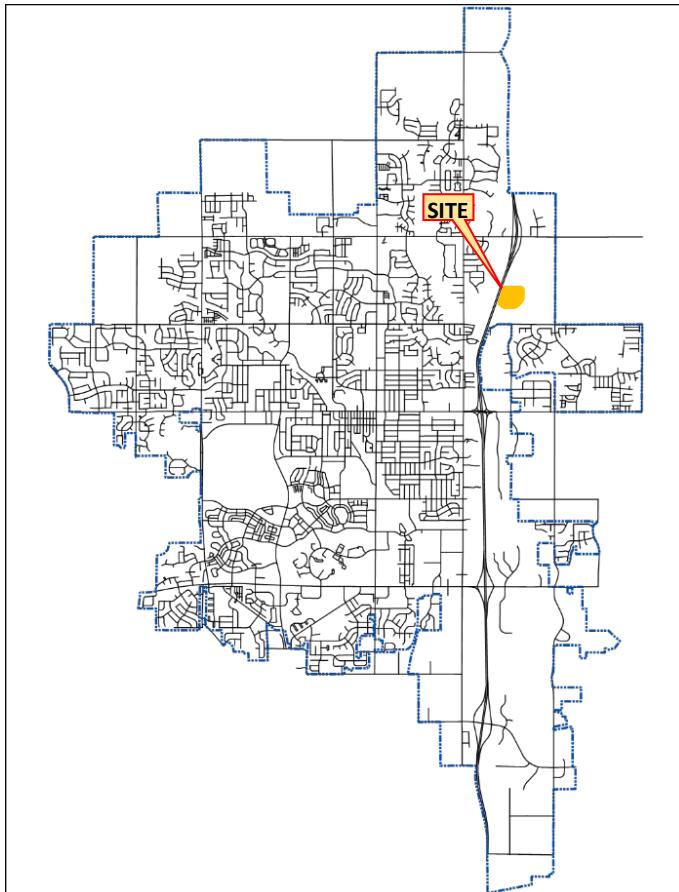


**Amendment #13: Future Land Use Plan Map (Figure 12.10) Amendment**

Adopted September 16, 2024 by Resolution #2024-364

The Ankeny Plan 2040

Amendment (Map) #13

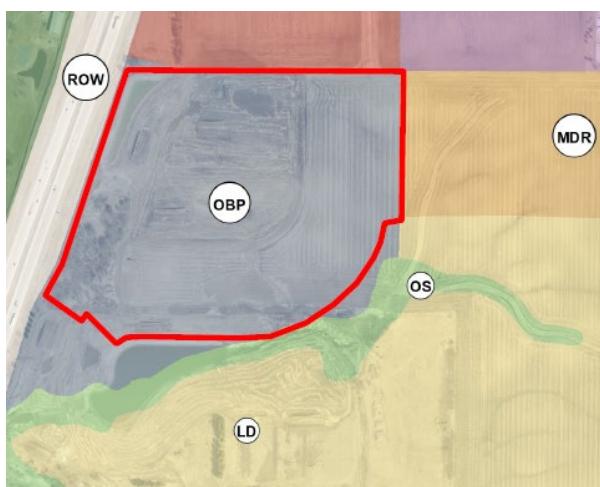


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**FUTURE LAND USE PLAN MAP**

**Amendment #13**

Revises the Future Land Use Plan Map Figure 12.10  
for approximately 53.68 acres  
(see Resolution 2024-364 for Description)



**Location:** east of I-35, north of NE 18th St and west of  
NE 29th St

**From:** Office Business Park  
**To:** Low Density Residential

## RESOLUTION 2024-364

### **RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY DRA PROPERTIES, LC, FROM OFFICE/BUSINESS PARK TO LOW DENSITY RESIDENTIAL, AREA A**

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**WHEREAS**, on the 6<sup>th</sup> day of August, 2024, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 20<sup>th</sup> day of August, 2024, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by DRA Properties, LC, from Office/Business Park to Low Density Residential (Area A); and

**WHEREAS**, on the 16<sup>th</sup> day of September, 2024, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

#### **LEGAL DESCRIPTION:**

THAT PART OF OUTLOT Y, NURSERY DRIVE ESTATES PLAT NO. 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA, EXCEPT SAID PARCEL A; AND THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

AND THAT PART OF THE WEST 45 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT NURSERY DRIVE ESTATES PLAT NOS. 1 & 2, OFFICIAL PLATS, LOCATED IN POLK COUNTY, IOWA;

AND THAT PART OF THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING EAST OF INTERSTATE 35, EXCEPT PARCEL B OF SAID THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7242, PAGE 378;

AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING EAST OF INTERSTATE 35;

AND PARCEL G OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 07, AS SHOWN ON THE PATENT DEED RECORDED IN BOOK 14770, PAGE 301 WITH THE POLK COUNTY RECORDER'S OFFICE; ALL OF WHICH IS LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 07; THENCE S 89° 37' 30" E, A DISTANCE OF 1203.13 FEET; THENCE S 00° 20' 07" W, A DISTANCE OF 800.53 FEET; THENCE S 78° 26' 41" W, A DISTANCE OF 88.57 FEET; THENCE 1078.31 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 790.00 FEET, A DELTA ANGLE OF 78° 12' 20" AND A CHORD DISTANCE OF 996.53 FEET WHICH BEARS S 51° 13' 57" W; THENCE N 89° 39' 53" W, A DISTANCE OF 657.22 FEET; THENCE S 60° 35' 03" W, A DISTANCE OF 69.22 FEET; THENCE N 46° 25' 01" W, A DISTANCE OF 219.58 FEET; THENCE 42.80 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 07° 25' 49" AND A CHORD DISTANCE OF 42.77 FEET WHICH BEARS S 39° 52' 04" W; THENCE N 53° 50' 50" W, A DISTANCE OF 243.84 FEET; THENCE N 28° 30' 36" E, A DISTANCE OF 181.06 FEET; THENCE N 18° 48' 09" E, A DISTANCE OF 1120.01 FEET; THENCE S 89° 44' 00" E, A DISTANCE OF 318.79 FEET; TO THE POINT OF BEGINNING.

CONTAINING 53.68 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

#### **LAYMAN'S DESCRIPTION:**

Approximately 53.68-acres (+/-) located East of Interstate 35, North of NE 18<sup>th</sup> Street, and West of NE 29<sup>th</sup> Street/NE Four Mile Drive.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ankeny, Iowa:

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from Office/Business Park to Low Density Residential (Area A); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

**PASSED AND APPROVED** this 16<sup>th</sup> day of September, 2024.

CITY OF ANKENY, IOWA

DocuSigned by:



4C9E47CBE956471  
Mark E. Holm, Mayor

ATTEST:

DocuSigned by:



7E497FC63C464A9  
Michelle Yuska, City Clerk