



**AGENDA  
PLANNING COMMISSION  
COUNCIL BLUFFS PUBLIC LIBRARY,  
400 WILLOW AVENUE, COUNCIL BLUFFS, IA  
Tuesday, May 11, 2021 - 6:00 PM**

**1. CALL TO ORDER**

- A. \*\*\*DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES\*\*\*

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL OF MINUTES**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

A. CASE #ZC-21-005

Public hearing on the request of LDRV Holdings Corp., d/b/a Lazydays, represented by John Jerkovich, to rezone properties legally described as Lots 1 through 6, INRIP Subdivision, Tract No. 1, 1st Addition, AND a parcel of land generally described as the Southeasterly 694.14 feet of the Southwesterly 604.81 feet of Government Lot 2 in Section 4-74-44, located north of 23rd Avenue, northeasterly of Interstate 29 and southwesterly of INRIP Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to I-2/General Industrial District. Location: Northwest corner of the intersection of 23rd Avenue and South 35th Street.

B. CASE #ZT-21-003

Public hearing on the request of the City of Council Bluffs to amend Sections 15.16.020 and 15.17.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'dwelling, multi-family', as defined in §15.03.220, as a principal use in a C-3/Commercial District and C-4/Commercial District.

C. CASE #URN-21-01

Public hearing on the request of City of Council Bluffs Community Development Department, to create and adopt the New Horizon Urban Renewal Area and Plan legally described a parcel of land being all lot 5, New Horizon Subdivision Replat 2 and a portion of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  and part of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 28, Township 75 North, Range 43 West

of the 5th P.M., Pottawattamie County, Iowa, more particularly described as follows: commencing at the west ¼ corner of Section 28, Township 75, Range 43, thence along the west line NW¼ Section 28 N 01 degrees 42' 52" W 161.68 feet to the centerline of College Road, thence along said centerline N 89 degrees 05'05"E 171.06 feet, thence N 87 degrees 23'24"E 369.82 feet to a point of curvature, thence on a 532.30 foot radius curve to the left an arc length of 240.45 feet, thence N 61 degrees 30'30"E 33.00 feet to the point of beginning, thence N 61 degrees 30'30"E 36.47 feet to a point of curvature, thence on a 870.13 foot radius curve to the right an arc length of 141.00 feet (chord bears N 66 degrees 09'02"E 140.85 feet), thence S 17 degrees 06'28"E 272.07 feet, thence S56 degrees 00'42"W 156.87 feet, thence N28 degrees 29'30"W 43.14 feet, thence N 61 degrees 30'30"E 33.00 feet thence, N 28 degrees 29'30"W 250.00 feet to the point of beginning, including College Road right of way, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: Generally located at 1621 College Road.

**D. CASE #CP-21-001**

Public hearing on the request of the City of Council Bluffs to amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassify properties legally described as part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and part of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa from Public Park to Local Commercial; and reclassifying properties legally described as Lot 3, New Horizon Subdivision along with Lots 1 through 5, and Outlot A, New Horizon Subdivision, Replat 2, and Lot 2, Arbor Creek Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agricultural to Medium Density Residential; and reclassifying properties legally described as Lot 1, Arbor Creek Subdivision and Lot 1, New Horizon Subdivision Replat 1, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agricultural to Public/Semi-Public. Locations: 1288 Valley View Drive, 4 Valley View Drive, 16 Valley View Drive, 1681 College Road, 1020 Railroad Avenue, undeveloped land located at the northwest corner of Railroad Avenue and College Road, and undeveloped land located between 4 Valley View Drive and 1681 College Road.

**8. OTHER BUSINESS**

- A. Hills of Cedar Creek Central Phase 1 and 2 Preliminary Subdivision Plan – Extension of Time

**9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

## Planning Commission Communication

Department: Community

Development

Case/Project No.: ZC-21-005

CASE #ZC-21-005

Council Action: 5/11/2021

Submitted by: Moises Monrroy,

Planner

### Description

Public hearing on the request of LDRV Holdings Corp., d/b/a Lazydays, represented by John Jerkovich, to rezone properties legally described as Lots 1 through 6, INRIP Subdivision, Tract No. 1, 1st Addition, AND a parcel of land generally described as the Southeasterly 694.14 feet of the Southwesterly 604.81 feet of Government Lot 2 in Section 4-74-44, located north of 23rd Avenue, northeasterly of Interstate 29 and southwesterly of INRIP Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to I-2/General Industrial District. Location: Northwest corner of the intersection of 23rd Avenue and South 35th Street.

### Background/Discussion

See attachments

### Recommendation

### ATTACHMENTS:

Description

Staff Report & Attachments

Type

Other

Upload Date

5/5/2021

## Planning Commission Communication

Department: Community Development  CASE # ZC-21-005  Applicant: LDRV Holdings Corp. d/b/a Lazydays 6130 Lazydays Boulevard Seffner, FL 33584  Property Owner: 92 Land, LLC c/o Frank R. Krejci 1505 North 203 <sup>rd</sup> Street Elkhorn, NE 68022  Representative: John H. Jerkovich 535 West Broadway, Suite 100 Council Bluffs, IA 51503	Ordinance No. _____	Planning Commission: 5/11/2021
<div style="text-align: center;"><b>Subject/Title</b></div> <p><b>Request:</b> Public hearing on the request of LDRV Holdings Corp. d/b/a Lazydays, represented by John Jerkovich, to rezone properties legally described as Lots 1 through 6, INRIP Subdivision, Tract No. 1, 1<sup>st</sup> Addition, <b>AND</b> a parcel of land generally described as the Southeasterly 694.14 feet of the Southwesterly 604.81 feet of Government Lot 2 in Section 4-74-44, located north of 23<sup>rd</sup> Avenue, northeasterly of Interstate 29 and southwesterly of INRIP Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to I-2/General Industrial District.</p> <p><b>Location:</b> Northwest corner of the intersection of 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street</p>		
<div style="text-align: center;"><b>Background</b></div> <p>The Community Development Department has received an application from LDRV Holdings Corp. d/b/a Lazydays, represented by John Jerkovich, to rezone properties legally described as Lots 1 through 6, INRIP Subdivision, Tract No. 1, 1<sup>st</sup> Addition, <b>AND</b> a parcel of land generally described as the Southeasterly 694.14 feet of the Southwesterly 604.81 feet of Government Lot 2 in Section 4-74-44, located north of 23<sup>rd</sup> Avenue, northeasterly of Interstate 29 and southwesterly of INRIP Subdivision, being more particularly described in Attachment ‘D,’ City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to I-2/General Industrial District.</p> <p>The subject property is an undeveloped parcel of land located in the general vicinity of the Mid-America Center Entertainment District. The applicant intends to purchase the subject properties in order to develop an RV sales dealership (Lazydays RV). Since ‘automobile sales and rental’ is not a permitted use in the P-C District, the applicant is requesting to rezone the property to the I-2 District, which allows such operation as a principal use.</p> <p><u>Land Use and Zoning</u></p> <p>The following zoning and land uses surround the subject properties:</p>		



- North: A plastic pipe supplier (Cresline Plastic Pipe Co., Inc.) and a multitenant commercial building, both of which are zoned I-2/General Industrial District.
- South: An alcoholic-beverage distribution facility (Doll Distributing Inc.) that is zoned I-2/General Industrial District and a restaurant (Quaker Steak & Lube) that is zoned P-C/Planned Commercial District.
- East: A truck service establishment (Reading Truck Equipment) that is zoned I-2/General Industrial District, and two hotels (Microtel Inn & Suites by Wyndham and My Place Hotel) and a movie theater (AMC Council Bluffs 17), all of which are zoned P-C/Planned Commercial District..
- West: Interstate 29.

The future land use plan of the Bluffs Tomorrow: 2030 (Comprehensive Plan) designates the subject properties as Regional Commercial.

Public notices were mailed to all property owners within 200 feet of the request. No comments have been received by the Community Development Department as of the date of this report.

- Ralph Mericle, representing Cresline Plastic Pipe Co., Inc. (2109 South 35<sup>th</sup> Street), contacted the Community Development Department and asked whether the proposed rezoning would restrict traffic access to their facility from 23<sup>rd</sup> Avenue. The Community Development Department stated that vehicular access along 23<sup>rd</sup> Avenue was not expected to be affected by the proposed rezoning.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- The Permits and Inspections Division stated they have no comments on the request.
- The Public Works Department stated they have no comments on the request.
- The Fire Department stated they have no comments on the request.
- The Parks and Recreation Department recommended that a 10-foot wide trail be constructed along 35<sup>th</sup> Street.
- Council Bluffs Water Works stated they have no comments on the request.
- Mid-American Energy Company stated they have no conflict or concerns with the request. They also stated that the developer should contact Mid-American Energy directly to identify project timelines and costs associated with relocating or extending electric distribution facilities for the development.
- Cox Communications stated they have utilities attached to the Mid-American poles at this location.

### Discussion

1. All properties included in the proposed rezoning exceed the minimum lot size requirements of the I-2/General Industrial District.
2. The sale of recreational vehicles would be classified as an ‘automobile sales and rental’ establishment. Since ‘automobile sales and rental’ is not a permitted use in the P-C/Planned Commercial District, the proposed rezoning to the I-2 District is necessary to allow such use on the subject properties.
3. As per Section 15.03.048a, *Automobile Sales and Rental*, of the Council Bluffs Municipal Code (Zoning Ordinance), the minimum lot area for an ‘automobile sales and rental establishment’ is 25,000 square feet. The applicant intends to replat the subject properties into one lot of record for development consistency purposes. The newly created lot would consist of 12.93 acres (563,604 square feet), more or less, of land area, which would exceed the minimum lot size requirements for an ‘automobile sales and rental’ establishment.
4. If proposed rezoning is approved, any construction that occurs on the subject properties shall conform to the site development standards in Section 15.21.050, *Site Development Regulations in the I-2 District*, of the Council Bluffs Municipal Code (Zoning Ordinance).

5. The Mid-America Center Entertainment District is primarily zoned P-C/Planned Commercial District and I-2/General Industrial District. If proposed rezoning is approved, the subject properties will be zoned to a district that remains consistent with the general character of the surrounding area. Additionally, the subject properties are surrounded by I-2 District to the north and south, thus the proposed rezoning would not constitute a spot zoning situation.
6. The subject properties are surrounded by a variety of commercial, entertainment and industrial uses. An RV sales dealership, as proposed by the applicant, would be compatible with the existing development in the vicinity.
7. The Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject properties as Regional Commercial, which is intended for significant commercial development in high visibility areas. The proposed 'automobile sales and rental' establishment would be consistent with this intent. The I-2 District is generally consistent with the Regional Commercial classification.
8. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the I-2 District.

#### **Recommendation**

The Community Development Department recommends approval of the request of LDRV Holdings Corp. d/b/a Lazydays, represented by John Jerkovich, to rezone properties legally described as Lots 1 through 6, INRIP Subdivision, Tract No. 1, 1<sup>st</sup> Addition, **AND** a parcel of land generally described as the Southeasterly 694.14 feet of the Southwesterly 604.81 feet of Government Lot 2 in Section 4-74-44, located north of 23<sup>rd</sup> Avenue, northeasterly of Interstate 29 and southwesterly of INRIP Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, from P-C/Planned Commercial District to I-2/General Industrial District.

#### **Attachments**

Attachment A: Location/Zoning Map  
Attachment B: Lazydays Conceptual Site Plan  
Attachment C: Lazydays Facility Building Elevations  
Attachment D: Legal Description

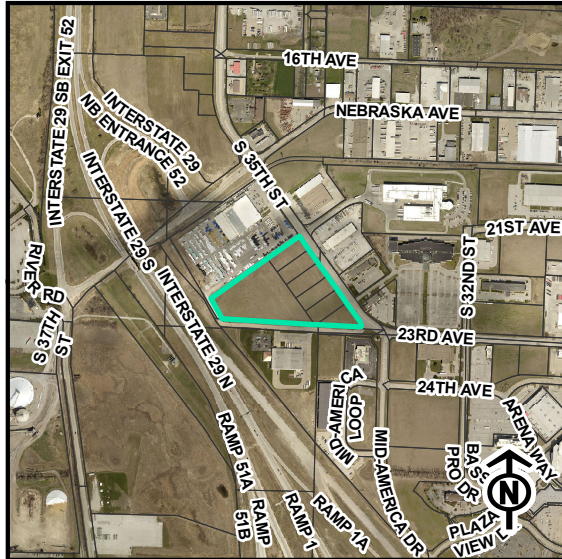
Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #ZC-21-005 LOCATION/ZONING MAP

## Legend

 Subject Property

0 100 200  
1 Inch = 203 Feet



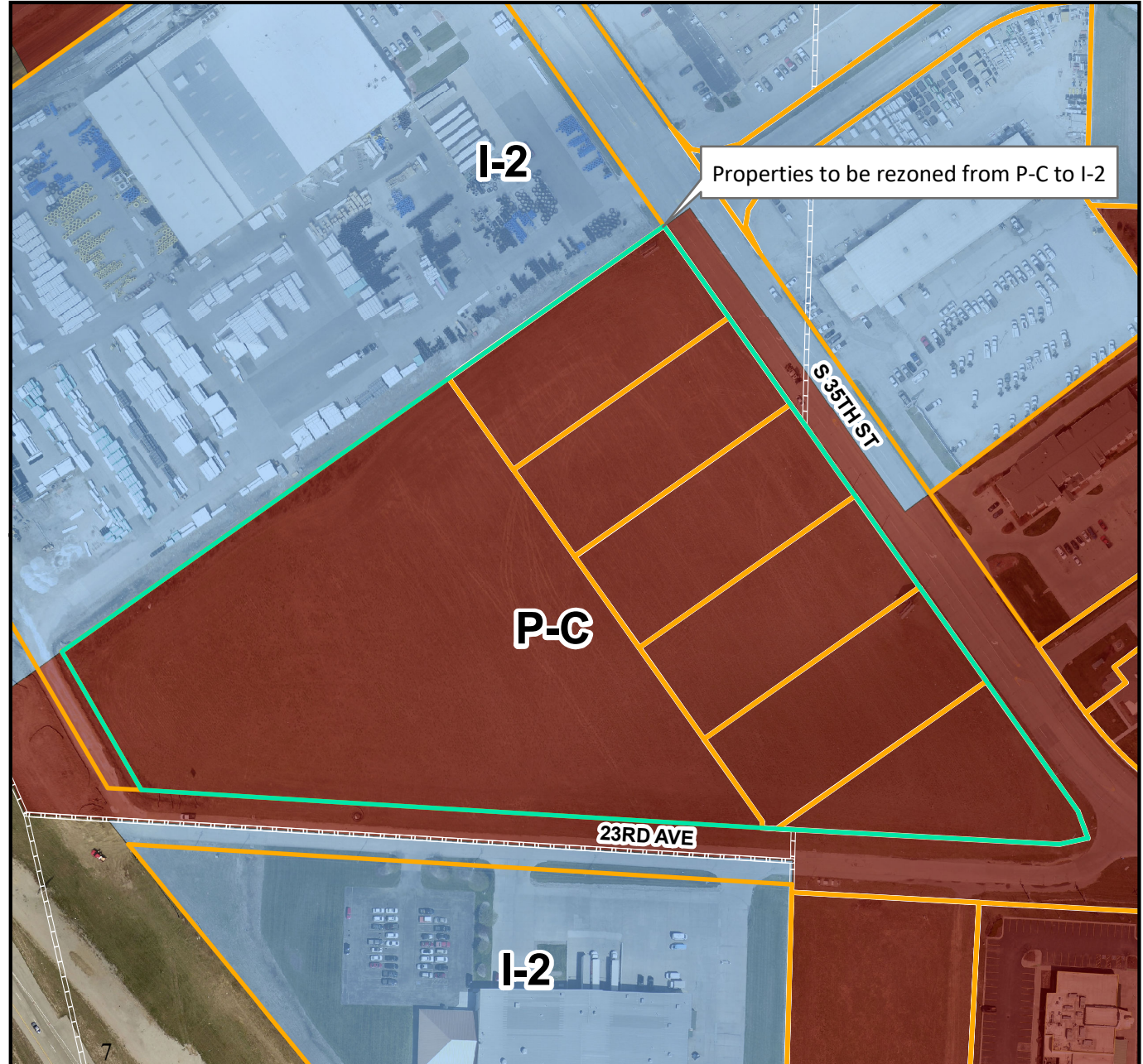
Last Amended: 4/15/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

### DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map, the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.

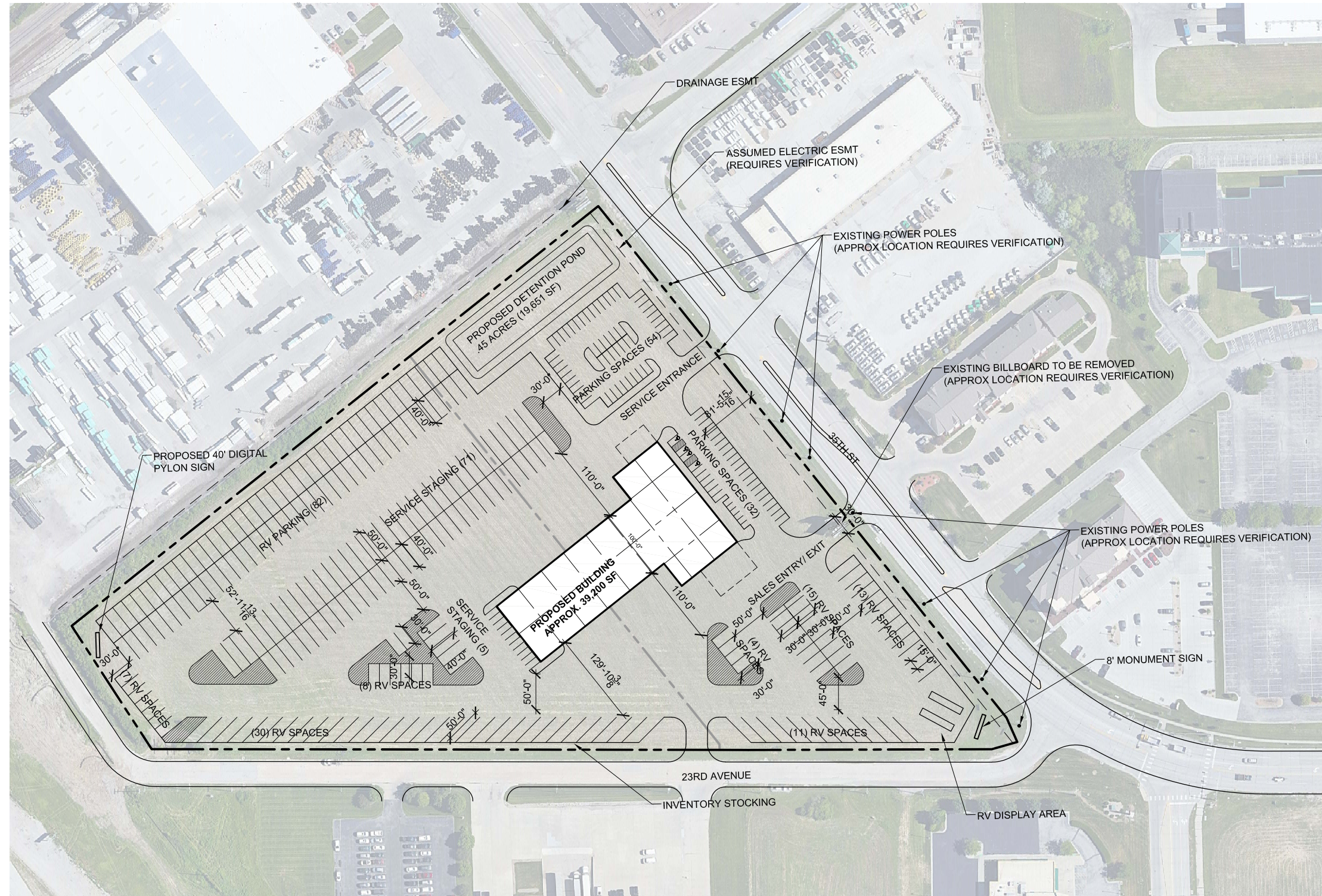




# SITE PLAN -OPT 01

COVERAGE = 7%
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SERVICE STAGING = 76 SPACES

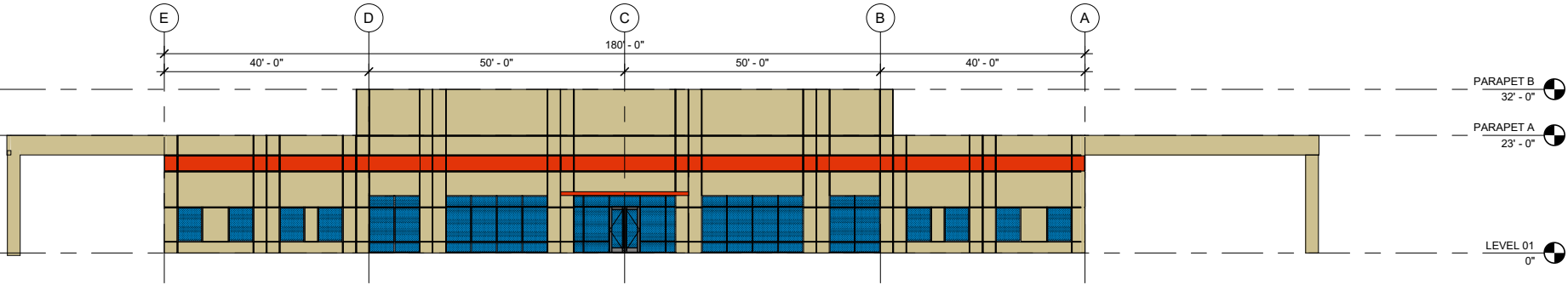


\* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.



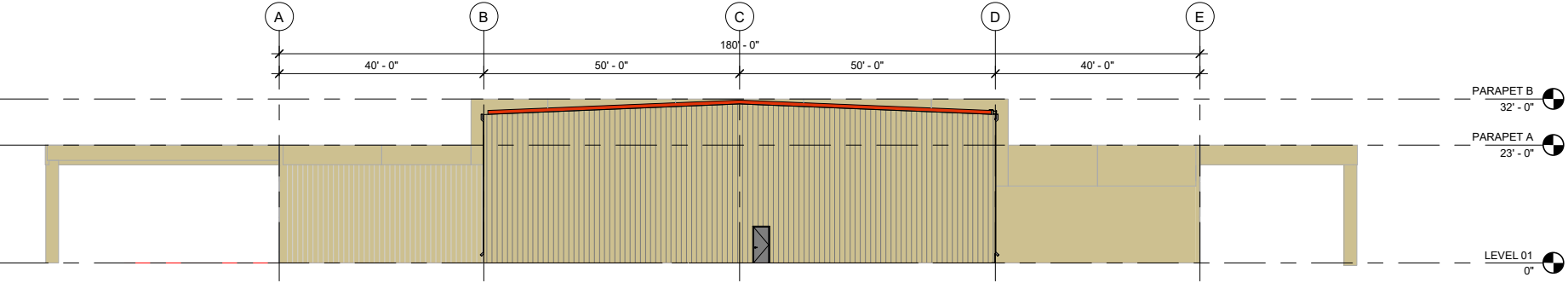


OVERALL



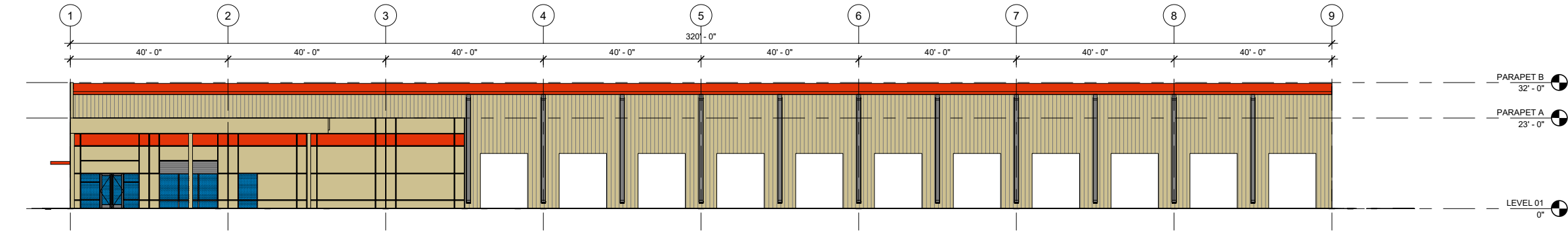
EAST ELEVATION

SCALE: 1/16" = 1'-0"



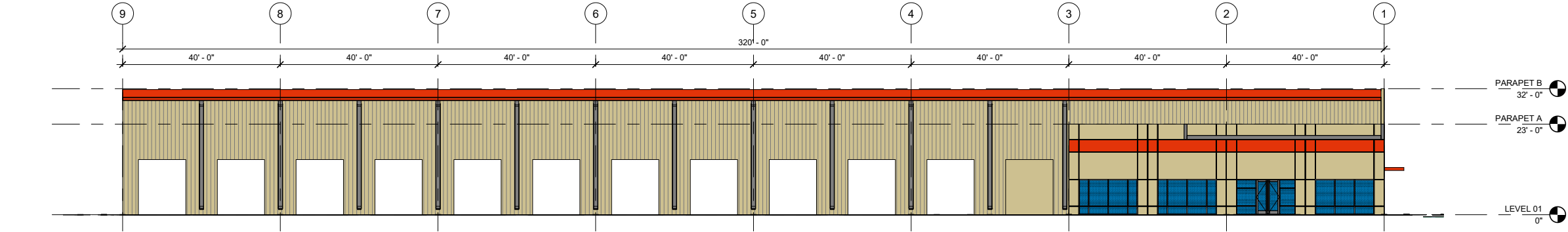
WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

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**LEGAL DESCRIPTION**

All of Lots 1, 2, 3, 4, 5 and 6 of INRIP Subdivision, Tract No. 1, 1st Addition as surveyed, platted and recorded in the City of Council Bluffs, Pottawattamie County, Iowa.

AND

A parcel of land, being a portion of Government Lot 2 in Section 4, Township 74 North, Range 44 West of the Fifth Principal Meridian City of Council Bluffs, Pottawattamie County, Iowa, bounded and described as follows:

Commencing at the east quarter corner of said Section 4;

Thence along the east line of said Government Lot 2, North 0 degrees 00 minutes 00 seconds East 40.02 feet to the northerly right-of-way line of 23rd Avenue;

Thence along said northerly right-of-way line, North 88 degrees 08 minutes 44 seconds West 40.27 feet to the southwesterly corner of INRIP Subdivision Tract No. 1, 1st Addition, said corner being the TRUE POINT of BEGINNING;

Thence continuing along said northerly right-of-way line, North 88 degrees 08 minutes 44 seconds West 794.10 feet;

Thence North 31 degrees 11 minutes 01 second West 205.51 feet;

Thence North 53 degrees 12 minutes 15 seconds East 604.81 feet to the northwesterly corner of said INRIP Subdivision Tract No. 1, 1st Addition;

Thence along the southwesterly line of said INRIP Subdivision Tract No. 1, 1st Addition the following two (2) courses

1. South 36 degrees 47 minutes 45 seconds East 694.14 feet
2. South 0 degrees 02 minutes 37 seconds East 7.93 feet to the TRUE POINT OF BEGINNING

## Planning Commission Communication

Department: Community

Development

Case/Project No.: ZT-21-003

CASE #ZT-21-003

Council Action: 5/11/2021

Submitted by: Haley Weber,

Planner

### Description

Public hearing on the request of the City of Council Bluffs to amend Sections 15.16.020 and 15.17.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow 'dwelling, multi-family', as defined in §15.03.220, as a principal use in a C-3/Commercial District and C-4/ Commercial District.

### Background/Discussion

See attachments

### Recommendation

### ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

5/5/2021

### Planning Commission Communication

Department: Community Development  CASE #ZT-21-003  Applicant: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503	Ordinance No. _____	Planning Commission: 5/11/2021
<b>Subject/Title</b> <b>Request:</b> Public hearing on the request of the City of Council Bluffs to amend Sections 15.16.020 and 15.17.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow ‘dwelling, multi-family’, as defined in §15.03.220, as a principal use in a C-3/Commercial District and C-4/ Commercial District.		
<b>Background</b> The Community Development Department is proposing to amend Chapter 15.16 and 15.17 to allow ‘dwelling, multifamily,’ defined in Section 15.03.220 as a ‘building or buildings designed and constructed to contain three or more individual dwelling units’ in the C-3 and C-4 Commercial Districts as follows: <ul style="list-style-type: none"><li>• Amend Section 15.16.020 by adding ‘dwelling, multifamily’ as a principal use in the C-3 District; and</li><li>• Amend Section 15.17.020 by adding ‘dwelling, multifamily’ as a principal use in the C-4 District.</li></ul> All City Departments and local utilities were notified of the proposed text amendment. No adverse comments have been received.		
<b>Discussion</b> <ol style="list-style-type: none"><li>1. The purpose of the proposed text amendment is to allow appropriate in-fill residential development and adaptive reuse of existing buildings in the downtown and downtown adjacent areas, which are primarily zoned C-3 and C-4.</li><li>2. Allowing multifamily dwellings in the C-3 and C-4 Districts would maximize the use of public and private resources by locating higher density developments within areas of the city that have existing infrastructure, and access to public transportation, employment, commercial/retail establishments, schools, and other supportive services.</li><li>3. The 100 Block of West Broadway Historic District is zoned C-4/Commercial District and the Haymarket Historic District is zoned C-3/Commercial District. The mixed commercial/residential nature of these areas is integral to maintaining the historic character of both districts. In the future, the City should look to adopt an overlay for these areas to protect the historic integrity of these districts.</li></ol>		
<b>Recommendation</b> The Community Development Department recommends approval of the request to amend Title 15: Zoning of the Council Bluffs Municipal Code (Zoning Ordinance), Section 15.16.020, <u>Principal Uses</u> , and Section 15.17.020, <u>Principal Uses</u> , to allow ‘dwelling, multifamily’ in the C-3 and C-4 Commercial Districts.		



**Attachments**

Attachment A: Proposed Sections 15.16.020 and 15.17.020

Prepared by: Haley Weber, Planner, Community Development Department

## Attachment A

### 15.16.020 Principal Uses

The following principal uses shall be permitted outright in a C-3 district:

1. Automobile service establishment;
2. Business, professional office;
3. Business goods and service establishment;
4. Club or lodge;
5. College or university;
6. Commercial recreation (indoor);
7. Consumer service establishment;
8. Cultural service;
9. Dwelling, multifamily
10. Financial service;
11. Funeral service;
12. General government use;
13. Hospital;
14. Hotel/motel;
15. Mixed commercial/residential structure;
16. Newspaper printing;
17. Park and recreation service;
18. Pawn shop;
19. Private parking lot;
20. Public parking lot;
21. Religious assembly;
22. Restaurant (drive-in, limited and general);
23. Retail shopping establishment;
24. School;
25. Second hand store;
26. Tattoo parlor;
27. Tavern;
28. Small alcohol production facility.

(Ord. No. 6027, § 1, 2-23-2009; Ord. No. 6292, § 1, 5-8-2017; Ord. No. 6343, § 1, 8-13-2018)

**Editor's note**— Ord. No. 6027, § 1, adopted Feb. 23, 2009, repealed the former § 15.16.020, and enacted a new CBMC 15.16.020 as set out herein. The former CBMC 15.16.020 pertained to similar subject matter and derived from Ord. No. 5556, § 1, adopted 2001.

### 15.17.020 Principal Uses

The following principal uses shall be permitted outright in a C-4 district:

1. Automobile service establishment;
2. Business, professional office;
3. Business goods and service establishment;
4. Club or lodge;
5. College or university;
6. Commercial recreation (indoor);
7. Consumer service establishment;
8. Cultural service;
9. Dwelling, multifamily
10. Financial service;

11. Funeral service;
12. General government use;
13. Hospital;
14. Hotel/motel;
15. Mixed commercial/residential structure;
16. Newspaper printing;
17. Park and recreation service;
18. Pawn shop;
19. Private parking lot;
20. Public parking lot;
21. Religious assembly;
22. Restaurant (drive-in, limited and general);
23. Retail shopping establishment;
24. School;
25. Second hand store;
26. Tattoo parlor;
27. Tavern;
28. Small alcohol production facility.

(Ord. 5469 § 3 (part), 1999)

(Ord. No. 6293, § 1, 5-8-2017; Ord. No. 6342, § 1, 8-13-2018)

## Planning Commission Communication

Department: Community

Development

Case/Project No.: URN-21-001

CASE #URN-21-01

Council Action: 5/11/2021

Submitted by: Courtney Harter,

Housing & Economic Development

Manager

### Description

Public hearing on the request of City of Council Bluffs Community Development Department, to create and adopt the New Horizon Urban Renewal Area and Plan legally described a parcel of land being all lot 5, New Horizon Subdivision Replat 2 and a portion of the SW¼ NW¼ and part of the NW¼ SW¼ Section 28, Township 75 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, more particularly described as follows: commencing at the west ¼ corner of Section 28, Township 75, Range 43, thence along the west line NW¼ Section 28 N 01 degrees 42' 52" W 161.68 feet to the centerline of College Road, thence along said centerline N 89 degrees 05' 05" E 171.06 feet, thence N 87 degrees 23' 24" E 369.82 feet to a point of curvature, thence on a 532.30 foot radius curve to the left an arc length of 240.45 feet, thence N 61 degrees 30' 30" E 33.00 feet to the point of beginning, thence N 61 degrees 30' 30" E 36.47 feet to a point of curvature, thence on a 870.13 foot radius curve to the right an arc length of 141.00 feet (chord bears N 66 degrees 09' 02" E 140.85 feet), thence S 17 degrees 06' 28" E 272.07 feet, thence S 56 degrees 00' 42" W 156.87 feet, thence N 28 degrees 29' 30" W 43.14 feet, thence N 61 degrees 30' 30" E 33.00 feet thence, N 28 degrees 29' 30" W 250.00 feet to the point of beginning, including College Road right of way, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: Generally located at 1621 College Road.

### Background/Discussion

See attachments

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	5/6/2021

## City Planning Commission

Department: Community Development		Planning Commission: 5-11-2021 CC PH: 5-24-2021 First Reading: 5-24-2021 Second Reading: 6-14-2021 Third Reading: Request Waive						
Case No.: URN-21-01	Resolution No.: 21-							
Applicant: Community Development Department								
<b>Subject/Title</b>								
Creation and adoption of the New Horizons Urban Renewal Plan								
<b>Location</b>								
Generally located at 1621 College Road								
<b>Background/Discussion</b>								
<u>Background</u> In February 2021, the City Council approved the preliminary plan for a 36-unit residential subdivision to be known as New Horizon Subdivision, Replat 3. The developer has requested the City create an Urban Renewal Area to utilize tax increment financing (TIF) which will be used to complete the required infrastructure. This cost is estimated at approximately \$600,000.  In order to invoke its urban renewal powers, the City Council must agree to designate the subject property an Urban Renewal Area, adopt an Urban Renewal Plan and negotiate a development agreement with the Developer. Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land. Because the property is considered “greenfield” development, Chapter 403 of the Iowa Code requires the developer to meet the requirement of assisting low-and moderate-income households. This rule states that housing development projects must provide TIF revenue equal to the county-wide low-to-moderate income (LMI) percentage which is 48.15% in Pottawattamie County. The developer agrees to provide these dollars back in the form of a affordable housing account that will be established by the City.								
<u>Discussion</u> On April 26, 2021, the City Council passed a resolution of necessity, which directed staff to initiate the process of creating the New Horizon Urban Renewal Plan and Area. This resolution established the following actions and timeframes:  <table><tr><td>May 4, 2021</td><td>Consultation hearing with affected taxing jurisdictions</td></tr><tr><td>May 11, 2021</td><td>City Planning Commission hearing and review</td></tr><tr><td>May 24, 2021</td><td>City Council public hearing</td></tr></table> The consultation hearing was held on May 4, 2021 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.  Iowa statutes require the City Planning Commission to review the plan for conformity to the			May 4, 2021	Consultation hearing with affected taxing jurisdictions	May 11, 2021	City Planning Commission hearing and review	May 24, 2021	City Council public hearing
May 4, 2021	Consultation hearing with affected taxing jurisdictions							
May 11, 2021	City Planning Commission hearing and review							
May 24, 2021	City Council public hearing							

## City Planning Commission

comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

The New Horizon Urban Renewal Area is being designated as an economic development area, conforming to Section 403.2(3) of the Iowa Code. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized to provide the means and methods for increasing the housing stock for the City of Council Bluffs through the extension of public infrastructure.

### **Staff Recommendation**

The Community Development Department recommends approval of the New Horizon Urban Renewal Plan and Area.

### **Attachments**

New Horizon Urban Renewal Plan

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

**NEW HORIZON  
URBAN RENEWAL PLAN**

**for the**

**NEW HORIZON  
URBAN RENEWAL AREA**

**CITY OF COUNCIL BLUFFS, IOWA**

**May 2021**

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**New Horizon Urban Renewal Plan  
for the  
New Horizon Urban Renewal Area  
City of Council Bluffs, Iowa**

**A. INTRODUCTION**

The New Horizon Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the New Horizon Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in the City of Council Bluffs, Iowa (the “City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 as a residential project.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2021, the taxable valuation as of January 1, 2020, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2021, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. It may be that more than one ordinance will be adopted within the Area. If so, the frozen base values may vary among subareas of the Area.

## **E. DEVELOPMENT PLAN**

Council Bluffs has a general plan for the physical development of the City as a whole, outlined in the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and updated in 2015. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process. The land within the Area is currently zoned as R-2.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. RESIDENTIAL DEVELOPMENT**

The City's objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development risky and less profitable than other types of development.

When a city utilizes tax increment financing to support residential development (such support is limited to reimbursement of "public improvement" costs, as defined by Iowa law), a percentage of the incremental revenues (or other revenues) generated by the development must be used to provide assistance to low and moderate income (LMI) families. LMI families are those whose incomes do not exceed 80% of the median Pottawattamie County income.

Unless a reduction is approved by the Iowa Economic Development Authority, the amount of incremental revenues (or other revenues) to be provided for low and moderate income family housing in the community shall be either equal to or greater than the percentage of the original project costs (i.e., the amount of TIF funds used to reimburse infrastructure costs serving the housing development in the Area) that is equal to the percentage of LMI families living in Pottawattamie County. That percentage is currently 46.14%.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following three options:

1. Providing that at least 46.14% of the units constructed in the Area are occupied by residents and/or families whose incomes are at or below 80% of the median county income;

2. Setting aside an amount equal to or greater than 46.14% of the project costs to be used for LMI housing activities anywhere in the City; or
3. Ensuring that 46.14% of the houses constructed within the Area are priced at amounts affordable to LMI families.

If funds are set aside, as opposed to constructing a sufficient percentage of LMI housing in the Area, the assistance for LMI family housing may be provided anywhere within the City. The type of assistance provided must benefit LMI residents and/or families and may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits, or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

## **G. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Council Bluffs.
2. To stimulate, through public action and commitment, private investment in new housing and residential development and redevelopment. The City realizes that the availability of affordable, decent, safe, and sanitary housing is important to the overall economic viability of the community.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing public utility and infrastructure extensions and improvements in support of residential development.

5. To improve housing conditions and increase housing opportunities, including LMI families and/or individuals.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.
8. To encourage residential development that meets the needs of a growing population, while preserving the character of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

## **H. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To provide for the construction of site-specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for, or cause to be provided, the construction or repair of public infrastructure in support of residential development, including, but not limited to, streets and sidewalks, traffic lights, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
4. To make loans, forgivable loans, or other types of grants or incentives to private persons, organizations, or businesses for economic development purposes or residential projects, on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To use tax increment for LMI housing assistance.
7. To borrow money and to provide security therefor.
8. To acquire and dispose of property.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Council Bluffs and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

## **I. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. ***Development Agreement with Robert McCarthy:*** The City expects to consider a development agreement with Robert McCarthy (or a related entity) (the “Developer”) for Developer to construct approximately 36 Housing Units and the public infrastructure improvements to support the development of those Housing Units within the Urban Renewal Area. The development agreement would provide detailed terms and conditions under which the City may make annual grant payments to the Developer in the amount of 100% of the Tax Increment generated by construction of the Housing Units remaining after any LMI assistance obligations have been satisfied for up to ten (10) fiscal years. The total amount of the grants is not to exceed the lesser of the amount calculated under the applicable formula during the ten fiscal years, \$600,000, or the actual costs incurred by the Developer in constructing the public infrastructure improvements.
2. **Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to Exceed \$50,000

## **J. FINANCIAL INFORMATION**

1.	July 1, 2020, Constitutional Debt Limit	\$229,442,288
2.	Current Outstanding General Obligation Debt	\$51,170,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness,	<p>\$650,000 plus the applicable percentage of LMI set-aside.</p> <p>This amount does not include financing costs related to debt issuance, which may be</p>

	including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:	incurred over the life of the Area.
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## **K. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

### **A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

### **B. General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **L. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **M. RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

#### **O. SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

#### **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

#### **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district (TIF district) and is designated based on an economic development finding to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, is limited to ten (10) years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds

which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

Separate TIF ordinances or amendments thereto for separate parcel(s) or subareas may be adopted as development in the Area warrants. In that case, each subarea may have a separate base and separate sunset or expiration date.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.



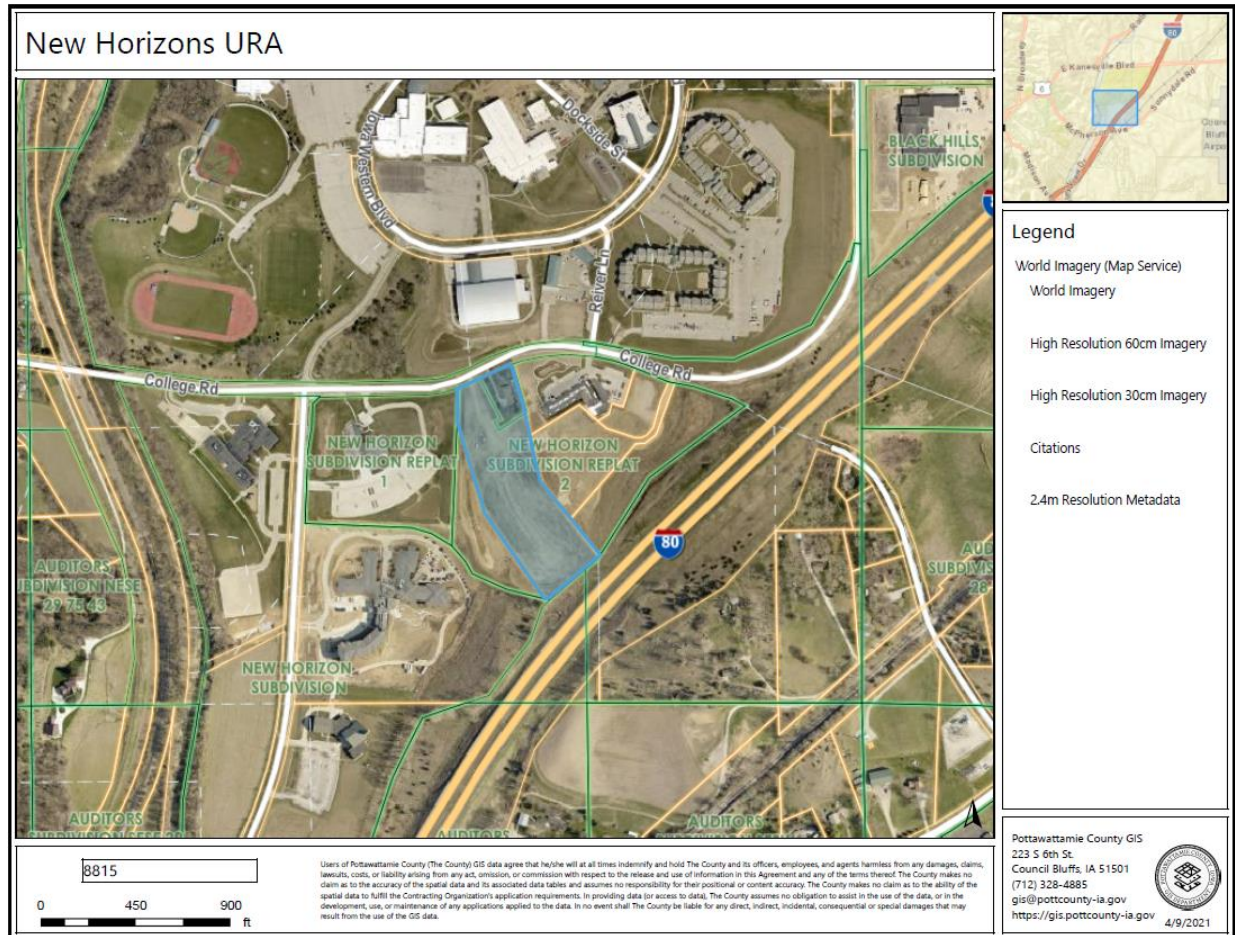
## **EXHIBIT A**

### **LEGAL DESCRIPTION OF NEW HORIZON URBAN RENEWAL AREA**

A PARCEL OF LAND BEING ALL LOT 5, NEW HORIZON SUBDIVISION REPLAT 2 AND A PORTION OF THE SW $\frac{1}{4}$  NW $\frac{1}{4}$  AND PART OF THE NW $\frac{1}{4}$  SW $\frac{1}{4}$  SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5<sup>th</sup> P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST  $\frac{1}{4}$  CORNER OF SECTION 28, TOWNSHIP 75, RANGE 43, THENCE ALONG THE WEST LINE NW $\frac{1}{4}$  SECTION 28 N 01 DEGREES 42' 52"W 161.68 FEET TO THE CENTERLINE OF COLLEGE ROAD, THENCE ALONG SAID CENTERLINE N 89 DEGREES 05'05"E 171.06 FEET, THENCE N 87 DEGREES 23'24"E 369.82 FEET TO A POINT OF CURVATURE, THENCE ON A 532.30 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 240.45 FEET, THENCE N 61 DEGREES 30'30"E 33.00 FEET TO THE POINT OF BEGINNING, THENCE N 61 DEGREES 30'30"E 36.47 FEET TO A POINT OF CURVATURE, THENCE ON A 870.13 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 141.00 FEET (CHORD BEARS N 66 DEGREES 09'02"E 140.85 FEET), THENCE S 17 DEGREES 06'28"E 272.07 FEET, THENCE S56 DEGREES 00'42"W 156.87 FEET, THENCE N28 DEGREES 29'30"W 43.14 FEET, THENCE N 61 DEGREES 30'30"E 33.00 FEET THENCE, N 28 DEGREES 29'30"W 250.00 FEET TO THE POINT OF BEGINNING, INCLUDING COLLEGE ROAD RIGHT OF WAY, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

## EXHIBIT B

### MAP OF NEW HORIZON URBAN RENEWAL AREA



01866212-1\10342-167

## Planning Commission Communication

Department: Community

Development

Case/Project No.: CP-21-001

CASE #CP-21-001

Council Action: 5/11/2021

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

### Description

Public hearing on the request of the City of Council Bluffs to amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassify properties legally described as part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and part of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa from Public Park to Local Commercial; and reclassifying properties legally described as Lot 3, New Horizon Subdivision along with Lots 1 through 5, and Outlot A, New Horizon Subdivision, Replat 2, and Lot 2, Arbor Creek Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agricultural to Medium Density Residential; and reclassifying properties legally described as Lot 1, Arbor Creek Subdivision and Lot 1, New Horizon Subdivision Replat 1, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agricultural to Public/Semi-Public. Locations: 1288 Valley View Drive, 4 Valley View Drive, 16 Valley View Drive, 1681 College Road, 1020 Railroad Avenue, undeveloped land located at the northwest corner of Railroad Avenue and College Road, and undeveloped land located between 4 Valley View Drive and 1681 College Road.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description

Staff Report & Attachments

Type

Other

Upload Date

5/6/2021

## Planning Commission Communication

Department: Community Development  CASE #CP-21-001  Applicant: City of Council Bluffs	Resolution No. _____	Planning Commission: 05/06/2021
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### Subject/Title

**Request:** Public hearing on the request of the City of Council Bluffs to amend the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying properties legally described as part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and part of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa from Public Park to Local Commercial, and reclassifying properties legally described as Lot 3, New Horizon Subdivision along with Lots 1-5 and Outlot A, New Horizon Subdivision, Replat 2, and Lot 2, Arbor Creek Subdivision, and part of the NW1/4 SW1/4 and part of the SW1/4 NW1/4 all in Section 28-75-43, City of Council Bluffs, Pottawattamie County, being more particularly described as: Commencing 161.68' North and 804.37' East of the southwest corner of the SW1/4 NW1/4 of Section 28-75-43, thence easterly 177.32', then southerly 272.07', thence southwesterly 156.87', thence northwesterly 43.14', thence northeasterly 33', then northwesterly 250' back to point of beginning, from Rural Residential/Agriculture to Medium Density Residential; and reclassifying properties legally described as Lot 1, Arbor Creek Subdivision and Lot 1, New Horizon Subdivision Replat 1, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agriculture to Public/Semi-Public.

**Locations:** 1288 Valley View Drive, 4 Valley View Drive, 16 Valley View Drive, 1621 College Road, 1681 College Road, 1020 Railroad Avenue, undeveloped land located at the northwest corner of Railroad Avenue and College Road, and undeveloped land located between 4 Valley View Drive and 1681 College Road.

### Background/Discussion

The Community Development Department proposes to amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying properties legally described above and shown on Attachment 'A' from their current land use designations to designations that are consistent with their existing and/or planned development pattern.

Chapter 5: Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines how properties in different parts of the City's planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the land use plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. The proposed amendments to the future land use plan **will not** change the underlying zoning classifications or the land uses allowed on the subject properties.

The subject properties included in this request are as follows:

**Area 1** – Northeast corner of the intersection of Valley View Drive and College Road.

Existing land uses in Area 1 include undeveloped land, St. Patrick's Catholic Church, Prairie Gate Senior Living, Immanuel Graceview Senior Living, and a single-family residential dwelling. All properties included in Area 1 have access to paved public roads (College Road and Valley View Drive) and public utilities (e.g., sanitary sewer and storm sewers).

Existing zoning for properties in Area 1 include a mixture of R-1/Single-Family Residential District, R-2/ Two-Family Residential District, and R-3/Low Density Multi-Family Residential District. Additionally, the City has appended a Planned Residential Overlay and adopted planned residential development plans for Prairie Gate Senior Living (Lot 3, New Horizon Subdivision), along with Immanuel Graceview Senior and undeveloped

land to the west (Lots 1 through 5, and Outlot A, New Horizon Subdivision, Replat 2). All of the undeveloped land in said Area 1 have approved subdivision and planned residential development plans for new single-family and/or multi-family dwellings. The existing single-family dwelling at 1621 College Road is included in this request as it has potential to be redeveloped as part of the approved New Horizon Subdivision, Replat 3 which will consist of 36 townhomes (see CASE #SUB-17-009(M)).

The proposed land use changes in Area 1 are shown on Attachment 'A' and are described as follows:

1. St. Patrick's Catholic Church (4 Valley View Drive. Legal Description: Lot 1, New Horizon Subdivision, Replat 1) from Rural Residential/Agriculture to Public/Semi-Public;
2. Prairie Gate Senior Living (16 Valley View Drive. Legal Description: Lot 3, New Horizon Subdivision) from Rural Residential/Agriculture to Medium Density Residential;
3. Joseph and Lou Ann Gibler residence (1621 College Road. Legal Description: Part of the NW1/4 SW1/4 and part of the SW1/4 NW1/4 all in Section 28-75-43, City of Council Bluffs, Pottawattamie County, being more particularly described as: Commencing 161.68' North and 804.37' East of the southwest corner of the SW1/4 NW1/4 of Section 28-75-43, thence easterly 177.32', then southerly 272.07', thence southwesterly 156.87', thence northwesterly 43.14', thence northeasterly 33', then northwesterly 250' back to point of beginning) from Rural Residential/Agriculture to Medium Density Residential;
4. Immanuel Graceview Senior Living (1681 College Road. Legal Description: Lots 1 through 4, New Horizon Subdivision, Replat 2) from Rural Residential/Agriculture to Medium Density Residential; and
5. Undeveloped land legally described as Lot 5 and Outlot A, New Horizon Subdivision, Replat 2 from Rural Residential/Agriculture to Medium Density Residential.

**Area 2** – Northwest corner of the intersection of College Road and Railroad Avenue.

Area 2 is comprised of Lots 1 and 2, Arbor Creek Subdivision and is designated as Rural Residential/Agriculture with Loess Hills Preservation Area along the westerly boundary of said lots. Both lots are zoned A-2/Parks, Estates, and Agricultural District; however the owner of Lot 2, Arbor Creek is in the process of rezoning the property from A-2 District to R-2/Two-Family Residential District. All properties within said Area 2 have access to paved public roadways (College Road and/or Valley View Drive) and public utilities (e.g., sanitary sewer and storm sewers).

Midlands Humane Society along with the Council Bluffs' Animal Control office operate on Lot 1, Arbor Creek Subdivision. The Community Development Department proposes to change the future land use designation of Lot 1, Arbor Creek Subdivision from Rural Residential/Agriculture to Public/Semi-Public as the property is being used for public/semi-public purposes.

Lot 2, Arbor Creek Subdivision was recently purchased by Mr. Neal Drickey from the City of Council Bluffs (see OTB-20-015). Mr. Drickey is currently in the process of seeking City approvals to rezone said property from A-2/Parks, Estates, and Agriculture District to R-2/Two-Family Residential District; append and adopt a PR/Planned Residential Overlay; and preliminary plan approval for a 27-lot residential subdivision to be known as Arbor Creek 2<sup>nd</sup> Addition (see Cases #SUB-21-005, PR-21-001, and ZC-21-002). Mr. Drickey and his development team plan to construct a mixture of single-family detached dwellings and townhome dwellings within the proposed Arbor Creek 2<sup>nd</sup> Addition subdivision. Public hearings for these cases are scheduled for the May 10, 2021 City Council meeting. The Community Development Department proposes to change the future land use designation of Lot 2, Arbor Creek Subdivision from Rural Residential/Agriculture to Medium Density Residential based on recent development trends within the general vicinity of this area (e.g. College Road/Valley View intersection), and because the land has access to existing infrastructure to be developed with a mixture of low-to-medium density housing (e.g., single-family detached, single-family attached, and townhomes).

**Area 3** – Land lying west of Valley View Drive, east of Mosquito Creek, and immediately north/south of the intersection of Mall Drive and Valley View Drive, and being legally described as part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and part of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa.

The land within Area 3 is owned by NX Council Bluffs MOB, LLC and is comprised of the CHI Clinic (1288 Valley View Drive) and undeveloped land. All of the land is zoned C-2/Commercial District and is designated as a Public Park. On April 12, 2021, the Council Bluffs City Council approved a request by the property owner to subdivide the land within Area 3 into a two-lot commercial subdivision to be known as Council Bluffs Medical Park (see CASE #SUB-21-004, Resolution No. 21-102). The land in Area 3 has access to a paved public road (Valley View Drive) and existing utilities (e.g., sanitary sewer and storm sewer).

Area 3 is located entirely within an AE Flood Zone and partially within a floodway, based on FEMA flood map panels 19155CO577E and 9155CO414E dated 2/4/2005. The land was designated as a Public Park because it was undeveloped and seen as a possible expansion of Valley View Park. The property is now privately owned by NX Council Bluffs MOB, LLC and is being developed with medical clinic/office uses. The City has no interest acquiring this property for an expansion of Valley View Park and recommends the designation be changed to Local Commercial, which is consistent with the designation of properties to the immediate east (e.g., Frontier Bank and Valley View Village).

### Comments

1. The Bluffs Tomorrow: 2030 Comprehensive Plan serves as a guide for policy makers, developers, residents, and business owners in implementing physical improvements, enhanced mobility, and new development within the City. The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan sets forth policies for land use and development at a City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas; and provides the basic framework upon which the Bluffs Tomorrow: 2030 Plan is built, by coordinating the appropriate designation for 1) residential, 2) commercial, 3) industrial, and 4) open spaces and public areas throughout the community.
2. The Bluffs Tomorrow: 2030 Plan is not a regulatory document, therefore changes made to the future land use plan **do not** result in a change of zone or allowed land uses on properties within the City. All underlying zoning districts and allowed land uses on properties included in this request will remain the same if the proposed land use plan amendments are approved by City Council. Furthermore, the proposed changes are being requested so that the City's future land use plan is consistent with existing and/or planned development on the subject properties.
3. Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Plan, the Rural Residential/Agricultural areas include *"large-lot housing, estates, farmhouses, agricultural activities, and uses that support farming. These area and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop and livestock production, as well as storage, processing, and other uses related to farming operations"*.
4. Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Plan, the Medium-density Residential areas *"include a series of lots with one or more single family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These include duplexes and townhomes, though small-lot detached single-family or limited multi-family development may be present in these areas"*.
5. Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Plan, the Public/Semi-Public areas includes *"areas that support activities for the benefit of the general public. These include schools, places of worship, libraries, government offices, social service providers, etc."*

### Recommendation

The Community Development Department recommends approval to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan as shown on Attachment 'A' and as follows:

- Reclassifying properties legally described as part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and part of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa from Public Park to Local Commercial;
- Reclassifying properties legally described as Lot 3, New Horizon Subdivision along with Lots 1-5 and Outlot A, New Horizon Subdivision, Replat 2, and Lot 2, Arbor Creek Subdivision, and part of the NW1/4

SW1/4 and part of the SW1/4 NW1/4 all in Section 28-75-43, City of Council Bluffs, Pottawattamie County, being more particularly described as: Commencing 161.68' North and 804.37' East of the southwest corner of the SW1/4 NW1/4 of Section 28-75-43, thence easterly 177.32', then southerly 272.07', thence southwesterly 156.87', thence northwesterly 43.14', thence northeasterly 33', then northwesterly 250' back to point of beginning, from Rural Residential/Agriculture to Medium Density Residential; and

- Reclassifying properties legally described as Lot 1, Arbor Creek Subdivision and Lot 1, New Horizon Subdivision Replat 1, all in the City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agriculture to Public/Semi-Public.

**Attachment**

Attachment A: Proposed Land Use Plan Amendment

Attachment B: Zoning maps for subject areas

Prepared by: Christopher Gibbons, AICP, Planning Manager



Area 1 – NE corner of the intersection of Valley View Drive and College Road

**Property 'A'**  
Legal Description: Lot 1, New Horizon Subdivision, Replat 1  
  
Owner: St. Patrick's Catholic Church  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Public/Semi-Public

**Property 'B'**  
Legal Description: Part of NW1/4 SW1/4 and part of the SW1/4 NW1/4 all in Section 28-75-43, City of Council Bluffs, Pottawattamie County, being more particularly described as: Commencing 161.68' North and 804.37' East of the southwest corner of the SW1/4 NW1/4 of Section 28-75-43, thence easterly 177.32', then southerly 272.07', thence southwesterly 156.87', thence northwesterly 43.14', thence northeasterly 33', then northwesterly 250' back to point of beginning.

Owner: Joseph and Lou Ann Gibler  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Medium Density Residential

**Property 'C'**  
Legal Description: Lots 1-5 and Outlot A, New Horizon Subdivision, Replat 2

Owners: Robert P. McCarthy and Immanuel  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Medium Density Residential

**Property 'D'**  
Legal Description: Lot 3, New Horizon Subdivision

Owner: PHS Council Bluffs Inc.  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Medium Density Residential





Area 2 – NW corner of the intersection of Railroad Avenue and College Road

**Property ‘A’**  
Legal Description: Lot 1, Arbor Creek Subdivision  
  
Owner: City of Council Bluffs  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Public/Semi-Public

**Property ‘B’**  
Legal Description: Lot 2, Arbor Creek Subdivision  
  
Owner: Neal Drickey  
Current Designation: Rural Residential/Agriculture  
Proposed Designation: Medium Density Residential



Area 3 – Land lying west of Valley View Drive and immediately north/south of Mall Drive

**Property 'A'**

Legal Description: Part of Lots 1 and 3, Auditor's Subdivision of the SE1/4 SW1/4, and a portion of Lots 3 and 6, Auditor's Subdivision of the NE1/4 SW1/4, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa

Owner: NX Council Bluffs MOB, LLC  
Current Designation: Public Park  
Proposed Designation: Local Commercial







# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #CP-21-001 - ZONING MAP FOR AREA 1

### ATTACHMENT B

#### Legend

-  CASE #CP-21-001 Area 1
-  Parcels

0 200 400  
1 inch = 400 feet



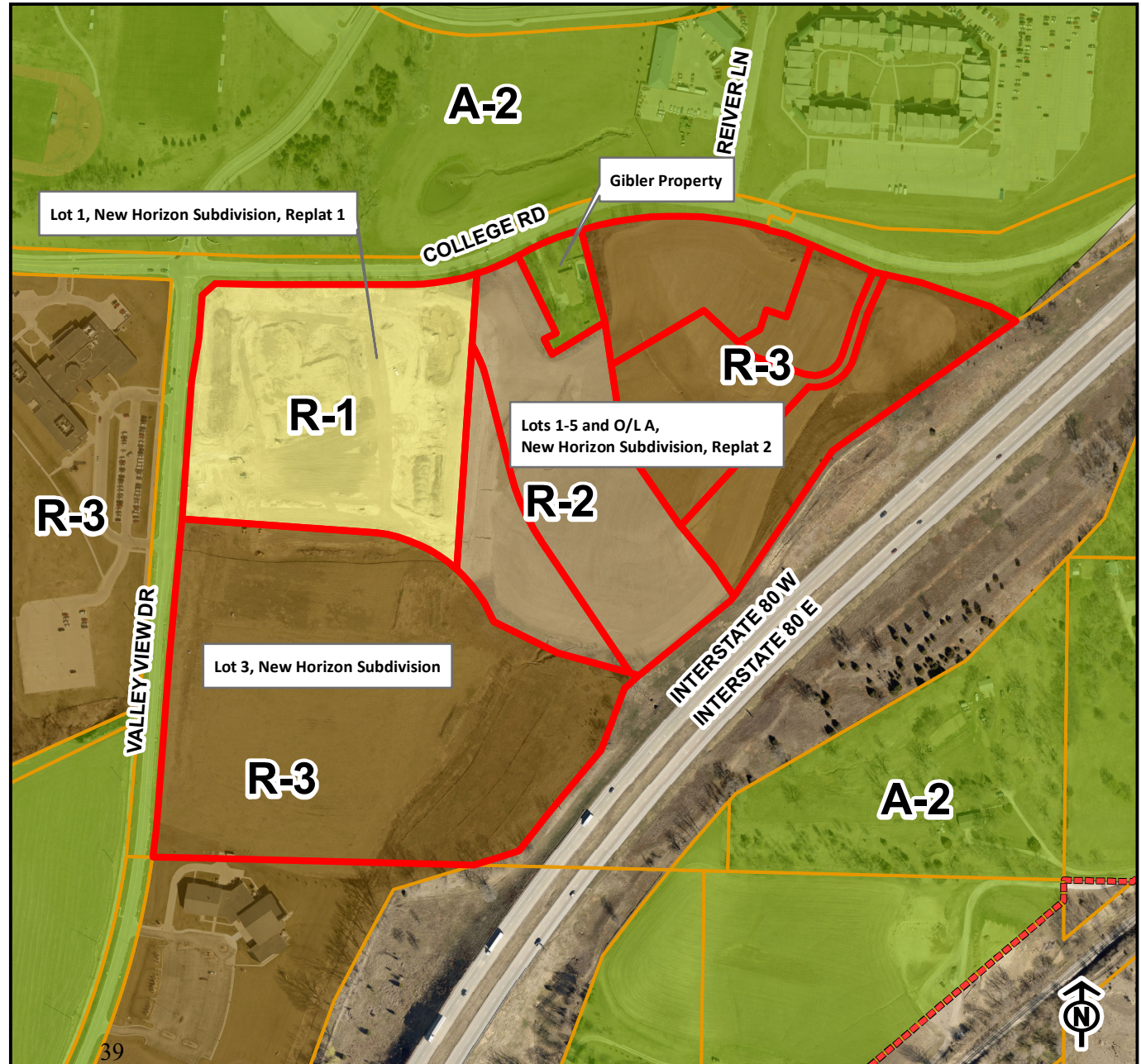
Last Amended: 5/6/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

#### DISCLAIMER

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# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #CP-21-001 - ZONING MAP FOR AREA 2

### ATTACHMENT B

-  CASE #CP-21-001 - Area 2 Boundary
-  Parcels

0 150 300  
1 inch = 300 feet



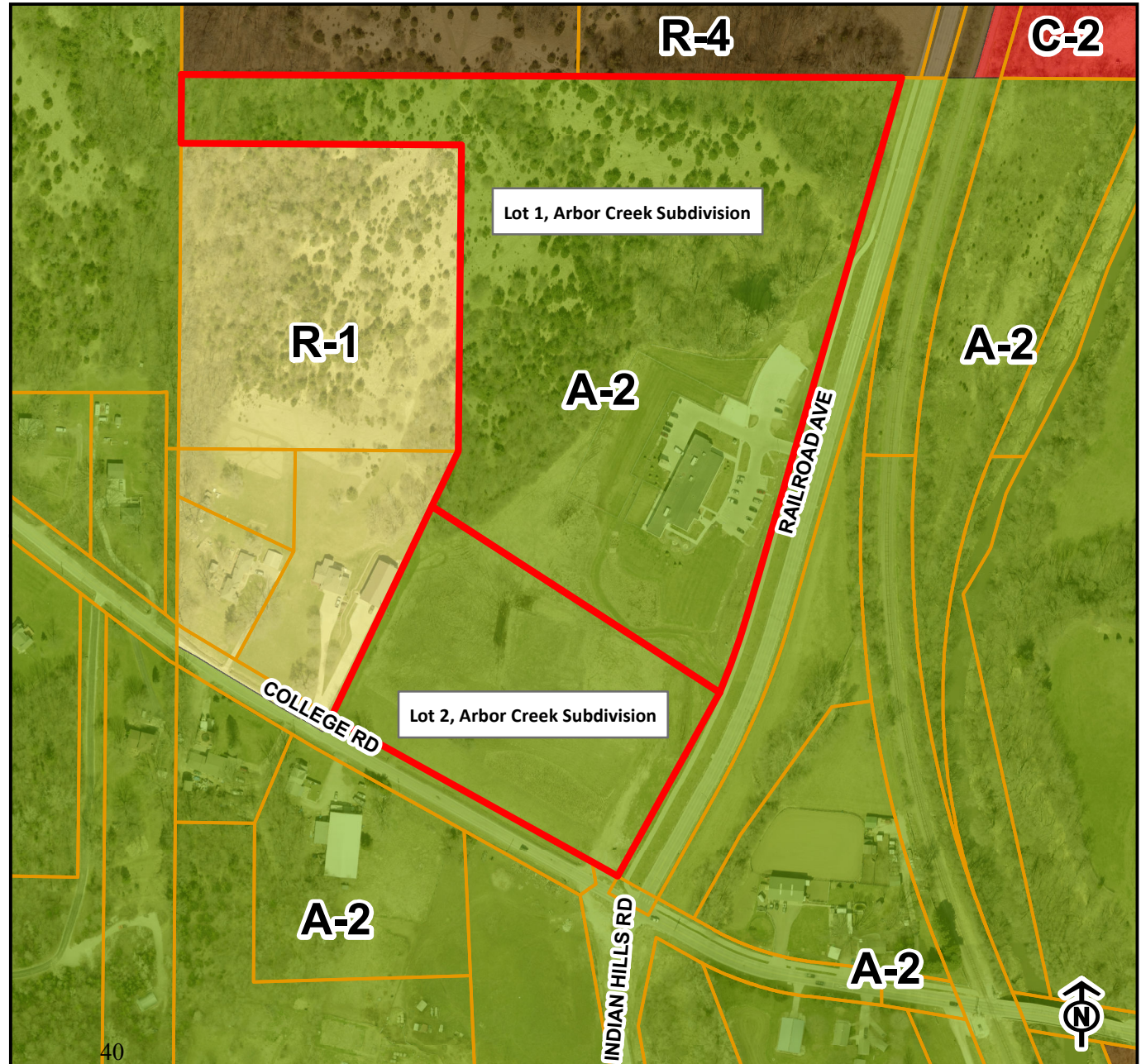
Last Amended: 5/6/2021



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Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
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# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #CP-21-001 - ZONING MAP FOR AREA 3

### ATTACHMENT B

#### Legend

- CASE #CP-21-001 Area 3
- Parcels

0 150 300  
1 inch = 300 feet



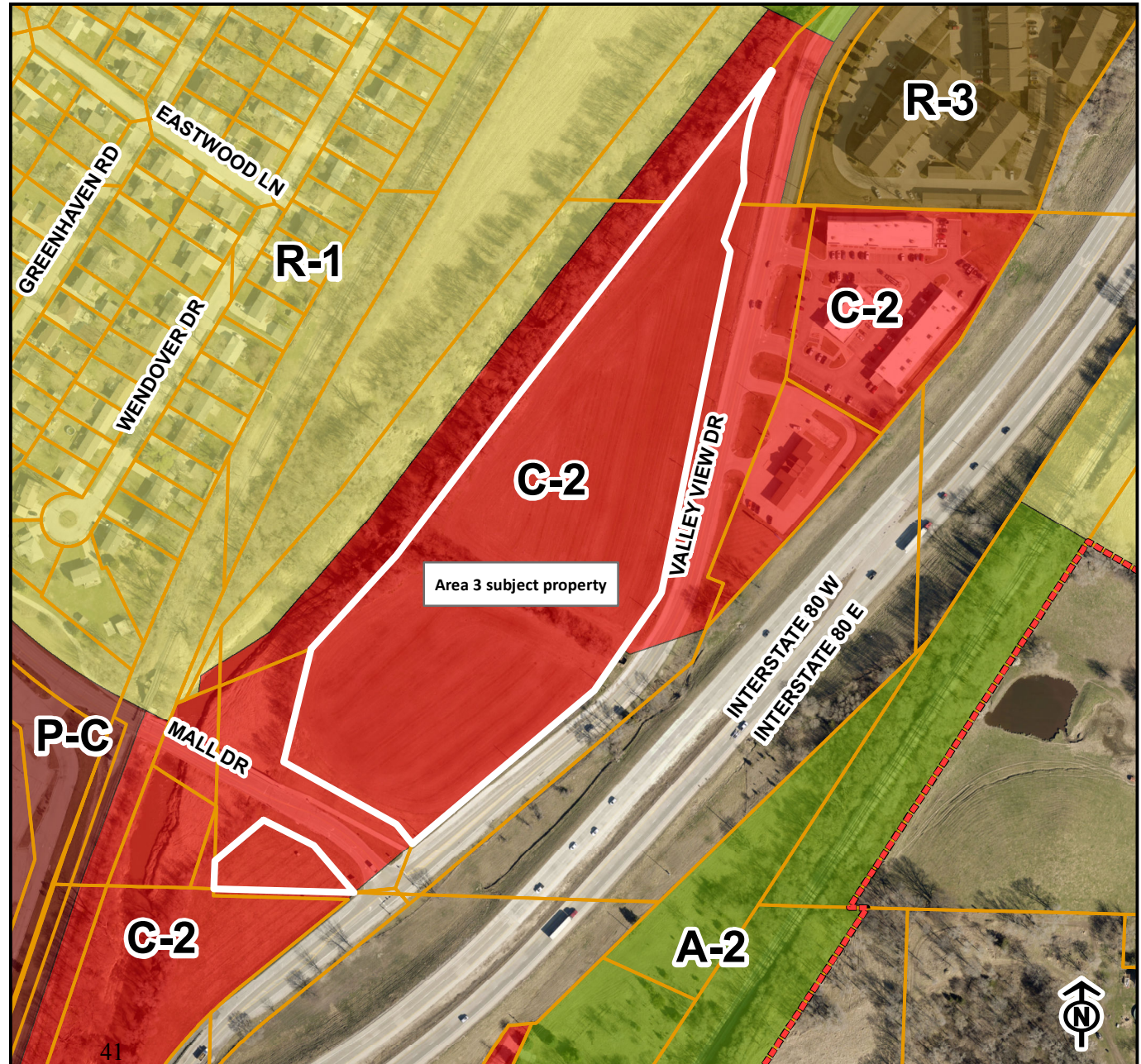
Last Amended: 5/6/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

#### DISCLAIMER

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## Planning Commission Communication

<p>CASE #SUB-18-005</p> <p>Applicant/Owner: HCC Investments, LLC Attn: Jim Duggan 1473 Abercorn Drive Council Bluffs, IA 51503</p> <p>Engineer: Terry Morrison, PE Ehrhart Griffin &amp; Associates ATTN: Terry Morrison 142 West Broadway, Suite 136 Council Bluffs, IA 51503</p>		<p>Planning Commission: 5/11/2021</p>
<b>Subject/Title</b>		
<p><b>Request:</b> Third extension of time request for Hills of Cedar Creek Central Phases 1 and 2 Preliminary Subdivision Plan.</p>		
<b>Background/Discussion</b>		
<p>The Community Development Department has received a request from Terry Morrison of Ehrhart Griffin &amp; Associates, on behalf of the owner - HCC Investments, LLC, for a third extension of time relative to the preliminary plan approval of Hills of Cedar Creek Central Phase 1 and Phase 2 (see Attachment A). The applicant stated that COVID-19 impacted lot sales and their ability to construct infrastructure for Hills of Cedar Creek Central Phase 1 and 2 in 2020. They are now planning to start grading work for Phase 1 in Summer 2021, and then will build the roads and sewers in the subdivision during Fall 2021/Spring 2022. Section 14.11.060 (E) of the Municipal Code (Subdivision Ordinance) states:</p> <p><i>Within one year from the day the council approves a preliminary plan, the subdivider shall apply for final plat approval, or the first part thereof if phased. If the subdivision is phased, the subdivider shall apply for final plat approval of the second phase within two years, the third phase within three years, the fourth phase and the balance thereof within five years from the date the preliminary plan was approved by the city council. If the subdivider fails to apply for final plat approval within the appropriate time period, the preliminary plan, or remaining phase thereof, shall be void unless the subdivider requests an extension of time prior to the date originally required for submission of the final plat, or any part thereof if phased.</i></p> <p>The City Council approved the preliminary subdivision plan by Resolution No. 18-131 on April 23, 2018. The preliminary subdivision plan initially was set to expire on April 23, 2019 but was granted a one-year extension of time by the City Planning Commission until April 23, 2020. A second request for extension was granted by the Planning Commission on May 12, 2020 which extended the filing deadline until April 23, 2021. The applicant is not able to file a final plat prior to said expiration date based on reasons stated above. Section 14.11.060(F) of the Municipal Code (Subdivision Ordinance) provides a mechanism to grant an extension of time as follows:</p> <p><i>The commission may grant one year extensions from the date required for submission of a final plat or any part thereof if phased. If a subdivider applies for an extension of time for submission of any part of a phased subdivision, which is subsequently granted by the commission, equal extensions are automatically granted</i></p>		

*for each of the remaining phases. If the commission refused to grant an extension of time, the developer shall apply for approval of the final plat, or the appropriate phase thereof, if phased, to the commission within the appropriate time originally required or sixty days from the day the extension is denied by the commission. In reviewing a request for extension of time, the commission shall consider whether the subdivision is in compliance with the subdivision ordinance, standards for public improvements, comprehensive plan, and all applicable ordinances and resolutions of the city of Council Bluffs."*

#### **Recommendation**

The Community Development Department recommends approval of a third, one year extension of time to file a final plat for Hills of Cedar Creek Central Phases 1 and 2, as approved by Resolution No. 18-131. The expiration date of the preliminary plan will be April 23, 2022.

#### **Attachments**

**Attachment A** – Hills of Cedar Creek Central – Preliminary Subdivision Plan

Prepared by: Christopher N. Gibbons, AICP, Planning Manager



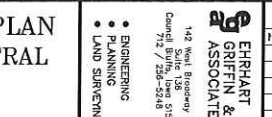
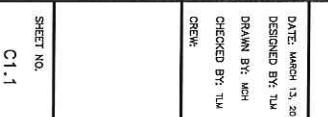
PROJECT NO.  
EGA181011E

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REVISIONS		
NO.	DATE	BY

10.	

**• SITE LAYOUT PLAN**  
**• CUDAR CREEK CENTRAL**  
**• PHASE 1 & 2**  
**• FERN HILLS DRIVE**

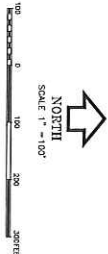
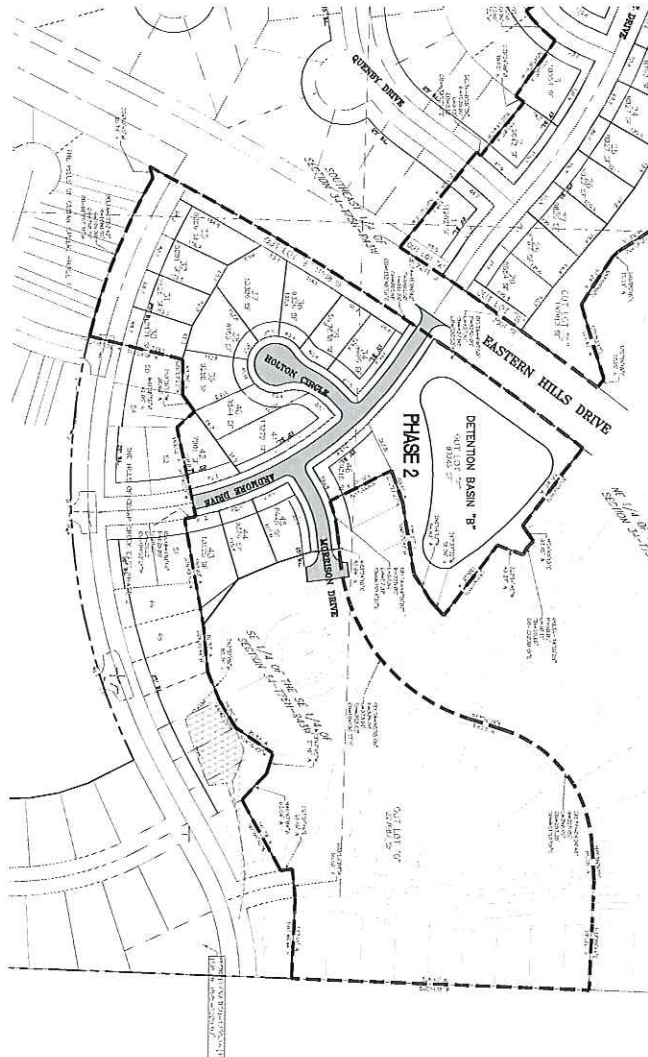


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44





**LEGEND**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- BUILDING LINE

NOTE:  
SEE PHASE 1 LAYOUT ON SHEET C1.1

**OWNER/DESIGNER:**  
HILL INVESTMENTS, LLC  
OVERLAND PARK, KANSAS 66210  
phillips@hillinvestments.com

**ENGINEER:**  
GRIFIN & ASSOCIATES  
142 WEST BROADWAY, SUITE 135  
COUNCIL BLUFFS, IOWA  
(712) 326-5548



VICINITY MAP  
NORTH  
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**GRIFIN & ASSOCIATES**  
142 West Broadway  
Council Bluffs, IA 51502  
712 / 326-5548

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PRELIMINARY SITE LAYOUT PLAN  
HILLS OF CEDAR CREEK CENTRAL  
PHASE 1 & 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA**

DATE: MARCH 13, 2018  
DESIGNED BY: TJW  
DRAWN BY: KCH  
CHECKED BY: TJW  
CREW:

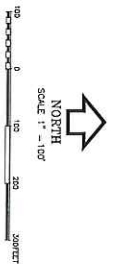
SHEET NO.  
C1.2





**OWNER/OWNER**  
HCC INVESTMENTS, LLC  
OVERLAND PARK, KANSAS 66210  
jg@hcc-inc.com  
www.hcc-inc.com

**ENGINEER**  
GRIFIN & ASSOCIATES  
142 WEST BROADWAY, SUITE 135  
COUNCIL BLUFFS, IOWA  
(319) 336-5548



- LEGEND**
- PROJECT LIMIT LINE
  - PHASING LINE
  - PROPERTY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED STORM PIPE
  - PROPOSED SANITARY PIPE
  - PROPOSED MANHOLE
  - PROPOSED INLETS
  - EXISTING SANITARY PIPE
  - EXISTING STORM PIPE
  - EXISTING INLET
  - EXISTING MANHOLE



VICINITY MAP  
NORTH  
NOT TO SCALE

- PROJECT NOTES:**
1. ALL STREETS ARE LOCAL STREETS.
  2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 502 OF 725.
  3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE PROJECT PROPERTY.
  4. ALL UTILITIES SHALL BE DEEPENED AND BE COVERED BY EXISTING OR NEW STRUCTURES.
  5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE THEM DOWN. THE REMAINING TREES IN REAR YARDS CAN BE SAVED. UTILITIES NORMALLY ARE BE SAVED AND MAINTAINED.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**GRIFIN & ASSOCIATES**  
142 West Broadway  
Council Bluffs, IA 51503  
319.336.5548

• ENGINEERING  
• PLANNING  
• LAND SURVEYING

**PRELIMINARY SITE GRADING PLAN  
HILLS OF CEDAR CREEK CENTRAL  
PHASE 1 & 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA**

DATE: MARCH 13, 2018  
DESIGNED BY: TLM  
DRAWN BY: MCH  
CHECKED BY: TLM

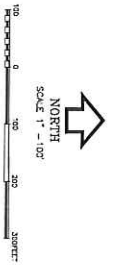
CHECK:  
SHEET NO.  
C2.1





NOTES:  
1. EXISTING UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED BY THE IOWA ONE CALL SYSTEM. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 800-251-4889 FOR MORE INFORMATION.

OWNER: HILL INVESTMENTS, LLC  
142 WEST BROADWAY, SUITE 135  
COUNCIL BLUFFS, IOWA 52624  
(319) 266-5446  
DESIGNER: EHRHART & GRIFFIN ASSOCIATES  
142 WEST BROADWAY, SUITE 135  
COUNCIL BLUFFS, IOWA 52624  
(319) 266-5446



**LEGEND**

- PROJECT LIMIT LINE
- PHASING LINE
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING INLET
- EXISTING MANHOLE



**VICINITY MAP**



NOT TO SCALE

**PROJECT NOTES:**

1. ALL STREETS ARE LOCAL STREETS.
2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 562 OF 735.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE PROJECT PROPERTY.
4. ALL UTILITIES SHALL BE CONFORMED WITH UTILITY COMPANIES BE RESPONSIBLE AS POSSIBLE AND BE SCHEDULED BY EXISTING SCHEDULE.
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE PLACED ALONG THE REAR LOT LINES SHALL BE PLACED IN THE FRONT YARDS AND BE SCHEDULED APPROPRIATELY.

PROJECT NO.  
ECA181011E

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**EHRHART & GRIFFIN ASSOCIATES**  
142 West Broadway  
Council Bluffs, Iowa 52624  
724 / 266-5446

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PRELIMINARY SITE GRADING PLAN  
HILLS OF CEDAR CREEK CENTRAL  
PHASE 1 & 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA**

DATE: MARCH 13, 2018  
DESIGNED BY: TLM  
DRAWN BY: MCH  
CHECKED BY: TLM  
CREW:

SHEET NO.  
C2.2







**NOTES:**

1. ALL SANITARY SEWER TO BE 8" UNLESS OTHERWISE NOTED ON PLANS.
2. GAS BY BLACKHILL ENERGY.
3. WATER BY COUNCIL BLUFFS WATER WORKS FACILITY.
4. ALL FIRE HYDRANT AND WATER VALVES ARE FOR GRAPHIC REPRESENTATION ONLY. ACTUAL HYDRANTS AND VALVES TO REMAIN IN RIGHT-OF-WAY.

VICINITY MAP

 NORTH  
NOT TO SCALE

NORTH  
SCALE 1" = 1 MI

SCALE 1" = 100'

### LEGEND

	PROJECT BOUNDARY LINE
	PROPERTY LINE
	PROPOSED PAVEMENT
	PROPOSED WATER
	PROPOSED SANITARY PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED STORM PIPE
	PROPOSED MANHOLE
	PROPOSED INLETS
	EXISTING SANITARY PIPE
	EXISTING STORM PIPE
	EXISTING WATER
	EXISTING MANHOLE

[illegible]

**EHRHART  
GRIFFIN &  
ASSOCIATES**

142 West Broadway  
Suite 126  
Council Bluffs, Iowa 51503  
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE UTILITY PLAN  
HILLS OF CEDAR CREEK CENTRAL  
PHASE 1 & 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA

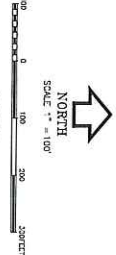
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DATE: MARCH 13, 2018	
DESIGNED BY: TLM	
DRAWN BY: MCH	
CHECKED BY: TLM	
CREW:	
SHEET NO.	
C3.1	

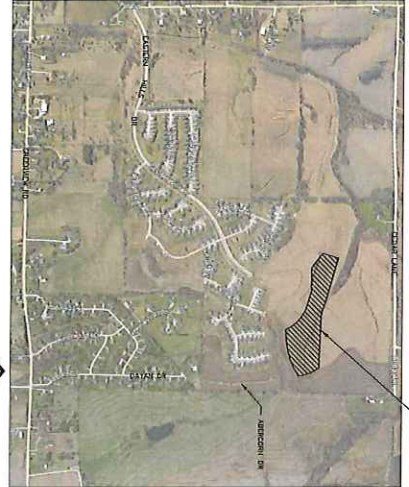


NOTES:  
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OWNER: HILL INVESTMENTS, LLC  
142 WEST BROADWAY, SUITE 138  
COUNCIL BLUFFS, IOWA 52601  
PH: 319.366.5548  
FAX: 319.366.5549  
JL@hillinvestments.com  
JL@hillinvestments.com



- LEGEND**
- PROJECT BOUNDARY LINE
  - PROPERTY LINE
  - PROPOSED PAVEMENT
  - PROPOSED WATER
  - PROPOSED SANITARY PIPE
  - PROPOSED FIRE MAIN/PIPE
  - PROPOSED GATE VALVE
  - PROPOSED STORM PIPE
  - PROPOSED MANHOLE
  - PROPOSED VALVES
  - EXISTING SANITARY PIPE
  - EXISTING STORM PIPE
  - EXISTING WATER PIPE
  - EXISTING INLET
  - EXISTING MANHOLE



VICINITY MAP  
NORTH  
NOT TO SCALE

PROJECT NO.  
EGAT181011E

REVISIONS

NO.	DESCRIPTION	DATE	BY

**EGHART & GRIFFIN & ASSOCIATES**  
142 West Broadway  
Council Bluffs, Iowa 52601  
724 / 244-3348

- ENGINEERING
- PLANNING
- LAND SURVEYING

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HILLS OF CEDAR CREEK CENTRAL  
PHASE 1 & 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA**

DATE: MARCH 13, 2018  
DESIGNED BY: TLM  
DRAWN BY: WCH  
CHECKED BY: TLM  
CREW:

SHEET NO.  
C3.2