



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting April 14, 2026, 6:00 PM
Council Bluffs Public Library - Meeting Room B
400 Willow Avenue**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. APPROVAL – MINUTES OF THE MARCH 10, 2026 MEETING
- 5. PROOF OF PUBLICATION**
 - A. Proof of Publication
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. Public hearing on the request of Reina Isabel Garcia to rezone property legally described as the West ½ of Lot 2 and the East 16.5 feet of Lot 3, all in Block 4, Bayliss Second Addition from C-2/Commercial District to R-3/Low Density Multi-Family Residential District. Location: 810 1st Avenue.
 - B. Public hearing on the request of First Avenue Freeze Out, LLC to adopt a PR-1/Planned Residential Development Plan for a mixed multi-family residential and townhome development on property legally described as Lots 1 and 2, 30th & 2nd Avenue Development. Location: Undeveloped property located at the northeast corner of the intersection of 1st and 2nd Avenues and S. 31st Street.
 - C. Public hearing on the request of Scott Porter for preliminary plan approval of a 13-lot residential subdivision to be known as Grapplers Gate, legally described as being a replat of Lot 4, Auditor's Subdivision of the SE ¼ NE ¼ of Section 31-75-43, excluding City right-of-way, City of Council Bluffs, Pottawattamie County, Iowa, along with variances to exceed the maximum 3:1 lot depth-to-width ratios. The proposed subdivision is comprised of 5.43 acres, more or less, of land. Location: Undeveloped land lying west of 901 Franklin Avenue.
 - D. Public hearing on the request of Brooke Hubbard, represented by Michael Blatchford, to amend Title 15: Zoning of the Council Bluffs Municipal Code by adding 'commercial recreation (outdoor),' as defined in CBMC Section 15.03.157, as a conditional use in Section 15.16., C-3/Commercial District and Section 15.17., C-4/Commercial District.
 - E. Public hearing on the request of the City of Council Bluffs to amend Title 15: Zoning of the Council Bluffs Municipal Code by repealing Section 15.33.130,

West Broadway Corridor, Signs, and amending Section 15.32A.140A, Signs, West Broadway Corridor Design Overlay relative to allowing existing pole and pylon signs to be refaced in accordance with the standards stated in Section 15.33.220, Nonconforming Signs – Legal.

- F. Public hearing on the request of the City of Council Bluffs for the fourth amendment to the “Amended and Restated Consolidated Urban Revitalization Plan” by adding the North Broadway and Ivy Drive Subarea and the North Broadway and Sylvan Drive Subarea, as legally described in the case staff report. Locations: Undeveloped land located at the southwest corner of the intersection of North Broadway and Ivy Drive, and undeveloped land located at northwest corner of the intersection of North Broadway and Sylvan Drive.

8. OTHER BUSINESS

- A. 2025 City Planning Commission Annual Report

9. ADJOURNMENT