

**COUNCIL BLUFFS PLANNING COMMISSION  
TUESDAY, JULY 10, 2018 - 6:00 P.M.  
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL  
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL – MINUTES OF THE JUNE 12, 2018 MEETING**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

- A. CASE #ZC-18-009: Public hearing on the request of Royce Enterprises, Inc. to rezone 47.02 acres of land located in the North 1/2 of the SE1/4 of Section 10-77-44 and part of the NW1/4 of the SW1/4 of Section 11-77-44, City of Council Bluffs, Pottawattamie County, Iowa from A-2, Parks, Estates and Agricultural District to P-C/Planned Commercial District. Said property being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N87°53'20"W, 658.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N87°56'58"W; 658.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N01°59'34"E, 331.09 FEET; THENCE N87°54'35"W, 159.94 FEET; THENCE N02°06'46"E, 993.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S87°51'21"E, 157.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (2) S87°49'01"E, 655.55 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (3) S87°53'14"E, 505.31 FEET; (4) S76°35'39"E, 153.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; (5) S87°19'54"E, 104.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S01°42'44"W, 319.95 FEET; (2) S08°30'44"E, 112.22 FEET; (3) S01°43'05"W, 863.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°23'13"W,

124.81 FEET TO THE POINT OF BEGINNING. Location: Southwest corner of the intersection of Richard Downing Avenue and South 24th Street.

- B. CASE #ZT-18-002: Public hearing on the request of Marshall Redmond and the Community Development Department to amend multiple sections of Title 15: Zoning of the Municipal Code as follows: add Section 15.03.601 'small alcohol production facility' definition; and add Section 15.15.020(32) 'small alcohol production facility' to the C-2/Commercial District and amend Section 15.15.060(02), Additional Regulations relative to 'small alcohol production facility'; and add Section 15.16.020(27) 'small alcohol production facility' to the C-3/Commercial District; and add Section 15.17.020(21) 'small alcohol production facility' to the C-4/Commercial District; and add Section 15.18.020(19) 'small alcohol production facility' to the P-C/Planned Commercial District; and add Section 15.20.020(29) 'small alcohol production facility' to the I-1/Light Industrial District and amend Section 15.20.060(01), Additional Regulations relative to 'small alcohol production facility'; and add Section 15.21.020(28) 'small alcohol production facility' and amend Section 15.21.060(1), Additional Regulations relative to 'small alcohol production facility'.
- C. CASE #SAV-18-011: Public hearing on the request of Michelle Bates to vacate and dispose of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7, Block 11, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the East 23 feet of Lot 20, Block 14, Riddles Subdivision and the vacated north/south alley adjacent. Location: Lying South of 619 11th Avenue, and East of the South Expressway.
- D. CASE #SAV-18-012: Public Hearing on the request of Mike Collins to vacate and dispose of a portion of Hyde Avenue extending from the West right-of-way line of Logan Street, and abutting properties legally described Lot 31, excluding right-of-way, Johnson's Addition and the East 160 feet of Lot 1, Partition Subdivision of Part of the SE1/4 NE1/4 of Section 25-75-44, City of Council Bluffs, Pottawattamie County, Iowa. Location: West of Logan Street

## 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.

