RESOLUTION NO. 25-162

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A TWO-LOT RESIDENTIAL ESTATE SUBDIVISION TO BE KNOWN AS TWEETY'S LANDING, ALONG WITH A SUBDIVISION VARIANCE TO ALLOW PROPOSED LOT 1, TWEETY'S LANDING TO EXCEED THE MAXIMUM 3:1 LOT DEPTH-TO-WIDTH RATIO, ON PROPERTY LEGALLY DESCRIBED PARCEL 25028 BEING A PORTION OF NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 34-75-43, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Patrick and Rhonda Cunningham are requesting this final plat approval on land located 1305 State Orchard Road, Council Bluffs, Iowa 51503; and

WHEREAS, All comments received are outlined in the attached City Council Communication and its Attachments; and

WHEREAS, The Community Development Department recommends final plat approval of a two-lot residential subdivision to be known as Tweety's Landing, legally described as Parcel 25028 being a portion of North 1/2 of the South 1/2 of the SW 1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments set forth in the attached City Council Communication and the conditions below:

A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless and extension has been requested and granted by the Community Development Director.

B. The final plat shall 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, not the City.

D. All applicable permits necessary to meet local, state, and federal requirements shall be the applicants responsibility; and

E. Granting a subdivision variance to allow proposed Lot 1, Tweedy's Landing to exceed the maximum 3:1 lot depth-to-width ratio, as stated in Section 14.14.020 *Lot Layout* of the Council Bluffs Subdivision Ordinance, based on reasons stated in the Council Communication.

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

That the request for final plat approval of a two-lot residential subdivision to be known as Tweety's Landing, legally described as Parcel 25028 being a portion of North 1/2 of the South 1/2 of the

SW 1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND June 23, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. #SUB-25-004