

ORDINANCE NO. 621  
AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR  
PROPERTY IN WATER TOWER SUBDIVISION FOR A PLANNED UNIT  
DEVELOPMENT BY ROWLAND REAL ESTATE, L.L.C.

WHEREAS, following a public hearing held at the meeting of the Planning and Zoning Commission on June 23, 2023, the Commission recommended the City Council rescind the Water Tower Planned Unit Development due to the developer's failure to begin development within the agreed timeframe; and

WHEREAS, the City Council thereafter voted to rescind the Water Tower Planned Unit Development; and

WHEREAS, pursuant to an application for zoning change made by the owner of the property described below the Planning and Zoning Commission has recommended to the City Council that the zoning district classification for the property described below be changed to a planned unit development district to be known as the Water Tower-Infill Planned Unit Development under the Jefferson Zoning Regulations; and

WHEREAS, a public hearing on this proposed Planned Unit Development (PUD) by Rowland Real Estate, L.L.C. was held at the regularly scheduled City Council meeting on July 11, 2023, pursuant to notice given in the manner required by law; and

WHEREAS, the City Council feels that it is in the best interests of the City of Jefferson that the development plan for the proposed PUD be approved and the zoning change be made.

NOW, THEREFORE, Be It Ordained by the City Council of the City of Jefferson, Iowa, as follows:

SECTION 1. Amendment. The zoning classification for the following described property:

All Lots of the Water Tower Replat in Jefferson, Greene County, Iowa;

To be subsequently referred to as:

Lots 1-12 of Water Tower Replat in Jefferson, Greene County, Iowa; AND  
Lots 1-8 of Water Tower Plat 2, an Official Plat in the City of Jefferson, Greene County, Iowa, to be recorded in conjunction with the PUD and Master Plan;

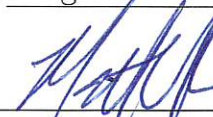
located in the north 1000 and 1100 blocks of Pinet Street in Jefferson, is changed from the Water Tower Planned Unit Development District to Water Tower-Infill Planned Unit Development, all in accordance with that certain Development Plan for the Rowland Real Estate Planned Unit Development now before this Council, the terms and provisions of which are incorporated herein by this reference.

SECTION 2. Repealer. Any all resolutions and ordinances, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

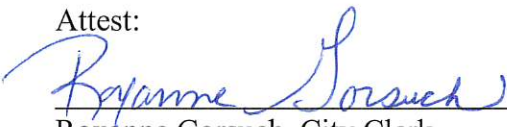
SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When effective. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Finally passed by the Council and approved on August 8, 2023.

  
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Matt Gordon, Mayor

Attest:

  
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Roxanne Gorsuch, City Clerk

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I hereby certify that the foregoing ordinance was published in The Jefferson Herald on August 17, 2023.

  
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Roxanne Gorsuch, City Clerk