

ORDINANCE NO. 15,812

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 2725 Southwest 30th Street from the “M-3” Limited Industrial District to Limited “R1-80” One-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 2725 Southwest 30th Street, more fully described as follows, from the “M-3” Limited Industrial District to Limited “R1-80” One-Family Residential District classification:

ALL OF THE NE ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO, BURLINGTON, & QUINCY RAILWAY AND EAST OF SW 30TH STREET (EXCEPT THE NORTH 5.24 ½ CHAINS, ALSO EXCET THE FOLLOWING: COMMENCING AT A POINT ON THE EAST LINE OF SW 30TH STREET, IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, 531 SOUTH AND 841.5 FEET WEST OF THE NE CORNER OF THE SE ¼ OF SECTION 18, TOWNSHIP 78, RANGE 24, WEST OF THE 5TH P.M., THENCE SOUTH ALONG THE EAST LINE OF SW 30TH STREET, 294.3 FEET TO THE NORTHERLY SIDE OF THE CHICAGO, BURLINGTON & QUINCY RAIROAD RIGHT-OF-WAY, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD RIGHT-OF-WAY ON A LEFT CURVE HAVING A RADIUS OF 2827.4 FEET A DISTANCE OF 151.5 FEET, THENCE NORTH 282 FEET TO A POINT 529 FEET SOUTH OF THE NORTH LINE OF SAID SE ¼, THENCE WESTERLY 150.9 FEET TO PLACE OF BEGINNING.)

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) Any dwelling constructed shall have a front door or an entry presence facing Southwest 30th Street to the satisfaction of the Planning Administrator.
- (2) Any dwelling constructed shall have a full basement.
- (3) Any dwelling constructed shall have minimum 2-car garage.
- (4) 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. At least 1/3 of the façade shall be clad with stone or brick masonry.
- (5) Any dwelling constructed shall have trim around all windows on all facades that is a minimum of 4 inches (nominal) wide and shall have pre-hung exterior doors with trim.
- (6) The roof on any dwelling constructed shall be of architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- (7) Any single-story home shall be constructed with a minimum of 1,200 square feet of above grade finished floor area.
- (8) Any 1½ and 2-story homes shall be constructed with a minimum of 1,400 square feet of above grade finished floor area.
- (9) Exterior material for any dwelling constructed shall be masonry (brick or stone), cedar, masonite, or cement fiber board.
- (10) Any chain link fence shall have black vinyl-cladding.
- (11) Any dwelling or accessory structure shall be constructed in compliance with all applicable building codes with issuance of all necessary permits by the Permit and Development Center.

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, Laura Baumgartner, Acting 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. 19-1659), passed by the City Council of said City at a meeting held October 14, 2019 signed by the Mayor on October 14, 2019 and published and provided by law in the Business Record on November 1, 2019. Authorized

by Publication Order No. 10802.

Laura Baumgartner, Acting City Clerk