

ORDINANCE NO. 15,760

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 1145 and 1147 24th Street from the “R1-60” Low Density Residential District to Limited “NPC” Neighborhood Pedestrian Commercial 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 1145 and 1147 24th Street, more fully described as follows, from the from the “R1-60” Low Density Residential District to Limited “NPC” Neighborhood Pedestrian Commercial District classification:

LOTS 25 AND 26 DRAKE UNIVERSITY 3RD ADDITION, AN OFFICIAL PLAT, 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) The following uses of structures and land shall be prohibited upon the Property:
 - a. Adult entertainment businesses;
 - b. Animal hospitals, veterinary clinics, or kennels;
 - c. Automotive and motorcycle accessory and parts store;
 - d. Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots);

- e. Automobile washing establishments;
- f. Ballrooms and dance halls;
- g. Billiards parlors, pool halls and game rooms;
- h. Carpenter and cabinet making shops for retail custom work;
- i. Commercial baseball fields, swimming pools, skating rinks, golf driving ranges miniature golf courses, trampoline centers, and similar recreational uses and facilities;
- j. Communication towers/antennas (excluding an extension of 20 feet or less from an existing building);
- k. Delayed deposit services;
- l. Drive-in theaters;
- m. Garage for general motor vehicle repair;
- n. Gas stations/convenience stores;
- o. Lawn mower repair shops;
- p. Liquor stores and other businesses where more than 40 percent of gross receipts is derived from the sale of alcoholic liquors, wine, beer and tobacco.
- q. Locker plant;
- r. Lumber yards;
- s. Mini-warehouse;
- t. Mobile home parks;
- u. Monument sales yards;
- v. Off-premises advertising signs.
- w. Pawn brokers;
- x. Plumbing and heating shops;
- y. Radio stations;
- z. Sheet metal shops;
- aa. Sign painting shops;
- bb. Taverns and nightclubs; and
- cc. Used car sales lots.

(2) Signage upon the Property shall be limited to that allowed in the "C-1" Neighborhood Retail Commercial District.

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. 19- 0507), passed by the City Council of said City at a meeting held March 25, 2019 signed by the Mayor on March 25, 2019 and published and provided by law in the Business Record on April 12, 2019. Authorized by Publication Order No. 10624.

Diane Rauh, City Clerk