

Date April 21, 2008

An Ordinance entitled, "AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 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 1721 Keosauqua Way from the "R1-60" One-Family Low-Density Residential District to a Limited "C-1" Neighborhood Retail Commercial District classification",

which was considered and voted upon under Roll Call No. 08-608 of April 7, 2008; again presented.

MOVED by \_\_\_\_\_ that this ordinance be considered and given second vote for passage.

(Second of three required readings)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

08-608  
SO

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 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 1721 Keosauqua Way from the "R1-60" One-Family Low-Density Residential District to a Limited "C-1" Neighborhood Retail Commercial 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 134-277 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 1721 Keosauqua Way, more fully described as follows, from the "R1-60" One-Family Low-Density Residential District to a Limited "C-1" Neighborhood Retail Commercial District classification:

South 63 feet of Lot 12 and the North 8 feet of vacated alley right-way lying South of and adjoining said Lot 12, in Garden Addition, an Official Plat; and, all the 18th Street right-of-way lying West of and adjoining the said Lot 12 and lying North of the northerly right-of-way line of Keosauqua Way as it now exists, all now included in and forming a part of the City of Des Moines, Polk County, Iowa (hereinafter referred to as the "Property").

Sec. 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 other than the City of Des Moines.

The City of Des Moines hereby consents to the imposition of such conditions upon the portion of the Property it owns. Such conditions shall be binding upon the owners and their successors, heirs, and assigns as follows:

A. The following uses of structures and land shall be prohibited upon the Property:

- (1) Package goods stores for the sale of alcoholic beverages.
- (2) Pawn shops.
- (3) Upholstery shops.
- (4) Financial institutions which have as a principal component of their business the issuance of loans based on collateral of checks, future payroll, or vehicles titles.

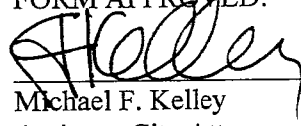
B. There shall be no vehicular access between the Property and Carpenter Avenue.

C. Any retaining wall constructed on the Property over four feet in height shall be designed and approved by a professional engineer.

Sec. 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Sec. 4. The City Clerk is hereby authorized and directed to cause a certified copy of the Acceptance of Rezoning Ordinance, this ordinance, a vicinity map, and proof of publication of this ordinance, to be properly filed in the office of the Polk County Recorder.

FORM APPROVED:



Michael F. Kelley  
 Assistant City Attorney  
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Request from Kenoyer and Associates (owner) represented by Everett Kenoyer (officer) to rezone property located at 1721 Keosauqua Wa.		File # ZON2008-00019		
Description of Action:	Rezone property from "R1-60" One-Family Low-Density Residential District to Limited "C-2" General Retail and Highway Oriented Commercial District to allow for development of the property for mixed office and residential use.			
2020 Community Character Plan	Commercial: Pedestrian-Oriented Commercial Corridor			
Horizon 2025 Transportation Plan	No Planned Improvements			
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "C-2" General Retail and Highway-Oriented Commercial District			
Proposed Zoning District	Limited "C-2" General Retail and Highway-Oriented Commercial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	3	1	0	<20%
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

Kenoyer and Associates - 1721 Keosauqua Way

ZON2008-00019

