



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

February 15, 2019

Honorable Mayor and City Council  
c/o Eric Carstens  
City of Ankeny  
Planning & Building Department  
220 West 1<sup>st</sup> Street  
Ankeny, Iowa 50021

RECEIVED  
FEB 15 2019  
CITY OF ANKENY

RE: Aspen Ridge Estates – Comprehensive Plan Amendment

Honorable Mayor and City Council;

On behalf of Rose Marie Reinhart and Diamond Development, we are submitting a request to modify the city's comprehensive plan on approximately 10 acres from High-Density Residential to Neighborhood Commercial. The property is located approximately 400 feet southeast of the intersection of NW State Street and NW 36<sup>th</sup> Street. The comprehensive plan calls for neighborhood commercial directly west of this property, so this request involves expanding the existing commercial area an additional 700 feet along NW 36<sup>th</sup> Street resulting in the removal of high-density residential uses in this area. In recent years there have been several apartment buildings completed along NW 36<sup>th</sup> Street and the developer feels that additional commercial services would be more beneficial to serve the increase in residential housing units. Secondly, as shown on the attached conceptual plan once the planned access point is installed off of NW 36<sup>th</sup> Street the high-density residential parcel reduces to a size that makes an apartment project financially not feasible. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Darryl Bresson, Diamond Development

Enclosures