



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting September 8, 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 OF THE AUGUST 11, 2026 MEETING MINUTES
- 5. PROOF OF PUBLICATION**
 - A. Proof of Publication
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. Public hearing on the request of TK3 Enterprises, LLC, represented by Deborah L. Petersen, to rezone property legally described as a part of Lots 1, 2, and 3, Auditor's Subdivision of Lot 5, Mallett's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from R-1/Single-Family Residential District to C-1/Commercial District. Location: 2701 Harry Langdon Boulevard.
 - B. Combined public hearings on the requests of King Development Group, LLC to: 1) vacate and dispose of that section of 26th Avenue right-of-way adjoining Block 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa; and 2) final plat approval of a one-lot industrial subdivision to be known as Kings Crossing, being a replat of Lots 1 through 24, along with the vacated north/south alleys adjoining, all in Block 66, Railroad Addition, and that section of 26th Avenue right-of-way adjoining said Block 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa; and 3) rezone property legally described as Lot 1, Kings Crossing, City of Council Bluffs, Pottawattamie County, Iowa from a mixture of R-3/Low Density Multifamily Residential District and C 2/Commercial District to I-1/Light Industrial District. Location: Undeveloped land located east of 2146 27th Avenue.
 - C. Combined public hearings on the request of All Care Health Center, represented by Eric Westman of Alley Poyner Macchietto Architecture, Inc., to: 1) rezone property legally described as Lots 1 through 3, and the East 30 feet of Lot 20, along with the vacated north/south alley abutting said Lot 20, and the South half of the vacated 10th Avenue adjacent, all in Block 11, Riddles Subdivision, City

of Council Bluffs, Pottawattamie County, Iowa from I-2/General Industrial District to C-2/Commercial District; and 2) final plat approval of a one-lot subdivision to be known as Riddles Subdivision Replat and being legally described as a replat of of Lots 1 through 6, inclusive, together with part of Lots 7 and 20, and also together with the vacated north-south alley abutting the aforementioned lots and also the vacated east-west alley abutting Lots 7 and 20, all being located in Block 6, Riddles Subdivision, along with the north half of vacated 10th Avenue abutting Lot 6 and part of Lot 7, on the south, and also together with Lots 1 through 3, inclusive, together with a portion of Lot 20, all being located in Block 11, Riddles Subdivision, and also together with the vacated north-south alley abutting the aforementioned lots, and also together with the south half of vacated 10th Avenue abutting Lot 3 and part of Lot 20, on the north, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: 902 S. 6th Street and 1000 S. 6th Street.

- D. Public hearing on the request of the City of Council Bluffs to establish the East Manawa Drive Housing Tax Increment Financing (TIF) District on property legally described as East Manawa Subdivision.

8. OTHER BUSINESS

9. ADJOURNMENT