

ORDINANCE NO. 2025-06

AN ORDINANCE AMENDING THE ZONING MAP FOR THE CITY OF HILLS BY CHANGING THE ZONE DESIGNATION OF CERTAIN PROPERTY FROM C-1 MAIN STREET COMMERCIAL TO C-2 HIGHWAY COMMERCIAL

WHEREAS, the applicant, MHB Properties, LLC, has requested a rezoning of property currently zoned Main Street Commercial (C-1); and

WHEREAS, the applicant owns the property and requests that the property be rezoned to C-2 Highway Commercial in conformance with Section 165.15 of the Hills Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission has reviewed the proposed rezoning, has determined that it complies with the Comprehensive Plan, and has recommended that the City Council approve the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILLS, IOWA:

SECTION I. AMENDMENT. The Zoning Map for the City of Hills is hereby amended to reflect that the property described below is reclassified from its current zone designation of Main Street Commercial (C-1) to Highway Commercial (C-2):

Lot 1, Oakcrest Hill Estates – Part One, Hills, Iowa, according to the plat thereof recorded in Book 53, Page 7, Plat Records of Johnson County, Iowa.

SECTION III. ZONING MAP. The building official is hereby authorized and directed to change the zoning map of the City of Hills, Iowa, to conform to this amendment upon the final passage, approval, and publication of the ordinance.

SECTION IV. CERTIFICATION AND RECORDING. Upon passage and approval of the Ordinance, the City Administrator/Clerk is hereby authorized and directed to certify a copy of this ordinance, and to record the same in the Office of the County Recorder, Johnson County, Iowa, at the applicant's expense, upon the final passage, approval, and publication of this ordinance, as provided by law.

SECTION V. REPEALER. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION VI. SEVERABILITY. If any section, provision or part of the Ordinance shall be adjudged to be 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 VI. EFFECTIVE DATE. This Ordinance shall be in effect after its final passage,

approval, and publication, as provided by law.

First reading on the 22 day of December, 2025.

Second reading on the \_\_\_ day of \_\_\_\_\_, 2025. waived

Third and final reading on the \_\_\_ day of \_\_\_\_\_, 2025. waived

  
\_\_\_\_\_  
TIM KEMP, MAYOR

ATTEST:

  
\_\_\_\_\_  
ADRIANE SEDLACEK  
CITY ADMINISTRATOR/CLERK