

ORDINANCE NO. 13,834

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of the 2400 block of East Park Avenue from an "R1-80" One Family Residential District to a Limited "R1-60" One Family, Low Density Residential District classification.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of the 2400 block of East Park Avenue, more fully described as follows, from an "R1-80" One Family Residential District to a Limited "R1-60" One Family, Low Density Residential District classification:

West 15.0 acres of the North 30.0 acres of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 78 North, Range 24 West of the 5th P.M., all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Sec. 2. That this ordinance and the zoning granted by the terms hereof are subject to the following imposed additional conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance by all owners of said property

and are binding upon the owners and their successors, heirs, and assigns as follows:

A. Any dwelling constructed upon the Property shall contain at least 1200 square feet of finished interior space (exclusive of the garage), and an attached or detached garage large

enough for at least one vehicle.

B. No more than one dwelling may be constructed upon any platted lot.

C. The following requirements and conditions shall be satisfied as part of any subdivision or platting of the Property.

1. A grid based street system shall be provided as shown in the conceptual layout submitted as part of the rezoning request, including extension of the 60 foot right-of-way width for East Park Avenue and the connection to the north to match up with the streets shown in the Riverwoods Concept Plan.
2. The wooded areas of the property shall be protected to the extent possible in providing the street system.
3. At least seventy five percent (75%) of the lots shall be sixty five feet (65') or greater in width.
4. The southern two tiers of lots shall be platted with a lot width of seventy five feet (75') or greater.

Sec. 3. This ordinance shall be in full force and effect from and after the later of its passage and publication as provided by law or July 1, 2000.

Sec. 4. That the City Clerk is hereby authorized and directed to cause certified copies of this ordinance and proof of

publication thereof to be properly filed in the office of the Recorder of Polk County, Iowa.

FORM APPROVED:

Roger K. Brown, Assistant City Attorney

Preston A.
Daniels, Mayor

Attest:

I, Donna Boetel-Baker, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 00- 1818), passed by the City Council of said City at a meeting held June 19, 2000, signed by the Mayor on June 19, 2000, and published as provided by law in the Business Record on July 3, 2000. Authorized by Publication Order No. 2063.

Donna Boetel-Baker, CMC/AAE, City Clerk