CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 13, 2016

ITEM: Ordinance Amendment – Amend Title 9, (Zoning), Chapter 6, (Commercial, Office and Industrial Zoning Districts) to allow SIC 0752-9901 'Animal specialty services, Grooming Services' as a Permitted use in the General Industrial District– City Initiated – AO-003103-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Development Services is requesting an amendment to the City Code, Title 9, *Zoning*, Chapter 6, *Commercial, Office and Industrial Zoning Districts,* Section 5, *Use Codes,* Subsection C, *Use Matrices,* Table 6.1, *Agricultural, Forestry and Fishing* to allow SIC 0752-9901 'Animal specialty services, Grooming Services' as a Permitted use in the General Industrial District. On June 1, 2016, the Board of Adjustment approved a request by the Collar Club, LLC to open a dog daycare, including overnight boarding within an existing building at 1832 Fuller Road. The applicant indicated a desire to also provide grooming services as a part of their business. Currently, per City Code, Grooming Services (SIC 0752-9901) is not permitted within the General Industrial zoning district, however, it is permitted within other commercial and industrial use districts within the City. Staff has identified no clear reason as to why grooming should be prohibited from the General Industrial district: it may simply be an error within the code. The Board of Adjustment approved the Collar Club with the condition that no grooming services be conducted at the 1832 Fuller Road location until the City Code is amended to make grooming services either a Permitted (P) or Permitted Conditionally (Pc) use within the General Industrial district.

At this time, staff is requesting the City Council initiate the ordinance amendment and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the ordinance amendment by the City Council does not indicate support or opposition to the request. The initiation of the request responds to the due process rights of the petitioner.

RECOMMENDATION: Staff recommends initiation of the ordinance amendment and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Brian S. Portz, AICP BP

Staff Reviews:

Department Director	JK
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed			
Recommendation	Yes ☐	No ☐	Split ☐