



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

December 21, 2017

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

RE: 36 West 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 36 West development located approximately 500' southwest of the intersection of NW Abilene Road and NW 36th Street from R-3 Multiple-Family District to PUD Planned Unit Development. The developer would like to request that 26.09 acres within the southeast corner of the development be rezoned to allow for reduced front, side and rear yard setbacks for the development of single family residential. In exchange for the reduced setbacks the developer would like to propose that a landscape buffer/berm be constructed along the south side of NW 36th Street, each lot will be required to install one overstory/ornamental tree in the front yard and the same single family detached elevation shall not be constructed next to each other. Architectural elevations have also been provided which illustrate the type of home being proposed for the lots.

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