Attachment B

Application for Amendment to Planned Commercial Development Plan (PC)

May 15, 2023

Attn: City of Council Bluffs Planning Department & Commission

An amendment to the development plan at 5 Arena Way is requested to increase the sign budget from 440sf to 686sf to allow for new signage to be installed along the North-Northwest elevation. This new signage will identify the new Wrestling Center and new tenant The Best Wrestler. The original development plan specified 220 square feet of signage for each of the West and East elevations for a total of 440sf; of this 418sf has been utilized and 22sf remains available for the East elevation. Photos of the 3 existing wall signs are included below to reference as well as a table which lists the sign inventory.

The sports complex will have a Wrestling Center occupying the North-Northwest of the building where signage will need to be utilized to direct athletes and patrons to enter the building accordingly. In addition to this letter and the subsequent 2 pages of photos, included with this application there is a 3 page preliminary sign package of layouts from VitalSigns to reference which identifies the proposed sign designs, sizes, placements and perspectives for an illuminated Wrestling Center wall sign and for The Best Wrestler to have minimum window graphics with the potential of being wall signage. Exact placement, size and design may vary but agreed upon overall size will be adhered to. The North-Northwest building is approximately 277 linear feet. The proposed signage for Iowa West Wrestling Center is 192 square feet and The Best Wrestler is 54 square feet for a combined total of 246 square feet which would increase the property overall sign budget to 686 square feet. Due to the size and intent of this property it is our hope that you'll recognize the need and importance for additional signage as this development continues to grow and expand to offer more athletic activities to the community.

Table: Sign Inventory

Square Feet	**Condition**	**Comments**
198	Existing	East elevation non-illuminated wall sign
22	Balance	East elevation remaining balance to use
209	Existing	West elevation illuminated wall sign
11	Existing	South-Southwest elevation Pickleball illuminated wall sign
440	*Existing*	*TOTAL*

192	Proposed	North-Northwest elevation Wrestling Center illuminated wall sign
54	Proposed	North-Northwest elevation The Best Wrestler tenant signage
246	*Proposed*	*TOTAL*

686	***Proposed***	***Total Increased Sign Budget***