

ORDINANCE NO. 15,582

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 4905 Hubbell Avenue from the Limited “M-1” Light Industrial District to amended Limited “M-1” Light 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 134-277 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 4905 Hubbell Avenue, more fully described as follows, from the Limited “M-1” Light Industrial District to amended Limited “M-1” Light Industrial District classification:

LOTS 44 AND 45, GLEN ACRES, AN OFFICIAL PLAT, AND THE WEST 330 FEET OF THE NORTH 660 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT STREETS.

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) The following uses of structures and land shall be prohibited upon the Property:
  - a. Residential dwellings, duplexes, town homes, apartments, group homes, institutional residential facilities, mobile homes, or any other residential facility of any kind, except that hotels and motels who rent to transient guests are permitted.
  - b. Farms, except growing crops on any land that has not been improved.
  - c. Asphalt or concrete mixing or production facilities.
  - d. Refining, smelting or mining operations, including, but not limited to gravel extraction, or drilling for or extraction of subsurface substances.

- e. Electrical, or gas generating facilities, except for use primarily on the premises where the same is generated.
  - f. Cemeteries.
  - g. Adult entertainment businesses.
  - h. Arcades or game rooms as a substantial portion of a business.
  - i. Taverns and nightclubs.
  - j. Animal rendering or slaughter facility.
  - k. Off-premises advertising signage.
  - l. Sanitary sewer treatment facility (other than for waste material generated on the premises) or solid waste disposal facility.
  - m. Jail, prison, or any other correctional facility of any kind.
  - n. Any public or private nuisance or illegal activity.
  - o. Any use that presents an undue hazard of pollution, fire or explosion, including, but not limited to, the manufacture, storage, display or sale of explosives or fireworks.
  - p. Any use that creates hazardous or otherwise unreasonable levels of smoke, noise, vibrations, dust, pollutants, refuse, water borne waste, fumes, odors or other emissions; provided, that what level is “unreasonable” shall be determined with consideration given to the fact that the Property is dedicated for use as a retail commercial and light industrial area.
  - q. Temporary structures of any kind other than during construction for construction purposes, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.
  - r. Pole buildings, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.
  - s. Package goods store for the sale of alcoholic beverages.
  - t. Vehicle display lots, including but not limited to used car sales lots; however, allowing for the outdoor display of golf carts only in accordance with approval of a Site Plan by the Plan and Zoning Commission under design guidelines for vehicle display lots.
  - u. Pawn brokerages.
  - v. Financial institutions where the majority of revenue is derived from lending guaranteed by collateral of future payroll or vehicle titles.
- (2) The following standards shall apply to any building hereafter constructed on the Property for miniwarehouse use:
- a. All storage unit building walls facing external to the Property shall consist of a stone, masonry, or brick exterior material, or other durable material as approved by the Community Development Director.
  - b. No storage access doors shall be oriented toward a public street, any adjoining residential zoning or development, or toward the west property line.
- (3) Any fencing along the north, west, and south perimeter of the Property shall consist

of wrought iron style fencing unless providing a privacy fence is necessary to provide screening for an adjoining property.

- (4) Outside storage on the Property shall be prohibited unless it occurs within an area fully screened by a fencing or landscaping that is at least as tall as the items being stored.
- (5) Downward directed, shielded lighting shall be provided on the Property to avoid shining obtrusively onto adjoining properties.
- (6) All facades on the exterior wall of any building on the Property facing a public street must be comprised of no less than 20% in windows, doors, or masonry materials such as brick, cut stone, or decorative pre-cast concrete units, unless unique in architectural design and such design is approved by the Community Development Director as being comparable in overall quality.
- (7) All overhead doors and loading docks on any principal or accessory building on the Property shall not face Hubbell Avenue or East Broadway Avenue, unless determined by the Community Development Director that no other reasonable location for the overhead doors and loading docks exists and that they are adequately screened and designed in such a manner that their visual impact would be minimal.
- (8) Any development of the Property shall comply with the City's Landscaping Standards applicable to the "C-2" District.

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. 17- 0825), passed by the City Council of said City at a meeting held May 8, 2017 signed by the Mayor on May 8, 2017 and published and provided by law in the Business Record on May 26, 2017. Authorized by Publication Order No. 9986.

Diane Rauh, City Clerk