RESOLUTION NO. 25-191

A RESOLUTION ADOPTING A SITE-SPECIFIC DEVELOPMENT PLAN FOR A 'RESTAURANT DRIVE-THRU' USE (7 BREW COFFEE) ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BENSON'S 2ND ADDITION REPLAT 1, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Alex Carney has submitted this request for property located at 2901 West Broadway; and

WHEREAS, The applicant is proposing to demolish the existing vacant bank on this property and construct a new drive-thru coffee kiosk (7 Brew Coffee); and

WHEREAS, The proposed development plan standards and discussion are set forth in the attached City Council Communication; and

WHEREAS, The Community Development Department recommends approval of the request to adopt a site-specific development plan for a 'restaurant drive-thru' use (7 Brew Coffee) on property legally described as Lot 1, Benson's 2nd Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated in the City Council Communication and the following conditions:

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 site-specific development plan for a 'restaurant drive-thru' use (7 Brew Coffee) on property legally described as Lot 1, Benson's 2nd Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED
AND July 28, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk