



January 24, 2019

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

RECEIVED
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CITY OF ANKENY

RE: FINAL PLAT -RESUBMITTAL
ANKENY LOFTS PLAT 1
2810 SE RIO DRIVE
ANKENY, IOWA
S&A Project No. 118.0632.01

Dear Plan and Zoning Commission Members:

On behalf of TWG Development, LLC, as Applicant, please find the accompanying revised Final Plat document and associated information for the above referenced project. These documents have been revised to incorporate City Staff comments dated January 4, 2019. They have also been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of these documents.

The Final Plat is part of an overall site plan submittal for a proposed 66,372 square foot 3-story apartment building with 80 parking stalls and associated grading and utility improvements on a 2.34 acre parcel.

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

Please find accompanying the following items:

- Two (2) copies of the Response Letter indicating how the comments have been addressed
- Six (6) folded copies of the Final Plat (full size)
- One (1) copy each of supporting plat documents per city code.

We anticipate this project being on the February 5, 2019 Plan and Zoning Commission and February 18 City Council agendas for approval. If additional questions or comments come forth on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Monte Appelgate, PLA

Enclosures

cc: Sam Rogers, TWG Development
File

TWG Development, LLC
333 N. Pennsylvania St., Suite 100
Indianapolis, IN 46204
T 317.264.1833
www.twgdev.com



January 18, 2019

City of Ankeny
Planning and Zoning Commission
200 W. First Street
Ankeny, IA 50023

RE: Letter of Intent for Ankeny Lofts – Multi-Family Housing Development

To whom it may concern:

Please accept this letter as our formal request for review and approval of the Final Plat and Site Plan for our proposed project on NE 19th Lane/Rio Drive. The site is currently zoned C-2 (General Retail & Highway Commercial District) which allows Multi-Family Housing.

Ankeny Lofts is a proposed, new construction 54-unit affordable, multi-family development that will bring additional affordable housing to the Ankeny area. The project will consist of a single 3-story building sitting on 2.4 acres and will have ample parking. The project will have an elevator and will be 60% brick with the rest of the building having fiber cement siding. The building will also offer families 1-bedroom, 2-bedroom, and 3-bedroom living options. 48 of the units will have rents in line with the 30%, 40% and 60% Area Median Income Levels, and the remaining 6 units will be market rate units and will be offered at a discount to current market rents in the Ankeny area. The project will have the following amenities:

- Community Room
- Library
- Playground with Commercial Equipment
- On-Site Leasing and Management Office
- Storage Units in each Apartment
- Security Locked Building
- Video Security System
- In-Unit Washer and Dryers
- Bike Racks
- Free Internet Connectivity

TWG is very excited to move forward with the project and bring new, affordable housing options to the City of Ankeny. Please don't hesitate to contact me with any additional questions or requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Rogers'.

Sam Rogers
Development Director – Iowa
(317)-983-6598
srogers@twgdev.com