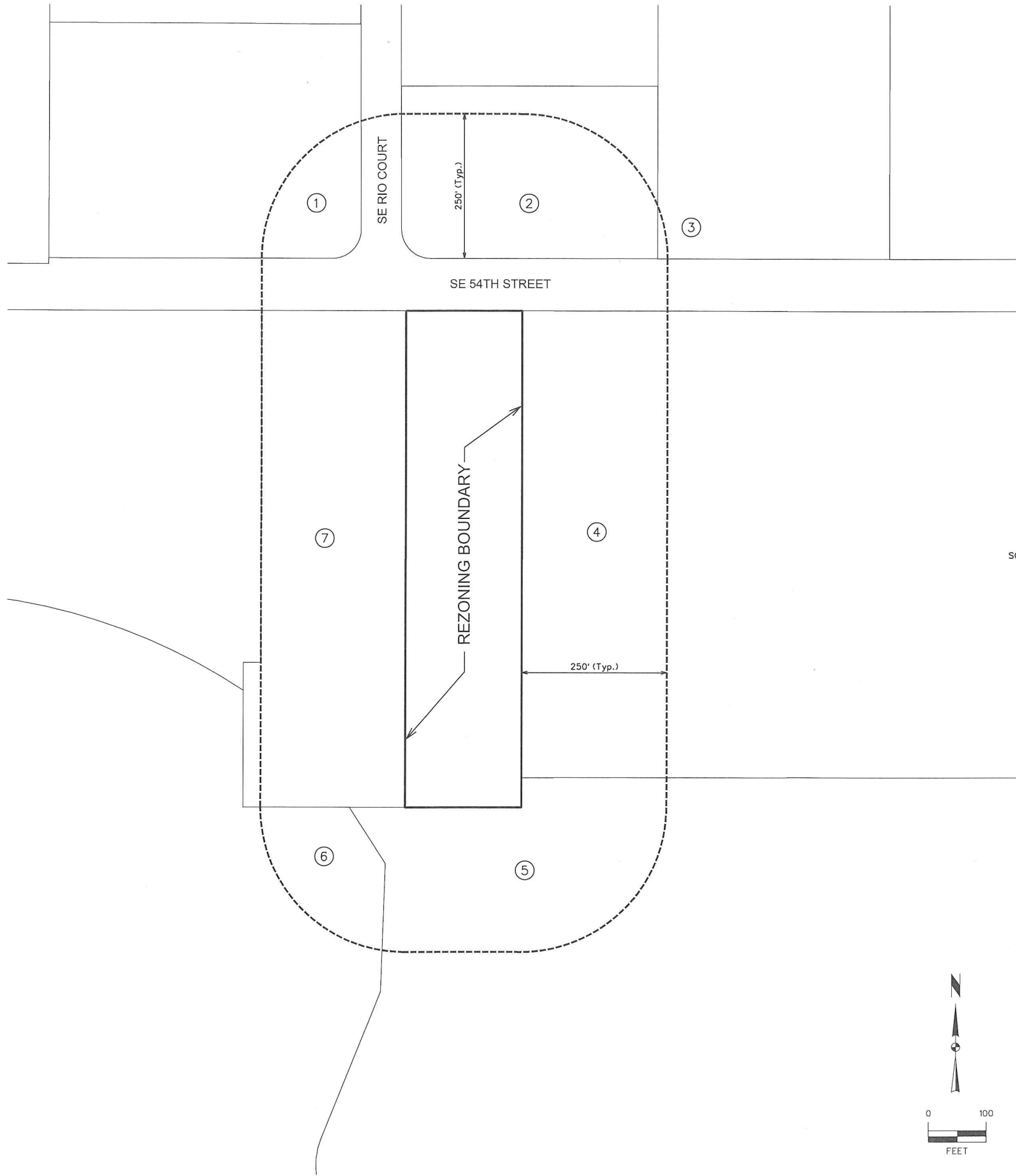
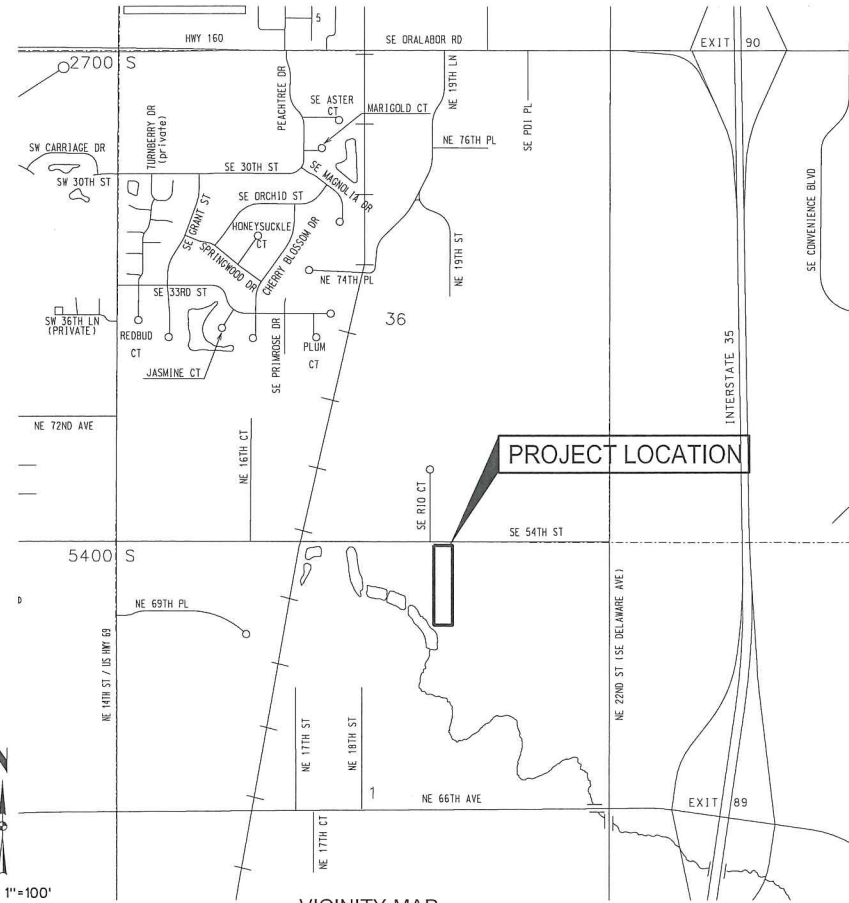




SCALE: 1"=100'



REZONING DESCRIPTION

LOT 1 FRIENDLY HILLS, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 3.94 ACRES (172,000 SF).

OWNER/DEVELOPER

ROGER BAUER
775 SE 54TH STREET
ANKENY, IA 50021
CONTACT: ROGER BAUER
PHONE: (515) 289-1022

ZONING

EXISTING: R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT WITH USE RESTRICTIONS

OWNERSHIP AREAS

OWNER	ACRES		PERCENTAGE OF OWNERSHIP	APPROVAL
1.	0.67	X	4.14%	
2.	2.29	X	14.08%	
3.	0.03	X	0.16%	
4.	4.63	X	28.52%	
5.	2.84	X	17.49%	
6.	0.86	X	5.28%	
7.	4.93	X	30.34%	
TOTAL	16.24	X	100.00%	

ADJACENT OWNERS

1. MD HOLDING IV LLC
1809 PARK AVE
DES MOINES, IA 50315
2. PAN-O-GOLD BLACK HILLS CO.
LAKELAND INVESTORS INC
POB 848
SAINT CLOUD, MN 56302
3. CHICAGO TUBE AND IRON CO
1 CHICAGO TUBE DR
ROMEDEVILLE, IL 60446
4. COLE ID ANKENY IA LLC
ATTN: TAX DEPARTMENT
THE TORO COMPANY
8111 LYNDALE AVE S
BLOOMINGTON, MN 55420
5. CHAPMAN BROS FARM LC
JERRY CHAPMAN
2250 S 6TH CT
WEST DES MOINES, IA 50265
6. OPUS DEVELOPMENT COMPANY LLC
10350 BREN RD W
MINNETONKA, MN 55343
7. LOREN & YOUNGHEE STEENHOEK
725 SE 54TH ST
ANKENY, IA 50021

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	January 2, 2018			
Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	7	Nays	0	Pass Absent 1
APPROVED				
T. Ripper				Chairperson
B. Fuglsang				Secretary

ROGER BAUER PROPERTY

REZONING MAP



Project No: 1171109

Sheet 1 of 1

CITY/COUNTY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023

SNYDER & ASSOCIATES, INC.

515-964-2020 | www.snyder-associates.com

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