

ORDINANCE NO. 16,571

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 1111 Southeast 30th Street and 3400 Granger Avenue from Limited "I2" Industrial District and "EX" Business Park District to Limited "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 1111 Southeast 30th Street and 3400 Granger Avenue from Limited "I2" Industrial District and "EX" Business Park District to Limited "I2" Industrial District classification, more fully described as follows:

PROPERTY IN SW1/4 NW1/4 SEC 7-78-23 (1111 SE 30TH STREET)

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING SOUTH OF THE 14.77 ACRE FEE TITLE TRACT IN EXHIBIT 004-F1 AND SOUTH OF THE 9.08 ACRE FEE TITLE TRACT IN EXHIBIT 004-F2, BOTH SHOWN IN THE ACQUISITION PLATS RECORDED IN BOOK 19639, PAGE 431, EXCEPT RIGHT-OF-WAY ALONG THE WEST SIDE THEREOF.

AND EXCEPT

A PARCEL OF LAND IN SAID SECTION 7-78-23 DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 7, 33 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE NORTH PRALLEL WITH THE WEST LINE OF SAID SECTION 7, 161.15 FEET; THENCE SOUTH 60°57' EAST 206.06 FEET; THENCE SOUTH 50°01' EAST 118.8 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF SECTION 7, THENCE NORTH 86°43' WEST 272 FEET TO THE POINT OF BEGINNING.

PROPERTY IN SE1/4 NW1/4 SEC 7-78-23

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING SOUTH OF THE 14.77 ACRE FEE TITLE TRACT IN EXHIBIT 004-F1 AS SHOWN IN THE ACQUISITION PLAT RECORDED IN BOOK 19639, PAGE 431.

PROPERTY (3340 E GRANGER AVENUE)

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF THE 7.78 ACRE FEE TITLE TRACT IN EXHIBIT 006-F1 SHOWN IN THE ACQUISITION PLAT RECORDED IN BOOK 19599, PAGE 874 AND LYING NORTH OF THE ABANDONED CHICAGO BURLINGTON & QUINCY RAILROAD RIGHT-OF-WAY.

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 new “Junk or Salvage Yard” use, or expansion of any existing “Junk or Salvage Yard” use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.
2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

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: Emily A. Duffy, 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. 26-0922), passed by the City Council of said City at the meeting held on August 3, 2026 and signed by the Mayor on August 3, 2026 and published and provided by law in the Business Record on August 21, 2026. Authorized by Publication Order No. 13362.

Laura Baumgartner, City Clerk