August 19th, 2016

City of Ankeny

210 S. Ankeny Blvd.

Ankeny, IA 50021

Attn: Honorable Mayor, City Council,

RE: Koethe Property

Dear Council:

On behalf of Lemar Koethe we are asking for your approval of the rezoning of approximately 68.4 acres at the southwest corner of 36th Street and NW Irvinedale Drive. We are requesting the site be rezoned from 'R-1' to 'R-3 restricted to 10 units/acre, R-3 restricted to 18 units/acre, and C-1 Neighborhood Retail'. No conceptual layout has been completed at this time. The owner simply wishes to obtain the zoning classifications to make this property more desirable to potential buyers, as the time frame from purchase to development would be greatly reduced.

Due to the fact that there have been no objections or public comments, and there are parties interested in the property, however they want to wait until the rezoning is finalized before they move forward with any sale, we are asking that the third reading be waived at the next council meeting.

If you have any questions or need additional information, please feel free to call at any time.

Respectfully Submitted,

COOPER CRAWFORD & ASSOCIATES, LLC

Justin J. Cooper