

January 31, 2020

Ankeny City Council
Ankeny Planning and Zoning Commission
220 W. 1st Street
Ankeny, IA 50023

Re: Preliminary Plat of Knight Estates



RECEIVED

FEB 05 2020

CITY OF ANKENY

Dear members of the City Council and the Planning and Zoning Commission,

Bishop Engineering is preparing a preliminary plat for Steve and Toni Knight. The project consists of a 20 acre parcel of land owned by Toni's parents and they are splitting off a 0.76 acre lot for the Knights to build a home on.

The parcel is in the County and is within the 2 mile review for Ankeny. Polk County has requested that this split be done with the Subdivision process.

The Plat will consist of 2 lots; the new 0.76 acre lot and the remaining land with an existing house and 2 accessory buildings making up the other lot. Both will have street frontage. No new streets or public utilities will be designed as part of this subdivision. The property has recently been re-zoned from Ag to Low Density Residential.

We are working with the County and Ankeny Planning Departments and have addressed their comments. We would respectfully ask for your approval of the Preliminary Plat of Knight Estates.

Respectfully,

Larry Hyler PLS
Bishop Engineering