CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: October 3, 2016

ITEM: Ordinance Amendment – Title 9, Zoning, Chapter 14, Accessory Structures to Regulate Materials Used on Fuel Pump Canopies – City Initiated
AO-003237-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: In September 2015 the City Council approved an ordinance which modified the regulation of fuel pump canopies which provided for consistent setbacks, materials, and performance standards related to the fuel pumps and the fuel pump canopy. During the year since that ordinance went into effect, the City has approved two fuel pump canopies which utilized materials that could meet intended performance standards but were not specifically mentioned in the ordinance language, thus deviated from the materials requirement for the canopy support columns. Another convenience store with fuel pumps and canopy has been submitted utilizing the same materials as the others. When this happens, Staff reviews the City Code in light of the approved deviations towards revising City Code to accommodate the use of these alternate materials and the precedents that have been set. This amendment intends to revise the performance standards set for fuel canopies to provide more flexibility in the materials used to clad the support columns of the canopy.

At this time Staff is requesting that the City Council initiate the rezoning request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the rezoning request by the City Council does not indicate support or opposition to the rezoning request or the project pending on this site. The initiation of the request merely responds to the due process rights of the petitioner.

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

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No ☐	Split ☐