



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting December 9, 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 November 12, 2025 Planning Commission Meeting.
- 5. PROOF OF PUBLICATION**
 - A. Proof of Publication
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. Combined public hearings on the requests of Jamie Augustine, represented by Thompson, Dreessen & Dorner, Inc., to rezone property legally described as part of Lots 2 and 3, Auditor's Subdivision of the NW 1/4 NW 1/4 of Section 29-75-43, City of Council Bluffs, Pottawattamie County, Iowa (being more particularly described in the case staff report in the Community Development Department office), from R-1/Single-Family Residential District to R-3/Low Density Multifamily Residential District; and for final plat approval a one-lot minor subdivision to be known as Hawkeye Heights Subdivision Replat 1, being a replat of Lot 2, Hawkeye Heights Subdivision, and part of Lots 2 and 3, Auditor's Subdivision of the NW 1/4 NW 1/4 of Section 29-75-43, City of Council Bluffs, Pottawattamie County, Iowa (being more particularly described in the case staff report in the Community Development Department office). Location: 280 College Road.
 - B. Combined public hearings on the requests of Iowa Western Community College, represented by HGM Associates Inc., to rezone property legally described as Lots 1 through 14, Iowa Western Community College Subdivision, except that part of Lots 1 through 3 and Lots 5 through 7 deeded to the City of Council Bluffs for College Road right-of-way, City of Council Bluffs, Pottawattamie County, Iowa, from a mixture of A 2/Parks, Estates and Agricultural District and R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; and to adopt a site specific site development plan on property legally described above for the Iowa Western Community College campus. Location: 2700 College Road.

- C. Combined public hearings on the request of AJR Properties, Inc., represented by Andy Raymond, to: 1) rezone properties legally described as Lot 1, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-43, City of Council Bluffs, Pottawattamie County, Iowa from R-1/Single-Family Residential District to R-3/Low Density Multi-Family Residential District; 2) append a PR-1/Planned Residential Overlay and adopt the associated planned residential development plan for a 164-unit multi-family development to be known as Hillside Apartments on properties legally described as Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-43, City of Council Bluffs, Pottawattamie County, Iowa; and 3) amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying properties legally described as Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-43, City of Council Bluffs, Pottawattamie County, Iowa from Rural Residential/Agriculture with Loess Hills Preservation Area to High Density Residential with Loess Hills Preservation Area. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St.

8. OTHER BUSINESS

9. ADJOURNMENT