



May 26, 2017

Honorable Mayor and City Council  
Plan and Zoning Commission  
City of Ankeny  
410 West 1st Street  
Ankeny, Iowa 50021

RECEIVED

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CITY OF ANKENY

RE: WILLOW RUN PUD RESUBMITTAL  
PART OF THE SW ¼ OF SEC. 36, T80N, R24W  
S&A Project No. 116.0394.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Tom Davies with PAR Partners, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklets and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate residential development on approximately 25.7 acres located east of South Ankeny Blvd (NE 14<sup>th</sup> Street) and south of the Springwood Development.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. The applicant has provided the City a proposal for a storm sewer relief project for the Springwood area along SE Primrose Drive. This project would upgrade the storm sewer in the area to benefit the existing homes in the area. This project would be paid for by the applicant and the City. The applicant is requesting that should the storm sewer relief project move forward that the storm water detention quantity and quality requirements be waived for the single family development area of the project. The single family development area would drain to and be treated by the existing wetland area that surrounds the proposed lots. Please find accompanying the following items:

- 6 copies of the PUD Booklet,
- 6 Full Size PUD Master Plan, and
- Comment Response Letter addressing Staff Comments.

The developer is requesting deferral of the construction of the sidewalk along S. Ankeny Boulevard until reconstruction of the roadway improvements or until such time the City Council request construction of the sidewalks. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

  
Brent K. Culp

Enclosure

cc: Tom Davies, PAR Partners, LLC  
File