

ORDINANCE NO. 15,795

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 1424, 1428, 1432 and 1436 East 25th Street from the “PUD” Planned Unit Development to Limited “R1- 60” One-Family Low-Density 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 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 1424, 1428, 1432 and 1436 East 25th Street, more fully described as follows, from the “PUD” Planned Unit Development to Limited “R1- 60” One-Family Low-Density Residential District classification:

LOTS 11 THROUGH 13 INCLUSIVE IN SALM’S ADDITION TO EASTON PLACE, AN OFFICIAL PLAT; AND LOTS 1 AND 2 AND THE EAST 58 FEET OF LOT 9, IN BAYARD PLACE, AN OFFICIAL PLAT, ALL 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 modified lot configuration shall be in accordance with a Plat approved by the City’s Permit and Development Center and recorded with Polk County. Any lot that is not determined to be a Lot of Record and that does not comply with “R1-60” District regulations, shall be subject to approval of any necessary zoning appeals by the City’s Zoning Board of Adjustment.
- (2) Any dwelling constructed shall be subject to provision of a garage that at a minimum is large enough to provide 1 parking space and 80 square feet of storage space. A paved driveway shall be provided for vehicular access to the garage.

- (3) Any dwelling constructed shall have exterior materials of masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, cement fiber board, or other composite materials generally equal in quality to cement fiber board, as approved by the City's Planning Administrator.
- (4) Any dwelling shall be constructed with a front porch of not less than 60 square feet or with a front façade of which at least 1/3 shall be clad with stone or brick masonry.
- (5) Any dwelling constructed shall have window and door trim on all facades that is a minimum of 4 inches (nominal) wide.
- (6) Any dwelling constructed shall include a roof covered with architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- (7) Any construction shall be in compliance with all applicable building codes with issuance of all necessary permits by the City's Permit and Development Center.

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. 19-1277), passed by the City Council of said City at a meeting held August 5, 2019 signed by the Mayor on August 5, 2019 and published and provided by law in the Business Record on August 23, 2019. Authorized by Publication Order No. 10785.

Diane Rauh, City Clerk

