RESOLUTION NO. 19-238

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2, LEGALLY DESCRIBED AS BEING A REPLAT OF LOTS 7A AND 7B, LAKE MANAWA CENTRE SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates is requesting final plat approval for this property to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station located at 3205 and 3207 Manawa Centre Drive; and

WHEREAS, The purpose of this subdivision is to create a parcel~~s~~ of land for new a commercial development in the City; and

WHEREAS, The following comments have been received from City Departments and utility providers:

A. The Council Bluffs Public Works Department is requesting that ~~the~~ a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.

B. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.

C. The Community Development Department has the following comments:

1. All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
2. The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
3. The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32nd Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32nd Avenue to the main entrance to the building.
4. The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
5. Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".

6. The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder's Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such; and

WHEREAS, The Community Development Department recommends approval for final plat of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, with the standards as stated above and the following conditions.

A. All technical corrections shall be incorporated into the final plat document prior to being executed; and

B. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

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

That the final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, City of Council Bluffs, Pottawattamie County, Iowa and as shown on Attachment 'C, 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 October 21, 2019.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. #SUB-19-010