

SPECIAL PLANNING BOARD MEETING
Tuesday, May 27, 2014 - 7:00 P.M.
City Hall - 950 Locust St., Carter Lake, Iowa

Roll Call

1. Fleetpark LLC – 2200 Abbott Dr. – Zoning for proposed truck leasing and storage

Adjourn

5/23/14

lr

FOR OFFICE USE: CASE# _____
Z.B.A. Public Hearing: _____
Signs Issued: _____/_____/by_____

Receipt # _____
Amount \$ _____
By _____ Date _____

=====

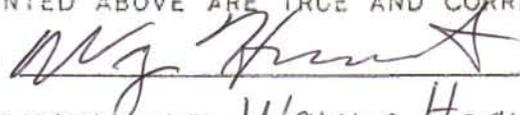
APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Fleetpark LLC Phone: _____
Address: 222 S 15th Street *Status: _____
2. REPRESENTED BY: Wayne Hoovestol Phone: 402-216-0222x204
Address: 1641 S 186th Circle, Omaha NE 68130
3. STREET ADDRESS/LOCATION: 2200 Abbott Drive
Carter Lake Iowa
4. LEGAL DISCRIPTION: Attached
5. OWNERS NAME: Info Group Inc, Lot 7 - Info USA Inc, Lots 9 & 10 - American Business Information, Lots 6 & 8
6. OWNERS ADDRESS: 5711 S 86th Circle, Omaha NE 68127
7. REASONS FOR REQUEST AND INTENDED USES: Dealer License and outdoor storage of trucks.
Explanation attached
8. ZONING DISTRICT: M-1
9. PRESENT USE: Office - Warehouse
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. No structure changes intended.
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
a. Denied "Building Permit Application" form..... _____
b. Approves..... _____
c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

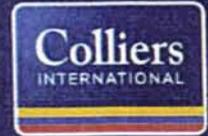
13. SIGNATURE:  Date: 5-2-14
TYPED OR PRINTED NAME: Wayne Hoovestol *Status: _____

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

FOR SALE OR LEASE > OFFICE SPACE

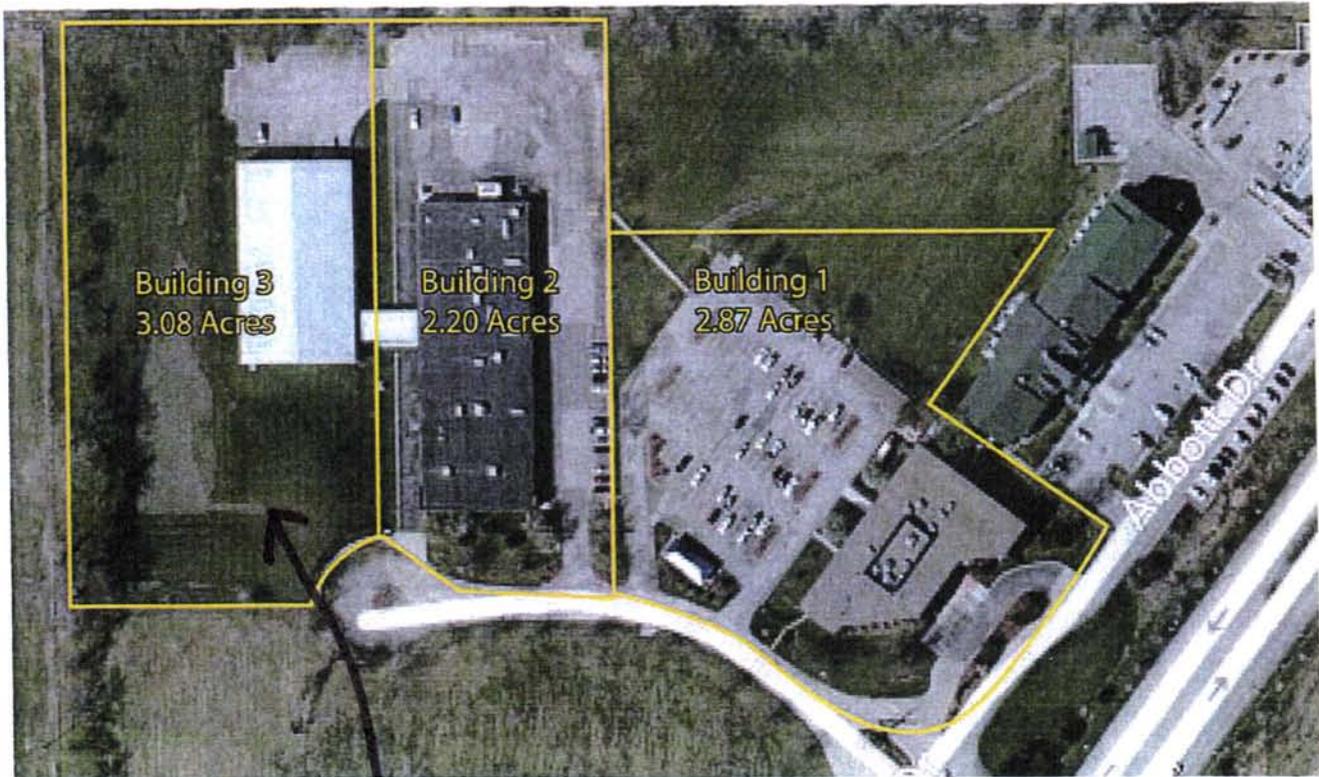
CARTER LAKE EAST OFFICE BUILDING

2200 ABBOTT DRIVE, CARTER LAKE, NE 51510



Accelerating success.

Aerial



*Additional
parking
concrete*

Contact us

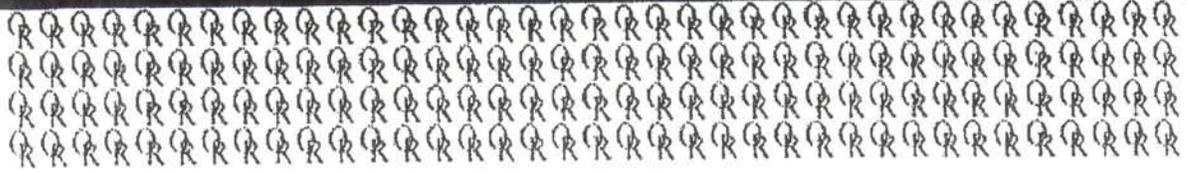
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COMMITMENT FOR TITLE INSURANCE
SCHEDULE A



5. The land referred to in this Commitment is described as follows:

Lot Seven (7), Owen Parkway, being a platting of Auditor's Lot 25 in the Southwest Quarter of the Southwest Quarter of Section 21 and part of Auditor's Lot 3 in the Northwest Quarter of the Northwest Quarter of Section 28, all in Township 75 North, Range 44 West of the 5th P.M., Pottawattamie County, Iowa (Infogroup, Inc.)

Lots 9 and 10, in Owen Parkway, a Subdivision in Carter Lake, Pottawattamie County, Iowa (infoUSA, Inc.)

Lots 6 and 8, in Owen Parkway, an Addition to the City of Carter Lake, Pottawattamie County, Iowa (American Business Information, Inc., a Delaware Corporation)

IOWA PROJECT QUESTIONNAIRE**1. Describe the company, its products, and the customer base:**

Cresco Capital, Inc. /Lone Mountain Truck Leasing provides financing to owner operators pursuing ownership of a semi-truck(s) to operate their business in the United States. Although we have a dealer license, virtually all of the trucks are leased to our customers and the titled ownership remains as Cresco Capital until the end of the lease, usually three to four years. Owner operators approved for financing will travel from long distances throughout the United States to choose from both used and new trucks located at any of the three Lone Mountain Truck Leasing locations. Current locations include: Pacific Junction, IA; Las Vegas, NV; and Tifton, GA. Each Lone Mountain Truck Leasing location also includes a maintenance center used to prepare trucks for leasing. These centers do not provide maintenance services to non-leasing customers.

The proposed Carter Lake, IA facility will combine the Credit, Customer Service, and Administration services of Cresco Capital with a new Lone Mountain Truck Leasing center. This new location will be the headquarters of the combined company and eliminate the Cresco Capital location in Omaha, NE and the Lone Mountain Truck leasing location in Pacific Junction, IA.

2. Describe the project including locations (city/county), proposed project activities, and estimated start date:

We plan to utilize the Info USA buildings for our corporate headquarters offices, currently about 50 people. In addition we will utilize the current warehouse building for truck maintenance and cleanup work, to prepare the trucks we purchase for sale/lease. This is currently about 12 people. We plan to do some renovation to the offices, as well as create more outside parking areas for trucks, mostly around the current warehouse in the back of the property.

Council Bluffs, Iowa, Code of Ordinances >> Title 15 - ZONING* >> Chapter 15.19 P-I/PLANNED INDUSTRIAL DISTRICT >>

Chapter 15.19 P-I/PLANNED INDUSTRIAL DISTRICT

Sections:

- [15.19.010 Statement of intent.](#)
- [15.19.020 Principal uses.](#)
- [15.19.030 Conditional uses.](#)
- [15.19.040 Accessory uses.](#)
- [15.19.050 Site development regulations.](#)
- [15.19.060 Development plan review procedure.](#)
- [15.19.470 Signs.](#)
- [15.19.080 Additional regulations.](#)

15.19.010 Statement of intent.

The P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5688 § 1 (part), 2002).

15.19.020 Principal uses.

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

- (1) Business, professional office;
- (2) Business goods and service establishment;
- (3) Equipment sales and rental;
- (4) General government use;
- (5) Local utility services;
- (6) Manufacturing, light;
- (7) Warehousing and distribution, limited.

(Ord. 5688 § 1 (part), 2002).

15.19.030 Conditional uses.

The following conditional uses shall be permitted in a P-I district in accordance with the requirements set forth in Chapter 15.27:

- (1) Communication tower;
- (2) Manufacturing, general;
- (3) Day care services.

(Ord. 5688 § 1 (part), 2002).

15.19.040 Accessory uses.

The following accessory uses shall be permitted in a P-I district:

- (1) Uses of land or structures customarily incidental and subordinate to one of the principal uses in the P-I district, unless otherwise excluded.

(Ord. 5688 § 1 (part), 2002).

15.19.050 Site development regulations.

Minimum tract size, lot size, setback requirements, height, lot coverage, signage and landscaping shall be determined through the development plan review procedures described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

(Ord. 5688 § 1 (part), 2002).

15.19.060 Development plan review procedure.

The development plan review procedure shall be as follows:

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

- ways, private and public streets and landscaping;
- (O) Proposed landscaping plan;
 - (P) Proposed signage plan;
 - (Q) On projects twenty (20) acres or more in area, or as deemed necessary by the community development director, a traffic impact study to include: (i) data on existing peak hour traffic volumes and conditions; (ii) directional distribution estimates of added traffic; (iii) projections of added traffic volumes for all of the appropriate critical hours; determination of needed improvements, controls, driving locations, and their design; (iv) and identification of any need for additional right-of-way which could be secured from the developer, shall be submitted;
 - (R) Architectural drawings, renderings, or other visual documents which illustrate proposed building design.

The community development department director shall determine the adequacy and completeness of the development plan application. The community development department director may require additional information prior to scheduling review by the city planning commission.

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

(Ord. 5688 § 1 (part), 2002).

15.19.470 Signs.

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

(Ord. 5688 § 1 (part), 2002).

15.19.080 Additional regulations.

Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage.

(Ord. 5688 § 1 (part), 2002).

Council Bluffs, Iowa, Code of Ordinances >> Title 15 - ZONING* >> Chapter 15.20 I-1/LIGHT INDUSTRIAL DISTRICT >>

Chapter 15.20 I-1/LIGHT INDUSTRIAL DISTRICT

Sections:

- [15.20.010 Statement of intent.](#)
- [15.20.020 Principal uses.](#)
- [15.20.030 Conditional uses.](#)
- [15.20.040 Accessory uses.](#)
- [15.20.050 Site development regulations.](#)
- [15.20.060 Additional regulations.](#)
- [15.20.070 Signs.](#)

15.20.010 Statement of intent.

The I-1 district is intended to provide for the development of light manufacturing and industrial areas. This district also accommodates a mixture of commercial services and light industrial uses with relatively limited external effects.

(Ord. 5366 § 3 (part), 1998).

15.20.020 Principal uses.

The following principal uses shall be permitted in a I-1 district:

- (1) Agricultural sales and service;
- (2) Auction;
- (3) Auction indoor;
- (4) Automobile repair, minor and major;
- (5) Automobile sales and rental;
- (6) Automobile service establishment;
- (7) Building material, sale and storage;
- (8) Business, professional office;
- (9) Business service establishment;
- (10) Commercial storage;
- (11) Consumer service establishment;
- (12) Contractor shop;
- (13) Equipment sales and rental;
- (14) Financial services;
- (15) General government use;
- (16) Governmental maintenance facility;
- (17) Greenhouse, commercial;
- (18) Hotel/motel;
- (19) Kennel, commercial;
- (20) Local utility service;

- (21) Manufacturing, light;
- (22) Private parking lot;
- (23) Public parking lot;
- (24) Public safety services;
- (25) Retail shopping establishment;
- (26) Tavern;
- (27) Warehousing and distribution, limited.

(Ord. 5557 § 1, 2001).

(Ord. No. 6147, § 1, 2-13-2012).

15.20.030 Conditional uses.

The following conditional uses shall be permitted in an I-1 district in accordance with the requirements set fogy in Chapter 15.27:

- (1) Correctional placement residences;
- (2) Day care services;
- (3) Detention facility;
- (4) Equipment repair;
- (5) Truck service establishment;
- (6) Truck terminal.

(Ord. 5557 § 2, 2001).

15.20.040 Accessory uses.

The following accessory uses shall be permitted in an I-1 district: (1) Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 3 (part), 1998).

15.20.050 Site development regulations.

Minimum Lot Size

Lot area:	10,000 square feet
Lot width:	75 feet
Lot depth:	100 feet

Minimum Setbacks	All Structures
Front yard:	25 feet
Interior yard:	10 feet
Street side yard:	15 feet
Rear yard:	10 feet
Maximum height:	50 feet
Lot coverage, all structures:	60% maximum

(Ord. 5366 § 3 (part), 1998).

15.20.060 Additional regulations.

- (1) No tavern shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.

(Ord. 5366 § 3 (part), 1998).

15.20.070 Signs.

Signage in this district shall comply with Chapter 15.33, Signs.

(Ord. 5366 § 3 (part), 1998).

Council Bluffs, Iowa, Code of Ordinances >> Title 15 - ZONING* >> Chapter 15.21 I-2/GENERAL INDUSTRIAL DISTRICT >>

Chapter 15.21 I-2/GENERAL INDUSTRIAL DISTRICT

Sections:

[15.21.010 Statement of intent.](#)

[15.21.020 Principal uses.](#)

[15.21.030 Conditional uses.](#)

[15.21.040 Accessory uses.](#)

[15.21.050 Site development regulations.](#)

[15.21.060 Additional regulations.](#)

[15.21.070 Signs.](#)

15.21.010 Statement of intent.

This district is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

(Ord. 5366 § 4 (part), 1998).

15.21.020 Principal uses.

The following principal uses shall be permitted in the I-2 district:

- (1) Agricultural sales and service;
- (2) Auction;
- (3) Auction indoor;
- (4) Automobile repair, minor and major;
- (5) Automobile sales and rental;
- (6) Automobile service establishment;
- (7) Building material, sale and storage;
- (8) Business service establishment;
- (9) Commercial storage;
- (10) Contractor shop;
- (11) Data center;
- (12) Equipment repair;
- (13) Equipment sales and rental;
- (14) Governmental maintenance facility;
- (15) Greenhouse, commercial;
- (16) Local utility service;
- (17) Manufacturing, light and general;
- (18) Private parking lot;
- (19) Public parking lot;
- (20) Public safety services;
- (21) Railroad yard and intermodal facilities;

- (22) Sign manufacturing;
- (23) Tavern;
- (24) Truck service establishment;
- (25) Truck terminal;
- (26) Warehousing and distribution, limited and general.

(Ord. 5957 § 1, 2007).

(Ord. No. 6148, § 1, 2-13-2012).

15.21.030 Conditional uses.

The following conditional uses shall be permitted in an I-2 district, in accordance with the requirements set forth in Chapter 15.27:

- (1) Contractor yard;
- (2) Correctional placement residences;
- (3) Day care services;
- (4) Detention facility;
- (5) Grain storage and distribution;
- (6) Rubble dump;
- (7) Salvage operations;
- (8) Storage yard;
- (9) Emergency shelter and homeless service center;
- (10) Commercial recreation (indoor);
- (11) Meat packing and processing.

(Ord. 5957 § 2, 2007).

15.21.040 Accessory uses.

The following accessory uses shall be permitted in an I-2 district:

- (1) Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 4 (part), 1998).

15.21.050 Site development regulations.

Minimum Lot Size

Lot area	15,000 square feet
Lot width	75 feet
Lot depth	150 feet

Minimum Setbacks	All Structures
Front yard	15 feet

Interior yard	10 feet
Street side yard	10 feet
Rear yard	10 feet
Maximum height	75 feet
Lot coverage, all structures	70% maximum

(Ord. 5957 § 3, 2007).

15.21.060 Additional regulations.

- (1) No tavern shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.

(Ord. 5366 § 4 (part), 1998).

15.21.070 Signs.

Signage in this district shall comply with Chapter 15.33, Signs.

(Ord. 5366 § 4 (part), 1998).

Council Bluffs, Iowa, Code of Ordinances >> Title 15 - ZONING* >> Chapter 15.22 I-3/HEAVY INDUSTRIAL DISTRICT >>

Chapter 15.22 I-3/HEAVY INDUSTRIAL DISTRICT

Sections:

- [15.22.010 Statement of intent.](#)
- [15.22.020 Principal uses.](#)
- [15.22.030 Conditional uses.](#)
- [15.22.040 Accessory uses.](#)
- [15.22.050 Site development regulations.](#)
- [15.22.060 Additional regulations.](#)
- [15.22.070 Signs.](#)

15.22.010 Statement of intent.

The I-3 district is intended to provide areas of the city for activities and uses of a heavy industrial character. This district is designed to accommodate industrial uses which have significant external effects. These uses typically have operating characteristics and environmental effects that make them incompatible with surrounding uses. The I-3 district is most appropriately located in areas that are separated from residential and consumer-oriented commercial districts.

(Ord. 5958 § 1, 2007).

15.22.020 Principal uses.

The following principal uses shall be permitted outright in an I-3 district:

- (1) Agricultural sales and service;
- (2) Chemical plant;
- (3) Electric utility generation facility;
- (4) Governmental maintenance facility;
- (5) Grain storage and distribution;
- (6) Horticulture and crop production;
- (7) Local utility service;
- (8) Manufacturing, general and heavy;
- (9) Railroad yard and intermodal facilities;
- (10) Sign manufacturing;
- (11) Truck service establishment;
- (12) Truck terminal;
- (13) Warehousing and distribution, limited and general.

(Ord. 5958 § 2, 2007).

15.22.030 Conditional uses.

The following conditional uses shall be permitted in an I-3 district in accordance with the requirements set forth in Chapter 15.27:

- (1) Rubble dump;
 - (2) Meat packing and processing.
- (Ord. 5958 § 3, 2007).

15.22.040 Accessory uses.

The following accessory uses shall be permitted in the I-3 district:

- (1) Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 5 (part), 1998).

15.22.050 Site development regulations.

Minimum Lot Size

Lot area	5 acres
Lot width	300 feet
Lot depth	600 feet

Minimum Setbacks	All Structures
Front yard	30 feet
Interior yard	20 feet
Street side yard	20 feet
Rear yard	20 feet
Maximum height	300 feet
Lot coverage, all structures	70% maximum

;hn0s; (Ord. 5958 § 4, 2007).

15.22.060 Additional regulations.

The maximum height of a structure shall be as limited by Section 15.22.050, except in cases where smokestacks or towers are integral to a legally established electric utility generation facility. In such cases, the height shall be unlimited, provided an area equal to the maximum height of the tallest part of the structure can be maintained from all of the property lines of the parcel of land on which the facility is located.

(Ord. 5958 § 5, 2007).

15.22.070 Signs.

Signage in this district shall comply with Chapter 15.33, Signs.

(Ord. 5366 § 5 (part), 1998).