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NILLES ASSOCIATES

Civil Engineering – Land Surveying – Landscape Architecture

February 22, 2019

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Parkway North at Prairie Trail Neighborhood Plan

Honorable Mayor & Members of the City Council and Members of the Planning & Zoning Commission:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Parkway North at Prairie Trail Neighborhood Plan.

The owner directed Nilles Associates to prepare the Neighborhood Plan for this 64 acre neighborhood, which surrounds the north portion of the large central park and drainage corridor that has been part of the Prairie Trail Master Plan since the beginning in 2006. The area lies west of Heritage at Prairie Trail Plat 3, Southview Middle School and Ankeny High School, east of the Havenwood and the Vintage Hills neighborhoods, and north of SW Magazine Road.

The Neighborhood Plan will create 42 single family residential lots and 3 townhome lots that will have bi-attached townhomes, similar to the existing units along SW Elm Street.

The two large outlots are designated for future mixed use residential development.

The Neighborhood Plan has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this Neighborhood Plan to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,



Tharen J. Helgerson, PLS
NILLES ASSOCIATES, INC.