Attachment D

Christopher Gibbons

From: Chip Corcoran <ccorcoran@ric-consult.com>
Sent: Tuesday, September 10, 2024 4:55 PM
To: Christopher Gibbons
Cc: David Hastings; Chris Stara
Subject: Adjacent Property Owner Comments Rezoning Cases # ZC-24-008 & # CP-24-004

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Good afternoon Mr. Gibbons

My name is Chip Corcoran. I am representing the owners of 2721 South Avenue, "South Avenue, LLC". South Avenue, LLC is the owner of the property at 2721 South Avenue, located immediately west – southwest from the property referenced in Council Bluff rezoning cases # ZC-24-008, and #CP-24-004 – undeveloped land lying northeast of the intersection of Harry Langston Boulevard and South Avenue and northwest of I-80. We are in receipt of the City's hearing notice dated August 24, 2024, for the rezoning hearing on September 10, 2024.

As adjacent property owners, we do not have objections to the proposed I-2 District use for the property. We are, however, very concerned with stormwater management issues in this area, of which we believe the City is very much aware. Our property is subject to localized flooding and erosion, and we are concerned that if the stormwater discharges from the development of the subject property are not managed appropriately, these issues will elevate. We respectfully request this concern be placed on the hearing record and as the subject property is developed, the stormwater management impacts for the area are lessened and that all impacts associated with the development are mitigated as part of the development plan.

Thank you for your assistance.

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