RESOLUTION NO. 21-66

A RESOLUTION TO AMEND THE ADOPTED PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR THE PROPOSED NEW HORIZON SUBDIVISION, REPLAT 3.

WHEREAS, Robert P. McCarthy is requesting to amend the adopted Planned Residential development plant for a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3, being a replat of Lot 5, New Horizon Subdivision, Replat 2; and

WHEREAS, The proposed New Horizon Subdivision, Replat 3 is comprised of 6.82 acres of undeveloped land that is located east of Valley View Drive, south of College Road, and north of Interstate 80; and

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

A. Site Development

1. All townhomes shall be developed in accordance with the site development standards (e.g., building setbacks, height, lot coverage, etc.) stated in Chapter 15.10 *R-2/Two-Family Residential District* of the Municipal Code (Zoning Ordinance), except that the front yard setbacks shall be reduced from 25 feet to 20 feet, and the maximum lot coverage increased from 35% to 40%. The applicant has requested reduced front yard setbacks and increased lot coverages in order to address topographical and building siting challenges associated with the property. The Community Development recommends approval of the reduced front yard setback and increased lot coverage as these site development standards will not be harmful to the surrounding area or neighborhood in which they will located in, and the request is consistent with the intent of the Planned Residential Overlay, as stated above.
2. All land uses within the subdivision shall comply with Chapter 15.10 *R-2/Two-Family Residential District* of the Municipal Code (Zoning Ordinance). Any home occupations in the subdivision shall comply with Chapter 15.24.030, Home Occupations, of the Municipal Code (Zoning Ordinance).
3. 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).
4. All outdoor lighting shall comply with Chapter 15.24.050, Lighting Controls, of the Municipal Code (Zoning Ordinance).

B. Off-Street Parking

1. The required number of off-street parking spaces for townhomes shall be based on the standards stated in Section 15.23.060,

Parking spaces required, of the Municipal Code (Zoning Ordinance).

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

2. 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).

C. Landscaping

1. One ornamental street tree be planted along the frontage of each lot at the time a townhome unit is constructed.

D. Architecture

1. The submitted architectural renderings for the townhomes are generally acceptable. Each unit will be slab on-grade and limited to one-story in height. Each unit will either have a two-stall or three-stall garage for off-street parking.

E. Signage

1. A signage plan was not submitted with the development plan. All signage shall comply with Section 15.33.160(03), *PR/Planned Residential District, Signs* of the Municipal Code (Zoning Ordinance); and

WHEREAS, The Community Development recommends approval to amend the Planned Residential development plan for New Horizon Subdivision, Replat 3, as per Attachments C and D, subject to compliance with all above stated comments.

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

That the amended Planned Residential development plan for proposed New Horizon Subdivision, Replat 3 is hereby adopted and approved.

ADOPTED
AND February 22, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk