RESOLUTION NO. 19-161

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR A 19-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS GREENVIEW ESTATES SUBDIVISION.

WHEREAS, 92 Investments LLC is preparing to develop 19.78 acres, more or less, of undeveloped land that is located at the northwest corner of the intersection of Greenview Road and State Orchard Road, and is legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, City of Council Bluffs, Pottawattamie County, Iowa, which will be replaced by Eastern Hills Drive later this year; and

WHEREAS, The applicant proposes to develop attached single-family dwellings on Lots 1 through 18, with Lot 19 designated for future mixed-use/multi-family development as well as storm water detention and all lots will be fully served by utilities and will have direct access to a public street; and

WHEREAS, Preliminary Plan approval is currently under consideration by this City Council (see Case #SUB-19-005); and

WHEREAS, the following development standards shall apply to the subject property:

1. **Site Development**
    a. All building setbacks, heights and lot coverages shall comply with standards stated in Chapter 15.10 *R-3/Low Density Multi-Family Residential District* of the Municipal Code (Zoning Ordinance). The submitted development plan shows proposed attached single-family dwellings with two-stall garages will comply with R-3 District site development standards.
        i. Submitted architectural renderings show attached single-family dwellings with two-stall garages and three-stall garages. Upon further review, staff determined that attached single-family dwellings with three-stall garages will not meet the required 5-foot side yard setback. Applicant has committed to only constructing attached single-family dwellings with two-stall garages in Greenview Estates Subdivision.
    b. All lots meet minimum R-3/Low Density Multi-Family Residential District lot area requirements.
    c. All fencing in the subdivision shall comply with the standards stated in Section 15.24.040, *Fence regulations* of the Council Bluffs Municipal Code (Zoning Ordinance).
    d. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

a. The required number of off-street parking spaces for attached single-family residential dwellings shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance):

i. Attached single-family dwelling: Two parking spaces per dwelling unit.

ii. Each dwelling unit will be constructed with at least a two-stall garage, as per the submitted architectural renderings.

b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).

3. Landscaping

a. The proposed landscaping plan shows one ornamental street tree will be planted along the frontage of each lot at the time a dwelling unit is constructed.

4. Architecture

a. The submitted architectural renderings for the attached, single-family residential dwellings are generally acceptable. Each unit will be slab on-grade and limited to one-story in height.

5. Signage

a. A signage plan was not submitted with the development plan. All signage shall comply with Section 15.33.160(3), *PR/Planned Residential District, Signs* of the Municipal Code (Zoning Ordinance); and

WHEREAS, the Community Development Department recommends adoption of the development plan for the proposed Greenview Estates Subdivision, subject to compliance with all above stated comments and the following condition:

1. The planned residential development plan shall be amended at the time in which Lot 19 is proposed to be developed.

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

That the Planned Residential Development Plan for the property legally described as being a part of the SW ¼ NE ¼ of Section 4-74-43, Pottawattamie County, Iowa, to be known at Greenview Estates Subdivision, is hereby adopted and approved.

ADOPTED
AND _____, 2019.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: _____
Second Consideration: _____
Public Hearing: _____
Third Consideration: _____