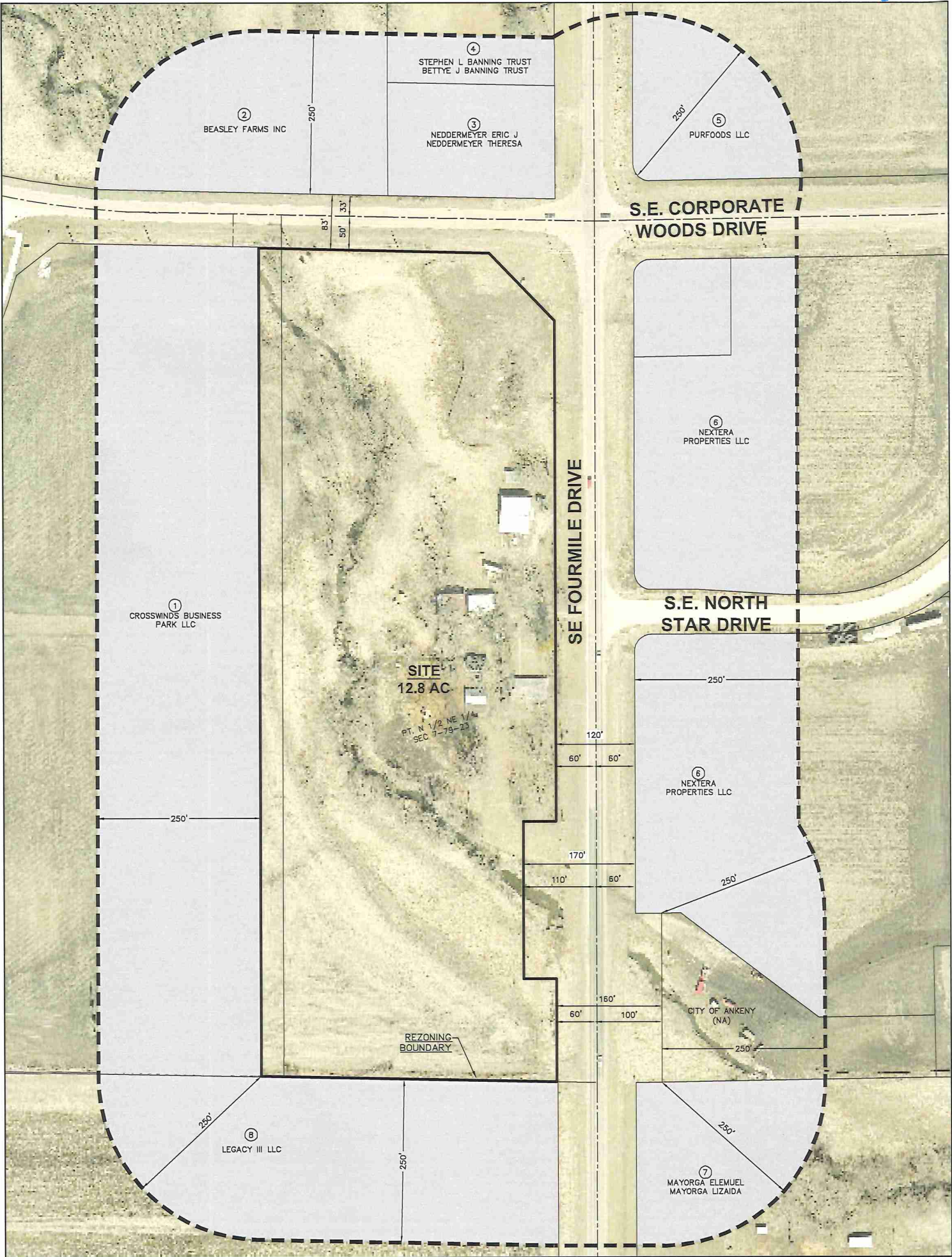


ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date May 5, 2020
Ayes 5 Nays 0 Abstain - Absent 1
APPROVED
A. Renaud Chairperson
B. Hughes Secretary

FILE: H:\2020\407337\DWG\1407337-REZONING MAP.DWG
DATE: 5/1/20
DATE PLOTTED: 5/1/2020 12:42 PM
PLOTTER: HP DESIGNJET T1200
COMMENTS: ENG



OWNER / APPLICANT
DTK PROPERTIES LLC
DENNY ELWELL COMPANY
2401 SE TONES DR STE 17
ANKENY IA 50021-8886

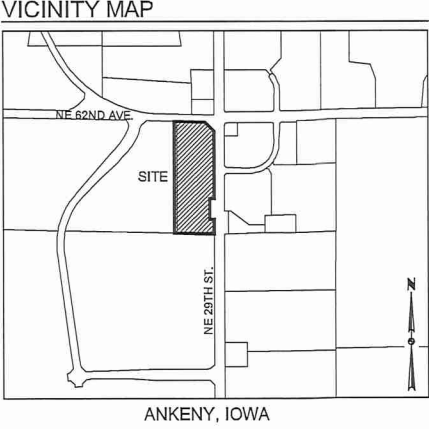
ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING
EXISTING: R-1 (ONE FAMILY RESIDENTIAL DISTRICT)
PROPOSED: M-1 (LIGHT INDUSTRIAL DISTRICT)

PROJECT SITE ADDRESS
7460 SE FOURMILE DRIVE

REZONING DESCRIPTION
PARCEL "1" OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15842 PAGE 947
AND
THAT PART OF THE EAST 478.5 FEET OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 OF SECTION 7, LYING SOUTH OF CORPORATE WOODS DRIVE AND WEST OF SE FOURMILE DRIVE.
ALL CONTAINING 12.8 ACRES MORE OR LESS.

ADJACENT OWNERSHIP			
OWNER	AREA	PERCENTAGE	CONSENTING
1. CROSSWINDS BUSINESS PARK LLC	7.26 AC	31.39%	YES
2. BEASLEY FARMS INC	2.23 AC	9.64%	YES
3. NEDDERMEYER, ERIC & THERESA	1.02 AC	4.41%	YES
4. STEPHEN L & BETTYE J BANNING TRUST	0.44 AC	1.90%	YES
5. PURFOODS LLC	1.20 AC	5.19%	
6. NEXTERA PROPERTIES LLC	5.85 AC	25.29%	YES
7. MAYORGA ELEMUEL & LIZAIDA	1.37 AC	5.92%	
8. LEGACY III LLC	3.76 AC	16.26%	
TOTAL	23.13 AC	100.00%	72.63



1407337

7460 SE FOUR MILE DRIVE
REZONING MAP

ANKENY, IOWA



CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

REVISIONS	DATE