

**COUNCIL BLUFFS PLANNING COMMISSION  
TUESDAY, MARCH 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 FEBRUARY 13, 2018 MEETING**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

- A. CASE #ZC-18-004: Public hearing on the request of HCC Investments, LLC to rezone a portion of the SW $\frac{1}{4}$  SE $\frac{1}{4}$ , a portion of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  and a portion of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa, from a R-3/Low-Density Multifamily Residential and C-1 Commercial District to R-1/Single Family Residential District. Location: Generally north of Ohm and Ardmore Streets.
- B. CASE #SUB-18-003: Public hearing on the request from Tweedt Engineering & Construction, Inc. for preliminary subdivision plan approval of Forest Glen Subdivision, Phase VI, legally described as being a replat of Outlot 1, Forest Glen Subdivision, Phase V, and a portion of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa. The applicant is also requesting a five-foot front yard setback variance to allow dwellings on Lots 210-212 to be built 20 feet from a front property line as opposed to the required 25 feet in an R-/Single Family Residential District. Location: Northerly extension of Misty Lane and Chestnut Drive.
- C. CASE #URV-18-001: Public hearing on the request of the City of Council Bluffs to create the Council Pointe Road Urban Revitalization Area and adopt the required plan for property legally described as Lot 1, Fox Run Landing, Replat Three, City of Council Bluffs, Pottawattamie County, Iowa. Location: Lying West of the Intersection of Veteran's Memorial Highway (US 275/92) and Council Pointe Road.
- D. CASE #URV-18-002: Public hearing on the request of the City of Council Bluffs to create the Petersen School Urban Revitalization Area and adopt the required plan for property legally described as Lots 1-10 and vacated North/South Alley Adjacent, Lots 13-22 and vacated North/South Alley Adjacent, and Lots 11, 12, 23, and 24, Block 19, Bayliss 3rd Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2600 South 9th Street and 2601 South 10th Street.
- E. CASE #URV-18-003: Public hearing on the request of the City of Council Bluffs to create the South Fourth Street Urban Revitalization Area and adopt the required plan for property legally described as Original Plat Lot 5 and Lot 7, Auditor's Sub of James Subdivision of Original Plat Lot 177; and Lots 3 through 5, Original Plat Lot 178; and Lots 3-4, Original Plat Lot 179; and Lot 2, Original Plat Lot

180; and Lot 7, except the South 14 feet of Lot 7, Original Plat Lot 181; along with Lots 3 through 8, Keller's Subdivision of Original Plat Lot 175; and Lots 1 and 2, Original Plat Lot 231; and the northerly 100 feet of Lots 1 through 3, Original Plat Lot 232; and Lot 16, Block 2, Jackson's Addition; along with the vacated alley adjacent lying north of the south line of the north 30 feet of Lot 16, Block 2, Jackson's Addition; along with Lots 13-15, Block 2, Jackson's Addition; and including the South 4th Street right-of-way lying north of the north property line of Lot 12, Block 2, Jackson's Addition as extended and south of the north property line of Lot 3, Keller's Subdivision of Original Plat Lot 175 as extended. Location: 7 South 4th Street and adjacent properties.

## 8. OTHER BUSINESS

- A. Appointment of Nominating Committee
- B. City Council update
- C. 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.

A handwritten signature in blue ink, appearing to read "Rose", is written over the end of the text block.