

**COUNCIL BLUFFS PLANNING COMMISSION  
TUESDAY, FEBRUARY 13, 2018 - 6:00 P.M.  
COUNCIL BLUFFS PUBLIC LIBRARY, ROOM A  
400 WILLOW AVENUE  
COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL – MINUTES OF THE JANUARY 9, 2018 MEETING**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

A. CASE #ZC-18-001: Public hearing on the request of Ranjit Johal and R&J Hospitality to rezone property legally described as Lot 2, INRIP Subdivision, Tract 3, from I-2/General Industrial District to PC-Planned Commercial District. The Community Development Department expanded the request to include Lot 1, INRIP Subdivision, Tract 3.

Location: 1801 South 35<sup>th</sup> Street and 3434 Nebraska Avenue.

B. CASE # ZC-18-002: Public hearing on the request of PACE Harvester II, LLC to rezone Lots 8 through 13, Block 10, Riddles Subdivision and the West 1/2 of the vacated north/south alley adjacent along with the South 8 feet of the vacated 10th Avenue adjacent from R-4/High Density Residential District to C-3/Commercial District and adopt an associated development plan. The Community Development Department expanded the request to include: rezoning the vacated 11th Avenue right-of-way abutting Lot 8, Block 10, Riddles Subdivision and the West 1/2 of the vacated north/south alley adjacent and Lot 13, Block 15, Riddles Subdivision and the West 1/2 of the adjacent north/south alley adjacent from I-2/ Industrial District to C-3/Commercial District and adopt an associated development plan; and repealing Ordinance No. 6174 which appended a Planned Residential Overlay on Lots 8 through 13, Block 10, Riddles Subdivision and the West 1/2 of the vacated north/south alley adjacent along with the South 8 feet of the vacated 10th Avenue adjacent.

Location: Generally 10<sup>th</sup> Avenue at South 6<sup>th</sup> Street.

C. CASES SUB-18-002, ZC-18-002, PR-18-001: Combined public hearing on the request of Western Iowa Land Development, LLC, for preliminary plan approval of a 31-lot residential subdivision to be known as Fox Run East Subdivision. The applicant is requesting rezoning a portion of Lot 117, Fox Run Landing, from A-2/Parks, Estates and Agricultural District to R-2/Two-Family Residential, and establishing a Planned Residential Overlay over the entirety of the subdivision in order to construct attached single family structures.

Location: An extension of Carriage Road.

**8. OTHER BUSINESS**

- A. City Council update
- B. Other items of interest

**9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

