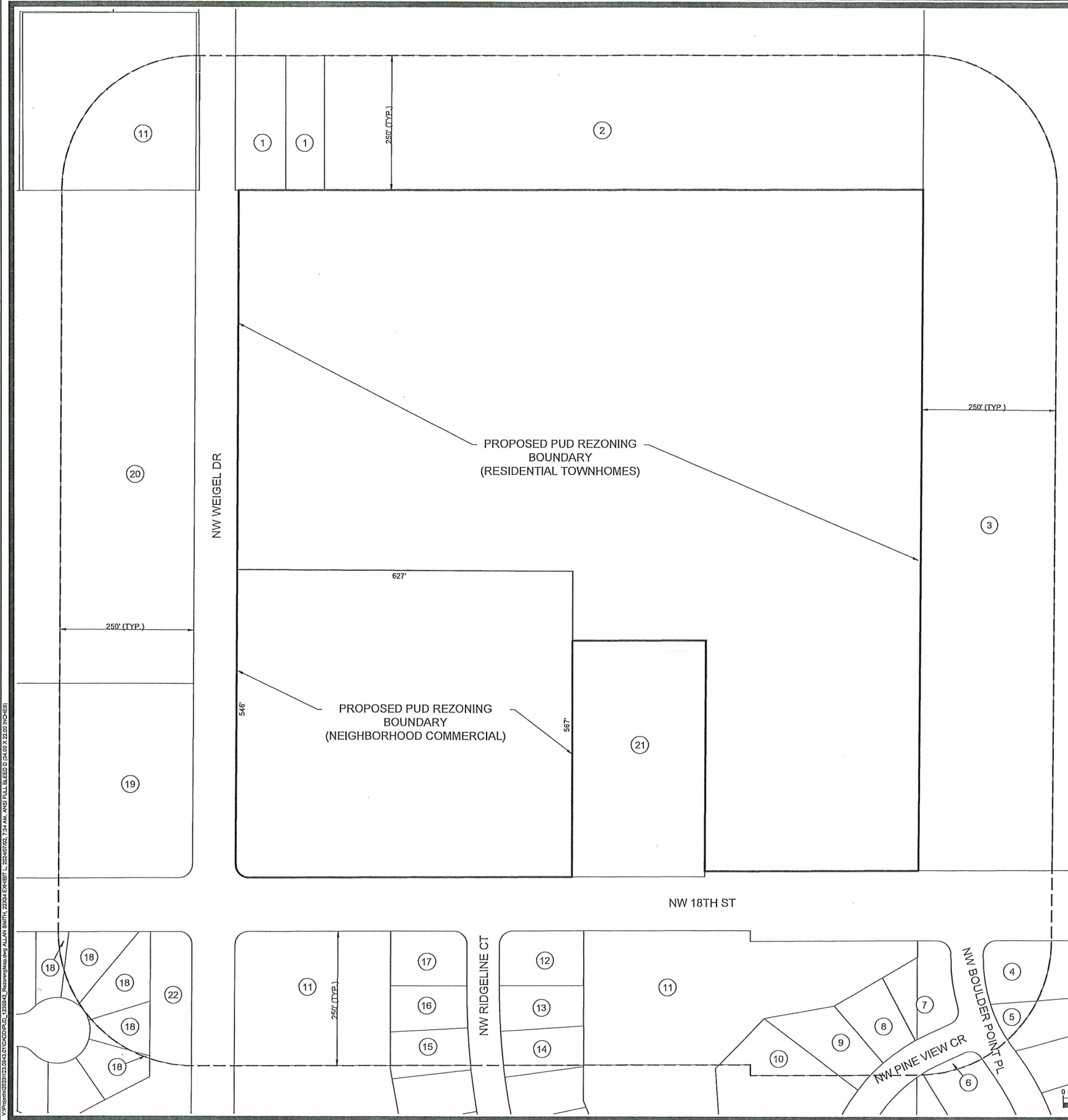
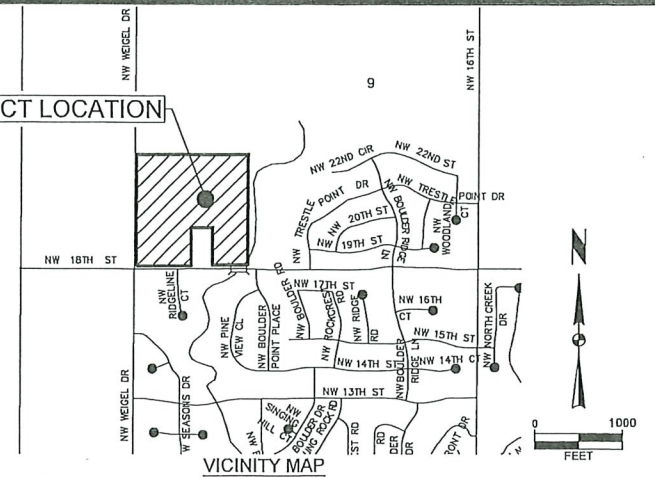


**ROLL CALL**  
 Plan & Zoning Commission  
 Ankeny, IA  
 Date August 6, 2024  
 Ayes 6 Nays 0 Abstain 1 Absent 1  
 APPROVED  
 Chairperson T. Raef  
 Secretary B. Hughes



**PROJECT LOCATION**



**REZONING DESCRIPTION**

A PART OF THE SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4, A DISTANCE OF 1282.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 438.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).  
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER**

MOECKLY FAMILY FARM LLC  
 4121 NW 110TH AVE  
 POLK CITY, IA 50228-1111  
 STEVEN L. MOECKLY  
 (515) 250-4477

**DEVELOPER**

SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
 3555 FARNAM ST, SUITE 1000  
 OMAHA, NE 68131  
 JERRY SLUSKY  
 (402) 505-8100

**ZONING**

EXISTING: BRANDYWINE PUD  
 PROPOSED: THE STERLING AT ROCK CREEK PUD

**ADJACENT OWNERS**

- POLLARD FAMILY FARMS  
1620 S KELLOGG AVE STE 107  
AMES, IA 50010-8001
- JERRY'S HOMES, INC.  
3900 WESTOWN PKWY, SUITE 100  
WEST DES MOINES, IA 50266-1054
- WALTER & BONITA HARMON  
B & W FARMS LLC  
3510 NW 18TH ST  
ANKENY, IA 50023-7844
- ERIC & MEREDITH JACOBSON  
1707 NW BOULDER POINT PL  
ANKENY, IA 50023-9335
- JARED & ARMEDA TICHY  
1703 NW BOULDER POINT PL  
ANKENY, IA 50023-9335
- DENNY & BETTY NUESE  
1701 NW PINE VIEW CIR  
ANKENY, IA 50023-2369
- DONALD & KRISTI WOLFE  
1702 NW PINE VIEW CIR  
ANKENY, IA 50023-2369
- STEPHEN & LORI GRIFFITH  
1628 NW PINE VIEW CIR  
ANKENY, IA 50023-2379
- RICK & MICHELLE SANDER  
1624 NW PINE VIEW CIR  
ANKENY, IA 50023-2379
- DAVID & CHARLENE HARMON  
3510 NW 18TH ST  
ANKENY, IA 50023-7844
- CITY OF ANKENY  
410 W 1ST ST  
ANKENY, IA 50023-1557
- ZACHARY & KAYLEE DURHAM  
1709 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- DOUGLAS & KATHRYN WISGERHOF  
1705 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- DANIEL & KIMBERLY BACH  
1701 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- DANIELA DOTY  
1704 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- CALVIN & YOLANDA GRIFFITHS  
1708 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- JOSEPH & KELSEY PATAWA  
1712 NW RIDGELINE CT  
ANKENY, IA 50023-2753
- GREENLAND HOMES INC  
1201 SW STATE ST STE 105  
ANKENY, IA 50023-2672
- KOBY M. PRITCHARD  
FAREWAY STORES, INC  
715 8TH ST  
BOONE, IA 50036-2727
- SCS ANKENY LLC  
760 W MAIN ST  
BARRINGTON, IL 60010-4120
- GREGG TODD  
3802 NW 18TH ST  
ANKENY, IA 50023-7842
- THE RESERVE & THE VILLAGE AT THE GROVE STORM WATER ASSOCIATION INC  
1201 SW STATE ST STE 105  
ANKENY, IA 50023-2672

**ADJACENT OWNERSHIP AREAS**

OWNER	AREA (AC)	PERCENTAGE OF OWNERSHIP	
		OWNERSHIP	APPROVAL
1	0.96	3.19%	
2	6.41		21.31%
3	8.37		27.85%
4	0.30	1.01%	
5	0.08	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.85	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.96%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.46%
21	2.50	8.32%	
22	0.44	1.47%	
Total	30.07	24.25%	75.75%

1	REVISED PER CITY COMMENTS	7/03/24	AVIS
	MARK	REVISION	DATE
	Engineer: CDD	Checked By: BKC	Scale: 1" = 100'
	Technician: AVS	Date: 06/14/2024	T-R-S: 80N-24W-09
			Project No: 123.0943.01
			Sheet C100

**THE STERLING AT ROCK CREEK PUD**  
 ANKENY, IOWA  
**REZONING MAP**  
**SNYDER & ASSOCIATES, INC.**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-3020 | www.snyder-associates.com



Project No: 123.0943.01  
 Sheet C100