Exhibit 1: Whispering Oaks Phase V

PR/Planned Residential Development Plan

A. Site Development

1. The minimum tract of land required for a PR-1 Overlay is 1.5 acres. The subject property contains 27.4 acres in land area, which exceeds the minimum area requirement for the PR-1 Overlay.
2. The minimum perimeter setback for all structures shall be 10 feet. **Exception**: The minimum required setback for all structures to the northerly property line of each lot shall be 50 feet.
3. The maximum height and lot coverage for all structures shall comply with the development standards in Section 15.10.050, Site Development Regulations, R-3/Low Density Multifamily Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that when closed completely eliminates view of the dumpster.
5. All fences/walls shall be installed in compliance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
6. 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.
7. All grading and drainage activity for this development shall be completed in accordance with the approved final plans.
8. A 10-foot wide Portland cement concrete trail shall be installed along Greenview Road. The developer shall be responsible for the construction of the trail at the time of development or they shall be required to submit a payment to the City equal to the total cost of the trail in lieu of construction. The developer shall consult with the Parks and Recreation Department to determine the total cost and timing for the construction of the trail.

B. Off-Street Parking

1. The conceptual site plan shown in Attachment 'F' indicates that a total of 566 off-street parking spaces will be provided for the proposed multifamily/mixed-use development. However, it does not identify the bedroom composition for the apartment units nor the commercial uses that will occupy the proposed mixed commercial-residential structures. As such, the total number of required off-street parking spaces for the proposed development cannot be calculated at this time. The number of off-street parking spaces shall be calculated once the developer confirms bedroom composition and commercial uses in the development, and shall be based on the standards stated in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance).

2. 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. All off-street parking lots shall comply with Chapter 661-18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
4. Bicycle parking shall be incorporated into the overall layout of each lot. The location and number of bicycle parking spaces shall be determined at the time of building permit application.
5. A parking lot permit shall be submitted with every building permit application, and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

C. Architecture

1. Architectural renderings for the proposed multifamily apartment buildings (i.e., 33-plexes and 9-plexes) are shown in Attachment 'F.' Building materials for the multifamily apartment buildings will consist of a combination of cement board lap/batten siding, brick, precast concrete and stone veneer. The architectural renderings in Attachment 'F' are generally acceptable and shall be adopted as proposed.
2. Architectural renderings for the proposed mixed commercial-residential structures are shown in Attachment 'F.' Building materials for the proposed mixed commercial-residential structures will consist of brick for the first story (i.e., commercial space) and cement board lap/batten siding for the second story (i.e., apartment units). No flat faced/smooth concrete block, wood or vinyl siding shall be allowed. The architectural renderings in Attachment 'F' are generally acceptable and shall be adopted as proposed.
3. The architectural design and building materials of any accessory structures proposed to be built at this site, including the two-story clubhouse on Lot 2, shall be compatible with the general appearance of the principal structures on-site.
4. Awnings and/or other decorative features may be allowed on the façade of a building and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
5. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be screened from view using architectural design features.
6. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

D. Landscaping

1. A landscaping plan shall be submitted with every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. The landscape plan show in Attachment 'G' is generally acceptable.

2. Landscaping is required on each lot. Not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch or river rock, etc.).
3. A minimum five-foot wide landscape strip shall be provided between all parking surfaces and each abutting property line. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement.
4. A minimum five-foot wide landscape strip shall be provided between all loading/unloading areas and each abutting property line if visible from the public right-of-way. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement.
5. A landscape buffer shall be planted along Franklin Avenue in conjunction with the landscape buffer to be planted in Outlots A through C, as shown in Attachment 'G,' prior to the issuance of the first Certificate of Occupancy for Lot 3. All landscaping maintenance shall be the responsibility of the Whispering Oaks Subdivision Homeowner Association and not the City.
6. A landscape buffer shall be planted along the northerly property line of each lot to serve as a barrier between the proposed multifamily development and the existing single-family residential neighborhood. Said landscape buffer shall consist of a double row of evergreen and deciduous trees. All landscaping maintenance shall be the responsibility of the Whispering Oaks Subdivision Homeowner Association and not the City.
7. Street trees shall be planted along Sycamore Street at the time of street construction. Said street trees shall be planted between the sidewalk and back of curb. Trees shall be also be planted within the proposed landscape median at the time of construction of Sycamore Street. All landscaping maintenance shall be the responsibility of the Whispering Oaks Subdivision Homeowner Association and not the City.
8. The proposed lift station shall be screened from public view with evergreen trees that grow to a minimum height of 10 feet and have a spread capable of providing a substantially opaque barrier.
9. All street trees and trees adjacent to a public road shall comply with the Council Bluffs Street Tree Guide and be reviewed and approved by the City prior to installation. The location and species of all other trees proposed to be planted in the development shall be coordinated with the City prior to installation.
10. All deciduous trees shall have a minimum caliper width of two inches at the time of planting.
11. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any motorist, cyclist or pedestrian at the street, driveway or pedestrian way.
12. All disturbed areas without a specific landscape design shall be hydroseeded, or sodded, turf, and/or prairie grass.
13. All landscaping areas, including grassed and sodded areas, shall be irrigated.
14. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

15. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

E. Signage

1. 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).
2. The developer may request to amend the planned residential development plan to establish site-specific sign regulations, if necessary. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property; and