



VICINITY MAP
SCALE: 1" = 1000'

OWNER / DEVELOPER

DRA PROPERTIES, LC
1515 NE 36TH STREET
ANKENY, IA 50021
(515) 964-9444

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

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 836.50 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 08 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 88 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 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.

SHOWN ON THE PLAN AS PROPOSED OUTLOT X AND OUTLOT Y.



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	49.86'	836.50'	3°24'21"	49.86'	N79°20'07"E
C2	155.86'	569.92'	15°40'08"	155.37'	N69°47'58"E
C3	26.77'	483.00'	3°10'30"	26.76'	N63°33'09"E
C4	116.97'	831.50'	8°03'36"	116.87'	N61°06'36"E
C5	37.60'	25.00'	86°11'03"	34.16'	S79°49'40"E
C6	195.48'	1032.00'	10°51'10"	195.18'	S42°09'44"E
C7	163.16'	1834.90'	5°05'42"	163.11'	N38°07'29"W

ZONING

EXISTING ZONING: PRAIRIE TRAIL P.U.D. - BUSINESS PARK
PROPOSED ZONING:
OUTLOT Y: PRAIRIE TRAIL P.U.D. - RESIDENTIAL MIXED USE NEIGHBORHOOD
OUTLOT X: PRAIRIE TRAIL P.U.D. - NEIGHBORHOOD COMMERCIAL
AREA WITHIN THE ADJACENT 250' = 76.22 ACRES
PROPOSED RE-ZONING AREA = 16.40 ACRES
RIGHT-OF-WAY AREA = 29.15 ACRES
CITY PARK AREA = 1.56 ACRES
NET AREA WITHIN THE ADJACENT 250' = 29.11 ACRES

- REQUIRED 60% OF 29.11 ACRES = 17.47 ACRES
1. DRA PROPERTIES, LC = 15.25 ACRES - 50.0%
 2. WARREN TRANSPORT = 2.67 ACRES - 9.2%
 3. FARRELL ENTERPRISES = 0.57 ACRES - 2.0%
 4. HEATHER LILIENTHAL
 5. MICHAEL P. KELLY
 6. JOSEPH LARGE & DENISE LARGE
 7. RYAN DALTON & HEATHER DALTON
 8. DENISE EVANS & ANDREW CHAN
 9. MATTHEW G HAYERTZ & KELLY M HAYERTZ
 10. BRIAN MULCAHY & JENNIFER MULCAHY
 11. TIMOTHY MCCOLLUM
 12. JAMES DEBARTOLO & MARY DEBARTOLO
 13. STEVEN R CARUSO & BRENDA R CARUSO
 14. PATRICK M OSER & DEBORAH M OSER



OWNER:
BREYTON COMMUNITIES
2801 SW ORALABOR ROAD
MAILING ADDRESS:
1638 MINNETONKA BLVD
WAYZATA, MN 55391

OWNER:
DRA PROPERTIES LC
1515 NE 36TH ST
ANKENY, IA 50021

OWNER:
WARREN TRANSPORT INC
MAILING ADDRESS:
POB 420
WATERLOO, IA 50704

OWNER:
WARREN MGR INC
MAILING ADDRESS:
POB 420
WATERLOO, IA 50704

OWNER:
FARRELL ENTERPRISES LLC
MAILING ADDRESS:
5954 ASHWORTH RD
WEST DES MOINES, IA 50266

OWNER:
GIT-H-GO CONVENIENCE STORES INC
MAILING ADDRESS:
2811 SW ORALABOR ROAD
MAILING ADDRESS:
2716 INDIANOLA RD
DES MOINES, IA 50315

OWNER:
JACOBS & SON
MAILING ADDRESS:
2905 SW ORALABOR ROAD
JOHNSTON, IA 50131

OWNER:
CHARTER BANK
MAILING ADDRESS:
5528 NW 88TH ST
JOHNSTON, IA 50131

OWNER:
DEBROS F GUINARSON
MAILING ADDRESS:
7785 NW 10TH ST
ANKENY, IA 50023

OWNER:
JAMES S & DENISE A MC NAMEE
MAILING ADDRESS:
2711 SW FIELDSTONE CT
ANKENY, IA 50023

OWNER:
CYNTHIA D & TRENTON A MALVEN
MAILING ADDRESS:
2715 SW FIELDSTONE CT
ANKENY, IA 50023

NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1) 12/08/2016 CITY TECH REVIEW
2)
3)
4)
5)
6)
7)

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR THE PREPARATION OF THESE PLANS, SPECIFICATIONS, AND FOR INFORMATION WHICH MAY BE OBTAINED FROM THESE PLANS OR SPECIFICATIONS, IN WHOLE OR IN PART, WITHOUT OUR WRITTEN CONSENT. OUR LIABILITY IS LIMITED TO THE COST OF OUR PROFESSIONAL SERVICES ONLY.

SW PLAZA PARKWAY NEIGHBORHOOD
ANKENY, IOWA
P.U.D. AMENDMENT EXHIBIT

PROJECT NAME: SW PLAZA PARKWAY NEIGHBORHOOD P.U.D. AMENDMENT EXHIBIT
DESCRIPTION:
DATE: 09/26/16
DRAWN BY: T.J.H.
CHECKED BY: R.J.S.
SCALE: AS NOTED
SHEET TITLE: RZ-1
SHEET NO.: 1/1