

ROLL CALL  
Plan & Zoning Commission  
Ankeny, IA

Date

February 5, 2019

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
Renaud	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
	Aye	Nay	Pass	Absent
Ayes	5	Nays	0	Pass
			Absent	2

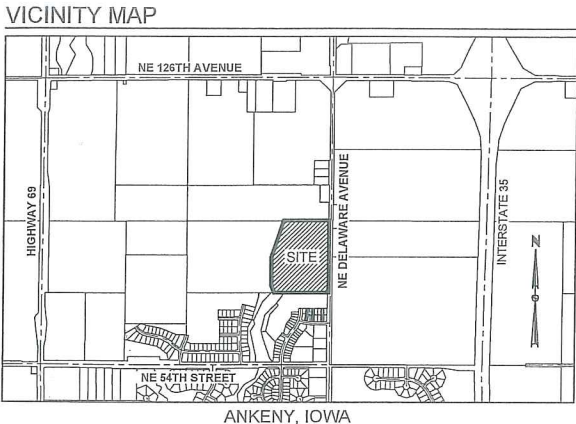
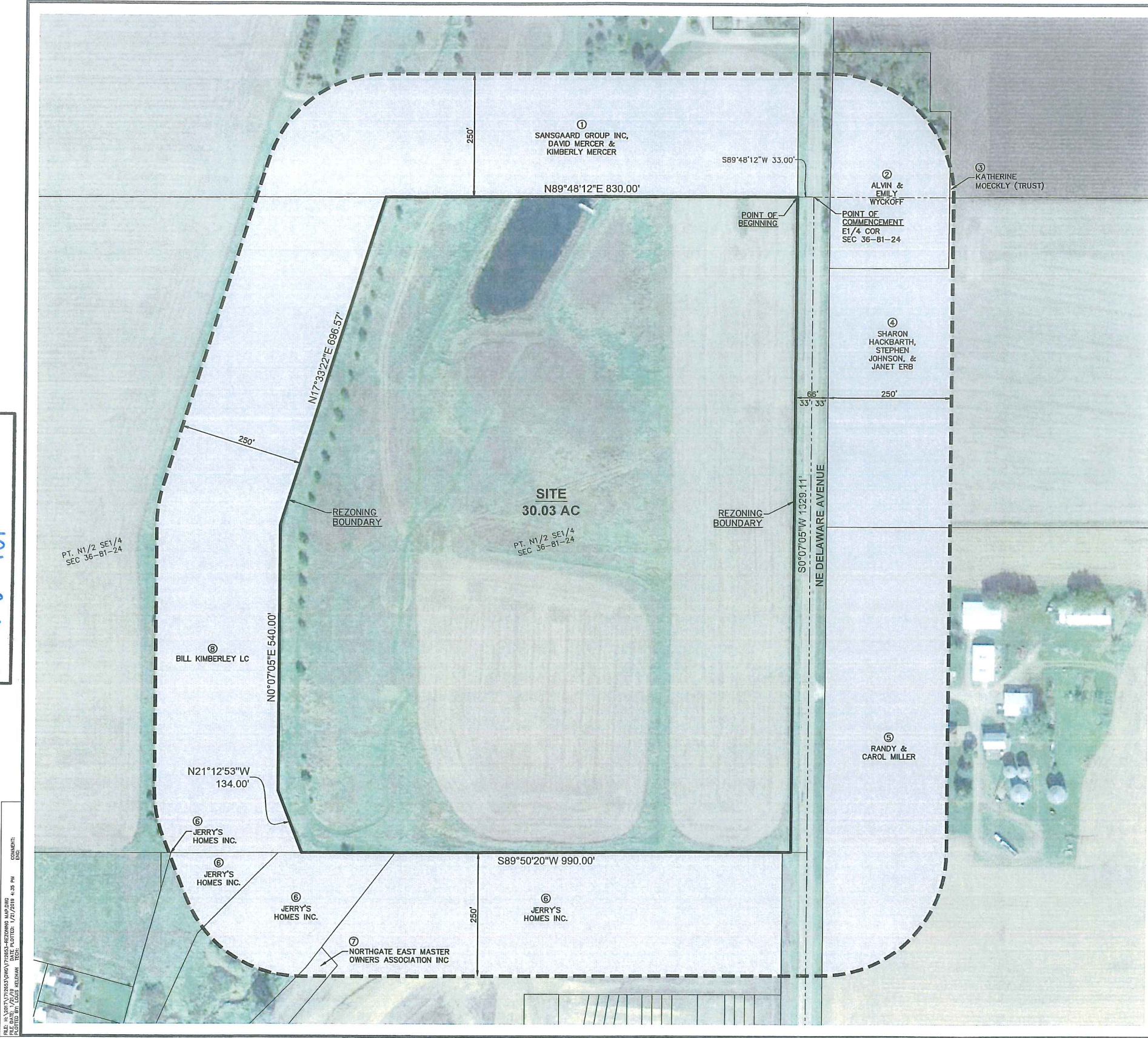
APPROVED

T. Ripper

B. Fuglsang

Chairperson

Secretary



OWNER / APPLICANT

ENGINEER / SURVEYOR

BILL KIMBERLEY, LC  
P.O. BOX 369  
ANKENY, IOWA 50021  
PH: 515-963-8335

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

ZONING

EXISTING: R-1 ONE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-2, WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL ONLY AND 80' MIN. LOT WIDTH

REZONING DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89°48'12" WEST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 0°07'05" WEST ALONG SAID WEST RIGHT OF WAY LINE, 1329.11 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°50'20" WEST ALONG SAID SOUTH LINE, 990.00 FEET; THENCE NORTH 21°12'53" WEST, 134.00 FEET; THENCE NORTH 0°07'05" EAST, 540.00 FEET; THENCE NORTH 17°33'22" EAST, 696.57 FEET TO SAID NORTH LINE; THENCE NORTH 89°48'12" EAST ALONG SAID NORTH LINE, 830.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.03 ACRES (1,307,971 SQUARE FEET).

ADJACENT OWNERSHIP

	OWNER	AREA	PERCENTAGE	CONSENTING
1.	SANSGAARD GROUP INC, DAVID MERCER & KIMBERLY MERCER	5.902 AC	19.451%	
2.	ALVIN & EMILY WYCKOFF	1.914 AC	6.308%	
3.	KATHERINE MOECKLY (TRUST)	0.008 AC	0.026%	
4.	SHARON HACKBARTH, STEPHEN JOHNSON, & JANET ERB	3.041 AC	10.022%	
5.	RANDY & CAROL MILLER	4.912 AC	16.188%	16.188%
6.	JERRY'S HOMES INC.	6.663 AC	21.959%	21.959%
7.	NORTHGATE EAST MASTER OWNERS ASSOCIATION INC.	0.057 AC	0.188%	0.188%
8.	BILL KIMBERLEY LC	7.846 AC	25.858%	25.858%
TOTAL		30.343 AC	100.00%	64.193%