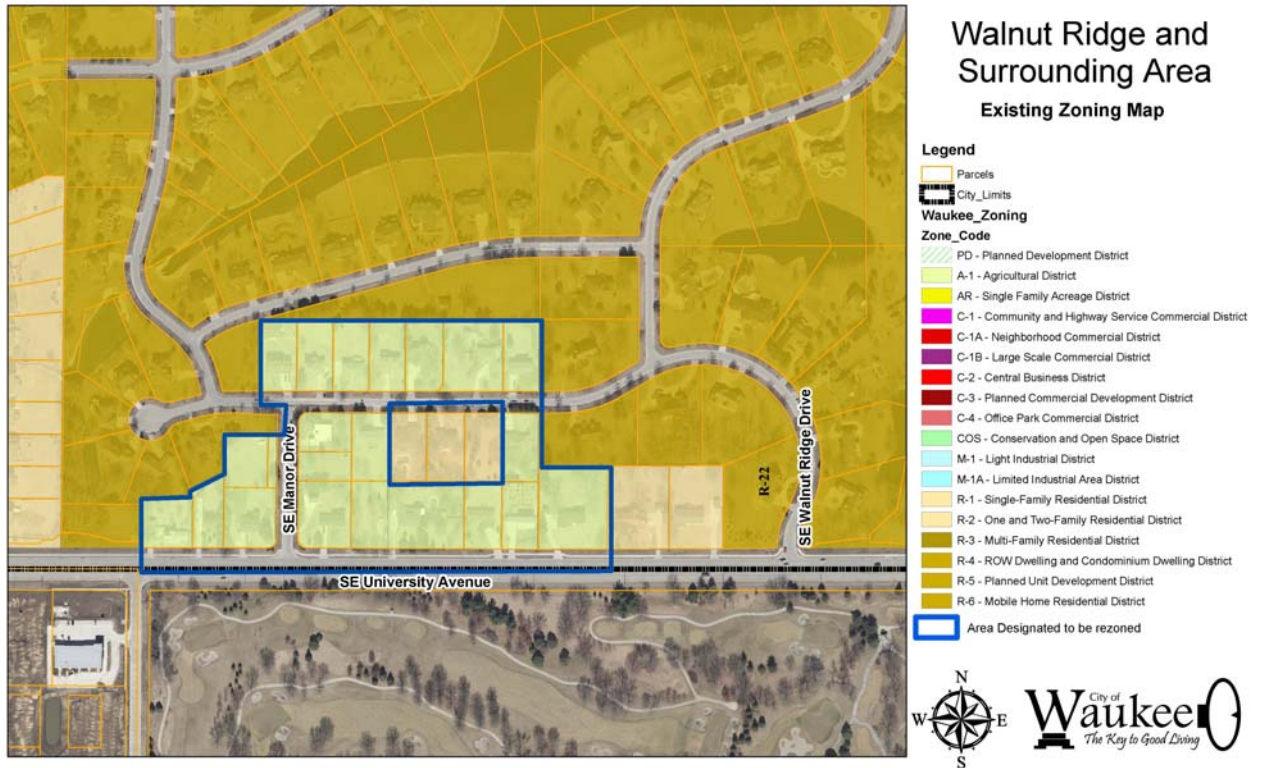


July 19, 2010

Re: Proposed Rezoning- Walnut Ridge and Surrounding Properties

Dear Property Owner:

The City of Waukee is proposing to rezone approximately 14.71 acres of property from A-1 Agricultural District to R-1 Single Family Residential District. This rezoning includes several properties located within the Walnut Ridge Subdivision as well as adjoining properties that are located on University Avenue. It appears that these properties were never rezoned after they were annexed into the City of Waukee a number of years ago. Although single family residences are a permitted use within the A-1 Agricultural Zoning District, the minimum size and setback requirements are such that it makes the existing homes subject to rezoning non-conforming. The proposed R-1 Single Family Zoning for these properties should bring all existing homes as well as remaining vacant lots into conformance.



The Waukee Planning and Zoning Commission will receive public input on this rezoning proposal at their meeting at **6:00 pm on July 27, 2010, in the City Hall Council Chambers, 230 W. Hickman Road, Waukee**. As a neighboring property owner within 200 feet of the proposed rezoning, you are being notified and invited to present your views concerning this rezoning, either verbally by attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Waukee,

Development Services Director, 230 W. Hickman Road, Waukee, Iowa 50263.

Following the Planning and Zoning Commission's review and recommendation, the City Council will hold a **public hearing** on this rezoning proposal. The public hearing has been scheduled for **5:00 pm, on August 9, 2010, in the City Hall Council Chambers** at the above address. All interested parties are encouraged to attend and express their views.

If you have any questions concerning this rezoning proposal or if you would like additional information, please call the Development Services Department at 515-987-4522.

Sincerely,

Brad Deets  
Development Services Director