SCHEMMER

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August 14, 2018

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Clark Stoage
Lot 4, Sherwood Subdivision Phase 2
Planned Residential Development Plan Application Letter of Intent
Schemmer Project No. 07352.001

To Whom It May Concern:

This letter is to inform you of the intentions of the owner of Lot 4, Sherwood Subdivision Phase 2 regarding the attached application for a Planned Residential Development Plan on said property.

The subject property is comprised of approximately 8 acres of undeveloped property zoned R-4/High Density Multifamily Residential District with a PR/Planned Residential Overlay. The owner is submitting an application for adoption of a Planned Residential Development Plan for the property to establish standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of "commercial storage" buildings per the City of Council Bluffs zoning code and is a conditional use in the R-4 zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2019, with a proposed completion date in the fall of 2019.

Given the attached application and documentation, the property owner respectfully requests adoption of the Planned Residential Development.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 712-329-0300.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

Robert DuVall

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