The Ankeny Plan 2040
The Comprehensive Development Plan for Ankeny, Iowa
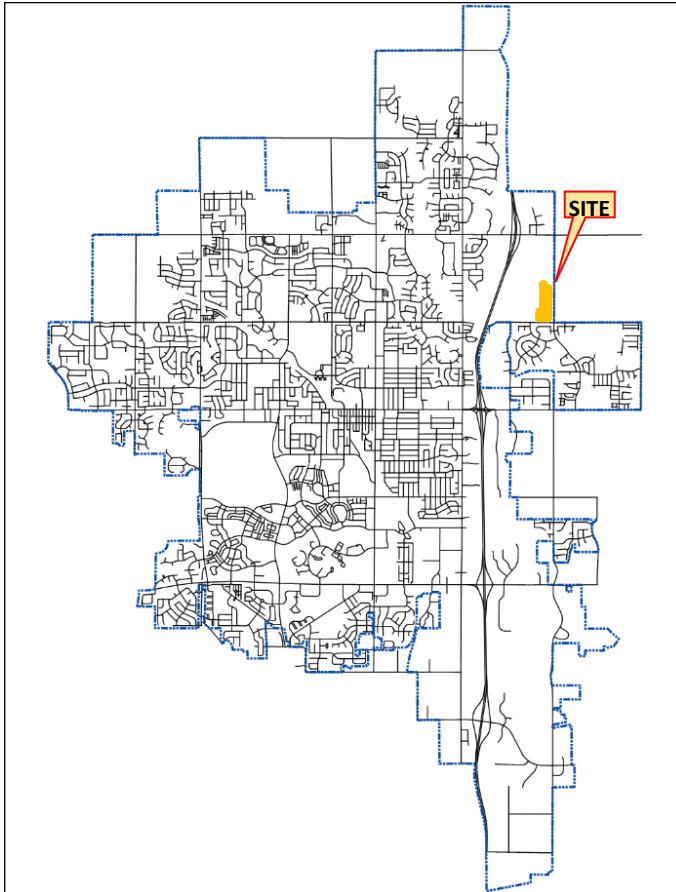Adopted April 2, 2018 by Resolution 2018-191

Amendment #15: Future Land Use Plan Map (Figure 12.10) Amendment
Adopted September 16, 2024 by Resolution #2024-366

The Ankeny Plan 2040

Amendment (Map) #15

FUTURE LAND USE PLAN MAP

Amendment #15
Revises the Future Land Use Plan Map Figure 12.10
for approximately 15.8 acres
(see Resolution 2024-366 for Description)

Location: east of I-35, north of NE 18th St and west of
NE 29th St

From: Low Density Residential
To: Medium Density Residential

RESOLUTION 2024-366

RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY DRA PROPERTIES, LC, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, AREA C

WHEREAS, on the 6th day of August, 2024, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 20th day of August, 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 DRA Properties, LC, from Low Density Residential to Medium Density Residential (Area C); and

WHEREAS, on the 16th day of September, 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:
THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;
AND THAT PART OF THE EAST 35 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 07; THENCE N 89° 39' 24" W, A DISTANCE OF 720.35 FEET; THENCE N 00° 20' 07" E, A DISTANCE OF 66.31 FEET; THENCE 265.41 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 19° 00' 32" AND A CHORD DISTANCE OF 264.20 FEET WHICH BEARS N 09° 50' 23" E; THENCE S 70° 39' 21" E, A DISTANCE OF 35.00 FEET; THENCE S 66° 59' 25" E, A DISTANCE OF 140.28 FEET; THENCE N 23° 00' 35" E, A DISTANCE OF 163.65 FEET; THENCE N 17° 41' 54" E, A DISTANCE OF 86.87 FEET; THENCE N 11° 30' 44" E, A DISTANCE OF 86.87 FEET; THENCE N 05° 24' 15" E, A DISTANCE OF 90.54 FEET; THENCE N 00° 20' 07" E, A DISTANCE OF 685.23 FEET; THENCE N 03° 16' 12" W, A DISTANCE OF 87.29 FEET; THENCE N 05° 25' 35" W, A DISTANCE OF 151.61 FEET; THENCE 80.06 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 07° 38' 42" AND A CHORD DISTANCE OF 80.00 FEET WHICH BEARS N 84° 34' 25" E; THENCE S 05° 25' 35" E, A DISTANCE OF 185.59 FEET; THENCE S 89° 37' 26" E, A DISTANCE OF 323.84 FEET; THENCE S 00° 22' 34" W, A DISTANCE OF 1417.17 FEET, TO THE POINT OF BEGINNING.
CONTAINING 15.80 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
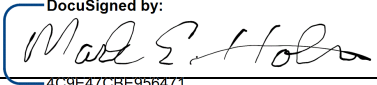
LAYMAN'S DESCRIPTION:
Approximately 15.8-acres (+/-) located East of Interstate 35, North of NE 18th Street, and West of NE 29th Street.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:
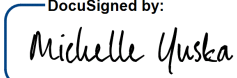
1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from Low Density Residential to Medium Density Residential (Area C); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

PASSED AND APPROVED this 16th day of September, 2024.

CITY OF ANKENY, IOWA

DocuSigned by:

Mark E. Holm

4C9E47CBE95647)...

Mark E. Holm, Mayor

ATTEST:

DocuSigned by:

Michelle Yuska

7E497FC63C464A9...

Michelle Yuska, City Clerk