ORDINANCE NO. 6462

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 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS BEING: PART OF THE SE1/4 NE1/4 OF SECTION 15-74-44 LYING EAST OF 26TH STREET, WEST OF SOUTH 24TH STREET, AND SOUTH OF 45TH AVENUE, EXCEPT THE SOUTHERLY 435.6 FEET OF THE EASTERLY 1000 FEET OF SAID SECTION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA; AND THE SOUTHERLY 435.6 FEET OF THE EASTERLY 1000 FEET OF THE SE1/4 NE1/4 OF SECTION 15-74-44, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA; AND THE EAST 31 ACRES OF THE NE1/4 SE1/4 OF SECTION 15-74-44 AND A 10 ACRE TRACT IN THE NORTHEAST CORNER OF THE SE1/4 SE1/4 OF SECTION 15-74-44 ALONG WITH PART OF GOVERNMENT LOT 1 IN THE SW1/4 SW1/4 OF SECTION 14-74-44 AND THE WESTERLY 12.4 ACRES OF GOVERNMENT LOT 1 IN THE NW1/4 SE1/4 OF SECTION 14-74-44, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM A-2/PARKS, ESTATES, AND AGRICULTURAL DISTRICT TO I-2/GENERAL INDUSTRIAL DISTRICT, AS DEFINED IN CHAPTER 15.21 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 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as being: Part of the SE1/4 NE1/4 of Section 15-74-44 lying East of 26th Street, West of South 24th Street, and South of 45th Avenue, except the Southerly 435.6 feet of the Easterly 1000 feet of said Section, all in the City of Council Bluffs, Pottawattamie County, Iowa; and the southerly 435.6 feet of the easterly 1000 feet of the SE1/4 NE1/4 of Section 15-74-44, all in the City of Council Bluffs, Pottawattamie County, Iowa; and the East 31 acres of the NE1/4 SE1/4 of Section 15-74-44 and a 10 acre tract in the northeast corner of the SE1/4 SE1/4 of Section 15-74-44 along with part of Government Lot 1 in the SW1/4 SW1/4 of Section 14-74-44 and the Westerly 12.4 acres of Government Lot 1 in the NW1/4 SE1/4 of Section 14-74-44, all in the City of Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates, and Agricultural District to I-2/General Industrial District, as defined in Chapter 15.21 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

July 12, 2021.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 6-28-21
Second Consideration: 7-12-21
Public Hearing: 7-12-21
Third Consideration: _____