

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

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August 13, 2018

Honorable Mayor and City Council
Plan & Zoning Commission
City of Ankeny
220 West First Street
Ankeny, IA 50023

RE: Crosswinds Business Park Neighborhood Plan #3

Dear Honorable Mayor and City Council, P&Z Commission:

On behalf of our client, we ask for your approval of the Crosswinds Business Park Neighborhood Plan #3.

This 20.59 acre site is located west of Corporate Woods Drive and north of SE 72nd Street. An existing railroad track borders the north.

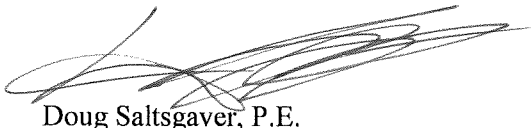
The developer proposes to relocate an existing facility from Des Moines to this location. The business is a small trucking terminal which provides regional service to Iowa and surrounding states. This proposed building will include stalls for truck and trailer repair as well as an employee lounge. Also space will be available for staff training and education. Fuel pumps for company owned trucks will also be on the site.

Part of SE 72nd Street is paved with concrete pavement. We understand the City's goal is to have the pavement extended to the west boundary of this site. This would also include the extension of water main, sanitary and storm sewer and associated grading. The developer proposes to extend the sanitary sewer from Corporate Woods Drive and the pavement past the proposed site entrance onto 72nd Street. Storm sewer would also be extended with the pavement.

The intent of the improvements proposed covers about half of the cost of the total construction of 72nd. Since the adjacent property owner directly south of 72nd is not interested in paying for any of the improvements, this appears to be a good compromise for cost sharing. The City can require the future developer of the land to the south to make the remaining improvements when they submit for development, just as the City is requiring of my client at this time.

We ask for your approval of this neighborhood plan. We look forward to working with the City of Ankeny.

Sincerely,
ENGINEERING RESOURCE GROUP, INC.



Doug Saltgaver, P.E.
President

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