

TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: April 10, 2023

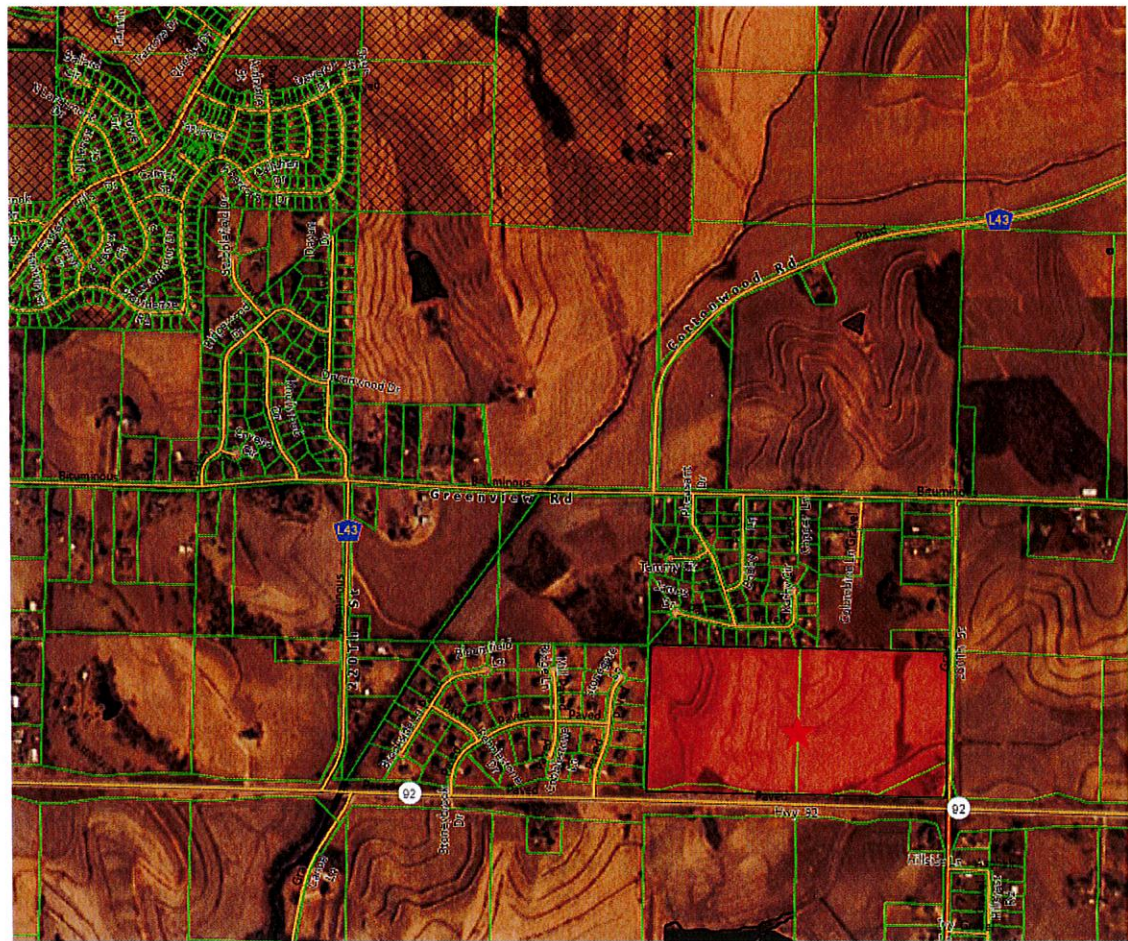
RE: Case #SUB-2023-01

REQUEST: Preliminary plat approval of Stoneybrook East Phase 1 and 2.

LOCATION: Lewis Township

LEGAL DESCRIPTION: 2-74-43 SW SE EXC HWY and 2-74-43 SE SE EXC HWY & EXC COMM 44'N 55'W OF SE COR W577' NE669' S162' SW151' TO POB

The subject properties are located approximately .60 miles south of the city limits of Council Bluffs on Hwy 92.



PROPERTY OWNER: Robert J and Jani S Mings

SURVEYOR: Land Surveying Services, Inc.

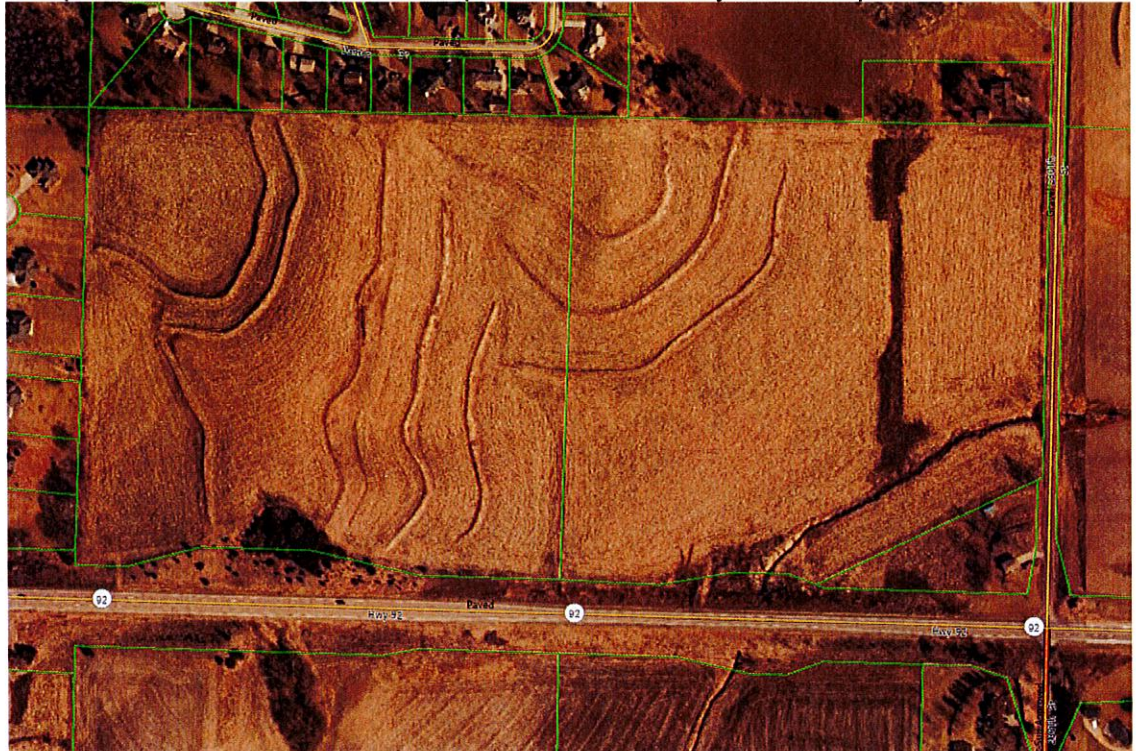
ENGINEER: Eagle Engineering Group LLC

**GENERAL
INFORMATION:**

The applicant has made this request in order to allow the extension of Stoneybrook Subdivision. Phase 1 consists of 12 lots and Phase 2 consists of 15 lots. Phase 1 will have access from a proposed concrete road that will be constructed in and off an existing out lot that was platted with the original subdivision. A cul de sac road is also proposed. On March 14, 2023, the Board of Supervisors voted to fund the street infrastructure up to \$420,000. Legal counsel is currently drafting a Development Agreement.

SITE REVIEW:

The parcels consist of 70.3. These parcels are currently undeveloped.



ZONING:

The subject property is currently located in a Class R-2 (Urban Transitional) District.

8.020.010 INTENT: The Class R-2 District is intended to provide for single-family residential areas at suburban densities. It is intended that this district shall provide residential areas which combines certain of the advantages of both urban and rural locations by limiting the concentration of development and by permitting limited number of animals to be kept on the premises. (Ordinance #2007-01/03-09-07)

Subsection 8.020.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted major subdivisions for single-family dwellings, when located on a hard surfaced street, as a permitted principal use in the Class R-2 District.

The minimum standards for the R-2 District with individual septic systems and wells are as follows:

	<u>Minimum</u>
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Lewis Central School District (no comment received)
Lewis Township Fire & Rescue (no comment received)
Pottawattamie County Sheriff (no comment)

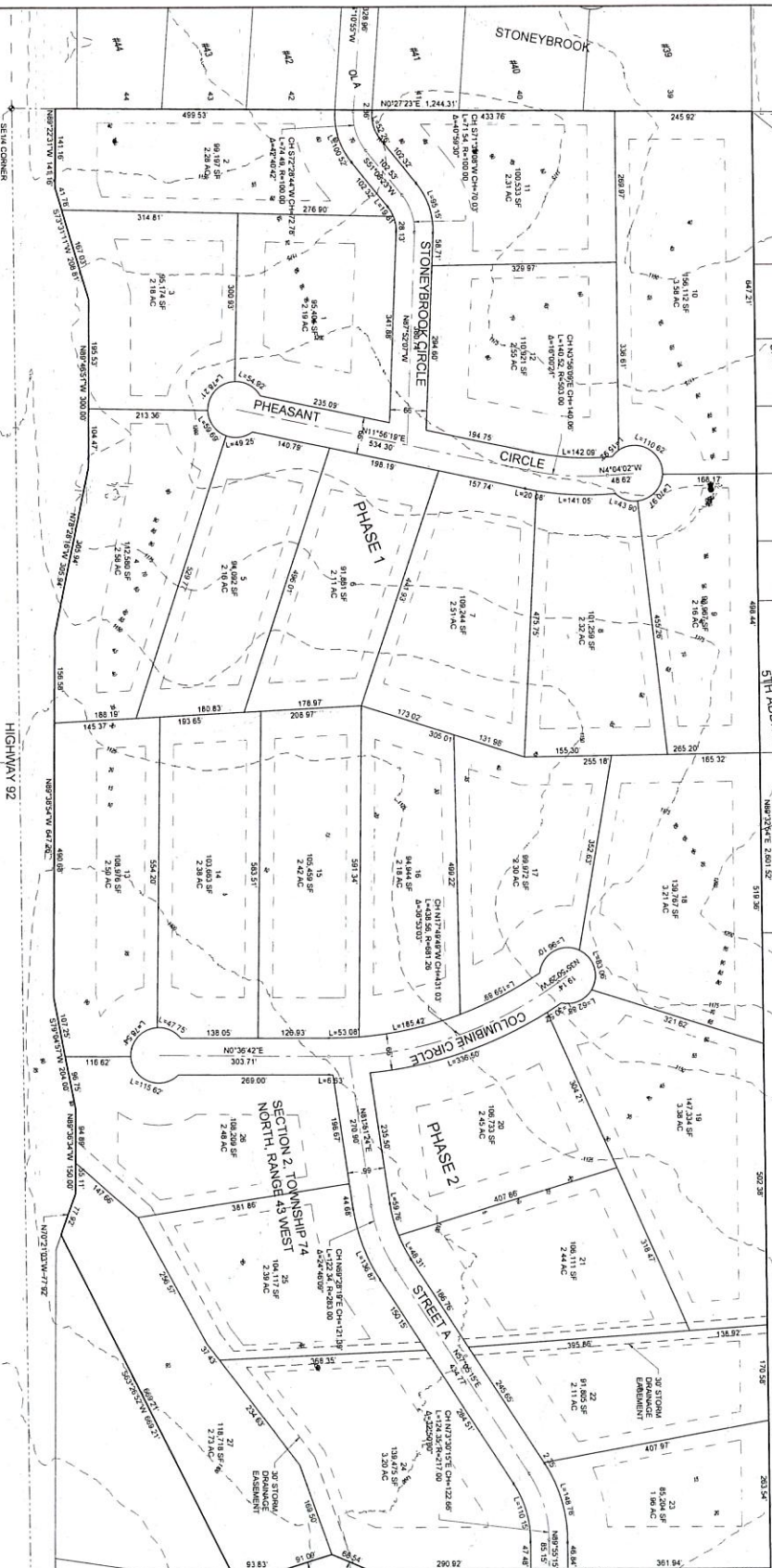
LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Urban Transitional.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

PRELIMINARY PLAT

STONEBROOK EAST

LOTS 1 THROUGH 21 INCLUSIVE STONEYBROOK EAST BEING A PORTION OF THE EAST SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA



OWNER
ROBERT J. JAMES, MGRS
1500 STONEYBROOK LANE
COUNCIL BLUFFS, IOWA 51503

ZONING
R-2
FRONT YARD SETBACK 75'
REAR YARD SETBACK 50'
SIDE YARD SETBACK 10'
MINIMUM LOT AREA 10,000 SQ. FT.

ENGINEER
EAGLE ENGINEERING GROUP
12100 WEST CENTER ROAD, SUITE 603
OMAHA, NEBRASKA 68144

LEGAL DESCRIPTION
SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING THE EAST SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AS SHOWN ON A PLAT OF THE SAME CONVEYED TO THE STATE OF IOWA FOR ROAD PURPOSES AND USE AS PUBLIC HIGHWAY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, THENCE WEST 652.12 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°15'2" EAST 560.0 FEET TO POINT OF BEGINNING, CONTAINING 180 ACRES, MORE OR LESS, EXCLUSIVE OF PUBLIC HIGHWAY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, THENCE WEST 652.12 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING ON THE SAME COURSE AND DISTANCE TO THE PLACE OF BEGINNING, THENCE SOUTH 89°15'2" EAST 560.0 FEET TO POINT OF BEGINNING, CONTAINING 180 ACRES, MORE OR LESS, EXCLUSIVE OF PUBLIC HIGHWAY DESCRIBED AS FOLLOWS:
SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AS SHOWN ON A PLAT OF THE SAME CONVEYED TO THE STATE OF IOWA FOR ROAD PURPOSES AND USE AS PUBLIC HIGHWAY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST, THENCE WEST 652.12 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING ON THE SAME COURSE AND DISTANCE TO THE PLACE OF BEGINNING, THENCE SOUTH 89°15'2" EAST 560.0 FEET TO POINT OF BEGINNING, CONTAINING 180 ACRES, MORE OR LESS, EXCLUSIVE OF PUBLIC HIGHWAY DESCRIBED AS FOLLOWS:

UTILITY PROVIDER
POTTAWATTAMIE COUNTY
ELECTRICITY
POTASSIUM ENERGY
NATURAL GAS
TELEPHONE/CABLE
COOPERATIVE COMMUNICATIONS
COUNCIL BLUFFS

FLOOD ZONE CLASSIFICATION
THE PLATTED AREAS ARE CLASSIFIED AS FLOOD ZONES PER THE POTTAWATTAMIE COUNTY IOWA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 91502005P, DATED APRIL 18, 2013



NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE HINDU TO CURVED STREETS UNLESS SHOWN AS NONPARALLEL
3. ALL DISTANCES ARE SHOWN IN DECIMAL FEET
4. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES
5. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND THAT THEY ARE NOT BEING REDEDICATED
6. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO HIGHWAY 92 OR 230TH STREET

PROJECT LOCATION	Stoneybrook East Highway 92 & 230th Street Pottawattamie County, Iowa
DATE	MARCH 2023
BY	EJC
CHECKED BY	CEP
SCALE	AS SHOWN



EAGLE ENGINEERING GROUP
12100 West Center Road, Suite 603
Omaha, Nebraska 68144



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

March 23, 2023

Re: Stoneybrook East
Statement of Manner finance proposed Improvements
Pottawattamie County, Iowa
EEG #22-83

The Applicant and Owner of the property intends to work with Pottawattamie County to share in the costs of the proposed street paving. The overlot grading will be completed privately.



March 23, 2023

Re: Stoneybrook East
Statement of Infrastructure
Pottawattamie County, Iowa
EEG #22-83

Water supply

All lots will be served by private on-site wells.

Sanitary sewage treatment

All lots will be served by private on-site wastewater and disposal systems (septic) on the site. Prior to final plat of Phase 1, the Developer team will complete soil boring tests and percolation tests within the boundaries of the development to ensure the location is acceptable.

Lots have adequate area to two on-site systems. In the event that the initial system fails, the lot has acceptable area for a second backup system.

Disposal of storm water

All stormwater runoff from the development will be conveyed to the natural, historic drainage locations. The proposed development will have an increase of impervious coverage but the runoff from the site will be reduced by converting a portion of the site from terraced row crop to turf grass lawns to provide infiltration and un-connected impervious conveyance to the impact points.

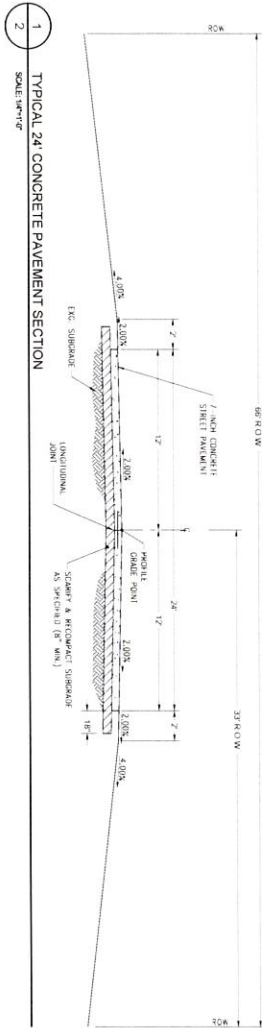


March 23, 2023

Re: Stoneybrook East
Statement of General Nature and Type Improvements
Pottawattamie County, Iowa
EEG #22-83

The Applicant and Owner of the property intends to create 27 single family residential estate acreage lots. The Applicant and Owner would continue a similar style of development from Stoneybrook into the proposed Stoneybrook East development. The lots and house will be valued between \$600,000-\$800,000 range.

The project timeline is gain preliminary plat approval from Planning Commission in April and County Board in May with intentions of completing the overlot grading in late September and street paving in October. The remaining electrical, gas, and communications would be installed after the completion of the public improvements. The Applicant and Owner intends to have the first phase of lots ready for building construction in early 2024.



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TYPICAL 24' CONCRETE PAVEMENT SECTION
SCALE 1/4" = 1'-0"

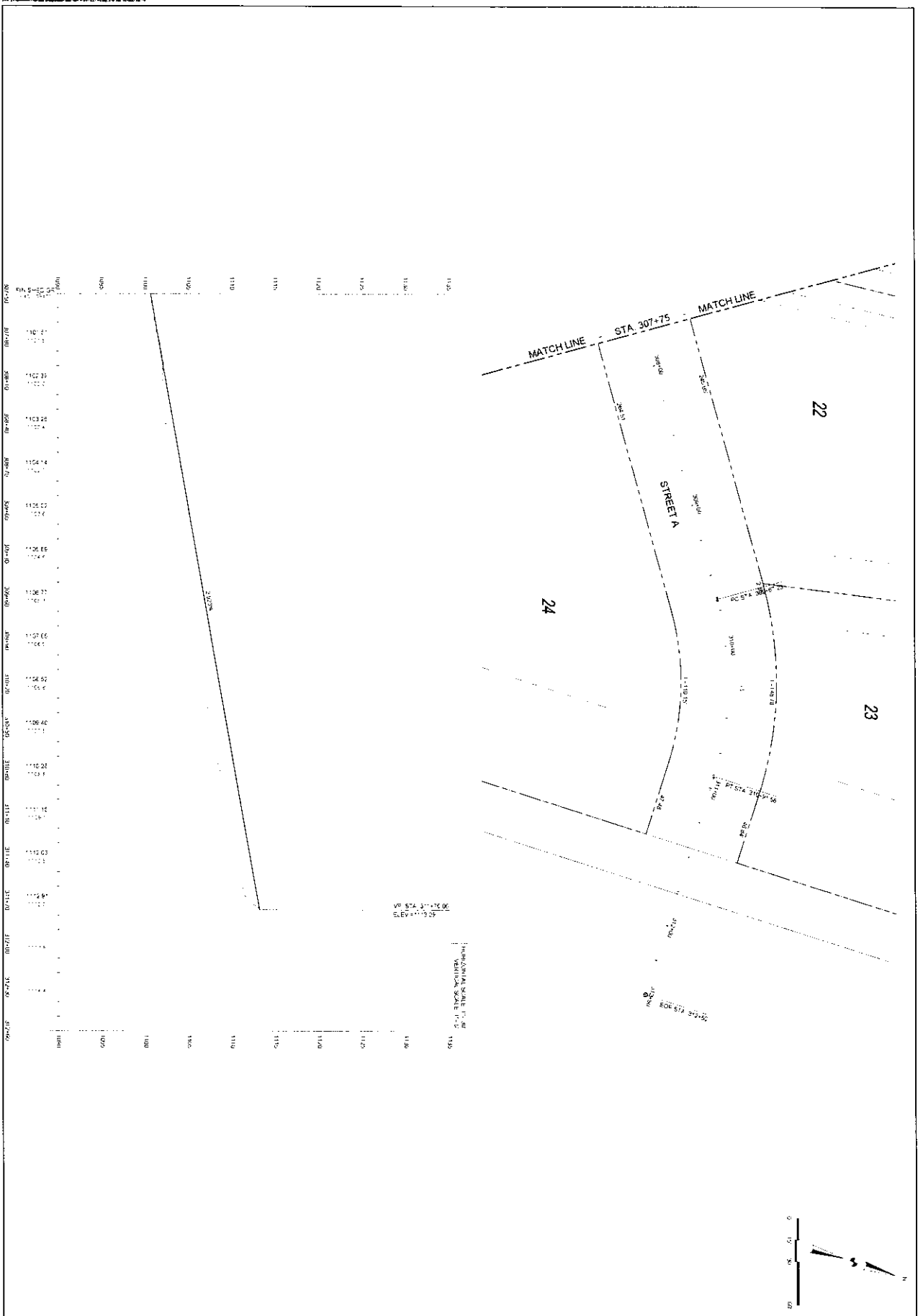
<p>Stoney Brook East Pottawattamie County, Iowa</p> <p>Typical Cross Section</p>	<p>DATE: 07/20/04</p> <p>PROJECT: STONEY BROOK EAST</p> <p>SCALE: 1/4" = 1'-0"</p> <p>2 of 2</p>
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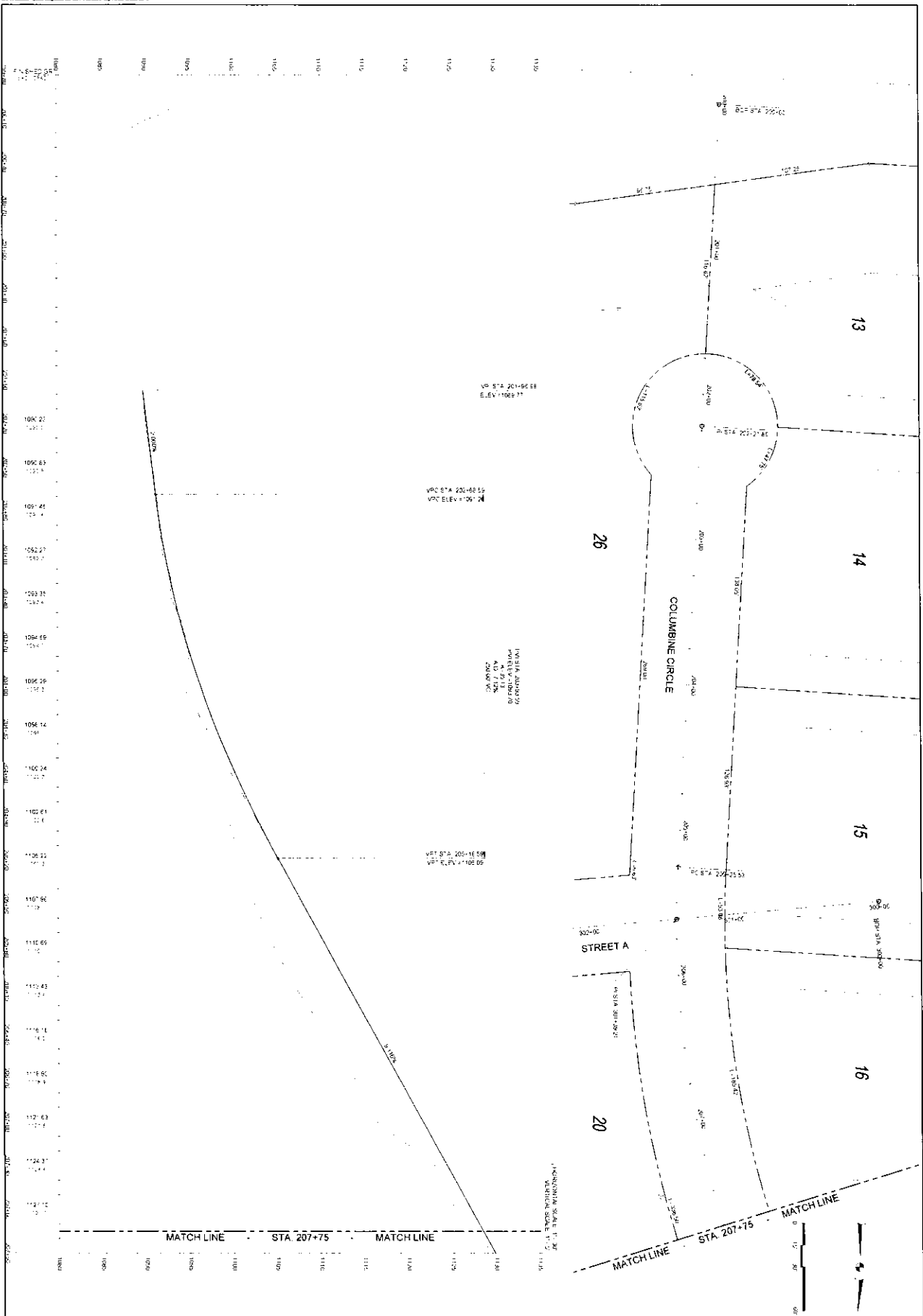
EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803
Omaha, Nebraska 68144

NO.	REV.	DATE	DESCRIPTION



2 OF 2	Stoney Brook East Pottawattamie County Iowa Street A Plan & Profile	 EAGLE ENGINEERING GROUP 12100 WEST CENTER ROAD SUITE 803 OMAHA, NEBRASKA 68144	
	DATE: 11/11/11 DRAWN BY: MANDY LARSEN CHECKED BY:		



Stoney Brook
East
Pottawatomie County Iowa

Columbine Circle
Plan & Profile

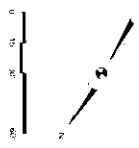
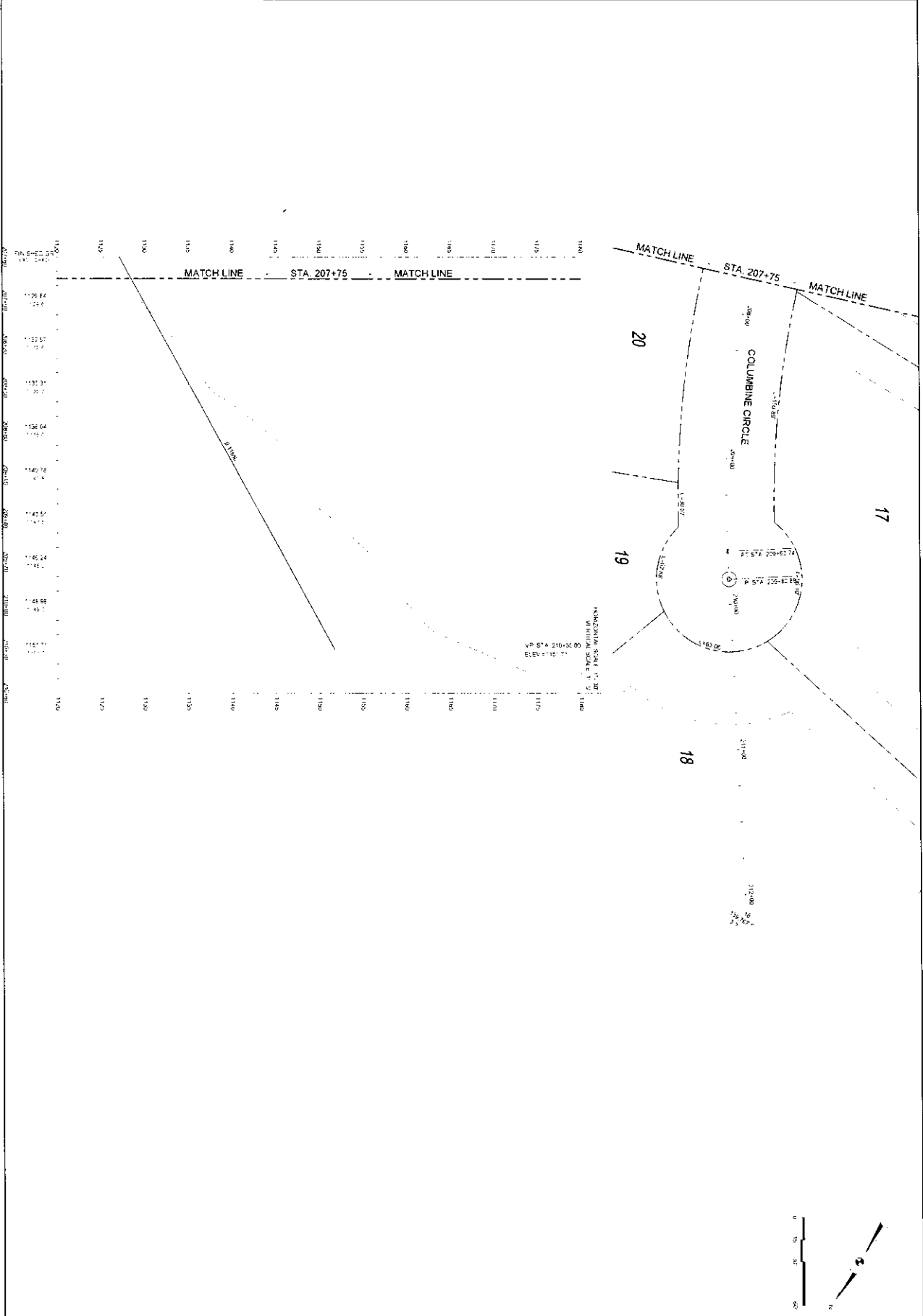
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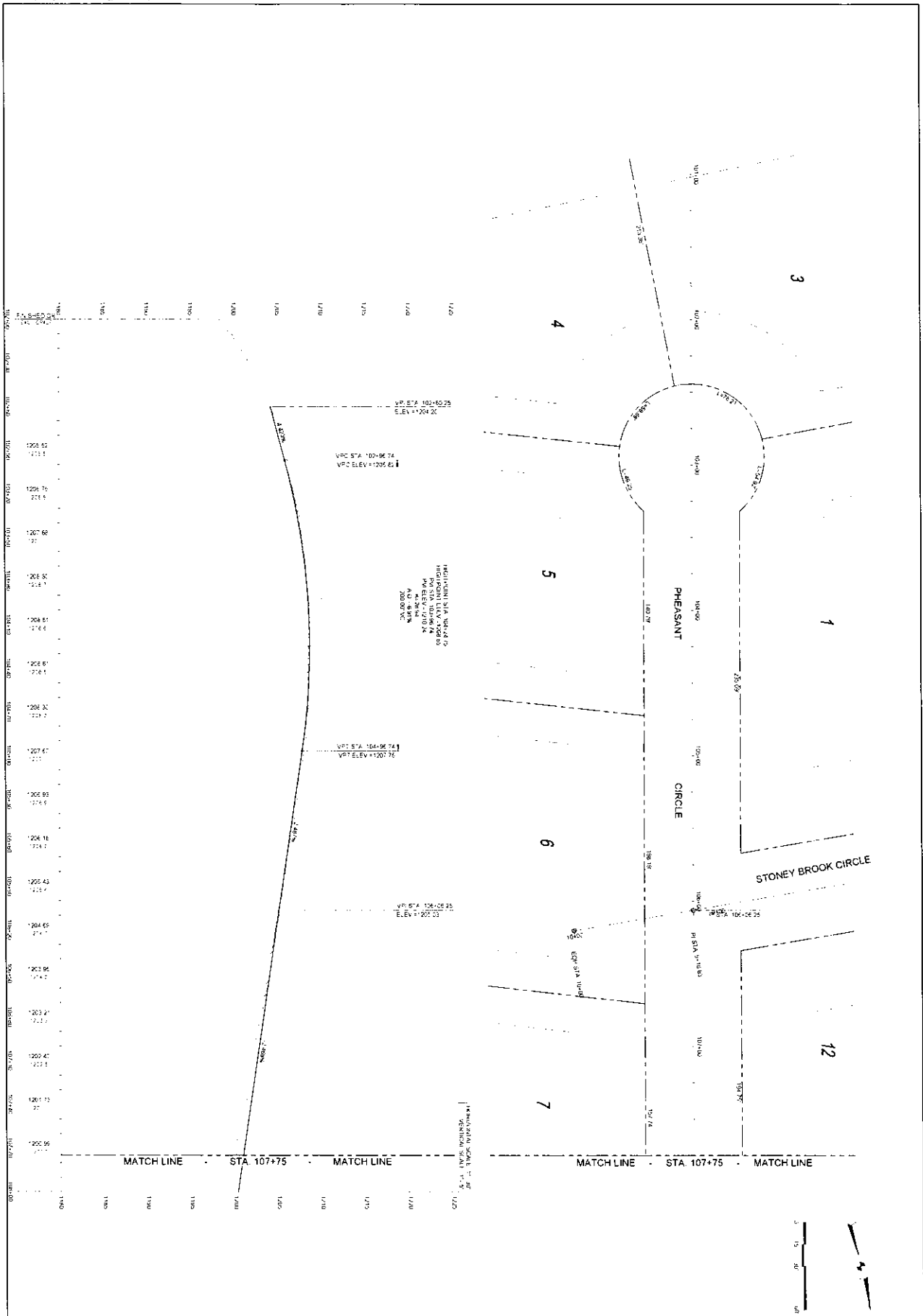


EAGLE ENGINEERING GROUP

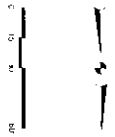
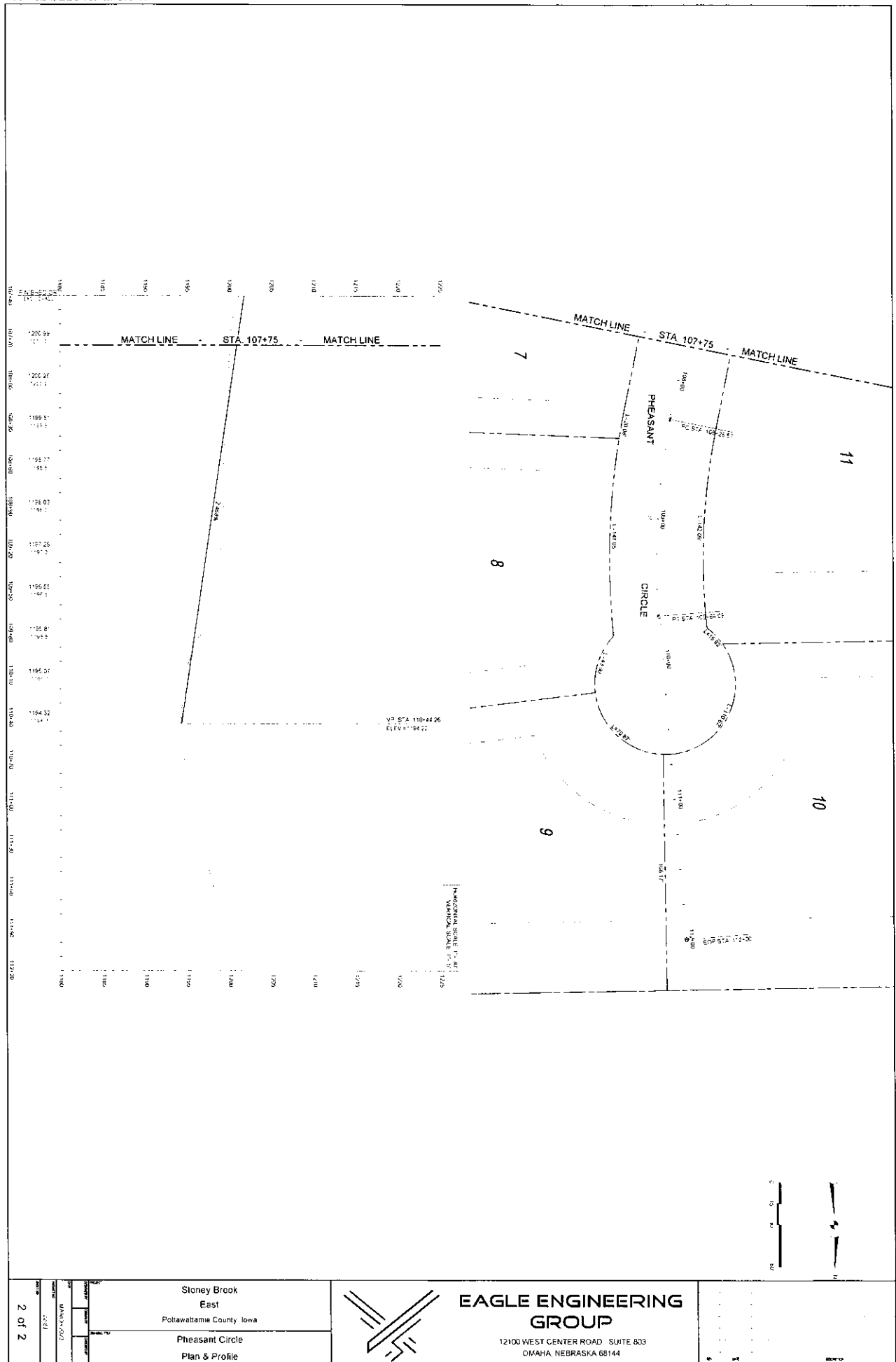
12100 WEST CENTER ROAD SUITE 803
OMAHA, NEBRASKA 68144

DATE	DESCRIPTION





<p style="text-align: center;">Stoney Brook East Pottawattamie County Iowa</p> <p style="text-align: center;">Pheasant Circle Plan & Profile</p>		<p style="text-align: center;">EAGLE ENGINEERING GROUP</p> <p style="text-align: center;">12100 WEST CENTER ROAD, SUITE 803 OMAHA, NEBRASKA 68144</p>	<p style="text-align: center;">1 OF 2</p>
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Stoney Brook
East
Pottawattamie County Iowa

Pheasant Circle
Plan & Profile

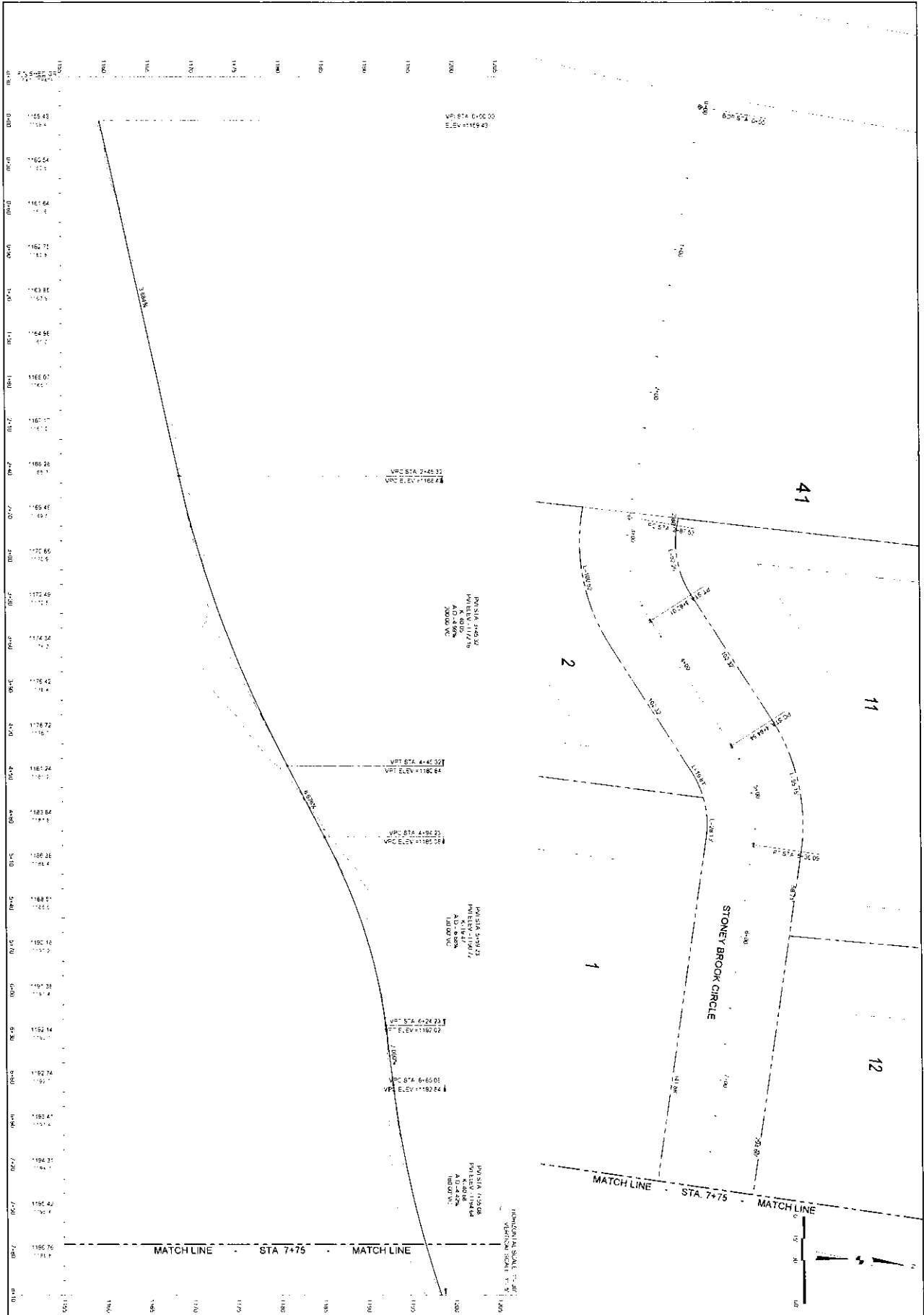
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EAGLE ENGINEERING GROUP

12100 WEST CENTER ROAD SUITE 803
OMAHA, NEBRASKA 68144

DATE	DESCRIPTION



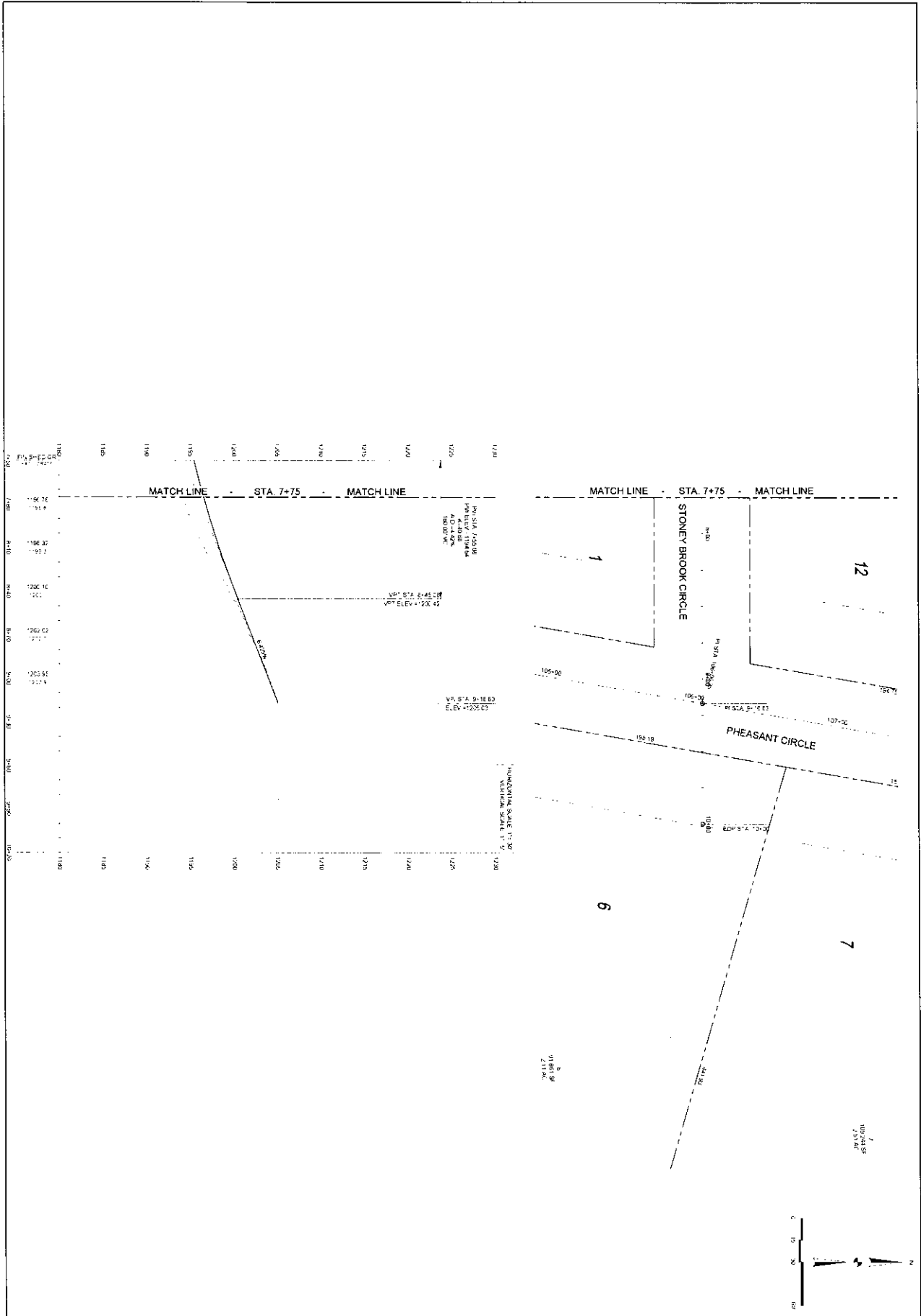
Stoney Brook East
Pottawatomie County Iowa
Stoney Brook Circle
Plan & Profile

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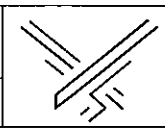
EAGLE ENGINEERING GROUP
12100 WEST CENTER ROAD SUITE 803
OMAHA, NEBRASKA 68144

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Stoney Brook
East
Pottawattamie County Iowa

Stoney Brook Circle
Plan & Profile



EAGLE ENGINEERING GROUP
12100 WEST CENTER ROAD SUITE 803
OMAHA NEBRASKA 68144

DATE	DESCRIPTION

TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: April 10, 2023

RE: #ZMA-2023-01

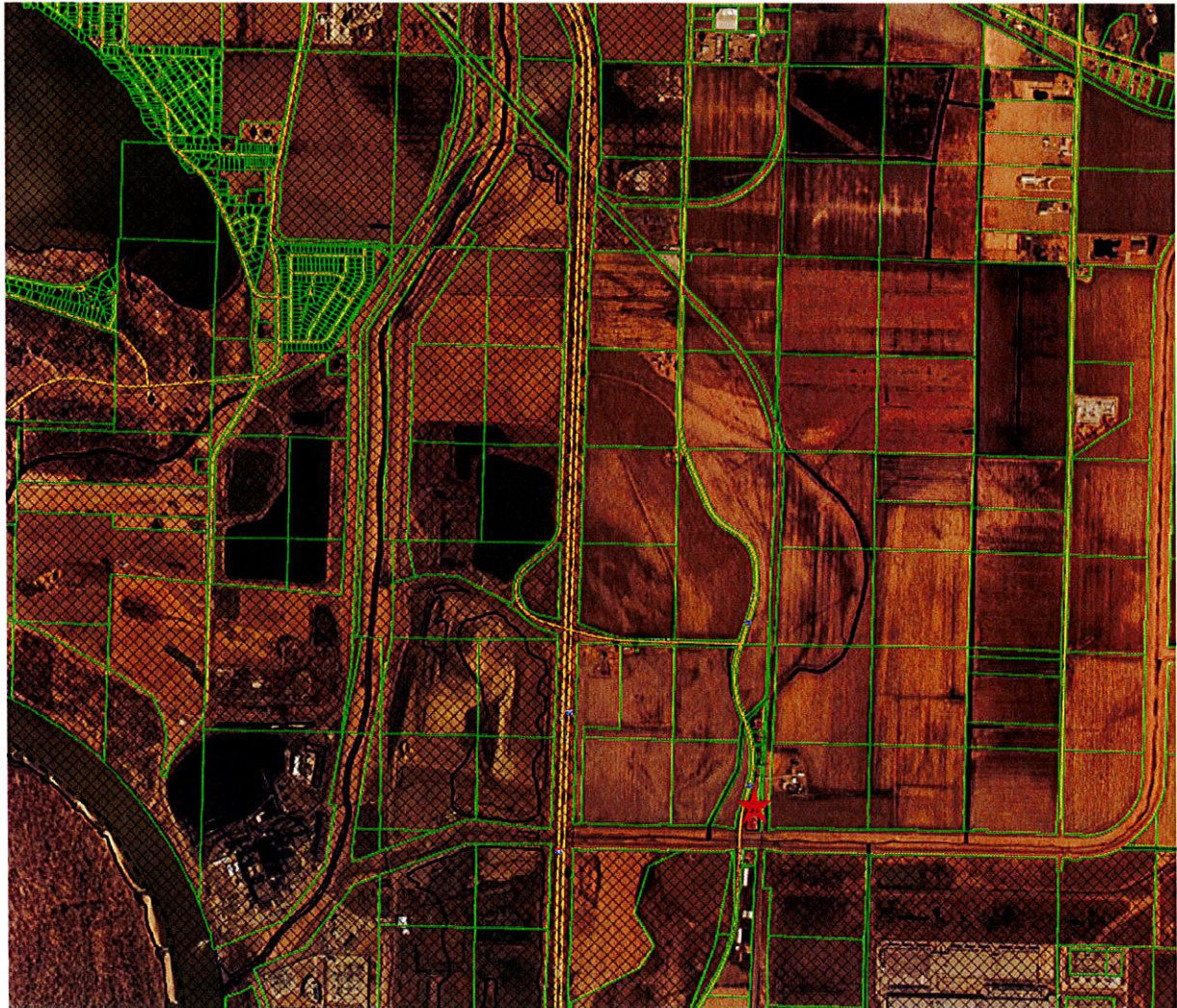
REQUEST: Zoning Map Amendment to reclassify approximately 1.04 acres from a Class A-3 (Riverfront & Ag Production) to a Class I-1 (Limited Industrial).

LOCATION: Lewis Township

192nd St

29-74-43 N445' S495' LYING E OF RD & W OF RR E1/2 NW

The subject property is located adjacent to the city limits of Council Bluffs on 192nd St.



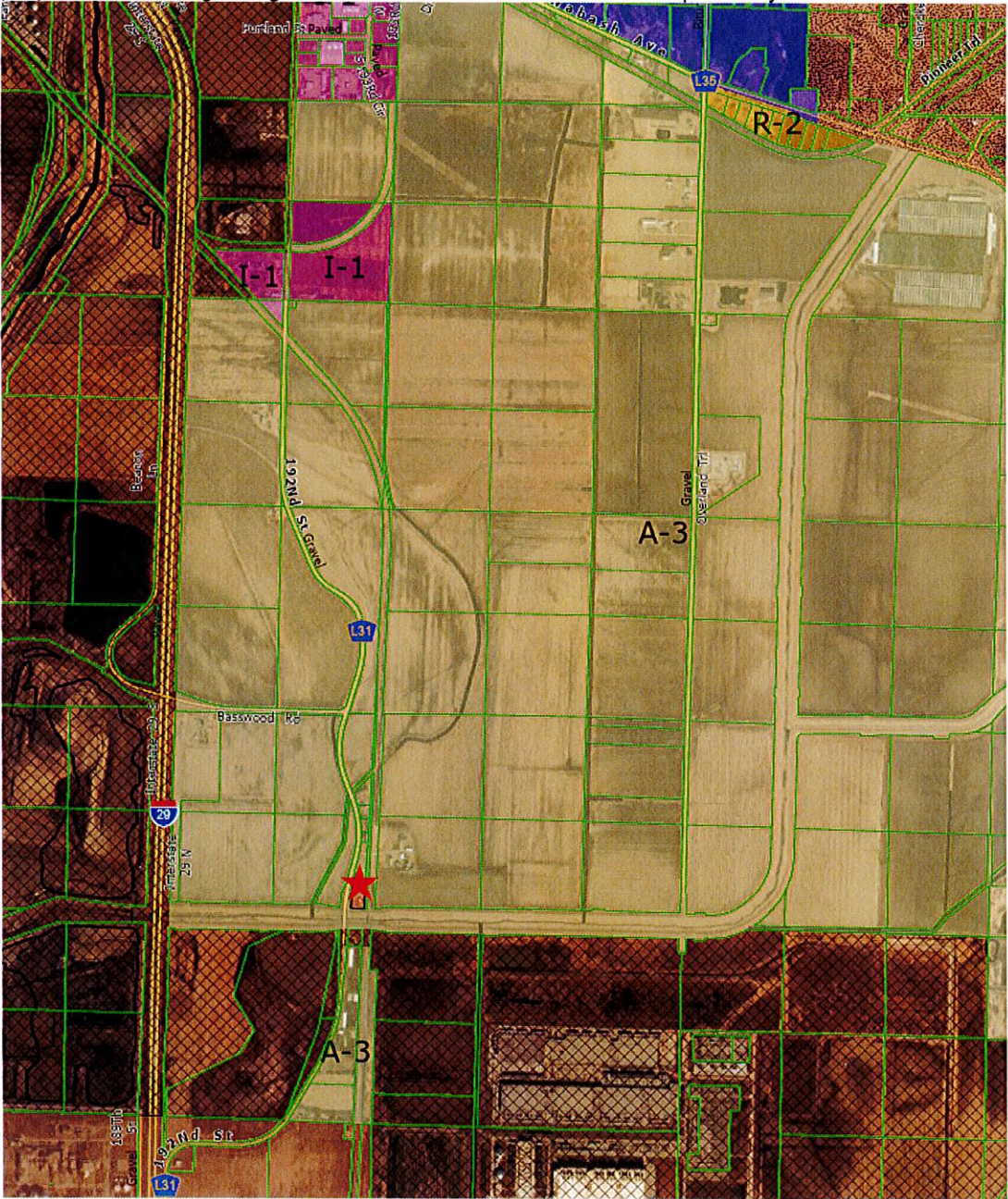
PROPERTY OWNER: Schultz Enterprises, Inc.

GENERAL INFORMATION:

The applicant has requested that approximately 1.04 acres, which are currently zoned A-3 (River Front & Agricultural Production) District, be rezoned to I-1 (Limited Industrial). His intent is to move his concrete business to this location. He intends to utilize the property as a contractor's storage yard for a dump truck, 2 trailers, 6 pickups. He and/or his son will be the only people travelling to and from the property

with equipment. Eventually he would like to build a shop/office for his 12 employees. The property is currently assessed as a Class C and the existing building is taxed as a Commercial Metal Warehouse.

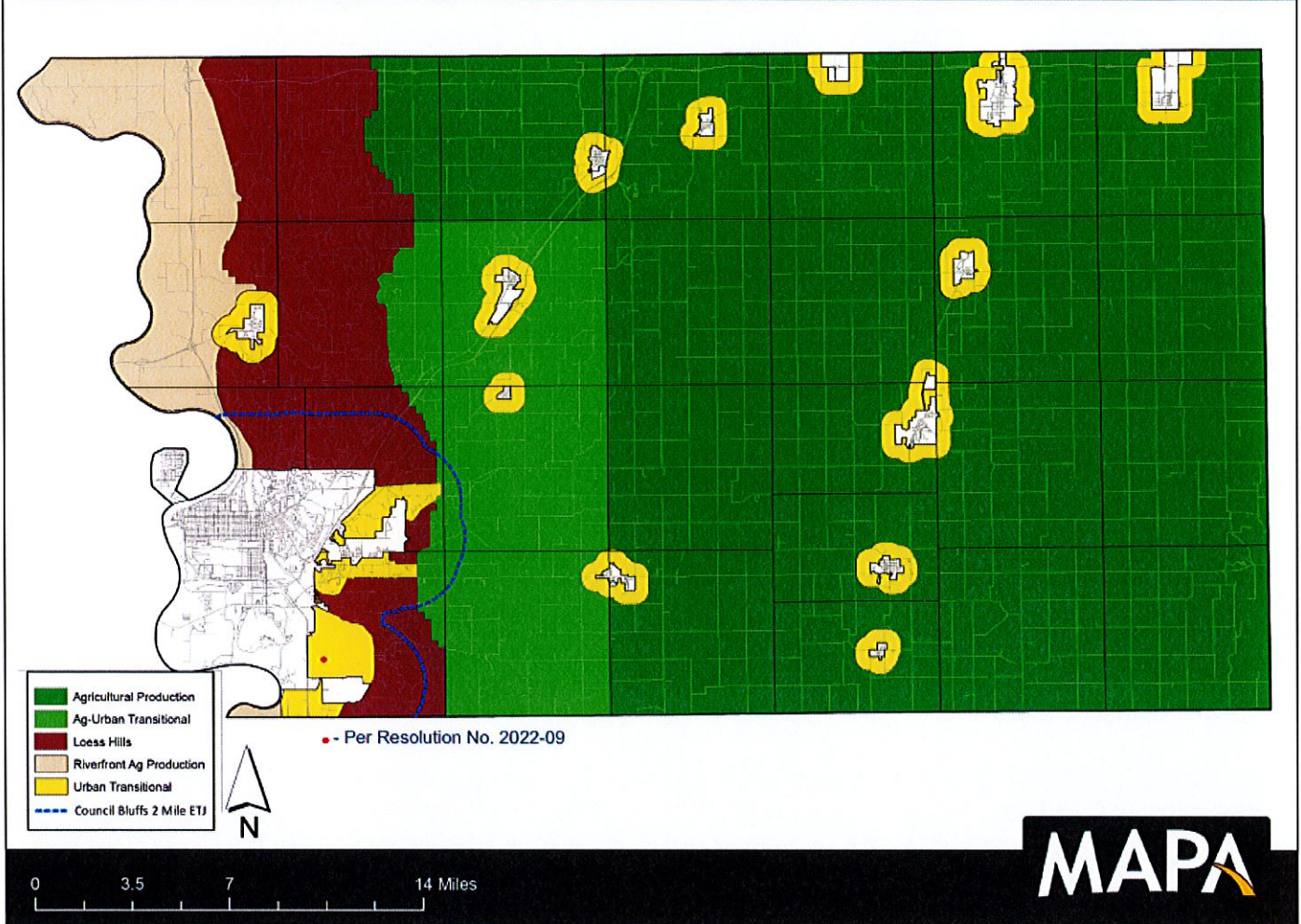
SITE & AREA REVIEW: The properties in the immediate area are a mixture of agricultural ground and industrial properties including Google. I-29 and the railroad are in close proximity.



SITE REVIEW: The parcel has a 603 square foot building on it.

LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan with the recent resolution identifying this area as Urban Transitional.

Illustration 3.3: Pottawattamie County Future Land Use



INDUSTRIAL AREAS

Future industrial usage is encouraged to locate in close proximity to major transportation routes within the 2-mile limit of Council Bluffs and ½-mile of each of the other communities or in specific rural areas such as along railroad or highway corridors. The types of industries that should be encouraged in these areas should include “light manufacturing” and “general industrial” types, such as high tech or agriculture related industries. These types of industries are typically clean and efficient in operation and provide varied classifications of employment opportunities.

ROADS & TRAFFIC: Access to the subject property is gained from 192nd Street, a gravel county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 430 vehicles per day.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone A-Areas of 1% annual chance of flooding. The applicant intends to elevate the property and file a LOMA (letter of map amendment) with FEMA.

March 24, 2023

Pam Kalstrup
Pott Co Planning and Development
Courthouse Annex First Floor
223 S 6th St.
Council Bluffs, IA 51503

Address: 11549 192 St, Council Bluffs, IA

Zoning: Residential to Industrial

To Whom It May Concern,

I would like to request the property located at 11549 192 St, Council Bluffs, IA, tax description LEWIS TWP 29-74-43 N445' S495' LYING E OF RD & W OF RR E1/2 NW, Parcel 744329177004 to be rezoned as Industrial.

The property sits among farmland with few residential properties. If the property were to be rezoned as Industrial, there would be Industrial dump trucks and commercial weight vehicles hauling trailers with equipment on them. I am looking to move my business to this property away from the current neighborhood environment. This will protect the integrity of the current street and it will keep the large commercial vehicles away from pedestrian and residential vehicle traffic, making it safer for all. The noise level from these large vehicles and equipment will be reduced as well.

I appreciate your consideration.

Regards,

Al Schultz
Schultz Enterprises, LLC
Owner

402.881.5196

