ORDINANCE NO. 6599

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 LOT 2, ARBOR CREEK FROM R-2/TWO-FAMILY RESIDENTIAL DISTRICT TO C-1/ COMMERCIAL DISTRICT AS SET FORTH AND DEFINED IN CHAPTER 15.14 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA AND REPEALING THE P-R/PLANNED RESIDENTIAL OVERLAY ADOPTED ON SAID PROPERTY BY ORDINANCE 6453.

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 Lot 2, Arbor Creek from R-2/Two-Family Residential District to C-1/Commercial District as set forth and defined in Chapter 15.14 of the Municipal Code of Council Bluffs, Iowa.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, including but not limited to the P-R/Planned Residential Overlay on said property previously appended by Ordinance 6453.

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 APPROVED March 11, 2024.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 2-26-24
Second Consideration: 3-11-24
Public Hearing: 3-11-24
Third Consideration: _____