



Sept. 11, 2020

Mayor and City Council  
Planning and Zoning Commission  
City of Ankeny  
220 West 1st Street  
Ankeny, Iowa 50023

RE: O'MARA-JDEV-ROCK EQUITY PROPERTY (COURTYARDS AT HARVEST RIDGE)  
REZONING SUBMITTAL  
S&A PROJECT NO. 120.0266.01

Dear Mayor, City Council and Planning and Zoning Commission:

On behalf of Courtyards at Harvest Ridge, LLC as the developer/applicant and the associated property owners, please find accompanying the Rezoning Application, Map and Concept Plan for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents.

The applicant is in the process of purchasing the 15 acre parcel from the O'Maras to be developed as the second part of the Courtyards at Harvest Ridge development. At full buildout, the Courtyards will have 99 detached town home residences, a clubhouse with outdoor pool and pickleball court as well as centrally located common 2.5 Ac. open space that will function as a private park for the residents.

We are anticipating that this item be placed on the Sept. 22, 2020 Plan and Zoning Commission agenda for consideration at a Public Hearing, followed by City Council public hearing consideration at their Oct. 19<sup>th</sup> regular mtg.

Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,

SNYDER AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Eric D. Cannon', with a stylized flourish at the end.

Eric D. Cannon, P.E.

Enclosures

Cc: Nick Jensen, Courtyards of Harvest Ridge, LLC