

ORDINANCE NO. 16,378

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 3803 Indianola Avenue and 3805 Indianola Avenue from N3a” Neighborhood District to “MX1” 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 3803 Indianola Avenue and 3805 Indianola Avenue from N3a” Neighborhood District to “MX1” Mixed Use District classification, more fully described as follows:

**BEING A PART OF LOT 22 OF THE OFFICIAL PLAT OF THE NW 1/4 OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE S00°16’01”W, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 109.94 FEET; THENCE S60°03’17”W, 231.70 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INDIANOLA AVENUE, AS PRESENTLY ESTABLISHED; THENCE N39°03’39”W, ALONG SAID RIGHT-OF-WAY LINE, 112.97 FEET; THENCE N39°04’02”W, ALONG SAID RIGHT-OF-WAY LINE, 63.34 FEET; THENCE 115.67 FEET, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A 2962.50 FOOT RADIUS CURVE, CONCAVE NORTHEAST, HAVING A CHORD BEARING N37°56’55”W, 115.66 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 22; THENCE S89°47’06”E, ALONG SAID NORTH LINE, 90.63 FEET; THENCE S89°34’37”E, ALONG SAID NORTH LINE, 292.89 FEET, TO THE POINT OF BEGINNING.**

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. 24-1176), passed by the City Council of said City at the meeting held on August 19, 2024 and signed by the Mayor on August

19, 2024 and published and provided by law in the Business Record on September 6, 2024.  
Authorized by Publication Order No. 12755.

Laura Baumgartner, City Clerk