**ORDINANCE NO. 6642**

**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 PROPERTIES LEGALLY DESCRIBED AS LOT 1, SAPP BROS. TRUCK CENTER FROM A MIXTURE OF I-2/GENERAL INDUSTRIAL DISTRICT AND P-C/PLANNED COMMERCIAL DISTRICT TO I-2/GENERAL INDUSTRIAL DISTRICT; AND LOT 2, SAPP BROS. TRUCK CENTER FROM A MIXTURE OF P-C/PLANNED COMMERCIAL DISTRICT AND C-2/COMMERCIAL DISTRICT TO P-C/PLANNED COMMERCIAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTERS 15.18 AND 15.21 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.**

**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 properties legally described as Lot 1, Sapp Bros. Truck Center from a mixture of I-2/General Industrial District and P-C/Planned Commercial District to I-2/General Industrial District; and Lot 2, Sapp Bros. Truck Center from a mixture of P-C/Planned Commercial District and C-2/Commercial District to P-C/Planned Commercial District as set forth and defined in Chapters 15.18 and 15.21 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**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 and upon the Sapp Bros. Truck Center Final Plat being executed by the City and recorded with the Pottawattamie County Recorder's Office.

ADOPTED
AND April 7, 2025.
APPROVED

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MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 3-24-25
Second Consideration: 4-7-25
Public Hearing: 4-7-25
Third Consideration: