RESOLUTION NO. 23-200

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS BEING A TRACT OF LAND LOCATED IN PART OF LOT 1, AUDITOR'S SUBDIVISION OF THE SW 1/4 NW 1/4; PART OF THE SE 1/4 NW 1/4; PART OF LOTS 1, 2, AND 3, AUDITOR'S SUBDIVISION OF THE NW 1/4 SW 1/4; AND PART OF THE NE 1/4 SW 1/4, AS WELL AS, ADDITIONAL LAND LYING NORTH AND EAST OF THE AFOREMENTIONED PROPERTY LEGALLY DESCRIBED AS PART OF THE NW ¼ NW ¼, PART OF THE NE ¼ NW ¼ , PART OF THE SE ¼ NW ¼, AND PART OF THE NE ¼ SW ¼, ALL LOCATED IN SECTION 22, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM 'OFFICE/INDUSTRIAL' TO 'LIGHT INDUSTRIAL'.

WHEREAS, On September 22, 2014, the Council Bluffs City Council approved Resolution No. 14-254 which adopted the *Bluffs Tomorrow: 2030 Plan* as the City's Comprehensive Plan; and

WHEREAS, The subject property is zoned A-2/Parks, Estates, and Agricultural District and is surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	A-2/Parks, Estates and Agricultural District	Crop fields
South	A-2/Parks, Estates and Agricultural District	Crop fields
East	A-2/Parks, Estates and Agricultural District	Crop fields and Iowa State Patrol District #3 office
West	A-2/Parks, Estates and Agricultural District and R-3/Low Density Multifamily Residential District	Crop fields

A location/zoning map is included with this report as Attachment 'A.'

Public notices were mailed to all property owners within 200 feet of the subject property. No responses have been received as of the writing of this report.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Office/Industrial' (see map below). The applicant has submitted an application to reclassify the property to 'Light Industrial' so that their project is consistent with the City's comprehensive plan. The Community Development Department is also expanding the request to

include the remaining property within city limits northeast of the intersection of Interstate 80 and US Highway 6 to promote compatibility and consistency of future land uses in the vicinity; and

WHEREAS, The Community Development Department recommends approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as being a tract of land located in part of Lot 1, Auditor's Subdivision of the SW 1/4 NW 1/4; part of the SE 1/4 NW 1/4; part of Lots 1, 2, and 3, Auditor's Subdivision of the NW 1/4 SW 1/4; and part of the NE 1/4 SW 1/4, as well as additional land lying north and east of the aforementioned property legally described as part of the NW ¼ NW ¼, part of the NE ¼ NW ¼ , part of the SE ¼ NW ¼, and part of the NE ¼ SW ¼, all located in Section 22, Township 75 North, Range 43 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated in the attached Staff Report and as stated above.

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

The request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as being a tract of land located in part of Lot 1, Auditor's Subdivision of the SW 1/4 NW 1/4; part of the SE 1/4 NW 1/4; part of Lots 1, 2, and 3, Auditor's Subdivision of the NW 1/4 SW 1/4; and part of the NE 1/4 SW 1/4, as well as additional land lying north and east of the aforementioned property legally described as part of the NW ¼ NW ¼, part of the NE ¼ NW ¼ , part of the SE ¼ NW ¼, and part of the NE ¼ SW ¼, all located in Section 22, Township 75 North, Range 43 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above, is hereby approved.

ADOPTED
AND July 10, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk