RESOLUTION NO. 24-182

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS LOTS 13 THROUGH 17, BLOCK 15, HIGHLAND PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM 'LOW DENSITY RESIDENTIAL' 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 request is to rezone the three residential properties north of Runza's site (2127, 2129, and 2139 Avenue A) from R-3 District to C-2 District to ensure consistent and compatible zoning throughout the redeveloped site and to reclassify the properties to 'Local Commercial' so that the proposed development is consistent with the City's comprehensive plan. 2146 W. Broadway and 2127, 2129, and 2139 Avenue A are also located within the West Broadway Corridor Design Overlay (CDO).

The subject properties to be rezoned are surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across Avenue A)
South	C-2/Commercial District	Existing Runza site
East	R-3/Low-Density Multifamily Residential District	Single-family dwellings
West	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across N. 22nd Street)

; and

WHEREAS, The Community Development Department recommends approval of this request.

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 Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial', subject to the comments stated above, is hereby approved.

ADOPTED
AND June 24, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk