

**CITY OF WEST DES MOINES
BOARD OF ADJUSTMENT COMMUNICATION**

Meeting Date: October 4, 2017

Item: AAA Storage, 6340 Stagecoach Drive – Land use review to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard in a Regional Commercial District – Brian J. and Lori J. Denton – PC-003612-2017

Requested Action: Approval of a Permitted Conditional Use Permit

Case Advisor: Brian S. Portz, AICP *BP*

Applicant Request: The applicant, Jason Shanahan, in association with the property owners, Brian J. and Lori J. Denton is requesting approval of a Permitted Conditional Use Permit (PC) to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard in a Regional Commercial District on that property located at 6340 Stagecoach Drive. If the use is granted, the applicant proposes to construct a 3-story indoor storage facility with two ground floor retail tenants at the west end of the building. At this time, the applicant is only requesting land use review of this Permitted Conditional Use to see if the use of the property as proposed will be permitted. The site plan will be brought forward to Plan & Zoning Commission and City Council for review at a later date.

History: The subject property was annexed into the City in 2003 as a part of the Mills Civic Parkway Annexation. A Comprehensive Plan Amendment was approved for the property changing the land use designation from Office to Regional Commercial. The property was platted in 2014 along with a Specific Plan Ordinance outlining the development requirements for the property.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on September 18, 2017, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key point of interest:

- **Interior Unit Access Self-Storage:** In December of 2016, the City Council passed a City Code amendment allowing indoor self-storage facilities in commercial zoning districts if the architecture of the building was designed so that it looked like a retail building or building type permitted in that zoning district from the outside, retail uses were incorporated on the first floor to avoid a ‘dead’ building within a commercial area, and also if it could be demonstrated that the parking requirements for a permitted reuse of the building could be met on the site in the event the building was converted to a permitted use in the future.
- **Building Design:** The applicant is proposing a building design that will resemble a hotel due to the nature of the Regional Commercial zoning district and its close proximity to the existing hotels to the north. A possible reuse of this building could be a hotel since hotels are a permitted use within the Regional Commercial District. The design also includes two retail spaces at the entrance to the building on the west side.
- **Parking:** As a possible reuse of the building as a hotel, the applicant has provided a site plan and parking counts showing that the proposed site could accommodate the number of parking spaces required for a 150 room hotel with the use of surface parking and underground parking.
- **Site Plan Review:** If the use of the property for an indoor storage facility is approved, the applicant proposes to construct a 3-story indoor storage building with interior vehicle access. The review of the building architecture and site plan will be conducted separately by City staff at a later date. Once all staff site plan and building design

comments have been addressed, the site plan will be reviewed by the Plan & Zoning Commission and City Council.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed store expansion project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

Findings: The following findings have been made on the proposed permitted conditional use:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan. *The proposed use of the property for an interior access self-storage facility is consistent with the Regional Commercial land use designation as shown on the Comprehensive Plan land use map. Also, the proposed project is consistent with all of the goals and policies of the Comprehensive Plan.*
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance. *Properly mitigated with the use of building and site design, the use of landscape buffers, and screening, the proposed use of the property can be made compatible with the surrounding property. Two active hotels are situated immediately north of this proposed building.*
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community. *Site design and building design requirements, landscape buffers and screening of garage doors to reduce the potential impact of the proposed use on the surrounding area are being proposed to help protect the health, welfare, and safety of the community.*
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development. *Existing public infrastructure is adequate to serve the proposed project.*
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has been conditioned to comply with all City Code requirements. *This review of the use of the property for an self-storage facility complies with all City Code requirements in that a proposed SIC 4225, Self-service storage facility – interior unit access with no outside storage yard can be considered in a Regional Commercial district with the review of a Permitted Conditional Use. The actual design of the site will be reviewed separately by the Plan & Zoning Commission and City Council to ensure that all City Code requirements pertaining to site development for the particular use and any conditions of approval placed on the use are adhered to.*
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project. *The Zoning Code and*

Comprehensive Plan designate this property as Regional Commercial, which allows indoor self-storage facilities with the issuance of a Permitted Conditional Use. The proposed building will be located adjacent to two active hotels. With the proper site design, buffering and screening the proposed use can be designed to be compatible with the scale of the surrounding neighborhood.

Noticing Information: On September 15, 2017, notice of the October 4, 2017 Board of Adjustment Public Hearing on this project was published in the Des Moines Register. Notice of this public hearing was also mailed to all surrounding property owners within 370 feet of the subject property on September 15, 2017.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and findings, staff recommends the Board of Adjustment adopt a resolution for approval of the Permitted Conditional Use Permit to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard, subject to meeting all City Code requirements and the following:

1. This approval is to allow only the use of the property for an indoor storage facility, SIC 4225, Self-service storage facility -- interior unit access with no outside storage yard. A specific design for the site is not approved at this time. The design of the site and building design will be reviewed by City staff and the Plan & Zoning Commission and City Council through the Town Center Overlay District process at a later date once all staff comments regarding the site plan submittal have been addressed by the applicant.

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Attachments:

Attachment A	-	Permitted Conditional Use Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Project Overview
Attachment C	-	Location Map
Attachment D	-	Preliminary Site Plan/Building Elevations