



January 5, 2018

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50023

RE: PRELIMINARY PLAT RESUBMITTAL
THE PINES AT ROCK CREEK -PRELIMINARY PLAT 2017
MATTHEW MORGAN PROPERTY
PART OF THE W ½ OF SEC. 28, T80N, R24W
S&A Project No. 117.0304.01

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

On behalf of Cliff McClure with Lake Ridge Heights, LLC, as applicant, please find accompanying the Preliminary Plat and associated information for the above referenced project. This project is located within rural Polk County but is within the 2-mile review area of the City of Ankeny. The Preliminary Plat illustrates forty-six (46) single family detached residential lots and one (1) outlot located on the old Captain Jack's Tree Farm along NW 82nd Avenue. The property is approximately 50.81 acres zoned as Low Density Residential (LDR) and Rural Residential (RR) zoning districts developed under the Planned Development Option -Conservation House.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- Response Letter indicating how each comment was addressed, and
- Nine (9) folded copies of the Preliminary Plat.

We are anticipating this project being placed on the next available Plan and Zoning Commission agenda in route to a final approval of the above mentioned items at City Council. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

A handwritten signature in blue ink, reading 'Brent K. Culp'.

Brent K. Culp

Enclosure

cc: Cliff McClure, Lake Ridge Heights, LLC
File