

**RESOLUTION NO. 23-119**

**A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS FOX RUN LANDING, REPLAT 5, BEING A REPLAT OF PROPERTY LEGALLY DESCRIBED AS PART OF LOT 116 AND PART OF LOT 117, FOX RUN LANDING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A MIXTURE OF 'LOCAL COMMERCIAL' AND 'HIGH-DENSITY RESIDENTIAL' TO 'HIGH-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 subject property is split zoned A-2/Parks, Estates, and Agricultural District and C-2/Commercial District and is surrounded by the following zoning districts and existing land uses:

<b>Direction</b>	<b>Existing Zoning Districts</b>	<b>Existing Land Uses</b>
North	C-2/Commercial District and R-1/Single-Family Residential District	Commercial Storage (Armor Storage), Mid-America Cleaning Systems, and single-family dwellings
South	A-2/Parks, Estates, and Agricultural District and R-1/Single-Family Residential District	Fox Run Golf Course and Fox Run Neighborhood
East	R-3/Low-Density Multifamily Residential District	Chapel Ridge Apartments
West	A-P/Administrative Professional District	Fox Run Independent Living

**WHEREAS,** The future land use plan of the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)* designates the subject property as a mixture of 'Local Commercial' and 'High-Density Residential' and the applicant has submitted an application to reclassify the property to 'High-Density Residential' so that the proposed development is 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 property legally described as Fox Run Landing, Replat 5, being a replat of Lot 116 and part of Lot 117, Fox Run Landing, City of Council Bluffs, Pottawattamie County, Iowa from a mixture of 'Local Commercial' and 'High-Density Residential' to 'High-Density Residential', is hereby approved.

ADOPTED  
AND  
APPROVED

April 24, 2023.

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MATTHEW J. WALSH

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Mayor

Attest:

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JODI QUAKENBUSH

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City Clerk