

THE GROVE

ANKENY, IOWA



PROJECT DESCRIPTION

The Grove is a 110-acre, 239 lot residential subdivision in the northwestern Ankeny, Iowa. The property features a variety of lot sizes and types, large ponds, and an elementary school. This area is quickly becoming one of the premiere neighborhoods in northwest Ankeny.

The property was master planned in 2011 and the first phase of development occurred in 2012 with the first 29 lots brought online. In 2015, the remaining 90-acres was reimagined after successfully coordinating a land transfer with a neighboring developer and the location of a 15-acre elementary school site on the property. The revisioning also created an opportunity to adjust to the changing development landscape by creating lots that were specifically sought by homebuilders in the area. Three large ponds were designed that, while technical stormwater facilities, created amenities for a large portion of the lots being proposed. The combination of pond lots, affordability, and a nearby school resulted in the last phase being built out several years sooner than expected in 2020.

Through careful planning, coordinating with homebuilders, and thoughtful design, the project has thrived and has become one of the hallmark projects of this developer.

PROJECT HIGHLIGHTS:

- 100-acre, 239 lot residential subdivision
- Land acquisitions, phased development, multiple homebuilders
- Several ponds, an elementary school

