



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting October 14, 2025, 6:00 PM
Council Bluffs Public Library
400 Willow Avenue**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. APPROVAL: Minutes of the September 9, 2025 Planning Commission meeting.
- 5. PROOF OF PUBLICATION**
 - A. A. Proof of Publication
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. CASE #MCR-20-001(M): Continued public hearing on the request of Knudson Development, LLC to amend an adopted MCR/Mixed Commercial-Residential District development plan for Treehouse Apartments, on properties legally described as Lots 1 through 3, Main Line Subdivision. Location: 151 S. 34th Street and undeveloped land located at the northeast corner of the intersection of South 34th Street and 2nd Avenue, as well as, undeveloped land located at the northwest corner of the intersection of South 32nd Street and 2nd Avenue.
 - B. CASE #ZC-25-006: Public hearing on the request of the City of Council Bluffs to rezone 473 acres (m/I) of land legally described as being part of Sections 29-74-43 and 32-74-43, City of Council Bluffs, Pottawattamie County, Iowa and part of Sections 5-73-43 and 6-73-43, City of Council Bluffs, Mills County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from a mixture of A-3/River Front and Agricultural Production District (Pottawattamie County), I-1/Limited Industrial District (Pottawattamie County), I-2/General Industrial District (Pottawattamie County), and I/Industrial District (Mills County) to a

mixture of A-2/Parks,
Estates and Agricultural District (City), C-2/Commercial District (City), and I-
2/General Industrial
District (City). Location: Land generally lying south of Pony Creek and east of
South 192nd Street to
the intersection of S. 192nd Street/Bunge Avenue and westerly to an area lying
northwest of the
intersection of Bunge Avenue/189th Street.

CASE #CP-25-001: Public hearing on the request of the City of Council Bluffs to
amend the future
land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by
reclassifying properties legally
described as being part of Sections 5-73-43 and 6-73-43, City of Council Bluffs,
Mills County, Iowa
(and being more particularly described in the case file in the Council Bluffs
Community Development
Department) from Industrial (Mills County) to Light Industrial (City).

8. OTHER BUSINESS

9. ADJOURNMENT