NeighborWorks®
HOME SOLUTIONS

May 23, 2023

Mr. Christopher Gibbon
City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: Letter of Intent: Josies Development

Dear Mr. Gibbons:

Please accept this Letter of Intent for the proposed subdivision platting of Fleming & Davis Addition, Lots 13 thru 22, Block 27 and Lots 23-24, Block. The proposed subdivision is a 1.26 acre, 8 parcels, single family residential replat of lots 13 through 24 including the 16.0' x 360.0' alley. The property is bounded by South 16th Street on the east, South 17th Street on the west and 14th Avenue on the South. The parcel to the North, Fleming & Davis Addition, Lots 1 thru 12, Block 27, Lots 1 thru 15 S. of RR ROW, Block 22 & 13th Avenue ADJ.

The subdivision is served by existing paved streets, existing sanitary sewer and existing water main, therefore no new public improvements are contemplated for this development. The property is located in a blighted area of the community and is scheduled for site demolition and restoration will occur as a separate function to this subdivision platting. Redevelopment will include restoration, replat and the construction of eight (8) single-family detached housing units by NeighborWorks Home Solutions for the owner, Almond Development (US Property, Inc.). All housing units are to be initially owned and occupied by US Property employees who will need long-term housing while employed at the cold-storage facility in Council Bluffs, IA.

The proposed development is an R-2 zoning district, therefore the owner is submitting a Planned Residential Development Plan (PR Overlay) to reduce street side yard setbacks for the two end units as part of the proposed PR Overlay, and the subdivision variances to allow all lots to exceed the 3:1 lot depth-to-width ratio and be less than the required 50 feet (interior lots) and 55 feet (corner lots).

Thank you for your consideration. Should you have any questions, please contact me.

David Hazlewood
Chief Executive Officer

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