ORDINANCE NO. 6337

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PART OF THE NE1/4 OF SECTION 14-74-44, BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 87°27'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, FOR 244.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°58'18" WEST FOR 238.21 FEET; THENCE ALONG A LINE MONUMENTED BY KENNY DUKES AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S, FOR THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 80°51'52" WEST FOR 320.32 FEET; (2) SOUTH 63°51'37" WEST FOR 380.00; (3) SOUTH 50°56'09" WEST FOR 557.02 FEET; (4) SOUTH 01°35'22" WEST FOR 19.61 FEET; (5) SOUTH 31°16'40" WEST FOR 180.52 FEET; THENCE NORTH 88°54'59" WEST, ALONG THE NORTH LINE OF PELICAN COVE, FOR 723.22 FEET; THENCE NORTH 18°11'53" EAST, ALONG THE EAST LINE OF INDIAN CREEK RIGHT OF WAY, FOR 536.52 FEET; THENCE NORTH 02°40'03" EAST, ALONG THE EAST LINE OF INDIAN CREEK RIGHT OF WAY, FOR 535.05 FEET; THENCE SOUTH 87°27'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, FOR 1724.69 FEET TO THE POINT OF BEGINNING, FROM R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-3/LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT TO R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-4/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND TO APPEND A PLANNED RESIDENTIAL OVERLAY TO PROPOSED LOTS 2 AND 3, NORTH SHORE SUBDIVISION, AS DEFINED IN CHAPTER 15.08B, 15.11 AND 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 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended as follows: Outlots 1, 30, 35,40, 48, 62, 79 and 85, North Shore Subdivision are rezoned from R-1/Single-Family Residential District and R-3/Low Density Multi-Family Residential District to R-1/Single-Family Residential District; Lots 4-29, 31-34, 36-39, 41-47, 49-55, 56-61, 63-78 and 80-84, North Shore Subdivision are rezoned from R-1/Single-Family Residential District and R-3/Low Density Multi-Family Residential District to R-1/Single-Family Residential District; and Lots 2 and 3, North Shore Subdivision are rezoned from R-1/Single-Family Residential District and R-3/Low Density Multi-Family Residential District to R-4/High Density Multi-Family Residential District with an appended Planned Residential (PR) Overlay, all as defined in Chapters 15.08B, 15.11 and 15.28 of the Municipal Code of Council Bluffs Iowa.

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 upon adoption of a Planned Residential (PR) development plan for Lots 2 and 3, North Shore Subdivision, which are being rezoned to R-4/High Density Multi-Family Residential District, and final plat approval from and after its final passage and publication for said multi-family residential lots, as by law provided.

PASSED
AND _____, 2018.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 5-21-18
Second Consideration: 6-11-18
Public Hearing: 6-11-18
Third Consideration: _____