CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 20, 2018

ITEM: Gilbert and Cook Parking Waiver, 5058 Grand Ridge Drive – Waive 12 of the required 67 parking spaces – Chris Cook – MML1-004016-2018

RESOLUTION: **Approval of Minor Modification Level 1**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Chris Cook of Gilbert and Cook (a wealth management firm), with permission from the property owner, Shojaat Properties, Inc., is requesting a waiver of 12 parking spaces from the required 67 parking spaces. The building (see Exhibit II - Location Map) formerly housed Global Aviation which constructed a new building in West Des Moines.

This request was not reviewed by the Plan & Zoning Commission because city code reserves parking changes to the purview of the City Council.

OUTSTANDING ISSUES: There are no outstanding issues.

STAFF COMMENT: The building was constructed by Global Aviation and used for office and warehouse space. The office space totaled approximately 9,890 sq. ft. of office and the remainder was warehouse of the 13,320 sq. ft. building. The site plan was approved using the respective parking ratios for office and warehouse to total 55 parking spaces.

Gilbert and Cook are considering occupying the building and converting the existing warehouse space to additional office space. Staff considers this a change of use from an office/warehouse use to an all office use, therefore applying the office parking ratio of one parking space per 200 sq. ft. of use to the entire building floor area. Applying this ratio to the full building results in requiring 67 parking spaces for the use. Staff suggested that the Gilbert and Cook contact the adjacent property to the east in an effort to share parking (the building to the east houses a church with off peak needs and extra parking available). Representatives of Gilbert and Cook told the Development and Planning City Council Subcommittee that efforts to contact the church were not productive.

Staff has been researching alternate parking ratios for various uses in the City, but is has not yet presented the findings to the Plan & Zoning Commission and City Council. Using the updated office parking ratio that staff has researched and will be recommending when the time comes, the current parking available will support the use of the full building as office. Based on that information, the City Council Subcommittee supported a waiver of 12 parking spaces from the current required count of 67 to enable the office use to occupy the building.

RECOMMENDATION: Based upon the preceding review, staff recommends the City Council adopt a resolution to approve the approve the Minor Modification which requests a waiver of 12 parking spaces at 5058 Grand Ridge Drive subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	VS
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	August 6, 2018		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - City Council Resolution
Exhibit II – Location Map

EXHIBIT I

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MINOR MODIFICATION LEVEL 1 (MML1-004016-2018) TO WAIVE 12 OF THE 67 REQUIRED PARKING SPACES AT 5058 GRAND RIDGE DRIVE TO ENABLE THE USE OF THE BUILDING TO CHANGE TO AN ALL OFFICE USE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Gilbert and Cook, with permission from Shojaat Properties LLC, requests approval for a Minor Modification to waive 12 parking spaces of the required 67 parking spaces for the use of the 13,320 sq. ft. building located at 5058 Grand Ridge Drive and legally described as:

Legal Description of Property

Lot 1, Grand Heights Plat 2, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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 August 20, 2018, this City Council held a duly-noticed meeting to consider the application for the Minor Modification Level 1.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the Minor Modification Level 1, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Minor Modification Level 1 application to waive 12 parking spaces is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 20, 2018.

_____
Steven Gaer, Mayor

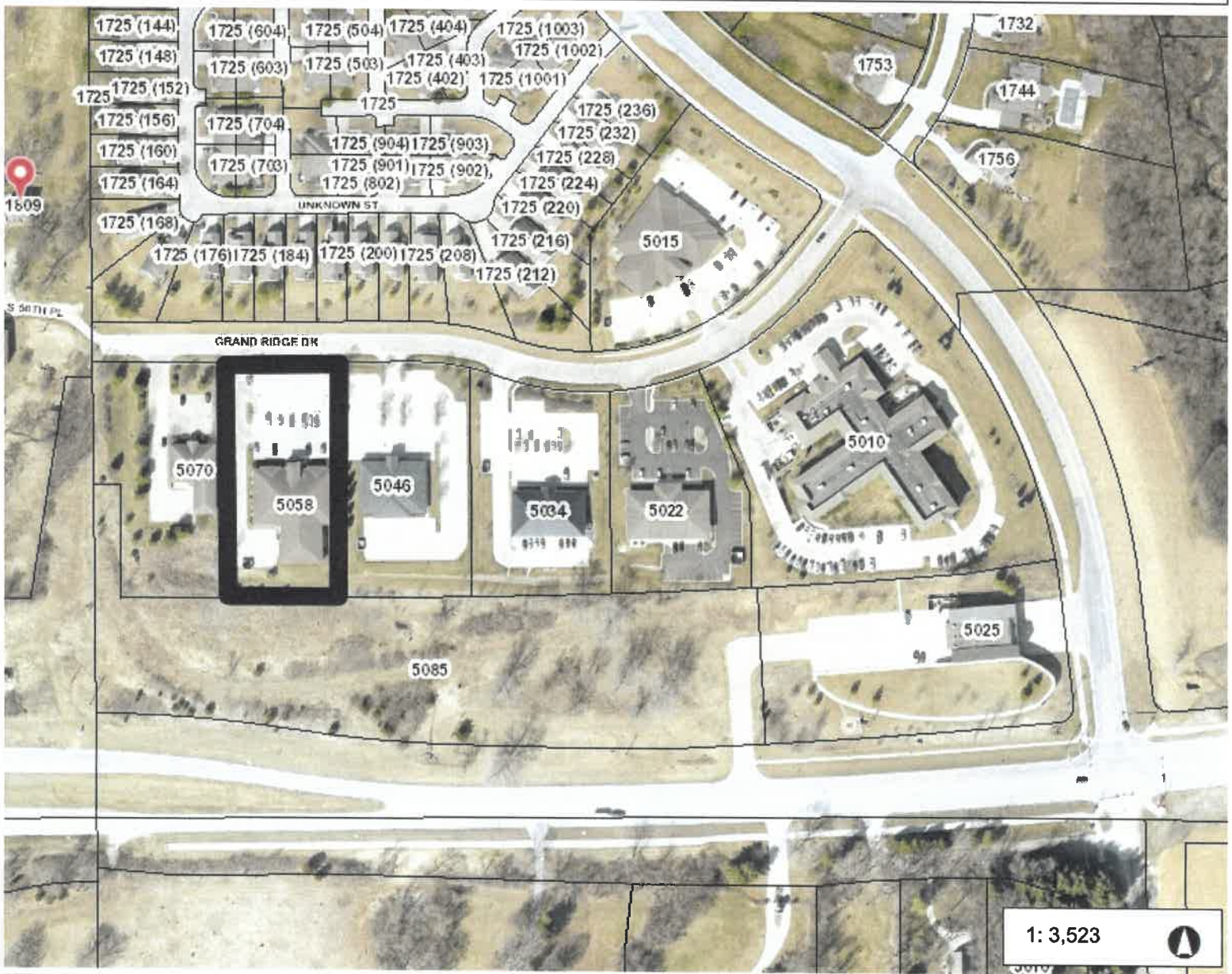
ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None.

5058 Grand Ridge Drive



Legend

- Addresses
- Corporate Limits
- Parcels

587.2 0 293.59 587.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT II