

ORDINANCE NO. 16,514

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 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial 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 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District classification, more fully described as follows:

EXCEPT THE NORTH 5.0 FEET-, LOT 1, BLOCK 1, J.G. STANLEY’S ADDITION TO CHESTERFIELD, AN OFFICIAL PLAT, AND

LOTS 2 THROUGH 6 IN SAID BLOCK 1, AND

ALL THAT PART OF LOT 7 IN SAID BLOCK 1 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 IN SAID J.G. STANLEY’S ADDITION TO CHESTERFIELD, SAID WESTERLY EXTENSION ALSO BEING THE NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

ALL OF THE VACATED SOUTHEAST 25TH STREET RIGHT OF WAY LYING EAST OF AND ADJOINING LOT 1, -EXCEPT NORTH 5.0 FEET-, IN SAID BLOCK 1, AND LYING EAST OF AND ADJOINING LOTS 2 THROUGH 7 IN SAID BLOCK 1, AND LYING NORTH OF SAID NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

EXCEPT THE NORTH 5.0 FEET-, LOTS 6 THROUGH 11 IN SAID BLOCK 2, AND

LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF THE VACATED EAST/WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF LOTS 1 THROUGH 17, AND

ALL OF LOTS 35 THROUGH 37, AND

ALL OF LOT “D” (VACATED EAST RAILROAD COURT), AND

THAT PART OF LOT “A” (VACATED EAST RAILROAD AVENUE), LOT “E”

(VACATED EAST 24TH COURT AND VACATED ALLEY WEST OF LOTS 8 AND 9), LOTS 34, 38, 39 40, 41 AND 42 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT “A” AND THE CENTERLINE OF SAID LOT “A”; THENCE WEST ALONG SAID CENTERLINE AND ALONG ITS WESTERLY EXTENSION OF SAID CENTERLINE TO THE WEST LINE OF SAID LOT 34,

ALL IN DES MOINES IMPROVEMENT PLACE, AN OFFICIAL PLAT, AND

ALL THAT PART OF VACATED 50.0 FOOT WIDE VALE STREET RIGHT OF WAY LYING EAST OF THE EASTERLY BANK OF DEAN’S (BROOK’S) LAKE, AND LYING NORTH OF AND ADJOINING SAID LOT 37, SAID LOT “E”, AND SAID LOTS 1 THROUGH 8, ALL IN SAID DES MOINES IMPROVEMENT PLACE,

ALL 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) Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan 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. 25-1503), passed by the City Council of said City at the meeting held on November 3, 2025 and signed by the Mayor on November 3, 2025 and published and provided by law in the Business Record on November 21, 2025. Authorized by Publication Order No. 13170.

Laura Baumgartner, City Clerk