



Roll Call Number

Agenda Item Number

55A

Date September 8, 2025

An Ordinance entitled, "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 1824 Dean Avenue from "N3c" Neighborhood District to Limited "I1" Industrial District classification",

presented.

Moved by _____ that this ordinance be considered and given first vote for passage.

Second by _____.

FORM APPROVED:

(First of three required readings)

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000009) (COMP-2025-000008)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Prepared by:	Chas M. Cahill, Assistant City Attorney, 400 Robert D. Ray Drive, Des Moines, IA 50309 Phone: 515-283-4533
Return Address:	City Clerk - City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309
Title of Document:	City of Des Moines, Ordinance No. _____
Grantor/Grantee:	City of Des Moines, Iowa
Legal Description:	See page 1, below.

ORDINANCE NO. _____

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 1824 Dean Avenue from “from “N3c” Neighborhood District to Limited “I1” 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 1824 Dean Avenue from “from “N3c” Neighborhood District to Limited “I1” Industrial District classification, more fully described as follows:

EAST 98 FEET OF THE NORTH 150 FEET OF THE SOUTH 190 FEET OF THE EAST 160 FEET OF LOT 16 AND THE SOUTH 1/2 OF THE EAST/WEST ALLEY LYING NORTH OF AND ADJOINING THE EAST 98 FEET OF THE NORTH 150 FEET OF THE SOUTH 190 FEET OF LOT 16 OF THE OFFICIAL PLAT OF THE NE 1/4 OF SECTION 2-78-24, AN OFFICIAL PLAT, 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. Permitted uses shall be limited to:
 - a. Warehouse; and
 - b. Any use as permitted in common with and as limited by the MX3 District.; and
2. Any outdoor storage shall be accessory to a permitted use located within a building.; and
3. Any use on the property shall be in accordance with an approved site plan.; and
4. A site plan for the property shall be submitted no later than February 27, 2026, and the property owner shall obtain approval no later than May 29, 2026.; and
5. The property shall be brought into conformance with an approved site plan by December 31, 2026.

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:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

