Attachment B

PHILLIP LEWIS ENGINEERING, INC.
Civil + Structural Design Consultants
23620 Interstate 30
Bryant, Arkansas 72022

December 16, 2022

Letter of Intent to:
Attn: **Mr. Brandon Siracuse**
Planner
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Re: Letter of Intent for Rezoning Request of 2.70 acres located on 27th Avenue for a New Camping World Service Facility, Council Bluffs, IA

The purpose of this letter is to provide an overall description of the specifics of the Rezoning request. The following are specifics regarding this request:

- The above referenced Property requiring rezoning is immediately adjacent (to the West) of the existing Camping World Dealership. The Dealership has been successful and has outgrown it's existing capacity to provide service on camping units. The current zoning of the above referenced Property is Planned Commercial which does not allow a service facility of this nature The requested zoning for the Property is Light Industrial to allow a new service facility.
- The proposed expansion will consist of the development of the 2.70 acre parcel to accommodate the construction of a new 20,000 square foot service building (more specifically described below) and associated parking lot.
- The service facility does NOT perform ANY mechanical work on engines, transmissions, chassis, etc. The service facility performs work on such items as awning repair/replacements, water tanks, roof skylights, interior seating, and etc.
- A 20,000 square foot RV Service Building is currently being proposed for this site.
- The hours of operation of the service facility are 7a.m. – 7p.m.
- Parking is currently shown at 18 spaces, including 1 ADA accessible space. The current parking space count does not meet minimum requirement for the "Minor Automobile repair", however, the developer has not finalized the building size. As size is finalized, the design plans will meet minimum parking requirements.
- The parking lot will meet the minimum paving standards (5 inches of concrete or six inches rock base with 4 inches of asphalt).
- The New Service Building and associated parking lot will meet the City's Landscape standards which include a minimum 5-foot landscaped buffer between the parking surface and property line (except at driveways and cross-access and ingress/egress easements). Additionally, a minimum of 10% of the total parking lot area must be landscaped (the five-foot buffer counts toward the 10% total required). See attached Site Plan.
- The new Parking Lot will meet or exceed the City's minimum parking lot design standards. See attached Site Plan for parking lot details and layout plan.

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- The parking lot design accommodates an existing ingress/egress easement on the west side of this property allowing access to Casey's to the east and the motel to the south (see attached).

We look forward to moving the Rezoning of this property thru City Planning Commission and Council. Also, a sincere appreciation for your assistance on this matter. Please do not hesitate to contact me with any questions regarding this Rezoning Letter of Intent.

Respectfully submitted,

Phillip A. Lewis, PE
Phillip Lewis Engineering, Inc
501.350.9840