RESOLUTION NO. 25-170

A RESOLUTION TO AMEND THE ADOPTED PR-1/PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR ARBOR CREEK 2ND ADDITION, LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, ARBOR CREEK SUBDIVISION, CITY OF COUNCIL BLUFFS, IOWA.

WHEREAS, Arbor Creek, LLC is requesting an amendment to the adopted planned residential development plan on the property legally described above and lying south of 1020 Railroad Avenue to develop the property with 16 attached single-family dwellings and one out lot; and

WHEREAS, The purpose of this request is to subdivide the property and create site development/layout and design standards relevant to the proposed single-family attached dwellings as outlined in the City Council Communication report and its Attachments; and

WHEREAS, The Community Development Department recommends approval of the request to amend the adopted PR-1/Planned Residential development plan for Lot 2, Arbor Creek Subdivision, subject to the comments outlined in the City Council Communication report and the following conditions:

A. Repealing the previously approved PR/Planned Residential development on subject property, as adopted by Resolution No. 21-144; and

B. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by City Planning Commission and approved by City Council prior to such changes being made. Minor modifications to the adopted development plan that result in a product that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.

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

That the request to amend the adopted PR-1/Planned Residential development plan for Arbor Creek 2nd Addition on property 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