RESOLUTION NO. 23-266

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN),* SPECIFICALLY BY RECLASSIFYING 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 'RURAL RESIDENTIAL/AGRICULTURE' TO 'LOCAL COMMERCIAL.'

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 contains 6.22 acres, more or less, of undeveloped land and is located northeast of the intersection of Interstate 80 and Franklin Avenue; and

WHEREAS, The applicant owns a construction company and has proposed the rezoning and comprehensive plan amendment to enable the construction of a new office and contractor shop for their business as outlined in the attached Planning Commission Communication and attachments; and

WHEREAS, The Community Development Department recommends approval of this request from United Utilities and Excavation, LLC.

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 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 'Rural Residential/Agriculture' to 'Local Commercial', subject to the comments stated above, is hereby approved.

ADOPTED AND APPROVED September 25, 2023

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk