RESOLUTION NO. 25-169

A RESOLUTION GRANTING PRELIMINARY PLAN APPROVAL OF A 17-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS ARBOR CREEK 2ND ADDITION, LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Arbor Creek, LLC is requesting a preliminary plan approval on 6.19 acres (more/less) on undeveloped land lying south of 1020 Railroad Avenue; and

WHEREAS, All Comments and background concerning this request are included in the City Council Communication attached hereto; and

WHEREAS, The Community Development Department recommends approval of this request, subject to the comments in the City Council Communication attached hereto and the following conditions:

A. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, but is "deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat" (Section 14.11.060(D)—Subdivision Ordinance);

B. All applicable permits necessary to meet all local, state, and federal requirements shall be the developer's responsibility; and

C. All utilities shall be installed underground. All costs to construct, remove, and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City; and

D. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.

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

That the request for a preliminary plan for a 17-lot residential subdivision to be known as Arbor Creek 2nd Addition, legally described as being a replat of Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED
AND June 23, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk