

DRA Properties, LC  
1515 NE 36<sup>th</sup> Street  
Ankeny, Iowa 50021

November 18, 2016

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

Re: Land Use Amendment within the southwest portion of the Prairie Trail PUD

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 16.40 acres located in the southwest quadrant of the overall Prairie Trail boundary. Currently, this parcel is included in a precinct denoted as a Business Park. Abutting this parcel to the east the existing Master Plan calls for a Regional Detention Basin. That use will stay constant.

The Prairie Trail Master Plan includes a larger Business Park Precinct north of SW Vintage Parkway. In our opinion that area is large enough and located suitably for the uses permitted in that type of Precinct. The active residential environment in Ankeny and, in this case, in Prairie Trail, affords us the opportunity to develop approximately 2/3 if this 16.4-acre parcel into a desirable residential component of the neighborhood. We would also look to mirror the Neighborhood Commercial node that currently exists at the NE corner of SW Irvinedale and SW Prairie Trail Parkway with a similar use at the SE corner of that intersection.

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



Ted L. Rapp  
Development Director  
DRA Properties, LC  
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