



Document 2017 2585

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E Prepared by: KMarren, Development Services, PO Box 65320 West Des Moines IA 50265-0320 (515) 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO. 2238

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9: ZONING, CHAPTER 4: ZONING DISTRICTS AND MAP FOR PROPERTY GENERALLY LOCATED WEST OF I-35 AT THE INTERSECTION OF 110TH STREET AND 10TH AVENUE IN MADISON AND WARREN COUNTY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT: The Zoning Map of the City of West Des Moines, Iowa, is hereby amended by zoning property generally located west of I-35 at the intersection of 110th Street and 10th Avenue in Madison and Warren County and legally described below from Unzoned to Light Industrial (LI) zoning district, as illustrated in Exhibit B, and in compliance with the Comprehensive Plan.

Legal Description

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION ONE (1), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

SW ¼ OF SW ¼ IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5 TH PM, WARREN COUNTY, IOWA;

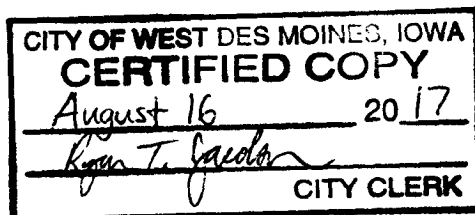
AND

SOUTH ½ OF WEST ½ OF EAST ½ OF SW ¼ IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH PM, WARREN COUNTY, IOWA;

AND

SOUTH 1/2 OF EAST 1/2 OF EAST 1/2 OF SW 1/4 (EXCEPT PORTION CONVEYED TO STATE OF IOWA IN BOOK 125, PAGE 122) IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH PM, WARREN COUNTY, IOWA; AND EXCEPT THAT PART DEEDED TO THE STATE OF IOWA IN BOOK 2012, PAGE 10015

AND



NW 1/4 OF NW 1/4 IN SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH PM,
WARREN COUNTY, IOWA;

AND

NE ¼ OF NW 1/4 IN SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH PM,
WARREN COUNTY, IOWA, EXCEPT THAT PORTION DEEDED TO STATE OF IOWA IN BOOK
125, PAGE 121 AND EXCEPT THAT PART DEEDED TO THE STATE OF IOWA IN BOOK 2012,
PAGE 10015

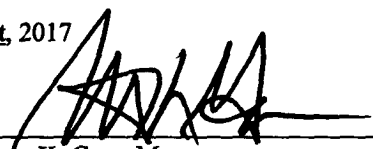
SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 3. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in title 1, Chapter 4, Section 1 and Section 2 of the City Code of the City of West Des Moines, Iowa.

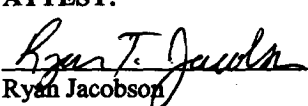
SECTION 4. OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm, or corporation for violation of any section or subsection of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Approved and passed by the City Council on the 7th day of August, 2017


Steven K. Gaer, Mayor

ATTEST:


Ryan Jacobson
City Clerk

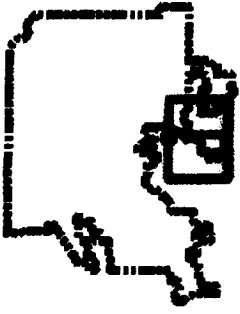
I certify that the foregoing was published as Ordinance No. 2238 on the 11th day of August 2017.


Ryan Jacobson
City Clerk

Exhibit A
Conditions of Approval

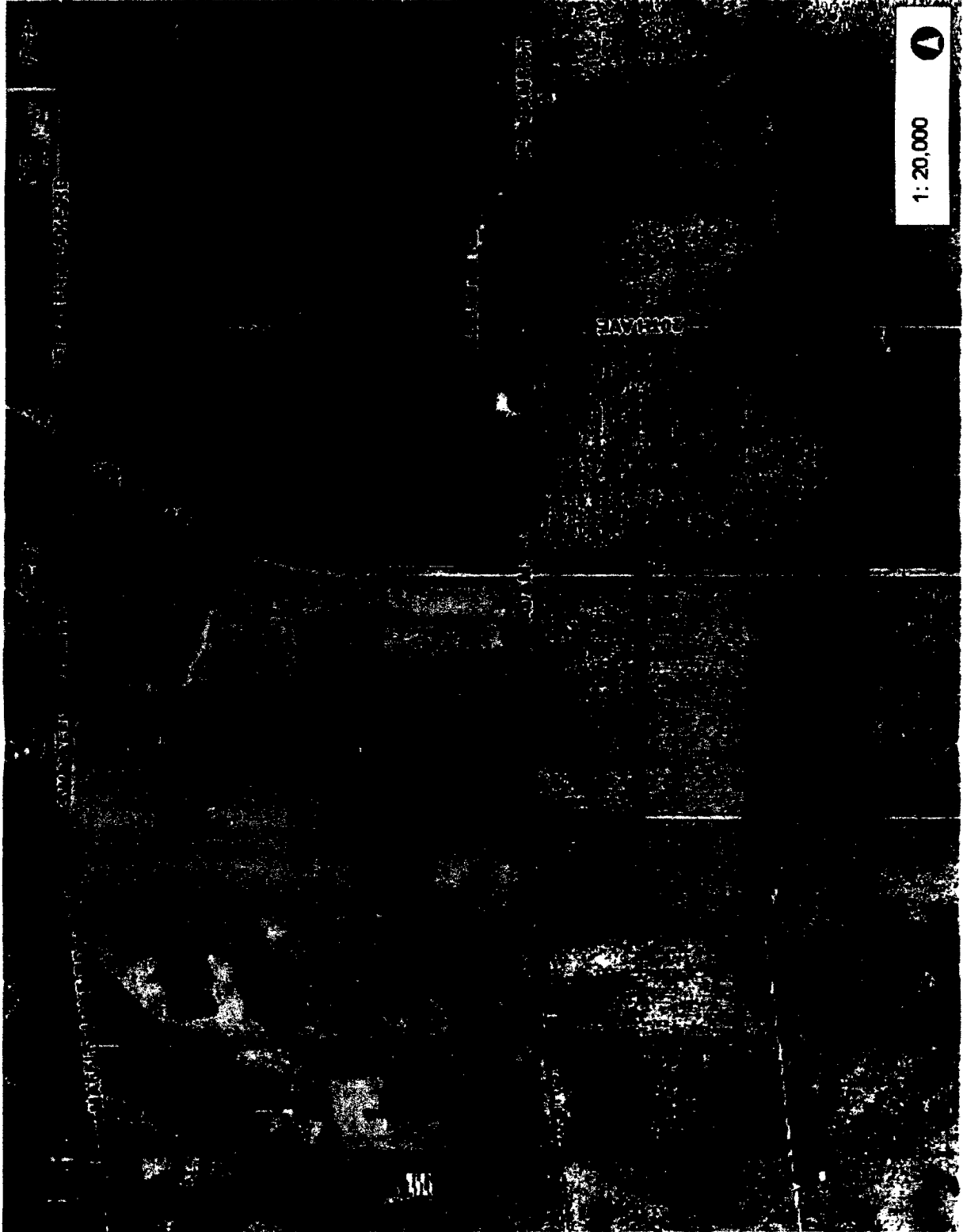
None

Zone Change



Legend

- ☒ Zoning Area Labels
- ☒ Town Center Overlay District
- ☒ Zoning Conditional Zones
- ☒ Zoning PUD Boundaries
- ☒ Zoning
- ☐ Unzoned
- ☐ Open Space/Agricultural (OS)
- ☐ Residential Estate (RE)
- ☐ Residential Single-Family (RS)
- ☐ Single-Family Residential (R-1)
- ☐ Single-Family - Commerce Resider
- ☐ Single-Family - Valley Junction Res
- ☐ Manufactured Housing (MH)
- ☐ Residential Medium-Density (RM)
- ☐ Residential High-Density (RH)
- ☐ Neighborhood Commercial (NC)
- ☐ Convenience Commercial (CVC)
- ☐ Valley Junction Historic Business A
- ☐ Valley Junction Commercial (VJC)
- ☐ Community Commercial (CMC)
- ☐ Support Commercial (SC)
- ☐ Regional Commercial (RC)
- ☐ Office (OF)
- ☐ Professional Commerce Park (PCP)
- ☐ Warehouse Retail (WR)
- ☐ Business Park (BP)
- ☐ Valley Junction Light Industrial (VJ)
- ☐ Light Industrial (LI)
- ☐ General Industrial (GI)
- ☐ PUD - Open Space
- ☐ PUD - Single Family Residential



1:20,000



3,333.3 0 1,666.67 3,333.3 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD, 1983 StatePlane Iowa South_FIPS_1402_Feet
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