



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 4, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Harmon Property – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hardship Land LLC, we submit herewith the following request to modify the city's comprehensive plan on approximately 17.6 acres from Low Density Residential to Medium Density Residential. The property is located on the southeast corner of NW 36th Street and NW Weigel Drive and contains 75 acres in its entirety. To provide for some diversification of housing within this large parcel of land the developer would like to have the ability to provide some medium density residential along 36th Street. The land use plan calls for a mix of residential uses within this roadway corridor with high density residential to the east and mixed use to the west. Transitioning from high density residential to medium density residential along the NW 36th Street corridor would be an appropriate transition to step down the density and provide a higher density product along NW 36th Street which is classified as a principal arterial roadway. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Adam Grubb, Sonny Hall & Darryl Bresson – Hardship Land LLC

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CITY OF ANKENY