

ORDINANCE NO. 15,488

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 at 1011 Park Avenue from the "R1-60" One-Family Low-Density Residential District to Limited "C-1" Neighborhood Retail Commercial 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 at 1011 Park Avenue, more fully described as follows, from the "R1-60" One-Family Low-Density Residential District to Limited "C-1" Neighborhood Retail Commercial District classification:

Lot 15 SOUTHGATE, except for the East 18 feet, an Official Plat, all now included in the City of Des Moines, Polk County, Iowa. Property contains 1.67 acres.

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) Only the following uses of land and structures shall be permitted on the Property:
  - a. Any use allow in and as restricted in the "R1-60" One-Family Low-Density Residential District.
  - b. Office use by professionals subject to State of Iowa licensing requirements.
- (2) Any signage on the Property shall be limited to a freestanding monument sign not to exceed 8 feet in height or 24 square-feet in size.
- (3) Any development upon the Property shall be in accordance with a Site Plan approved

by the City's Permit & Development Center. This site plan must satisfy all City requirements, including those pertaining to stormwater management, tree mitigation and Landscaping Policies for "C-2" zoned properties.

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:

Glenna K. Frank, 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. 16-1157), passed by the City Council of said City at a meeting held July 11, 2016 signed by the Mayor on July 11, 2016 and published and provided by law in the Business Record on July 29, 2016. Authorized by Publication Order No. 9704.

Diane Rauh, City Clerk

