



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

June 7, 2019

Plan & Zoning Commission
c/o Derek Silverthorn
City of Ankeny
220 W. First Street
Ankeny, Iowa 50021

RE: Ankeny Pizza Ranch – Building Addition

Dear Plan & Zoning Commission;

On behalf of Ankeny Pizza Ranch, LLC, we are pleased to submit herewith a Site Plan Amendment for a Fun Zone Addition to the Ankeny Pizza Ranch located at 201 SE Oralabor Road.

This amendment includes an approximately 2,800 sf building addition to the west side of the existing building. Site modifications include angled, one-way parking and narrower drive aisle to accommodate the addition. A request to vacate a portion of the existing 25-foot ingress-egress easement has also been submitted that would accommodate the addition. No additional site utility services are needed. The building is replacing existing pavement with existing drainage being maintained, so no changes to storm water management. Appropriate site calculations have been updated accordingly on the cover sheet.

Please accept this submittal for consideration at the next regular Plan and Zoning Commission meeting.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Brad Kuehl, Project Manager

cc: Russ Weis, Ankeny Pizza Ranch LLC
Enclosures