CITY OF WEST DES MOINES
MEMORANDUM

TO: Chair and Members of the Plan & Zoning Commission

FROM: Kara Tragesser, AICP

DATE: February 16, 2016

RE: Item #1b: Approval of Resolution for Denial of Ordinance Amendment

From review of the meeting audio recording of February 1, 2016, it appears that the Commission did not make a formal motion to approve or deny Staff's recommendation that the Commission recommend the City Council approve and adopt an ordinance regarding self-storage regulations. Commissioner Crowley moved to deny the recommendation regarding the ordinance, Commissioner Hatfield seconded the motion. Chair Erickson stopped the voting by noting that the resolution was for approval of the recommendation.

The Commission discussed denying the recommendation for the ordinance amendment, however, did not appear to make a formal motion to do so. A vote was taken with the intent to deny the proposed resolution, however, with no formal motion, the vote was in error.

Based upon the discussion surrounding the vote and the proposed ordinance, it appears that the Commission intended to make a recommendation of denial. Attached is a resolution that recommends to the City Council that it deny the proposed ordinance amendment regulated self-storage.

STAFF RECOMMENDATION: Staff recommends that the Plan & Zoning Commission approve the attached resolution recommending to the City Council that it deny the proposed ordinance amendment related to self-storage.

RESOLUTION NO. PZC-16-009

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT DENY AN ORDINANCE TO AMEND TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS), CHAPTER 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONING DISTRICT), CHAPTER 10 (PERFORMANCE STANDARDS), AND CHAPTER 15 (OFF-STREET PARKING AND LOADING) TO ESTABLISH STANDARDS AND REGULATIONS RELATED TO INDOOR SELF-STORAGE AND MODIFY STANDARDS AND REGULATIONS FOR SELF-STORAGE MINI-WAREHOUSING

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, staff requests an amendment to Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office, and Industrial Zoning District), Chapter 10 (Performance Standards), and Chapter 15 (Off-Street Parking and Loading) to establish standards and regulations related to indoor self-storage and modify standards and regulations for self-storage mini-warehousing;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on January 18, 2016, Commission held a duly-noticed hearing to consider the application for an amendment to ordinance;

WHEREAS, on February 1, 2016, Commission did consider the application for an amendment to ordinance;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. Based upon the information provided in the staff report submitted and presented at the meeting, the Plan & Zoning Commission's finds that the ordinance allowing self-storage facilities in the office and professional commerce park districts is not compatible with the uses allowed in those districts.

SECTION 2. The AMENDMENT TO ORDINANCE (AO-002949-2015) is recommended to the City Council for denial, as stated in the staff report or as amended in the attached Exhibit A.

PASSED AND ADOPTED on February 16, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 16, 2016, by the following vote:

AYES: Crowley, Hatfield, Andersen, Costa, Southworth
NAYS: Erickson
ABSTENTIONS:
ABSENT: Brown

ATTEST:

Recording Secretary