RESOLUTION NO. 23-219

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN ON PROPERTY LEGALLY DESCRIBED AS LOTS 13 THROUGH 24, BLOCK 27, FLEMING AND DAVIS ADDITION, ALONG WITH THE EAST/WEST ALLEY ADJOINING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Almond Opportunity LLC is requesting adoption of a planned residential development plan on property legally described above and generally located at 1608 and 1632 14th Avenue; and

WHEREAS, The following standards shall apply:

A. Site Development

1. All principal and accessory structures shall comply with all site development standards (i.e., setback distances, building height, and lot coverage) in Section 15.09.050, Site Development Regulations, R-2/Two-Family Residential District, of the Municipal Code (Zoning Ordinance).
    a. **EXCEPTION**: The minimum required street-side yard setback for Lots 1 and 8, Josies Development Addition shall be six feet provided no structure or any other obstruction is placed within an isosceles triangle having sides of 35 feet each running along the edge of the pavement, or curb if present, of each abutting street.
2. All fencing in the subdivision shall comply with the standards stated in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
3. All site lighting shall comply with the standards stated in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

B. Off-Street Parking

1. The required number of off-street parking spaces for each home shall be based on the standards in Section 15.23.060, Parking Spaces Required, of the Municipal Code (Zoning Ordinance).
    1. Single-family dwelling, detached: Two parking spaces per dwelling unit.
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).

C. Landscaping

1. The applicant did not provide a landscaping plan for the proposed development. The Community Development Department recommends that one ornamental street tree be planted along the

frontage of each lot prior to the issuance of the Certificate of Occupancy for each residence.

D. Architecture

1. The submitted architectural renderings show the proposed homes will consist of two-story houses with slab foundations and front-loaded garages. The applicant is proposing four design variations for the homes, which are shown in Attachments 'E,' 'F,' 'G,' and 'H.' The submitted architectural renderings are generally acceptable and shall be considered a baseline for the homes that are constructed as part of this development.

E. Signage

1. A signage plan was not submitted with the development plan. All signage shall be installed in accordance with Section 15.33.160(C) of the Council Bluffs Municipal Code (Zoning Ordinance); and

WHEREAS, The Community Development Department recommends approval of the request to adopt a planned residential development plan on property legally described as Lots 13 through 24, Block 27, Fleming and Davis Addition, along with the east/west alley adjoining, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following condition:

A. 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.

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

That the planned residential development plan on property legally described as Lots 13 through 24, Block 27, Fleming and Davis Addition, along with the east/west alley adjoining, City of Council Bluffs, Pottawattamie County, Iowa, is hereby adopted and approved.

ADOPTED AND APPROVED August 14, 2023.

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk