Date: May 20, 2016

To: Honorable Mayor Campbell and Ames City Council

From: Justin Dodge, Hunziker Companies

Re: 3535 S. 530th Ave (Village Park) – 2nd and 3rd readings for rezoning

Honorable Mayor and City Council,

Hunziker Development Company has been actively working on a new project South of the Wessex apartment complex named Village Park – you have seen it on your agenda several times. The Planning & Zoning Commission first considered this project (since our ownership) for annexation over a year ago in May of 2015. This has been a long process when you factor in water rights, annexation, Land Use Policy Plan amendment and rezoning. The next step is platting then to be followed by site plans.

It seems odd to be talking about winter and completing projects before it snows however the construction season is shorter than you may realize.   The 2016 calendar does not flow well between P & Z meetings and city council meetings for the months of June and July. If the 2nd and 3rd readings of the zoning are combined on May 24th it will help us work through the awkward June calendar. By combining the readings we are able to save 6 weeks of time. In real terms it means we can start working on June 20th instead of Aug 3rd. That makes a huge difference in our work schedule. June, July and Aug are usually the best months to do grading and underground utilities. If we have to wait until Aug to begin work it is unlikely that we would be able to get the utilities and paving done in order to start construction on some of the buildings this fall.

It is rare that we make a request such as this, but the way the meetings fall in June put us at a disadvantage to make significant construction progress. We would greatly appreciate if you would consider suspending the rules and pass the zoning on **2nd and 3rd readings for the rezoning of 3535 S. 530th Ave on May 24, 2016**. At first reading there was little discussion and opposition to the project.

Thank you in advance for your consideration,

Justin Dodge, Hunziker Companies