**RESOLUTION NO.** 18-258

**A RESOLUTION AMENDING THE PLANNED COMMERCIAL DEVELOPMENT PLAN FOR THE MARKETPLACE SUBDIVISION, RELATIVE TO LANDSCAPING, BUILDING SETBACKS, LOT COVERAGE, AND SHARED PARKING/DRIVEWAYS FOR PROPOSED LOTS 1-6, THE MARKETPLACE, REPLAT 3.**

**WHEREAS,** Legacy CB, LLC, is requesting approval for an amendment to the adopted Planned Commercial Development Plan for The Marketplace Subdivision relative to landscaping, building setbacks, lot coverage, and shared parking/driveways for proposed Lots 1-6, The Marketplace, Replat 3; and

**WHEREAS,** The purpose of these amendments is to establish design standards for landscaping, building setbacks, and building lot coverage that are compatible and proportional to the new lots being created because of The Marketplace Replat 3. The proposed amendments to Resolution 07-27, are as follows:

1) Reducing the percentage of required landscaping from 10% to 4.5% for proposed Lot 5, The Marketplace Replat 3 (Section 2, Item "G')
2) Changing of the location of where the required six foot-wide strip of landscaping can be placed on proposed Lots 1 through 5, The Marketplace Replat 3 (Section 2, Item "I")
3) Reducing the side yard setbacks from 10 feet to 0 feet for proposed Lots 1 through 5, The Marketplace, Replat 3 (Section 4, Item "A")
4) Increasing the lot coverage from 40% to 50% for proposed Lots 1 through 5, The Marketplace Replat 3 (Section 4, Item "H")
5) Clarifying that cross access ingress/egress easements were established on The Marketplace Subdivision final plat (Book 2007, Page 011286) to accommodate shared parking and circulation throughout the development; and

**WHEREAS,** The Community Development Department recommends approval for the proposed amendments to the adopted planned commercial development plan of The Marketplace Subdivision, relative only to Lots 1 through 6, The Marketplace Replat 3, based on comments and conditions set forth, as follows:

a. Approval to reduce the percentage of required landscaping from 10% to 4.5% for proposed Lot 5, The Marketplace Subdivision, Replat 3, as presented;
b. Approval to allow the required six foot-wide strip of landscaping to be placed along the front property line, at the back of curb, on proposed Lots 1 through 5, The Marketplace Replat 3, as presented;
c. Approval to reduce the side yard setbacks from 10 feet to 0 feet for proposed Lots 1 through 5, The Marketplace Replat 3, as presented;
d. Approval to increase the maximum lot coverage from 40% to 50% for proposed Lots 1 through 5, The Marketplace Replat 3, as presented; and

e. No action on the clarification statement that cross access and ingress/egress easements were established on proposed Lot 6, The Marketplace Replat 3 with the original Marketplace Subdivision final plat, as recorded in Book 2007, Page 011286.

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

That the amendment to the Planned Commercial Development Plan for The Marketplace Subdivision as shown above and in the attachments, is hereby approved.

ADOPTED
AND August 27 2018.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk