

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

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**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 a rezoning for the following described property owned by Diamond Development LLC from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to One-Family Residential Dwellings and minimum 70' lot widths.

**LEGAL DESCRIPTION:**

**Area D, Proposed R-3, Restricted to One-Family Residential Dwellings**

A PART OF OUTLOT 'Y' AND OUTLOT 'Z', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°53'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Z', 819.64 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 00°09'45" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 140.33 FEET; THENCE NORTH 89°50'15" WEST, 24.08 FEET; THENCE NORTH 00°09'45" EAST, 195.00 FEET; THENCE SOUTH 89°50'15" EAST, 280.00 FEET; THENCE NORTH 85°59'36" EAST, 278.74 FEET; THENCE NORTH 00°09'45" EAST, 360.11 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 81°57'19" WEST ALONG SAID NORTHERLY LINE, 73.76 FEET; THENCE NORTH 00°09'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, 34.00 FEET; THENCE NORTH 10°07'19" WEST, 70.06 FEET; THENCE NORTH 24°57'55" WEST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1060.00 FEET, WHOSE ARC LENGTH IS 32.82 FEET AND WHOSE CHORD BEARS NORTH 64°08'51" EAST, 32.82 FEET; THENCE NORTH 63°15'38" EAST, 188.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 155.55 FEET AND WHOSE CHORD BEARS NORTH 38°30'13" EAST, 150.76 FEET; THENCE SOUTH 76°15'12" EAST, 143.89 FEET TO THE EAST LINE OF SAID OUTLOT 'Y' THENCE SOUTH 00°17'35" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Y' AND OUTLOT 'Z', 1113.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.07 ACRES (525,596 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**LAYMAN'S DESCRIPTION:**

12.07 acres of land located east of NW State Street and north of NW 26th Street

**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 5<sup>th</sup> day of August, 2019, at the 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 15<sup>th</sup> day of July 2019.

CITY OF ANKENY, IOWA

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Denise L. Hoy, City Clerk

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