

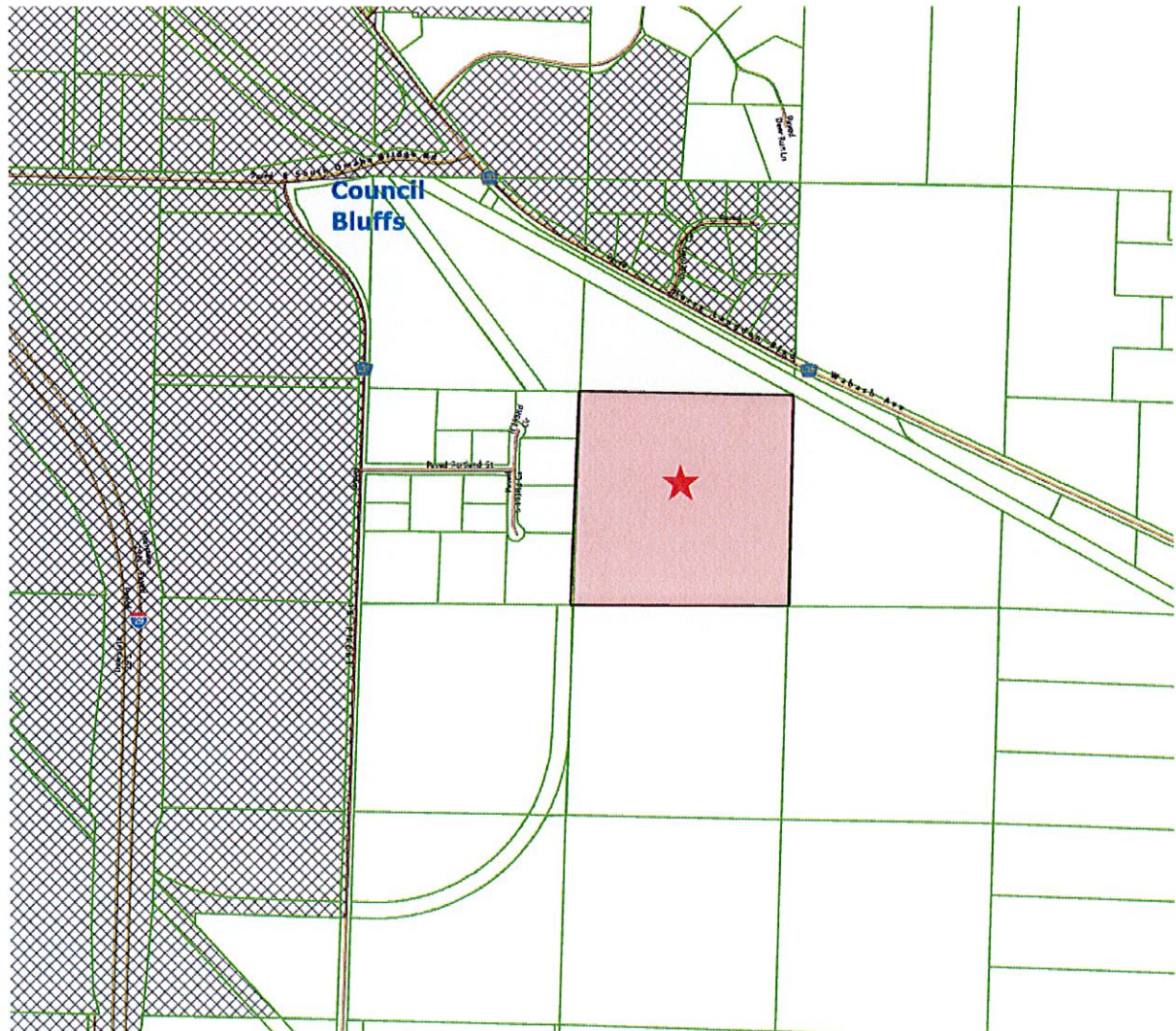
TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: July 11, 2025

RE: #ZMA-2025-02

REQUEST: Zoning Map Amendment to reclassify approximately 40 acres from a Class A-3 (Riverfront & Ag Production) to a Class I-1 (Limited Industrial).

LOCATION: Lewis Township
192nd St
17-74-43 SW NE

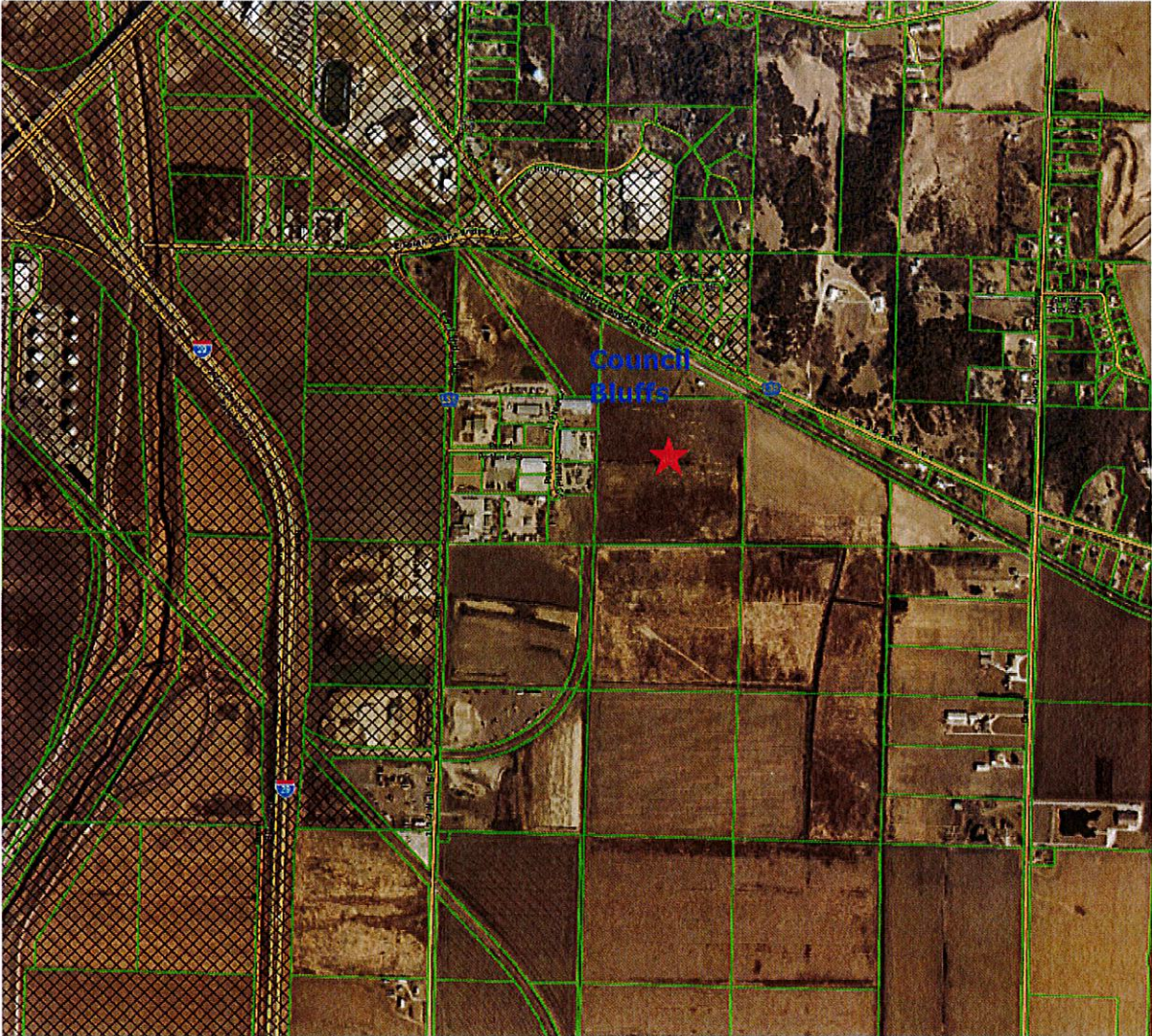
The subject property is located in close proximity to the city limits of Council Bluffs, immediately adjacent to the I-29 I-80 Industrial Park.

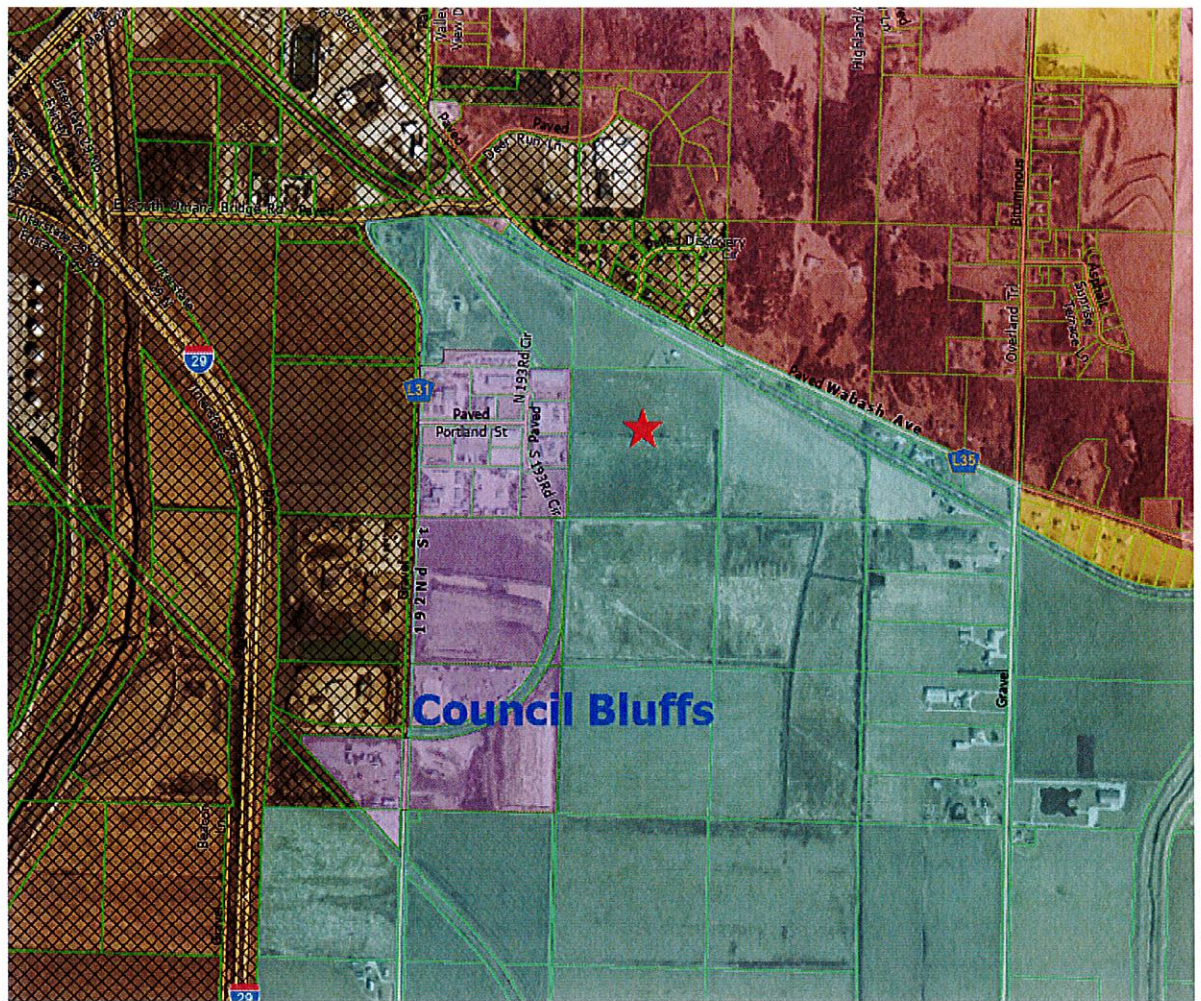


PROPERTY OWNER: Armstrong Investments LLC

GENERAL INFORMATION: The applicant has requested that approximately 40 acres, which are currently zoned A-3 (River Front & Agricultural Production) District, be rezoned to I-1 (Limited Industrial).

SITE & AREA REVIEW: The properties in the immediate area are a mixture of agricultural ground and industrial properties. I-29 and the railroad are in close proximity.





☑ Zoning (Pottawattamie County, IA)

zoningcode

<Null>

A-1

A-2

A-3

A-4

C-1

C-2

C-3

I-1

I-2

R-1

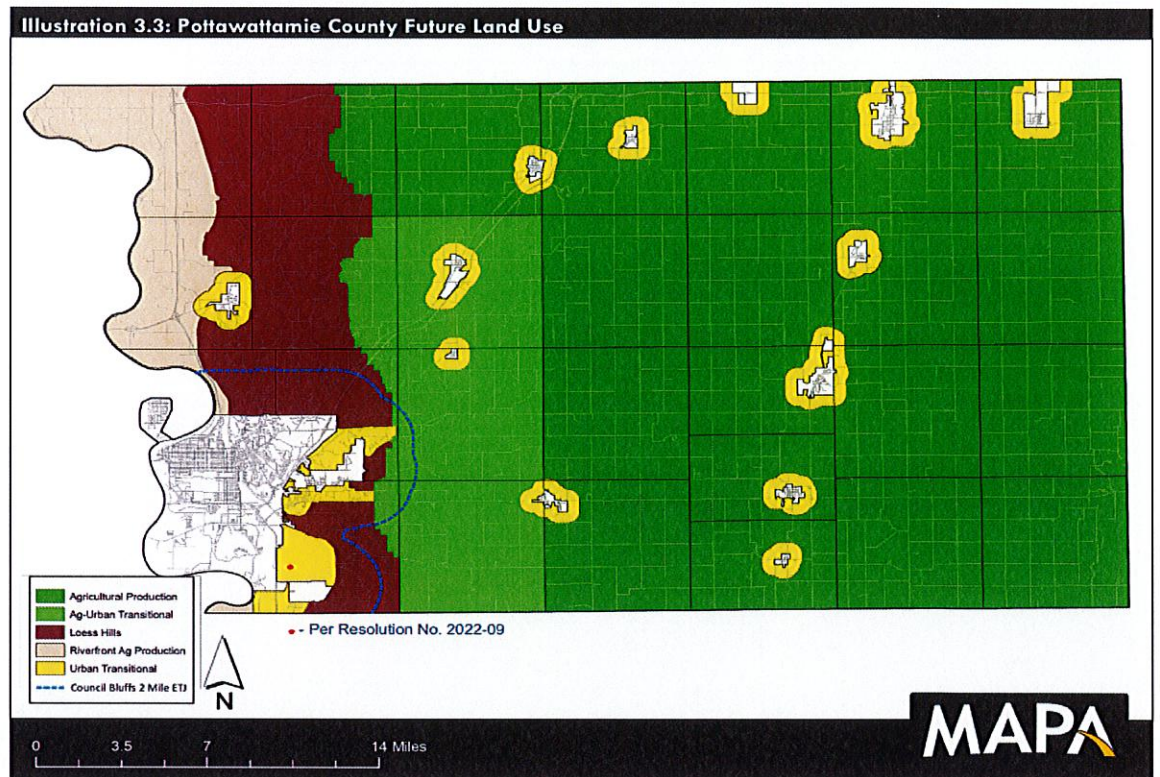
R-2

R-3

R-5

SITE REVIEW: The parcel is currently ag ground.

LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan with the recent resolution identifying this area as Urban Transitional.



INDUSTRIAL AREAS

Future industrial usage is encouraged to locate in close proximity to major transportation routes within the 2-mile limit of Council Bluffs and $\frac{1}{2}$ -mile of each of the other communities or in specific rural areas such as along railroad or highway corridors. The types of industries that should be encouraged in these areas should include "light manufacturing" and "general industrial" types, such as high tech or agriculture related industries. These types of industries are typically clean and efficient in operation and provide varied classifications of employment opportunities.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the property is in a Zone X-Areas with reduced flood risk due to levee.