NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: March 4, 2019

ITEM: Parking and Loading – Amend Title 9 (Zoning), Chapter 15 (Off-Street Parking and Loading) Section 4 (General Off-Street Parking Regulations), Section 6 (Design Standards) and Section 7 (Number Of Parking Spaces Required), to modify certain Parking and Loading regulations – City Initiated – AO-004207-2019

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Staff is requesting an amendment to the following sections within Title 9 (Zoning) of City Code to modify certain Off-Street parking regulations:

- Chapter 15 (Off-Street Parking and Loading)
  - Section 4 (General Off-Street Parking Regulations), Subsection A12, to amend regulations and performance standards as they pertain to parking structures.
  - Section 6 (Design Standards), Subsections B5, I and J, to amend Design Standards for Private Drive Access, Parking Space Striping, and Curbing and Wheel Stops.
  - Section 7 (Number Of Parking Spaces Required), to amend the minimum number of required parking spaces for specific land uses.

Previous Council Action:
Vote: 5-0 approval
Date: February 19, 2019
Motion: Approval of the First Reading of the Ordinance.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third and adopt the Ordinance in final form, subject to meeting all City Code requirements.

Lead Staff Member: Brad Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	February 1, 2019	
Letter sent to surrounding property owners		NA

SUBCOMMITTEE REVIEW (if applicable)

Committee	City Council Workshop		
Date Reviewed	November 27, 2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Proposed Ordinance

Prepared by: J.B. Munford, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, TITLE 9 (ZONING), CHAPTER 15 (OFF-STREET PARKING AND LOADING), SECTION 4 (GENERAL OFF-STREET PARKING REGULATIONS), SECTION 6 (DESIGN STANDARDS), SECTION 7 (NUMBER OF PARKING SPACES REQUIRED) TO AMEND REGULATION PERTAINING TO OFF-STREET PARKING AND LOADING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9 (*Zoning*), Chapter 15 (*Off-Street Parking and Loading*) Section 4 (*General Off-Street Parking Regulations*), Subsection A12, is hereby amended by deleting the highlighted strikethrough text and adding the bold italic text.

A. General Provisions: All of the following standards shall apply to all off-street parking:

12. Parking Structures: Parking structures are subject to setbacks, building height, and other development standards ***of a principal structure in the respective zoning district.*** ~~In addition:~~

~~a. Garages and carports are allowed in the side and rear yards for zero lot line homes and multi-family residential projects in each multi-family residential zone.~~

~~b. Parking ramps, above or below ground shall be reviewed by the city as part of the site plan review process.~~

Section 2. Amendment. Title 9 (*Zoning*), Chapter 15 (*Off-Street Parking and Loading*) Section 6 (*Design Standards*), Subsections B5, I and J, is hereby amended by deleting the highlighted strikethrough text and adding the bold italic text.

B. Access: With respect to access, all of the following shall apply:

5. Private Drive/Street

a. Access to four (4) or fewer single-family detached houses shall be considered a ~~private~~ drive. Access to more than four (4) single-family detached houses shall be considered a ~~private~~ street.

~~b. Single-family attached developments having paved access to garages without adequate room to park an additional car between the roadway and garage shall consider the access to be a private drive. If the length of paving in front of the garage is long enough to accommodate the parking of a car, the roadway shall be considered a private street and the paving between the garage and roadway will be considered a private drive.~~

I. Striping: All parking spaces, except ***individual dwelling unit driveways***, ~~parking spaces for single-family attached and detached residences,~~ shall be striped in accordance with ~~city requirements~~ ***the Manual on Uniform Traffic Control Devices (MUTCD) standards.*** The striping shall be maintained in a clear and visible manner.

J. Wheel Stops/Curbing: All Off-Street parking ~~areas~~ ***lots*** and associated drive~~ways~~ ***aisles***, access roadways and frontage roads, ~~except driveways for single family attached and detached residences~~, shall be constructed with permanent, integrally attached, continuous Portland cement concrete curbing of at least four inches (4") high and six inches (6") wide or of alternate height and width acceptable to the city. Prefabricated ~~portable~~ curb or wheel stops shall not be considered an acceptable alternative ***to curbing***, unless otherwise approved by the city council during review of a development request.

1. Wheel stops in addition to curbing shall be allowed in the following instances:

a) When the adjoining pedestrian walkway is less than six feet (6') in width. In these instances, the depth of the parking stall shall be increased to accommodate vehicle overhang within the stall so that a minimum four feet (4') clear width is maintained on the walkway.

b) When curb is dropped to provide accessible parking spaces. In these instances, the length of the dropped curb shall extend only the width of the stall (or stalls if adjacent) and any associated accessible walkway then transition back to full height curb at the first regular stall.

2. The curbing shall be at least three feet (3') from any wall, fence, property line, walkway, or structure where parking and/or driveways or aisles are located adjacent thereto.

Section 3. Amendment. Title 9 (*Zoning*), Chapter 15 (*Off-Street Parking And Loading*) Section 7 (*Number Of Parking Spaces Required*), is hereby amended by deleting all of Title 9; Chapter 15, Section 7 and replacing with the text below.

9-15-7: NUMBER OF PARKING SPACES REQUIRED:

A. Uses Not Specified: In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is mentioned, and to which said use is similar shall apply, as determined by the Development Services Director.

B. Development with more than one use: If more than one use exists in a building or on a site, each separate use's parking requirements shall be calculated individually (i.e. Restaurant in hotel – restaurant total calculated for restaurant Gross Floor Area (GFA) and hotel total calculated for hotel guestrooms and staff).

C. Parking Spaces Requirements for Land Uses:

Land Use	**Requirements**
Residential	
Single-Family Attached and Detached Dwelling	• 2 Spaces Per Dwelling Unit • Tandem Parking Allowed • Attached Units & Manufactured Housing – 1 Visitor Space Per 10 Units
Multi-Family Dwelling	• Efficiency Apartment – 1.5 Spaces Per Unit • 1-2 Bedroom Units – 1.75 Spaces Per Unit • 3+ Bedroom Units – 2 Spaces Per Unit • 1 Visitor Space Per 10 Units
Service & Commercial	
Office	• 3.5 spaces per 1,000 square feet of GFA

Medical Office	• 5 spaces per 1,000 square feet of GFA
Hospitals & Nursing and Personal Care Facilities	• 1 space per 3 beds • 1 space per employee on max shift
Planned Commercial Center	• 4.5 spaces per 1,000 square feet of GFA
Animal Services	• 3.5 spaces per 1,000 square feet of GFA
Manufacturing and Industrial	• 2 spaces per 1,000 square feet of GFA
Warehousing, Storage Lots, & Construction Yards	• 0.75 spaces per 1,000 square feet of GFA • 1 space per employee
Self-Storage Facilities	• 0.5 spaces per 1,000 square feet of GFA • Interior Access Facilities – Demonstrate parking availability for reuse of the building for a common use in the zoning district in which it is located
Retail	• 3.5 spaces per 1,000 square feet of GFA
Convenience Store	• 5 spaces per 1,000 square feet of GFA • With gas sales – 1 space per pump
Car, Boat, & Recreational Vehicle Dealers	• 4 spaces per 1,000 square feet of GFA • Paved surface area shall be provided for each automobile on display for sale
Vehicle Service Station	• 3 spaces per service bay • 1 space per service vehicle • 1 space per employee on max shift
Car Washes	• Full service: 1 space per employee on max shift • Self-service: 2 spaces per stall • 2 space queuing lane for each stall
Restaurants – Fast Food (No Seating Area)	• 2 spaces per 1,000 square feet of GFA • 11 queuing spaces per drive-through (5 of which shall be designated for the ordering station if it is separate from the pickup window) • 1 space per employee

Restaurants – Fast Food With Dining	• 15 spaces per 1,000 square feet of GFA • 11 queuing spaces per drive-through (5 of which shall be designated for the ordering station if it is separate from the pickup window)
Restaurants – Sit-Down (No Drive-Through)	• 20 spaces per 1,000 square feet of GFA
Coffee Shops	• 10 spaces per 1,000 square feet of GFA • 11 queuing spaces per drive-through (5 of which shall be designated for the ordering station if it is separate from the pickup window)
Drinking Places	• 20 spaces per 1,000 square feet of GFA
Banks	• 3 spaces per 1,000 square feet of GFA • 3 queuing spaces per drive-through lane
Hotels/Motels	• 1 space for each guestroom • 1 space per employee – dwelling parking may be used for this requirement in cases of Bed and Breakfasts
Laundry Services	• 2 spaces per 1,000 square feet of GFA • 3 queuing spaces per drive-through lane
Motion Picture Theaters	• 1 space per 4 fixed seats
Assembly Spaces	• 20 spaces per 1,000 square feet of GFA
Bowling Centers	• 3 spaces per lane
Physical Fitness Facilities/Health Club	• 5 spaces per 1,000 square feet of GFA • 4 spaces per netted court (such as tennis) • 1 space per 40 square feet of swimming pool area
Golf Courses	• 6 spaces per hole
Driving Range or Miniature Golf Course	• 3 spaces • 1 space per tee/hole

Elementary & Middle Schools	• 1 space per employee • 1 space per 5 seats in gymnasium and auditorium • 25 space pickup/drop off queuing lane
High Schools	• 5 spaces per classroom • 1 space per 10 students • 10 space pickup/drop off queuing lane
Colleges, Universities, Vocational, And Trade Schools	• 1.5 spaces per employee • 1 space per 3 student desks or classroom seating capacity
Auditoriums, Theaters, Stadiums, And Arenas	• 1 space per 4 fixed seats or 20 spaces per 1,000 square feet of GFA, whichever is greater
Libraries or Cultural Exhibits	• 3.5 spaces per 1,000 square feet of GFA
Child Day Care Services	• 3 spaces per 1,000 square feet of GFA • 1 space per employee • 1 space per van or bus
Religious Organizations & Funeral Services/Crematories	• 20 spaces per 1,000 square feet of assembly area • 3 spaces per 1,000 square feet for non-assembly GFA

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 5. Savings Clause. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 6. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 and Section 2 of the City Code of the City of West Des Moines, Iowa.

Section 7. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2019, and approved this _____ day of _____, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T Jacobson, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of West Des Moines, Iowa, on _____, 2019, and was published in the Des Moines Register on _____, 2019.

_____
Ryan T. Jacobson, City Clerk