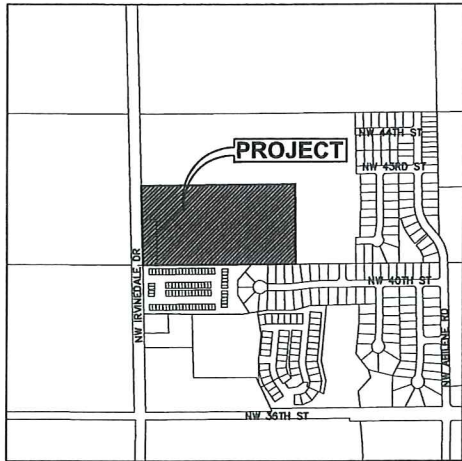


ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date June 20, 2017

Anderson	<u>Aye</u>	Nay	Pass	Absent
Ender	<u>Aye</u>	Nay	Pass	Absent
Flack	<u>Aye</u>	Nay	Pass	Absent
Houlihan	<u>Aye</u>	Nay	Pass	Absent
Hunter	<u>Aye</u>	Nay	Pass	Absent
Odson	<u>Aye</u>	Nay	Pass	Absent
Ripper	<u>Aye</u>	Nay	Pass	Absent
West	<u>Aye</u>	Nay	Pass	Absent
Whiting	<u>Aye</u>	Nay	Pass	Absent
Ayes	<u>9</u>	Nays	<u>0</u>	Pass
APPROVED				
<u>T. Ripper</u>				Chairperson
<u>B. Fuglsang</u>				Secretary

VICINITY MAP



OWNER / APPLICANT

CLASSIC DEVELOPMENT LLC
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
PHONE (515) 965-7876

ZONING

EXISTING: R-2 ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT
PROPOSED: PLANNED UNIT DEVELOPMENT (PUD)

REZONING DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 1°24'12" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 1626.30 FEET; THENCE SOUTH 00°39'20" EAST, 818.19 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1615.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.32 ACRES (1,320,566 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

			CONSENTING
1.	CLASSIC DEVELOPMENT LLC	14.90 AC	47.29%
2.	ANKENY LOTS LLC	3.49 AC	11.09%
3.	CITY OF ANKENY	—	—
4.	ELSE CONSTRUCTION INC	0.19 AC	0.62%
5.	K & N HOLDINGS LLC	6.02 AC	19.09%
6.	ANKENY ACRES BJA LLC	1.15 AC	3.66%
7.	STALL, DALE & DOLORES A	5.75 AC	18.25%
8.	CITY OF ANKENY	—	—
TOTAL		31.50 AC	100%

* CITY OF ANKENY OR POLK COUNTY PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.

