

**ORDINANCE NO. 6426**

**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 PROPERTY LEGALLY DESCRIBED AS PART OF LOTS 1, 13, 14, 17, AND 18 AND ALL OF LOTS 15 AND 16, BLOCK 21, BEER'S SUBDIVISION, ALONG WITH PART OF THE EAST/WEST VACATED ALLEYS ADJACENT, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM I-1/LIGHT INDUSTRIAL DISTRICT TO C-2/COMMERCIAL DISTRICT AS DEFINED IN CHAPTER 15.15 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 property Part of Lots 1, 13, 14, 17, and 18 and all of Lots 15 and 16, Block 21, Beer's Subdivision, along with part of the east/west vacated alleys adjacent, more particularly described as follows: Commencing on the Northeast corner of Lots 1, thence South 367.34 feet, thence West 181.25 feet, thence Northeast 398 feet, EXCEPT Indian Creek right-of-way, and thence East to the Point of Beginning; The East 48 feet of Lots 9 and 10 and all of Lots 14 through 20, Block 23, Beer's Subdivision, along with the east/west vacated alley abutting the Northerly line of said Lots 14 through 18, and the North 22 feet of vacated 1st Avenue right-of-way abutting the Southerly line of said Lots 14 through 18; Lots 1 through 6, Block 28, Beer's Subdivision; Lots 1 through 14, Block 29, Beer's Subdivision, along with the east/west vacated alley platted in said Block 29; Lots 1 through 14, Block 30, Beer's Subdivision, along with the east/west vacated alley platted in said Block 30; Lots 1 through 5, Block 1, Everett's Addition; Lots 1 through 5, Block 2, Everett's Addition, along with the West ½ of the vacated portion of South 18th Street right-of-way abutting the Easterly line of said Lot 5; Lots 1 through 5, the West 10 feet of Lot 9, and all of Lot 10, Block 5, Everett's Addition, along with the West ½ of the vacated portion of South 18th Street right-of-way abutting the Easterly line of said Lot 5; Lots 1 through 10, Block 6, Everett's Addition; Lots 3, 5, 7 and 10 through 12, Midland Addition, along with the West ½ of the vacated portion of South 18th Street right-of-way abutting the Easterly line of said Lot 3; Lots 1 through 11, Block 1, Sampson's Addition, along with the east/west vacated alley abutting the Northerly line of said Lots 1 through 11; Lots 1 through 22, Block 2, Sampson's Addition, along with the east/west vacated alley platted in said Block 2; Lots 1 through 3, Block 1, Cochran's Addition, along with the South ½ of the east/west vacated alley abutting the Northerly line of said Lot 1, and the north/south vacated alley abutting the Easterly line of said Lots 1 through 3 and said South ½ of the east/west vacated alley adjoining; Lots 1 through 6, Block 8, Cochran's Addition, along with the north/south vacated alley abutting the Easterly line of said Lots 1 through 6; Lots 9 through 26, Block 2, Twin City Place, along with the east/west vacated alley abutting the Southerly line of said Lots 9 through 17 and the Northerly line of said Lots 18 through 26, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to C-2/Commercial District as defined in Chapter 15.10 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.

ADOPTED  
AND  
APPROVED

October 12, 2020.

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MATTHEW J. WALSH

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Mayor

Attest:

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JODI QUAKENBUSH

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City Clerk

First Consideration: 9-28-20

Second Consideration: 10-12-20

Public Hearing: 10-12-20

Third Consideration: Request to waive