

## The Ankeny Plan 2040

## The Comprehensive Development Plan for Ankeny, Iowa

Adopted April 2, 2018 by Resolution 2018-191

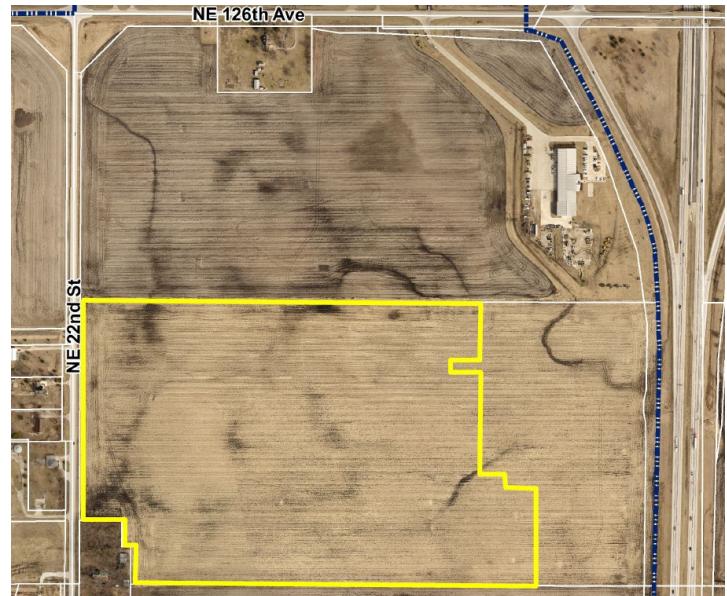
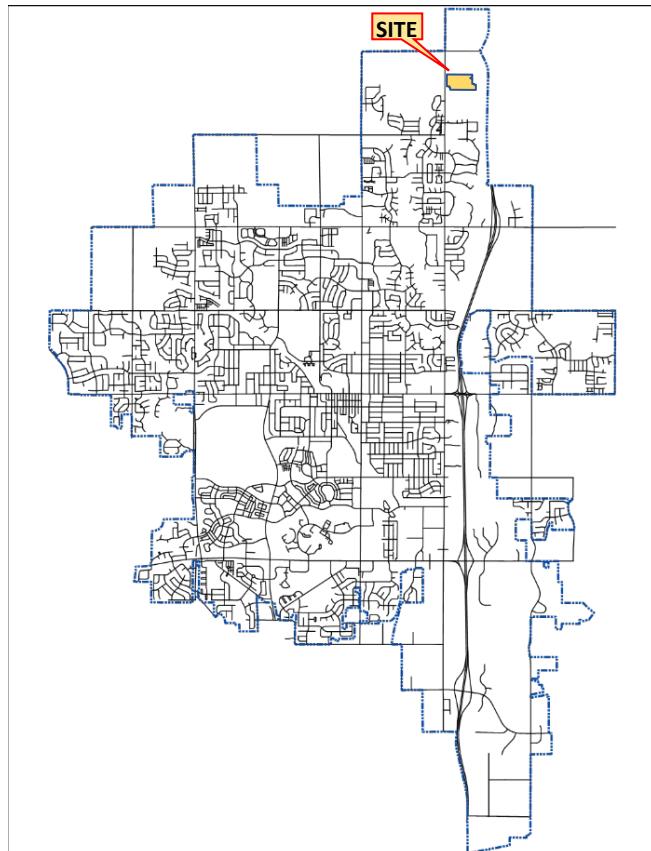


### Amendment #8: Future Land Use Plan Map (Figure 12.10) Amendment

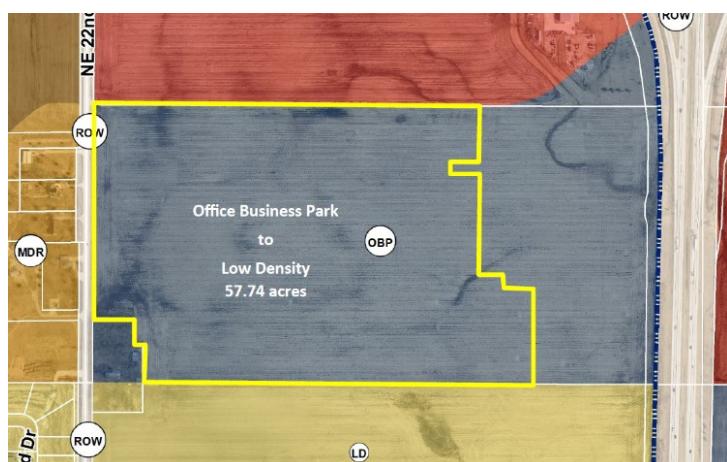
Adopted June 3, 2024 by Resolution #2024-250

The Ankeny Plan 2040

Amendment (Map) #8



### FUTURE LAND USE PLAN MAP



### Amendment #8

Revises the Future Land Use Plan Map Figure 12.10  
for approximately 57.74 acres  
(see Resolution 2024-250 for Description)

**Location:** south of NE 126<sup>th</sup> Avenue and east of NE Delaware Avenue and west of Interstate 35.

**From:** Office/Business Park

**To:** Low Density Residential

## RESOLUTION 2024-250

### RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE K FARMS LLC, FROM OFFICE/BUSINESS PARK TO LOW DENSITY RESIDENTIAL, LUPA AREA #1

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**WHEREAS**, on the 16<sup>th</sup> day of April, 2024, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 7<sup>th</sup> day of May, 2024, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by Hope K Farms LLC, from Office/Business Park to Low Density Residential (LUPA Area #1); and

**WHEREAS**, on the 3rd day of June, 2024, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

#### LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°52'42" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, 1611.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°52'53" EAST ALONG SAID NORTH LINE, 242.42 FEET; THENCE SOUTH 00°07'14" WEST, 250.86 FEET; THENCE NORTH 89°52'46" WEST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 60.00 FEET; THENCE SOUTH 89°52'46" EAST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 489.12 FEET; THENCE SOUTH 89°52'46" EAST, 122.29 FEET; THENCE SOUTH 00°07'14" WEST, 70.00 FEET; THENCE SOUTH 89°52'46" EAST, 140.00 FEET; THENCE SOUTH 00°07'14" WEST, 460.94 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°51'46" WEST ALONG SAID SOUTH LINE, 1850.49 FEET TO THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED BOOK 16459, PAGE 161 OF THE POLK COUNTY RECORDER; THENCE NORTH 00°27'07" EAST ALONG SAID WESTERLY LINE, 182.42 FEET; THENCE SOUTH 89°57'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 41.98 FEET; THENCE NORTH 00°07'27" EAST CONTINUING ALONG SAID WESTERLY LINE, 119.48 FEET; THENCE NORTH 89°54'38" WEST, 229.35 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°22'47" EAST ALONG SAID WEST LINE, 1028.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.74 ACRES (2,515,041 SQUARE FEET).

#### LAYMAN'S DESCRIPTION:

Approximately 57.74-acres (+/-) located south of NE 126<sup>th</sup> Avenue and east of NE Delaware Avenue and west of Interstate 35.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ankeny, Iowa:

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from Office/Business Park to Low Density Residential (LUPA Area #1); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

**PASSED AND APPROVED** this 3rd day of June, 2024.

CITY OF ANKENY, IOWA

DocuSigned by:



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Mark E. Holm, Mayor

ATTEST:

DocuSigned by:



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Michelle Yuska, City Clerk