RESOLUTION NO. 24-150

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS DANCO SUBDIVISION, BEING LEGALLY DESCRIBED AS A REPLAT OF LOTS 23 THROUGH 30, BLOCK 46, BROWN'S SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Danco II 1512 Council Bluffs, LLC is requesting this final plat approval on land located at 3606 and 3624 9th Avenue and legally described above; and

WHEREAS, The Community Development Department provided the following comments:

A. The proposed Danco 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 for property zoned C-2 District is 5,000 square feet, as per Section 15.15.050, Site Development Regulations, C-2/Commercial District of the Council Bluffs Municipal Code (Zoning Ordinance). The proposed subdivision contains a total of 42,834 square feet of land, which complies with minimum C-2 District lot size requirements.

C. All future construction and development within this subdivision shall comply with standards stated in 15.15.050, Site Development Regulations, C-2/Commercial District of the Council Bluffs Municipal Code (Zoning Ordinance).

D. The subdivision is located within a Flood Zone 'X', according to FEMA Map Number 19155C0394E, dated February 4, 2005.

E. The subdivision directly abuts 9th Avenue, S. 36th Street, and the northbound I-29 frontage road. All vehicular access to the subdivision will from 9th Avenue and/or S. 36th Street. No direct vehicular access will be allowed to the northbound I-29 frontage road and no new public roadway extensions are proposed with this request.

F. The proposed subdivision has adequate access to utilities (i.e., water, sanitary sewer, storm sewers, electricity, gas, etc.) for development purposes. All utilities shall be installed 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, local utility companies, and the Iowa Department of Transportation (IDOT) were provided a copy of the proposed final plat to review and no comments or concerns were received. The following comments were received.

I. The following technical corrections must be made to the final plat prior to being signed by the City:

1. Draw and notate Lots 9 and 22, Block 46, Brown's Subdivision on the final plat as these are existing lots of record that are owned by the State of Iowa; and

WHEREAS, The Community Development Department recommends final approval of a one-lot commercial subdivision to be known as Danco Subdivision, being legally described as a replat of Lots 23 through 30, Block 46, Brown's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, 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;

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 time has been granted by the Community Development Department Director;

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

D. All utilities shall be installed underground. Any cost to remove and/or relocate any utilities shall be the sole expense of the applicant and not the City.

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 one-lot commercial subdivision to be known as Danco Subdivision, being legally described as a replat of Lots 23 through 30, Block 46, Brown's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, 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 May 20 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. #SUB-24-003