



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting August 12, 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 JULY 8, 2025 MEETING

5. PROOF OF PUBLICATION

A.

Proof of Publication

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

A.

CASES #SUB-25-007, #ZC-25-005, and #PR-25-004: Combined public hearings on the request of Orchard Valley Inc., represented by FoleyShald Engineering, to rezone a parcel of land legally described as being a portion of the NW 1/4 of the SW 1/4 and a portion of the NW 1/4 of the SE 1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa; along with preliminary plan approval of a 74-lot residential subdivision to be known as Steven Ridge; and to append a PR-1/Planned Residential Development Overlay and adopt the associated residential development plan for said property. Location: Undeveloped land lying north of 1375 and 1378 Chestnut Drive.

B.

CASES #SUB-25-008 and #PR-25-003: Combined public hearings on the request of Habitat for Humanity of Council Bluffs, represented by Blake Johnson, for final plat approval of a seven-lot residential subdivision to be known as Baldwin Court Phase 2 and append a PR-1/Planned Residential Development Overlay and adopt the associated development plan on property legally described as being a replat of all of Lot 7, Baldwin Court and a portion of Lots 4 and 13, Bayliss 1st Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying between 711 and 741 1st Avenue.

C.

CASE #PR-25-005: Public hearing on the request of Hoppe Development to

adopt a new planned residential development plan for a multifamily residential development (West End Roost) on property legally described as Block 12, Bryant and Clark's Subdivision, along with the vacated alley adjoining, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying south of 1st Avenue, between South 28th and South 29th Streets.

D.

CASE #ZT-19-004: Continued public hearing on the request of the Community Development Department to amend multiple sections of Title 15: Zoning of the Municipal Code by repealing Section 15.02.110(E)(6), Temporary Storage Containers and Section 15.02.110(E)(7), Temporary Storage Trailers and replacing them with Section 15.02.110(E)(6) 'Portable Storage Units'; and enacting Section 15.03.571 'Portable Storage Unit' definition, and Section 15.24.110 'Portable Storage Units in Industrial Districts'.

E.

CASE #MIS-25-004: Public hearing on the request of the City of Council Bluffs for review of the proposed Request for Proposal (RFP) relative to selection of a consulting team(s) to prepare an update of the Bluffs Tomorrow: 2030 Comprehensive Plan.

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) 890-5350 at least 48 hours before the meeting.

DISCLAIMER:

If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 890-5261, by 5:00 p.m., three days prior to the meeting.