Attachment A

ARBOR CREEK SUBDIVION
Preliminary Plan
Letter of Intent

May 13th, 2025

The owner of parcel number 7543 29 201 002 within the City of Council Bluffs wishes to create a subdivision creating 16 residential lots. The parcel is currently zoned R-2, The owner/developer wishes to establish a Planned Residential (PR) Overlay zoning district for the 16 residential lots to establish structure setback distances that differ from standard R-2 zoning district regulations. Eight single-family, attached homes/townhomes are to be constructed.

Access to the residential lots will be provided by an access drive from Railroad Avenue and north of College Drive that dead ends to the northwest. A 120-foot T-shaped emergency vehicle turnaround will be constructed at this terminus of the access drive. The access drive's 26-foot-wide pavement will be centered in a 50-foot-wide ingress/egress, pedestrian, and utility easement. The City of Council Bluffs Public Works Department asked that this be a private roadway in earlier meetings and discussions regarding this parcel development. The 26-foot-wide pavement will be constructed per the typical section detail included with the preliminary plans. Driveways and sidewalks will be constructed as individual lots are developed. Sidewalks on both sides of the access drive and streetlights are planned as part of this development. The sidewalks will be connected to the trail along Railroad Avenue.

The residential lots will be acre each and utilize proposed, respective sanitary sewer laterals and a proposed new sanitary sewer main extended from Railroad Avenue. Domestic water services will be provided by the Council Bluffs Water Works from the new services and proposed water main extending from Railroad Avenue. Water Services will be constructed as individual lots are developed. A detention basin and stormwater outlet structure will be constructed in Outlot A for the purposes of stormwater runoff treatment, attenuation, and detention. Power will be provided by MidAmerican Energy and natural gas will be provided by Black Hills Energy.