RESOLUTION NO. 18-311

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A SEVEN LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS WALNUT GROVE SUBDIVISION PLAT 2, BEING A REPLAT OF LOTS 1 THROUGH 9, BLOCK 9, BENSON'S FIRST ADDITION AND THE NORTH ONE-HALF VACATED ALLEY ADJACENT, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, New Community Development Corporation d/b/a NeighborWorks Home Solutions is requesting final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, located on property legally described in Attachment 'B'; and

WHEREAS, The proposed land consists of 1.19 acres of land, and is situated between North 29th Street and North 30th Street, lying south of Avenue K; and

WHEREAS, The proposed replat has been provided for comment to all utility companies and City Departments. The following comments have been received:

1. The Council Bluffs Water Works stated water is available for Walnut Grove Subdivision Plat 2 on Avenue K.
2. MidAmerican Energy stated they have no objections to the final plat, and noted they have electrical distribution facilities in the adjoining streets. They have sent a proposal to the applicant to extend the electrical facilities into the replat, and are waiting for the proposal to be signed and returned.
3. The Public Works Department and the Fire Department have no comments for the proposed plat.
4. The subject property is zoned R-1/Single-Family Residential District. All proposed lots in the subdivision comply with R-1 District lot size and dimension standards.
5. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances.
6. All lots have direct access to an existing public street (North 29th Street, North 30th Street, and/or Avenue 'K').
7. All lots have access to existing utilities (e.g., water, storm sewer, and sanitary sewer). Any cost to move, relocate, and/or extend utilities to this subdivision shall be at the expense of the applicant and not the City. All utilities shall be installed underground.
8. There are existing public sidewalks along the frontage(s) of each lot in this subdivision. Any cost to repair and/or replace the damaged sidewalk panels due to construction activity in the subdivision shall be at the expense of the applicant and not the City.
9. The final plat states that private covenants will be recorded in a separate instrument. The applicant shall provide the City with a copy of said private covenants prior to the final plat being executed.

The following technical corrections shall be made to the final plat prior to being executed by the City.

1. Rename the subdivision "Walnut Grove Subdivision, Phase 2" for name consistency purposes and make all other corresponding name changes to the plat; and

WHEREAS, The Community Development Department recommends final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, being a replat of Lots 1 through 9, Block 9, Benson's First Addition and the north one-half vacated alley adjacent, subject to the following conditions:

1. Final plats must 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 Director of the Community Development Department.
2. Prior to executing the final plat, any corrections required by the Community Development Department and/or Public Works Department shall be incorporated into the final plat.
3. All utilities shall be installed underground. Any cost to remove, relocate, and/or extend utilities shall be at the expense of the applicant and the not the City.
4. Any cost to repair and/or replace the damaged sidewalk panels due to construction activity in the subdivision shall be at the expense of the applicant and not the City.
5. The applicant shall provide a copy of any proposed covenants and/or private restrictions associated with the subdivision to the City, prior to the final plat being executed.

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

That the final plat approval for seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, being a replat of Lots 1 through 9, Block 9, Benson's First Addition and the north one-half vacated alley adjacent, as legally described in Attachment 'B', is hereby approved subject to 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 November 5, 2018.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk