RESOLUTION NO. 25-36

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS LOT 2, CLUB CARWASH ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM ''LOCAL COMMERCIAL" TO "MULTI-FAMILY/MIXED USE".

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 1.31 acres of undeveloped land and is located immediately south of Club Carwash (2201 West Broadway); and

WHEREAS, The purpose of these requests is to allow the applicant to construct a 45-unit multi-family building on the subject property (see Council Communication Attachments A and B); and

WHEREAS, The Community Development Department recommends approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lot 2, Club Carwash Addition from 'Local Commercial' to 'Multi-Family/Mixed-Use'.

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 Lot 2, Club Carwash Addition, City of Council Bluffs, Pottawattamie County, Iowa from "Local Commercial" to "Multi-Family/Mixed Use", subject to the comments stated above and other requirements set forth in the Council Communication attached hereto, is hereby approved.

ADOPTED
AND February 10, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk