Attachment B

SCHEMMER

Design with Purpose. Build with Confidence.

August 19, 2021

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

Re: IWCC Logistics Facility
Preliminary Plan Application Letter of Intent
Schemmer Project No. 08292.001

To Whom It May Concern:

This letter is to inform you of the intentions of the proposed developer of Council Bluffs Industrial Park, located southeast of the intersection of Kanesville Boulevard and College Road in Council Bluffs, IA.

The subject property is comprised of approximately 94 acres of undeveloped property zoned P-I and P-C. The owner is submitting a rezoning application, Preliminary Plan application, and a Development Plan application for this development. The rezoning application is to rezone the P-C area to P-I for the intended use.

The proposed development will consist of "warehousing and distribution, limited" buildings per the City of Council Bluffs zoning code and is a principal use in the P-I 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 2022, with a proposed completion date in the fall of 2022.

Given the attached application and documentation, the property owner respectfully requests the Preliminary Plan approval.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

Robert DuVall, P.E.
Senior Civil Engineer
Shareholder

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