RESOLUTION NO. 21-144

A RESOLUTION TO ADOPT A PR/PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR ARBOR CREEK 2ND ADDITION, LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 2, ARBOR CREEK SUBDIVISION, CITY OF COUNCIL BLUFFS, IOWA

WHEREAS, Arbor Creek, LLC has submitted an application to append a P-R/Planned Residential Overlay and adopt the associated planned residential development plan for a 27-lot subdivision to be known as Arbor Creek 2nd Addition, located south of 1020 Railroad Avenue, and legally described as being a replat of Lot 2, Arbor Creek Subdivision; and

WHEREAS, Preliminary Plan approval for Arbor Creek 2nd Addition is currently under consideration by this City Council (see Case #SUB-21-005); and

WHEREAS, The following standards will be associated with this subdivision:

A. **Site Development**

1. The minimum tract of land required for a P-R/Planned Residential Overlay is 1.5 acres. The subject property contains 6.19 acres, which complies with minimum lot size requirement of the P-R Overlay.
2. All land uses within the subdivision shall comply with Chapter 15.09 *R-2/Two-Family Residential District* and Chapter 15.28 *P-R/Planned Residential Overlay* of the Municipal Code (Zoning Ordinance). Any home occupations within the subdivision shall comply with Chapter 15.24.030, Home Occupations, of the Municipal Code (Zoning Ordinance).
3. All land development activity within the subdivision shall comply with R-2/Two-Family Residential District standards, as per Section 15.09.050, *Site Development Regulations*, with the following exception:
   a. The maximum lot coverage for all lots shall not exceed 40 percent rather than the 35 percent maximum allowed in an R-2 District.
4. 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).
5. All exterior lighting shall comply with the standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance).
6. Minor modifications to building setbacks, heights, and/or lot coverage which are deemed to be compatible with other homes in the subdivision, and are not detrimental to the subdivision and/or properties outside the boundary of the subdivision, shall be administratively approved by the Community Development Director or their designee.

B. **Off-Street Parking**

1. Per Section 15.23.060, *Parking Spaces Required*, of the Council Bluffs Municipal Code (Zoning Ordinance) the required number of off-street parking spaces for single-family detached and townhome dwellings is two (2)

spaces per unit. All proposed single-family detached units are being constructed with a two or three-car garage. All proposed townhome dwellings are being constructed with a single-car garage. One (1) additional required parking space shall be allowed in the required front yard setback for the townhomes so long as all parking occurs on a paved surface and the placement of vehicles does not interfere with the public right-of-way (e.g., sidewalk encroachment).

2. All off-street parking areas, driveways and drive aisles shall be constructed and designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance).
3. Parking and storage of recreational vehicles on lots in the subdivision shall comply with standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance).

C. **Architecture**

1. The submitted house plans, included as Attachment 'F,' are generally acceptable in design and layout and shall be adopted as submitted with the following considerations:
   a. Each townhome unit shall have a minimum of 40 square feet of stone, brick, and/or decorative architectural metal on the front façade;
   b. Each set of townhomes shall be painted in manner that no two attached townhome units are painted with the exact same color.
   c. Minor modifications to design, layout, or appearance of the single-family detached dwellings and/or townhomes, which are deemed to be compatible with the other homes in the subdivision, shall be approved administratively by the Community Development Director or their designee.

D. **Landscaping**

1. The submitted landscaping plan shows deciduous street trees throughout the subdivision, as well as, deciduous trees planted along the northerly boundary of Outlot 'A'. Additionally, a row of shrubs is proposed to be planted along the outer perimeter of the detention basin to help screen it from view along College Road and Railroad Avenue. The proposed landscaping plan is generally acceptable and shall be adopted as submitted with the following conditions:
   a. All proposed trees within the City's right-of-way shall be reviewed and approved by the City prior to installation and shall comply with the Council Bluffs Street Tree Guide (see Attachment 'G');
   b. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year;

c. All landscaping plantings within Outlot 'A' shall be installed once the detention basin is constructed and shall be maintained by the homeowner's association at all times;

d. Minor modifications to the submitted landscaping plan shall be approved administratively by the Community Development Director or their designee.

2. All street trees along Arbor Creek Drive, as shown on the submitted landscaping plan, shall be planted prior to issuance of a Certificate of Occupancy for each lot. All costs associated with the installation and maintenance of street trees shall be the responsibility of the applicant and/or homeowner's association, and not the City.

E. **Signage**

1. A signage plan was not submitted with the development plan. All signage (detached and attached) shall comply with Section 15.33.160(C), *P-R/Planned Residential District Sign Regulations*, of the Municipal Code (Zoning Ordinance).

WHEREAS, The Community Development Department recommends approval of the request to append a P-R/Planned Residential Overlay and adopt a planned residential development plan to be known as Arbor Creek 2nd Addition, subject to the comments above and following condition:

A. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by City Planning Commission and approved by City Council prior to such changes being made. Minor modifications to the adopted development plan that result in a product that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.

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

That the P-R/Planned Residential Overlay and planned residential development plan for Arbor Creek 2nd Addition, legally described as being a replat of Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa is hereby adopted and approved.

ADOPTED
AND May 10, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
ALLISON HEAD Acting City Clerk