

ORDINANCE NO. 14,717

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 2600 Hubbell Avenue and 2131 E. 25th Street from the "R-3" Multiple Family Residential District and "FW" Floodway 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 2600 Hubbell Avenue and 2131 E. 25th Street, more fully described as follows:

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M., AND THAT PART OF LOTS 1 THROUGH 9, IN BLOCK 3, IN EASTON PLACE PLAT 4, AN OFFICIAL PLAT, AND ALL INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N ¼ CORNER OF SAID SECTION 31; THENCE SOUTH 00°03'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT FALLS ON THE SOUTH RIGHT-OF-WAY LINE OF GUTHRIE AVENUE, AS PRESENTLY ESTABLISHED; THENCE NORTH 89°36'09" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1158.90 FEET; THENCE SOUTH 33°08'45" EAST, A DISTANCE OF 21.64 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF AVENUE FREDERICK M. HUBBELL, AS PRESENTLY ESTABLISHED; THENCE SOUTH 24°06'22" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1100.23 FEET, TO A POINT THAT IS THE APPROXIMATE CENTERLINE OF A DRAINAGE DITCH, LOCALLY KNOWN AS THE SEVENTH WARD DITCH; THENCE NORTH 40°15'57" WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID DITCH, A DISTANCE OF 303.44 FEET; THENCE NORTH 39°58'33" WEST , A DISTANCE OF 92.37 FEET; THENCE NORTH 47°38'03" WEST, A DISTANCE OF 360.72 FEET; THENCE NORTH 67°38'22" WEST, A DISTANCE OF 78.05 FEET; THENCE NORTH 74°30'07" WEST, A DISTANCE OF 162.77 FEET, TO THE EAST LINE OF LOT 8, IN SAID EASTON PLACE PLAT 4; THENCE SOUTH

00°04'51" EAST, ALONG THE EAST LINE OF SAID EASTON PLACE PLAT 4, A DISTANCE OF 68.55 FEET TO THE SOUTHEAST CORNER OF LOT 9, IN SAID EASTON PLACE PLAT 4; THENCE SOUTH 89°57'13" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 131.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF E. 25<sup>TH</sup> STREET, AS PRESENTLY ESTABLISHED; THENCE NORTH 00°03'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 468.67 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID GUTHRIE AVENUE; THENCE NORTH 89°56'26" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 131.95 FEET; THENCE SOUTH 81°41'38" EAST, ALONG SAID LINE, A DISTANCE OF 30.35 FEET TO THE POINT OF BEGINNING, CONTAINING 17.75 ARES, MORE OR LESS.

from the "R-3" Multiple Family Residential District and "FW" Floodway 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

T.M. Franklin Cownie, Mayor

Attest:

I, Diane Rauh, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 07-2068), passed by the City Council of said City at a meeting held October 22, 2007 signed by the Mayor on October 22, 2007 and published as provided by law

in the Business Record on November 5, 2007, Authorized by Publication Order No.5877.

Diane Rauh, City Clerk