



**Roll Call Number**

**Agenda Item Number**

37A

**Date** April 4, 2022

An Ordinance entitled, "AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located generally to the north of Vandalia Road between Southeast 30<sup>th</sup> Street to the west and the City's corporate limits to the east (GP 7823-07-377-001 (3300 Vandalia Rd), GP 7823-07-327-001 (No Address), GP 7823-07-452-021 (3546 Vandalia Rd), GP 7823-07-476-009 (1823 SE 36<sup>th</sup> St), GP 7823-07-476-019 (3602 Vandalia Rd), GP 7823-07-476-020 (3608 Vandalia Rd), GP 7823-07-477-019 (3704 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-080-351-004 (3900 Vandalia Rd), GP 7823-08-351-006 (4000 Vandalia Rd), GP 7823-08-376-003 (No Address), GP 7823-08-376-004 (4100 Vandalia Rd), GP 7823-08-377-002 (No Address), GP 7823-08-377-003 (4250 Vandalia Rd)), from EX Mixed Use District to I2 Industrial District classification",

presented.

Moved by \_\_\_\_\_ that this ordinance be considered and given first vote for passage. Seconded by \_\_\_\_\_.

FORM APPROVED:

(First of three required readings)

/s/ Glenna K. Frank  
Glenna K. Frank  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

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Prepared by: Glenna K. Frank, Assistant City Attorney, 400 Robert D. Ray Drive, Des Moines, IA 50309 515/283-4530  
 Return Address: City Clerk - City Hall, 400 Robert D. Ray Dr., Des Moines, IA 50309  
 Title of Document: City of Des Moines, Ordinance No. \_\_\_\_\_  
 Grantor/Grantee: City of Des Moines, Iowa  
 Legal Description: See page 1-4, below.

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ORDINANCE NO. \_\_\_\_\_

An Ordinance entitled, "AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located generally to the north of Vandalia Road between Southeast 30<sup>th</sup> Street to the west and the City's corporate limits to the east (GP 7823-07-377-001 (3300 Vandalia Rd), GP 7823-07-327-001 (No Address), GP 7823-07-452-021 (3546 Vandalia Rd), GP 7823-07-476-009 (1823 SE 36<sup>th</sup> St), GP 7823-07-476-019 (3602 Vandalia Rd), GP 7823-07-476-020 (3608 Vandalia Rd), GP 7823-07-477-019 (3704 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-080-351-004 (3900 Vandalia Rd), GP 7823-08-351-006 (4000 Vandalia Rd), GP 7823-08-376-003 (No Address), GP 7823-08-376-004 (4100 Vandalia Rd), GP 7823-08-377-002 (No Address), GP 7823-08-377-003 (4250 Vandalia Rd)), from EX Mixed Use District to I2 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 134-1.10 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 generally to the north of Vandalia Road between Southeast 30<sup>th</sup> Street to the west and the City's

corporate limits to the east (also known as GP 7823-07-377-001 (3300 Vandalia Rd), GP 7823-07-327-001 (No Address), GP 7823-07-452-021 (3546 Vandalia Rd), GP 7823-07-476-009 (1823 SE 36<sup>th</sup> St), GP 7823-07-476-019 (3602 Vandalia Rd), GP 7823-07-476-020 (3608 Vandalia Rd), GP 7823-07-477-019 (3704 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-08-351-004 (3900 Vandalia Rd), GP 7823-080-351-004 (3900 Vandalia Rd), GP 7823-08-351-006 (4000 Vandalia Rd), GP 7823-08-376-003 (No Address), GP 7823-08-376-004 (4100 Vandalia Rd), GP 7823-08-377-002 (No Address), GP 7823-08-377-003 (4250 Vandalia Rd)) from EX Mixed Use District to I2 Industrial District classification, more fully described as follows:

1. GP 7823-07-377-001 (3300 Vandalia Rd)  
THAT PART OF LOTS 6 AND 9 OF THE OFFICIAL PLAT OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M. LYING SOUTH OF RELOCATED C.B. & Q RAILROAD RIGHT OF WAY, -EXCEPT STREET-, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
2. GP 7823-07-327-001 (No Address)  
THAT PART OF LOT 6 OF THE OFFICIAL PLAT OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M. LYING NORTH OF RELOCATED C.B. & Q RAILROAD RIGHT OF WAY, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
3. GP 7823-07-452-021 (3546 Vandalia Rd)  
THE SOUTH 150 FEET OF LOT 74, VANDALIA ACRES PLAT NO.2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
4. GP 7823-07-476-009 (1823 SE 36<sup>th</sup> St)  
THE SOUTH 75 FEET OF THE NORTH 175 FEET OF LOTS 50 AND 51, VANDALIA ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
5. GP 7823-07-476-019 (3602 Vandalia Rd)  
-EXCEPT THE NORTH 175 FEET-, THE WEST 20 FEET OF LOT 50, AND -EXCEPT THE NORTH 175 FEET-, LOT 51, ALL IN VANDALIA ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
6. GP 7823-07-476-020 (3608 Vandalia Rd)  
-EXCEPT THE NORTH 175 FEET-, THE EAST 80 FEET OF LOT 50, VANDALIA ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
7. GP 7823-07-477-019 (3704 Vandalia Rd)

-EXCEPT THE NORTH 94.75 FEET-, LOT 17, VANDALIA ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

- 8. GP 7823-08-351-004 (3900 Vandalia Rd)

THE EAST 1/2 OF THE EAST 286.82 FEET OF LOT 7, HENDERSON ESTATES, AN OFFICIAL PLAT, AND LOT 14 OF THE OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, -EXCEPT THE WEST 410 FEET OF THE EAST 425.3 FEET OF THE NORTH 382 FEET OF THE SOUTH 415 FEET OF SAID LOT 14-, AND -EXCEPT THE EAST 15.3 FEET OF THE SOUTH 833 FEET OF SAID LOT 14-, AND -EXCEPT THE WEST 582.07 FEET OF SAID LOT 14 MEASURED ALONG THE NORTH LINE OF SAID LOT 14-, AND LOT 15 OF THE OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, -EXCEPT THE NORTH 4 ACRES OF SAID LOT 15-, AND -EXCEPT THE SOUTH 833 FEET OF THE WEST 216.7 FEET OF SAID LOT 15-, AND -EXCEPT A PARCEL BEGINNING AT A POINT 33 FEET NORTH 0°15'00" WEST OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 87°23'00" WEST ALONG A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 446.35 FEET; THENCE NORTH 0°10'00" WEST ALONG A LINE PARALLEL WITH AND 216.7 FEET EAST OF THE WEST LINE OF SAID LOT 15, A DISTANCE OF 1033.93 FEET; THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 444.29 FEET TO THE NORTHWEST CORNER OF LOT 16 IN SAID OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23; THENCE SOUTH 0°15'00" EAST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 1054.05 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

- 9. GP 7823-08-351-006 (4000 Vandalia Rd)

A PARCEL IN LOT 14 OF THE OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15.3 FEET WEST AND 33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST 210 FEET AND PARALLEL TO THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 382 FEET; THENCE EAST 210 FEET; THENCE SOUTH 382 FEET TO THE POINT OF BEGINNING.

- 10. GP 7823-08-376-003 (No Address)

THE NORTH 800 FEET OF THE SOUTH 833 FEET OF THE EAST 15.3 FEET OF LOT 14 IN THE OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, AND THE NORTH 800 FEET OF THE SOUTH 833 FEET OF THE WEST 216.7 FEET OF LOT 15 IN SAID OFFICIAL PLAT OF THE S.W. 1/4 AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK

COUNTY, IOWA.

11. GP 7823-08-376-004 (4100 Vandalia Rd)

A PART OF LOT 15 IN THE OFFICIAL PLAT OF THE S.W. ¼ AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET NORTH 0°15'00" WEST OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 87°23'00" WEST ALONG A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 446.35 FEET; THENCE NORTH 0°10'00" WEST ALONG A LINE PARALLEL WITH AND 216.7 FEET EAST OF THE WEST LINE OF SAID LOT 15, A DISTANCE OF 1033.93 FEET; THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 444.29 FEET TO THE NORTHWEST CORNER OF LOT 16 IN SAID OFFICIAL PLAT OF THE S.W. ¼ AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23; THENCE SOUTH 0°15'00" EAST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 1054.05 FEET TO THE POINT OF BEGINNING.

12. GP 7823-08-377-002 (No Address)

-EXCEPT THE WEST 24 FEET-, THE NORTH 5 ACRES OF THE SOUTH 15 ACRES OF LOT 16 IN THE OFFICIAL PLAT OF THE S.W. ¼ AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

13. GP 7823-08-377-003 (4250 Vandalia Rd)

-EXCEPT THE WEST 24 FEET-, AND -EXCEPT THE VANDALIA ROAD RIGHT OF WAY-, THE SOUTH 10 ACRES OF LOT 16 IN THE OFFICIAL PLAT OF THE S.W. ¼ AND THE S.1/2 OF THE N.W. 1/4 AND THE W. 1/2 OF THE E. 1/2 OF SECTION 8-T78-R23, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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

Section 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 County Recorder of the county in which the subject property is located.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank  
Assistant City Attorney