

ORDINANCE NO. 16,258

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 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 1803 County Line Road from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, “I1” Industrial District, and “NX2” Neighborhood Mix 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 134-1.10 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 1803 County Line Road from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, “I1” Industrial District, and “NX2” Neighborhood Mix District classification, more fully described as follows:

LOT 1 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Low-Medium Density Residential within a Neighborhood Node, and Rezone from “EX” Mixed Use District to “NX2” Neighborhood Mix District)

THE EAST 851.00 FEET OF PARCEL ‘J’ OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER’S OFFICE. CONTAINING 5.77 ACRESS MORE OR LESS.

AND

THE EAST 851.00 FEET OF THE FOLLOWING DESCRIBTED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 6.03 ACRESS MORE OR LESS.

LOT 2 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Community Mixed Use, and Rezone from “EX” Mixed Use District to “MX1” Mixed Use District)

THE WEST 114.00 FEET OF THE EAST 965.00 FEET OF SAID PARCEL ‘J’ OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER’S OFFICE. CONTAINING 35,041 SQ.FT. MORE OR LESS.

AND

THE WEST 114.00 FEET OF THE EAST 965.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 34,838 SQ.FT. MORE OR LESS.

LOT 3 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Community Mixed Use, and Rezone from "EX" Mixed Use District to "MX3" Mixed Use District)

THE WEST 111.96 FEET OF PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE. CONTAINING 33,630 SQ.FT. MORE OR LESS.

AND

THE WEST 111.96 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 33,963 SQ.FT. MORE OR LESS.

LOT 4 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Public/Semi-Public, and Rezone from "EX" Mixed Use District to "P-2" Public, Civic and Institutional District)

THE EAST 215.00 FEET OF THE WEST 326.96 FEET EXCEPT THE SOUTH 216.00 FEET OF PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE. CONTAINING 19,717 SQ.FT. MORE OR LESS.

AND

THE EAST 215.00 FEET OF THE WEST 326.96 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING

1.50 ACRES MORE OR LESS.

LOT 5 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Business Park, and Rezone from “EX” Mixed Use District to “I1” Industrial District)

THE SOUTH 216 FEET OF THE EAST 215 FEET OF THE WEST 326.96 FEET OF PARCEL ‘J’ OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER’S OFFICE.

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

Section 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 County Recorder of the county in which the subject property is located.

FORM APPROVED: Chas M. Cahill, Assistant City Attorney

T.M. Franklin Cownie, Mayor

Attest: I, Laura Baumgartner, 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. 23-0941), passed by the City Council of said City at the meeting held on June 26, 2023 and signed by the Mayor on June 26, 2023 and published and provided by law in the Business Record on July 14, 2023. Authorized by Publication Order No. 12357.

Laura Baumgartner, City Clerk