RESOLUTION NO. 25-171_____

A RESOLUTION TO ADOPT A P-C/PLANNED COMMERCIAL DEVELOPMENT PLAN FOR A 124-UNIT EXTENDED STAY HOTEL ON PROPERTY LEGALLY DESCRIBED AS LOT 1, MORRIS SUBDIVISION, REPLAT 1, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Huegerich Construction Inc. is requesting adoption of a P-C/Planned Commercial development plan on undeveloped land legally described above and located between 3501 23rd Avenue and 3320 Mid-America Drive; and

WHEREAS, The standards that shall apply are set forth in the City Council Communication attached hereto; and

WHEREAS, The Community Development Department recommends approval of the request of Huegerich Construction Inc. to adopt a P-C/Planned Commercial development plan for a 124-unit extended stay hotel on property legally described as Lot 1, Morris Subdivision, Replat 1, City of Council Bluffs, Iowa, subject to the comments stated in City Council Communication attached hereto, and the following condition:

A. 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 P-C/Planned Commercial development plan for a 124-unit extended stay hotel on property legally described as Lot 1, Morris Subdivision, Replat 1, City of Council Bluffs, Iowa, is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND June 23, 2025.
APPROVED

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk