

ORDINANCE 1902

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN REAL ESTATE OWNED BY DRA PROPERTIES LC TO AMEND THE PRAIRIE TRAIL MIXED USE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT DOCUMENT REVISING EXHIBIT B, LAND USE PLAN MAP

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 3rd day of January, 2017, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by DRA Properties LC, amending the Planned Unit Development Document for the property known as the Prairie Trail Mixed Use Neighborhood Development by changing a portion of the land use plan from the current Residential Mixed Use Neighborhood to Business Park; and

WHEREAS, on the ____ day of _____, 2017, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

THAT PART OF PARCEL "I" OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11295, PAGES 669-674 AND AS SHOWN ON THE SPECIAL WARRANTY DEED RECORDED IN BOOK 11295, PAGES 730-744, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT A, HAVENWOOD PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE NORTH 32 DEGREES 14 MINUTES 15 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 43.66 FEET; THENCE NORTH 78 DEGREES 56 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE OF LOT A, A DISTANCE OF 196.51 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 478.80 FEET, TO THE NORTH LINE OF VINTAGE HILLS PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE OF VINTAGE HILLS PLAT 1, A DISTANCE OF 241.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, ALSO BEING THE WEST LINE OF SAID PARCEL "I"; THENCE NORTHWESTERLY 401.74 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, HAVING A RADIUS OF 2361.83 FEET, A DELTA ANGLE OF 09 DEGREES 54 MINUTES 09 SECONDS AND A CHORD DISTANCE OF 401.26 FEET WHICH BEARS NORTH 09

DEGREES 35 MINUTES 07 SECONDS EAST, TO SAID SOUTH LINE OF LOT A AND THE POINT OF BEGINNING. CONTAINING 2.36 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 2.36-acre parcel situated in the southeast quadrant of SW State Street and SW 11th Street.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, be and it is hereby amending the Planned Unit Development document for the property known as the Prairie Trail Mixed Use Neighborhood Development by changing a portion of the land use plan from the current Residential Mixed Use to Business Park; and

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; and

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this ____, day of _____, 2017.

Gary Lorenz, Mayor

ATTEST:

Pamela DeMouth, City Clerk

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3rd Con _____**