



December 7, 2018

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

RECEIVED

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CITY OF ANKENY

RE: NEIGHBORHOOD PLAN #4  
CROSSWINDS BUSINESS PARK  
PART OF SECTION 7, T79N, R23W  
ANKENY, IOWA  
S&A Project No. 118.0509.01

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

On behalf of Ryan Companies, US as Applicant and Legacy III, LLC, as Owner, please find accompanying the revised Neighborhood Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and the Crosswinds Business Park PUD. We respectfully request the City's review and approval.

These documents illustrate development for five lots for flex space / office and distribution / warehouse uses west of SE Four Mile Drive between SE Corporate Woods Drive and SE 90<sup>th</sup> Street (NE 54<sup>th</sup> Avenue) on approximately 262 acres. As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- 6 full size folded copies of the Neighborhood Plan,
- 2 copies of the Response Letter indicating how each comment was addressed,
- 1 copy of the Traffic Study (will be submitted upon completion, anticipated submittal date is December 14, 2018), and
- 2 copies of the revised Storm Water Management Plan

We are anticipating this project being placed on the December 18, 2018 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the January 7, 2019 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,  
SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosures

cc: Brian Clark, Ryan Companies, US (w/enclosures)  
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