

DRA Properties, LC
1515 NE 36th Street
Ankeny, Iowa 50021

November 21, 2016

Ankeny Planning and Zoning Commission and City Council
410 West First Street
Ankeny, Iowa 50023

Re: Land Use Amendment for area adjacent to SW State Street, north of Vintage Hills
Plat 3.

Commissioners and Council Members;

DRA Properties, LC is at this time requesting your staff, the Planning and Zoning Commission and City Council to review and hold the necessary Public Hearings to facilitate an amendment to the Prairie Trail PUD as it relates to a 2.36 acre parcel situated in the southeast quadrant of SW State Street and SW 11th Street. The existing land use plan for Prairie Trail denotes this area as a Residential Mixed Use Neighborhood Precinct. The parcel to the south is currently a Business Park Precinct to mirror those same uses west of SW State Street and provide a complimentary buffer for Vintage Hills Assisted Living and Cooperative to the east. The parcel north of SW 11th Street is a multi-family project, Havenwood. This multi-phased project includes a minimal amount of residential units along SW State Street and a large storm water management pond that is situated along the predominant frontage of SW State Street. Adjacent to the east of this parcel will remain a Residential Mixed Use Neighborhood.

The intent of this request is to complete the business-oriented corridor along SW State Street in lieu of a very small amount of residential units either fronting or backing up to SW State Street.

We thank you, The Commission and Council for your consideration.



Ted L. Rapp
Development Director
DRA Properties, LC
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