

4-20-20

April 8th, 2020

Honorable Mayor and City Council  
City of Ankeny  
c/o Eric Jensen  
220 West 1st Street  
Ankeny, Iowa 50023

RE: Grand Capital, LC – SE Four Mile Drive  
Zoning Amendment Initiation Request

Honorable Mayor and City Council Members:

On behalf of Grand Capital, LC, we respectfully request Council Initiation of our zoning amendment request for future development of our property East of SE Four Mile Drive and approximately one-half mile north of SE Corporate Woods Drive. The 18.6-Acre property was recently annexed and is proposed for Flex / Business Park uses in an M-1 Zoning District.

The City Code of Ankeny requires either 60% of the surrounding area or Council Initiation to begin the zoning amendment process. We have not been able to secure the signatures from the property owners of 60% of the land area within the 250 foot radius adjacent to the site. We have mailed letters to all property owners within 250 feet of the boundary of the site requesting their signatures. To date we received two of the signed petitions from property owners within 250 feet of the subject site. The first being from Old Dominion Freight (16.03%) and Beasley Farms Inc (19.40%). This totals 35.43%.

For the past 10 months I have exhausted all written and verbal correspondence with Ms. Francis McKnight (including two in person visits to her house to discuss the over plan and sent e-mails and USPS mailed requests to meet with her & her daughter from eastern Iowa. These efforts have yielded commitments to call and meet, all to no avail. The other property is owned by Midwest Land Co. NGR Inc. This group has indicated they have no interest in objecting or supporting anything. They want to keep farming and aren't going to get involved. I have talked with their tenant farmer and the principal owner and they respectfully asked that I quite reaching out to them.

While we have continued to pursue signatures by calling these property owners, it appears unlikely that we will be able to obtain signatures from the property owners of the required 60% of the land area within 250 feet of the site. Therefore, pursuant to Ankeny City Code, we are requesting that the City Council initiate the rezoning process for this site.

This request is simply to have the City Council initiate this zoning amendment process. The rezoning application will then be presented to the Planning and Zoning Commission at a Public Hearing followed by another Public Hearing at City Council. The Rezoning Map is attached for your information.

Please consider this request at your April 20<sup>th</sup>, 2020, City Council Meeting to allow the zoning amendment process to begin with the Planning and Zoning Commission setting a public hearing date at their next scheduled meeting.

Please contact me directly at (515) 964-1587 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Murray", with a large, sweeping loop extending to the left.

Chris Murray  
President/CEO Denny Elwell Company  
Grand Capital LC

cc: Dean Roghair

Enclosures



