RESOLUTION NO. 19-45

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING ALL PROPERTIES LOCATED BETWEEN 1ST AVENUE AND 2ND AVENUE FROM SOUTH 27TH STREET TO SOUTH 35TH STREET FROM A COMBINATION OF HIGH DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL, AND LOCAL COMMERCIAL TO MULTIFAMILY/MIXED-USE (LEGALLY DESCRIBED AS BEING BLOCKS 6 AND 13, FERRY'S ADDITION; BLOCKS 7 AND 8, BRYANT AND CLARK'S SUBDIVISION AND THE VACATED STREET RIGHT-OF-WAY ADJACENT; BLOCK 9, BRYANT AND CLARK'S SUBDIVISION; BLOCKS 10 AND 11, BRYANT AND CLARK'S SUBDIVISION AND VACATED STREET RIGHT-OF-WAY ADJACENT; BLOCK 12, BRYANT AND CLARK'S SUBDIVISION; AND BLOCK 2, TWIN CITY SUBDIVISION); AND TO RECLASSIFY CERTAIN PROPERTIES LOCATED BETWEEN WEST BROADWAY AND 1ST AVENUE FROM SOUTH 27TH STREET AND SOUTH 31ST STREET FROM A COMBINATION OF LOCAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL TO MULTI-FAMILY/MIXED-USE (LEGALLY DESCRIBED AS LOTS 8 THROUGH 17, BLOCK 1, TWIN CITY PLACE; BLOCKS 2 AND 3, BRYANT AND CLARK'S SUBDIVISION AND THE VACATED STREET RIGHT-OF-WAY ADJACENT); AND TO RECLASSIFY CERTAIN PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST BROADWAY AND SOUTH 34TH STREET FROM HIGH DENSITY RESIDENTIAL TO LOCAL COMMERCIAL (LEGALLY DESCRIBED AS LOTS 1 THROUGH 5, BLOCK 5, FERRY ADDITION AND THE VACATED ALLEYS ADJACENT; AND LOTS 1 THROUGH 6, BLOCK 6, BRYANT AND CLARK'S ADDITION AND THE WEST 33 FEET OF VACATED 33RD STREET RIGHT-OF-WAY ADJACENT ALONG WITH ALL VACATED ALLEYS ADJACENT).

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, This proposal consists of multiple properties generally located between West Broadway and 2nd Avenue from South 27th Street to South 35th Street; and

WHEREAS, The purpose of the amendment is to accommodate new development along the West Broadway Corridor that is consistent with the West Broadway Corridor Plan that was adopted in 2015 (see Resolution No. 15-204), while also allowing flexibility for future development in the area; and

WHEREAS, The proposed amendment will not change the zoning district designation of the subject properties nor effect the existing conformity or nonconformity status of land uses within this request; and

WHEREAS, The City of Council Bluffs Community Development Department is requesting and recommending approval of the amendment to the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying properties as follows:

- Properties between 1st Avenue and 2nd Avenue from South 27th Street South 35th Street will be classified as Multi-Family/Mixed-Use (legally described as being Blocks 6 and 13, Ferry's Addition; Blocks 7 and 8, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent; Block 9, Bryant and Clark's Subdivision; Blocks 10 and 11, Bryant and Clark's Subdivision and vacated street right-of-way adjacent; Block 12, Bryant and Clark's Subdivision; and Block 2, Twin City Subdivision);
- Certain properties located between West Broadway and 1st Avenue from South 27th Street and South 31st Street will be classified as to Multi-Family/Mixed-Use (legally described as Lots 8 through 17, Block 1, Twin City Place; Blocks 2 and 3, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent)
- Certain properties located at the southeast corner of the intersection of West Broadway and South 34th Street from High Density Residential to Local Commercial (legally described as Lots 1 through 5, Block 5, Ferry Addition and the vacated alleys adjacent; and Lots 1 through 6, Block 6, Bryant and Clark's Addition and the West 33 feet of vacated 33rd Street right-of-way adjacent along with all vacated alleys adjacent).

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

That the amendment to the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)* specifically by reclassifying all properties located between 1st Avenue and 2nd Avenue from South 27th Street to South 35th Street from a combination of High Density Residential and Low Density Residential, and Local Commercial to Multi-family/Mixed-Use (legally described as being Blocks 6 and 13, Ferry's Addition; Blocks 7 and 8, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent; Block 9, Bryant and Clark's Subdivision; Blocks 10 and 11, Bryant and Clark's Subdivision and vacated street right-of-way adjacent; Block 12, Bryant and Clark's Subdivision; and Block 2, Twin City Subdivision); and to reclassify certain properties located between West Broadway and 1st Avenue from South 27th Street and South 31st Street from a combination of Local Commercial and High Density Residential to Multi-family/Mixed-Use (legally described as Lots 8 through 17, Block 1, Twin City Place; Blocks 2 and 3, Bryant and Clark's Subdivision and the vacated street right-of-way adjacent); and to reclassify certain properties located at the southeast corner of the intersection of West Broadway and South 34th Street from High Density Residential to Local Commercial (legally described as Lots 1 through 5, Block 5, Ferry Addition and the vacated alleys adjacent; and Lots 1 through 6, Block 6, Bryant and Clark's Addition and the West 33 feet of vacated 33rd Street right-of-way adjacent along with all vacated alleys adjacent) is hereby approved and will become effective upon passage and approval by City Council.

ADOPTED
AND
APPROVED

February 25, 2019.

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MATTHEW J. WALSH Mayor

Attest:

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JODI QUAKENBUSH City Clerk