

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 13 TO THE 1989
ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
ANKENY, STATE OF IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on April 3, 2023 in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 13 to the 1989 Ankeny Economic Development Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa.

Amendment No. 13 proposes to add the following land to the Urban Renewal Area:

PART OF THE SOUTH ½ OF SECTION 15 AND A PART OF THE NORTH ½ OF SECTION 22 ALL BEING IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF CHRISTIAN CHURCH ESTATES, BEING AN OFFICIAL PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTH LINE OF LOT A OF GOLFVIEW TERRACE PLAT 4, BEING AN OFFICIAL PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT A OF GOLFVIEW TERRACE PLAT 4 TO THE SOUTHWEST CORNER OF SAID LOT A OF GOLFVIEW TERRACE PLAT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT A OF GOLFVIEW TERRACE PLAT 4 AND ALONG THE WEST LINE OF SAID LOT A OF GOLFVIEW TERRACE PLAT 4 EXTENDED NORTH TO THE NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND BEING ON THE NORTH LINE OF STREET LOT A OF GOLFVIEW TERRACE PLAT 1, BEING AN OFFICIAL PLAT; THENCE EAST ALONG THE NORTH LINE OF SAID WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT A OF GOLFVIEW TERRACE PLAT 1 TO THE NORTHEAST CORNER OF SAID LOT A OF GOLFVIEW TERRACE PLAT 1; THENCE SOUTH CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT A OF GOLFVIEW TERRACE PLAT 1 TO THE NORTHWEST CORNER OF LOT A OF LAKEVIEW PLAZA PLAT 2, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT A OF LAKEVIEW PLAZA PLAT 2 TO THE NORTHEAST CORNER OF SAID LOT A OF LAKEVIEW PLAZA PLAT 2; THENCE SOUTH CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET

RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT A OF LAKEVIEW PLAZA PLAT 2 TO THE NORTHWEST CORNER OF LOT A OF COLLEGE PARK PLAZA NORTHWEST PLAT 1, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID LOT A OF COLLEGE PARK PLAZA NORTHWEST PLAT 1 TO THE NORTHEAST CORNER OF SAID LOT A OF COLLEGE PARK PLAZA NORTHWEST PLAT 1 AND BEING THE SOUTHWEST CORNER OF FRONTIER VILLAGE PLAT 4, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID FRONTIER VILLAGE PLAT 4 TO THE SOUTHEAST CORNER OF SAID FRONTIER VILLAGE PLAT 4 AND BEING THE SOUTHWEST CORNER OF FRONTIER VILLAGE PLAT 2, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID FRONTIER VILLAGE PLAT 2 TO THE SOUTHEAST CORNER OF SAID FRONTIER VILLAGE PLAT 2 AND BEING SOUTHWEST CORNER OF FRONTIER VILLAGE PLAT 6, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID FRONTIER VILLAGE PLAT 6 TO THE SOUTHEAST CORNER OF SAID FRONTIER VILLAGE PLAT 6 AND BEING THE SOUTHWEST CORNER OF LOT 32 OF FRONTIER VILLAGE PLAT 8, BEING AN OFFICIAL PLAT; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE NORTH CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF LOT A OF HANDIMART PLAT 1, BEING AN OFFICIAL PLAT, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID HANDIMART PLAT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE TO THE EAST LINE OF LOT A; THENCE SOUTH CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG SAID EAST LINE OF HANDIMART PLAT 1 TO THE SOUTHEAST CORNER OF SAID LOT A OF HANDIMART PLAT 1 AND BEING THE SOUTHWEST CORNER OF LOT F OF SAID FRONTIER VILLAGE PLAT 8; THENCE EAST CONTINUING ALONG SAID NORTH LINE OF WEST FIRST STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT F OF FRONTIER VILLAGE PLAT 8 TO THE INTERSECTION OF THE WEST LINE OF LOTS 64-68 OF WEST LAWN PLACE PLAT 3, BEING AN OFFICIAL PLAT, EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE OF LOTS 64-68 OF WESTLAWN PLACE PLAT 3 EXTENDED NORTH AND ALONG THE WEST LINE OF LOTS 64-68 OF WESTLAWN PLACE PLAT 3 TO THE INTERSECTION OF THE SOUTH LINE OF

WESTLAWN PLACE PLAT 6 EXTENDED EASTERLY; THENCE WEST ALONG THE SOUTH LINE OF WESTLAWN PLACE PLAT 6 EXTENDED EASTERLY AND BEING ALONG THE NORTH LINE SW 3RD STREET RIGHT-OF-WAY AND BEING ALONG THE SOUTH LINE OF WESTLAWN PLACE PLAT 6 TO THE SOUTHWEST CORNER OF SAID WESTLAWN PLACE PLAT 6 AND BEING THE SOUTHEAST CORNER OF WESTLAWN PLACE PLAT 7, BEING AN OFFICIAL PLAT; THENCE WEST CONTINUING ALONG SAID NORTH LINE OF SW 3RD STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID WESTLAWN PLACE PLAT 7 TO THE SOUTHWEST CORNER OF SAID WESTLAWN PLACE PLAT 7; THENCE WEST CONTINUING ALONG SAID NORTH LINE OF SAID SW 3RD STREET RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF WESTLAWN PLACE PLAT 7 EXTENDED WEST TO THE EAST RIGHT-OF-WAY LINE OF SW LINDEN STREET EXTENDED SOUTH SAID EAST RIGHT-OF-WAY LINE OF SW LINDEN STREET BEING 33.00 FEET EAST OF THE EAST LINE OF LAKEVIEW PLAZA PLAT 3, BEING AN OFFICIAL PLAT, EXTENDED SOUTHERLY; THENCE NORTH CONTINUING ALONG SAID NORTH LINE OF SW 3RD STREET RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY LINE OF SW LINDEN STREET EXTENDED SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF LAKEVIEW PLAZA PLAT 3 EXTENDED EAST; THENCE WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SW 3RD STREET AND ALONG SAID SOUTH LINE OF LAKEVIEW PLAZA PLAT 3 EXTENDED EAST AND ALONG THE SOUTH LINE OF LAKEVIEW PLAZA PLAT 3 TO THE SOUTHWEST CORNER OF SAID LAKEVIEW PLAZA PLAT 3 AND BEING THE SOUTHEAST CORNER OF SAID CHRISTIAN CHURCH ESTATES; THENCE WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SW 3RD STREET AND ALONG THE SOUTH LINE OF SAID CHRISTIAN CHURCH ESTATES TO THE POINT OF BEGINNING AND CONTAINING 53.66 AC (2,337,259 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development

of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 13 would add and/or confirm proposed urban renewal projects for the Area and add new property to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2023.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)