RESOLUTION NO. 24-12

A RESOLUTION TO ADOPT AN ASSOCIATED PR-2/PLANNED RESIDENTIAL DEVELOPMENT PLAN ON PROPERTY LEGALLY DESCRIBED AS LOT 65, CITY ACRES, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Jamie Augustine is requesting adoption of an associated PR-2/Planned Residential development plan on property legally described as Lot 65, City Acres, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, A request for PR-2/Planned Residential Overlay on this property is also under consideration before this Council; and

WHEREAS, The following standards shall apply:

A. **Site Development**

1. In order to maintain a consistent street wall that enhances pedestrian interest and maintains the aesthetic quality of the area, the proposed homes shall be built within a build-to zone defined by a minimum front yard setback of 20 feet and a maximum front yard setback of 30 feet.
   a. The submitted plot plan (see Attachment 'B') shows the proposed townhouse will have a front yard setback of 25 feet.
2. The minimum required interior side yard setback for the proposed townhouse shall be five feet.
   a. The submitted plot plan (see Attachment 'B') shows the proposed townhouse will have an interior side yard setback of six and a half feet.
3. All principal and accessory structures shall comply with all other site development standards (i.e., rear yard setback, building height, and lot coverage) 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 'B') shows the proposed townhouse will have a rear yard setback of 193 feet.
   b. The submitted floor plan (see Attachment 'C') shows the proposed townhouse will comply with R-1 District lot coverage requirements.
   c. The submitted building elevations (see Attachment 'C') show the proposed townhouse will measure approximately 25 feet in height, and thus will not exceed the maximum height allowed for principal structures in the R-1 District.
4. Building features may project into required yards to the extent and under the conditions and limitations in Section 15.24.060, Yard Exceptions and Permitted Intrusions into Required Yards, of the Council Bluffs Municipal Code (Zoning Ordinance).
5. All fences and walls shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
6. All site lighting shall comply with the standards 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 the proposed townhouse shall be based on the standards in Section 15.23.060, Parking Spaces Required, of the Municipal Code (Zoning Ordinance).
    a. A minimum of six parking spaces will be required for the proposed townhouse. Each unit will have a one-stall attached garage, which would not provide the required amount of off-street parking for the development. In order to meet minimum off-street parking requirements, the driveways shall be included in the total parking count for the development.
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 a total of two street trees be planted at this site prior to the issuance of the Certificate of Occupancy for the proposed townhouse. Required street trees shall be generally evenly spaced apart along the entire length of the frontage.
2. 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.

D. Architecture

1. The submitted building elevations show the proposed townhouse will be one story tall with a slab foundation and front-loaded garages, and will be primarily constructed out of siding. To enhance the architectural design of the proposed townhouse and maintain the appearance of the surrounding area through the use of high quality, durable materials, the Community Development Department recommends that a minimum of 10% of the front façade be made of brick, stone or tile. Masonry materials shall be located primarily along the base of the building.

E. Signage

1. A signage plan was not submitted with the development plan. 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).

WHEREAS, The Community Development Department recommends adoption of an associated PR-2/Planned Residential development plan on property legally described as Lot 65, City Acres, City of Council Bluffs, 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.

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

That the associated PR-2/Planned Residential development plan on property legally described as Lot 65, City Acres, City of Council Bluffs, Pottawattamie County, Iowa is hereby approved.

ADOPTED
AND
APPROVED January 15, 2024

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk