

## **ORDINANCE 1967**

### **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 ROSE MARIE REINHART**

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**WHEREAS**, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 19<sup>th</sup> day of March, 2019 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 properties owned by Rose Marie Reinhart from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District with restrictions.

**WHEREAS**, on the \_\_\_\_ day of \_\_\_\_\_, 2019, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the properties described below from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District with restrictions.

#### **LEGAL DESCRIPTION:**

##### **Area A-1 Proposed R-3, Restricted to One-Family Residential Dwellings**

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 80 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 NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH THENCE SOUTH 00°17'35" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, 1157.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°17'35" WEST ALONG SAID EAST LINE, 369.46 FEET; THENCE NORTH 76°09'39" WEST, 146.22 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 180.01 FEET, WHOSE ARC LENGTH IS 155.13 FEET AND WHOSE CHORD BEARS SOUTH 38°31'41" WEST, 150.38 FEET; THENCE SOUTH 63°13'01" WEST, 214.81 FEET; THENCE SOUTH 25°13'59" EAST, 135.04 FEET; THENCE SOUTH 07°29'14" EAST, 71.34 FEET; THENCE SOUTH 00°18'32" WEST, 33.85 FEET; THENCE NORTH 81°53'42" EAST, 73.80 FEET; THENCE SOUTH 00°18'32" WEST, 362.15 FEET; THENCE SOUTH 86°21'05" WEST, 275.39 FEET; THENCE NORTH 89°41'28" WEST, 283.47 FEET; THENCE SOUTH 00°18'32" WEST, 195.01 FEET; THENCE SOUTH 89°41'28" EAST, 24.17 FEET; THENCE SOUTH 00°18'32" WEST, 142.36 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°53'49" WEST ALONG SAID SOUTH LINE, 311.18 FEET; THENCE NORTH 00°18'32" EAST, 1022.15 FEET; THENCE SOUTH 89°46'25" EAST, 230.01 FEET; THENCE NORTH 89°35'07" EAST, 50.81 FEET; THENCE NORTH 86°22'38" EAST, 53.50 FEET; THENCE NORTH 82°49'60" EAST, 53.50 FEET; THENCE NORTH 79°17'22" EAST, 53.50 FEET; THENCE NORTH 75°44'44" EAST, 53.50 FEET; THENCE NORTH 72°12'06" EAST, 53.50 FEET; THENCE NORTH 68°39'28" EAST, 53.50 FEET; THENCE NORTH 65°06'22" EAST, 53.73 FEET; THENCE NORTH 63°13'09" EAST, 47.00 FEET; THENCE NORTH 63°13'01" EAST, 319.36 FEET; THENCE NORTH 00°14'58" EAST, 4.40 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 333.02 FEET, WHOSE ARC LENGTH IS 132.15 FEET AND WHOSE CHORD BEARS NORTH 11°07'08" WEST, 131.29 FEET; THENCE NORTH 22°29'15" WEST, 33.37 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.02 FEET, WHOSE ARC LENGTH IS 198.43 FEET AND WHOSE CHORD BEARS NORTH 78°52'52" EAST, 197.13 FEET; THENCE SOUTH 89°45'02" EAST, 9.50 FEET TO THE POINT OF

BEGINNING AND CONTAINING 17.82 ACRES (776,327 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**LAYMAN'S DESCRIPTION:**

17.82 acres of land located near the southeast corner of NW State Street and NW 36th 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, is hereby amended by rezoning the above-described properties owned by Rose Marie Reinhart from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to one-family residential dwellings.

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

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Gary Lorenz, Mayor

ATTEST:

\_\_\_\_\_  
Debra M. Arend, Interim City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE \_\_\_\_DAY OF \_\_\_\_\_, 2019**

**1<sup>st</sup> Con 04/15/19 (P. Hrg.)  
2<sup>nd</sup> Con \_\_\_\_\_  
3<sup>rd</sup> Con \_\_\_\_\_**