

ORDINANCE 1890

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY IOWA, BY REZONING CERTAIN REAL ESTATE OWNED BY DRA PROPERTIES LC TO AMEND THE PRAIRIE TRAIL MIXED USE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT DOCUMENT REVISING EXHIBIT B, LAND USE PLAN MAP

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 19th day of July, 2016, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by DRA Properties LC, 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 Open Space to Residential Mixed Use Neighborhood and Neighborhood Commercial:

WHEREAS, on the **19th** day of **September**, 2016, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the below described below;

LEGAL DESCRIPTION:

THAT PART OF PARCEL 2016-8 OF THAT PART OF PARCEL "I" OF THE NORTH HALF OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15946, PAGE 662; AND THAT PART OF PARCEL "I" OF THE NORTH HALF OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11295, PAGES 669-674, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26, A DISTANCE OF 657.76 FEET, TO THE POINT OF BEGINNING AND THE EAST LINE OF SAID PARCEL 2016-8; THENCE NORTH 36 DEGREES 55 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE OF PARCEL 2016-8, A DISTANCE OF 200.01 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF PARCEL 2016-8, A DISTANCE OF 101.53 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 07 SECONDS EAST, A DISTANCE OF 326.49 FEET; THENCE NORTH 04 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 267.23 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 36.12 FEET; THENCE NORTHWESTERLY 249.44 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 540.50 FEET, A DELTA ANGLE OF 26 DEGREES 04 MINUTES 58 SECONDS AND A CHORD DISTANCE OF 249.44 FEET WHICH BEARS NORTH 76 DEGREES 38 MINUTES 48 SECONDS WEST; THENCE NORTH 63 DEGREES 18 MINUTES 19 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.59 FEET; THENCE NORTHWESTERLY 56.68 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 06 DEGREES 29 MINUTES 41 SECONDS AND A CHORD DISTANCE OF 56.65 FEET WHICH BEARS NORTH 60 DEGREES 03 MINUTES 29 SECONDS WEST, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 2016-8; THENCE NORTHWESTERLY 409.98 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 2016-8 AND ALONG SAID NORTH LINE OF PARCEL 2016-8, HAVING A RADIUS OF 703.50 FEET, A DELTA ANGLE OF 33 DEGREES 23 MINUTES 25 SECONDS AND A CHORD DISTANCE OF 404.20 FEET WHICH BEARS NORTH 73 DEGREES 30 MINUTES 21 SECONDS WEST; THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, A DISTANCE OF 398.20 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 06 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, A DISTANCE OF 91.37 FEET, TO THE WEST LINE OF SAID PARCEL 2016-8; THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST, ALONG SAID WEST LINE OF PARCEL 2016-8, A DISTANCE OF 551.22 FEET; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF PARCEL 2016-8, A DISTANCE OF 389.40 FEET, TO SAID SOUTH LINE OF THE NORTH HALF OF SECTION 26 AND ALSO BEING THE SOUTH LINE OF SAID PARCEL 2016-8; THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH LINE OF PARCEL 2016-8, A DISTANCE OF 547.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 18.77 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 18.77 acres of land located on the southwest corner of the S Ankeny Boulevard and the future SW Prairie Trail Parkway intersection.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, be and it is hereby 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 Open Space to Residential Mixed Use Neighborhood and Neighborhood Commercial.

Section 2. That the City Council hereby adopts a revised and updated Land Use Plan attached as Exhibit B.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this 19th, day of September, 2016.

Gary Lorenz, Mayor

ATTEST:

Pamela DeMouth, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE 23RD DAY OF SEPTEMBER, 2016**

**1st Con 8/15/16 (P. Hrg)
2nd Con 9/6/16
3rd Con 9/19/16**