

ORDINANCE NO. 13,549

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 2A-5 of the Municipal Code of the City of Des Moines, 1991, by rezoning and changing the district classification of certain property located in the vicinity of 1801 Hickman Road from an "R-3" Multiple Family Residential District and "U-1" Flood Plain District classification to a "C-O" Commercial-Residential 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 2A-5 of the Municipal Code of the City of Des Moines, Iowa, 1991, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of 1801 Hickman Road, more fully described as follows, from an "R-3" Multiple Family Residential District and "U-1" Flood Plain District classification to a "C-O" Commercial-Residential District classification:

The North 650.0 feet of the South 700.0 feet of Lots 13 and 14 in the Official Plat of Government Lots 4 and 5 in Section 27, Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa and a portion of Lot 17, and except the South 50.0 feet, Lots 18 and 19 and except the South 50.0 feet, a portion of Lot 20, all in the Official Plat of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and Government Lots 3, 4, 5 and 6 in Section 28 Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa; and except the South 50.0 feet, the East 16 Acres of Lot 21 in the Official Plat or Subdivision of the Official Plat of Lot 21 in the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa, all of which is more accurately described as follows:

Commencing at the Southwest Corner of said Section 27, being the Southwest Corner of said Lot 14 in the Official Plat of Government Lots 4 and 5 in said Section 27 and being the Southeast corner of said Section 28 and being the Southeast corner of said Lot 18, in the Official Plat of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and Government lots 3, 4, 5 and 6 in said Section 28; thence North 110'00" West along the West line of the Southwest 1/4 of said Section 27, said line being the West line of said lot 14, also being the East line of the Southeast 1/4 of said Section 28 and the East line of said lot 18, a distance of 50.00 feet to the North right-of-way line of Hickman Road as it is presently established and to the Point of Beginning; thence North 9000'00" West along the North right-of-way line of Hickman Road, parallel with and 50.00 feet North of the South line of the Southeast 1/4 of said Section 28, and being parallel with and 50.00 feet North of the South line of Lots 18, 19, and 20 of the Official Plat of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and Government Lots 3, 4, 5, and 6 in said Section 28; and parallel with and 50.00 feet North of the South line of Lot 20 in the Official Plat or Subdivision of the Official Plat of Lot 21 in the

Southwest 1/4 of the Southeast 1/4 of said Section 28, a distance of 1746.11 feet to a point that is 293.55 feet northeasterly measured perpendicular to the center line of Martin Luther King Jr. Parkway (previously known as Harding Road) as it was originally established; thence Northwest and parallel with and 293.55 feet northeasterly measured perpendicular to the center line of said Martin Luther King Jr. Parkway, 1043.86 feet; thence North 2145'30" West, parallel with and 293.55 feet northeasterly measured perpendicular to the center line of said Martin Luther King Jr. Parkway, 265.66 feet to a point on the North line of said Lot 21; thence South 8953'17" East along the North line of said Lots 21 and 20, a distance of 1367.79 feet to a point that is 320.0 feet West of the Northeast Corner of said Lot 20; thence South 5207'17" East, 384.1 feet; thence South 7135'17" East, 375.19 feet to a point on the East line of Lot 17 in the Official Plat of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and Government Lots 3, 4, 5 and 6 in said Section 28, said point also being the West line of Lot 14 in the Official Plat of Government Lots 4 and 5 in said Section 27, said point being 353.12 feet South of the Northeast corner of said Lot 17; thence South 110'00" East along the East line of said Lot 17, also being the West line of said Lot 14, a distance of 264.26 feet to a point 700.0 feet North of the Southwest Corner of said Lot 14; thence South 8950'42" East parallel with and 700.0 feet North of the South line of said Lot 14 and Lot 13 of the Official Plat of Government lots 4 and 5 of said Section 27, a distance of 739.2 feet to a point on the East line of said Lot 13; thence South 110'00" East along the East line of said Lot 13, a distance of 650.0 feet to a point on the North right-of-way line of Hickman Road, said point being 50.0 feet North of the South line of the Southwest 1/4 of said Section 27; thence North 8950'42" West parallel with and 50.0 feet North of the South line of said Lots 13 and 14, also being the South line of the Southwest 1/4 of said Section 27, a distance of 739.2 feet to the Point of Beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa. Said tract of land being subject to and together with any and all easements of record. Said tract of land contains 62.0967 Acres more or less.

EXCEPT for the following described parcels:

The North 650.0 feet of the South 700.0 feet of Lots 13 and 14 in the Official Plat of Government Lots 4 and 5 in Section 27, Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa; and the portions of Lots 17 and Lot 18 in the Official Plat of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and Government Lots 3, 4, 5 and 6 in Section 28 Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa.

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

Sec. 3. That the City Clerk is hereby authorized and directed to cause certified copies of this ordinance and proof of publication thereof to be properly filed in the office of the Recorder of Polk County, Iowa.

FORM APPROVED:

Roger K. Brown

Assistant City Attorney