ORDINANCE NO. 6424

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 NE ¼ OF SECTION 14-74-44 FROM R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO R-1/SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-4/HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT AS DEFINED IN CHAPTERS 15.08B AND 15.11 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, AND TO APPEND A P-R/PLANNED RESIDENTIAL OVERLAY TO SAID PROPERTY.

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 part of the NE ¼ of Section 14-74-44, said area being more particularly described in Attachments 'G' and 'H,' from R-1/Single-family Residential District and R-3/Low Density Multifamily Residential District to R-1/Single-family Residential District and R-4/High Density Multifamily Residential District as defined in Chapters 15.08B and 15.11 of the Municipal Code of Council Bluffs, Iowa, and to append a P-R/Planned Residential Overlay to said property.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 final plat approval of The Landing on Lake Manawa.

ADOPTED
AND August 24, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 8-24-20
Second Consideration: 9-14-20
Public Hearing: 9-14-20
Third Consideration: _____