RESOLUTION NO. 24-186

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A TWO-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS HRH REPLAT 1, LEGALLY DESCRIBED AS BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18, EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Justin Insinger is applying for HRH Holdings to get final plat approval for this property located at 2127, 2129 and 2139 Avenue A and 2146 W. Broadway; and

WHEREAS, The Community Development Department provided the following comments:

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

B. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The developer has submitted applications to rezone proposed Lot 2 and amend its future land use designation (see Cases #ZC-24-004 and #CP-24-002) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code and the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).

C. All construction activity that occurs within the proposed subdivision shall comply with the site-specific development plan adopted for the subject properties (Case #MIS-23-015).

D. Both lots within the proposed subdivision will have access to improved public streets. Proposed Lot 1 will have access to W. Broadway and N. 22nd Street and proposed Lot 2 will have access to N. 22nd Street and Avenue A.

E. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.

F. The proposed subdivision is not located within a flood zone.

G. The following technical correction(s) shall be made to the final plat prior to being executed by the City of Council Bluffs:

1. The referenced Instrument No. 111000 should be “Instrument No. 11100”; and

WHEREAS, The Council Bluffs Water Works provided the following comments:

A. There is a water main the right-of-way of N. 22nd Street that will need to be protected in place.

B. There is a service for 2200 W. Broadway in the right-of-way of N. 22nd Street that will need to be protected in place.

C. There is a service for 2124 W. Broadway in the alley that will need to be protected in place.

D. The current service for Runza will run directly under the monument sign; and

WHEREAS, The Community Development Department recommends final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:

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

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

C. All comments and technical corrections stated in the case staff report shall be addressed on the final plat prior to the execution of the document.

D. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.

E. All development within the proposed subdivision shall comply with the development standards listed in the site specific development plan for the subject property (Case #MIS-23-015).

F. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility.

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 two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, 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 July 8, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk