

ORDINANCE NO. 15,227

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 918 Southeast 11th Street from the C-1 Neighborhood Retail Commercial District to the PUD Planned Unit Development 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 918 Southeast 11th Street, more fully described as follows:

Vacated Vale Street Right-of-Way North of and adjoining and vacated intervening North/South alley Right-of-Way, and also vacated 20 feet Railroad Avenue Right-of-Way located South of and adjoining, and all Block 6, Allens Second Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

from the C-1 Neighborhood Retail Commercial District to the PUD Planned Unit Development District classification, subject to the following conditions:

- 1) Addition of a note that any Development Plan shall comply with all Tree Preservation and Mitigation Ordinances.
- 2) Revision of the stormwater management statement to reflect compliance with the minimum requirements in the City's Site Plan policies.
- 3) Indication of conceptual location(s) for storm water management features.
- 4) Restoration of the Southeast 11th Street right-of-way to remove encroachment of off-street parking in addition to providing a minimum five-foot off-street parking setback with a three-foot landscape screen on both Southeast 10th Street and Southeast 11th Street.
- 5) Provision of minimum bufferyard requirements as applicable to "R-3" Districts as part of any future off-street parking extension.
- 6) Relocation of the public sidewalk to the south shall be shown based on the displacement by proposed building addition.
- 7) Revision of the parking standards to define parking requirements as they are required for shelters for the homeless contained in Section 134-1377(a)(30).
- 8) Provision of a note requiring architectural screening of any roof top mechanical units as part of any building addition.
- 9) Provision of fencing details for all site fencing to be permitted.

Sec. 2. This ordinance shall be in full force and effect from and after the later of its passage and publication as provided by law.

Sec. 3. That the City Clerk is hereby authorized and directed to cause certified copies of the vicinity map, this ordinance, and proof of publication of this ordinance to be properly filed in the office of the Polk County Recorder.

FORM APPROVED:

Michael F. Kelley, Assistant City Attorney

T. M. Franklin Cownie, 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. 13-1668), passed by the City Council of said City at a meeting held October 21, 2013 signed by the Mayor on October 21, 2013 and published and provided by law in the Business Record on November 8, 2013. Authorized by Publication Order No. 8635.

Diane Rauh, City Clerk