city of Ankeny

bringing it all together

NOTICE OF A PUBLIC HEARING BY THE PLAN & ZONING COMMISSION OF THE CITY OF ANKENY, IOWA ON A REZONING OF PROPERTY OWNED BY DRA PROPERTIES LC FOR AN AMENDMENT TO THE PRAIRIE TRAIL MIXED USE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT DOCUMENT

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 rezoning 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 Residential Mixed Use Neighborhood to Business Park, for the following described property:

LEGAL DESCRIPTION:

THAT PART OF PARCEL "I" OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11295, PAGES 669-674 AND AS SHOWN ON THE SPECIAL WARRANTY DEED RECORDED IN BOOK 11295, PAGES 730-744, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT A, HAVENWOOD PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE NORTH 32 DEGREES 14 MINUTES 15 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 43.66 FEET; THENCE NORTH 78 DEGREES 56 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE OF LOT A, A DISTANCE OF 196.51 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 478.80 FEET, TO THE NORTH LINE OF VINTAGE HILLS PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE OF VINTAGE HILLS PLAT 1, A DISTANCE OF 241.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, ALSO BEING THE WEST LINE OF SAID PARCEL "I"; THENCE NORTHWESTERLY 401.74 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, HAVING A RADIUS OF 2361.83 FEET, A DELTA ANGLE OF 09 DEGREES 54 MINUTES 09 SECONDS AND A CHORD DISTANCE OF 401.26 FEET WHICH BEARS NORTH 09 DEGREES 35 MINUTES 07 SECONDS EAST, TO SAID SOUTH LINE OF LOT A AND THE POINT OF BEGINNING. CONTAINING 2.36 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 2.36-acre parcel situated in the southeast quadrant of SW State Street and SW 11th Street.

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

Brenda Fuglsang, Secretary
Plan & 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.