

Taggart Circle Community
Hills of Cedar Creek
Council Bluffs, IA 51503

April 2, 2018

City of Council Bluffs Planning Commission
Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Dear Planning Commission Members,

The residents of Taggart Circle respectfully request that the Council Bluffs Planning Commission members consider our concerns about the proposed plan for the new Hills of Cedar Creek addition.

We are a cul-de-sac neighborhood consisting of 6 duplex town home units. The value of each of the 2 unit town homes is in excess of \$500,000. The individual duplex owners pay in excess of \$5,000 dollars in taxes each year. We are all now, and have always been, current in our Association dues. Our Taggart Circle community consists of residents who are either retired or will be retired in the near future. We have chosen to purchase these homes on Taggart Circle because we intend to stay in our homes for the rest of our lives.

Our areas of concern:

1. Steven Road is proposed to be built directly behind three of the town home units. This will affect 6 families. (Chris Meeks, a city planner for Council Bluffs, gave us the name of the proposed road. The road is not named on the proposed plan.)
2. We believe this will have an immediate negative impact on the value of our homes.
3. The proposed route of Steven Road will provide direct access to approximately 150 homes when the extension of Eastern Hills Drive is completed. This will create heavy traffic directly behind our homes at all hours of the day and night. The other neighborhood roads in the Hills of Cedar Creek have been designed with a curving, circular traffic pattern. They were not designed with direct, straight line access to Eastern Hills Road. Steven Road will be a direct, straight line access road to Eastern Hills Drive. As you know, our homes are designed with our kitchens, dining rooms, living rooms and bedrooms at the back of our homes. This will significantly affect our privacy and our quality of life.
4. It appears that the proposed plan will also include the building of approximately 4 homes on the other side of Steven Road. The front of these homes will face the back of our homes. All of the other homes in the Hills of Cedar Creek were designed and built with the backyards adjacent to each other and the front of the homes facing the road.

5. The cul-de-sac communities that are adjacent to Eastern Hills Drive were designed and built with a landscaped buffer zone between their property lines and Eastern Hills Drive. The Taggart Circle town homes do not have the landscaped buffer zone. The walking trail that will be built along the new addition of Eastern Hills Drive will be adjacent to the property line of two homes on Taggart Circle. Two of the homes on Taggart Circle will have roads on three sides. Two of the roads will have significant traffic, Eastern Hills Drive and the proposed Steven Road. We do not think this design is usually approved by the Council Bluffs Planning Commission, especially for homes at our price point.
6. The common area around our community mailbox, (defined as Out Lot O) has not been landscaped or maintained in the same manner as all the other common areas in the Hills of Cedar Creek. Prior to last summer, when we were finally able to prove that Out Lot O was a part of the Hills of Cedar Creek, we paid for the area to be mowed and maintained.
7. We do not believe that the Taggart Circle residents have been given equal consideration in either the current, or the proposed development plans.

We would like the Planning Commission Members to consider the following:

The proposed Ardmore exit will be a sufficient access point onto Eastern Hills Drive. There are two existing access points on the East side of the development; South Larchmont and Providence Road. The distance between the existing South Larchmont and Providence Road access points and the proposed Ardmore access point are fairly equal. Therefore, it is not necessary to have the proposed Steven Road access onto Eastern Hills Drive.

Solution #1. Re-design Steven Road so it does not pass behind Taggart Circle and connect to Eastern Hills Drive. Perhaps the street could dead end. This would preserve the 4 lots for the developer and significantly decrease traffic behind our homes.

Solution #2. The developer could redesign the plans to give the proposed 4 lots behind Taggart Circle access to a road which could be built between these 4 lots and the proposed cul-de-sac, Holton Circle. These homes could face the proposed cul-de-sac.

Solution #3. Place a 20 foot buffer zone between the back of the town home properties and Steven Road. It would be landscaped with trees similar to the buffer zone and landscaping currently in place on Eastern Hills Drive.

Solution #4. The developer could install a 6 foot privacy fence between Steven Road and the town home properties. The fence would be similar to the fence between the two story apartment town homes and the Taggart Circle town homes.

We appreciate your time and your attention to our concerns. We will be very happy to provide further information or explanation. Kathy Rieken Gutshall will serve as the contact person. 712-314-4317

Sincerely,

The Community of Taggart Circle

(Please see attached signature page)

Taggart Circle resident addresses and signatures:

Linda Hunter	5406	TAGGART CIR.
William J Hunter	"	" " "
David E. Hunter	5403	Taggart Circle
Michelle S. Johnson	"	" "
Gary Smith	5429	Taggart Circle
John P. B. Z	"	" "
F. E. H.	5430	TAGGART Cr.
Nanette Hansen	5430	Taggart Circle
Charlata Studey	5425	Taggart Circle
Joseph A. Smith	5402	Taggart Circle
Kathryn & Richard Satchell		
Lynne & Beverly Folkerts	5420	Taggart Circle
Ronald Myers	5414	Taggart Circle
Russell D. Mann	5415	Taggart Circle
Carol Carley		
Connie Hecker	5405	Taggart Circle
W. H. Hecker	5405	Taggart Cir
Joyce Page	5424	Taggart Circle
Danny Studey	5425	Taggart Cir
Jason L. Knudsen	5419	Taggart Cir
Lingene R. Knudsen	5419	Taggart Cir

