RESOLUTION NO. 24-281

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS LOTS 10 – 15, LOCKWOOD PLACE, ALL LYING NORTHEAST OF HARRY LANGDON BOULEVARD AND NORTHWEST OF I-80, ALONG WITH THE VACATED GARFIELD AVENUE RIGHT-OF-WAY ADJACENT; AND LOT G, AUDITOR'S SUBDIVISION OF LOT 3, MALLETT'S SUBDIVISION, LYING SOUTH OF ABANDONED RAILROAD RIGHT-OF-WAY AND NORTH OF I-80, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM 'RURAL RESIDENTIAL/AGRICULTURAL' 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 contains 10.25 acres of undeveloped land and is located at the intersection of Harry Langdon Boulevard and South Avenue; and

WHEREAS, The purpose of this request is to allow the applicant to develop the property in phases with flex business space for contractors and an outdoor storage yard for vehicles in the future. More specific details are attached in the Planning Commission Communication and as Attachments 'A' and 'B'; and

WHEREAS, The Community Development Department recommends approval of this request subject to the following conditions:

A. The proposed rezoning from R-1 District to I-2 District and future land use plan amendment shall not become effective until the applicant purchases the subject property; and

B. The flex space building facades that face Interstate 80 shall be designed to include storefront entrances and a minimum of 40% of the total façade square footage shall be constructed with glass and brick, stone, or similar masonry materials.

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 10 – 15, Lockwood Place, all lying northeast of Harry Langdon Boulevard and northwest of I-80, along with the vacated Garfield Avenue right-of-way adjacent; and Lot G, Auditor's Subdivision of Lot 3, Mallett's Subdivision, lying south of abandoned railroad right-of-way and north of I-80, all in the City of Council Bluffs, Pottawattamie County, Iowa from 'Rural Residential/Agricultural' to 'Light Industrial', subject to the comments stated

above and other requirements set forth in the Planning Commission Communication attached hereto, is hereby approved.

ADOPTED
AND October 7, 2024.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk