



NOTICE OF PUBLIC MEETING
City of Adel Planning & Zoning Commission
Monday, April 5, 2021 at 6:30 p.m.

Due to public health concerns related to COVID-19, and as authorized by emergency proclamation of the Governor of the State of Iowa, this meeting of the Planning & Zoning Commission will be conducted electronically, pursuant to Iowa Code Section 21.8, as holding the meeting in person is impossible or impractical. Interested persons may attend or participate in the meeting by the following methods:

1. Join by videoconference: <https://bit.ly/3vDMFRT>

**2. Join by phone: (515) 478-3549
Conference ID: 497 848 156#**

I. Discussion / Possible Action on Rezoning Request from Cramer and Associates to Rezone 16.2 Acres from A-1 (Existing Agriculture District) to R-4 (Multi-Family Residential District). Legal description at City Hall.

Steve Nichols
Code Compliance Officer
City of Adel
snichols@adeliowa.org

SOUTHBRIDGE PLAT 7
REZONING DESCRIPTION

A PART OF GOVERNMENT LOTS 5, 6, 11 AND 12 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHBRIDGE PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE NORTH 89°55'49" EAST ALONG THE SOUTHERLY LINE OF SAID SOUTHBRIDGE PLAT 3, A DISTANCE OF 71.87 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS NORTH 75°33'34" EAST, 23.13 FEET; THENCE NORTH 62°11'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 197.52 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS NORTH 78°03'04" EAST, 273.36 FEET; THENCE SOUTH 86°05'05" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 220.24 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS SOUTH 78°47'10" EAST, 127.04 FEET; THENCE SOUTH 71°29'15" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 40.06 FEET; THENCE NORTH 79°23'04" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 404.05 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS SOUTH 42°05'10" EAST, 121.56 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY LINE A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS SOUTH 46°18'20" EAST, 162.62 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS SOUTH 08°03'20" WEST, 47.28 FEET; THENCE SOUTH 60°03'04" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 26.86 FEET; THENCE SOUTH 60°03'04" WEST, 510.40 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 508.49 FEET AND WHOSE CHORD BEARS SOUTH 75°04'08" WEST, 502.68 FEET; THENCE NORTH 89°54'49" WEST, 338.41 FEET; THENCE NORTH 83°33'59" WEST, 45.28 FEET; THENCE NORTH 89°55'04" WEST, 77.50 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 44°54'57" WEST, 35.36 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 169 ; THENCE NORTH 00°05'11" EAST ALONG SAID EAST RIGHT OF WAY LINE, 439.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.10 ACRES (701,295 SQUARE FEET).