

1250 SW State Street, Suite A
Ankeny, IA 50023
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Civil Engineering – Land Surveying – Landscape Architecture

March 9, 2017

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: SW Plaza Parkway Neighborhood Plan

Honorable Mayor & Members of the City Council and Members of the Planning & Zoning Commission:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Neighborhood Plan for SW Plaza Parkway Neighborhood. This neighborhood consists of 27 acres and lies north of SW Oralabor Road, east of SW Irvinedale Drive and south of SW Plaza Parkway.

The owner directed Nilles Associates to prepare the Neighborhood Plan and will create 3 outlots.

Outlot X is proposed to be a neighborhood commercial use at the corners of SW Prairie Trail Parkway, SW Irvinedale Drive, and SW Plaza Parkway.

Outlot Y is proposed to be a mixed use residential development with densities slightly higher than typical Prairie Trail single family residential.

Outlot Z is bisected by the Northern Natural gas line and easement and will be a collection point for storm water from a large portion of the western Prairie Trail area. Two connected regional basins are being designed to have the capacity to provide both water quality treatment and the required detention volume. This Outlot will be owned and maintained by the city of Ankeny, similar to all other regional basins within Prairie Trail.

The goal for this overall design is to strategically plan for residential and commercial uses that draw from the Prairie Trail master plan and provide for reasonable uses in this area.

The Neighborhood Plan has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this Neighborhood Plan to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,



Tharen J. Helgerson, PLS
NILLES ASSOCIATES, INC.