



01/20/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

> 1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

RE: Aspen Ridge Commercial Plat 2 – Final Plat and Construction Drawings

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of ATI Group, we are pleased to submit a final plat package for approximately 9 acres in the City of Ankeny at the southeast corner of 36th Street and State Street and respectfully request your approval of said final plat package.

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny. Additionally, we believe the proposed final plat offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property that will accommodate commercial users
- Provide a variety of commercial uses that encourages a variety of businesses in a location immediately adjacent to higher density residential properties

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader