



**Roll Call Number**

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**Agenda Item Number**

42A

**Date** April 6, 2026

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 of 5600 Southeast 27<sup>th</sup> Street (Geo-Parcel #782425403005) from "N2b" Neighborhood District to Limited "N2b-2" Neighborhood 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-2026-000002)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
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

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Prepared by: Chas M. Cahill, Assistant City Attorney, 1200 Locust Street, Des Moines, IA 50309, Phone: 515-283-4533  
 Return Address: City Clerk - City Hall, 1200 Locust Street, 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.

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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 5600 Southeast 27<sup>th</sup> Street (Geo-Parcel #782425403005) from “N2b” Neighborhood District to Limited “N2b-2” Neighborhood 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 5600 Southeast 27<sup>th</sup> Street (Geo-Parcel #782425403005) from “N2b” Neighborhood District to Limited “N2b-2” Neighborhood District classification, more fully described as follows:

**OUTLOT Y IN PRAIRIE HILLS DES MOINES PLAT NO. 1, AN OFFICIAL PLAT, 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 lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
2. The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.
3. Principal building roof forms shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) options (hipped, gabled, etc.) for any building plan utilized more than once.
4. Principal building siding treatments shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) siding treatment options for any building plan utilized more than once.
5. Alternating roof forms and siding treatment shall be utilized so that no one design is duplicated on adjoining lots.
6. The front entrance to any attached (duplex) unit shall include a front porch that is architecturally integrated into the building.
7. Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.

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