RESOLUTION NO. 21-146

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR HILLSIDE ESTATES SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF FRANKLIN AND BENNETT AVENUE, AND LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 1, FRANKLIN HEIGHTS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, The Community Development Department proposes to append a P-R/Planned Residential Overlay and adopt a planned residential development plan for a 27-lot subdivision to be known as Hillside Estates Subdivision, legally described as being a replat of Lot 1, Franklin Heights Subdivision, in order to regulate the design and layout of the proposed development; and

WHEREAS, Preliminary Plan approval is currently under consideration by this City Council (see Case #SUB-21-006); and

WHEREAS, Due to the unique topographic nature of the site and the need for designated stormwater management areas, certain variances are requested to allow for sustainable development of the subject property that minimizes erosion and the following development standards shall apply to the subject property:

A. Site Development-

1. The minimum tract of land required for P-R Overlay is 1.5 acres. The subject property contains 6.36 acres, which exceeds the minimum lot size requirement of the P-R Overlay.
2. All proposed lots shall be developed to R-2/Two-Family Residential District site development standards, as per Section 15.09.050, *Site Development Regulations*, with the following exceptions
    a. The minimum front yard setback for principal structures on all lots shall be 20 feet rather than the minimum 25 feet.
    b. The maximum lot coverage for all structures shall be 40 percent rather than the 35 percent maximum.
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 utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

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 single-family attached dwellings is two (2) spaces per dwelling unit. All proposed single-family detached units are being constructed with a two-car garage. All proposed single-family attached dwellings are being

constructed with a single-car garage. One (1) additional required parking space shall be allowed in the required front yard setback so long as all parking occurs on a paved surface and the placement of vehicles does not interfere with the City's right-of-way.

2. All off-street parking areas, driveways and drive aisles shall comply with the 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 dwelling unit shall have a minimum of 40 square feet of stone, brick, and/or decorative architectural metal on the front façade;
   b. The submitted site plan shows the single-family attached dwellings on proposed Lots 19 and 20 with a single-stall attached garage for each unit. The applicant has indicated that they intend to reduce the size of Lot 18 and increase the size of Lots 19 and 20 to allow for a two-car garage on the latter two lots prior to execution of a final plat. The applicant has not provided house plans for the proposed single-family attached dwellings on Lots 19-20 at this time. The house plans for Lots 19-20 shall be compatible in design and layout with the rest of the subdivision.
   c. Minor modifications 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 (Sheet No. C4.1 of Attachment 'B') shows the locations of proposed street trees throughout the subdivision and proposed shrub plantings on Outlot 'C.' The proposed landscaping plan is generally acceptable and shall be adopted as submitted with the following modifications:
   a. The submitted landscaping plan shall be revised to show the street trees along Franklin Avenue on the south side of the sidewalk in order to provide a barrier between pedestrians and traffic along Franklin Avenue. The sidewalk shall be setback approximately six to eight feet from the curb to accommodate the planting of said street trees. All costs associated with the installation and maintenance of street trees shall be the responsibility of the developer and not the City. 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; and

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

2. All street trees along Paige Lane and the shrub plantings on Outlot 'C' as shown on the submitted landscaping plan shall be planted at the time of street construction. Street Trees along Franklin and Bennett Avenues, as shown on the submitted landscaping plan, shall be planted prior to issuance of a Certificate of Occupancy for each lot.

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); and

WHEREAS, the Community Development Department recommends approval of the request to append a P-R/Planned Residential Overlay and to adopt a planned residential development plan for Hillside Estates Subdivision, subject to the above standards and the 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 the 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 the Hillside Estates Subdivision, legally described as being a replat of Lot 1, Franklin Heights 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