RESOLUTION NO. 23-105

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS LOTS 13 THROUGH 24, BLOCK 27; AND LOTS 13 THROUGH 24, BLOCK 31, ALONG WITH THE SOUTH ½ OF THE VACATED ALLEY ABUTTING LOTS 18 THROUGH 20 AND THE WEST ½ OF LOT 17; AND ALL OF BLOCKS 30, 34 AND 35, ALL IN FLEMING AND DAVIS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM 'LIGHT INDUSTRIAL' TO 'MEDIUM-DENSITY RESIDENTIAL'.

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 following tables summarize existing land uses and zoning districts surrounding the subject parcels that are proposed to be rezoned and reclassified.

Lots 13-24, Block 27, Fleming and Davis Addition

Direction	Existing Zoning Districts	Existing Land Uses
North	I-2/General Industrial	Storage yard
South	R-2/Two Family Residential District and I-2/General Industrial	Single-family residential dwellings, Central Body Company, and undeveloped land
East	I-2/General Industrial	Undeveloped land and a single-family residential dwelling
West	I-2/General Industrial	Undeveloped land and a single-family residential dwelling

Lots 7-12, Block 36, Fleming and Davis Addition

Direction	Existing Zoning Districts	Existing Land Uses
North	R-2/Two Family Residential District	Single-family dwellings
South	I-2/General Industrial	IceCap cold storage and undeveloped land
East	R-2/Two Family Residential District	Single-family dwellings
West	R-2/Two Family Residential District and I-2/General Industrial	Undeveloped strip of land, and IceCap cold storage

The 16' x 508' strip of undeveloped land, located immediately east/northeast of IceCap's cold storage facility

Direction	Existing Zoning Districts	Existing Land Uses
North	I-2/General Industrial	U.P Railroad
South	I-2/General Industrial	IceCap cold storage and undeveloped land
East	R-2/Two Family Residential District	Single-family dwellings
West	I-2/General Industrial	IceCap cold storage

A location/zoning map is attached hereto as Attachment 'A'; and

WHEREAS, The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as 'Light Industrial' and a joint request was made by the applicant and the City of Council Bluffs to reclassify the properties to 'Medium Density Residential' so that the proposed development and existing residential neighborhood are consistent with the City's comprehensive plan; and

WHEREAS, The Community Development Department recommends approval of the request.

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 properties legally described as Lots 13 through 24, Block 27; and Lots 13 through 24, Block 31, along with the South ½ of the vacated alley abutting Lots 18 through 20 and the West ½ of Lot 17; and all of Blocks 30, 34 and 35, all in Fleming and Davis Addition, City of Council Bluffs, Pottawattamie County, Iowa from 'Light Industrial' to 'Medium-Density Residential, is hereby approved.

ADOPTED
AND April 10, 2023.
APPROVED

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MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk