

June 14, 2024

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

RE: MOECKLEY PROPERTY -LAND USE PLAN AMENDMENT  
THE STERLING AT ROCK CREEK PUD  
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, we respectfully submit the land use plan amendment for a portion of the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18<sup>th</sup> Street.

The entire Moeckly property is currently designated as Medium Density Residential allowing up to 12 dwelling units per acre as described in the City of Ankeny Plan 2040. With this amendment, we are requesting the southwesterly corner of the property, approximately 7.1 acres, be amended to Neighborhood Commercial. The areas are illustrated on the attached Land Use Plan Amendment exhibit.

The proposed land use designation is consistent with the land use designation of commercial for the property immediately west along NW Weigel Drive. Also, with the increased prominence of this intersection with the continued extension of NW 18<sup>th</sup> Street west to Highway 415.

Please associate this request with The Sterling at Rock Creek PUD rezoning petition that has also been submitted for review and approval. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

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