



November 2, 2022

City of Waukee
Attn: Director of Development Services
230 W. Hickman Road
Waukee, Iowa 50263

Re: Proposed Rezoning – Waukee Towne Center

Dear Members of the Planning and Zoning Commission:

As a developer, I am generally in favor of new development, however, I am writing to express my strong opposition to the rezoning request by Waukee Town Center, LLC. While I do not oppose the request to amend the existing Planned Development for the 48-acre parcel, I am opposed to rezoning the residential lot at 655 SE Redbud Court from R-2 (Residential District) to C-I/PD-1. This spot zoning request for the purpose of an off-premises sign should not be permitted. As the owner of the commercial development directly to the east, I am concerned that an off-premises sign will impact the visibility of the signage for the existing businesses located directly to the east along Hickman Road (Starbucks, Unity Point, Aldi, IHOP, etc). Signage has a significant impact on the design quality of the community and off-premises signage results in sign clutter that detracts from the overall appearance of the community. I urge you to deny the request to rezone 655 SE Redbud Court from R-2 (Residential District) to C-I/PD-1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Hurd", written over a blue horizontal line.

Richard Hurd

HURD REAL ESTATE SERVICES

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