

ORDINANCE NO. 16,450

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 3523 Vandalia Road from "EX" Mixed Use District to "I2" Industrial 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 3523 Vandalia Road from "EX" Mixed Use District to "I2" Industrial District classification, more fully described as follows:

ALL THAT PART OF LOTS ONE (1) AND TWO (2) IN PLAT "A" OF THE HENDERSON ESTATE, IN SECTION EIGHTEEN (18), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE WEST 110.900 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE SOUTH 33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF IOWA STATE HIGHWAY 46 (VANDALIA ROAD) TO THE POINT OF BEGINNING; THENCE EAST 1371.78 FEET, 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 18; THENCE SOUTH 880.00 FEET NORMAL TO THE NORTH LINE OF SAID SECTION 18; THENCE WEST 442.20 FEET, PARALLEL TO AND 913.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 18 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTHWESTERLY 1301.63 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTHEASTERLY 109.40 FEET TO THE POINT OF BEGINNING, CONTAINING 19.94 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD. ALL NOW INLCUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PARCEL 2017-99:

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN LOT 5 AND LOT 6 OF HENDERSON ESTATE, AN OFFICIAL PLAT, FORMING AND A BEING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COFRNER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17, SOUTH 87°28'42" EAST, 279.54'; THENCE SOUTH 02°31'18" WEST, 50.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS

PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 87°28'42" EAST, 952.17'; THENCE SOUTH 02°21'18" WEST, 705.57'; THENCE NORTH 87°28'42" WEST, 24.73'; THENCE SOUTH 00°08'19" EAST, 568.32'; THENCE NORTH 87°28'42" WEST, 893.15'; THENCE NORTH 00°17'55" WEST, 1274.82' TO THE POINT OF BEGINNING.

CONTAINING 26.81 ACRES (1,167,787.14 SQ.FT.), MORE OR LESS.

PARCEL 2017-100:

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN LOT 4 AND LOT 5 OF HENDERSON ESTATE, AN OFFICIAL PLAT, FORMING AND BEING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, NORTH 87°29'01" WEST, 404.66'.

THENCE SOUTH 02°30'59" WEST, 50.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°17'55" EAST, 1274.78;

THENCE SOUTH 87°28'42" EAST, 684.20; THENCE NORTH 00°17'55" WEST, 1274.82' TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS PRESENTLY ESTABLISHED THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 87°28'42" WEST, 277.12' TO A FOUND ½" IRON ROD BEING ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE ¼); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87°28'01" WEST, 407.08' TO THE POINT OF BEGINNING.

CONTAINING 20.00 ACRES (871,165.61 SQ.FT.), MORE OR LESS.

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. 25-0531), passed by the City Council of said City at the meeting held on April 7, 2025 and signed by the Mayor on April 7, 2025 and published and provided by law in the Business Record on April 25 2025. Authorized by Publication Order No. 12980.

Laura Baumgartner, City Clerk