

July 5, 2024

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: THE STERLING AT ROCK CREEK PUD RESUBMITTAL
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information 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 plans illustrate a multi-family attached townhomes and neighborhood commercial development on approximately 34.51 acres located east of NW Weigel Drive and north of NW 18th Street.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. Please find accompanying the following items:

- 4 copies of the PUD Booklet,
- 4 Full Size PUD Master Plan,
- 4 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)