RESOLUTION NO. 19-104

A RESOLUTION TO AMEND THE ADOPTED PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR EAST FOX RUN SUBDIVISION BY REDUCING THE MINIMUM REAR YARD SETBACKS FOR LOTS 11, 12, 17 THROUGH 20, 25 AND 26 FROM 20 FEET TO 10 FEET.

WHEREAS, Western Iowa Land Development, LLC, represented by Robert McCarthy, is requesting an amendment to the adopted Planned Residential Development Plan for East Fox Run Subdivision by reducing the minimum rear yard setback for Lots 11, 12, 17 through 20, 25 and 26 from 20 feet to 10 feet in order to build townhouse dwellings that are 70 feet by 65.57 feet; and

WHEREAS, East Fox Run Subdivision consists of 30 single-family residential lots and has an adopted Planned Residential Development Plan (see Case #PR-18-001) which allows the applicant to build 30 attached, single-family dwellings; and

WHEREAS, The subdivision is zoned R-1/Single-Family Residential District, which requires a minimum rear yard setback of 20 feet and no setback or lot coverage variances were requested by the developer at the time of subdivision or development plan approval; and

WHEREAS, A public hearing on this matter was held on January 8, 2019 by the Planning Commission and this case was postponed after expressing concerns over the grading and drainage of the subdivision but the applicant has since submitted drainage, grading and architectural plans for the Planning Commission to review (see Attachments C through H); and

WHEREAS, All City Departments and local utilities were notified of the amendment and the only comment received was from the Permits and Inspections Division who stated the financial responsibility for storm water detention basin maintenance is on the homeowners' association; and

WHEREAS, The Community Development Department recommends approval to amend the adopted planned residential development plan for East Fox Run Subdivision by reducing the minimum rear yard setback Lots 11, 12, 17 through 20, 25 and 26 from 20 feet to 10 feet.

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

That this amendment to the adopted Planned Residential Development Plan for East Fox Run

Subdivision to reduce the minimum rear yard setback Lots 11, 12, 17 through 20, 25 and 26 from 20 feet to 10 feet, is hereby adopted and approved.

ADOPTED
AND April 22, 2019.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk