RESOLUTION NO. 24-263

A RESOLUTION GRANTING PRELIMINARY PLAN APPROVAL OF A 94.65 ACRE (MORE/LESS) MASTER-PLANNED RESIDENTIAL SUBDIVISION TO BE KNOWN AS EAST MANAWA SUBDIVISION, 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 preliminary plan approval for 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, The first phase of the development consists of 50 residential lots, four outlots, and a new east/west street that connects East Manawa Drive and Mohawk Street along the southerly portion of the development; and

WHEREAS, The Community Development Department provided the following comments:

A. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, "but shall be deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat" (§14.11.060(D)—Subdivision Ordinance). A final plat application must be filed within one year of the date of action by the City Council. A request for extension may be made by the sub-divider in writing prior to the expiration date. One-year extensions are considered by the City Planning Commission.

B. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The City has submitted applications to rezone the subject property (see Case #ZC-24-005) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code.

C. The City proposes to rezone the subject property from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Residential District. The R-3 District allows for a variety of housing typologies and the adoption of a planned residential development plan that establishes site development, architecture, landscaping, off-street parking and signage standards for the subject property (see Case #PR-24-001). All construction activity shall comply with the planned residential development plan for the East Manawa Subdivision (see Case #PR-24-001).

D. The proposed preliminary subdivision plans shows development will occur in phases. Phase 1 will consist of 50-lots that each measure 40' x 100+' in size along the southern edge of the subdivision. All lots in Phase 1 will be developed with attached single-family dwellings. Outlots A through D in Phase 1 will be utilized for storm water detention and will be dedicated and maintained long-term by a newly established East Manawa Homeowners Association. The City has issued a Request for Proposals (RFP) to solicit

interest from builders to construct attached single-family dwellings in Phase 1. The deadline for builders to submit their proposals to the City is August 21, 2024. The City will then select a preferred builder(s) to complete construction of the dwellings. The deadline for the new dwellings to be constructed and sold to buyers is July 31, 2026. All other land area within the subdivision that is not part of Phase 1 will be developed in phases as funding and builders are available.

E. Access to the East Manawa Subdivision will be provided from existing and proposed roadways. East Manawa Drive will serve as the primary access point to the subdivision from the East, and Mohawk Street and Comanche Street will serve as the access points from the West. Within the subdivision, new streets will be constructed to provide access to platted lots and will designed to connect with other existing or new roadways. Additionally, the proposed plans show roads will be stubbed out to abutting properties to the north (Council Bluffs Country Club Golf Course) and south (undeveloped land) to help facilitate future development.

F. A traffic study was not completed at this time as the adjacent roadways (East Manawa Drive, Mohawk Street, and Comanche Street) were determined by City staff to have adequate capacity to handle traffic associated with the subdivision. The East Manawa Drive/Highway 92 (Veterans Memorial Highway) intersection is signalized. A future traffic study to determine if modification(s) to the turning movements at said intersection may be necessary once future phases and development typologies are known

G. The standard 5-foot and 10-foot wide franchise utility easements along all front, side, and rear property lines shall be shown on the final plat(s).

H. The proposed subdivision includes the following easements:
   1. A 50-foot-wide sanitary sewer easement along the southerly line of Outlot A and Lots 1 through 30 of Phase 1. No building construction shall be allowed on or within said easement area;
   2. A 50-foot-wide waterline and storm drainage easement that traverse the subdivision from the northeast to the southwest. No building construction shall be allowed on or within said easement area; and
   3. A 15-foot-wide right-of-way easement along the westerly line of the southern half of the subdivision, adjacent to Mohawk Street.

I. All lots will be served 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 public utilities for Phase 1 of the subdivision shall be the responsibility of the City. All costs to construct, remove and/or relocate any public utilities for future phases of the subdivision will be determined in the development agreements between the City and the selected builder(s).

J. Sidewalks along the frontages of all buildable lots will be completed by the selected builder(s) prior to a final certificate of occupancy being granted.

Sidewalks along the Outlots A and B in Phase 1 will be completed by the City as part of the new east/west road construction. Sidewalks along all other outlots will be completed in accordance with the development agreements between the City and future builders in the subdivision.

K. A pedestrian trail will be constructed within the subdivision to provide public access to the existing trail network along East Manawa Drive and to the sidewalk network in the Lake Manawa Neighborhood. The exact location of said trail will be coordinated between the City's Parks and Community Development Department prior to final plats being approved. Any necessary easements and/or land dedications for said trail will be stated on the final plat prior to being recorded.

L. The proposed subdivision is located within an X flood zone (area with reduced flood risk due to levee) according to FEMA map panels 19155C0578E, dated 2/4/2005, and 19155C0579E, dated 2/4/2005.

M. The proposed street names for the subdivision are not finalized and will be subject to further review and discussion by the City of Council Bluffs, prior to the final plat being approval.

N. Council Bluffs Public Works provided the following comments:
   1. Drainage report has been received and Public Works will continue to work with the Engineer to finalize the report
   2. Preliminary plans have been received and Public Works will continue to work with the Engineer to finalize construction plans
   3. Once the final plat has been received we will review it for easements etc.

O. Council Bluffs Water Works Department stated that they will work with the City on main extension agreements for providing water to lots within the subdivision.

P. Council Bluffs Parks Department stated they will work with the Community Development Department to identify a trail connection from the neighborhood out to East Manawa Drive so residents can connect to the East Manawa trail. This link would also connect the city's park to the trail system; and

WHEREAS, The Community Development Department recommends preliminary plan approval of the proposed residential subdivision to be known as East Manawa Subdivision, 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, subject to the comments above and the conditions below:

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

B. All comments stated in the case staff report shall be addressed on the final

plat prior to the execution of the document.

C. All development within the proposed subdivision shall comply with the development standards listed in the proposed development plan for the subject property (Case #PR-24-001).

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

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

That the request for a preliminary plan approval of the proposed residential subdivision to be known as East Manawa Subdivision, 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, subject to all comments and conditions listed above and all local, state and federal regulations.

ADOPTED
AND September 23, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk