



**AGENDA**  
**PLANNING COMMISSION**  
**COUNCIL BLUFFS PUBLIC LIBRARY,**  
**400 WILLOW AVENUE, COUNCIL BLUFFS, IA**  
**Tuesday, April 9, 2024 - 6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

**A. CASE #ZC-24-003**

Public hearing on the requests of Lockland Holding Ltd., represented by Eric Haverman, and the City of Council Bluffs to rezone property legally described as being part of Lot 1, and the East ½ of the vacated north/south alley adjacent, except railroad roadway; and part of Lot 16, and the West ½ of the vacated north/south alley adjacent along with part of Lot 2, lying northeasterly of the railroad right-of-way, all in Block 15, Hughes and Doniphan's Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-2/Two-Family Residential District. Location: 2100 S. 6th St.

**B. CASE #ZT-24-002**

Public hearing on the request of the City of Council Bluffs to amend Section 15.28.020, Applicability, of the P-R/Residential Overlay District and Section 15.08B.020, Principal Uses, of the R-1/Single-Family Residential District to allow the PR-2 Overlay to be utilized for development of residential structures with a minimum of two (2) dwelling units.

**8. OTHER BUSINESS**

- A. 2023 City Planning Commission Annual Report**

**9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

## Planning Commission Communication

Department: Community

Development

Case/Project No.: ZC-24-003

CASE #ZC-24-003

Council Action: 4/9/2024

Submitted by: Moises Monrroy,

Planner

### Description

Public hearing on the requests of Lockland Holding Ltd., represented by Eric Haverman, and the City of Council Bluffs to rezone property legally described as being part of Lot 1, and the East ½ of the vacated north/south alley adjacent, except railroad roadway; and part of Lot 16, and the West ½ of the vacated north/south alley adjacent along with part of Lot 2, lying northeasterly of the railroad right-of-way, all in Block 15, Hughes and Doniphan's Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-2/Two-Family Residential District. Location: 2100 S. 6th St.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

4/3/2024

## Planning Commission Communication

Department: Community Development  CASE #ZC-24-003  Applicant/Property Owner: Eric Havermann Lochland Holdings, LTD 1115 South 10 <sup>th</sup> Street Apt. #9 Omaha, NE 68103	Resolution No. _____	Planning Commission: 4/9/2024
<b>Subject/Title</b>		
<p><b>Request:</b> Public hearing on the requests of Lochland Holdings Ltd., represented by Eric Haverman, and the City of Council Bluffs to rezone property legally described as being part of Lot 1, and the East ½ of the vacated north/south alley adjacent, except railroad roadway; and part of Lot 16, and the West ½ of the vacated north/south alley adjacent along with part of Lot 2, lying northeasterly of the railroad right-of-way, all in Block 15, Hughes and Doniphan’s Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-2/Two-Family Residential District.</p> <p><b>Location:</b> 2100 South 6<sup>th</sup> Street</p>		
<b>Background</b>		
<p>The Community Development Department has received an application from Lochland Holdings, LTD, represented by Eric Havermann, to rezone property legally described as Lot 1 and the East ½ of the vacated north/south alley adjacent, except railroad roadway, Block 15, Hughes and Doniphan’s Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-2/Two-Family Residential District. The Community Development Department expanded the rezoning request to include property legally described as being part of Lot 16 and the West ½ of the vacated north/south alley adjacent, along with part of Lot 2, lying northeasterly of the railroad right-of-way, all in Block 15, Hughes and Doniphan’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, for zoning consistency purposes</p> <p>The subject property is developed with a ‘single-family dwelling, detached.’ Since a ‘single-family dwelling, detached’ is not a permitted use in the C-2/Commercial District, it is deemed a legal nonconforming use. The proposed rezoning will bring the existing dwelling on the subject property into conformance with the Zoning Ordinance. The purpose of this request is to facilitate the sale of the subject property and allow future owners to obtain mortgage loans from banks.</p> <p><u>Land Use and Zoning</u> – The following zoning and land uses surround the subject property:</p> <p>North: Residential properties that are zoned R-2/Two-Family Residential District and a glass/mirror shop (Midwest Glass &amp; Glazing, Inc.) that is zoned C/2/Commercial District.</p> <p>South: The South Side Trail and a commercial building, which are zoned C-2/Commercial District.</p> <p>East: Undeveloped land that is zoned R-3/Low Density Multifamily Residential District.</p> <p>West: The South Side Trail, which is zoned C-2/Commercial District.</p> <p>The Future Land Use Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as ‘Low-Density Residential.’</p>		

Property Owner Notification – Public notices were mailed to all property owners within 200 feet of the request. The Community Development Department received the following comment:

- A. Anna Richey, owner of 2026 South 6<sup>th</sup> Street, contacted the Community Development Department with general inquiries about the proposed rezoning.

City Departments and Utilities – All appropriate City departments and utilities were notified of the proposed planned commercial development plan. The following comments were received:

- A. The Council Bluffs Permits and Inspections Division stated they had no comments on the request.
- B. The Council Bluffs Public Works Department stated they had no comments on the request.
- C. The Council Bluffs Parks and Recreation Department stated they have comments on the request.
- D. The Council Bluffs Fire Department stated they had no comments on the request.
- E. The Council Bluffs Police Department stated they had no comments or objections to the request.
- F. Council Bluffs Water Works stated they had no comments on the request.

#### **Discussion**

- A. The subject property is developed with a ‘single-family dwelling, detached.’ Since a ‘single-family dwelling, detached’ is not a permitted use in the C-2/Commercial District, it is deemed legal nonconforming use. As per Section 15.26.050 of the Council Bluffs Municipal Code (Zoning Ordinance), “any legal nonconforming residential use of a structure may be enlarged to the extent that an otherwise conforming residential use of a structure could be enlarged under the zoning regulations of the most restricted residential district in which such residential use of a structure would be permitted as a principal use.” The proposed rezoning to the R-2/Two-Family Residential District would bring the existing dwelling into conformance with the Zoning Ordinance.
- B. The subject property does not meet the minimum lot size requirements of the C-2 District. As such, it is considered a legal nonconforming lot of record. Since the subject property does not meet the minimum lot size requirements of the R-2 District, the proposed rezoning would not affect its conformance status.
- C. If the proposed rezoning were approved, any construction that occurs on the subject property would be subject to the site development standards in Section 15.09.050, Site Development Regulations, R-2/Two-Family Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance).
- D. Properties located to the north of the subject property are zoned R-2 District. As such, the proposed change of zone would be consistent with surrounding zoning.
- E. The Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject property as ‘Low-Density Residential,’ which is primarily intended for single-family development. The proposed rezoning is consistent with the Future Land Use Plan.
- F. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate uses permitted in the R-2 District.

#### **Recommendation**

The Community Development Department recommends approval of the request to rezone property legally described as being part of Lot 1, and the East ½ of the vacated north/south alley adjacent, except railroad roadway; and part of Lot 16, and the West ½ of the vacated north/south alley adjacent along with part of Lot 2, lying northeasterly of the

railroad right-of-way, all in Block 15, Hughes and Doniphan's Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-2/Commercial District to R-2/Two-Family Residential District, subject to the comments stated above.

**Attachments**

Attachment A: Location/Zoning Map

Attachment B: Letter of Intent

Prepared by: Moises Monrroy, Planner, Community Development Department

## CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #ZC-24-003 LOCATION/ZONING MAP

### Legend

 Subject Property

0 15 30



1 Inch = 38 Feet



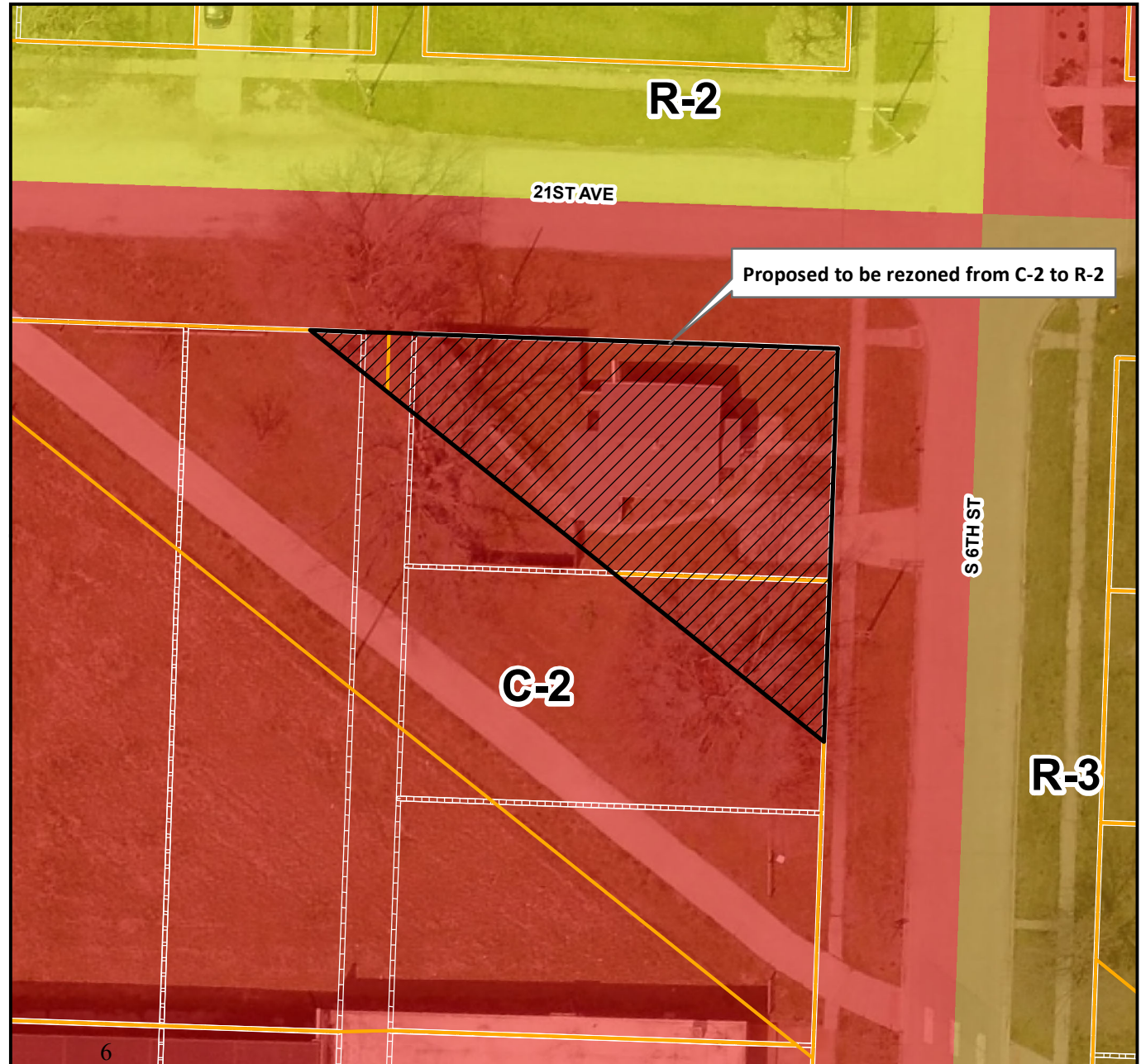
Last Amended: 3/18/2024



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

#### DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map; the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



Attachment 'B'

3/07/2024

To whom it may concern,

This letter is to request the zoning be changed for 2100 s 6<sup>th</sup> Council Bluffs, IA 51501. Property is and has always been used as a single family home. The property is currently zoned C2 and I would like it to be changed to R1. Property is for sale and currently have a accepted offer to purchase, the mortgage company will not loan on property until zoning is the R1.

Respectfully submitted,

**Planning Commission Communication**

Department: Community  
Development  
Case/Project No.: ZT-24-002  
Submitted by: Haley Weber,  
Planner

CASE #ZT-24-002

Council Action: 4/9/2024

**Description**

Public hearing on the request of the City of Council Bluffs to amend Section 15.28.020, Applicability, of the P-R/Residential Overlay District and Section 15.08B.020, Principal Uses, of the R-1/Single-Family Residential District to allow the PR-2 Overlay to be utilized for development of residential structures with a minimum of two (2) dwelling units.

**Background/Discussion**

See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
Staff Report & Attachments	Other	4/4/2024



## Planning Commission Communication

Department: Community Development  CASE #ZT-24-002  Applicant: Community Development Department	Ordinance No. _____	Planning Commission: 4/9/2024
<b>Subject/Title</b> <b>Request:</b> Public hearing on the request of the City of Council Bluffs to amend Section 15.28.020, <i>Applicability</i> , of the P-R/Residential Overlay District and Section 15.08B.020, <i>Principal Uses</i> , of the R-1/Single-Family Residential District to allow the PR-2 Overlay to be utilized for development of residential structures with a minimum of two (2) dwelling units.		
<b>Background</b> The Community Development Department, at the request of City Council, is proposing to amend Title 15: <u>Zoning</u> of the Council Bluffs Municipal Code as follows: <ol style="list-style-type: none"><li>1. Amend Section 15.28.020, <i>Applicability</i>, by allowing one structure with a minimum of two dwelling units to qualify for use of the PR-2 Overlay, as opposed to the currently required three dwelling units; and</li><li>2. Amend Section 15.08B.020, <i>Principal Uses</i>, to state that “dwelling, single-family attached” is a principal use as permitted in a planned residential overlay in CBMC 15.28.</li></ol> <p>Currently, a PR-2 Overlay can be adopted for site-specific infill development in all residential zoning districts (excluding the R-1M/Single-Family Manufactured Housing District and A-P/Administrative Professional District) if one of the following is included within the development:</p> <ol style="list-style-type: none"><li>1. A minimum of two (2) residential structures;</li><li>2. A minimum of one (1) residential structure that contains a minimum of three (3) dwelling units; or</li><li>3. A minimum of one (1) mixed commercial-residential structure.</li></ol> <p>The proposed text amendment would modify #2 above to state, “A minimum of one (1) residential structure that contains a minimum of <b>two (2)</b> dwelling units” to allow for the PR-2 Overlay to be utilized for development of a duplex or single-family attached structure with only two dwelling units.</p> <p>All City Departments and local utilities were notified of the proposed text amendment. No adverse comments have been received.</p>		
<b>Discussion</b> A. The Planned Residential Overlay was established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone would not be inconsistent with the comprehensive plan or harmful to the surrounding neighborhoods. The PR Overlay is intended to:		

1. Provide for innovative and imaginative development through flexibility in subdivision and site layout, placement of buildings, a variety of housing types, efficient diversification of land uses, alternative modes of transportation, pedestrian and vehicular interconnections, use of open space, conservation of natural habitats and wildlife, and related architectural design, off-street parking and signage considerations;
2. Increase and diversify the city's housing stock;
3. Encourage the preservation and use of existing landscape features;
4. Promote efficient land use and infrastructure with smaller networks of utilities and streets;
5. Promote an attractive and safe living environment which is compatible with surrounding residential developments;
6. Provide an alternative method for redeveloping older residential areas and to encourage infill development.

The PR-2 Overlay is intended for site-specific infill development and can be applied to any property, or combination of contiguous properties owned by the same person or entity that contain a maximum of one and one-half (1 ½) acres of total land area. The proposed text amendment would further diversify the housing typologies allowed in the R-1/Single-Family district and provide additional opportunity to increase the City's housing stock.

- B. Per Section 15.28.050, *Establishment of a Planned Residential Overlay*, of the CBMC (Zoning Ordinance), a planned residential overlay shall be considered in the same manner as a rezoning request; therefore, any application made to utilize the PR-2 Overlay for the use of a duplex or single-family attached development would require that all property owners within 200 feet of the subject property be notified of the request.

#### **Recommendation**

The Community Development Department recommends approval to amend Section 15.28.020, *Applicability*, of the P-R/Residential Overlay District and Section 15.08B.020, *Principal Uses*, of the R-1/Single-Family Residential District to allow the PR-2 Overlay to be utilized for development of residential structures with a minimum of two (2) dwelling units, as shown in Attachments 'A' and 'B.'

#### **Attachment**

Attachment A: Proposed Section 15.28.020, *Applicability*, of the Council Bluffs Municipal Code (Zoning Ordinance)  
Attachment B: Proposed Section 15.08B.020, *Principal Uses*, of the Council Bluffs Municipal Code (Zoning Ordinance)

Prepared by: Haley Weber, Planner, Community Development Department

## **Chapter 15.28 - P-R/PLANNED RESIDENTIAL OVERLAY**

### **15.28.020 Applicability**

1. A PR Overlay may be applied to all residential zoning districts, except the R-1M/Single-Family Manufactured Housing District, and the A-P/Administrative-Professional District.
2. PR-1 Overlay (General Master Planned Development). The PR-1 Overlay is intended for general master planned development. The minimum tract of land considered for a PR-1 Overlay shall be one and a half (1 ½) acres.
3. PR-2 Overlay (Site-Specific Infill Development). The PR-2 Overlay is intended for site-specific infill development. A PR-2 Overlay may be applied to any property, or 2 combination of contiguous properties owned by the same person or entity, that contain a maximum of one and one-half (1 ½) acres of total land area; however, at least one of the following shall be included within the development:
  1. A minimum of two (2) residential structures.
  2. A minimum of one (1) residential structure that contains a minimum of ~~three~~ **(3) two (2)** dwelling units.
  3. A minimum of one (1) mixed commercial-residential structure.
4. All PR Overlays existing prior to the effective date of this ordinance shall continue to be governed by all applicable conditions of the adopted development plan on the subject property.

(Ord. 5309 § 1 (part), 1996)

#### HISTORY

Amended by Ord. [6483](#) on 2/28/2022

**Chapter 15.08B - R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT**

**15.08B.020 Principal Uses**

The following principal uses shall be permitted outright in an R-1 district:

1. Community recreational services;
2. Dwelling, single-family attached (as permitted in a cluster subdivision as outlined in CBMC 14.10 and as permitted in a planned residential overlay in CBMC 15.28);
3. Dwelling, single-family detached;
4. Dwelling, townhouse (as permitted in a planned residential overlay in CBMC 15.28);
5. Family home;
6. Local utility services;
7. Park and recreation services;
8. Public safety services;
9. Religious assembly;
10. School.

(Ord. 5305 § 2 (part), 1996)

2023

# Planning Commission Annual Report

City of Council Bluffs, Iowa

Prepared by: Community Development Department  
Address: 209 Pearl Street, Council Bluffs, IA 51503  
Date: 4/9/2024





**MAYOR**

Matthew J. Walsh

**2023 CITY COUNCIL**

Joe Disalvo  
Steve Gorman  
Chad Hannan  
Chris Peterson  
Roger Sandau

**2023 CITY PLANNING COMMISSION**

Lindsey Bailey  
Deborah Bass  
Travis Halm\*  
Peter Hutcheson  
Kami Knauss  
Susan Opperman  
Jody Rater (Chair)  
Douglas Rew  
Darian Scott\*  
David Stroebele  
Dan Van Houten  
Bridgette Watson\*

**COMMUNITY DEVELOPMENT DEPARTMENT****Planning and Code Compliance Division**

Courtney Harter, Director  
Christopher Gibbons, Planning Manager  
Jaimi Miller, Community Development Technician  
Moises Monrroy, Planner  
Brandon Siracuse, Planner\*  
Haley Weber, Planner  
Bart Nighswonger, Code Compliance Officer  
Chris Williams, Code Compliance Officer

\*Indicates partial year of service

### 2023 CITY PLANNING COMMISSION MEMBERS, TERMS AND ATTENDANCE

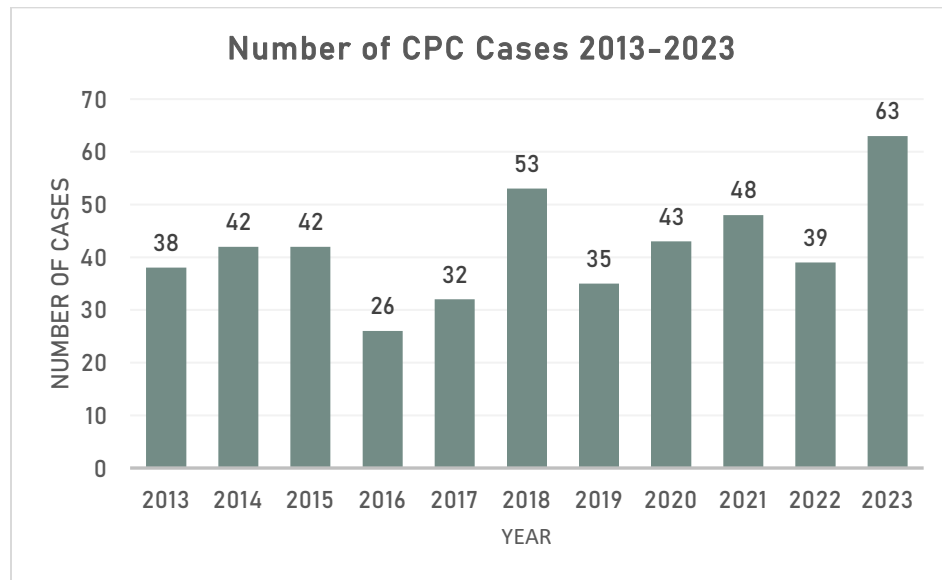
Commissioner	Term	Meeting Attendance		
		Present	Absent	Attendance %
Lindsey Bailey	December 17, 2019 – April 1, 2025	5	7	42%
Deborah Bass	March 23, 2020 – April 1, 2025	9	3	75%
Travis Halm*	September 24, 2018 – April 1, 2023	3	0	100%
Peter Hutcheson	March 14, 2022 – April 1, 2027	11	1	92%
Kami Knauss	June 13, 2022 – April 1, 2028	12	0	100%
Susan Opperman	March 14, 2022 – April 1, 2027	10	2	83%
Jody Rater	March 12, 2019 – April 1, 2024	10	2	83%
Douglas Rew	March 23, 2020 – April 1, 2025	12	0	100%
Darian Scott*	December 17, 2018 – April 1, 2023	2	2	50%
David Stroebele	April 24, 2023 – April 1, 2028	10	2	83%
Dan Van Houten	March 23, 2020 – April 1, 2025	11	1	92%
Bridgette Watson	August 14, 2024 – April 1, 2028	3	1	75%

\*Indicates partial year of service



## SUMMARY OF ACTIVITIES

The chart below represents the total of number of cases heard by the City Planning Commission (CPC) from 2013 through 2023. In 2023, the Commission heard a total of **63** cases.



*Source: Community Development Department*

### **Annexations:**

There were no annexation cases in 2023.

### **Comprehensive Plan Amendments:**

The Planning Commission heard five comprehensive plan amendment cases in 2023. The Planning Commission concurred with Staff's recommendation on four of the five cases (see summary of activities below). City Council concurred with Staff's recommendation on all cases.

### **Historic Preservation:**

There were no historic preservation cases in 2023.

### **Miscellaneous:**

The Planning Commission heard eight miscellaneous cases in 2023. The Planning Commission and City Council concurred with Staff's recommendation on all cases.

### **Mixed Commercial-Residential District – Development Plan Review:**

There were no mixed commercial-residential district cases in 2023.

### **Planned Commercial District – Development Plan Review:**

The Planning Commission heard two planned commercial district cases in 2023, as stated below:

- Adopt the planned commercial development plan for a new hotel (Home2 Suites by Hilton); and
- Amend the adopted planned commercial development plan for the Iowa West Fieldhouse relative to attached wall signage.

The Planning Commission and City Council concurred with Staff's recommendation on both cases.

**Planned Industrial District – Development Plan Review:**

The Planning Commission heard one planned industrial district case in 2023, as stated below:

- Adopt the planned industrial development plan for the Council Bluffs Commerce Center.

The Planning Commission and City Council concurred with Staff's recommendation on this case.

**Planned Residential Overlay – Development Plan Review:**

The Planning Commission heard seven planned residential overlay cases in 2023. The Planning Commission and City Council concurred with Staff's recommendation on all cases.

The applicant for Case #PR-23-005 withdrew their request prior to Planning Commission review.

**Rezoning:**

The Planning Commission heard 16 rezoning cases in 2023. The Planning Commission concurred with Staff's recommendation on all cases except Cases #ZC-23-002 and #ZC-23-009. City Council concurred with Staff's recommendation on all cases except Cases #ZC-23-002 and #ZC-23-013. City Council concurred with the Planning Commission's recommendation on all cases except Cases #ZC-23-009 and #ZC-23-013 (see case summary of activities below).

**Street, Alley and Right-of-Way Vacations:**

The Planning Commission heard seven public street, alley and right-of-way vacation cases in 2023. The Planning Commission and City Council concurred with Staff's recommendation on all cases.

**Subdivisions:**

The Planning Commission heard two preliminary subdivision plan cases and five final plat cases in 2023. The Planning Commission and City Council concurred with Staff's recommendation on all cases. A total of 56 lots received final plat approval by City Council in 2023.

**Urban Renewal:**

The Planning Commission heard three urban renewal cases in 2023, as stated below:

- Amend the Valley View North Urban Renewal Area and Plan;
- Amend the South Avenue Urban Renewal Area and Plan; and
- Create and adopt the East Manawa Industrial Urban Renewal Area and Plan.

The Planning Commission concurred with Staff's recommendation on all cases. City Council concurred with Staff's recommendation on two of the three cases (see summary of activities below).

**Urban Revitalization:**

The Planning Commission heard two urban revitalization cases in 2023, as stated below:

- Amend the Veterans Memorial Highway Urban Revitalization Area and Plan; and
- Amend the Council Pointe Road Urban Revitalization Area and Plan.

The Planning Commission and City Council concurred with Staff's recommendation on both cases.

**Zoning Text Amendments:**

The Planning Commission heard five zoning text amendment cases in 2023, as stated below:

- Amend several sections of Title 15: Zoning of the Council Bluffs Municipal Code relative to home-based businesses;
- Amend several sections of Chapter 15.32, West Broadway Corridor Design Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide additional clarity and flexibility in the design standards applicable in the West Broadway CDO;
- Amend Section 15.33.190(J) of the Council Bluffs Municipal Code (Zoning Ordinance) relative to off-premises electronic changeable copy signs;
- Amend Section 15.19.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to add 'data center' as a principal use in the P-I/Planned Industrial District; and
- Amend Titles 3: Business Regulations and Licenses and 15: Zoning of the Council Bluffs Municipal Code to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps.

The Planning Commission and City Council concurred with Staff's recommendation on four of the five cases (see summary of activities below). For Case #ZT-23-003, Staff recommended denial of the request and presented an alternative amendment if the Planning Commission and/or City Council found it was necessary to amend Section 15.33.190(J) of the Council Bluffs Municipal Code (Zoning Ordinance). The Planning Commission recommended approval of Staff's alternative amendment, and City Council concurred.

## SUMMARY OF ACTIVITIES

## COMPREHENSIVE PLAN AMENDMENTS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
CP-23-001	<p><b>Applicant:</b> South Pointe Apartments, LLC</p> <p><b>Location:</b> Undeveloped land located at the southeast corner of the intersection of Council Pointe Road and Veterans Memorial Highway</p> <p><b>Request:</b> Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying the subject property from a mixture of 'Local Commercial' and 'High-Density Residential' to 'High-Density Residential'</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-119</p> <p>Date: 4/24/2023</p>
CP-23-002	<p><b>Applicant:</b> Monte Froelich d/b/a 1700 Council Bluffs, LP &amp; Almond Opportunity, LLC</p> <p><b>Location:</b> An area of the City located between South 15<sup>th</sup> Street and the Union Pacific Railyard from 14<sup>th</sup> Avenue to 16<sup>th</sup> Avenue</p> <p><b>Request:</b> Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying the subject property from 'Light Industrial' to 'Medium-Density Residential'</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-105</p> <p>Date: 4/10/2023</p>
CP-23-003	<p><b>Applicant:</b> VTRE Development, LLC</p> <p><b>Location:</b> Undeveloped land lying northeast of the intersection of Interstate 80 and East Kanesville Boulevard/US Highway 6</p> <p><b>Request:</b> Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying the subject property from a mixture of 'Office/Industrial' to 'Light Industrial'</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-200</p> <p>Date: 7/10/2023</p>

## SUMMARY OF ACTIVITIES

## COMPREHENSIVE PLAN AMENDMENTS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
CP-23-004	<b>Applicant:</b> United Utilities and Excavation, LLC  <b>Location:</b> Undeveloped land located at the northeast corner of Interstate 80 and Franklin Avenue  <b>Request:</b> Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying the subject property from 'Rural Residential/Agriculture' to 'Local Commercial'	Approval	Denial	Final Action: Approved Resolution No. 23-266 Date: 9/25/2023
CP-23-005	<b>Applicant:</b> City of Council Bluffs  <b>Request:</b> Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by adopting and incorporating the Joint City-County Land Use Study and the associated 28E two-mile limit agreement between the City of Council Bluffs and Pottawattamie County	Approval	Approval	Final Action: Approved Resolution No. 23-233 Date: 8/28/2023

## MISCELLANEOUS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
MIS-22-003(M)	<b>Applicant:</b> Lakin Family Campus  <b>Location:</b> Southwest corner of North 14 <sup>th</sup> Street and Avenue J  <b>Request:</b> Amend the site-specific development plan for the Charles E. Lakin Human Services Campus relative to architectural standards and bicycle parking	Approval	Approval	Final Action: Approved Resolution No. 23-151 Date: 5/22/2023

## SUMMARY OF ACTIVITIES

## MISCELLANEOUS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
MIS-23-004	<b>Applicant:</b> Magdalena Gonzalez <b>Location:</b> 23 South 22 <sup>nd</sup> Street and 27 South 22 <sup>nd</sup> Street <b>Request:</b> Adopt a site-specific development plan for a new ice cream shop/café	Approval	Approval	Final Action: Approved Resolution No. 23-174 Date: 6/12/2023
MIS-23-007	<b>Applicant:</b> Dr. Cary Jackson <b>Location:</b> 2612 West Broadway <b>Request:</b> Adopt a site-specific development plan for the expansion of an existing 'medical clinic' (Broadway Family & Cosmetic Dentistry)	Approval	Approval	Final Action: Approved Resolution No. 23-232 Date: 8/28/2023
MIS-23-008	<b>Applicant:</b> City of Council Bluffs <b>Request:</b> Authorize the City of Council Bluffs to enter into the 'Joint City/County Land Use 28E Agreement' with Pottawattamie County	Approval	Approval	Final Action: Approved Resolution No. 23-234 Date: 8/28/2023
MIS-23-009	<b>Applicant:</b> Acadia Healthcare <b>Location:</b> Undeveloped property at the southwest corner of South 24 <sup>th</sup> Street and Richard Downing Avenue <b>Request:</b> Adopt a site-specific development plan for a new behavioral healthcare hospital	Approval	Approval	Final Action: Approved Resolution No. 23-312 Date: 11/13/2023
MIS-23-011	<b>Applicant:</b> City of Council Bluffs <b>Request:</b> Review and adopt the Fiscal Year 2025 through Fiscal Year 2029 Capital Improvement Plan	Consistent w/ Bluffs Tomorrow: 2030 Plan	Consistent w/ Bluffs Tomorrow: 2030 Plan	Final Action: Approved Resolution No. 23-323 Date: 11/27/2023
MIS-23-014	<b>Applicant:</b> ACM Heating, Cooling, and Electrical, LLC <b>Location:</b> 2400 West Broadway <b>Request:</b> Adopt a site-specific development plan for a 'retail shopping establishment' (smoke shop)	Approval	Approval	Final Action: Approved Resolution No. 24-44 Date: 2/12/2024

## SUMMARY OF ACTIVITIES

## MISCELLANEOUS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
MIS-23-015	<b>Applicant:</b> Hudson Investments, Inc. <b>Location:</b> 2416 West Broadway <b>Request:</b> Adopt a site-specific development plan for a 'restaurant, drive-in/fast food' (Runza)	Approval	Approval	Final Action: Approved Resolution No. 24-45 Date: 2/12/2024

## PLANNED COMMERCIAL DISTRICT – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
PC-15-004(M)	<b>Applicant:</b> Iowa West Foundation <b>Location:</b> 5 Arena Way <b>Request:</b> Amend the adopted planned commercial development plan for the Iowa West Fieldhouse relative to attached wall signage	Approval	Approval	Final Action: Approved Resolution No. 23-188 Date: 6/26/2023
PC-22-001	<b>Applicant:</b> Kineth Hospitality Company, Inc. <b>Location:</b> East of 3150 24 <sup>th</sup> Avenue <b>Request:</b> Adopt a planned commercial development plan for a new hotel (Home2 Suites by Hilton)	Approval	Approval	Final Action: Approved Resolution No. 23-127 Date: 4/24/2023

## SUMMARY OF ACTIVITIES

## PLANNED INDUSTRIAL DISTRICT – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
PI-23-001	<p><b>Applicant:</b> VTRE Development, LLC</p> <p><b>Location:</b> Undeveloped land lying northeast of the intersection of Interstate 80 and East Kanesville Boulevard/US Highway 6</p> <p><b>Request:</b> Adopt a planned industrial development plan for the Council Bluffs Commerce Center</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-199</p> <p>Date: 7/10/2023</p>

## PLANNED RESIDENTIAL OVERLAYS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
PR-16-003(M2)	<p><b>Applicant:</b> EB-WLG Affordable Limited Partnership</p> <p><b>Location:</b> Undeveloped land lying south of 1<sup>st</sup> Avenue and north of 2<sup>nd</sup> Avenue, between South 28<sup>th</sup> and South 29<sup>th</sup> Streets</p> <p><b>Request:</b> Amend the adopted planned residential development plan for West Broadway Village</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-117</p> <p>Date: 4/24/2023</p>
PR-23-001	<p><b>Applicant:</b> South Pointe Apartments, LLC</p> <p><b>Location:</b> Undeveloped land located at the southeast corner of the intersection of Council Pointe Road and Veterans Memorial Highway</p> <p><b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan for Fox Run Landing, Replat 5</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6554</p> <p>Date: 4/10/2023</p> <p>Resolution No. 23-128</p> <p>Date: 4/24/2023</p>



## SUMMARY OF ACTIVITIES

## PLANNED RESIDENTIAL OVERLAYS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
PR-23-002	<b>Applicant:</b> Almond Opportunity, LLC <b>Location:</b> 1608 and 1632 14 <sup>th</sup> Avenue <b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan for Josies Development Addition	Approval	Approval	Final Action: Approved  Ordinance No. 6566 Date: 7/24/2023  Resolution No. 23-219 Date: 8/14/2023
PR-23-003	<b>Applicant:</b> Habitat for Humanity of Council Bluffs <b>Location:</b> Undeveloped land located immediately north and east of 119 South 8 <sup>th</sup> Street <b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan for Baldwin Court	Approval	Approval	Final Action: Approved  Ordinance No. 6572 Date: 9/25/2023  Resolution No. 23-249 Date: 9/11/2023
PR-23-004	<b>Applicant:</b> Western Ridge Apartments, LLC <b>Location:</b> Undeveloped land lying northeast of the intersection of Valley View Drive and Franklin Avenue <b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan for Jilla Subdivision	Approval	Approval	Final Action: Approved  Ordinance No. 6574 Date: 9/25/2023  Resolution No. 23-268 Date: 9/25/2023
PR-23-006	<b>Applicant:</b> Jamie Augustine <b>Location:</b> 2637 Avenue L <b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan on the subject property	Approval	Approval	Final Action: Approved  Ordinance No. 6594 Date: 1/22/2024  Resolution No. 24-12 Date: 1/15/2024

## SUMMARY OF ACTIVITIES

## PLANNED RESIDENTIAL OVERLAYS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
PR-23-007	<b>Applicant:</b> Union Development Holdings, LLC  <b>Location:</b> Undeveloped land lying north of 27 <sup>th</sup> Avenue and west of South 19 <sup>th</sup> Street  <b>Request:</b> Append a PR/Planned Residential Overlay and adopt the associated planned residential development plan for Union at Bluffs Run	Approval	Approval	Final Action: Approved  Ordinance No. 6596 Date: 2/26/2024  Resolution No. 24-60 Date: 2/26/2024

## REZONINGS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZC-23-001	<b>Applicant:</b> Craig A. McConnell  <b>Location:</b> 301 West Pierce Street  <b>From:</b> A-P/Administrative-Professional District  <b>To:</b> C-1/Commercial District	Approval	Approval	Final Action: Approved  Ordinance No. 6541  Date: 2/13/2023
ZC-23-002	<b>Applicant:</b> FRHP Lincolnshire, LLC  <b>Location:</b> Undeveloped land lying south of 2216 27 <sup>th</sup> Avenue  <b>From:</b> P-C/Planned Commercial District  <b>To:</b> I-1/Light Industrial District	Denial	Approval	Final Action: Approved  Ordinance No. 6543  Date: 2/13/2023
ZC-23-003	<b>Applicant:</b> Pottawattamie County  <b>Location:</b> Southwest corner of the intersection of 5 <sup>th</sup> Avenue and Pearl Street  <b>From:</b> A-P/Administrative-Professional District and R-3/Low Density Multifamily Residential District  <b>To:</b> C-3/Commercial District	Approval	Approval	Final Action: Approved  Ordinance No. 6544  Date: 2/13/2023

## SUMMARY OF ACTIVITIES

## REZONINGS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZC-23-004	<b>Applicant:</b> South Pointe Apartments, LLC  <b>Location:</b> Undeveloped land located at the southeast corner of the intersection of Council Pointe Road and Veterans Memorial Highway  <b>From:</b> A-2/Parks, Estates and Agricultural District and C-2/Commercial District  <b>To:</b> R-3/Low Density Multifamily Residential District	Approval	Approval	Final Action: Approved  Ordinance No. 6554  Date: 4/10/2023
ZC-23-005	<b>Applicant:</b> Monte Froelich d/b/a 1700 Council Bluffs, LP & Almond Opportunity, LLC  <b>Location:</b> Lots 13 through 24, Block 27, Fleming and Davis Addition  <b>From:</b> I-2/General Industrial District  <b>To:</b> R-2/Two-Family Residential District  <b>Location:</b> Lots 7 through 12, Block 36, Fleming and Davis Addition, along with the Easterly 16 feet of the Southerly 686 feet of the SE ¼ SW ¼ of Section 35-75-44, except the Southerly 178 feet of the Northerly 323 feet of said Southerly 686 feet  <b>From:</b> R-2/Two-Family Residential District  <b>To:</b> I-2/General Industrial District	Approval	Approval	Final Action: Approved  Ordinance No. 6553  Date: 4/10/2023
ZC-23-006	<b>Applicant:</b> Craig A. McConnell  <b>Location:</b> 200 South 29 <sup>th</sup> Street  <b>From:</b> R-3/Low Density Multifamily Residential District  <b>To:</b> C-1/Commercial District	Approval	Approval	Final Action: Approved  Ordinance No. 6558  Date: 5/8/2023

## SUMMARY OF ACTIVITIES

## REZONINGS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZC-23-007	<b>Applicant:</b> Magdalena Gonzalez <b>Location:</b> 27 South 22 <sup>nd</sup> Street <b>From:</b> R-3/Low Density Multifamily Residential District <b>To:</b> C-2/Commercial District	Approval	Approval	Final Action: Approved Ordinance No. 6560 Date: 6/12/2023
ZC-23-008	<b>Applicant:</b> VTRE Development, LLC <b>Location:</b> Undeveloped land lying northeast of the intersection of Interstate 80 and East Kanesville Boulevard/US Highway 6 <b>From:</b> A-2/Parks, Estates and Agricultural District <b>To:</b> P-1/Planned Industrial District	Approval	Approval	Final Action: Approved Ordinance No. 6562 Date: 7/24/2023
ZC-23-009	<b>Applicant:</b> United Utilities and Excavation, LLC <b>Location:</b> Undeveloped land located at the northeast corner of Interstate 80 and Franklin Avenue <b>From:</b> A-2/Parks, Estates and Agricultural District <b>To:</b> C-2/Commercial District	Approval	Denial	Final Action: Approved Ordinance No. 6570 Date: 9/25/2023
ZC-23-010	<b>Applicant:</b> Brian Cadwallader <b>Location:</b> 106 South 17 <sup>th</sup> Street <b>From:</b> C-2/Commercial District and R-2/Two-Family Residential District <b>To:</b> R-3/Low Density Multifamily Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6563 Date: 8/14/2023

## SUMMARY OF ACTIVITIES

## REZONINGS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZC-23-011	<b>Applicant:</b> Habitat for Humanity of Council Bluffs <b>Location:</b> Undeveloped land located immediately north and east of 119 South 8 <sup>th</sup> Street <b>From:</b> C-2/Commercial District <b>To:</b> R-3/Low Density Multifamily Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6571 Date: 9/25/2023
ZC-23-012	<b>Applicant:</b> Western Ridge Apartments, LLC <b>Location:</b> Undeveloped land lying northeast of the intersection of Valley View Drive and Franklin Avenue <b>From:</b> A-2/Parks, Estates and Agricultural District <b>To:</b> R-4/High Density Multifamily Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6573 Date: 9/25/2023
ZC-23-013	<b>Applicant:</b> Philip S. Storey <b>Location:</b> Undeveloped land lying at the northeast corner of the intersection of North 7 <sup>th</sup> Street and Mynster Street <b>From:</b> R-3/Low Density Multifamily Residential District <b>To:</b> C-1/Commercial District	Approval	Approval	Final Action: Denied Date: 11/13/2023
ZC-23-014	<b>Applicant:</b> Acadia Healthcare <b>Location:</b> Undeveloped property at the southwest corner of South 24 <sup>th</sup> Street and Richard Downing Avenue <b>From:</b> A-2/Parks, Estates and Agricultural District <b>To:</b> A-P/Administrative-Professional District	Approval	Approval	Final Action: Approved Ordinance No. 6578 Date: 11/13/2023

## SUMMARY OF ACTIVITIES

## REZONINGS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZC-23-015	<b>Applicant:</b> Menard Inc. <b>Location:</b> 3200 Manawa Centre Drive <b>From:</b> P-C/Planned Commercial District <b>To:</b> C-2/Commercial District	Denial	Denial	Final Action: Denied Date: 3/25/2024
ZC-23-016	<b>Applicant:</b> Union Development Holdings, LLC <b>Location:</b> Undeveloped land lying north of 27 <sup>th</sup> Avenue and west of South 19 <sup>th</sup> Street <b>From:</b> C-2/Commercial District <b>To:</b> R-3/Low Density Multifamily Residential District	Approval	Approval	Final Action: Approved Ordinance No. 6595 Date: 2/26/2024

## SUMMARY OF ACTIVITIES

## STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
SAV-16-001	<b>Applicant:</b> James R. Huff <b>Location:</b> 3204 Avenue K <b>Request:</b> Vacate and dispose of the east/west alley abutting Lots 1 through 11, Block 5, Bensons 1 <sup>st</sup> Addition, and the vacated North 32 <sup>nd</sup> Street adjacent to Lot 1, Block 5, and Lot 12, Block 4, Bensons 1 <sup>st</sup> Addition	Approval	Approval	Final Action: Approved Resolution No. 23-164 Date: 6/12/2023

## SUMMARY OF ACTIVITIES

## STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
SAV-23-001	<b>Applicant:</b> Pottawattamie County <b>Location:</b> 227 South 6 <sup>th</sup> Street <b>Request:</b> Vacate and dispose of the north/south alley abutting Lot 6 and Court House Lot, Block 2, Larimer's Subdivision, and the east/west alley abutting Lots 6, 7, 10, and Court House Lot, Block 2, Larimer's Subdivision and Lots B and C, Bayliss Strip, all in the City of Council Bluffs, Pottawattamie County, Iowa	Approval	Approval	Final Action: Approved Resolution No. 23-98 Date: 4/10/2023
SAV-23-002	<b>Applicant:</b> Monte Froelich d/b/a 1700 Council Bluffs, LP & Almond Opportunity, LLC <b>Location:</b> 16 <sup>th</sup> Avenue right-of-way located between South 17 <sup>th</sup> Street and 1720 16 <sup>th</sup> Avenue <b>Request:</b> Vacate and dispose of 16 <sup>th</sup> Avenue right-of-way lying south of Lots 7-12, Block 36, Fleming and Davis Addition, City of Council Bluffs, Pottawattamie County, Iowa	Approval	Approval	Final Action: Approved Resolution No. 23-167 Date: 6/12/2023
SAV-23-004	<b>Applicant:</b> Almond Opportunity, LLC <b>Location:</b> 1608 and 1632 14 <sup>th</sup> Avenue <b>Request:</b> Vacate and dispose of the east/west alley platted in Block 27, Fleming and Davis Addition, City of Council Bluffs, Pottawattamie County, Iowa	Approval	Approval	Final Action: Approved Resolution No. 23-218 Date: 8/14/2023
SAV-23-005	<b>Applicant:</b> Douglas McGinnis <b>Location:</b> Lying south of 108 South 17 <sup>th</sup> Street <b>Request:</b> Vacate and dispose of the remnant east/west alley platted in said Block 26, Beers Subdivision	Approval	Approval	Final Action: Approved Resolution No. 23-247 Date: 9/11/2023

## SUMMARY OF ACTIVITIES

## STREET, ALLEY and RIGHT-OF-WAY VACATIONS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
SAV-23-006	<p><b>Applicant:</b> Jose Lorenzo Perez Cruz</p> <p><b>Location:</b> The northwest corner of the intersection of 14<sup>th</sup> Avenue and Indian Creek</p> <p><b>Request:</b> Vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis' Addition, and Block 'G,' Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 24-20</p> <p>Date: 1/22/2024</p>
SAV-23-007	<p><b>Applicant:</b> Union Development Holdings, LLC</p> <p><b>Location:</b> Undeveloped land lying north of 27<sup>th</sup> Avenue and west of South 19<sup>th</sup> Street</p> <p><b>Request:</b> Vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 24-21</p> <p>Date: 1/22/2024</p>



## SUMMARY OF ACTIVITIES

## SUBDIVISIONS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
SUB-23-001	<p><b>Applicant:</b> South Pointe Apartment, LLC</p> <p><b>Location:</b> Undeveloped land located at the southeast corner of the intersection of Council Pointe Road and Veterans Memorial Highway</p> <p><b>Request:</b> Final plat approval of a two-lot minor subdivision to be known as Fox Run Landing, Replat 5</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-118</p> <p>Date: 4/24/2023</p>
SUB-23-004	<p><b>Applicant:</b> EB-WLG Affordable Limited Partnership</p> <p><b>Location:</b> Undeveloped land lying south of 1<sup>st</sup> Avenue and north of 2<sup>nd</sup> Avenue, between South 28<sup>th</sup> and South 29<sup>th</sup> Streets</p> <p><b>Request:</b> Final plat approval of a 17-lot subdivision to be known as West Broadway Village</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-116</p> <p>Date: 4/24/2023</p>
SUB-23-007	<p><b>Applicant:</b> VTRE Development, LLC</p> <p><b>Location:</b> Undeveloped land lying northeast of the intersection of Interstate 80 and East Kanessville Boulevard/US Highway 6</p> <p><b>Request:</b> Preliminary plan approval of a two-lot industrial subdivision to be known as Council Bluffs Commerce Center</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-198</p> <p>Date: 7/10/2023</p>
SUB-23-009	<p><b>Applicant:</b> Almond Opportunity, LLC</p> <p><b>Location:</b> 1608 and 1632 14<sup>th</sup> Avenue</p> <p><b>Request:</b> Final plat approval of an eight-lot subdivision to be known as Josies Development Addition</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Resolution No. 23-217</p> <p>Date: 8/14/2023</p>

## SUMMARY OF ACTIVITIES

## SUBDIVISIONS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
SUB-23-010	<b>Applicant:</b> Habitat for Humanity of Council Bluffs  <b>Location:</b> Undeveloped land located immediately north and east of 119 South 8 <sup>th</sup> Street  <b>Request:</b> Final plat approval of a seven-lot minor subdivision to be known as Baldwin Court	Approval	Approval	Final Action: Approved Resolution No. 23-247 Date: 9/11/2023
SUB-23-011	<b>Applicant:</b> Western Ridge Apartments, LLC  <b>Location:</b> Undeveloped land lying northeast of the intersection of Valley View Drive and Franklin Avenue  <b>Request:</b> Preliminary plan approval of a four-lot subdivision to be known as Jilla Subdivision	Approval	Approval	Final Action: Approved Resolution No. 23-267 Date: 9/25/2023
SUB-23-014	<b>Applicant:</b> Union Development Holdings, LLC  <b>Location:</b> Undeveloped land lying north of 27 <sup>th</sup> Avenue and west of South 19 <sup>th</sup> Street  <b>Request:</b> Final plat approval of a two-lot subdivision to known as Union at Bluffs Run	Approval	Approval	Final Action: Approved Resolution No. 24-36 Date: 2/12/2024

## URBAN RENEWAL – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
URN-23-001	<b>Applicant:</b> City of Council Bluffs  <b>Location:</b> Generally located between Valley View Drive and Interstate 80 from Franklin Avenue to McPherson Avenue  <b>Request:</b> Amend the Valley View North Urban Renewal Area and Plan	Approval	Consistent w/ Bluffs Tomorrow: 2030 Plan	Final Action: Approved Resolution No. 23-58 Date: 2/27/2023

## SUMMARY OF ACTIVITIES

## URBAN RENEWAL – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
URN-23-002	<b>Applicant:</b> City of Council Bluffs  <b>Location:</b> Generally located west of Harry Langdon Boulevard, south 18 <sup>th</sup> Avenue, east of South Expressway, and north of Interstate 80  <b>Request:</b> Amend the South Avenue Urban Renewal Area and Plan	Approval	Consistent w/ Bluffs Tomorrow: 2030 Plan	Final Action: Approved  Resolution No. 23-162  Date: 6/12/2023
URN-23-003	<b>Applicant:</b> City of Council Bluffs  <b>Location:</b> Generally located between East Manawa Drive and Interstate 29, south of Veterans Memorial Highway  <b>Request:</b> Create and adopt the East Manawa Industrial Urban Renewal Area and Plan	Approval	Consistent w/ Bluffs Tomorrow: 2030 Plan	Final Action: Denied  Date: 10/23/2023

## URBAN REVITALIZATION – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
URV-22-010	<b>Applicant:</b> City of Council Bluffs  <b>Location:</b> 706 and 800 Veterans Memorial Highway  <b>Request:</b> Amend the Veterans Memorial Highway Revitalization Area and Plan	Approval	Approval	Final Action: Approved  Resolution No. 23-23 Date: 1/23/2023  Ordinance No. 6545 Date: 2/13/2023
URV-23-001	<b>Applicant:</b> City of Council Bluffs  <b>Location:</b> Intersection of Veterans Memorial Highway and Council Pointe Road  <b>Request:</b> Amend the Council Pointe Road Urban Revitalization Area and Plan	Approval	Approval	Final Action: Approved  Resolution No. 23-43 Date: 2/13/2023  Ordinance No. 6547 Date: 2/27/2023

## SUMMARY OF ACTIVITIES

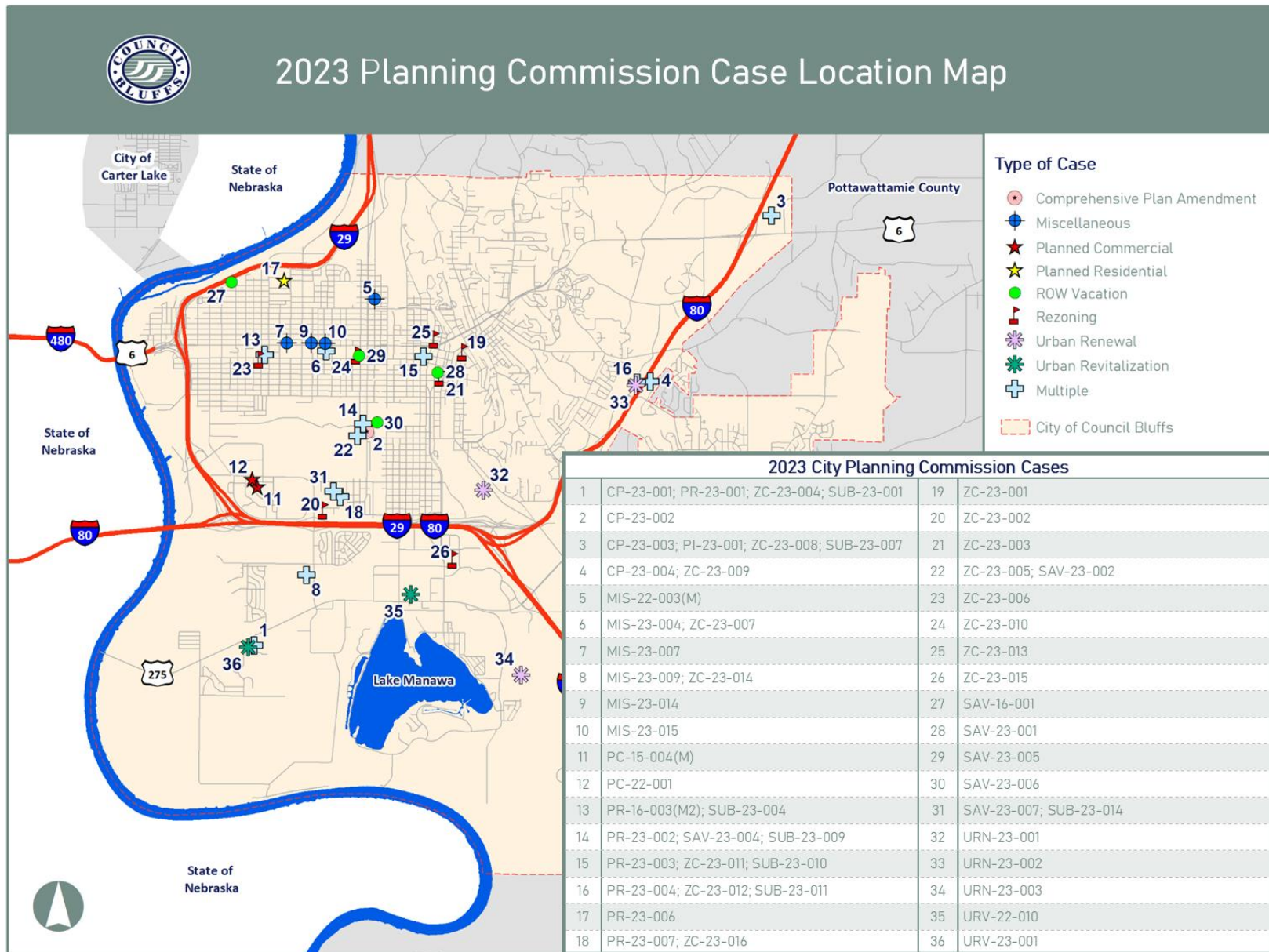
## ZONING TEXT AMENDMENTS – 2023

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZT-23-001	<p><b>Applicant:</b> City of Council Bluffs</p> <p><b>Request:</b> Amend several sections of Title 15: <u>Zoning</u> of the Council Bluffs Municipal Code (Zoning Ordinance), as follows: repeal Section 15.24.030, <u>Home Occupation</u>, and replace with Section 15.24.030, <u>Home-Based Businesses</u>; amend Section 15.02.130, Table 1, <u>Violation and Penalty</u>, by replacing the term 'Home Occupation' with 'Home-based Business'; amend Section 15.03.340 by changing the definition and terminology of 'Home Occupation' with 'Home-based Business'; and amend Section 15.24.020, <u>Accessory Uses</u>, by changing 'Home occupation' to 'Home-based Business'</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6548, 6549, and 6550</p> <p>Date: 3/13/2023</p>
ZT-23-002	<p><b>Applicant:</b> City of Council Bluffs</p> <p><b>Request:</b> Amend Sections 15.32A.040, <u>Applicability of the West Broadway Corridor Design Overlay</u>, 15.32A.080, <u>Architecture</u>, 15.32A.090, <u>Landscaping and Streetscapes</u>, 15.32A.120, <u>Screening and Buffering</u>, of the Council Bluffs Municipal Code (Zoning Ordinance) and adding a new Section 15.32A.140a relative to the West Broadway Corridor Design Overlay</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6564</p> <p>Date: 8/17/2023</p>
ZT-23-003	<p><b>Applicant:</b> Steven and Jane Morris</p> <p><b>Request:</b> Amend Section 15.33.190(J) of the Council Bluffs Municipal Code (Zoning Ordinance) relative to off-premises electronic changeable copy signs</p>	Denial/ Approval of Alternative Amendment	Approval of Alternative Amendment	<p>Final Action: Approved Alternative Amendment</p> <p>Ordinance No. 6565</p> <p>Date: 8/28/2023</p>
ZT-23-004	<p><b>Applicant:</b> City of Council Bluffs</p> <p><b>Request:</b> Amend Section 15.19.020 of the Council Bluffs Municipal Code (Zoning Ordinance) to add 'data center', as defined in Section 15.03.176 of the Council Bluffs Municipal Code (Zoning Ordinance), as a principal use in the P-I/Planned Industrial District</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6569</p> <p>Date: 9/25/2023</p>

## SUMMARY OF ACTIVITIES

## ZONING TEXT AMENDMENTS – 2023 (continued)

Case #	Request	Recommendation		Final Action
		CD	CPC	City Council
ZT-23-005	<p><b>Applicant:</b> City of Council Bluffs</p> <p><b>Request:</b> Repeal Chapter 3.31, <u>Rubble Dumps</u>, and amend Chapter 3.32, <u>Junk, Salvage, Scrap Processing and Storage Yards</u>, of the Council Bluffs Municipal Code by repealing Section 3.32.020, <u>License Required</u>, Section 3.32.030, <u>Application for License</u>, Section 3.32.040, <u>License Application Grant or Denial</u>, Section 3.32.050, <u>License Required for Each Separate Location</u>, Section 3.32.140, <u>Suspension and Revocation</u>, Section 3.32.150, <u>Effect of Revocation</u>, Section 3.32.170, <u>Fee</u>, and Section 3.32.180, <u>Duration and Renewal</u>; and to amend Title 15: <u>Zoning</u> of the Council Bluffs Municipal Code by enacting Section 15.24.110, <u>Salvage and Storage Yard Regulations</u>, Section 15.24.120, <u>Rubble Dumps</u>, and Section 15.03.527, <u>Parking Lot</u>, and amending Section 15.03.609, <u>Storage Yard</u>, to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps</p>	Approval	Approval	<p>Final Action: Approved</p> <p>Ordinance No. 6579, 6580, 6581, and 6582</p> <p>Date: 11/13/2023</p>



Map Date: 03/27/2024