

ORDINANCE NO. 15,592

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 150 East County Line Road from the “R1-80” One-Family Residential District to 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 150 East County Line Road, more fully described as follows, from the “R1-80” One-Family Residential District to Limited “R1-60” One-Family Low-Density Residential District classification:

PARCEL “O” ON THE PLAT OF SURVEY FILED NOVEMBER 16, 2012 IN BOOK 14534 PAGE 839 IN THE OFFICE OF THE POLK COUNTY RECORDER BEING PART OF THE WEST 1650 FEET OF THE SOUTH 1320 FEET OF THE SOUTHWEST 1/4 OF SECTION 34 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.

Section 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:

- (1) Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City’s street tree policies.
- (2) A minimum of one street tree shall be provided per lot frontage within the development that complies with the City’s street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling

- constructed on that lot.
- (3) No same house plan shall be built on adjacent lots.
 - (4) Each house shall have a full basement.
 - (5) Each house shall have a minimum two-car attached garage.
 - (6) The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
 - (7) All windows and doors shall have trim that is no less than 4-inches in width.
 - (8) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
 - (9) Single story homes on Conceptual Plan Lots 1-4, 25-32, 37-44 and 49-52 shall be constructed with a minimum of 1,300 square feet of above-grade finished floor area. Single story homes on Conceptual Plan Lots 5-24, 33-36 and 45-48 shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
 - (10) 1½ story homes on Conceptual Plan Lots 1-4, 25-32, 37-44 and 49-52 shall be constructed with a minimum of 1,500 square feet of above-grade finished floor area with a minimum of 1,000 square feet on the first floor. 1½ story homes on Conceptual Plan Lots 5-24, 33-36 and 45-48 shall be constructed with a minimum of 1,600 square feet of above-grade finished floor area with a minimum of 1,000 square feet on the first floor.
 - (11) 2 story homes on Conceptual Plan Lots 1-4, 25-32, 37-44 and 49-52 shall be constructed with a minimum of 1,500 square feet of above-grade finished floor area with a minimum of 1,000 square feet on the first floor. 2 story homes on Conceptual Plan Lots 5-24, 33-36 and 45-48 shall be constructed with a minimum of 1,600 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
 - (12) Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
 - (13) Any chain link fence shall have black vinyl-cladding.
 - (14) Provision of a trail providing pedestrian access to Fort Des Moines Park.

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

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

FORM APPROVED:

Glenna K. Frank, 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. 17-1120), passed by the City Council of said City at a meeting held June 26, 2017 signed by the Mayor on June 26, 2017 and published and provided by law in the Business Record on July 14, 2017. Authorized by Publication Order No. 9997.

Diane Rauh, City Clerk