RESOLUTION NO. 22-329

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A FOUR-LOT MINOR SUBDIVISION TO BE KNOWN AS THE LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 1, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Clarrissa Newman for Legacy Family Campus is requesting final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, The proposed subdivision is comprised of 5.405 acres, more or less, of undeveloped land between Avenue J, Ruth Nelson Road, North 14th Street, and the north-south walkway in the Charles E. Lakin Human Services Campus; and

WHEREAS, All City departments and local utility companies were provided a copy of the proposed final plat for review and the following comments were received:

A. The proposed subdivision is currently zoned A-P/Administrative-Professional District. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Public-Semi-Public. The Comprehensive Plan defines "Public/Semi-Public" as uses which "support activities for the benefit of the general public. These include schools, places of worship, libraries, government offices, social service providers, etc." Lakin Campus representatives propose to construct structures housing various human services uses on proposed Lots 1, 3, and 4. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.

B. Proposed Lots 1 through 4 each contain more than 5,000 square feet in area and thus exceed minimum A-P district lot size requirements.

C. All development activity within this subdivision shall comply with the standards set forth in the Lakin Campus development plan adopted and approved by the City Council on June 27, 2022 (Resolution no. 22-176) and Chapter 15.13, *A-P/Administrative-Professional District*, of the Council Bluffs Municipal Code (Zoning Ordinance).

D. Proposed Lots 1, 3, and 4 (to be reassigned as Lots 1-3; see technical corrections below) are intended to have boundaries more or less specific to proposed buildings and are not subject to specific setbacks, per the adopted development plan. The development plan requires only that all structures be setback a minimum of 10 feet from the outer boundary of the Lakin Campus.

E. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All new utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.

F. Sidewalks, internal campus walkways, and pedestrian connections to the public right-of-way shall be installed according to the development plan. Each building shall meet the development plan's standards for pedestrian accessibility prior to issuance of a Certificate of Occupancy.

G. Council Bluffs Water Works stated the developer(s) should contact Water Works when they are ready to discuss water connections.

H. The Public Works Department provided the following comments:
   1. Areas outside the buildable lots need to be assigned as an outlot or defined owner with a lot number;
   2. Areas to be used for stormwater drainage and detention should be put in an easement and assigned a single lot or group of lots for ownership and maintenance responsibilities; and
   3. Cross access and ingress/egress easements need to be established and shown.

I. The following technical corrections shall be made to the plat prior to being executed:
   1. Reassign Lot 2 as Outlot 'A';
   2. Place a note under the dedications indicating that Outlot 'A' is to be used for drainage and green space, and assign ownership and maintenance of Outlot 'A'.
   3. Reassign Lot 4 as Lot 2.
   4. Establish and show cross access and ingress/egress easements.
   5. Change all references to Lots 1-4 to reflect changes to Lot designations.
   6. Lots 1-3 will be more or less specific to the individual proposed buildings and therefore do not have any required minimum setbacks. As such, the standard utility easement language may conflict with the proposed building footprints. Utility easement language shall be clarified as needed to ensure that the standard utility easements described on the plat will not conflict with proposed building footprints.
   7. Ensure that the 30-foot sanitary sewer easement dedicated on the Legacy Family Campus Subdivision Phase 2 plat is included under the dedications on the Legacy Family Campus Subdivision Phase 3 final plat; and

WHEREAS, The Community Development Department recommends approval of the proposed four-lot subdivision to be known as Legacy Family Campus Subdivision Phase 3, subject to the comments above and the conditions below:

A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director; and

B. All development shall conform to the Lakin Campus development plan, all applicable City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements; and

C. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document; and

D. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the request for final plat approval for a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved subject to all comments and conditions listed above and all local, state and federal regulations; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND December 19, 2022.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk