

**NOTICE OF A CITY COUNCIL OF THE CITY OF ANKENY PUBLIC HEARING
ON A REZONING FOR CERTAIN PROPERTY OWNED BY JDEV, LLC**

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding the question of approving a rezoning for the following described property owned by JDEV, LLC, from the current R-3, Multiple-Family Residence District, with restrictions designation to R-3, Multiple-Family Residence District, with restrictions, for the following described property:

LEGAL DESCRIPTION:

Rezoning Boundary “A” – Proposed R-3, Restricted to 10 Units/Acre

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 , TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 89° 38' 59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 110.01 FEET TO THE WEST RIGHT OF WAY LINE US HIGHWAY 69; THENCE SOUTH 0° 16' 59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 497.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 43' 01" EAST, 537.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 21.45 FEET AND WHOSE CHORD BEARS NORTH 88° 53' 10" EAST, 21.45 FEET; THENCE SOUTH 05° 46' 04" EAST, 125.16 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 34.66 FEET AND WHOSE CHORD BEARS SOUTH 88° 31' 32" WEST, 34.65 FEET; THENCE NORTH 89° 43' 01" WEST, 537.77 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00° 16' 59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.62 ACRES (70,728 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Rezoning Boundary “B” – Proposed R-3, Restricted to Single-Family

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 , TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 89° 38' 59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 110.01 FEET TO THE WEST RIGHT OF WAY LINE US HIGHWAY 69; THENCE SOUTH 0° 16' 59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 497.05 FEET; THENCE SOUTH 89° 43' 01" EAST, 537.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 62.24 FEET AND WHOSE CHORD BEARS NORTH 86° 06' 00" EAST, 64.19 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 7.24 FEET AND WHOSE CHORD BEARS NORTH 81° 26' 46" EAST, 7.24 FEET; THENCE SOUTH 05° 46' 04" EAST, 125.16 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 10.72 FEET AND WHOSE CHORD BEARS SOUTH 82° 14' 23" WEST, 10.72 FEET; THENCE NORTH 04° 10' 23" WEST, 125.23 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1122 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LAYMAN’S DESCRIPTION:

Approximately 1.65 acres of property located east of HWY 69, and approximately ¼-mile north of NE 54th St.

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 Council will meet at 5:30 P.M. on the 5th day of August, 2019, at the City Council Chambers, 410 West First Street, Ankeny, Iowa, to consider said amendment, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

DATED this 15th day of July, 2019.

CITY OF ANKENY, IOWA

Denise L. Hoy, City Clerk

Published in the Des Moines Register on the 19th day of July, 2019.