RESOLUTION NO. 25-156

A RESOLUTION TO ADOPT A PR-1/PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE SE1/4 NE1/4 OF SECTION 4-74-43, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Broadmoor Development is requesting adoption of the planned residential development plan on undeveloped land legally described above and generally located at the northwest corner of the intersection of Eastern Hills Drive and Greenview Road; and

WHEREAS, All comments received and further discussion is outlined in the City Council Communication report and its Attachments; and

WHEREAS, The Community Development Department recommends approval of the request of Broadmoor Development, represented by Bob Stratton, to adopt a PR-1/Planned Residential Development Plan for a 231-unit multi-family residential development on property legally described as being part of the SE1/4 NE1/4 of Section 4-74-43, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated in the City Council Communication report and the following condition:

A. The PR-1/Planned Residential development plan shall become effective upon the applicant/developer purchasing the subject property; and

B. 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 adopt a PR-1/Planned Residential Development Plan for a 231-unit multi-family residential development on property legally described as being part of the SE1/4 NE1/4 of Section 4-74-43, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED AND APPROVED June 9, 2025.

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MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk