RESOLUTION NO. 24-117

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A THREE-LOT INDUSTRIAL SUBDIVISION TO BE KNOWN AS SOUTHLANDS SUBDIVISION, AS LEGALLY DESCRIBED IN "ATTACHMENT A".

WHEREAS, Questa, LLC and MidAmerican Energy are requesting final plat approval for this subdivision to be built on land lying north of property addressed as 2849 River Road and legally described in "Attachment A"; and

WHEREAS, The Community Development Department provided the following comments:

A. The proposed Southlands Subdivision is generally consistent with the Bluffs Tomorrow: 2030 Plan and the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances.

B. The minimum lot size property zoned I-2 District is 15,000 square feet, as per Section 15.21.050, Site development regulations, I-2/Industrial District of the Municipal Code (Zoning Ordinance). Proposed Lot 1 will contain 927.65 acres of land and will be owned by Questa, LLC; and proposed Lots 2 and 3 will contain 5.62 acres and 16.98 acres respectively and will be owned by MidAmerican Energy. All lots within the proposed subdivision comply with I-2 District lot size requirements.

C. All future construction and development within this subdivision shall comply with standards stated in Section 15.21.050, Site development regulations, I-2/Industrial District of the Municipal Code (Zoning Ordinance).

D. The subdivision is located within a Flood Zone 'X', according to FEMA Map Number 19155C0595E, dated February 4, 2005, and is protected from Missouri River and Pony Creek floods by levees.

E. Proposed Lot 1 has direct access Bunge Avenue. Proposed Lots 2 and 3 will have access to Bunge Avenue via pre-existing ingress/egress easements across Lot 1, as shown on Sheets, 2, 3, 5 and 8 of the proposed final plat. No new public roadway extensions are proposed at this time.

F. All electric, gas, water, cable and communication facilities are available to serve development within the subdivision and shall be installed underground. Overhead transmission lines that connect into MidAmerican Energy's substations on Lots 2 and 3 are not required to be buried underground. All costs to construct, remove, and/or relocate any utilities within the proposed subdivision shall be the responsibility of the developers/land owners, and not the City of Council Bluffs.

G. No private restrictions or covenants will be recorded by the City with this plat. A note indicating such is stated on the final plat.

H. All City Departments and local utility companies were provided a copy of the proposed final plat to review. The following comments were received:

1. Council Bluffs Public Works stated easements all natural drainage ways that flow through the site require easements to be defined over them. Additionally, Public Works has no concerns with the plat not

containing standard perimeter easements for utilities as they are all supplied through defined easements paths on the property. Public Works also recommended all of the hatched easements be captured in a legend on the plat with a definition of the easement and ownership.

I. The following technical corrections must be made to the final plat prior to being signed by the City:
   1. Sheet 2 of 11: Identify which point on the plat map is the "Point of Beginning".
   2. Sheet 5 of 11: Notate the course bearing distance and linear feet of all property lines shown on the plat.
   3. Sheet 8 of 11: Notate the course bearing distance and linear feet of all property lines shown on the plat; and

WHEREAS, The Community Development Department recommends final plat approval of Questa, LLC and MidAmerican Energy for final plat approval of a three-lot industrial subdivision to be known as Southlands Subdivision, as legally described in "Attachment A", subject to all comments stated above and following conditions:

A. All technical corrections shall be incorporated into the final plat document prior to being executed; and

B. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director; and

C. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements; and

D. All electric, gas, water, cable and communication facilities shall be installed underground. Overhead transmission lines that connect into MidAmerican Energy's substations on Lots 2 and 3 are not required to be buried underground. All costs to construct, remove, and/or relocate any utilities within the proposed subdivision shall be the responsibility of the developers/land owners, and not the City of Council Bluffs.

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

That the request for final plat approval of a three-lot industrial subdivision to be known as Southlands Subdivision, as legally described in "Attachment A", is hereby approved.

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND April 22, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk