City Council Communication

Department: Community Development CASE #SUB-25-001 Applicant/Owner: Jake Kumke Access Project Management 10730 Pacific Street, Suite 230 Omaha, NE 68114 Engineer/Surveyor: Michael Smith Thompson, Dressen & Dorner, Inc. 10836 Old Mill Road Omaha, NE 68154	Resolution No. _____	City Council: 3/10/2025

Subject/Title

Request: Public hearing on the request of Access Project Management, represented by Jake Kumke, for final plat approval of a one-lot subdivision to be known as Benson's 2nd Addition Replat 1, being a replat of Lots 1 through 6, Block 8, Benson's 2nd Addition, except that part granted to the City of Council Bluffs for right-of-way described in warranty deed 2018-02870, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 2901 West Broadway.

Background/Discussion

The Community Development Department has received a request from Access Project Management, represented by Jake Kumke, for final plat approval of a one-lot subdivision to be known as Benson's 2nd Addition Replat 1, being a replat of Lots 1 through 6, Block 8, Benson's 2nd Addition, except that part granted to the City of Council Bluffs for right-of-way described in warranty deed 2018-02870, City of Council Bluffs, Pottawattamie County, Iowa. The proposed subdivision is comprised of 22,842 square feet, more or less, of land.

The subject property consists of two separate parcels of land (Parcels #754427386003 and #754427386004) addressed at 2901 West Broadway. The existing building on the subject property was previously used as a 'consumer service establishment' (U.S. Bank). The applicant is interested in demolishing the existing building and redeveloping the subject property as a coffee kiosk (7 Brew). The purpose of the subdivision request is to facilitate the proposed redevelopment and consolidate the two separate parcels into one lot of record.

Land Use and Zoning – The subject property is zoned C-2/Commercial District and is located in the West Broadway Corridor Design Overlay (CDO). The following zoning and land uses surround the subject property:

Direction	Zoning District(s)	Land Uses
North	C-2/Commercial District	A gas station (Phillips 66) and an automobile repair establishment (Atherton Automotive)
South	C-2/Commercial District	A thrift store (Thrift World) and a vacant

		building
East	C-2/Commercial District	A parking lot
West	C-2/Commercial District	A restaurant (Village Inn)

All properties in the immediate vicinity of the subject property are also located in the West Broadway CDO. The Future Land Use Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Local Commercial.'

Comments

A. The proposed subdivision is comprised of 22,842 square feet, more or less, of land. The proposed subdivision is generally consistent with the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.

B. Proposed Lot 1 will comply with the minimum lot size requirements in the C-2 District.

C. All future construction and development activity within this subdivision shall comply with the development standards set forth in Section 15.15.050, Site Development Regulations, C-2/Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance) and Chapter 15.32A, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance).

D. Proposed Lot 1 will be a corner lot and thus will have direct frontage onto West Broadway and South 29th Street. No new public roadway extensions are proposed at this time.

E. There is adequate access to utilities (i.e., water, sanitary sewer, storm sewers, electricity, gas, cable, communication facilities, etc.) to service the proposed subdivision. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.

F. The existing sidewalk along South 29th Street may be required to be extended at the time of redevelopment of the site. All sidewalks shall be built to City standards.

G. There is a 10-foot wide easement granted to the Iowa Power and Light Company on the southeast corner of proposed Lot 1. No structure(s) shall be allowed to obstruct the granted easement.

H. No private restrictions or covenants will be recorded with this plat. A note indicating as such has been placed on the final plat.

I. The Council Bluffs Public Works Department stated that they would continue to work with the Engineer of Record to complete plans that City standards and specifications.

J. The Council Bluffs Fire Department stated that they have no comment on the request.

K. The Council Bluffs Police Department stated that they have no comment or objection to the request.

L. Council Bluffs Water Works stated that they have no comment on the request.

M. MidAmerican Energy stated that they have no conflict or comment on the request.

Recommendation

The Community Development Department recommends final plat approval of a one-lot subdivision to be known as Benson's 2nd Addition Replat 1, being a replat of Lots 1 through 6, Block 8, Benson's 2nd Addition, except that part granted to the City of Council Bluffs for right-of-way described in warranty deed 2018-02870, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department 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 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, and not the City.

D. The existing sidewalk along South 29th Street may be required to be extended at the time of redevelopment of the site. All sidewalks shall be built to City standards.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Benson's 2nd Addition Replat 1 Final Plat

Prepared by: Moises Monrroy, Planner, Community Development Department