

RESOLUTION NO. 25-155

A RESOLUTION TO AMEND THE ADOPTED PLANNED INDUSTRIAL DEVELOPMENT PLAN FOR A NEW 'DATA CENTER' ON PROPERTY LEGALLY DESCRIBED AS BEING A PARCEL OF LAND LOCATED IN PART OF THE SE ¼ OF SECTION 21-75-43 AND PART OF THE NE ¼ OF SECTION 28-75-43, ALL LYING SOUTH OF EAST KANESVILLE BOULEVARD (U.S. HIGHWAY 6), CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, EDC Omaha LLC has submitted a request to amend the adopted planned industrial development plan for a new 'data center' on undeveloped land lying southeast of the intersection of College Road and East Kaneshville Boulevard/Highway 6; and

WHEREAS, The standards that shall apply and discussion is set forth in the Council Communication attached hereto; and

WHEREAS, The Community Development Department recommends approval of the request to amend the adopted planned industrial development plan for a new 'data center' on property legally described as being a parcel of land located in part of the SE ¼ of Section 21-75-43 and part of the NE ¼ of Section 28-75-43, all lying south of East Kaneshville Boulevard (U.S. Highway 6), City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated in the Council Communication attached hereto and the following conditions:

- A. Any major modifications to the approved development plan, which shall mean changes that substantially alter the exterior building design and/or appearance (including height), materially increases the building area or lot coverage, or substantially alters the layout or configuration of the substation, shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the request to amend the adopted Planned Industrial Development Plan for a new 'data center' on property legally described as being a parcel of land located in part of the SE ¼ of Section 21-75-43 and part of the NE ¼ of Section 28-75-43, all lying south of East Kaneshville Boulevard (U.S. Highway 6), City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved, subject to all comments and conditions stated above and in the Council Communication attached hereto.

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ADOPTED
AND
APPROVED

June 9, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk