EXHIBIT 1

The Rows on 1st PR/Planned Residential Development Plan

A. Site Development

1. 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 0.14 acres, which qualifies for use of a PR-2 Overlay.
2. Per Section 15.28.020, Applicability, of the CBMC, *"at least one of the following shall be included within the development:*
   a. A minimum of two (2) residential structures.
   b. A minimum of one (1) residential structure that contains a minimum of three (3) dwelling units.
   c. A minimum of one (1) mixed commercial-residential structure."
   The proposed development contains one residential structure with three dwelling units and therefore qualifies for use of a PR-2 Overlay.

3. For the purpose of this development plan, the north property line facing First Avenue shall be considered the front property line and the west property line along S. 24th Street shall be considered the street side yard property line. The following site development standards shall apply to the proposed townhome development:
   a. The front and rear yard setback shall be five (5) feet. No accessory structures shall be located between the front wall of the townhome and the front property line.
   b. The interior and street side yard setback shall be ten (10) feet.
   c. Accessory structures, decks, porches, awnings, or other similar features, shall be no closer than five (5) feet to any property line.
   d. The maximum lot coverage for the entire property shall be 60 percent.
4. No fencing or walls are proposed at this time. Any fencing or walls installed at a future date shall comply with the standards stated in Section 15.32A.130, Fences and Walls, of the Council Bluffs Municipal Code (Zoning Ordinance).
5. 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.
6. A five-foot utility easement shall be retained along the front and rear property lines for utility access and maintenance. No structures shall be located within said easement areas.
7. A homeowner's association (HOA) shall be established through the subdivision process for maintenance of utilities and easements, all greenspace area, and building architecture.

B. Off-Street Parking

1. 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 townhomes is 2 spaces per dwelling unit. The three proposed townhomes would require a total of six (6) off-street parking spaces. The proposed floor plans show the end units having one, one car attached garage each, with no attached parking provided for the middle unit. The submitted letter of intent states that the applicant and HyVee are working on a shared parking agreement for four (4) parking spaces. A total of six (6) off-street parking spaces are being provided total for the proposed townhomes, which meets the total minimum required. The parking spaces leased from HyVee shall be located within 400 feet of the front entrance to the middle unit to ensure that this unit has parking within a reasonable walking distance. No additional off-street parking shall be provided on-site, unless first approved by the Community Development and Public

Works Departments. Additionally, the subject property is located within walking distance of a Metro bus stop.

2. A copy of the shared parking agreement between the applicant and HyVee shall be provided to the City prior to issuance of any building permits.
3. All driveways shall be hard surfaced paved and designed to meet all applicable City standards.

C. Architecture

1. The submitted elevations, included as Attachment 'D', show the front façade utilizing smooth hardboard siding as the primary material. The primary colors proposed are white and a dark gray/charcoal. Architectural aluminum siding with a wood appearance is shown as an accent material around the entrance to each unit. Each unit will have a second story balcony with a cable railing over the front entrance, which is covered by a portico. The front façade is further characterized by differing roof elevations between the end and middle units and a galvanized metal roof. All siding shall be non-vinyl siding. The proposed architectural plans are generally acceptable in design and layout and shall be adopted as submitted.
2. The submitted site plan shows air conditioning units for each unit along the rear of the property. If any wall or ground equipment, including air conditioning units, are visible from adjacent public right-of-way, excluding alleys, they shall be screened from view using architectural features, fencing, masonry wall, landscaping, or a combination thereof.
3. The subject property is located within the West Broadway CDO. While the townhomes are not subject to the full extent of the West Broadway CDO design standards, the proposed townhomes shall utilize high-quality materials and be designed in a manner that is consistent with the spirit and intent of the West Broadway CDO.
4. Minor modifications deemed to be compatible with the West Broadway CDO design standards listed in Section 15.32A, *West Broadway Corridor Design Overlay*, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be approved administratively by the Community Development Director or their designee.

D. Landscaping

1. The submitted landscaping plan, included as Attachment 'D', shows a mixture of trees, shrubs, and perennial flowers and grasses along the west, north, and east building elevations is generally acceptable and shall be adopted as submitted.
2. All tree species shall be reviewed and approved by the Parks and Recreation Department prior to planting to ensure there is no conflict with First Avenue trail plantings.
3. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons 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).