

(AMENDED)
COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, MAY 8, 2018 - 6:00 P.M.
COUNCIL BLUFFS PUBLIC LIBRARY, ROOM A
400 WILLOW AVENUE
COUNCIL BLUFFS, IOWA COUNCIL BLUFFS, IOWA

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE APRIL 10, 2018 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE SAV-18-005: Public hearing on the request of T&A Real Estate to vacate a portion of 11th Avenue located between South 7th Street and the South Expressway. Adjacent properties are legally described as Lot 10 (excluding right-of-way) and Lot 11, Block 11, Riddles Subdivision, and Lot 16 and Lot 17 (excluding right-of-way), Block 14, Riddles Subdivision. Location: Between 1025 S. 7th Street and 1107 S. 7th Street.
- B. CASE #SAV-18-006: Public hearing on the request of Robert Howe to vacate a 12-foot by 48.52-foot section of alleyway that was platted as a part of Babbitt Place Subdivision, and located north of Hammer Avenue. Adjacent properties are Lot D of Babbitt Place, and Lot E of Babbitt Place. Location: North of Hammer Avenue, adjacent to 1302 East Washington Ave.
- C. CASE #SAV-18-007: Public Hearing on the request of Jimmy Steinbach to vacate a section of alleyway that is platted as a part of Block 33, Fleming and Davis Addition, and Block I, Riddles Subdivision. Adjacent properties include Lots 3-8, Block 33, Fleming and Davis Addition (1405 15th Avenue), Lots 9-14, Block 33, Fleming and Davis Addition (unaddressed and vacant), Lots 1-4, Block I, Riddles Subdivision (1400 16th Avenue), and property owned by the Chicago Northwestern Railroad (Lots 1-4, Block 33, Fleming and Davis Addition). Location: West of South 15th Street, between 16th Avenue and 15th Avenue Right-of-Way.
- D. CASE #SAV-18-009: Public Hearing on the request of Stanley Willis to vacate a 12-foot wide section of north/south alleyway that is located between 4th Avenue and 5th Avenue, and adjacent to Lot 6, Block 30, Bryant and Clark Addition; Lots 3, Block 9, Ferry Addition; Lot 1, Block 1, Browns Subdivision; and Lot 9, Block 6, Omaha Addition. Location: Adjacent properties are addressed as 3325 4th Avenue, 3329 4th Avenue, 3450 5th Avenue, and 3350 5th Avenue.
- E. CASE #SUB-18-007 and CASE #ZC-18-007: Combined public hearing on the request of Knudson Companies to rezone part of the NE1/4 of Section 14-74-44 from R-1/Single-Family Residential District and R-3/Low Density Multi-Family Residential District to R-1/Single-Family Residential District and R-4/High Density Multi-Family Residential District along with preliminary plan approval

for an 85-lot residential subdivision to be known as North Shore Subdivision. The Community Development Department expanded the request to include appending a PR/Planned Residential Overlay on proposed Lots 2 and 3, North Shore Subdivision. Location: North of Lake Manawa.

- F. CASE #ZT-18-001: Public hearing on the request of the Community Development Department to amend multiple sections of Title 15: Zoning of the *Municipal Code* as follows: add Section 15.03.171a 'consumer fireworks sales'; and add Section 15.15.020(7a) 'consumer fireworks sales' to the C-2 Commercial District and; add Section 15.15.060(4) Additional Regulation; and add Section 15.18.020(04a) 'consumer fireworks sales' to the PC/Planned Commercial District; and add Section 15.18.055 Additional Regulation; and add Section 15.20.020(10a) 'consumer fireworks sales' to the I-1/Light Industrial District and; add Section 15.20.060(2) Additional Regulations and; add Section 15.21.020(9a) 'consumer fireworks sales' to the I-2/General Industrial District; and add 15.21.060(2) Additional Regulations'; and add 15.23.060(4) requiring 1/space per 200 square feet of gross floor area.

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.

