

ORDINANCE NO. 16,348

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 3121 Ingersoll Avenue and 3111 Ingersoll Avenue from Low Density Residential to Low-Medium Density Residential; to rezone the Property from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node; to rezone the northwest portion of the site from "RX1" Mixed Use District to "MX2" Mixed Use District, and rezone the northernmost parcel from "N5" Neighborhood District to "RX1" Mixed Use 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 of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue from Low Density Residential to Low-Medium Density Residential; to rezone the Property from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node; to rezone the northwest portion of the site from "RX1" Mixed Use District to "MX2" Mixed Use District, and rezone the northernmost parcel from "N5" Neighborhood District to "RX1" Mixed Use District classification, more fully described as follows:

**ZONING RX1**

**LOT 4, BLOCK 1, GARVER PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA.**

**ZONING MX2**

**THE SOUTH 174 FEET OF LOT 1, A PART OF LOTS 5 THROUGH 8, AND A PART OF LOTS 11 AND 12, ALL BEING IN BLOCK 1, GARVER PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°18'03" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 40.27 FEET; THENCE SOUTH 00°41'40" WEST, 135.41 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 27.00 FEET, WHOSE ARC LENGTH IS 21.53 FEET AND WHOSE CHORD BEARS SOUTH 22°09'10" EAST, 20.97 FEET; THENCE SOUTH 45°00'00" EAST, 44.72 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 27.00 FEET, WHOSE ARC**

**LENGTH IS 20.92 FEET AND WHOSE CHORD BEARS SOUTH 67°11'41" EAST, 20.40 FEET; THENCE SOUTH 89°23'22" EAST, 56.88 FEET TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00°30'14" WEST ALONG SAID EAST LINE, 40.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°38'58" WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 158.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 01°11'09" EAST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 9.27 FEET; THENCE NORTH 89°48'02" WEST, 75.15 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°28'40" WEST ALONG SAID EAST LINE, 5.60 FEET; THENCE NORTH 89°48'00" WEST, 72.80 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°26'40" EAST ALONG THE WEST LINE OF SAID LOT 12 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 170.36 FEET TO THE SOUTHEAST CORNER OF LOT 10, HORTONDALE, AN OFFICIAL PLAT; THENCE NORTH 00°24'47" EAST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 63.34 FEET TO THE NORTH LINE OF SAID SOUTH 174 FEET OF LOT 1; THENCE SOUTH 89°17'58" EAST ALONG SAID NORTH LINE, 151.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES (50,299 SQUARE FEET).**

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

Connie Boesen, 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. 24-0523), passed by the City Council of said City at the meeting held on April 1, 2024 and signed by the Mayor on April 1, 2024 and published and provided by law in the Business Record on April 19, 2024. Authorized by Publication Order No. 12645.

Laura Baumgartner, City Clerk