



May 28, 2019

City of Ankeny, City Council
410 W. First St.
Ankeny, IA 50023

Re: Rezoning Request for 10-acre Parcel Located at NW Abilene Rd & NW 43rd St

Dear City Council Members:

D.R. Horton – Iowa, LLC owns a 10-acre parcel (“subject parcel”) of land east of the intersection of NW Abilene Rd and NW 43rd St as depicted in the attached **“Exhibit A”**. The subject parcel is currently zoned R-1 One-Family Residence District.

D.R. Horton – Iowa, LLC would like to request the parcel be rezoned to R-2 One-Family and Two-Family Residence District. The homes and land adjacent immediately west of the subject parcel are currently zoned as R-2 One-Family and Two-Family Residence District.

D.R. Horton – Iowa, LLC would develop the subject parcel as a continuation of the development/homes adjacent immediately west. The subject parcel would consist of twin homes and public streets, benefiting and allowing access to all other adjacent parcels for future development. Attached hereto as **“Exhibit B”** is a Preliminary Development Concept for the subject parcel (as well as the adjacent property owned by Mr. and Mrs. Terrell).

The City of Ankeny owns property on the east and south sides of the subject parcel, which would equate to 50% of what would traditionally be required in a petition process to initiate rezoning. However, since the land owned by the City of Ankeny would be “zeroed out” of the equation for getting the necessary rezoning petition signatures, all other adjacent landowners to the subject parcel now account for increased ownership percentages, and thus, increased power to withhold rezoning signatures.

Mr. and Mrs. Terrell own the land immediately adjacent to the subject parcel to the north, which now accounts for approximately 50% of adjacent landowners due to the City of Ankeny’s land being “zeroed out” of the equation. D.R. Horton – Iowa, LLC has made several attempts through phone calls and personal meetings to acquire signatures from Mr. and Mrs. Terrell for rezoning, all of which have been unsuccessful.

Under the current rezoning process and due to the City of Ankeny’s land holdings adjacent to the subject parcel, D.R. Horton – Iowa, LLC cannot rezone the subject parcel through the traditional petition process because Mr. and Mrs. Terrell now have a majority interest in controlling the signatures and refuse to sign. Additionally, D.R. Horton – Iowa, LLC has also indicated to Mr. and Mrs. Terrell it’s interest in working with them on the purchase and development of their property.

Given these challenges, D.R. Horton – Iowa, LLC is requesting the City Council initiate the rezoning process for the subject parcel. Thank you for your consideration.

Sincerely,

Josh Moulton
Division President
D.R. Horton - Iowa, LLC