

UNITED DEVELOPMENT GROUP LLC

3027 Autumn Leaves Circle
Green Bay, WI 54313

July 24, 2023

City Hall
515 Clark Ave.
Ames, IA 50010

REF: Dollar Tree Project - 4540 Mortenson Road
Building Materials

Dear Mayor and Council Members:

We are interested in bringing a new Dollar Tree store to Ames. The project site is located at 4540 Mortenson Road which is zoned Community Commercial Node (CCN) and is part of the Southwest Gateway Overlay District (O-GSW).

The Gateway Overlay District includes several requirements for building variations and building materials, including the use of masonry materials comprised of brick, natural stone or reconstructed stone as architectural features or accents on all building elevations that are visible to the general public.

As a national retailer, Dollar Tree has a prototypical look that they try to maintain for recognition purposes. We would like to preserve this appearance on this project. Our typical building includes exterior finishes utilizing cement board panels with a textured finish, brick/stone accents and an EIFS cornice similar to the attached photo.

We are requesting a text amendment allowing us to utilize these materials for our project.

Thank you for your consideration. Please let me know if you have questions or need further information.

Sincerely,



Nick Feira
United Development Group LLC

