RESOLUTION NO. 96-48

A RESOLUTION to amend the 1994 Comprehensive Plan by changing the future land use map from heavy manufacturing to planned commercial use in a 48-acre area generally described as the Union Pacific right-of-way to Nebraska Avenue, west of South 35th Street to the Sieck Levee.

WHEREAS, this council adopted the 1994 Comprehensive Plan on August 22, 1994, in Resolution 94-203; and

WHEREAS, the 1994 plan designated as GM/General Manufacturing a 48-acre area generally described as the Union Pacific right-of-way to Nebraska Avenue, west of South 35th Street to the Sieck Levee, legally described on Attachment "B" and depicted on Attachment "A"; and

WHEREAS, since the adoption of the plan, significant changes in the zoning and use of property near the 48-acre area have occurred, particularly riverfront development to accommodate the Harveys and Ameristar riverboat casinos and expanded gaming at Bluffs Run; and

WHEREAS, these developments make the land more attractive for commercial development and less appropriate for heavy manufacturing use; the parcel has remained largely vacant and under-utilized since its designation as a general manufacturing district in 1965; and

WHEREAS, designation of this parcel as a planned commercial district will give the city additional review capacity, while giving potential developers some assurance of compatible adjacent land use and flexibility in design; and

WHEREAS, the Community Development Department has proposed rezoning this parcel from GM/General Manufacturing to PC/Planned commercial concurrently with the amendment to the future land use map; and

WHEREAS, the Planning Commission and Community Development Department recommend approval of the amendment to the Comprehensive Plan and the concurrent zoning change.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

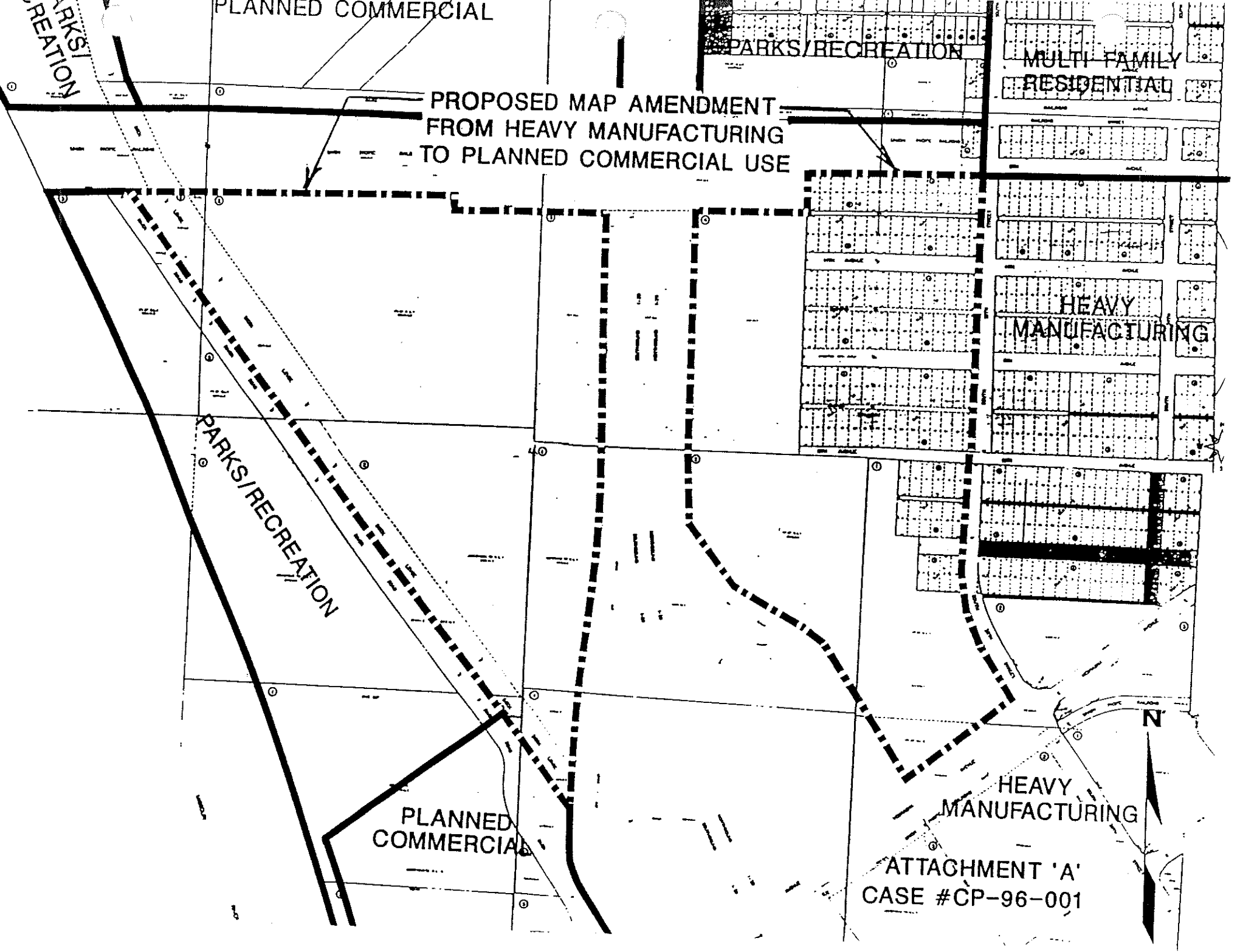
That the future land use map in the 1994 Comprehensive Plan is amended to change the designation of the 48-acre parcel described and depicted on Attachments "A" and "B" from GM/General Manufacturing to PC/Planned Commercial.

ADOPTED AND APPROVED February 26, 1996

Bob Jordan — Mayor Protem

Attest: OLGA ABELLANO — City Clerk

Planning Case No. CP-96-001


PLANNED COMMERCIAL
PARKS/RECREATION
PARKS/RECREATION
MULTI FAMILY RESIDENTIAL
PROPOSED MAP AMENDMENT
FROM HEAVY MANUFACTURING
TO PLANNED COMMERCIAL USE
HEAVY MANUFACTURING
PARKS/RECREATION
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HEAVY MANUFACTURING
PLANNED COMMERCIAL
ATTACHMENT 'A'
CASE #CP-96-001