

Nov. 4, 2016

Planning & Zoning Commission
City of Ankeny
220 West First Street
Ankeny, Iowa 50023-1751



Re: 810 E. 1st Street, Lake Shore Center
Site Plan Submittal

Dear Planning & Zoning Commission:

Enclosed you will find the required submittal documents to initiate the approval process by the Planning & Zoning Commission for the Lake Shore Center project located at 810 E. 1st Street in Ankeny. We are submitting on behalf of Wanda Manor Cooperative (Bill Kusy), who is the applicant and owner of this property.

The 1.71 acre lot is zoned C-2, general retail, highway oriented and central business commercial district. The existing site is vacant except for the existing drives on the north, south and west sides of the site. The owner is proposing to build a 6,300 sf commercial building along with 81 new surface parking stalls. The building will have two separate tenant spaces, a coffee shop on the west and a restaurant with a rooftop seating area on the east. The exterior of the proposed building will be similar the Lake Shore Apartments site that is just north of the subject property. The landscaping will be brought up to code for the entire site.

The owner would like to start construction of this project in the fall of 2016 and hopes to open the facility by August of 2017.

This is a brief overview of the project. The enclosed plans and building elevations indicate more details of this development. We look forward to working with you on getting this project approved by the City of Ankeny. If you have any questions with regards to this submittal please feel free to contact us.

Respectfully Submitted,

Eric W. Miller, P.E.