

**ORDINANCE 1896**

**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 JERRY'S HOMES INC.**

**WHEREAS**, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 6<sup>th</sup> day of September 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 Jerry's Homes Inc., be rezoned from the current R-1, One-Family Residence District designation to R-3, Multiple-Family Residence District restricted to single family and,

**WHEREAS**, on the 7<sup>th</sup> day of **November**, 2016, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

**LEGAL DESCRIPTION:**

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0°22'07" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER 1271.48 FEET; THENCE SOUTH 89°38'15" WEST, 1322.98 FEET; THENCE NORTH 0°23'36" EAST, 678.81 FEET THENCE SOUTH 89°38'24" WEST, 1273.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW IRVINEDALE DRIVE; THENCE NORTH 0°21'30" EAST ALONG SAID RIGHT-OF-WAY LINE, 592.71 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°38'22" EAST ALONG SAID NORTHERLY LINE 2595.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.93 AC (2,436,321 SQUARE FEET).

**LAYMAN'S DESCRIPTION:**

Approximately 55.93 acres of land approximately .30 miles northeast of the intersection of NW Irvinedale Drive and NW 18<sup>th</sup> Street

**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, is hereby amended by rezoning the above described properties owned by Jerry's Homes Inc. from the current R-1 designation to R-3, restricted to single family.

**Section 2.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3.** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED** at Ankeny Iowa, this 7<sup>th</sup>, day of **November**, 2016.

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Gary Lorenz, Mayor

ATTEST:

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Pamela DeMouth, City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 11<sup>TH</sup> DAY OF NOVEMBER, 2016**

**1<sup>st</sup> Con 10/3/16 (P. Hrg.)  
2<sup>nd</sup> Con 10/17/16  
3<sup>rd</sup> Con 11/7/16**

