



**NOTICE OF PLAN AND ZONING COMMISSION OF THE CITY OF ANKENY PUBLIC HEARING ON A REZONING TO PUD, PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY OWNED BY DEER CREEK ESTATES, LLC AND RON FIX AND LOCATED ON THE NORTH SIDE OF E 1<sup>ST</sup> STREET/ NE 94<sup>TH</sup> STREET (COUNTY), APPROXIMATELY 340 FEET TO THE EAST OF THE E 1<sup>ST</sup> STREET/NE 94<sup>TH</sup> STREET (COUNTY) AND NE 29<sup>TH</sup> STREET (COUNTY) INTERSECTION.**

**NOTICE IS HEREBY GIVEN** that the Plan and 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 changing the present R-1, One-Family Residence District to PUD, Planned Unit Development, for the following described property:

**LEGAL DESCRIPTION:**

THE NORTHWEST QUARTER IN SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA (EXCEPT DEER CREEK ESTATES PLAT 13, AN OFFICIAL PLAT AND THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCIING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°50'49" EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°50'49" EAST, 2,607.79 FEET; THENCE SOUTH 89°18'54" EAST, 306.05 FEET; THENCE NORTH 14°08'20" WEST, 420.37 FEET; THENCE NORTH 42°19'26" WEST, 377.00 FEET; THENCE NORTH 45°57'19" WEST; 587.70 FEET; THENCE NORTH 28°22'32" WEST; 437.55 FEET; THENCE NORTH 79°51'29" WEST 299.33 FEET; THENCE NORTH 41°08'55" WEST, 327.50; THENCE NORTH 48°02'34" EAST, 170.02 FEET; THENCE NORTH 41°08'55" WEST, 269.45 FEET; THENCE NORTH 45°00'43" EAST, 116.12 FEET; THENCE NORTH 41°08'55" WEST, 222.32 FEET; THENCE NORTH 61°44'42" WEST, 647.60 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE NORTH ALONG SAID WEST LINE 727.26 FEET, TO THE SOUTHEAST CORNER OF LOT 8, DEER CREEK ESTATES PLAT 12, AN OFFICIAL PLAT; THENCE NORTH 00°09'54" EAST, 548.16 FEET TO THE NORTHEAST CORNER OF LOT 7, DEER CREEK ESTATES PLAT 12 AND THE SOUTH LINE OF SAID DEER CREEK ESTATES PLAT 13; THENCE NORTH 67°49'02" EAST, 226.57 FEET ALONG THE SOUTH LINE OF SAID PLAT 13; THENCE NORTH 53°10'32" EAST, 80.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 1,160.00 FEET, WHOSE ARC LENGTH IS 748.88 FEET AND WHOSE CHORD BEARS NORTH 18°19'47" WEST, 735.94 FEET; THENCE NORTH 00°09'54" EAST, 375.43 FEET TO THE POINT OF BEGINNING) AND THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER IN SAID SECTION 17 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 17, 2,146.9 FEET TO AN EXISTING PROPERTY LINE FENCE; THENCE NORTH 89°33' EAST, 1,522 FEET ALONG SAID PROPERTY LINE FENCE TO A FENCE CORNER; THENCE SOUTH 02°25" EAST, ALONG AN EXISTING FENCE 443 FEET TO A FENCE CORNER; THENCE SOUTH 00°31' EAST ALONG AN EXISTING FENCE 411.6 FEET TO A FENCE CORNER; THENCE NORTH 88°21' WEST ALONG AN EXISTING FENCE, 208.7 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SW ¼ OF SECTION 17; THENCE SOUTH 89°39' WEST, 320.4 FEET ALONG THE SOUTH LINE OF SAID SW ¼ OF SECTION 17 TO THE POINT OF BEGINNING) ALL BEING IN SAID SECTION 17 EXCEPT ANY LEGALLY ESTABLISHED HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD. CONTAINING 374.80 ACRES (16,326,219 SF)

**LAYMAN'S DESCRIPTION:**

Approximately 374.80 acres of land located on the north side of E 1<sup>st</sup> Street/ NE 94<sup>th</sup> Street (County), approximately 400 feet east of the E 1<sup>st</sup> Street/NE 94<sup>th</sup> Street (County) and NE 29<sup>th</sup> Street (County) intersection.

**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 and Zoning Commission will meet at **6:30 P.M. on the 3<sup>rd</sup> day of February, 2015**, at the Council Chambers, 410 West First Street, Ankeny, Iowa, to consider said amendment of rezoning, at which time and place all parties of interest and citizens shall have the opportunity to be heard.

**CITY OF ANKENY, IOWA**

Trish Kuhn, Secretary  
Plan and 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.*