



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 13, 2017

Honorable Mayor, City Council and Planning and Zoning Commission
c/o Emily Bodeker
City of Ankeny
Planning & Building Department
220 West 1st Street
Ankeny, Iowa 50021

RE: Villas at Brinmore Estates Rezoning

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Classic Development, LLC, we submit herewith this request to rezone a portion of the property within the Brinmore Estates development located at 4175 NW Irvinedale Drive from R-2 One-Family and Two-Family Residence District to PUD Planned Unit Development. The developer would like to request that 18.61 acres within the southwest corner of the development be rezoned to allow Garden Homes on a minimum 54' wide lot. These lots would be located off of public streets and detention is being provided directly east of this property.

Attached are six rezoning maps, PUD master plan, architectural elevations and signed petitions for your review. Please accept this submittal for the next available Planning & Zoning Commission and City Council meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE

Erin K. Ollendike, P.E.

cc: Josh Moulton, Classic Builders

Enclosures