



February 24, 2020

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

Re: Final Plat of Knight Estates

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

Bishop Engineering is preparing a Final 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 Preliminary Plat was approved by Planning and Zoning February 18, 2020.

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 Final Plat of Knight Estates.

Respectfully,  
  
Larry Hyler -PLS  
Bishop Engineering