**Attachment B**

FOLEYSHALD ENGINEERING, LLC
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FoleyShald ENGINEERING

January 12, 2021

Mr. Moises Monrroy
Planner - Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Dear Mr. Monrroy:

Please accept this proposed Text Amendment application for a modification to the Permitted Uses in the Planned Commercial (P-C) Zoning District. The applicant is proposing a development of Lot 10 Lake Manawa with a carwash facility with associated parking in the northwest portion of the Lot, and three apartment buildings, a clubhouse building, and associated drives and parking. The modification, if approved, will add Multi-Family/Mixed-Use as a permitted use, to allow for the apartment use on the property.

For consideration we have attached:

- Text Amendment Application
- Application Fee - $500.00
- Lot 10 Site Development Concept Plan
- Lot 10 Concept Apartment Building Renderings

Please feel free to contact us with any questions or if any additional information is required.

Sincerely,

Andrew L Rech

**Andrew L. Rech, P.E.**

PROJECT ENGINEER

c: Adam Rameakers; City+Ventures
Ryan Hier; TACK Architects