**ORDINANCE NO. 6417**

**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 FOX RUN LANDING REPLAT 4, AS WELL AS PROPERTY LEGALLY DESCRIBED AS BEING A PORTION OF LOT 117, FOX RUN LANDING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT AS DEFINED IN CHAPTER 15.08B 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 to rezone Fox Run Landing Replat 4, legally described as a being a replat of a portion of Lot 117, Fox Run Landing, City of Council Bluffs, Pottawattamie County, Iowa being more fully described as follows: commencing at the northwesterly corner of Lot 103 in said Fox Run Landing, said northwesterly corner being on the easterly right-of-way line of Council Pointe Road and on a non-tangent curve, concave westerly to which point a radial line bears south 64 degrees 28 minutes 04 seconds east, 435.00 feet; thence on said easterly right-of-way line and northerly on said curve through a central angle of 20 degrees 24 minutes 51 seconds, 154.99 feet to the point of beginning; thence continuing on said easterly right-of-way line the following two (2) courses: 1) northerly on said curve through a central angle of 03 degrees 11 minutes 17 seconds, 24.21 feet; 2) north 01 degree 55 minutes 48 seconds east, 226.57 feet; thence south 88 degrees 04 minutes 12 seconds east, 125.00 feet; thence south 01 degree 55 minutes 48 seconds west, 226.57 feet to the beginning of a curve concave westerly having a radius of 560.00 feet; thence southerly on said curve through a central angle of 03 degrees 11 minutes 17 seconds, 31.16 feet; thence north 84 degrees 52 minutes 55 seconds west, 125.00 feet to the point of beginning **AS WELL AS** property legally described as a parcel of land being a portion of Lot 117, Fox Run Landing, City of Council Bluffs, Pottawattamie County, Iowa, being more fully described as follows: beginning at the northeast corner of lot 103 in said Fox Run Landing; thence on the north line of said lot 103, north 64 degrees 28 minutes 04 seconds west, 125.00 feet to a point on the easterly right-of-way line of Council Pointe Road, said point also being on a non-tangent curve, concave westerly to which point a radial line bears south 64 degrees 28 minutes 04 seconds east, 435.00 feet; thence on said easterly right-of-way line and northerly on said curve through a central angle of 12 degrees 12 minutes 47 seconds, 92.72 feet; thence south 63 degrees 55 minutes 07 seconds east, 13.55 feet to the beginning of a curve, concave southwesterly having a radius of 47.00 feet; thence southeasterly on said curve through a central angle of 37 degrees 06 minutes 45 seconds, 30.44 feet; thence south 26 degrees 48 minutes 22 seconds east, 100.18 feet; thence south 07 degrees 46 minutes 16 seconds east, 25.00 feet to the point of beginning, from A-2/Parks, Estates and Agricultural District to R-1/Single-Family Residential District as defined in Chapter 15.08B 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 from and after its final passage and publication, as by law provided and upon approval of Final Plat for Fox Run Landing Replat 4 and the lot line adjustment at 5003 Council Pointe Road.

ADOPTED
AND July 13, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 6-22-20
Second Consideration: 7-13-20
Public Hearing: 7-13-20
Third Consideration: _____