RESOLUTION NO. 23-62

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING SAID PROPERTY FROM A MIXTURE OF 'LOW-DENSITY RESIDENTIAL,' 'MEDIUM-DENSITY RESIDENTIAL' AND 'LIGHT INDUSTRIAL' 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 is zoned A-2/Parks, Estates, and Agricultural District and is surrounded by the following zoning districts and existing land uses and more specific information regarding the public notices, comments received, and specific details about this reclassification are outlined in the Planning Commission Communication and Attachments A-F attached hereto; and

Direction	Existing Zoning Districts	Existing Land Uses
North	I-1/Light Industrial & I-2/General Industrial District	National Concrete Cutting & NuStar Tank Farm
South	R-1/Single-Family Residential District	City trail and single-family residential dwellings (Eagle Trail Subdivision).
East	A-2 District	City trail, railroad line, Mosquito Creek, and undeveloped land
West	A-2 District, R-1 District, R-2/Two Family Residential District, and R-3/Low Density Multi-Family Residential District	Lateral 5, City trail, Gethsemane Gardens Townhomes, single-family dwellings, and undeveloped land.

WHEREAS, The Community Development Department recommends approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial,' subject to the comments stated above.

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 as Lot 22, Gethsemane Gardens and part of the West 1/2 of the SE 1/4 of Section 18-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa, from a mixture of 'Low-Density Residential,' 'Medium-Density Residential' and 'Light Industrial' to 'Light Industrial,' subject to the comments stated above, is hereby approved.

ADOPTED
AND February 27, 2023.
APPROVED

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk