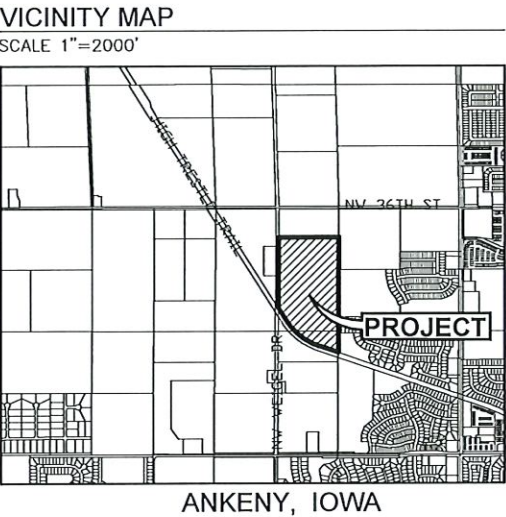


FILED: H:\2021\2107012\ONE\2107012-REZONE-8.DWG 3/21/2022 4:45 PM
DRAWN BY: J. HARMON
CHECKED BY: J. HARMON
PLOT DATE: 3/21/2022



OWNER / APPLICANT
HARDSHIP LAND LLC
CONTACT: SONNY HALL
303 LOCUST ST STE 400
DES MOINES, IA 50309-1770
PH. (515) 489-0878

ZONING:
EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO SINGLE FAMILY RESIDENTIAL

REZONING DESCRIPTION - AREA 'B':
THE PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING NORTH OF THE ABANDONED NORTH PACIFIC RAILROAD, EXCEPT THE NORTH 633 FEET.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	23.33	54.5%	X
2	BLOMQUIST, BRIAN & STACY	3.45	8.1%	
3	TJL INVESTMENTS LLC & DNF LLC	0.01	0.0%	
4	B & W FARMS LLC	0.9	2.1%	
5	CITY OF ANKENY	2.88	6.7%	
6	CULVER, JESSICA & RANDALL	0.24	0.6%	
7	DVORAK, KRISTIN & MATTHEW	0.24	0.6%	
8	MANDEL, MARC & NELSON, JULIE	0.09	0.2%	
9	SAGE HOMES INC	0.31	0.7%	
10	SHANKS, AMY & MATTHEW	0.29	0.7%	
11	JERGENSEN, DANA & MICHELLE	0.04	0.1%	
12	ABSOLUTE FARMS LLC	5.97	13.9%	X
13	CITY STATE BANK	5.07	11.8%	
		42.82	100.0%	68.4%



DATE

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

03/25/2022

SECOND SUBMITTAL

03/07/2022

FIRST SUBMITTAL

HARMON PROPERTY

REZONING MAP - AREA 'B'

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

1

1

2107.612