

ORDINANCE NO. 14,263

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 2714 Hickman from the "R1-60" One-Family, Low Density Residential District to a Limited "R-2" One and Two-Family 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 2714 Hickman, more fully described as follows, from the "R1-60" One-Family, Low Density Residential District to a Limited "R-2" One and Two-Family Residential District classification:

Lot 4, except the North 37.0 feet thereof; and, Lot 5, except irregular North parcel being North 35.85 feet on the West line and the North 37.0 feet on the East line of said Lot 5, all within Duhigg Place, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa (hereinafter referred to as the "Property").

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:

Any two-family dwelling and single-family attached dwelling constructed upon the Property shall conform to the following requirements:

- a) The architectural elevations for the two two-family dwellings submitted by Marshall Goodman in support of his application for rezoning of the Property shall be revised by the owner to provide additional architectural detailing on the north facades consistent with the primary facades, to the satisfaction of the Community Development Director.
- b) The dwellings shall be constructed in substantial compliance with the architectural elevations revised as provided above, and with the site layout submitted by Marshall Goodman in support of his application for rezoning of the Property. The elevations and site layout are on file and available for public inspection in the City of Des Moines Community Development Department.

Sec. 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Sec. 4. That the City Clerk is hereby authorized and directed to cause certified copies of the vicinity map, this ordinance, proof of publication of this ordinance, and the Acceptance of Rezoning Ordinance signed by all owners of the Property, to be properly filed in the office of the County Recorder of the county in which the Property is located..

FORM APPROVED:

Roger K. Brown, Assistant City Attorney

Preston A. Daniels, Mayor

Attest:

I, Diane Rauh, 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. 03-1895), passed by the City Council of said City at a meeting held August 11, 2003 signed by the Mayor on August 11, 2003 and published as provided by law in the Business Record on August 25, 2003 Authorized by Publication Order No.3870.

Diane Rauh, City Clerk