

ORDINANCE 1903

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 Business Park to Neighborhood Commercial and Residential Mixed Use Neighborhood:

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 below described below;

LEGAL DESCRIPTION:

That part of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the northwest corner of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;

thence North 35 degrees 18 minutes 17 seconds East, along the northerly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 42.97 feet;

thence North 81 degrees 02 minutes 13 seconds East, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 74.77 feet;

thence northeasterly 49.86 feet along a curve to the left, tangent to the last described line, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 839.50 feet, a delta angle of 03 degrees 24 minutes 11 seconds and a chord distance of 49.85 feet which bears North 79 degrees 20 minutes 07 seconds East;

thence northeasterly 155.86 feet along a compound curve to the left, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 569.92 feet, a delta angle of 15 degrees 40 minutes 08 seconds and a chord distance of 155.37 feet which bears North 69 degrees 47 minutes 58 seconds East;

thence northeasterly 26.77 feet along a reverse curve to the right, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 483.00 feet, a delta angle of 03 degrees 10 minutes 30 seconds and a chord distance of 26.76 feet which bears North 63 degrees 33 minutes 09 seconds East;

thence northeasterly 116.97 feet along a reverse curve to the left, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 831.50 feet, a delta angle of 08 degrees 03 minutes 36 seconds and a chord distance of 116.87 feet which bears North 61 degrees 06 minutes 36 seconds East;

thence southeasterly 37.60 feet along a reverse curve to the right, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 25.00 feet, a delta angle of 86 degrees 11 minutes 03 seconds and a chord distance of 34.16 feet which bears South 79 degrees 44 minutes 40 seconds East, to the easterly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;

thence South 36 degrees 44 minutes 09 seconds East, tangent to the last described curve, along said easterly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 569.65 feet;

thence southeasterly 195.48 feet along a curve to the left, tangent to the last described line, continuing along said easterly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 1032.00 feet, a delta angle of 10 degrees 51 minutes 10 seconds and a chord distance of 195.18 feet which bears South 42 degrees 09 minutes 44 seconds East;

thence South 50 degrees 14 minutes 10 seconds West, a distance of 249.61 feet;

thence South 24 degrees 56 minutes 50 seconds East, a distance of 139.95 feet;

thence South 22 degrees 46 minutes 27 seconds East, a distance of 234.14 feet;

thence South 73 degrees 21 minutes 57 seconds West, a distance of 480.42 feet, to the westerly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;

thence North 58 degrees 26 minutes 07 seconds West, along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 50.01 feet;

thence northwesterly 163.16 feet along a curve to the right, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, not tangent to the last described line, having a radius of 1834.90 feet, a delta angle of 05 degrees 05 minutes 42 seconds and a chord distance of 163.11 feet which bears North 38 degrees 07 minutes 29 seconds West;

thence North 22 degrees 46 minutes 27 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 450.74 feet;

thence North 12 degrees 38 minutes 22 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 333.88 feet;

thence North 10 degrees 21 minutes 47 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 111.64 feet;

thence North 10 degrees 25 minutes 39 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 64.58 feet, to said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, and to the Point of Beginning.

Containing 16.40 acres more or less

Said parcel is subject to all easements and restrictions.

LAYMAN'S DESCRIPTION:

Approximately 16.40 acres of land near the northeast corner of SE Irvinedale Drive and SW Oralabor Road

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 Business Park to Neighborhood Commercial and Residential Mixed Use Neighborhood.

Section 2. That the City Council hereby adopts a revised and updated Land Use Plan attached as Exhibit B.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. 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

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____ DAY OF _____, 2017**

**1st Con 2/6/17- P. Hrg
2nd Con 2/20/17
3rd Con _____**