RESOLUTION NO. 24-262

A RESOLUTION TO ADOPT AN ASSOCIATED MASTER DEVELOPMENT PLAN ON PROPERTY LEGALLY DESCRIBED AS BEING PORTIONS OF THE NW1/4 NW1/4 AND THE SW1/4 NW1/4 AND THE SE1/4 NW1/4 OF SECTION 18-74-43 ALONG WITH A PORTION OF THE SE1/4 NE1/4 OF SECTION 13-74-44 ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, The City of Council Bluffs is requesting adoption of the associated Master Development Plan to develop 94.65 acres of City-owned land, located east of Mohawk Street and the Council Bluffs Country Club Golf Course, and immediately west of property addressed as 4875 E. Manawa Drive; and

WHEREAS, A request for PR-1/Planned Residential Overlay on this property is also under consideration before this Council; and

WHEREAS, The Community Development Department recommends adoption of the associated Master Development Plan on for the East Manawa Subdivision, legally described above, as shown in Attachments C and D, subject to the comments stated above and the following condition:

A. 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 Master Development Plan on property legally described as being portions of the NW1/4 NW1/4 and the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 18-74-43 along with a portion of the SE1/4 NE1/4 of Section 13-74-44 all in the City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED AND APPROVED September 23, 2024.

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk