RESOLUTION NO. 25-08

A RESOLUTION TO AMEND THE ADOPTED PR-1/PLANNED RESIDENTIAL DEVELOPMENT PLAN ON LOTS 1 THROUGH 8, JOSIE'S DEVELOPMENT ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Josies Development LLC is requesting an amendment to the adopted planned residential development plan on the property legally described above and located on undeveloped land lying north of 14th Avenue, between South 16th Street and South 17th Street; and

WHEREAS, All appropriate City departments and utilities were notified of the proposed amendment and the Council Bluffs Public Works Department had the following comments:

A. The private access easement should be dedicated to the adjacent lots.

B. The private driveway shall be paved to a minimum of six inches of Portland cement concrete, as stated in the letter of intent (see Attachment 'B').

C. Basements in this area of Council Bluffs are not acceptable due to potential groundwater issues and the need for sump pumps and the lack of adequate infrastructure to handle flow generated by sump pumps.

D. Utility connections in 14th Avenue shall minimize the potential damage to the roadway; excess damage will warrant street improvements beyond the utility path; and

WHEREAS, All amendments to the adopted plan are outlined in the City Council Communication report and its Attachments; and

WHEREAS, The Community Development Department approval of the request to amend the adopted planned residential development plan on Lots 1 through 8, Josie's Development Addition, City of Council Bluffs, Pottawattamie County, Iowa, 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 request to amend the adopted planned residential development plan on Lots 1 through 8,

Josie's Development Addition, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED
AND January 13, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk