

January 16, 2020

City of Ankeny  
410 West First Street  
Ankeny, Iowa 50023

**RE: Re-zoning Request to the City of Ankeny**

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of the property owner DRA Properties, we are submitting the enclosed petition for rezoning for the property known as Parcel 2019-195 of part of the South ½ of the NW ¼ of Section 10-80-24. We have been working with the owner during the past year to develop a concept plan for the development of approximately 73 acres in the northwestern part of Ankeny. The property is located east of NW Irvinedale Drive and just south of NW 31st Street.

We are proposing to re-zone from the existing R-1 Single Family Residence District, to R-3 Multiple-Family Residence District, Restricted to One Family Residences. We are also proposing to re-zone the northwest portion of the property to R-3 Multiple-Family Residence District, Restricted to One and Two Family Residences, to provide a buffer between the existing/proposed high density multifamily townhomes lying to the north.

The proposed zoning will fit well with the surrounding existing developments. They comprise of a mix of R-3 Multiple-Family Residence District – Restricted to One Family Residences, R-2 One and Two Family Residence District, and PUD's with single family and townhomes.

We respectfully request your review and approval of this re-zoning request. 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,



**Roger J. Silver, ASLA**

**NILLES ASSOCIATES, INC.**