ORDINANCE NO. 6489

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 APPENDING A P-R/PLANNED RESIDENTIAL OVERLAY AND ADOPTING A PLANNED RESIDENTIAL DEVELOPMENT TO ALLOW FOR THE CONSTRUCTION OF TWO DUPLEXES IN AN R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT ON PROPERTIES LEGALLY DESCRIBED AS LOTS 399 AND 400, BELMONT ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AS SET FORTH AND DEFINED IN CHAPTER 15.28 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 appending a planned residential overlay and adopting the associated development plan to allow for the construction of two 24' x 64' duplexes on undeveloped land lying south of Avenue H between North 16th and North 17th Streets and legally described as Lots 399 and 400, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa, as defined in Chapter 15.28 of the Municipal Code of Council Bluffs, Iowa, and pursuant to all development standards set forth in attached Exhibit "1".

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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.

ADOPTED
AND May 23, 2022.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 4-25-22
Second Consideration: 5-9-22
Public Hearing: 5-9-22
Third Consideration: 5-23-22