



NOTICE OF A PUBLIC HEARING BY THE PLAN & ZONING COMMISSION OF THE CITY OF ANKENY, IOWA ON AN ORDINANCE TO REZONE CERTAIN PROPERTY OWNED BY DRA PROPERTIES, LC

NOTICE IS HEREBY GIVEN that the Plan & Zoning Commission of the City of Ankeny, Iowa, is considering an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding the question of amending property owned by DRA Properties, LC and amending the Planned Unit Development document for the property known as the Prairie Trail Mixed Use Neighborhood Development by changing a portion of the land use plan from Business Park to Residential Mixed Use Neighborhood and Neighborhood Commercial :

LEGAL DESCRIPTION:

That part of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:
Beginning at the northwest corner of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;
thence North 35 degrees 18 minutes 17 seconds East, along the northerly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 42.97 feet;
thence North 81 degrees 02 minutes 13 seconds East, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 74.77 feet;
thence northeasterly 49.86 feet along a curve to the left, tangent to the last described line, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 839.50 feet, a delta angle of 03 degrees 24 minutes 11 seconds and a chord distance of 49.85 feet which bears North 79 degrees 20 minutes 07 seconds East;
thence northeasterly 155.86 feet along a compound curve to the left, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 569.92 feet, a delta angle of 15 degrees 40 minutes 08 seconds and a chord distance of 155.37 feet which bears North 69 degrees 47 minutes 58 seconds East;
thence northeasterly 26.77 feet along a reverse curve to the right, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 483.00 feet, a delta angle of 03 degrees 10 minutes 30 seconds and a chord distance of 26.76 feet which bears North 63 degrees 33 minutes 09 seconds East;
thence northeasterly 116.97 feet along a reverse curve to the left, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 831.50 feet, a delta angle of 08 degrees 03 minutes 36 seconds and a chord distance of 116.87 feet which bears North 61 degrees 06 minutes 36 seconds East;
thence southeasterly 37.60 feet along a reverse curve to the right, tangent to the last described curve, continuing along said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 25.00 feet, a delta angle of 86 degrees 11 minutes 03 seconds and a chord distance of 34.16 feet which bears South 79 degrees 49 minutes 40 seconds East, to the easterly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;
thence South 36 degrees 44 minutes 09 seconds East, tangent to the last described curve, along said easterly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 569.65 feet;
thence southeasterly 195.48 feet along a curve to the left, tangent to the last described line, continuing along said easterly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, having a radius of 1032.00 feet, a delta angle of 10 degrees 51 minutes 10 seconds and a chord distance of 195.18 feet which bears South 42 degrees 09 minutes 44 seconds East;
thence South 50 degrees 14 minutes 10 seconds West, a distance of 249.61 feet;
thence South 24 degrees 56 minutes 50 seconds East, a distance of 139.95 feet;
thence South 22 degrees 46 minutes 27 seconds East, a distance of 234.14 feet;
thence South 73 degrees 21 minutes 57 seconds West, a distance of 480.42 feet, to the westerly line of said Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6;
thence North 58 degrees 26 minutes 07 seconds West, along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 50.01 feet;
thence northwesterly 163.16 feet along a curve to the right, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, not tangent to the last described line, having a radius of 1834.90 feet, a delta angle of 05 degrees 05 minutes 42 seconds and a chord distance of 163.11 feet which bears North 38 degrees 07 minutes 29 seconds West;
thence North 22 degrees 46 minutes 27 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 450.74 feet;
thence North 12 degrees 38 minutes 22 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 333.88 feet;
thence North 10 degrees 21 minutes 47 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 111.64 feet;

thence North 10 degrees 25 minutes 39 seconds West, continuing along said westerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, a distance of 64.58 feet, to said northerly line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, and to the Point of Beginning.

Containing 16.40 acres more or less

Said parcel is subject to all easements and restrictions.

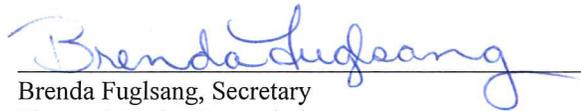
LAYMAN'S DESCRIPTION:

Approximately 16.40 acres of land near the northeast corner of SE Irvinedale Drive and SW Oralabor Road

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the proposed change as described above will affect only the above described real estate.

NOTICE IS FURTHER GIVEN that the Plan & Zoning Commission will meet at 6:30 P.M. on the 20th day of December, 2016, at the City Council Chambers, 410 West 1st Street, Ankeny, Iowa, to consider said rezoning, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

CITY OF ANKENY



Brenda Fuglsang, Secretary
Plan and Zoning Commission

Public Hearings are held during regular meetings of the Plan & Zoning Commission. At the conclusion of all public testimony on a subject, the Commission will close the public hearing and the item will be placed on the next Plan & Zoning Commission agenda (generally two weeks later). At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.