

RESOLUTION NO. 18-131

A RESOLUTION GRANTING PRELIMINARY PLAN APPROVAL FOR 46-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS HILLS OF CEDAR CREEK CENTRAL, LEGALLY DESCRIBED AS BEING A PART OF THE SE1/4 OF SECTION 34-75-43, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, HCC Investments, LLC requesting preliminary plan approval for a 46-lot residential subdivision to be known as Hills of Cedar Creek Central, legally described as being a part of the SE1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, The proposed subdivision is comprised of 27.8724 acres of land (more or less) and will be accessed by an extensions of Eastern Hills Drive and Ardmore Drive; and

WHEREAS, The following comments were provided for the proposed subdivision request:

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application for the first phase must be filed within one year of the date of action by the City Council. A request for extension may be made by the subdivider in writing prior to the expiration date. One year extensions are considered by the City Planning Commission. Subsequent phases are automatically granted a one year extension.
2. The proposed subdivision is comprised of 46 single family lots. Each lot appears to meet the minimum lot size requirements for the R-1 District.
3. The subdivision is located in Flood Zone 'X' and does not contain any floodplain.
4. A Preliminary Drainage Analysis has been provided by the applicant. The Council Bluffs Public Works Department will require the engineer to provide a completed drainage study for the subdivision.
5. A traffic study is not required, as the subdivision is consistent with the original development plan for the area.
6. Temporary hammer head turn-arounds are required at the western end of Ardmore Drive, the southern ends of Hampton Drive and Quenby Drive, and the eastern end of Morrison Drive. The geometric design of the turn-around will exceed the width of the proposed right-of-way and will require a temporary easement. The portion of the hammer head that extends beyond the right-of-way will not be dedicated to the City. The easement is to be automatically released at the time of additional street improvement. Easement language shall be recorded on the final plat for relevant phases.
7. The Public Works Department requires street naming to be consistent with previous phases of the subdivision.
8. The City of Council Bluffs will build the extension of Eastern Hills Drive, but modifications to the trail and all trail connections will be the responsibility of the developer.
9. Sidewalks will need to be installed though outlots and adjacent to all roadways with street improvements.

10. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the applicant and not the City.
11. All future street lights shall meet Public Works Department standards. All costs associated with the installation of street lights shall be the responsibility of the developer and not the City.
12. Hampton Drive shall be renamed to avoid confusion with an existing Hampton Lane; and

WHEREAS, The Community Development Department recommends approval of the preliminary plan for a subdivision to be known as Hills of Cedar Creek Central, as shown in Attachment 'C', subject to compliance with all above stated comments and the following conditions:

1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, but is 'deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat'. (§14.11.060.04- Subdivision Ordinance).
2. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
3. An erosion and sediment control along with a grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
4. All utilities shall be installed underground.
5. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a certificate of occupancy for each house.
6. Temporary easements shall be in place for each occurrence of a hammer head turn-around that extends beyond the right-of-way. It is intended that the easement(s) will be released from each impacted lot at the time of the street extension improvement when the turn-around is no longer necessary. The pavement of the turn-around shall be removed at the sole expense of the

developer. Appropriate easement shall be required on each relevant final plat.

7. Street naming should be consistent with previous phases, meaning “Ardmore Drive” should be called “Ardmore Street”.
8. The proposed “Hampton Drive” must be renamed, as there is already a “Hampton Court” located approximately two miles north of the proposal.
9. A completed drainage study must be submitted to the Council Bluffs Public Works Department.

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

That preliminary plan approval for a for a subdivision to be known as a 46-lot residential subdivision to be known as Hills of Cedar Creek Central, legally described as being a part of the SE1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved subject to the comments and conditions set forth above.

ADOPTED
AND
APPROVED

April 23, 2018.

MATTHEW J. WALSH

Mayor

Attest: _____

JODI QUAKENBUSH

City Clerk