ORDINANCE NO. 6570

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS BEING PART OF LOTS 1 AND 2, AUDITOR'S SUBDIVISION OF THE SE ¼ NE ¼ LYING EAST OF INTERSTATE 80, AND PART OF LOT 2, AUDITOR'S SUBDIVISION OF THE NE ¼ NE ¼, LYING BETWEEN INTERSTATE 80 AND RAILROAD RIGHT-OF-WAY, ALONG WITH PART OF LOT 2, AUDITOR'S SUBDIVISION OF THE NE ¼ SE ¼, ALL IN SECTION 32-75-43, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO C-2/COMMERCIAL DISTRICT AS SET FORTH AND DEFINED IN CHAPTER 15.15 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, WITH SPECIFIC REQUIREMENTS AS SET FORTH BELOW.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as being part of Lots 1 and 2, Auditor's Subdivision of the SE ¼ NE ¼ lying East of Interstate 80, and part of Lot 2, Auditor's Subdivision of the NE ¼ NE ¼, lying between Interstate 80 and railroad right-of-way, along with part of Lot 2, Auditor's Subdivision of the NE ¼ SE ¼, all in Section 32-75-43, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to C-2/Commercial District as set forth and defined in Chapter 15.15 of the Municipal Code of Council Bluffs, Iowa.

This rezoning also requires the applicant to keep a clear line of sight along its property line fronting Franklin Avenue right-of-way to allow for safe ingress and egress onto the property that is the subject of this rezoning.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND September 25, 2023.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 8-28-23
Second Consideration: 9-11-23
Public Hearing: 9-11-23
Third Consideration: 9-25-23