

★ **Roll Call Number**

Agenda Item Number

420

November 6, 2006

Date.....

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 31st Street and Carpenter Avenue from the "R-3" Multiple-Family Residential District to the "PUD" Planned Unit Development District classification",

presented.

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

FORM APPROVED:

(First of three required readings)

Roger K. Brown  
 Roger K. Brown  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	

**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.

\_\_\_\_\_  
 Mayor

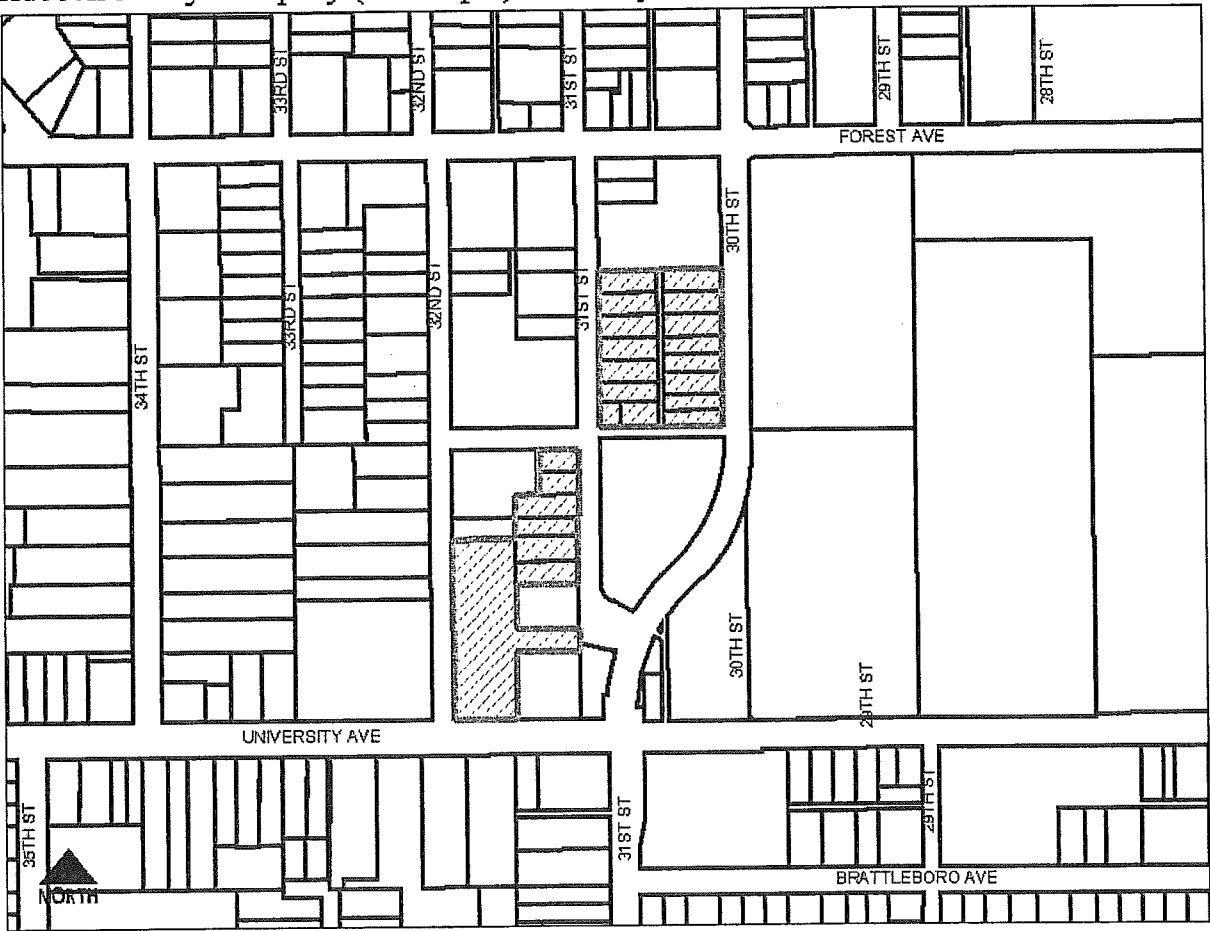
\_\_\_\_\_  
 City Clerk

42C

Request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property in the vicinity of 31 <sup>st</sup> Street and Carpenter Avenue and approve a Conceptual Plan. The subject property is owned by Drake University.			File # ZON2006-00121	
<b>Description of Action</b>	Rezone property from "R-3" Multiple-Family Residential to "PUD" Planned Unit Development and approve a Concept Plan for the development of three five-story student apartment buildings on the block bounded by Forest Avenue, Carpenter Avenue, 30 <sup>th</sup> Street and 31 <sup>st</sup> Street; and a three-story student apartment building on the block bounded by Carpenter Avenue, University Avenue, 31 <sup>st</sup> Street and 32 <sup>nd</sup> Street. This complex would provide residential housing for up to 500 university students in 132 apartment suites with up to 10,000 square feet of ground floor retail/office use fronting Carpenter Avenue between 30 <sup>th</sup> Street and 31 <sup>st</sup> Street			
<b>2020 Community Character Plan</b>	Low/Medium Density Residential			
<b>Horizon 2025 Transportation Plan</b>	No Planned Improvements			
<b>Current Zoning District</b>	"R-3" Multiple-Family Residential			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	2	0	0	<20%
<b>Plan and Zoning Commission Action</b>	Approval	12-0-1	Required 6/7 Vote of the City Council	Yes
	Denial			No

ZON2006-00121

Hubbell Realty Company (Developer) - Vicinity of 31st Street and Carpenter Avenue



42C

---

Prepared by: Roger K. Brown, Assist City Attorney, 400 Robert Ray Dr., Des Moines, IA 50309  
515/283-4541

Return Address: City Clerk - City Hall, 400 Robert Ray Dr., Des Moines, IA 50309

Title of Document: City of Des Moines, Ordinance No. \_\_\_\_\_

Legal Description: See page \_\_\_\_, below.

---

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 31st Street and Carpenter Avenue from the "R-3" Multiple-Family Residential District to the "PUD" Planned Unit Development 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 31st Street and Carpenter Avenue, more fully described as follows:

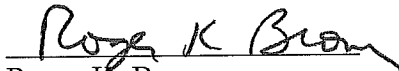
Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 and the abutting 14.0 foot wide vacated North/South alley, in Ridgewood, an Official Plat; and, Lots 1, 2, 5, 8, 9, 10, 11, 13, 14, and the West half of Lots 6 and 7 and the East 90.00 feet of Lots 17 and 18, in Haskins Place, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

from the "R-3" Multiple-Family Residential District to the "PUD" Planned Unit Development District classification.

Sec. 2. This ordinance shall be in full force and effect from and after the later of its passage and publication as provided by law.

Sec. 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 Polk County Recorder.

FORM APPROVED:



Roger K. Brown

Assistant City Attorney

G:\SHARED\LEGALBROWN\WORK\REZONING\Hubbell.doc