

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: May 6, 2026

ITEM: Walnut Grove Center Massage Therapy, 1300 50th Street, Suite 102 – Approval to establish a massage therapy establishment – Stanbrough Realty Company, L.L.C. – PC-007254-2026

RESOLUTION: Approval to Establish Land Use

Project Summary: The applicant, Andrew McCune, Stanbrough Realty Company, L.L.C., with permission of the property owner, Aspen Investments, L.L.C., on behalf of Better Services LLC, request approval of a Permitted Conditional Use for that property located at 1300 50th Street, Suite 102. Specifically, the applicant requests allowance for Standard Industrial Classification (SIC) 7299: Miscellaneous Personal Services, Not Elsewhere Classified, to allow the implementation of a 1,900 square foot massage therapy spa business.

The applicant plans for the business to operate seven days a week from 8:00 AM to 8:00 PM. The spa will include six (6) treatment rooms. Based on the size of the facility and its operational flow, occupancy is expected to not exceed 15 individuals at any given time, including both clients and staff. Services will be offered primarily by appointment, with limited availability for walk-in clients. The business will also be required to obtain all necessary licenses, including a massage therapy license through the City Clerk's Office.

A Permitted Conditional Use (Pc) permit may only be granted if all of the following findings are made; or if conditions and limitations, as the Board of Adjustment deems necessary, are imposed to allow it to make said findings. It shall be the responsibility of the applicant to prove to the satisfaction of the Board of Adjustment that the following findings can be made:

- 1) That the proposed use is consistent with the West Des Moines comprehensive plan and any applicable subarea plan.
- 2) That the proposed use does assure compatibility of property uses within the zone and general area.
- 3) That all applicable standards and conditions have been imposed which protect the public health, safety and welfare.
- 4) That there is adequate on-site and off-site public infrastructure to support the proposed use.
- 5) That the proposed use has met all the requirements contained in this Code.
- 6) That the proposed use be in keeping with the scale and nature of the surrounding neighborhood.

Recommendation: Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements.

1. The tenant is required to apply for and obtain a massage therapy license through the City Clerk prior to opening the business.

Lead Staff Member: Emani Brinkman

Approval Meeting Date:

Board of Adjustment	May 6, 2026
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Staff Report Reviews:

<input checked="" type="checkbox"/> Development Coordinator (or)	<input checked="" type="checkbox"/> Director	<input type="checkbox"/> Legal Department
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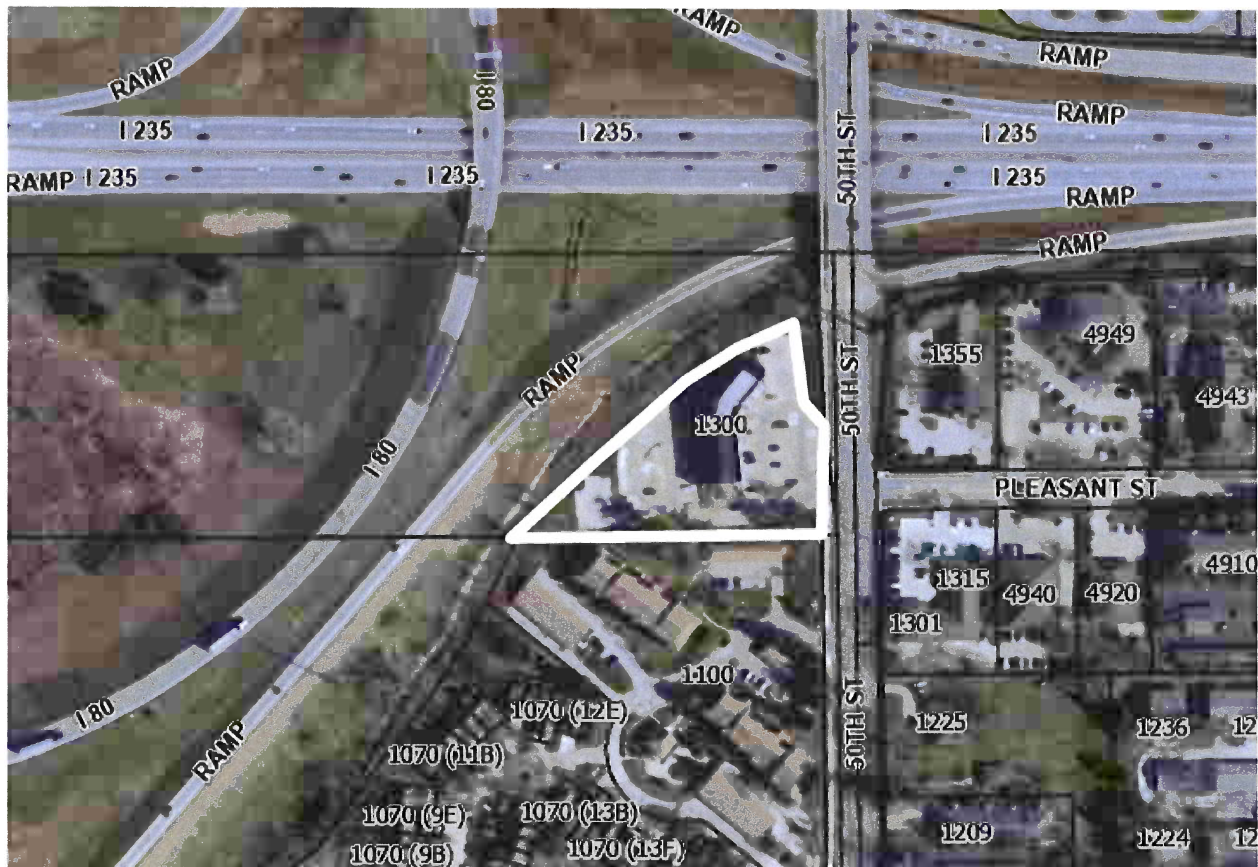
Publications (if applicable)

Published In:	Des Moines Register
Date(s) Published	4/27/26
Date(s) of Mailed Notices	4/23/26

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	4/6/26			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input checked="" type="checkbox"/>

Location Map



Prepared by: E. Brinkman, City of West Des Moines Development Services Dept., 515-222-3620
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA
Return to: 50265-0320

RESOLUTION NO. BOA-2026-03

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL
USE PERMIT TO ALLOW STANDARD INDUSTRIAL CLASSIFICATION (SIC) 7299:
MISCELLANEOUS PERSONAL SERVICES, NOT ELSEWHERE CLASSIFIED
(MESSAGE USE)**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Andrew McCune, Stanbrough Realty Company, L.L.C., with permission from the property owner, Aspen Investments, L.L.C., on behalf of Better Services LLC, request approval of a Permitted Conditional Use permit for that property located at 1300 50th Street, Suite 102 and legally described in attached Exhibit 'B'. The applicant is requesting approval allowing establishment of a 1,900 square foot Massage Therapy Spa under SIC 7299 Miscellaneous Personal Services, Not Elsewhere Classified; and

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; and

WHEREAS, the request complies with applicable findings and provisions of West Des Moines City Code, the Comprehensive Plan and City Code; and

WHEREAS, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application; and

WHEREAS, it has been determined, or the approval has been conditioned so that all Permitted Conditional Use findings as provided in city code and restated in the associated staff report can be made.

NOW, THEREFORE, the Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-007254-2026) subject to compliance with all the conditions in the staff report, dated May 6, 2026, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 6, 2026.

Tom Cunningham, Chairperson
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on May 6, 2026, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Recording Secretary

Exhibit A: Conditions of Approval

1. The tenant is required to apply for and obtain a massage therapy license through the City Clerk prior to opening the business.

Exhibit B: Legal Description

A PARCEL OF LAND IN THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AND LYING SOUTH AND EAST OF RAMP "D" OF INTERSTATE ROUTE NO. 235 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 6; THENCE S 00°00'00" W (ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION ONLY), 439.80 FEET; THENCE N 89°51'10" W, 33 FEET TO THE WEST RIGHT-OF-WAY OF 50TH STREET AS IT IS PRESENTLY ESTABLISHED AND THE POINT OF BEGINNING; THENCE CONTINUING N 89°51'10" W, 497.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMP "D"; THENCE N45°59'56" E, 383.57 FEET ALONG SAID RAMP "D" RIGHT-OF-WAY; THENCE N 68°11'17" E, 212.32 FEET ALONG SAID RAMP "D" RIGHT-OF-WAY, TO THE WESTERLY RIGHT-OF-WAY OF SAID 50TH STREET; THENCE S 03°58'55" E, 186.69 FEET ALONG SAID 50TH STREET RIGHT-OF-WAY; THENCE S 04°17'29" E, 160.37 FEET ALONG SAID 50TH STREET RIGHT-OF-WAY TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD; EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED ON APRIL 20, 2000 IN BOOK 8474, PAGE 924.