**ROLL CALL**
**Plan & Zoning Commission**
**Ankeny, IA**

Date July 19 2016

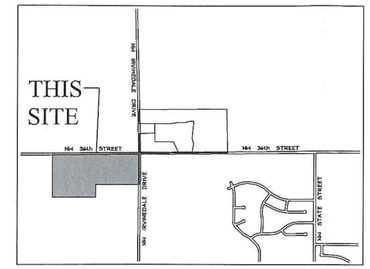
| | | | | |
|---|---|---|---|---|
| Anderson | Aye | Nay | Pass | Absent |
| Flack | Aye | Nay | Pass | Absent |
| Hunter | Aye | Nay | Pass | Absent |
| Mollenhauer | Aye | Nay | Pass | Absent |
| Odson | Aye | Nay | Pass | Absent |
| Ripper | Aye | Nay | Pass | Absent |
| Sherman | Aye | Nay | Pass | Absent |
| West | Aye | Nay | Pass | Absent |
| Whiting | Aye | Nay | Pass | Absent |
| | Aye | Nay | Pass | Absent |

Ayes 8 Nays ___ Pass ___ Absent 1

APPROVED

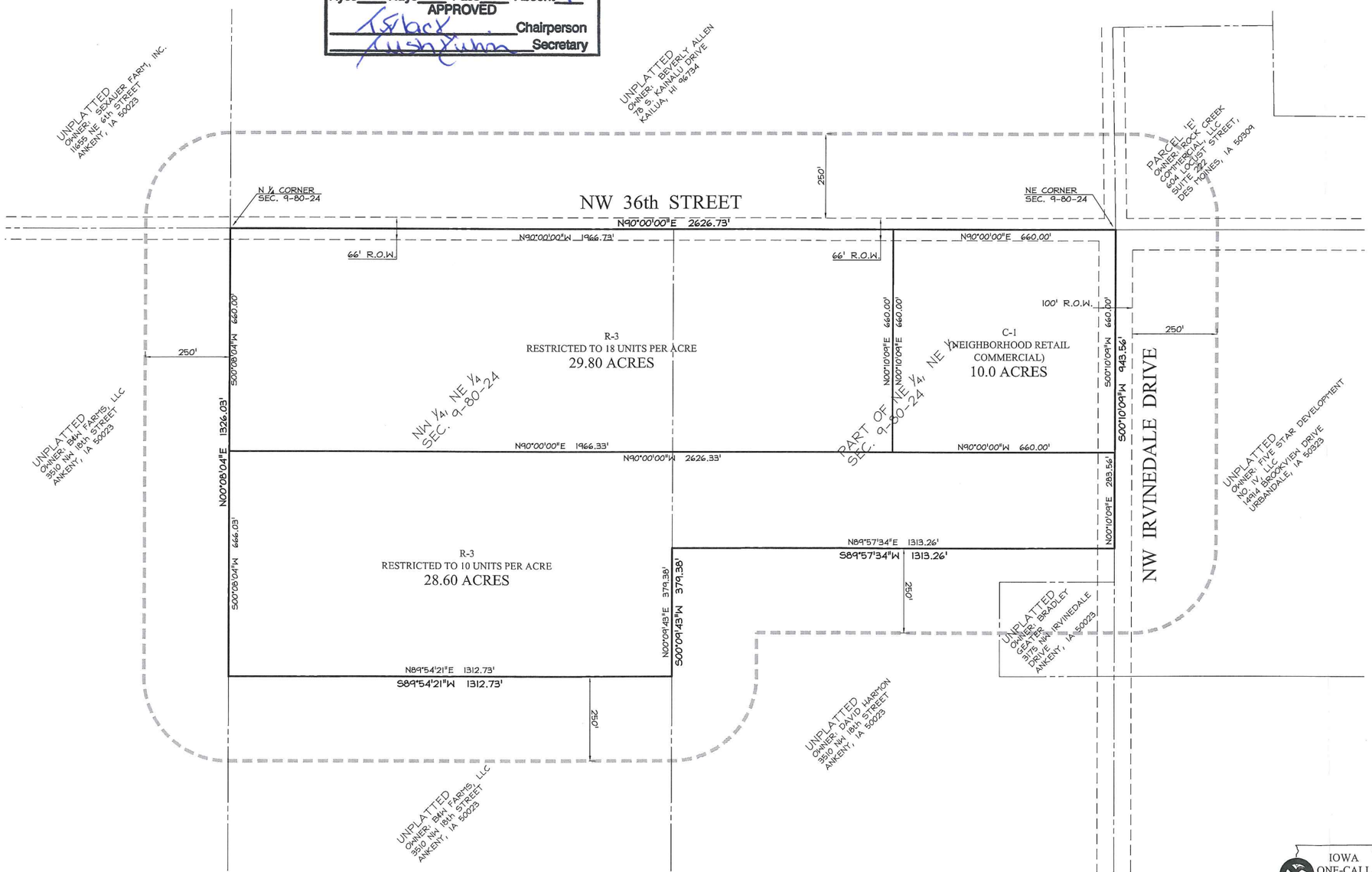
T Flack — Chairperson

Trish Kuhn — Secretary




VICINITY SKETCH

NORTH
SCALE: 1"=2000'




# REZONING SKETCH
# KOETHE PROPERTY

## OWNER/DEVELOPER
LEMAR KOETHE
6000 DOUGLAS AVENUE, SUITE 210
DES MOINES, IA 50322
PH: 515-250-3161
LKINVEST@LIVE.COM

## ZONING
EXISTING: R-1 (ONE-FAMILY RESIDENCE DISTRICT)
PROPOSED: R-3 (MULTIPLE FAMILY RESIDENTIAL)
C-1 (NEIGHBORHOOD RETAIL COMMERCIAL)

## LAND USE
EXISTING: AGRICULTURE
PROPOSED: RESIDENTIAL AND COMMERICAL

## LEGAL DESCRIPTION
The NW ¼ of the NE ¼ of Section 9, Township 80 North, Range 24 West of the Fifth Principal Meridian, and the NE ¼ of the NE ¼ of said Section 9, Township 80 North, Range 24 West of the Fifth Principal Meridian, except the South 379.50 feet of said NE ¼, NE ¼. Said parcel is more particularly described as follows:

Beginning at the Northeast corner of said Section 9; thence South 00 degrees 10 minutes 09 seconds West along the section line a distance of 943.56 feet; thence South 89 degrees 57 minutes 34 seconds West a distance of 1313.26 feet; thence South 00 degrees 09 minutes 43 seconds West a distance of 379.38 feet; thence South 89 degrees 54 minutes 21 seconds West a distance of 1312.73 feet; thence North 00 degrees 08 minutes 04 seconds East a distance of 1326.03 feet; thence North 90 degrees 00 minutes 00 seconds East along the section line a distance of 2626.73 feet to the Point of Beginning, and containing 68.40 acres, more or less, all now included in and forming a part of Polk County, Iowa.

## SURROUNDING PROPERTY OWNERS

| | | | |
|---|---|---|---|
| *B&W FARMS, LLC | 700,438 S.F. 33.1% | ROCK CREEK COMMERCIAL, LLC | 54,041 S.F. 2.5% |
| BEVERLY ALLEN | 647,658 S.F. 30.6% | SEXAUER FARM, INC. | 49,161 S.F. 2.3% |
| *DAVID HARMON | 353,511 S.F. 16.7% | *BRADLEY GEATER | 43,844 S.F. 2.1% |
| *FIVE STAR DEVELOPMENT NO. IV, LLC | 270,061 S.F. 12.7% | | |
| TOTAL SQUARE FOOTAGE<br>TOTAL PERCENTAGE | | 2,118,714 S.F.<br>100.0% | |
| * SIGNED PETITION<br>PETITIONS SIGNED = 64.6% | | | |

## LEGEND
- PLAT BOUNDARY
- ▲ SECTION CORNER
- ● FOUND CORNER, AS NOTED
- O SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (3333) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

## CERTIFICATION
LICENSED PROFESSIONAL ENGINEER BRADLEY R. COOPER 12980 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only


COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345


DATE: 5-26-2016
REVISIONS:

0 75 150
SCALE: 1"=150'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 1853

REZONING SKETCH
KOETHE PROPERTY

SHEET 1 OF 1

IOWA ONE-CALL 800/292-8989 TOLL-FREE CALL- BEFORE- YOU- DIG