

ORDINANCE NO. 16,490

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 2002 Indianola Avenue from “N5” Neighborhood District to Limited “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 2002 Indianola Avenue from “N5” Neighborhood District to Limited “RX1” Mixed Use District classification, more fully described as follows:

**LOT 164 (EXCEPT THAT PART CONVEYED TO THE CITY OF DES MOINES IN THE WARRANTY DEED RECORDED IN BOOK 5818 PAGE 995 AND EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE NORTHWESTERLY 8 FEET, THENCE SOUTHWESTERLY 31.6 FEET; THENCE EAST 35.12 FEET TO THE POINT OF BEGINNING) ALL IN CRAWFORD PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

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. Overgrowth and weeds shall be removed from the property prior to the property being occupied for commercial use to the satisfaction of the Planning and Urban Design Administrator, and the property shall be maintained in that state.; and
2. Provision of a Medium Buffer in accordance with Chapter 135 of the Municipal Code along property lines shared with residential uses to the satisfaction of the Planning and Urban Design Administrator.; and
3. Provision of parking lot striping to the satisfaction of the Planning and Urban Design Administrator.

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: 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. 25-1150), passed by the City Council of said City at the meeting held on August 18, 2025 and signed by the Mayor on August 18, 2025 and published and provided by law in the Business Record on September 5, 2025. Authorized by Publication Order No. 13074.

Laura Baumgartner, City Clerk