

ORDINANCE 2245

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, TO AMEND THE CROSSWINDS BUSINESS PARK PLANNED UNIT DEVELOPMENT, PUD ZONING

WHEREAS, on the 7th day of October, 2025, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 21st day of October, 2025, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to amend the Crosswinds Business Park Planned Unit Development, PUD zoning; and

WHEREAS, on the 17th day of November, 2025, after due notice and hearing required by law, the City Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

7923-06-300-008 -EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC 6-79-23; 7923-06-300-009 BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL 1/4 SEC 6-79-23; 7923-06-300-010 E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23; 7923-06-400-025 -EX PARCEL I BK 8629 PG 421 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN W 845.01F NE 566.28F E 761.81F S 541.67F TO POB- SW 1/4 SE 1/4 LYING SW OF CORPORATE WOODS DR LESS RY & RD SEC 6-79-23; 7923-06-400-026 BEG 202.7F N OF SE COR THN NWLY 771.51F NW 37.31F E TO E LN S TO POB SW 1/4 SE 1/4 SEC 6-79-23; 7923-07-200-001 -EX E 478.5F- N 1/2 NE 1/4 LESS RD SUBJ TO DRAIN EAS SEC 7-79-23; 7923-07-100-008 -EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE 515.22F SE 231.44F SE 330.78F SE 507.37F W500.63F TO POB- NW FRL 1/4 LYG E OF RR ROW & E OF I-35 & N OF S LN OF N33A OF S 1/2 LESS RD SEC 7-79-23; 7923-07-100-009 S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23; 7923-07-200-003 S 1/2 NE 1/4 LESS 1.81A RD SEC 7-79-23. 7923-07-400-001 N 1/2 SE 1/4 LESS 1.81A RD SEC 7-79-23; 7923-07-300-011 NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23; 7923-07-400-002 SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23; 7923-07-400-003 SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23; 7923-06-630-014 ROAD BALANCE LYING S & E OF RR ROW SW FRL 1/4 SEC 6-79-23; 7923-07-610-011 BALANCE LYG E OF UP RY NW FRL 1/4 SEC 7-79-23; 7923-07-610-005 S 17F N 50F E 705F & BEG 702.6F W OF NE COR THN S33F SW425.8F TO RY ROW NE 299.1F E202.1F TO POB NE 1/4 NW 1/4 SEC 7-79-23; 7923-06-640-008 S 33F RD EAS SW 1/4 SE 1/4 SEC 6-79-23; 7923-07-620-001 BAL NE 1/4 SEC 7-79-23; 7923-06-640-005 BEG SE COR THN W 393.77F N 50F NELY 223.36F NE 8.42F NE 61.39F NWLY 611.75F NW 73.39F E 78.75F SE 37.31F SELY 771.51F S 202.7F TO POB SW 1/4 SE 1/4 SEC 6-79-23; 7923-06-640-009 BEG 316.33F W SE COR THN W TO SW COR N 202.70F SELY ALNG CRV 603.59F E 440.60F S TO POB SE 1/4 SE 1/4 SEC 6-79-23; 7923-07-610-006 COM SW COR THN E1299.81F NW 845.77F E 113.55F TO BEG THN NW557F NE515.22F SE 231.44F SE 330.78F SE 507.37F W 500.63F TO POB NW FRL 1/4 SEC 7-79-23; 7923-07-610-007 COM SW COR OF SEC THN E ALNG S LN 1536.6F TO CNT LN OF I 35 N ALNG CNT LN 757.61F NLY 560.97F E TO PRESENT ELY ROW LN 128.28F & POB THN NLY ALNG ELY ROW LN 302.97F NWLY 1104.56F NE 320.58F NW 474.62F E 438.7F SE 367.67F SW 271.45F SW 217.97F SE 1220.12F SW 179.93F TO POB W 1/2 SEC 7-79-23; 7923-07-640-001 BALANCE SE 1/4 SEC 7-79-23; AND, EXCLUDING THAT PORTION OF RIGHT-OF-WAY THAT DOES NOT SHARE A COMMON BOUNDARY WITH OTHER PROPERTIES IN THE CROSSWINDS PUD.

AND

LOT 1 HOUSBY ANKENY PLAT 1

LAYMAN'S DESCRIPTION:

Approximately 444-acres (+/-) located south of south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of NE 54th Avenue (County).

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property as requested by City Staff, from PUD, Planned Unit Development, to PUD, Planned Unit Development.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 15th day of December, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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**1st Con 11/17/25 (P. Hrg)
2nd Con 12/01/25
3rd Con 12/15/25**