Program. These include public facilities, parks and recreation, public safety, utilities, transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

### a. Utilities and Environment

Objective – Execute improvements to the sanitary sewer, storm sewer, and levee system that meet the needs of the public and comply with state and federal regulations.

#### Capital Improvement Efforts

- Update the City’s sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City’s levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the City’s IDNR NPDES Phase II permit.
- Maintain and improve existing public facilities.
- Develop new facilities based upon need.

b. Transportation

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other modes of transportation, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street, pedestrian and bicycle system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.

- Maintain a program to plan and purchase Fire Department and Police Department equipment to ensure current and future levels of service and take advantage of technological advances.

d. Information Technology

Goal – The City will continue to improve the safety and security for IT resources.

Objective – Provide secure mechanisms for expanded user access while maintaining Cybersecurity awareness within the City.

Goal – The City will continue to enhance cost effective common infrastructure services.

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

Objective – Improve ability of infrastructure to adapt to and integrate architecture into City services with emerging technologies.

Capital Improvement Efforts

- Continue improving the internal network security and increase security awareness within the City user and operations communities.
- Create a secure service infrastructure that enables access anytime from anywhere to any IT resources.
- Implement hardware and software solutions that enable City employees to perform their jobs efficiently and effectively.
- Develop integrated applications designs in order to improve the business process flows of the City.

e. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth to expand opportunities for housing, employment, and an expanded tax base.

Objective – Complete infrastructure and upgrades in key areas of community growth.

Goal – The City shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.

Objective – Work to expand housing choices by cost, by location, and by type of dwelling.

Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and 1<sup>st</sup> Avenue.
- Continue development of River's Edge and the Entertainment District.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood improvement efforts.
- Work to facilitate development of new growth areas.

f. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – To reinvest in existing assets, and to develop new assets and facilities consistent with the City’s mission “*to continuously improve the quality of life and attractiveness of the City of Council Bluffs*”. In so doing, the Parks and Recreation Department will provide, renovate and maintain parks and open spaces that uniquely relate to the City’s environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- ❑ Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- ❑ Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- ❑ Develop the Missouri River Riverfront.
- ❑ Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- ❑ Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- ❑ Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.

g. Public Facilities

Goal – Provide and maintain the City’s buildings and associated amenities to service the needs of the community and employees.

Objective – Construct, renovate, and maintain the City’s buildings utilized for maintenance, public safety, operations, and administrative functions.

Objective – Construct, renovate, and maintain the City’s public, cultural, and entertainment related buildings and their amenities.

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Maintain and upgrade the City’s maintenance, public safety, operational, and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).
- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center and the surrounding Entertainment District parking lots.

h. Public Library

Goal – Improve access and remove barriers to use of the library’s resources and services for all residents and patrons and remain flexible in response to changing community needs.

Objective – Serve the community where they are gathering and deliver resources and services throughout the community.

Capital Improvement Efforts

- Sustainably deliver resources and services with a vehicle that meets the standards set in place by government entities and follows best practices in library services.

## REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

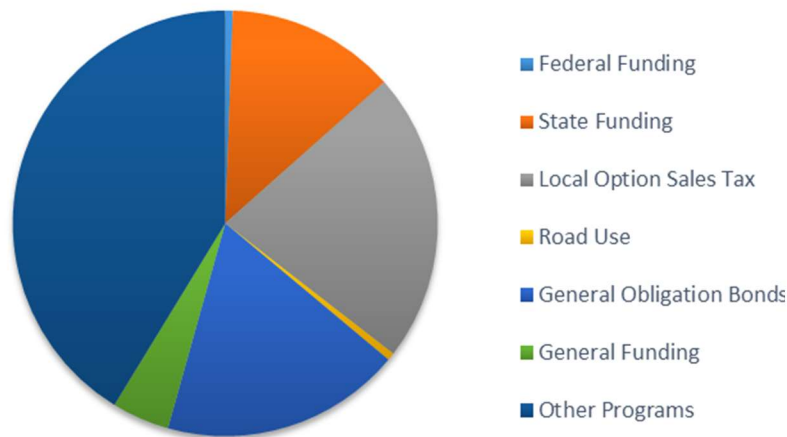
	FY26	FY27	FY28	FY29	FY30	Totals
Federal Funding	\$1,350,000	\$0	\$0	\$75,000	\$350,000	\$1,775,000
State Funding	\$2,700,000	\$6,280,000	\$7,275,000	\$3,200,000	\$20,700,000	\$40,155,000
Local Option Sales Tax	\$11,850,000	\$12,155,000	\$12,870,000	\$15,750,000	\$16,025,000	\$68,650,000
Road Use	\$285,000	\$0	\$1,500,000	\$0	\$0	\$1,785,000
General Obligation Bonds	\$7,691,972	\$12,286,000	\$7,340,000	\$18,400,000	\$11,285,000	\$57,002,972
General Funding	\$1,496,500	\$6,345,000	\$3,065,000	\$1,703,000	\$1,023,000	\$13,632,500
Other Programs	\$6,860,000	\$4,015,000	\$7,830,000	\$48,600,000	\$61,250,000	\$128,555,000
<b>Totals</b>	<b>\$32,233,472</b>	<b>\$41,081,000</b>	<b>\$39,880,000</b>	<b>\$87,728,000</b>	<b>\$110,633,000</b>	<b>\$311,555,472</b>

\*Road Use funds are primarily used for road maintenance and improvement.

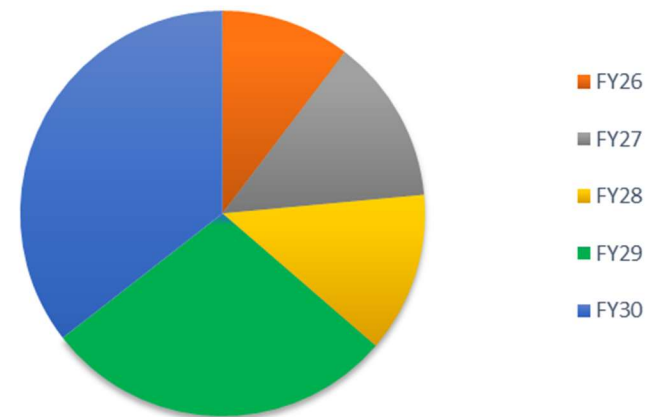
\*\*General Obligation bond funding source is re-evaluated annually based on financial capacity.

\*\*\*Other Programs are re-evaluated annually based on availability. Projects with unknown funding sources are included in FY29 and FY30.

### Revenue Summary By Funding Source



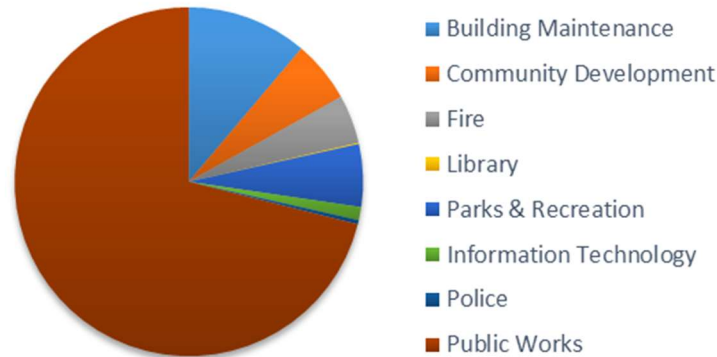
### Revenue Summary By Fiscal Year



## EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY26	FY27	FY28	FY29	FY30	Totals
Building Maintenance	\$2,650,000	\$6,345,000	\$6,820,000	\$2,050,000	\$16,935,000	\$34,800,000
Community Development	\$1,750,000	\$4,100,000	\$3,500,000	\$3,175,000	\$5,350,000	\$17,875,000
Fire	\$380,000	\$2,780,000	\$1,280,000	\$9,250,000	\$350,000	\$14,040,000
Library	\$50,000	\$300,000	\$0	\$0	\$0	\$350,000
Parks & Recreation	\$6,526,060	\$3,236,000	\$2,555,000	\$2,953,000	\$2,823,000	\$18,093,060
Information Technology	\$800,000	\$770,000	\$750,000	\$750,000	\$700,000	\$3,770,000
Police	\$1,232,412	\$0	\$0	\$0	\$0	\$1,232,412
Public Works	\$18,845,000	\$23,550,000	\$24,975,000	\$69,550,000	\$84,475,000	\$221,395,000
<b>Totals</b>	<b>\$32,233,472</b>	<b>\$41,081,000</b>	<b>\$39,880,000</b>	<b>\$87,728,000</b>	<b>\$110,633,000</b>	<b>\$311,555,472</b>

### Expenditures By Department



**FY 26**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots														\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000									\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lintils, clean and seal exterior walls					\$250,000									\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000									\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000								\$275,000	
BM-26-06	MAC Utility Vehicle Replacement	Replace utility vehicle and truck					\$90,000									\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE					\$150,000									\$150,000	
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	\$50,000	PY Bond \$
<b>Community Development Department</b>			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000									\$500,000	
CD-26-02	Downtown & Comprehensive Plans	Completion of Downtown Plan Update from 2003; Completion of Comprehensive Plan for growth and development over the next 20+ years					\$600,000									\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000													\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000													\$300,000	CDBG
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000							\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000									\$280,000	
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,232,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658									\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers with 5-year warranty					\$526,754									\$526,754	
<b>IT</b>			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000									\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000									\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000									\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000									\$150,000	
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000									\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Phase 1	Engineering and design of the north field improvements							\$50,000							\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000									\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000									\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000									\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000									\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500							\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000									\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560									\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000					\$3,500,000	
<b>Public Works Department</b>			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair				\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements				\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter				\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study				\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study	19			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$800,000											\$3,500,000	FMP

**FY 26**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information		
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations			Other	
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000											\$2,250,000	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000											\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000										\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000											\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000										\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000										\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000										\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digester Lids	Repair/Replace Digester Lids			\$1,750,000										\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000											\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000				\$175,000									\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview					\$110,000								\$110,000	\$220,000	Other = Sewer
<b>Total</b>			<b>\$1,350,000</b>	<b>\$2,700,000</b>	<b>\$11,850,000</b>	<b>\$285,000</b>	<b>\$7,691,972</b>	<b>\$1,275,000</b>	<b>\$221,500</b>	<b>\$0</b>	<b>\$3,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,360,000</b>	<b>\$32,233,472</b>		

**FY 27**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$6,345,000	\$0	\$0	\$0	\$0	\$6,345,000		
BM-27-01	MAC Boilers	Replace existing boilers due to age and condition						\$2,700,000					\$2,700,000		
BM-27-02	MAC Concession Stands	Remodel existing concession areas						\$350,000					\$350,000		
BM-27-03	MAC Arena Upgrades - Phase II	Replace North retractable seating						\$1,900,000					\$1,900,000		
BM-27-04	MAC Roof Replacement - Phase IV	Replace Section of failing roof						\$1,200,000					\$1,200,000	pushed from PY	
BM-27-05	MAC Staging	Replace existing stage						\$195,000					\$195,000	pushed from PY	
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	
LI-27-01	Makerspace Update	Remodel Makerspace to accommodate new technology											\$300,000	\$300,000	Library Foundation
<b>Community Development</b>			\$0	\$0	\$0	\$0	\$3,500,000	\$0	\$600,000	\$0	\$0	\$0	\$4,100,000		
CD-27-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$500,000		\$600,000				\$1,100,000		
CD-27-02	Manawa Development	Acquisition, planning, design, infrastructure, trail; Connection from Comanche to E Manawa					\$3,000,000						\$3,000,000		
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$2,780,000	\$0	\$0	\$0	\$0	\$0	\$2,780,000		
FD-27-01	Medic Refurb M6 to M5						\$280,000						\$280,000		
FD-27-02	Station 2 Remodel						\$1,500,000						\$1,500,000		
FD-27-03	Pumper Replacement E51						\$1,000,000						\$1,000,000		
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>IT</b>			\$0	\$0	\$0	\$0	\$770,000	\$0	\$0	\$0	\$0	\$0	\$770,000		
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000						\$70,000		
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$450,000						\$450,000		
IT-27-03	Mobile Technology	MDTs and tablets					\$100,000						\$100,000		
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000						\$150,000		
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$3,236,000	\$0	\$0	\$0	\$0	\$0	\$3,236,000		
PR-27-01	Park Maintenance Shops and Yard Upgrade, Phase 2	Improvements to maintenance yard, including greenhouse and facilities-infrastructure					\$2,000,000						\$2,000,000		
PR-27-02	Sunset Park Sports Court, Phase 2	Remove existing tennis court, install new tennis court and pickle ball courts, site furnishings and associated park improvements					\$461,000						\$461,000		
PR-27-03	Big Lake Park North Field Improvements, - trails and dog park, Phase 2	Construct new internal trail network and dog park					\$500,000						\$500,000		
PR-27-04	South Expressway Trail Connection between 23rd Ave and 16th Street Exit	Construct new trail segment					\$275,000						\$275,000		
<b>Public Works Department</b>			\$0	\$6,280,000	\$12,155,000	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$3,115,000	\$23,550,000		
PW-27-01	Infrastructure Maintenance	Emergency Repairs			\$200,000								\$200,000		
PW-27-02	Infrastructure Maintenance	Traffic Signal Improvements			\$250,000								\$250,000		
PW-27-03	Infrastructure Maintenance	PCC Street Repairs			\$250,000								\$250,000		
PW-27-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000		
PW-27-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$100,000								\$100,000		
PW-27-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$1,300,000								\$4,000,000	FMP	
PW-27-07	4th Avenue Sewer Rehab	Pavement, sewer - 3200 Block			\$385,000						\$165,000	\$550,000	\$550,000	Other = Sewer	
PW-27-08	30th Ave Sewer Rehab - Phase IV	Sanitary sewer									\$750,000	\$750,000	\$750,000	Other = Sewer	
PW-27-09	E Manawa Sewer Rehab - Phase XV	Pavement, sewer			\$1,050,000						\$450,000	\$1,500,000	\$1,500,000	Other = Sewer	
PW-27-10	5th Ave Bridge over Indian Creek	Bridge Reconstruction		\$1,500,000	\$400,000							\$1,900,000	\$1,900,000		
PW-27-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$3,000,000						\$1,000,000	\$4,000,000	\$4,000,000	Other = Sewer	
PW-27-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000						\$300,000	\$1,000,000	\$1,000,000	Other = Sewer	
PW-27-13	South Expressway Reconstruction, Phase II	Pavement, sewer		\$2,080,000	\$1,170,000							\$3,250,000	\$3,250,000		
PW-27-14	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000						\$450,000	\$1,500,000	\$1,500,000	Other = Sewer	
PW-27-15	Sewer Rehab - Insitu Lining	Gleason to Bennett Ave storm sewer			\$400,000							\$400,000	\$400,000		
PW-27-16	Pump Station Rehab	Gate & valve replacements at I-80 P.S and 29th Ave P.S.			\$400,000							\$400,000	\$400,000		
PW-27-17	Pump Station Rehab	Indian Creek Storm Trash Rack			\$650,000							\$650,000	\$650,000		
PW-27-18	IDOT Payment for Madison Avenue Storm	Payment 1 of 1 for CBIS			\$750,000							\$750,000	\$750,000		
PW-27-19	Sewer Extension	Expansion of sanitary sewer system to support future growth					\$2,000,000						\$2,000,000	pushed from PY	
<b>Total</b>			\$0	\$6,280,000	\$12,155,000	\$0	\$12,286,000	\$6,345,000	\$600,000	\$0	\$0	\$0	\$3,415,000	\$41,081,000	

**FY 28**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$2,920,000	\$0	\$0	\$0	\$3,900,000	\$6,820,000	
BM-28-01	Public Works Storage	Construct new storage facility to replace failing buildings at 1301 and 1901 2nd Ave										\$3,900,000	\$3,900,000	
BM-28-02	MAC carpet replacement	Replace carpet in ballrooms/prefunction, locker rooms, office areas and club						\$900,000					\$900,000	
BM-28-03	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$1,100,000					\$1,100,000	
BM-28-04	Bass Pro Shops Roof Replacement	Replace failing roof						\$920,000					\$920,000	
<b>Community Development Department</b>			\$0	\$0	\$0	\$0	\$2,900,000	\$0	\$600,000	\$0	\$0	\$0	\$3,500,000	
CD-28-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies; acquire houses at 36th and Ave A					\$900,000		\$600,000				\$1,500,000	
CD-28-02	Manawa Development	Acquisition, planning, design, infrastructure, trail					\$2,000,000						\$2,000,000	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$1,280,000	\$0	\$0	\$0	\$0	\$0	\$1,280,000	
FD-28-01	Medic Refurb M2 to M2						\$280,000						\$280,000	FD-27-01
FD-28-02	Pumper Replacement E61						\$1,000,000						\$1,000,000	
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>IT</b>			\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000						\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$450,000						\$450,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$80,000						\$80,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000						\$150,000	
<b>Parks, Recreation and Public Property Department</b>			\$0	\$0	\$0	\$0	\$2,410,000	\$145,000	\$0	\$0	\$0	\$0	\$2,555,000	
PR-28-01	Council Bluffs Recreation Complex Parking Lot Upgrade - Lot C	Upgrade existing parking lot					\$450,000						\$450,000	
PR-28-02	Big Lake Park Playground Improvements, Phase 2	Construction of a new playground and associated park improvements					\$950,000						\$950,000	
PR-28-03	Westwood Playground Improvements, Phase 1	Construction of a new playground and associated park improvements						\$45,000					\$45,000	
PR-28-04	Council Bluffs Recreation Complex Restroom and Storage Building	Design/ and Engineer and Install a prefabricated restroom and storage area for the eastside of the complex					\$350,000						\$350,000	
PR-28-05	Robert's Park Playground and Park Improvements , Phase 1	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
PR-28-06	Valley View Park Playground and Park Improvements, Phase 1	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
PR-28-07	Robert's Park Parking Lot Improvement	Engineering and Upgrade/ Improvements to existing parking lot.					\$375,000						\$375,000	
PR-28-08	Trail Improvements	Construct new trail connections for Mid America Center , 23rd Ave, S24th Street and Kanseville Blvd.					\$285,000						\$285,000	
<b>Public Works Department</b>			\$0	\$7,275,000	\$12,870,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$3,330,000	\$24,975,000	
PW-28-01	Infrastructure Maintenance	Emergency Repairs			\$200,000								\$200,000	
PW-28-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000								\$200,000	
PW-28-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$600,000								\$600,000	
PW-28-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000								\$150,000	
PW-28-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$200,000								\$200,000	
PW-28-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	\$2,750,000		\$2,250,000								\$5,000,000	FMP
PW-28-07	McPherson Round-a-bout	Intersection improvements at Valley View			\$1,500,000						\$200,000		\$1,700,000	Other = Sewer
PW-28-08	N. 17th St Sewer Rehab - Phase I	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-28-09	E Manawa Sewer Rehab - Phase XVI	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-28-10	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$420,000						\$180,000		\$600,000	Other = Sewer
PW-28-12	S 23rd Street Sewer Rehab - Phase IV	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-28-13	N. 16th St Reconstruction	Pavement - Ave G to Nash		\$4,525,000	\$2,200,000								\$6,725,000	STBG
PW-28-14	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000						\$400,000		\$1,350,000	Other = Sewer
PW-28-15	Salt Storage Relocation	Acquisition of land and new salt storage facility					\$1,500,000				\$500,000		\$2,000,000	Other = Sewer
PW-28-16	Valley View Sewer Rehab	Sanitary sewer									\$1,000,000		\$1,000,000	Other = Sewer
PW-28-17	Pump Station Rehab	21st & Ave K Odor Control, HVAC, and Controls			\$750,000								\$750,000	
PW-28-18	WPCP Master Plan	Plan for expansion & permit req. / N.R. Pilot study			\$1,000,000								\$1,000,000	
<b>Total</b>			\$0	\$7,275,000	\$12,870,000	\$1,500,000	\$7,340,000	\$3,065,000	\$600,000	\$0	\$0	\$7,230,000	\$39,880,000	

FY 29

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$1,550,000	\$0	\$0	\$0	\$0	\$500,000	\$2,050,000	
BM-29-01	MAC Outdoor Signage	Replace exterior building logo signs and LED displays						\$800,000						\$800,000	
BM-29-02	Banquet Seating and Furniture	New banquet chairs, tables, bar furniture and soft seating for ballrooms, meeting rooms and prefunction areas						\$250,000						\$250,000	
BM-29-03	Western Historic Trail Center Demo	Demo structure and rebuild levee						\$500,000					\$500,000	\$1,000,000	
<b>Community Development Department</b>			\$75,000	\$0	\$0	\$0	\$3,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,175,000	
CD-29-01	Manawa Development	Acquisition, planning, design, infrastructure, trail					\$3,000,000							\$3,000,000	
CD-29-2	HUD Consolidated Plan and Housing Assessment	Studies	\$75,000				\$100,000							\$175,000	CDBG
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$9,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,250,000	
FD-29-01	Fire Station 7 (New Station)	Additional Station in Southwest quadrant of the City					\$8,000,000							\$8,000,000	
FD-29-02	Engine 31 Replacement						\$1,250,000							\$1,250,000	
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>IT</b>			\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000							\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$450,000							\$450,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$80,000							\$80,000	
IT-27-04	Software Licensing	Software renewals, permit/licensing software implementation					\$150,000							\$150,000	
<b>Parks, Recreation and Public Property Department</b>			\$0	\$0	\$0	\$0	\$2,800,000	\$153,000	\$0	\$0	\$0	\$0	\$0	\$2,953,000	
PR29-01	City Wide Parking Lot Upgrade and - Bahnsen Park - Avenue L parking upgrade and associated park improvements	Upgrade and Expand Bahnsen Park Parking Lot - Avenue L and associated park improvements					\$650,000							\$650,000	
PR29-02	Valley View Park Playground Upgrade, Phase 2	Install new playground and associated park improvements					\$700,000							\$700,000	
PR29-03	Malmore Park Playground Upgrade, Phase 1	Engineering and design of playground and associated park improvements						\$45,000						\$45,000	
PR29-04	Robert's Park Playground Improvements, Phase 2	Construction of a new playground, shelter area and associated park improvements					\$850,000							\$850,000	
PR29-05	Bahnsen Park Parking Lot, Ave O	Engineering and design of parking lot upgrades						\$15,000						\$15,000	
PR29-06	Twin City Park Playground Upgrade, Phase 1	Engineering and design of playground and associated park improvements						\$48,000						\$48,000	
PR29-07	Westwood Playground Improvements, Phase 2	Install new playground and associated park improvements					\$600,000							\$600,000	
PR29-08	Indian Creek Trail Upgrade, Phase 1	Engineering and design of Indian Creek Trail						\$45,000						\$45,000	
<b>Public Works Department</b>			\$0	\$3,200,000	\$15,750,000	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$48,100,000	\$69,550,000	
PW-29-01	Infrastructure Maintenance	Emergency Repairs			\$250,000									\$250,000	
PW-29-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000									\$200,000	
PW-29-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$1,000,000									\$1,000,000	
PW-29-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000									\$100,000	
PW-29-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$1,000,000									\$1,000,000	
PW-29-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	\$3,200,000		\$1,800,000									\$5,000,000	FMP
PW-29-07	Harry Langdon Blvd Improvements	Expansion/modifications for traffic increases			\$2,500,000									\$2,500,000	
PW-29-08	N. 17th St Sewer Rehab - Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	\$1,000,000	Other = Sewer
PW-29-09	E Manawa Sewer Rehab - Phase XVII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	\$1,500,000	Other = Sewer
PW-29-10	South Expressway Bridge Reconstruction	Bridges, pavement										\$45,000,000	\$45,000,000	\$45,000,000	TBD
PW-29-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$2,500,000							\$750,000	\$3,250,000	\$3,250,000	Other = Sewer
PW-29-12	S 23rd Street Sewer Rehab - Phase V	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	\$1,000,000	Other = Sewer
PW-29-13	9th Ave Reconstruction - Phase I	Pavement, sewer - 26th to 28th St			\$1,200,000							\$300,000	\$1,500,000	\$1,500,000	Other = Sewer
PW-29-14	WPCP Effluent Pump Station	Pump Station for discharge during high river			\$1,000,000							\$1,000,000	\$2,000,000	\$2,000,000	
PW-29-15	Sewer Extension	Expansion of sanitary sewer system to support future growth					\$2,500,000							\$2,500,000	
PW-29-16	Sewer Rehab - Insitu Lining	Sewer improvements for I&I reduction			\$1,000,000									\$1,000,000	
PW-29-17	Pump Station Rehab	Pump upgrade at N. 28th			\$750,000									\$750,000	
<b>Total</b>			\$75,000	\$3,200,000	\$15,750,000	\$0	\$18,400,000	\$1,703,000	\$0	\$0	\$0	\$0	\$48,600,000	\$87,728,000	

**FY 30**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other				
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$935,000			\$0	\$0	\$0	\$16,000,000	\$16,935,000	
BM-30-01	Remodel / Replace City Hall													\$16,000,000	\$16,000,000	Other = TBD
BM-30-02	MAC Arena Lighting Replacement	Replace Arena lighting with more efficient LED lighting						\$550,000							\$550,000	
BM-30-03	MAC Staging	Replace existing A frame stage with a new stage						\$85,000							\$85,000	
BM-30-04	Library Exterior Walls	Clean and seal the Library exterior and re-seal window frames						\$300,000							\$300,000	
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Community Development Department</b>			\$350,000	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,350,000	
CD-30-01	Manawa Development; Purchase old Lakewood Mobile Home	Planning, design, infrastructure, trail					\$3,000,000								\$3,000,000	
CD-30-02	S 17th St and 25th Ave	Acquisition, infrastructure	\$350,000				\$2,000,000								\$2,350,000	CDBG
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	
FY-30-01	Medic Unit Replacement						\$350,000								\$350,000	
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>IT</b>			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000								\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$400,000								\$400,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$2,735,000	\$88,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,823,000	
PR30 - 01	Bahnsen Park - Avenue O parking upgrade and associated park improvements	Upgrade and Expand Bahnsen Park Parking Lot - Avenue L and associated park improvements					\$450,000								\$450,000	
PR30 - 02	Malmore Park Playground Upgrade, Phase 2	Construct new play ground and associated park improvements					\$535,000								\$535,000	
PR30 - 03	Trail Improvements	Upgrade and Improve Existing Trails					\$550,000								\$550,000	
PR30 - 04	Twin City Park Playground Improvements, Phase 2	Construct new play ground and associated park improvements					\$500,000								\$500,000	
PR30 - 05	Graham Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements						\$40,000							\$40,000	
PR30 - 06	Indian Creek Trail Upgrade, Phase 2	Upgrade and Improve Indian Creek Trail					\$700,000								\$700,000	
PR30 - 07	Sternhill Park Playground Upgrade, Phase 1	Engineering and design of playground and associated park improvements						\$48,000							\$48,000	
<b>Public Works Department</b>			\$0	\$20,700,000	\$16,025,000	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$45,250,000	\$84,475,000		
PW-30-01	Infrastructure Maintenance	Emergency Repairs			\$250,000									\$250,000		
PW-30-02	Infrastructure Maintenance	Traffic Signal Improvements			\$225,000									\$225,000		
PW-30-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$1,000,000									\$1,000,000		
PW-30-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000									\$150,000		
PW-30-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$200,000									\$200,000		
PW-30-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$3,700,000	\$2,300,000									\$6,000,000		FMP
PW-30-07	Levee Certification Project	Mosquito Creek Levee Improvements											\$25,000,000	\$25,000,000		Other = TBD
PW-30-08	N. 17th St Sewer Rehab - Phase III	Pavement, sewer			\$700,000								\$300,000	\$1,000,000		Other = Sewer
PW-30-09	E Manawa Sewer Rehab - Phase XVIII	Pavement, sewer			\$1,050,000								\$450,000	\$1,500,000		Other = Sewer
PW-30-10	N. Broadway Reconstruction - Phase I	Pavement, sewer			\$3,000,000								\$500,000	\$3,500,000		Other = Sewer
PW-30-11	28th Street Storm Rehab - Phase VII	Pavement, sewer			\$2,000,000								\$500,000	\$2,500,000		Other = Sewer
PW-30-12	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to south			\$1,400,000									\$1,400,000		
PW-30-13	23rd Ave Reconstruction - Phase I	Pavement, sewer - S Expressway to west			\$3,000,000									\$3,000,000		
PW-30-14	Kanesville Reconstruction	Reconstruct Tj'd roadway		\$13,000,000									\$17,000,000	\$30,000,000		IDOT payments for TJ
PW-30-15	Sewer Extension	Expansion of sanitary sewer system to support future growth					\$2,500,000							\$2,500,000		
PW-30-16	Sewer Rehab - Insitu Lining	Sewer improvements for I&I reduction											\$500,000	\$500,000		Other = Sewer
PW-30-17	Pump Station Rehab	TBD			\$750,000									\$750,000		
PW-30-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$4,000,000									\$1,000,000	\$5,000,000		SRF ?, Other = Sewer
<b>Total</b>			\$350,000	\$20,700,000	\$16,025,000	\$0	\$11,285,000	\$1,023,000	\$0	\$0	\$0	\$0	\$61,250,000	\$110,633,000		

## Planning Commission Communication

Department: Community  
Development

Case/Project No.: PC-24-002 and CASE #PC-24-002 and CASE  
SUB-24-008 #SUB-24-008

Council Action: 11/12/2024

Submitted by: Haley Weber,  
Planner

### Description

Combined public hearings on the request of Cornerstone Housing Group, LLC to adopt a planned commercial development plan for a 280-unit multi-family housing development and for preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35th Avenue on property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa, except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, and being more particularly described in the case staff report. Location: Undeveloped land located immediately east of 100 Power Drive.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/7/2024
Attachment A: Legal Description	Legal Description	11/7/2024
Attachment B: Letter of Intent	Letter	11/7/2024
Attachment C: Preliminary Subdivision Plan	Other	11/7/2024
Attachment D: Architectural Renderings	Other	11/7/2024
Attachment E: Site Layout and Civil Plans	Other	11/7/2024
Attachment F: Floor Plan	Other	11/7/2024
Attachment G: Highlighted Facades	Other	11/7/2024

**Planning Commission Communication**

<p>Department: Community Development</p> <p>CASES #SUB-24-008 and #PC-24-002</p> <p>Applicant: Cornerstone Housing Group, LLC 209 South 19<sup>th</sup> Street, Suite 100 Omaha, NE 68102</p> <p>Property Owner: CB Power Drive Partners LP 209 South 19<sup>th</sup> Street, Suite 100 Omaha, NE 68102</p> <p>Represented by: Jon Blumenthal 1601 Dodge Street, Suite 3700 Omaha, NE 68102</p>	<p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>Planning Commission: 11/12/2024</p>
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**Subject/Title**

**Request:** Combined public hearings on the request of Cornerstone Housing Group, LLC to adopt a planned commercial development plan for a 280-unit multi-family housing development and for preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35th Avenue on property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa, except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, and being more particularly described in the case staff report.

**Location:** Undeveloped land located immediately east of 100 Power Drive

**Background/Discussion**

The Community Development Department has received the following requests from Cornerstone Housing Group, LLC, for property legally described in Attachment ‘A’:

- A. **CASE #SUB-24-008:** Preliminary plan approval to dedicate of 1.8 acres of land to the City for future extension of Power Drive and the widening of 35<sup>th</sup> Avenue; and
- B. **CASE #PC-24-002:** Adopt a planned commercial development plan for a 280-unit multi-family residential development.

In 2021, the subject property was proposed to be developed into a two lot subdivision containing a car wash (Proposed Lot 1) and multi-family residential development (Proposed Lot 2) with land being dedicated to the City for extension of Power Drive and widening of 35<sup>th</sup> Avenue. In order to facilitate said development, a preliminary subdivision plan (Reso. No. 21-95), development plan for the carwash lot (Reso. No. 21-96), and text amendment to allow ‘dwelling, multifamily’ as a permitted use in the P-C District (Ordinance No. 6441) were approved by the Council Bluffs City Council in March 2021. The proposed carwash development did not come to fruition and the preliminary plan approval has since expired.

The current request is to develop the entirety of the subject property as a 280-unit multi-family residential development. In order to facilitate the proposed development, the applicant is requesting to adopt a planned commercial development plan to establish standards for site design, building placement, architecture, landscaping, off-street parking, and signage for the proposed apartment complex. The proposed preliminary plan serves as a means to dedicate a total of 1.8 acres of land for the extension of Power Drive and widening of 35<sup>th</sup> Avenue.

The proposed multifamily development will consist of four (4), four-story residential buildings, an office/clubhouse building, detached garages, on-site storage units, and outdoor recreational space. Per the submitted letter of intent, included as Attachment ‘B,’ the applicant intends to partner with Lutheran Family Services to provide a variety of tenant-oriented services including employment preparation and placement, on-site tutoring, and referral services to other community support organizations. Construction is anticipated to begin between January and March 2025 with a completion date between October and December 2027.

### **CASE #SUB-24-008**

The proposed preliminary subdivision is comprised of 13.86 acres, more or less, of land and will consist of one lot. The proposed lot will contain a 280-unit multifamily development, to be known as the Cornerstone Apartments. A total of 1.8 acres of land will be dedicated for the expansion of Power Drive (1.10 acres) and widening of 35<sup>th</sup> Avenue (0.7 acres). The applicant plans to construct the segment of Power Drive between 35<sup>th</sup> Avenue and the westerly drive into the subject property. The land dedication along the north of the subject property will go towards a future City endeavor to widen 35<sup>th</sup> Avenue. Utilities are proposed to be extended to serve the proposed subdivision. The proposed preliminary plan is included with this report as Attachment ‘C.’

### **Comments**

#### **Community Development Department:**

- A. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, “but shall be deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat” (§14.11.060(D)—Subdivision Ordinance). A final plat application must be filed within one year of the date of action by the City Council. A request for extension may be made by the sub-divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.
- B. The purpose for the subject preliminary plan request is to facilitate the dedication of 1.8 acres of land to the City for the future extension of Power Drive (1.1 acres) and widening of 35<sup>th</sup> Avenue (0.7 acres). The applicant plans to construct the segment of Power Drive between 35<sup>th</sup> Avenue and the westerly drive into the subject property. Power Drive is currently a private drive that provides access to 20 and 100 Power Drive through 35<sup>th</sup> Avenue. The new public street will be centered in a 66-foot wide right-of-way. The land dedication along the north of the subject property will go towards a future City endeavor to widen 35<sup>th</sup> Avenue. The proposed expansion will ensure that the street profile width of 35<sup>th</sup> Avenue is consistent with Metro Drive. All streets shall be built to City standards.
- C. The remaining land area leftover after the proposed land dedication will result in a single lot comprised of 12.06 acres, which is consistent with the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code. The proposed 280-unit multi-family residential development will occur on said lot.
- D. The subject property is zoned P-C/Planned Commercial District. The applicant has requested to adopt a planned commercial development plan to establish standards for site development, off-street parking, architectural, landscaping and signage standards for the proposed multifamily residential development. All development on the subject property shall comply with said development plan (Case #PC-24-002).
- E. Public water, sanitary sewer and storm sewer utilities are either available or will be extended to service the subject property. All utilities shall be installed underground. All costs to construct, remove and/or relocate utilities for the proposed subdivision shall be the responsibility of the developer and not the City.

- F. The Lake Manawa Centre Subdivision plat includes five (5) and ten (10) foot wide utility easements which shall be replaced by the proposed ten (10) foot wide utility easement shown around the entire perimeter of the proposed subdivision.
- G. The applicant shall coordinate with the City on sidewalk placement and timing of installation. All sidewalks shall be built to City standards. All costs associated with sidewalk installation shall be the responsibility of the developer and not the City.
- H. All future streetlights shall meet Public Works Department standards. All costs associated with installation of streetlights shall be the responsibility of the developer and not the City.
- I. The subject property is located within an AH flood zone. Any construction that occurs on the proposed subdivision shall comply with all applicable floodplain development regulations.

The Council Bluffs Public Works Department provided the following comments:

- A. The proposed right-of-way dedication is as requested for both 35<sup>th</sup> Avenue and Power Drive.
- B. The Public Works Department will continue to work with the developer's engineer on the following items: final drainage analysis and storm sewer design; final pavement construction documents; sanitary sewer improvements; and final grading and erosion control plan.

The Council Bluffs Chief of Staff stated that the proposed multifamily land use is compatible and desirable in this location and within the P-C zoning district. The intent of adding residential units within commercial areas is to help generate additional customer traffic and provide workforce housing for people that work in the area. Adding residential units in the central area of the subject P-C district, between the Manawa Power Center and Metro Crossing, creates opportunities to walk between some of the retail, restaurants, and proposed apartments.

The Council Bluffs Parks and Recreation Department stated that to be consistent with other requests within the subject shopping center, a sidewalk should be installed along 35<sup>th</sup> Avenue.

The Council Bluffs Police Department has no comment or objection to the proposal.

The Council Bluffs Fire Department has no comment on the proposal.

Council Bluffs Water Works stated they will require a water main extension down Power Drive. The applicant shall contact Council Bluffs Water Works to discuss said extension.

MidAmerican Energy stated they have no initial concerns with the proposed development and that the developers or their agents shall contact MidAmerican Energy directly to discuss project timelines and identify costs and requirements associated with extending electric service to the development.

**CASE #PC-24-002**

Section 15.18.010, Statement of Intent, P-C/Planned Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance) states that *“the P-C 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.”* The developer is proposing to adopt a planned commercial development plan for the subject property in order to establish site development, off-street parking, architectural, landscaping and signage standards for the proposed multifamily residential development. In 2021, “dwelling, multifamily” was added as a principal use to the P-C District by Ordinance No. 6441 and a planned commercial development plan was adopted for the formerly proposed carwash development on the subject property. As a part of this request, the applicant is proposing to rescind the previously approved development plan as it is no longer applicable to the subject property (Reso. No. 21-96). The proposed building

elevations (included as Attachment 'D'), Site Layout and Civil Plans (included as Attachment 'E'), and Floor Plans (included as Attachment 'F') show the proposed multifamily development.

### Site Development

- A. All principal and accessory structures shall have a minimum perimeter setback of 10 feet.
- B. The maximum height allowed for principal structures shall be 60 feet. The maximum height allowed for detached garages and storage units shall be 18 feet. The maximum height for the proposed clubhouse structure shall be 30 feet, as shown on the submitted elevations.
- C. The maximum combined lot coverage for all structures shall not exceed 60% of the total lot area.
- D. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of each building to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, landscaping, change in surface material, curb and/or grade separation, 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 the lot.
- E. Sidewalks shall be stubbed out to the property line in order to facilitate future sidewalk connections. Said sidewalk connection points shall be shown on the final site plan.
- F. No fencing is proposed at this time. Any fencing, including trash receptacle screening, that is clearly visible from Power Drive or 35<sup>th</sup> Avenue shall be constructed of masonry, wood, and/or vinyl and shall not exceed four (4) feet in height. All fences/walls shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance) and shall be permitted separately prior to installation.
- G. Any solar energy conversion systems installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).
- H. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance). All outdoor light poles shall be limited to a maximum height of 25 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. All exterior lighting shall be shielded from and/or directed away from adjacent properties. A detailed photometric plan showing the location and type of light fixtures shall be submitted at the time of permit review.
- I. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.
- J. The submitted plans (see Attachment E) show three (3) storage buildings, for a total of 50 storage units, located on the east and south portions of the subject property and are generally not visible from adjacent right-of-way. No storage units shall be placed so that they are clearly visible from adjacent right-of-way. Storage units shall be considered an accessory use to the overall residential development and shall only be utilized by tenants of the site and/or property managers. Storage units shall not be utilized for commercial or by non-residents/property managers.
- K. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

- L. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

**Off-Street Parking**

- A. Per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance), the required number of off-street parking spaces for apartment units is based on the following calculation:

- 1. Studio and 1-bedroom units: 1 space per dwelling unit
- 2. 2+ bedroom units: 1.5 space per dwelling unit

Based on the proposed composition of apartment units, a total of 384 parking spaces are required. The submitted site plan (Attachment ‘E’) shows 399 parking spaces (299 standard and 100 garage spaces) will be provided for the entire development, exceeding the minimum required.

- B. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
- C. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
- D. The subject property is centrally located between two of Council Bluffs primary shopping centers and within walking and biking distance of retail, restaurant, and employment opportunities and the City’s trail system. Bicycle parking shall be incorporated into the overall layout of the site, as follows:
  - 1. The proposed apartment buildings are not designed to have a primary entrance, but rather multiple entrance points on each building. Designated bicycle parking areas for each building shall be placed within a reasonable distance to entrances and convenient location as to encourage on-site bicycle storage and use. Bicycle parking areas shall be shown on the final site plans. The applicant shall coordinate with the Community Development Department on placement of bicycle parking areas.
  - 2. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
  - 3. Bicycle parking shall be provided at a rate of four bicycle parking spaces per building.
    - i. The proposed development includes four (4) multifamily buildings and a clubhouse, which equates to a minimum of 20 required bicycle parking spaces.
  - 4. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for each building.
- E. A parking lot permit shall be submitted with the building permit application for the proposed buildings, and shall include the number, location, and dimension of all drive aisles and spaces, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.

**Landscaping**

- A. The submitted landscaping plan, included in Attachment ‘E,’ shows 46 tree plantings, evenly spaced along the frontages of the subject property, and 18 tree plantings on all internal landscape peninsulas with a mixture of turf seed, native seed mix, and detention basin seed mix in areas throughout the site.

Tree plantings along the frontages shall consist of one (1) deciduous shade tree shall be planted every 20 feet, on-center, along Power Drive and 35<sup>th</sup> Avenue, for a minimum of 46 trees. One (1) deciduous shade tree shall be planted per landscape island/peninsula, to the extent practicable. The plant list table on the submitted landscaping plan identifies six (6) tree species, four (4) shrub species, three (3) perennial species, and three (3) grass species to be utilized throughout the subject property. However, it is not clear which plant species will be planted in which locations on the property. The Community Development Department recommends that the proposed landscaping is generally acceptable and shall be adopted as submitted with the following modifications:

- A. The landscape plan submitted with the building permit applications shall show the placement, species, quantity, and spacing of all plantings and shall show dimensions of all areas to be landscaped.
- B. A landscape hedge a minimum of three (3) feet in height shall be planted between the spacing of the required frontage trees along 35<sup>th</sup> Avenue and Power Drive to provide a barrier between the subject property adjacent retail users. The purpose of the landscape hedge is to minimize flow of debris from adjacent retail users to the subject property. The applicant shall work with the Community Development Department on identifying the appropriate species and spacing to effectively create a landscape barrier.
- C. Foundation plantings shall be placed along the perimeter of all facades visible from a public right-of-way at a rate of one planting per lineal foot of façade, not inclusive of entrances.
- B. All tree species planted along the frontage of a public right-of-way shall comply with the Council Bluffs Street Tree Guide and be reviewed and approved by the City prior to installation.
- C. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
- D. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.
- E. All parking lot islands and peninsulas shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).
- F. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
- G. All trees shall have a minimum caliper width of two inches at the time of planting.
- H. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- I. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

### **Architecture**

- A. The submitted architectural renderings (see Sheets A5.1-A5.4 in Attachment 'D') show the exterior facades of all multifamily dwellings being constructed out of a mixture of stone and brick veneer, and three types of fiber-cement siding and designed with wall offsets, material changes, and height

variations. Each multifamily building is four-stories tall. Entrance to the multi-family buildings will be accessed through open-air stairwells that lead to open-air breezeways on each level. All facades highlighted in yellow in Attachment 'G' shall be comprised of a minimum of 50% durable materials, which includes brick, stone, and transparent glass and shall be used in a combination and pattern generally consistent with the submitted renderings. Architectural, non-corrugated metal paneling may also be utilized as a complementary material. No vinyl siding shall be allowed on any façade visible from a public right-of-way. The multifamily building facades shall utilize a minimum of three of the following elements of articulation: color changes, material changes, wall offsets, height variations, wall setbacks, accent lines, colonnades, or upper floor step backs to articulate building elevations.

- B. Architectural renderings/elevations for the proposed clubhouse are shown in Sheet A1.11 of Attachment 'D.' The renderings show the exterior being comprised of primarily brick. These proposed architectural rendering for the clubhouse is acceptable. At a minimum the clubhouse shall have three (3) foot tall base comprised of a durable material (brick, stone) and be designed in a manner that is compatible with the overall development.
- C. Architectural renderings/elevations for the proposed garages are shown in Sheet A1.12 of Attachment 'D.' The renderings show the rear garage elevations (facing outward towards Power Drive and 35<sup>th</sup> Avenue and adjacent properties to the east and south) being comprised of a brick and stone veneer base, with a mixture of fiber cement siding types. The front elevations of the garages include a brick base between the garage doors with fiber cement siding on the remaining portions of the façade. All facades highlighted in yellow in Attachment 'G' shall be comprised of a minimum of 50% durable materials, which includes brick, stone, and transparent glass and shall be used in a combination and pattern generally consistent with the submitted renderings. Architectural, non-corrugated metal paneling may also be utilized as a complementary material. No vinyl siding shall be allowed on any façade visible from a public right-of-way.
- D. Architectural renderings/elevations for the proposed storage buildings (Sheet A1.13 of Attachment 'D') show the storage buildings having a stone base on the front facades with the remainder of the front façade and all other facades being comprised entirely of fiber cement siding. Three storage buildings are shown on the site plan, none of which have facades clearly visible from Power Drive or 35<sup>th</sup> Avenue. The proposed storage building designs are acceptable and shall be adopted as proposed.
- E. Louvers, vents, or similar features shall be painted to match the façade to which it is attached.
- F. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.
- G. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.
- H. Ground-mounted electrical transformers taller than three (3) feet in height shall be completely screened using fencing, landscaping, decorative vinyl wrapping, or a combination thereof.
- I. Five (5) trash receptacles are identified on the submitted site plan (see Attachment 'E'). All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that, when closed, completely eliminates view of the dumpster. A dimensioned rendering of the trash enclosures which identifies the material type shall be included with the building permits for the multifamily structures.

## Signage

- A. Per the submitted signage plan, the only proposed signage is a seven (7) foot tall monument sign (68.6 square feet in area, see Sheet A1.11 in Attachment ‘D’) located southwest of the 35<sup>th</sup> Avenue entrance, as shown in the submitted site plan (see Attachment ‘E’). All signage on the subject property shall be subject to the following:
1. The total maximum amount of signage allowed shall be based on a calculation of one square foot per lineal foot of street frontage along a public street.
  2. The total amount of attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.
  3. A maximum of one ground/monument neighborhood identification sign shall be allowed per entrance and shall be limited to a maximum height of 10 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 sign area shall not exceed 75 square feet of signage per face. All ground/monument signs shall be designed utilizing colors and materials that are compatible with the overall development.
  4. On-site directional/wayfinding signage shall count toward the overall amount of signage permitted on the subject property. 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. The maximum sign area shall not exceed six square feet of signage per face.
- B. Internal signage that is not visible from the public right-of-way or an adjacent property shall be considered exempt.
- C. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
- D. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property.

## Recommendation

The Community Development Department recommends the following:

- A. Approval of the request to adopt a planned commercial development plan for a 280-unit multi-family housing development for property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:
1. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director; and

- 2. The previously approved development plan for the subject property shall be rescinded as it is no longer applicable to the proposed development (Reso. No. 21-96).
  
- B. Preliminary plan approval to dedicate 1.8 acres of land to the City for the future extension of Power Drive and widening of 35<sup>th</sup> Avenue on property legally described as Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, subject to all comments stated above.

**Attachments**

- Attachment A: Legal Description
- Attachment B: Letter of Intent
- Attachment C: Preliminary Subdivision Plan
- Attachment D: Architectural Renderings
- Attachment E: Site Layout and Civil Plans
- Attachment F: Floor Plans
- Attachment G: Highlighted Facades

Prepared by: Haley Weber, Planner, Community Development Department

**Legal Description**

Lot 10, Lake Manawa Centre Subdivision, a Subdivision located in the City of Council Bluffs, Pottawattamie County, Iowa,

EXCEPT

A tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, more particularly described as follows: Beginning at the Northwesterly Corner of said Lot 10, said point being on the South Right-of-Way line of 35th Avenue; thence along said South Right-of-Way line on a Curve to the right having a radius of 217.00 feet, an arc length of 85.91 feet and a long chord bearing of South 77°19'31" East for 85.35 feet; thence along a nontangent curve to the left having a radius of 525.00 feet, an arc distance of 248.15 feet and a long chord bearing of South 19°34'49" West for 245.85 feet; thence North 83°57'39" West for 2.11 feet to a point on the West line of said Lot 10; thence North 00°16'49" East for 250.14 feet along the West line of said Lot 10 to the Point of Beginning.

Parcel Number: 7444-12-426-006

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.



**CORNERSTONE**  
HOUSING GROUP, LLC

**Letter of Intent**  
**Plan Development Approval**  
**City Of Council Bluffs**

Cornerstone Housing Group, the Developer and General Partner of the applicant, Cornerstone CB Power Drive Partners LP, is pleased to submit this Letter of Intent to the City of Council Bluffs.

The purpose of this Letter of Intent is to seek approval from the City for the Development Plan attached herewith for submission.

The Development Plan, created in consultation with the City, outlines a Two Hundred Eighty (280) unit multi-family workforce housing development, consisting of four (4) residential buildings, each served by an elevator, a stand-alone office/clubhouse which provides a business center, fitness room and social space. There are recreational areas with ample green space for outdoor enjoyment, both garage and surface parking, as well as on-site storage units available for rent by the tenants.

In conjunction with City requirements, the Developer has agreed to provide the following to and for the City:

1. Convey by dedication approximately 1.5 acres of land, part of which runs parallel to 35th Avenue, for improvements related to 35th Avenue, as desired by the City.
2. Convey by dedication the land on the west side of the development site and execute the extension of the existing Power Drive by 330 linear feet to the south.
3. Install and construct a sanitary sewer line of sufficient size that will run approximately 1,900 linear feet south from the northwest boundary of the site to an existing connection location.

4. Import approximately 30,000 cubic yards of approved fill to raise the current elevation of the site by two feet, which will elevate the entire site well above the current floodplain elevation.

In addition to the above, Cornerstone Housing will be affiliating with Lutheran Family Services, a non-profit service organization, to provide an array of tenant-oriented services such as Employment Preparation and Placement, On-Site Tutoring and referral services to other community support organizations. Each of these services are yet to be finalized and will vary from time to time.

Lutheran Family Services will also participate in CB Power Drive Partners LP as a Special Limited Partner.

The Developer anticipates that construction will begin between January and March of 2025, with completion expected between October and December of 2027.

Thank you for the consideration of the Letter of Intent and supporting materials provided. We appreciate your support for this project and look forward to becoming part of the Council Bluffs community.

Respectfully,



Bobbi Jo Lucas  
President

ATTACHMENT C

Index Legend	
Location:	LOT 10 OF LAKE MANAWA CENTRE SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
Requestor:	
Proprietor:	
Surveyor/ Prepared By:	ANDREW J. COFRAN, PLS. 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

(signature) (date)

Printed or typed name: ANDREW J. COFRAN

License Number: 28875

My license renewal date is December 31, 2025

Pages or sheets covered by this seal:  
SHEETS 1 AND 2

Project No.: 241271  
 Date: 10/9/2024  
 QAQC  
 Scale: 1" = 150'  
 Field Book: COUNCIL BLUFFS  
 Field Crew: TM  
 Drawn By: MDM

**JEO CONSULTING GROUP**  
 1615 SW Main Street, Suite 205  
 Ankeny, IA 50023  
 515.964.5310  
 JEO Consulting, Inc.  
 1937 N Chestnut St  
 Wahoo, NE 68066  
 800.723.8567 | jeo.com

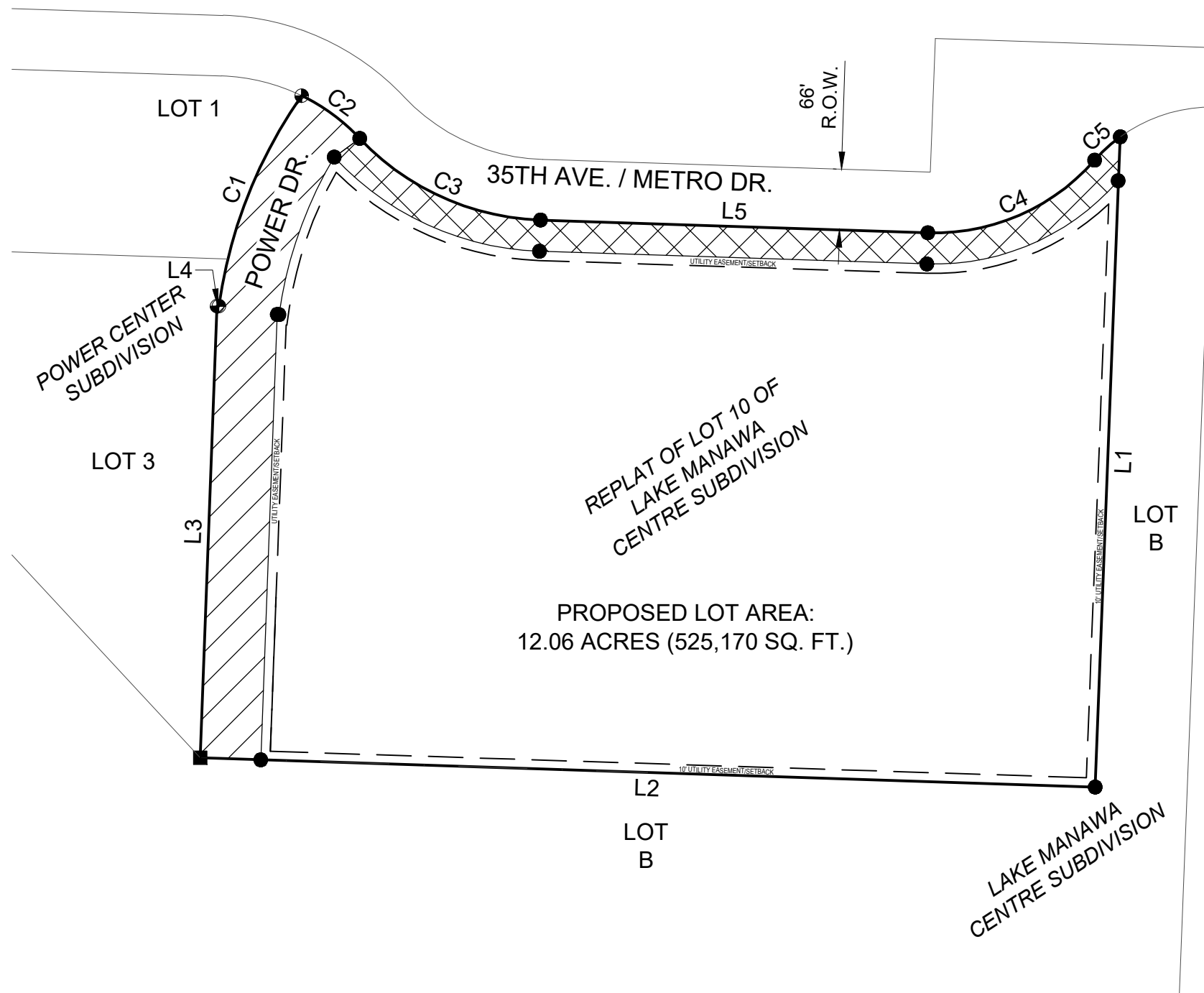
Sheet 1 of 2  
 Survey File No.:  
**SURVEY FILE #**

FOR RECORDER'S USE ONLY

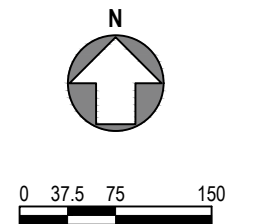
PRELIMINARY SUBDIVISION PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°12'22"W	707.51'
L2	N88°07'25"W	973.93'
L3	N02°07'37"E	491.48'
L4	S85°38'48"E	2.11'
L5	S88°07'12"E	421.48'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	248.15	525.00	27.08	N21° 28' 50"E	245.85
C2	78.74	217.00	20.79	S53° 42' 04"E	78.31
C3	221.35	283.00	44.81	S65° 42' 47"E	215.75
C4	204.36	230.59	50.78	N66° 29' 25"E	197.74
C5	37.62	164.59	13.10	N47° 39' 08"E	37.54



- PROPOSED R.O.W. DEDICATION (POWER DRIVE)  
PROPOSED AREA: 1.10 ACRES (47,896 SQ. FT.)
- PROPOSED R.O.W. DEDICATION (35TH AVE.)  
PROPOSED AREA: 0.70 ACRES (30,538 SQ. FT.)




- LEGEND**
- MONUMENT FOUND (ALUMINUM CAP #7717)
  - MONUMENT FOUND (5/8" REBAR)
  - MONUMENT SET (5/8" REBAR W/ RED PLASTIC CAP #28875)
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
  - R.O.W. RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT

NOTE: ALL BEARINGS ARE ASSUMED

Index Legend	
Location:	LOT 10 OF LAKE MANAWA CENTRE SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
Requestor:	
Proprietor:	
Surveyor/ Prepared By:	ANDREW J. COFRAN, PLS. 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

FOR RECORDER'S USE ONLY

## PRELIMINARY SUBDIVISION PLAT

<b>Project No.:</b>	241271	
<b>Date:</b>	10/8/2024	
<b>QAQC</b>		
<b>Scale:</b>	1" = 150'	
<b>Field Book:</b>	COUNCIL BLUFFS	
<b>Field Crew:</b>	MDM	<b>JEO CONSULTING GROUP</b>
<b>Drawn By:</b>		
		1615 SW Main Street, Suite 205 Ankeny, IA 50023 515.964.5310
		JEO Consulting, Inc. 1937 N Chestnut St Wahoo, NE 68066 800.723.8567   jeo.com
<b>Sheet</b>	<b>2</b>	<b>of 2</b>
<b>Survey File No.:</b>		

**SURVEY FILE #**

### LEGAL DESCRIPTION:

LOT 10, LAKE MANAWA CENTRE SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.  
EXCEPT  
PARCEL "A", RECORDED IN THE RECORDER'S OFFICE OF POTTAWATTAMIE COUNTY IN BOOK 95, PAGE 5798, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 10, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 85.91 FEET AND A LONG CHORD BEARING OF SOUTH 77°19'31" EAST FOR 85.35 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.15 FEET AND A LONG CHORD BEARING OF SOUTH 19°34'49" WEST FOR 245.85 FEET; THENCE NORTH 83°57'39" WEST FOR 2.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 00°16'49" EAST FOR 250.14 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

### ZONING:

SUBJECT PROPERTY IS ZONED P-C (PLANNED COMMERCIAL DISTRICT)

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.

MINIMUM TRACT SIZE, 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.

### NOTES:

- 1) ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- 2) CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- 3) RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT ARE AS HEREIN DESCRIBED.
- 4) REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
- 5) SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
- 6) DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANTOR.
- 7) EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AN ASSIGNS.
- 8) GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS EASEMENT.





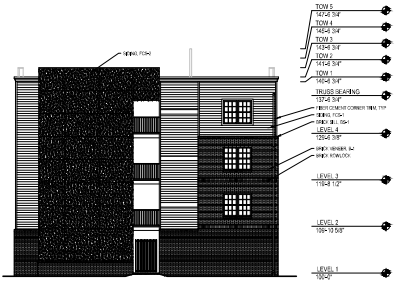




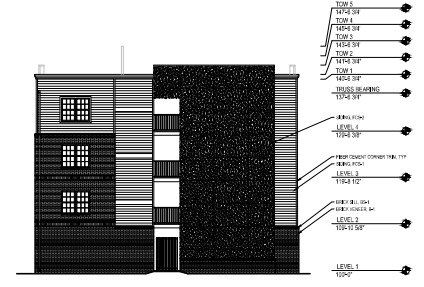
No.	Date	Description



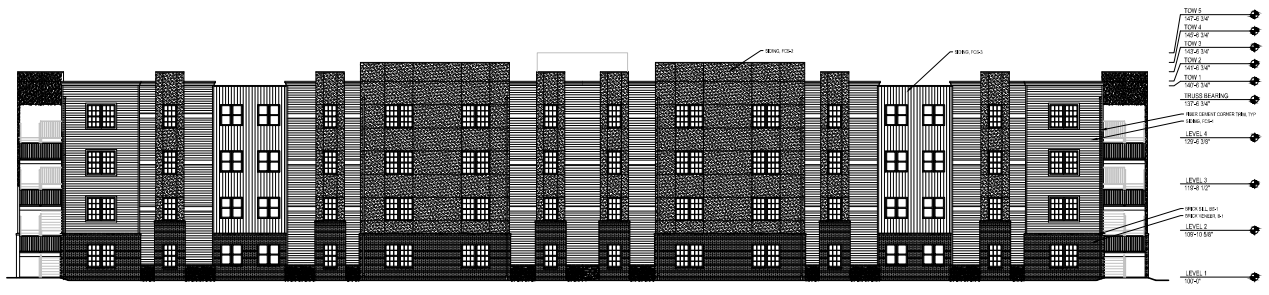
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SCALE: 3/32" = 1'-0"



**EAST ELEVATION - BUILDING TYPE 48**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION - BUILDING TYPE 48**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION - BUILDING TYPE 48**  
SCALE: 3/32" = 1'-0"



Issue Date: October 8, 2024

Revisions to the drawing set

No.	Date	Description

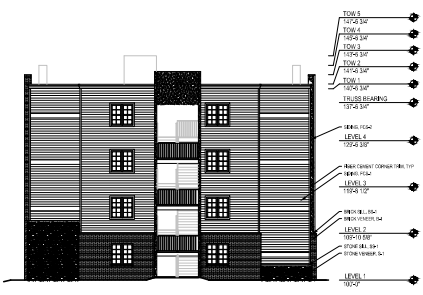
Project Number: 2401  
Drawn by: CW-GS  
Checked by: RWE

Sheet Name:  
EXTERIOR ELEVATIONS -  
BUILDING TYPE 64A

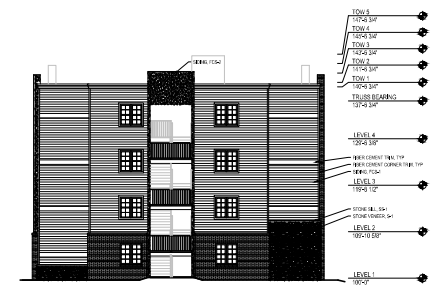
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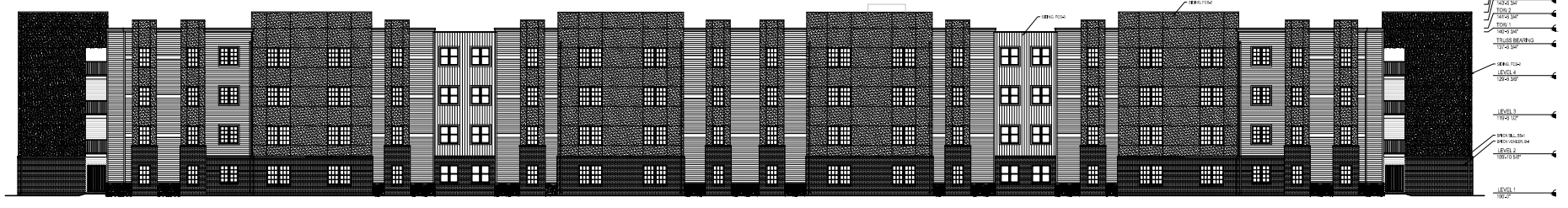
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**WEST ELEVATION - BUILDING TYPE 64A**  
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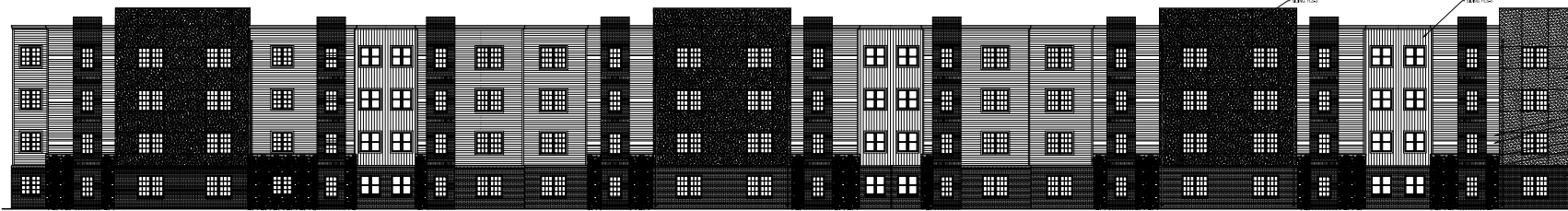


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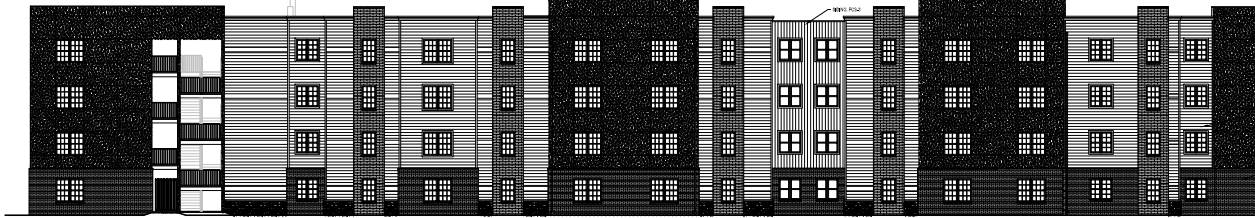
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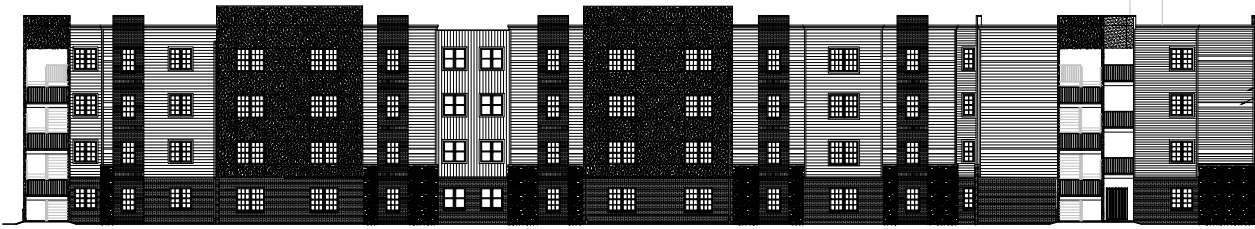
104 NORTH ELEVATION - BUILDING TYPE 104

SCALE: 3/32" = 1'-0"



104 WEST ELEVATION - BUILDING TYPE 104

SCALE: 3/32" = 1'-0"



104 EAST ELEVATION - BUILDING TYPE 104

SCALE: 3/32" = 1'-0"



104 SOUTH ELEVATION - BUILDING TYPE 104

SCALE: 3/32" = 1'-0"

PROGRESS  
PRINT  
CONSTRUCTION

CORNERSTONE APARTMENTS  
POWER DRIVE & 35th AVENUE  
COUNCIL BLUFFS, IA

COUNCIL BLUFFS

ROBERT W. ENGEL AND  
ASSOCIATES, ARCHITECTS  
2440 South 156th Circle  
Des Moines, IA 50325  
515.281.8331  
email: RWEArchitects@RWEArchitects.com



Issue Date: October 8, 2024

Revisions to the drawing set

No.	Date	Description

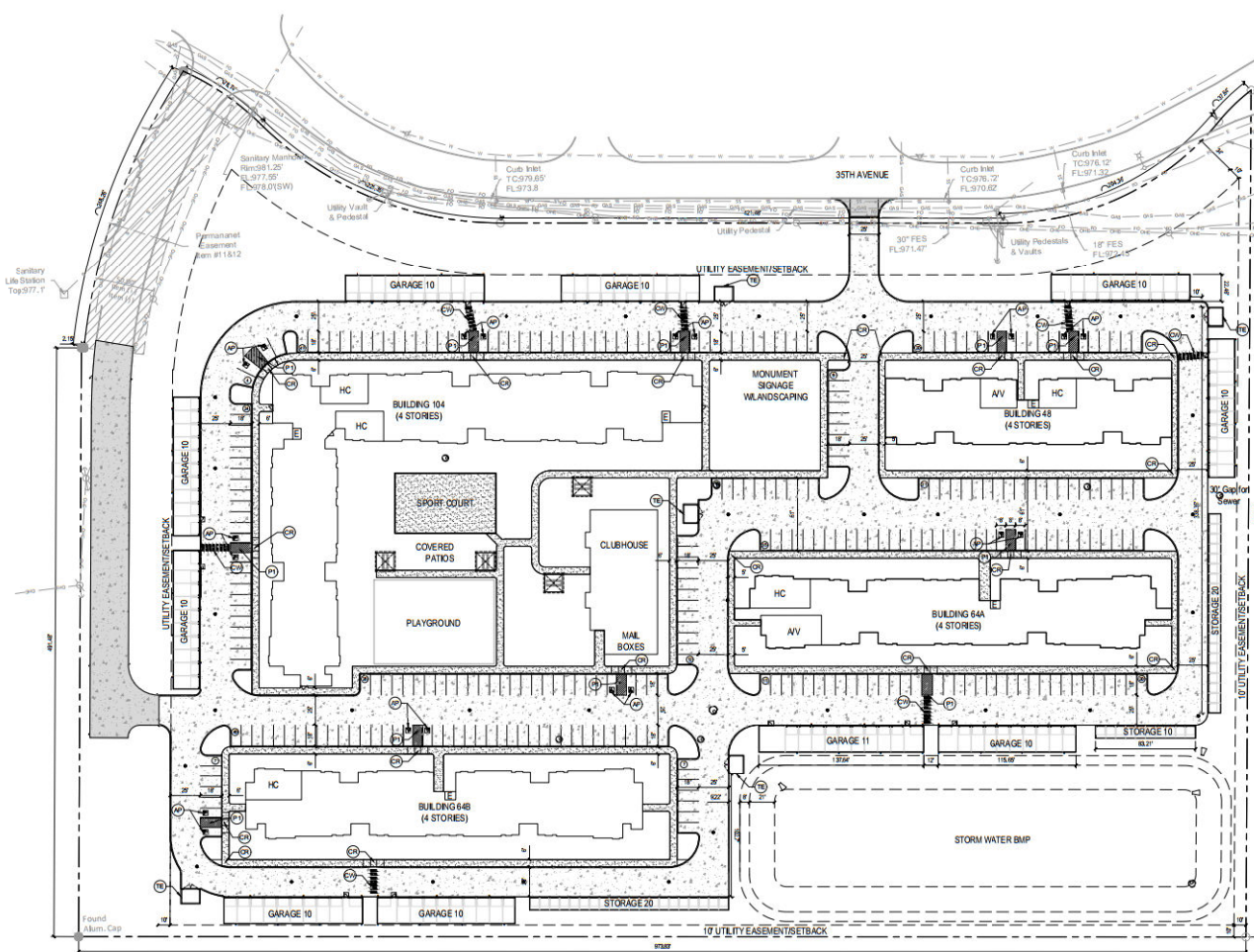
Project Number: 2401

Drawn by: CW/CS

Checked by: RWE

Sheet Name:  
EXTERIOR ELEVATIONS -  
BUILDING TYPE 104

A5.4



**SITE LAYOUT LEGEND**

- 8" CONCRETE SIDEWALK
- 12" CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- 8" CONCRETE INTERIOR CURB

**SITE IMPROVEMENTS LEGEND**

- ACCESSIBLE CURB RAMP
- ADA ACCESSIBLE PAINT STRIPING
- DIAGONAL 8" WIDE YELLOW PAINT STRIPING AT 2°
- CROSS WALK STRIPING
- TRAVEL INCLUSIVE SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS

**SITE REGULATORY INFORMATION**

**ZONING:** CURRENT - P-C PLANNED COMMERCIAL  
 PROPOSED - P-C PLANNED COMMERCIAL

**COVERAGE (%):** SITE AREA = 502,182 SF ±  
 BUILDING FLOOR AREA = 1,131,817 SF  
 (CALCULATED AS TOTAL GARAGE & STORAGE BUILDINGS)

**PARKING SPACES - 280 UNITS**  
 REQUIRED - 280 (25%)  
 PROVIDED - 280 (25%) IN GARAGE (25%)

**PARKING LOT SIGNAGING (PLS)**  
 REQUIRED - 0%  
 PROVIDED - 0%

- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND USAS SPECIFICATIONS.
  11. ANY CITY OF COUNCIL BLUFFS SUPPLEMENTAL STANDARDS APPLICABLE TO THE PROJECT SHALL SUPERSEDE THE USAS STANDARDS FOR CONSTRUCTION.
  2. THE CONTRACTOR SHALL CHECK WITH THE OWNER TO VERIFY CITY APPROVAL OF THE PROJECT BEFORE STARTING WORK.
  3. ALL DESIGNERS SHALL NOTIFY CONSTRUCTION OPERATIONS SHALL BE HALTED OFF-SITE AND DEPOSED PROPERLY AT THE CONTRACTOR'S EXPENSE.
  4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BURIED SIGNALS, LIGHTS, AND FLAGMAS PER THE CITY OF COUNCIL BLUFFS REQUIREMENTS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
  5. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES AND COSTS RECALLED BY LOCAL, STATE, AND FEDERAL AGENCIES.
  6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND ADJUST PRIOR TO ANY CONSTRUCTION. ANY UNUSUAL BURIALS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER IMMEDIATELY.
  7. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY RELOCATION OF EXISTING UTILITIES.
  8. UTILITIES ARE SHOWN AS A GUIDE ONLY FOR THE CONTRACTOR. THE LOCATION OF ALL Aerial AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER RELOCATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITY COMPANIES AT THE CONTRACTOR'S REQUEST. AN EXCAVATION SHALL BE PERMITTED IN THE AREA OF THE UNDERGROUND UTILITIES ONLY, ALL FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE CONTRACTOR FOR ALL PURPOSES AND THE CONTRACTOR SHALL TAKE EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGES TO THE EXISTING FACILITIES.
  9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ANY EXISTING UTILITY LINES, STRUCTURES AND TREES. REPAIRS ARE REQUIRED TO RETURN TO PLACE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE INSPECTOR, AND THE UTILITY COMPANY AND AT THE EXPENSE OF THE CONTRACTOR.
  10. CONTRACTOR SHALL ADJUST ALL NEW EXISTING MAINS, VALVE BOXES, MANHOLES, AND SEWER CLEANOUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
  11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A "CONSTRUCTION RECORD" SET OF DRAWINGS SHOWING TIES AND CORRECTIONS OF ANY UTILITY'S SHOWN HEREON.
  12. MECHANICAL, ELECTRICAL, AND INSTRUMENTAL SYMBOLS SHOWN ON THE LOCAL PLANS ARE FOR REFERENCE ONLY. REFER TO THE APPROPRIATE DISCIPLINE DRAWINGS FOR A COMPLETE INFORMATION.



**PROGRESS PLAN FOR CONSTRUCTION**  
 CORNERSTONE APARTMENTS  
 POWER DRIVE & 35th AVENUE  
 COUNCIL BLUFFS, IA

**JEO CONSULTING GROUP**

1937 N CHESTNUT ST  
 MARION, IA 50601  
 801.725.6611 | jeo.com  
 JEO Consulting, Inc.  
 Registration Certificate of  
 Authorization Number: CA-0088

**ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**

308 S. 13th Street  
 Council Bluffs, IA 51502  
 Omaha, NE 68102-2512  
 (402) 339-8287 Fax: (402) 339-4331  
 email: RWEArchitects@RWEArchitects.com



Issue Date: September, 2021  
 Revision to the Drawing set

No.	Date	Description

Project Number: 241271  
 Drawn by: CM/SH  
 Checked by: KC

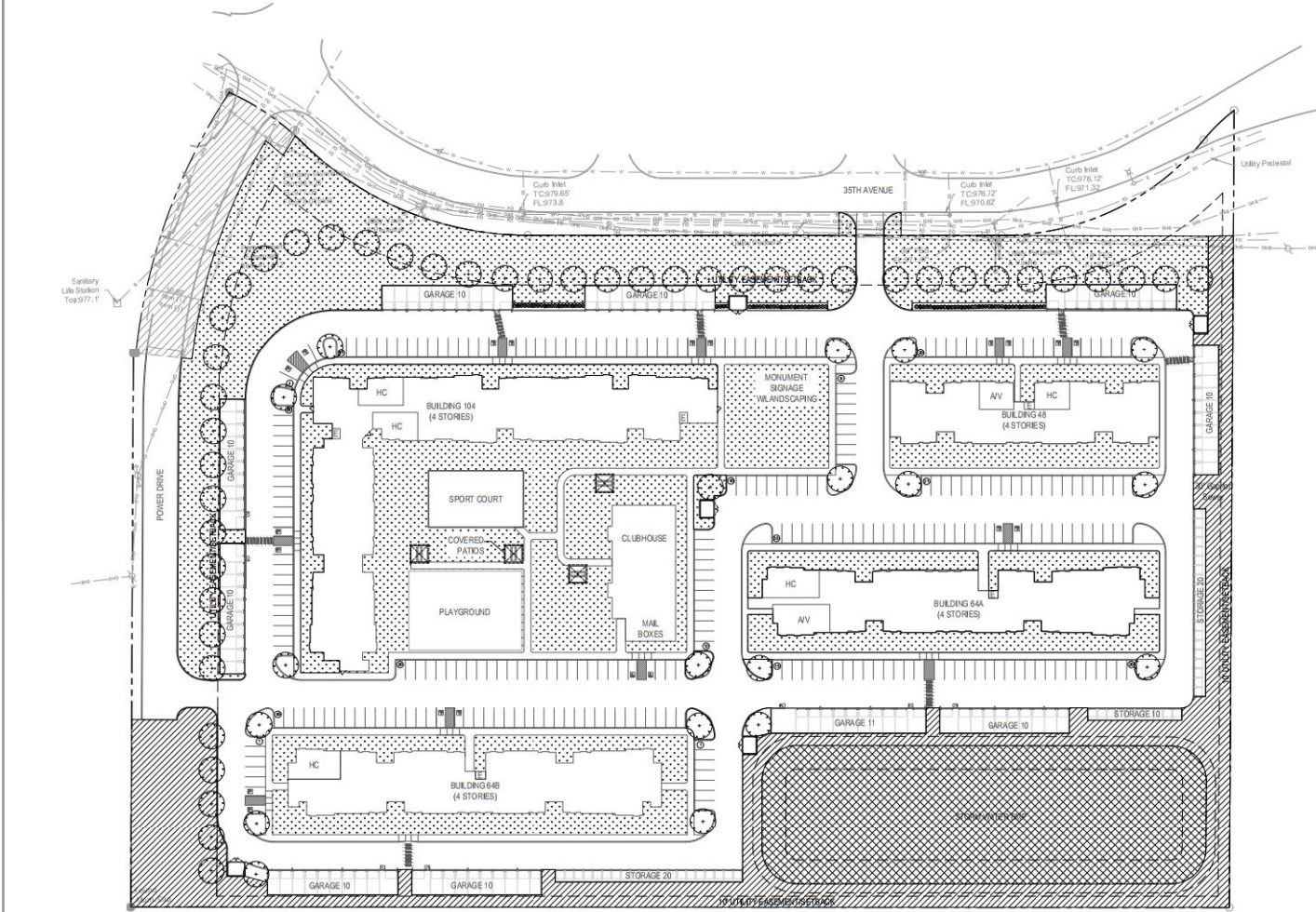
Sheet Name:  
 SITE LAYOUT PLAN

**C2.1**







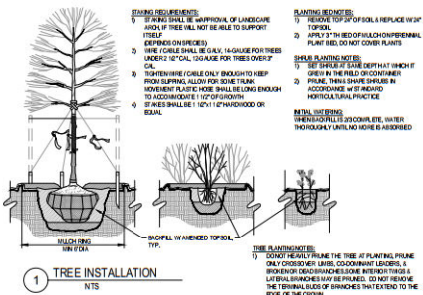


**TURF LEGEND**

	<b>TURF BED</b> TWO INCH DEPTH OT FULL FERTILIZER, 1/2" WATER SAVER SOIL OR APPROVED EQUAL
	<b>MULCH BED</b> TWO INCH DEPTH OR APPROVED EQUAL
	<b>RETENTION BARRIER</b> AS SPECIFIED FLOOD PLAN OR APPROVED EQUAL

- LANDSCAPING NOTES:**
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON PLAN AND DESCRIBE THEM IN WRITING TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  - UNDERGROUND IMPROVEMENTS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR CHANGING AT THE OWNER'S RISK. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "CALL" SYSTEM BEFORE DIGGING. CALL THE UNDERGROUND UTILITY LOCATIONS AT 1-800-367-8331.
  - CONTRACTOR SHALL PROVIDE ALL PLANTING BEDS. REFERENCE DETAIL 1 THIS SHEET.
  - PROVIDE ALL SCOPE EDGE FOR ALL PLANTING BEDS AND WHERE BEDS ADJACENT TO DRIVE OR CURB REFERENCE DETAIL 1 THIS SHEET.
  - INDICATE PLANT MATERIAL REQUIRED BY CODE.

- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN AND DESCRIBE THEM IN WRITING TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  - UNDERGROUND IMPROVEMENTS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR CHANGING AT THE OWNER'S RISK. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "CALL" SYSTEM BEFORE DIGGING. CALL THE UNDERGROUND UTILITY LOCATIONS AT 1-800-367-8331.
  - CONTRACTOR SHALL INSTALL 6" DEPTH MULCH SHALL BE AS NOTED REFERENCE DETAILS ON THIS SHEET.
  - PROVIDE A CATCHED DRAINAGE FOR ALL PLANTING BEDS. REFERENCE DETAILS ON THIS SHEET.



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
<b>TREES</b>				
AAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CALIBER/10 FT MIN	20' HEIGHT, 15' SPREAD
CC	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CALIBER/10 FT MIN	25' HEIGHT, 20' SPREAD
GTS	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1 1/2" CALIBER/10 FT MIN	45' HEIGHT, 30' SPREAD
FD	FRAXINUS VELUTINA	BLACK HILLS SPRUCE	3/4" DBH/10 FT MIN	30' HEIGHT, 15' SPREAD
OM	QUERCUS MUhlenBERGERI	CHINKAPIN OAK	1 1/2" CALIBER/10 FT MIN	45' HEIGHT, 45' SPREAD
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1 1/2" CALIBER/10 FT MIN	20' HEIGHT, 15' SPREAD
<b>SHRUBS</b>				
ARB	ARONIA MELANOCARPA 'MORTON'	REDODS BEAUTY CHOKEBERRY	40 CONT./24" HT MIN W/ 4 CANES	5' HEIGHT, 9' SPREAD
CB8	CORONILLA BERBERIS 'BALACLAVE'	FRENCH DOGWOOD	40 CONT./24" HT MIN W/ 3 CANES	5' HEIGHT, 9' SPREAD
PS8	PRUNUS BESSYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	40 CONT./24" HT MIN W/ 3 CANES	15' HEIGHT, 8' SPREAD
VE8	VEHNERIA X BURKWOODI 'MOHAWK'	MOHAWK VEHNERIA	40 CONT./24" HT MIN W/ 3 CANES	5' HEIGHT, 9' SPREAD
<b>PERENNIALS</b>				
LSK	LATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	#1 CONT./18" SPACING	24" HEIGHT, 18" SPREAD
NFW	NEPETA X FAASSENI 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT./24" SPACING	24" HEIGHT, 30" SPREAD
SP8	SOLIDAGO FILIFIDA 'SOLITARY'	GOLDFLAME BLACK-EYED SUSAN	#1 CONT./24" SPACING	30" HEIGHT, 20" SPREAD
<b>GRASSES</b>				
SSC	SCHIZOPHYLLUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	#1 CONT./30" SPACING	30" HEIGHT, 30" SPREAD
SSS	SCHIZOPHYLLUM SCOPARIUM 'STANOKI OATSON'	STANOKI OATSON LITTLE BLUESTEM	#1 CONT./30" SPACING	30" HEIGHT, 20" SPREAD
SH	SPODOPODIUM HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT./18" SPACING	18" HEIGHT, 18" SPREAD

**PROGRESS DRAWING NOT FOR CONSTRUCTION**

CORNERSTONE APARTMENTS  
POWER DRIVE & 35TH AVENUE  
COUNCIL BLUFFS, IA

**JEO CONSULTING GROUP**  
1937 N CHESTNUT ST  
WASCO, NE 68086  
800.733.6911 | jec.com  
JEO Consulting, Inc.  
Registration Certificate of  
Authorization Number: CA-0088

**ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**  
One Parkside Drive, Suite 205  
Council Bluffs, IA 51503  
(402) 339-8287 | Fax: (402) 339-8331  
email: RWEArchitects@RWEArchitects.com

**RWE**

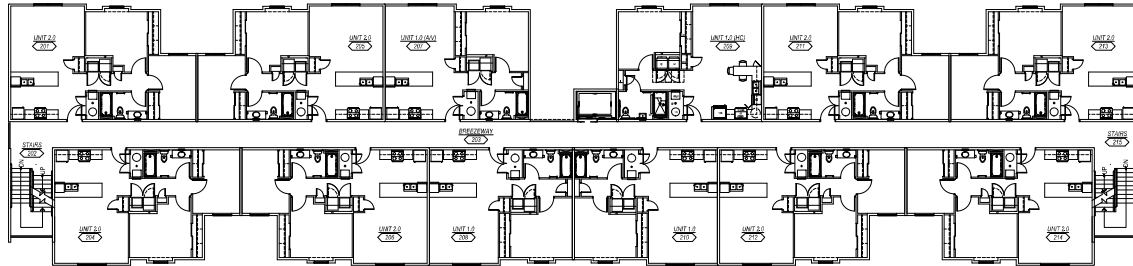
Issue Date: September, 2021  
Revision to the following set:  
No. Date Description

Project Number: 241271  
Drawn by: CMCH  
Checked by: KC  
Sheet Name: SITE LANDSCAPE PLAN

**L1.1**

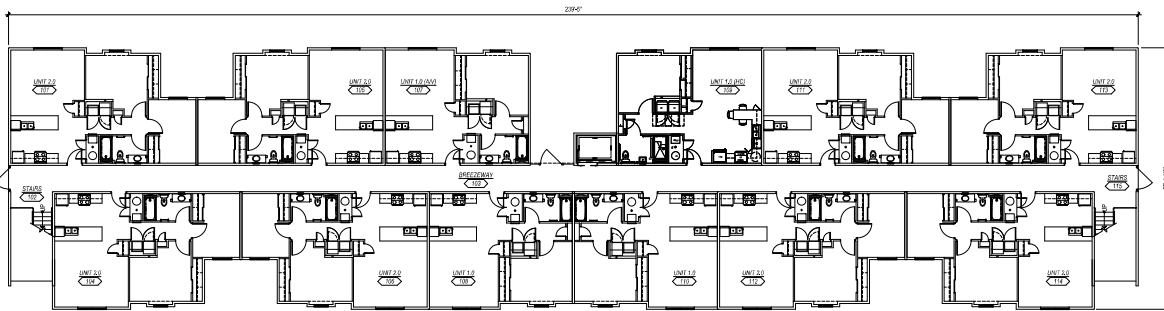
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# ATTACHMENT F



FLOOR PLAN LEVEL 2 - BUILDING TYPE 48

SCALE: 3/32" = 1'-0"



FLOOR PLAN LEVEL 1 - BUILDING TYPE 48

SCALE: 3/32" = 1'-0"

BUILDING TYPE	GROSS AREA BY BUILDING TYPE				TOTAL
	1	2	3	4	
Building 48	11,815	11,815	11,815	11,815	47,260
Building 54A	17,454	17,454	17,454	17,454	69,756
Building 54B	16,774	16,774	16,774	16,774	66,896
Building 104	26,815	26,815	26,815	26,815	107,255
Clubhouse				5,525	5,525
Garage 10	22,905		19,059 @ 2,545 sq ft ea		22,905
Garage 11	3,020		16,881 @ 2,545 sq ft ea		3,020
Storage 10	881				881
Storage 20	3,516		2,639 @ 1,702 sq ft ea		3,516
TOTAL	110,528	74,782	74,782	74,782	334,884

BLDG TYPE	UNIT TYPES/AV/RAK								UNIT TOTAL
	1BR	2BR	3BR	4BR	B	A	AV	RAK	
48	10	4	2	32	-	-	-	-	46
54A	16	-	-	32	-	-	-	-	54
54B	16	-	-	32	-	-	-	-	64
104	24	-	-	42	8	2	28	-	104
Type B	65	-	-	138	-	-	42	-	245
A&AV	-	4	2	-	8	2	-	1	11
TOTAL	72	148	44	44	16	1	1	1	280

Type B = non-handicapped unit  
 Type A = mobility handicapped unit  
 AV = audio visual impaired unit

PROGRESS PRINT  
 CONSTRUCTION

CORNERSTONE APARTMENTS  
 POWER DRIVE & 35th AVENUE  
 COUNCIL BLUFFS, IA

COUNCIL BLUFFS, IA

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS  
 2442 South 156th Circle  
 Omaha, NE 68146-3151  
 (402) 324-8833  
 email: RWE@architects@RWEarchitects.com



Issue Date: October 8, 2024

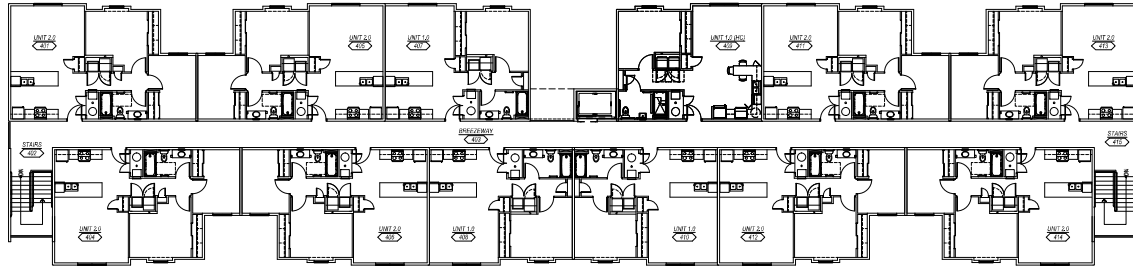
Revisions to the drawing set

No.	Date	Description

Project Number: 2401  
 Drawn by: CJK-GS  
 Checked by: RWE

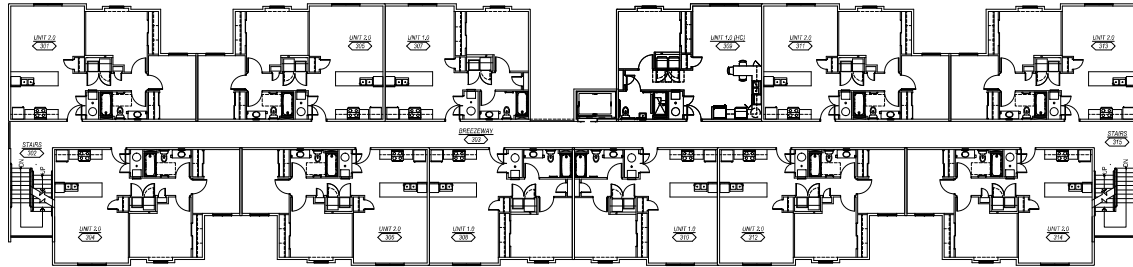
Sheet Name:  
 FLOOR PLANS LEVEL 1 AND LEVEL 2  
 AT UNIT BUILDING

A1.1



FLOOR PLAN LEVEL 4 - BUILDING TYPE 48

SCALE: 1/32" = 1'-0"



FLOOR PLAN LEVEL 3 - BUILDING TYPE 48

SCALE: 1/32" = 1'-0"

PROGRESS  
PRINT  
CONSTRUCTION

CORNERSTONE APARTMENTS  
POWER DRIVE & 35th AVENUE  
COUNCIL BLUFFS, IA

CONSULTANT'S OFFICE

**ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**  
2442 South 156th Circle  
Omaha, NE 68148-2914  
(402) 291-8225  
email: RWE@architects.com



Issue Date: October 8, 2004

Revisions to the drawing set

No.	Date	Description

Project Number: 2401  
Drawn by: CW/GS  
Checked by: RWE  
Sheet Name:  
FLOOR PLAN LEVEL 3 AND LEVEL 4  
- 48 UNIT BUILDING -

**A1.2**

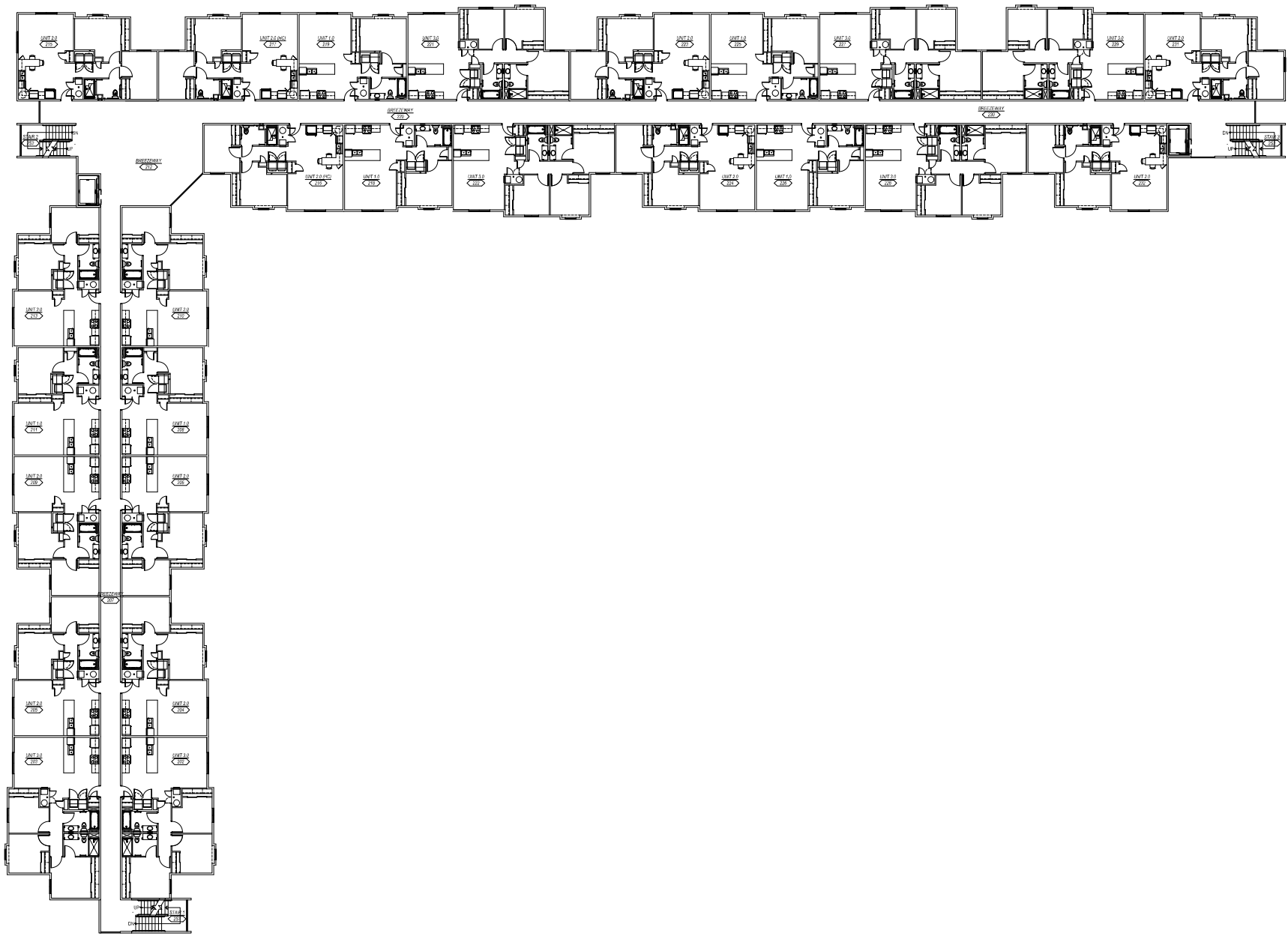












PROGRESS  
PRINT  
CONSTRUCTION

CORNERSTONE APARTMENTS  
POWER DRIVE & 35th AVENUE  
COUNCIL BLUFFS, IA

COUNCIL BLUFFS, IOWA

**ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**  
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Omaha, NE 68135  
(402) 426-8251  
email: RWEngel@RWEArchitects.com



Issue Date: October 8, 2024

Revisions to the drawing set

No.	Date	Description

Project Number: 2401  
Drawn by: CW-OS  
Checked by: RWE

Sheet Name:  
FLOOR PLANS - LEVEL 2 - BUILDING TYPE 104

**A1.8**

FLOOR PLAN - LEVEL 2 - BUILDING TYPE 104  
SCALE: 3/32" = 1'-0"







## Planning Commission Communication

Department: Community  
Development

Case/Project No.: PR-24-002

CASE #PR-24-002

Council Action: 11/12/2024

Submitted by: Moises Monrroy,  
Planner, Community Development  
Department

### Description

Public hearing on the request of Yoder Construction, Inc., on behalf of Kim Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon's Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan to allow an accessory dwelling unit in an R-1/Single-Family Residential District. Location: 1441 McPherson Avenue.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Attachments A - D	Staff Report	11/7/2024

**Planning Commission Communication**

<p>Department: Community Development</p> <p>CASE #PR-24-002</p> <p>Applicant/Representative:          Bryan Yoder          Yoder Construction Inc.          101 McCandless Lane Suite A          Council Bluffs, IA 51503</p> <p>Property Owner:          Kim and Alex Kouri          1441 McPherson Avenue          Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p>	<p>Planning Commission: 11/12/2024</p>
---	--	--

**Subject/Title**

**Request:** Public hearing on the request of Yoder Construction, Inc., on behalf of Kim and Alex Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon’s Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan.

**Location:** 1441 McPherson Avenue

**Background/Discussion**

The Community Development Department has received a request from Yoder Construction, Inc., on behalf of Alex and Kim Kouri, to append a PR/Planned Residential Overlay onto property legally described as Lots 10 through 14, Weldon’s Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan. The purpose of this request is to allow the construction of an accessory dwelling unit (ADU) on property zoned R-1/Single-Family Residential District.

The property owner, Kim Kouri, currently resides in the existing single-family home on the subject property. Mrs. Kouri intends to sell the home to her son, Alex Kouri, and wants to build an accessory dwelling unit that would serve as her part-time residence and a guest house for visitors. The proposed ADU will be a detached, split-level 1,576-square foot house located west of the existing home on the subject property. Since the proposed ADU will be located behind the existing home, it will not be visible from McPherson Avenue.

Only one principal structure is allowed per lot in the R-1 District. As per Section 15.28.020 of the Council Bluffs Municipal Code (Zoning Ordinance), a PR-2 Overlay for site-specific infill development may be applied to any property zoned R-1, R-1E, R-2, R-3, or R-4 if it contains no more than 1 ½ acres of total land area and includes one of the following:

- **A minimum of two (2) residential structures.**
- A minimum of one (1) residential structure that contains a minimum of two (2) dwelling units.
- A minimum of one (1) mixed commercial-residential structure.

The proposed planned residential overlay would allow the applicant to construct the proposed accessory dwelling unit on the subject property.

Property Owner Notification – Public notices were mailed to all property owners within 200 feet of the request. The Community Development Department received the following comment:

A. Jonathan Quigley, St. Albert Catholic Schools, 400 Gleason Avenue, contacted the Community Development Department and had general inquiries relative to the request.

City Departments and Utilities – All appropriate City departments and utilities were notified of the proposed planned residential overlay. The following comments were received:

A. The Council Bluffs Chief of Staff stated that the subject property consists of multiple platted lots of record and could have had the potential for further development, and as such the proposed ADU will not have an adverse impact on the surrounding area.

B. The Council Bluffs Public Works Department stated that a parcel split may be required to allow a separate septic system for the proposed ADU. They also stated that the applicant should contact Pottawattamie County to discuss regulations relative to private septic systems that would be applicable to this project.

C. The Council Bluffs Fire Department stated that they have no comments on the request.

D. Council Bluffs Water Works stated that they have no comments on the request.

E. MidAmerican Energy stated that they have no conflicts with the request. They also stated that the applicant should contact them directly to identify costs and areas of responsibility associated with any relocation or extension of their electric distribution facilities that may be required for the project.

Planned Residential Development Plan – Section 15.28.010, Statement of Intent, PR/Planned Residential Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance) states that *“the Planned Residential Overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone would not be inconsistent with the comprehensive plan or harmful to the surrounding neighborhoods.”* The purpose of this request is to allow the construction of an accessory dwelling unit (ADU) on property zoned R-1/Single-Family Residential District. The following standards shall only be applicable to the proposed ADU; any future modifications/additions to the existing home shall be exempt from this development plan.

#### **A. Site Development**

1. The proposed accessory dwelling unit shall be subject to all site development standards for principal structures in Section 15.08B.050, Site Development Regulations, R-1/Single-Family Residential District, of the Municipal Code (Zoning Ordinance).

a. The submitted plot plan (see Attachment ‘C’) shows the proposed ADU will comply with all minimum setback requirements in the R-1 District:

i. Interior side yard setback (north): 44 feet (more or less).

ii. Interior side yard setback (south): 149 feet (more or less).

iii. Rear yard setback: 300 feet (more or less).

- b. The construction of the proposed ADU will bring the lot coverage of all structures on this site to 5.5% of the total lot area, and thus will not exceed the maximum lot coverage allowed in the R-1 District (35% of the total lot area).
  - c. The submitted building elevations (see Attachment 'D') show the proposed ADU will measure approximately 25 feet in height, and thus will not exceed the maximum height allowed for principal structures in the R-1 District (35 feet).
2. All fencing shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
  3. The applicant shall work with local utility providers to ensure all utilities necessary to service the proposed ADU are provided. All utilities shall be installed underground. Any easements needed for the extension of utilities to serve the proposed ADU shall be retained and shown on the building plans at the time of building permit review. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.
    - a. The existing home on the subject property is served by a private septic system. The applicant intends to install a separate private septic system to service the proposed ADU. The applicant shall work with Pottawattamie County to ensure compliance with regulations relative to private septic systems that would be applicable to this project. In the event a separate private septic system cannot be installed as per County regulations, the applicant shall be required to connect into the City's sanitary sewer system.

## **B. Off-Street Parking**

1. The required number of off-street parking spaces for the subject property shall be based on the standards in Section 15.23.060, Parking Spaces Required, of the Municipal Code (Zoning Ordinance).
  - a. The total number of required off-street parking for a 'single-family dwelling' is based on a calculation of two parking spaces per unit, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). Based on this calculation, a minimum of four off-street parking spaces shall be required for the existing home and the proposed ADU. There are two existing garages on the subject property (one detached structure, one attached to the existing home) which provide more than four parking spaces for the entire site, and the paved area located to the east of the existing home can be used for excess parking. As such, no additional parking shall be required to be provided as part of this project.
2. All parking/loading areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
  - a. The submitted building plans (see Attachment 'D') show there will be a nine-foot wide roll-up door on the south elevation of the proposed ADU. A driveway will not be required to be extended up to this door until such time the property owner converts the "fitness room" on the opposite side of the door into a garage.
  - b. The existing driveway entrance which connects into McPherson Avenue shall not be required to be paved at this time as it only provides to the single-family home at 1439 McPherson Avenue and does not serve the subject property in any way.

**C. Landscaping**

- 1. The existing tree buffer around the perimeter of the subject property shall be maintained at all times.

**D. Architecture**

- 1. The architectural renderings in the submitted building plans (see Attachment ‘D’) show the proposed ADU will be a split-level 1,576-square foot house which will be generally compatible with the design of the existing home. The proposed building elevations are acceptable and shall be adopted as proposed.

**E. Signage**

- 1. Only exempt signs and temporary signs shall be permitted on the subject property, in accordance with Sections 15.33.080 and 15.33.090 of the Council Bluffs Municipal Code (Zoning Ordinance).

**Recommendation**

The Community Development Department recommends approval of the request to append a planned residential overlay onto property legally described as Lots 10 through 14, Weldon’s Addition, along with the vacated section of Hillside Drive right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan, subject to the comments stated above and the following conditions:

- A. Any future modifications/additions to the existing single-family home shall be exempt from the standards adopted planned residential development plan; and
- B. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

**Attachments**


- Attachment A: Location/Zoning Map
- Attachment B: Letter of Intent
- Attachment C: Plot Plan
- Attachment D: Building Plans

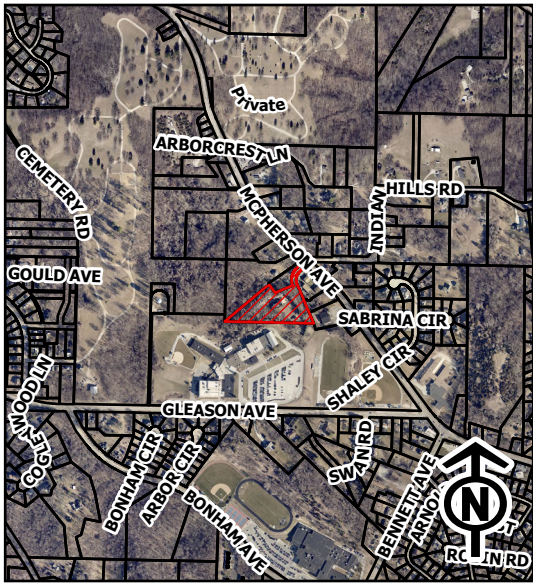
Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #PR-24-002 LOCATION/ZONING MAP

### Legend

 Subject Property

0 80 160  
  
1 inch = 125 feet

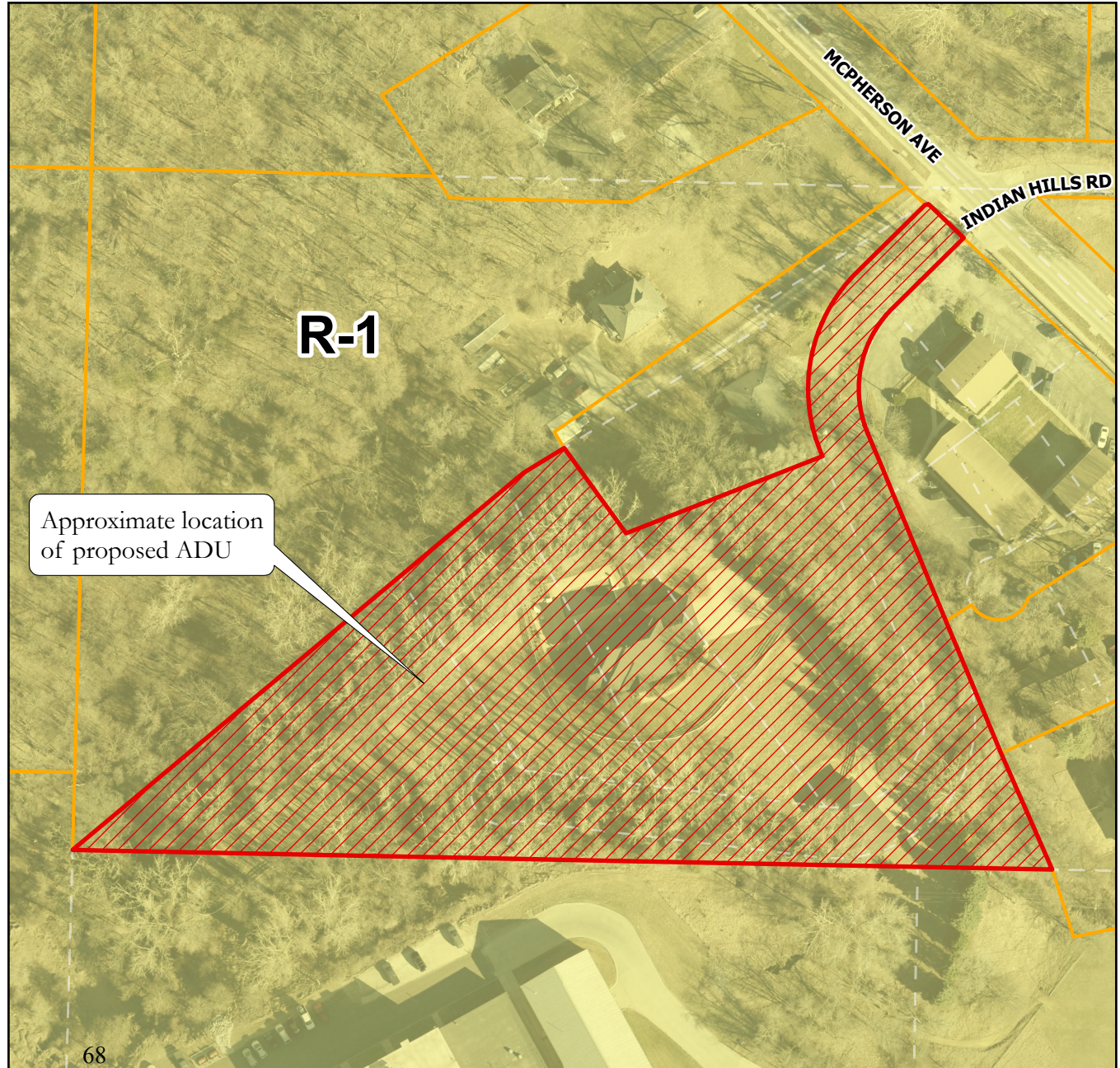


Last Amended: 10/15/24



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

**DISCLAIMER**  
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibility for errors, if any, in the information contained on this map of the nature of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



## **Attachment 'B'**

**Kim Kouri**

1441 McPherson Ave  
Council Bluffs, IA 51503  
8/12/2024

### **City of Council Bluffs Planning and Zoning Department**

209 Pearl Street  
Council Bluffs, IA 51503

Dear Members of the Planning and Zoning Department,

I am writing to formally express my intent to construct an accessory dwelling unit (ADU) on my property located at 1441 McPherson Avenue, Council Bluffs, IA 51503. The purpose of this ADU is to create a separate pool/guest house that would allow me to remain on the property part time after I sell the parcel to my son Alex Kouri and having his family move into the main house. The ADU will also serve as a guest house for other out of town family or friends visiting.

The proposed ADU will be a smaller structure intended to support and contribute to the existing structures on the property. It will adhere to all applicable zoning regulations and building codes set forth by the City of Council Bluffs.

It is our intention to keep the property in the family for the foreseeable future and through future generations. If the property were ever to be sold in the future, it is our express intention to sell the entire property, including the main residence and the ADU, as a single parcel.

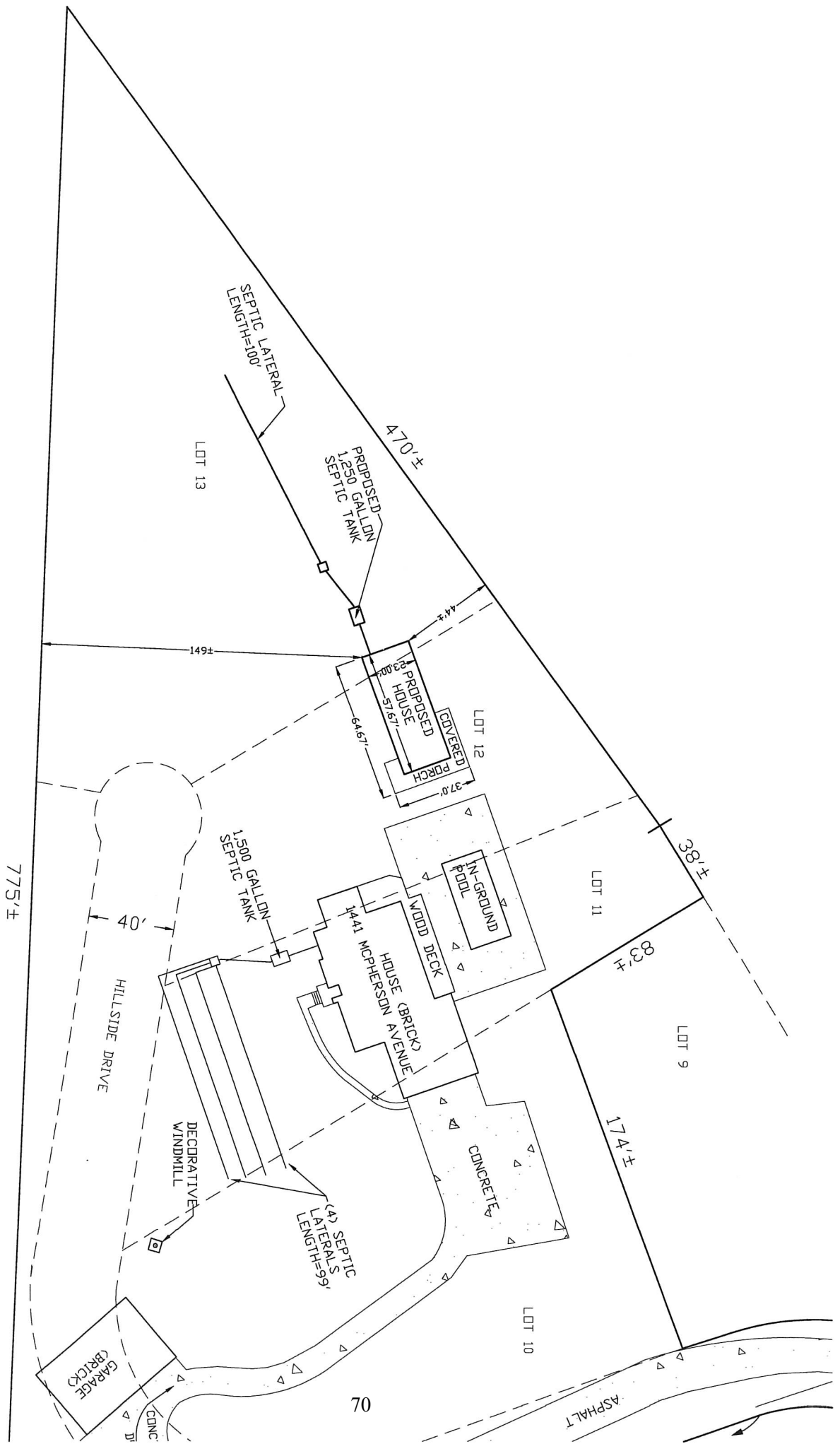
I appreciate your consideration of this proposal and am available to discuss the plans in more detail at your convenience. Please feel free to contact me if there are any questions or if additional information is needed.

Thank you for your time and attention to this matter.

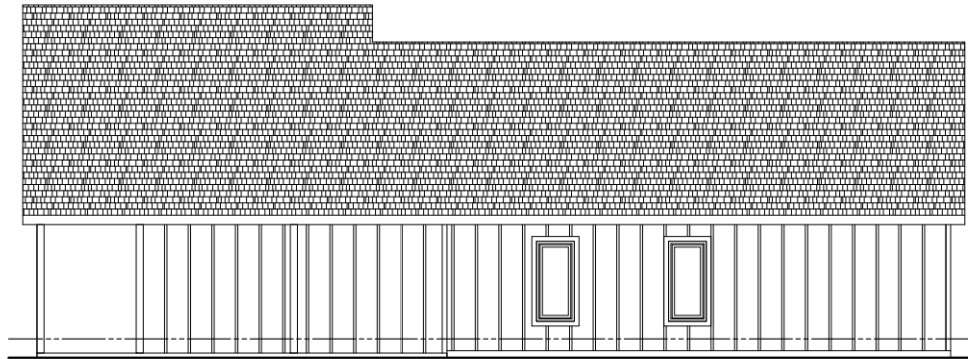
Sincerely,

Kim Kouri  
402 968 1912  
mkkouri@cox.net

Alex Kouri  
402 968 1109  
alexyspkouri@gmail.com

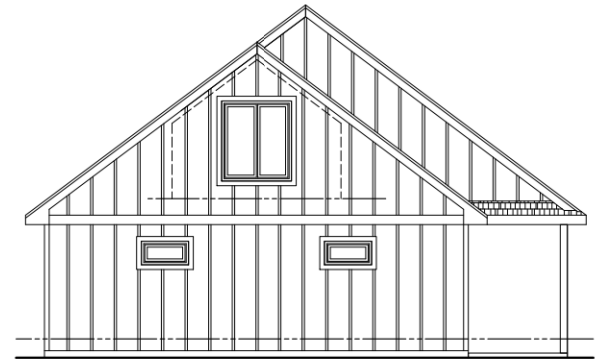






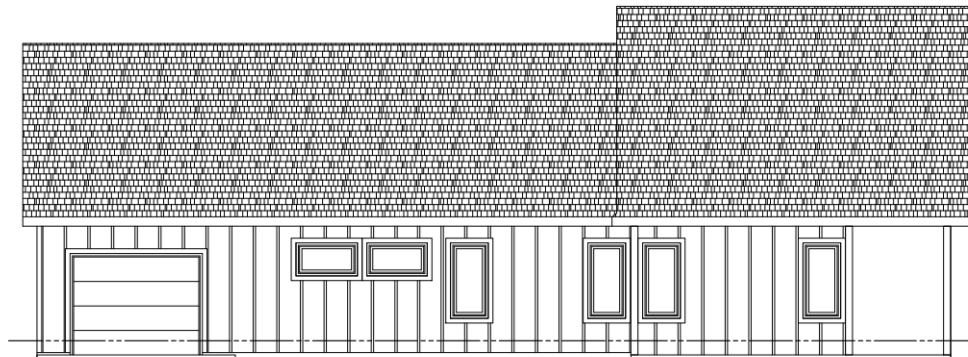
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



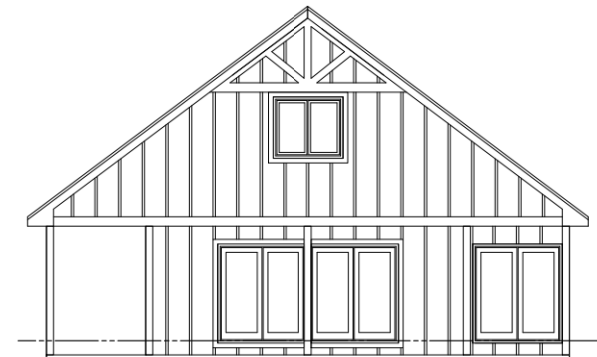
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

7504 S 95th Street  
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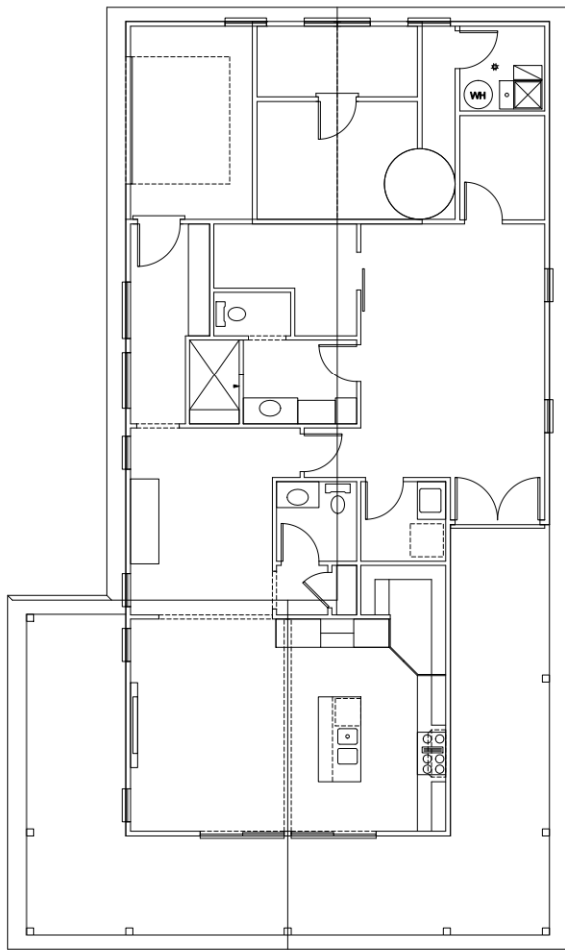
Omaha, Nebraska  
402-210-4369  
planpro1@cox.net

71441 McPherson Ave

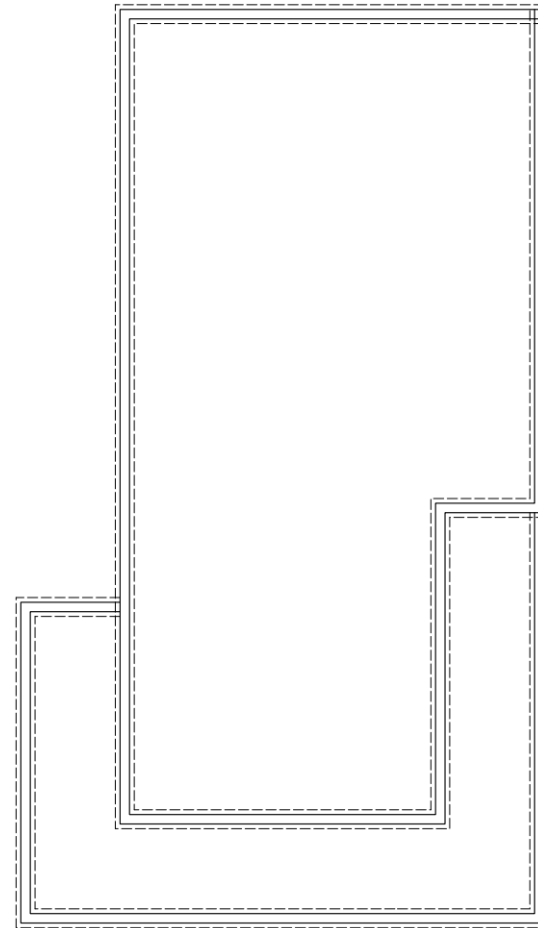
Plan No.

Sheet No.

**2**



ROOF PLAN  
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

1. All work shall conform to the latest editions of the International Building Code, International Residential Code, and applicable local codes and ordinances.  
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local building department.  
 3. The contractor shall maintain access to all existing utilities and structures on the site.  
 4. The contractor shall be responsible for the protection and preservation of all existing trees and landscaping on the site.  
 5. The contractor shall be responsible for the removal and disposal of all debris and materials from the site.  
 6. The contractor shall be responsible for the cleanup and restoration of the site to its original condition.  
 7. The contractor shall be responsible for the safety of all workers and the public during the construction process.  
 8. The contractor shall be responsible for the quality of all workmanship and materials used in the construction.  
 9. The contractor shall be responsible for the completion of the project within the specified time frame.  
 10. The contractor shall be responsible for the payment of all subcontractors and suppliers.  
 11. The contractor shall be responsible for the maintenance and repair of all work until the final acceptance of the project.  
 12. The contractor shall be responsible for the insurance and bonding of all workers and equipment.  
 13. The contractor shall be responsible for the coordination of all trades and subcontractors.  
 14. The contractor shall be responsible for the communication and reporting of all progress and issues to the architect.  
 15. The contractor shall be responsible for the adherence to all safety protocols and regulations.  
 16. The contractor shall be responsible for the protection of all personal and confidential information.  
 17. The contractor shall be responsible for the compliance with all environmental regulations.  
 18. The contractor shall be responsible for the maintenance of accurate records of all construction activities.  
 19. The contractor shall be responsible for the resolution of all disputes and claims.  
 20. The contractor shall be responsible for the final inspection and sign-off of the project.

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 402-210-4369  
 planpro1@cox.net

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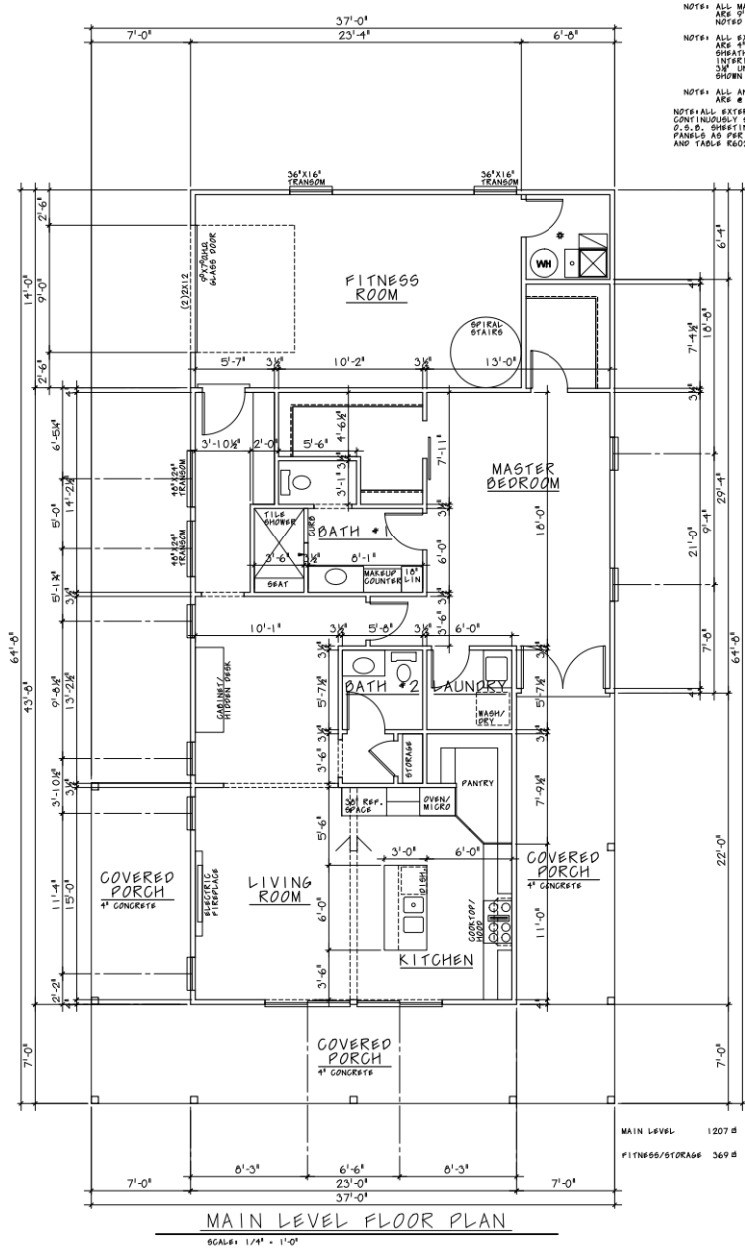
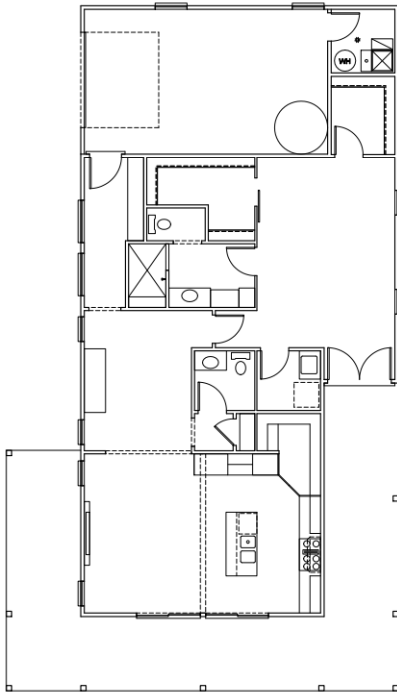
Omaha, Nebraska  
 402-210-4369  
 planpro1@cox.net

71441 McPherson Ave  
 Plot No.

Sheet No.

**3**

GENERAL ELECTRICAL LEGEND	
SYN. DESCRIPTION	SYN. DESCRIPTION
110 V. OUTLET	FLOOR LIGHT
HALF SWITCHED 110 V. OUTLET	FLUORESCENT LIGHT
220 V. OUTLET	TRACK LIGHT
RECESSED 110 V. OUTLET	UNDER COUNTER LIGHT
GROUND FAULT 110 V. OUTLET	EXHAUST FAN
FLOOR 110 V. OUTLET	EXHAUST FAN/LIGHT COMB.
SURFACE MOUNT LIGHT	PADBLE FAN/LIGHT FIXTURE
RECESSED CAN LIGHT	PADBLE FAN
WALL MOUNT LIGHT	SMOKE DETECTOR (WALL)
FULL-COMB SURFACE MOUNT LIGHT	SMOKE DETECTOR (CEILING)
THERMOSTAT	SMOKE DETECTOR (CEILING) WITH WIRE MESH DETECTOR
CHIMNEY	5
TELEPHONE	2
HEAT LAMP	3
	4
NOTE: WIRE SMOKE DETECTORS IN SERIES	



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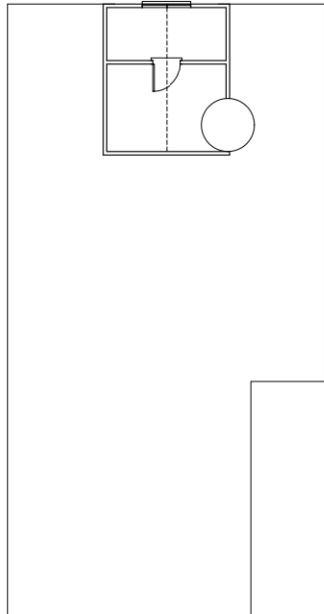
71441 McPherson Ave  
Plan No.

Sheet No.

4

GENERAL ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	110 V. OUTLET		FLOOR LIGHT
	HALF SWITCHED 110 V OUTLET		FLUORESCENT LIGHT
	200 V. OUTLET		TRAO LIGHT
	WEATHERPROOF 110 V. OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET		EXHAUST FAN
	FLOOR 110 V. OUTLET		EXHAUST FAN/LIGHT COMB.
	SURFACE MOUNT LIGHT		PADDLE FAN/LIGHT FIXTURE
	RECESSED CEN LIGHT		PADDLE FAN
	REEL MOUNT LIGHT		SMOKE DETECTOR (WALL)
	FULL-COMB SURFACE MOUNT LIGHT		SMOKE DETECTOR (CEILING)
	THERMOSTAT		SMOKE DETECTOR/CEILING/STAIR
	CHIMES		TWO-WAY SWITCH
	TELEPHONE		THREE-WAY SWITCH
	HEAT LAMP		FOUR-WAY SWITCH

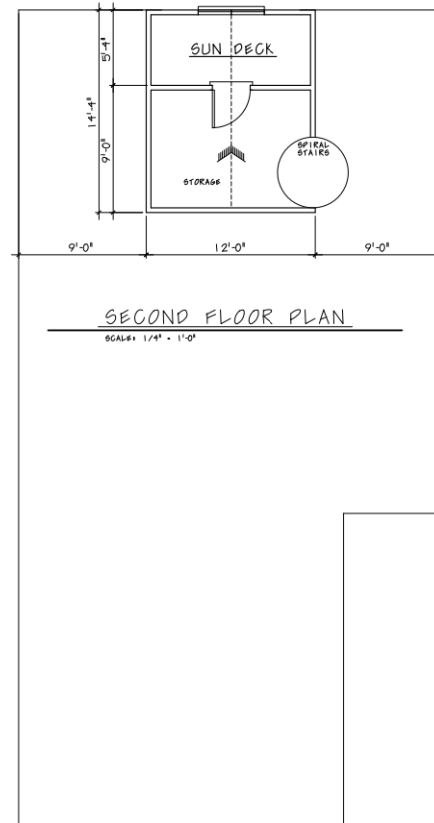
NOTE: WIRE SMOKE DETECTORS IN SERIES



NOTE: ALL EXTERIOR WALLS ARE 4" CMU STUD - 8" BRICKTHICK) ALL INTERIOR WALLS ARE 3/4" INSULSS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE # 10"

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY BRICKTIED WITH D.B.S. BRICKTIED, DRAGED WALL FINISHES AS PER 2015 IBC R601.2 AND TABLE R602.10.5



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71441 McPherson Ave  
 Sheet No. **5**