RESOLUTION NO. 18-313

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY THE FUTURE LAND USE PLAN IN CHAPTER 5, TO RECLASSIFY LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM "RURAL RESIDENTIAL/AGRICULTURAL" 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, Zimmerman Properties Development, LLC, is requesting to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District and to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments and Community Development has expanded the request to include amendment of the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from "Rural Residential/Agricultural" to "Medium-Density Residential"; and

WHEREAS, The proposed comprehensive plan amendment will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property and will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan; and

WHEREAS, The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

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

That amending the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)* specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from "Rural Residential/Agricultural" to "Medium-Density Residential" is hereby approved and will become effective upon Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property.

ADOPTED
AND November 5, 2018.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

CASE #CP-18-001