RESOLUTION NO. 24-362

A RESOLUTION TO ADOPT A PLANNED COMMERCIAL DEVELOPMENT PLAN FOR A 280-UNIT MULTI-FAMILY HOUSING DEVELOPMENT ON PROPERTY LEGALLY DESCRIBED AS LOT 10, LAKE MANAWA CENTRE SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT A TRACT OF LAND LOCATED IN PART OF LOT 10, LAKE MANAWA CENTRE SUBDIVISION AS PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Cornerstone Housing Group, LLC has submitted this request for a planned commercial development plan on undeveloped land located immediately east of 100 Power Drive legally described above and more particularly described in "Attachment A"; and

WHEREAS, The standards that shall apply are set forth in the Planning Commission Communication attached hereto; and

WHEREAS, Approval of the request to adopt a planned commercial development plan for a 280-unit multi-family housing development for property legally described as Lot 10, Lake Manawa Centre Subdivision, City of Council Bluffs, Pottawattamie County, Iowa except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

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; and

B. The previously approved development plan for the subject property shall be rescinded as it is no longer applicable to the proposed development (Reso. No. 21-96).

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

That the request to adopt a planned commercial development plan for a 280-unit multi-family housing development for property legally described as Lot 10, Lake Manawa Centre Subdivision, City of Council Bluffs, Pottawattamie County, Iowa except a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, more particularly described in "Attachment A", is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND December 16, 2024
APPROVED

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MATTHEW J. WALSH Mayor

Attest:

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JODI QUAKENBUSH City Clerk