Attachment 'B'

July 11, 2023

City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503
Planning and Zoning Department

Primus Broadway Dental Addition – Letter of Intent

The purpose of this document is to provide information on the proposed re-development and site improvements located at 2612 W. Broadway. The improvements will involve a building expansion to the existing dental office and retrofitting the existing building to bring it up to the current code. The site drives, parking, and utilities will be redesigned and replaced to accommodate the expansion.

Site improvement will include revised layouts to the drive and parking, which will include regrading and installing new asphalt pavement, curb/gutter, pavement markings, and other applicable items. Parking counts will be reduced with the shown improvements. Because of this a parking agreement was made with First Church of the Nazarene to allow both sites to maintain the required parking counts per city code.

The site will maintain existing utilities services with only electric and roof drain storm sewer being modified. The electric service line with be transitioned from an overhead to underground line in the same general location. Storm sewer will be added to pick up new roof downspouts and routed to the existing curb intake along W. Broadway.

Detention will not be provided as the site is reducing impervious area with the construction of the improvements that have been proposed. The 0.47-acre site in the existing condition has 0.029 acres of pervious area or 6.3% of the overall lot. With the improvements proposed the site has increased the pervious area to 0.096 acres or 20.6% of the overall lot. By constructing the improvements runoff from the site to the existing road and surrounding properties will be improved, reducing the overall peak runoff rate, and improving overall drainage for the site.

Thanks,
Corey Mayo

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