

RESOLUTION NO. 20-249

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTIES LEGALLY DESCRIBED AS LOTS 1 THROUGH 5, BLOCK 1, EVERETT'S ADDITION; LOTS 1 THROUGH 10, BLOCK 6, EVERETT'S ADDITION; THE WEST 149.48 FEET OF LOT 7, THE WEST 198.49 FEET OF LOT 8 AND ALL OF LOTS 9 THROUGH 12, MIDLAND ADDITION; 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, AND THE EAST 4.5 FEET OF THE VACATED NORTH/SOUTH ALLEY ABUTTING THE WESTERLY LINE OF SAID LOT 11; LOTS 1 THROUGH 22, BLOCK 2, SAMPSON'S ADDITION, ALONG WITH THE EAST/WEST VACATED ALLEY PLATTED IN SAID BLOCK 2; LOTS 2 AND 3, BLOCK 1, COCHRAN'S ADDITION, ALONG WITH THE NORTH/SOUTH VACATED ALLEY ABUTTING THE EASTERLY LINE OF SAID LOTS 2 AND 3; 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, FROM LIGHT INDUSTRIAL TO MULTIFAMILY/MIXED-USE.

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, The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Public Park, Transportation/Utility, Low-Density Residential, High-Density Residential, Local Commercial and Light Industrial and the Community Development Departments is proposing reclassification of said properties that are currently designated as Light Industrial to Multifamily/Mixed-Use; and

WHEREAS, The purpose of the amendment is to ensure that the future land use plan is consistent with the vision of the West Broadway Corridor Plan. Proposed amendment includes properties addressed as 20 South 19th Street, 15 South 20th Street, 29 South 21st Street and 2030 2nd Avenue. The following zoning and land uses surround the subject properties:

Tract #1 (between South 13th Street and South 16th Street)-

North: Commercial properties that are zoned C-2/Commercial District, and Little Broadway right-of-way.

South: The former Public Works building, which is zoned I-1/Light Industrial District, and residential properties that are zoned R-2/Two-Family Residential District.

East: A commercial printing establishment that is zoned I-1/Light Industrial District, and undeveloped land that is zoned I-1/Light Industrial District and A-2/Parks, Estates and Agricultural District.

West: Burger King, a contractor yard and an auto parts store, all of which are zoned C-2/Commercial District, as well as residential properties that are zoned R-2/Two-Family Residential District.

Tract #2 (between South 18th Street and South 21st Street)-

North: Commercial properties that are zoned C-2/Commercial District.

South: Residential properties that are zoned R-3/Low Density Multifamily Residential District.

East: A gas station and vacant property (formerly a recycling/can redemption center), both of which are zoned C-2/Commercial District, and residential properties that are zoned R-2/Two-Family Residential District.

West: Cochran Park, which is zoned A-2/Parks, Estates and Agricultural District, and residential properties that are zoned R-3/Low Density Multifamily Residential District.

Tract #3 (between South 27th Street and South 28th Street)-

North: Council Bluffs Fire Station No. 2 and vacant property, both of which are zoned C-2/Commercial District.

South: Residential properties that are zoned R-3/Low Density Multifamily Residential District.

East: Commercial properties and vacant city-owned property, all of which are zoned C-2/Commercial District.

West: Undeveloped city-owned property that is zoned R-4/High Density Multifamily Residential District. This parcel of land is the site of the proposed residential development by White Lotus Group; and

WHEREAS, The following comments were received in response to this amendment:

- A. As per Chapter 5, Land Use Plan, of the Bluffs Tomorrow: 2030 Comprehensive Plan, Multi-Family/Mixed-Use designated areas are intended to be distinct from typical multifamily areas and downtown mixed use area. In the Multi-family/Mixed-Use area, buildings may include ground-floor commercial uses, though not all buildings are anticipated to have commercial components, and the predominant use will be residential.
- B. Proposed amendment to the future land use plan will not impact the conforming/nonconforming status of the subject properties.
- C. The West Broadway Corridor Plan, adopted in September 2015 as Amendment No. 1 of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), states that while current zoning districts along West Broadway “do match the existing land uses... they do not represent the future vision for the corridor as a more pedestrian-friendly environment with transit-oriented development.” The West Broadway Corridor Plan outlines several recommendations to achieve this vision, including rezoning “industrial properties to accept a mix of uses.” The proposed rezoning and amendment to the future land use plan will accomplish the goals and intent of the West Broadway Corridor Plan; and

WHEREAS, The Community Development Department recommends approval to amend the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying 4 by reclassifying properties legally described as Lots 1 through 5, Block 1, Everett’s Addition; Lots 1 through 10, Block 6, Everett’s Addition; the West 149.48 feet of Lot 7, the West 198.49 feet of Lot 8 and all of Lots 9 through

12, Midland Addition; 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, and the East 4.5 feet of the vacated north/south alley abutting the Westerly line of said Lot 11; Lots 1 through 22, Block 2, Sampson's Addition, along with the east/west vacated alley platted in said Block 2; Lots 2 and 3, Block 1, Cochran's Addition, along with the north/south vacated alley abutting the Easterly line of said Lots 2 and 3; 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, from Light Industrial to Multi-Family/Mixed-Use, based on reasons stated above.

**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 properties legally described as Lots 1 through 5, Block 1, Everett's Addition; Lots 1 through 10, Block 6, Everett's Addition; the West 149.48 feet of Lot 7, the West 198.49 feet of Lot 8 and all of Lots 9 through 12, Midland Addition; 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, and the East 4.5 feet of the vacated north/south alley abutting the Westerly line of said Lot 11; Lots 1 through 22, Block 2, Sampson's Addition, along with the east/west vacated alley platted in said Block 2; Lots 2 and 3, Block 1, Cochran's Addition, along with the north/south vacated alley abutting the Easterly line of said Lots 2 and 3; 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, from Light Industrial to Multi-Family/Mixed-Use, is hereby approved and will become effective upon passage and approval by City Council.

ADOPTED
AND
APPROVED

October 12, 2020.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk