CITY GROWTH AREA IB

Land located within the three-mile study area that is a priority for growth in an urban development pattern. The land is identified as an area having access, or planned access for service including water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Areas should be developed to City standards. The area is projected to have access to a roadway network. In many cases this area can be serviced from existing infrastructure with extensions and does not require installation of new main service trunk lines. Areas will be annexed and reclassified into the appropriate City zoning district as subdivision or development of individual sites occur.

Service Area Goals

The following goals have been identified for City Growth Area IB:

Goal 1: Development shall be constructed in accordance with City development standards.

Goal 2: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin. Amend the growth area map accordingly if studies recommend modification based on sewer capacity, serviceability, etc.

Goal 3: Encourage and concentrate development in areas that have access to or can be provided with full urban services.

Goal 4: Limit the subdividing of land into acreages that are not provided with full services.

Goal 5: Areas that can be fully serviced with sanitary sewer extensions from existing lines should be prioritized for development. Areas that can be fully serviced should be developed to maximum densities where possible.

Goal 6: Limit subdividing of land along existing road frontages into acreages which may impede the future development of the full parcel.

Goal 7: Encourage commercial and/or industrial use as identified on the future land use plan and where full services can be established at the time of development.

Goal 8: Areas with full urban services should be annexed into the City or should be required to be annexed at the time of development.

Goal 9: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.

Goal 10: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.

Goal 11: Allow areas previously developed to be further subdivided subject to (1) annexation into the City or (2) adoption of an annexation agreement.

Service Area Policies

This section provides policy statements for City Growth Area IB:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs.
2. Annexation shall be required if subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) meets one or more of the following criteria:
    - Occurs adjacent to City limits;
    - Annexation of the property would connect to land in City Growth Areas IA or 2;
    - Annexation would square off a boundary; and/or
    - Annexation would facilitate infrastructure extensions and/or improvements.
3. Require property that is annexed within this area be served with sanitary sewer and potable water at the time development occurs.
4. Allow existing septic systems to be maintained or replaced until sanitary sewer is available within 200 feet of a subject property.
5. Promote the extensions of municipal services to include water, sanitary sewer, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library and park and recreation services to proposed development sites.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Interconnect to other adjoining parcels to facilitate future development and circulation when practicable.
8. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
9. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall comply with the standards and procedures established in Title 14: Subdivisions of the Council Bluffs Municipal Code and shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, or property line adjustment shall be approved that causes or increases the nonconformity of any lot, use, or structure.

Implementation Strategies

This section provides implementation strategies for City Growth Area IB:

1. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area IB.
2. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that none of the criteria in Policy Statement No. 2 are met and it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis.
3. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) in City Growth Area IB shall be reviewed and approved by the City of Council Bluffs.
4. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
5. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the “homestead” parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
6. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot.
7. Zoning shall remain under the authority of Pottawattamie County until time of annexation.