ORDINANCE NO. 6371

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING 6.19 ACRES OF LAND, MORE OR LESS, LEGALLY DESCRIBED AS LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO R-3/LOW-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT WITH A P-R/PLANNED RESIDENTIAL OVERLAY; AS SET FORTH AND DEFINED IN CHAPTERS 15.10 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 15.27.020 of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a P-R/Planned Residential Overlay.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property and approval of a Planned Residential Development Plan for Valley Ridge Apartments.

ADOPTED
AND November 26, 2018.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-22-18
Second Consideration: 11-5-18
Public Hearing: 11-5-18
Third Consideration: 11-26-18

Planning Case No. #ZC-18-016 & PR-18-003