Exhibit 1 – Bob Criswell Duplex
PR/Planned Residential Development Plan

1. Site Development

a. Per Section 15.28.020, Applicability, of the CBMC, the maximum land area allowed for a PR-2 Overlay is 1.5 acres. The subject properties contain a total of 0.24 acres, which qualifies for use of a PR-2 Overlay.

b. Per Section 15.28.020, Applicability, of the CBMC, *"at least one of the following shall be included within the development:*

1. *A minimum of two (2) residential structures.*
2. *A minimum of one (1) residential structure that contains a minimum of three (3) dwelling units.*
3. *A minimum of one (1) mixed commercial-residential structure."*

The proposed development contains two residential structures and therefore qualifies for use of a PR-2 Overlay.

c. Both lots shall be developed to R-1/Single Family Residential District site development standards, as per Section 15.08B.050, *Site Development Regulations*.

d. All fencing in the subdivision shall comply with the standards stated in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

e. Sidewalks shall be installed along the frontage of both lots at the cost of the developer and not the City prior to issuance of a Certificate of Occupancy for each lot. Sidewalks shall be built to City standards.

f. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

2. Off-Street Parking

a. Per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance) the required number of off-street parking spaces for two-family dwellings with two bedrooms or more is 1.5 spaces per dwelling unit. The proposed duplexes contain two two-bedroom units each, which requires a total of six (6) parking spaces. The submitted plot plan shows eight (8) off-street parking spaces along the adjacent narrow alley south of the subject properties, which exceeds the minimum required per CBMC Section 15.23.060. However, the subject alley is narrow (approximately 9.5 feet wide) and terminates onto private property, which requires alley users to drive onto private property to utilize the full extent of the alley. Due to the alley's narrow design and path, no parking shall be provided along the alley.

b. The Community Development Department recommends that no off-street parking be required for the proposed duplexes for the following reasons:

   i. The subject properties are located within walking distance to a Metro bus stop for the yellow and blue routes.
   ii. Adequate on-street parking is available along Avenue H.

c. In the event that off-street parking is provided it shall be allowed in the front-yard setback. The Community Development Department encourages a parking area designed with a shared driveway to minimize the size of the curb-cut along Avenue H. The applicant shall coordinate with the Community Development Department on parking lot design to ensure that the character of the residential neighborhood is maintained.

d. If the applicant wishes to provide off-street parking for the proposed development, a revised plot plan showing proposed parking areas shall be submitted to the Community Development Department for review and approval. All off-street parking areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).

3. Architecture

a. The submitted house plans, included as Attachment 'B,' show all facades of each building covered in horizontal lap siding, with the north facade having a stone base and two additional windows for increased transparency. The proposed plans are generally acceptable in design and layout and shall be adopted as submitted.

4. Landscaping

a. The submitted house plans, included as Attachment 'B,' show flower beds planted along the north and south and internal facades of both buildings. In addition to the proposed landscaping, one street tree shall be planted per lot. All street trees shall comply with the Council Bluffs Street Tree Guide (see attachment) and shall be planted prior to the issuance of a Certificate of Occupancy for each lot.

5. Signage

a. A signage plan was not submitted with the development plan. All signage (detached and attached) shall comply with Section 15.33.160(C), P-R/Planned Residential District Sign Regulations, of the Municipal Code (Zoning Ordinance).