

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** November 16, 2022

**ITEM:** West Des Moines Porsche Auto Dealership, 7301 Lake Drive – Approval to establish an automobile dealership – Woodhouse Auto Family – PC-005838-2022

**RESOLUTION:** Approval to Establish Land Use

**Background:** The applicant, Woodhouse Auto Family, with permission from Earlham Savings Bank, property owner, requests approval of a Permitted Conditional Use for property located at 7301 Lake Drive. Specifically, the applicant requests to allow a 25,000 sq. ft. auto dealership with service and sales.

### **Staff Review & Comment:**

- **Traffic Analysis Findings:** The traffic analysis for this use at this location indicates that the proposed use is anticipated to generate less traffic than what was previously estimated with no additional loading on the planned roadway system. The site layout shows two accesses on Lake Drive. The west driveway is shown at the minimum spacing between the access to Earlham Savings Bank and this location. The east drive location is acceptable however, the drive is shown at a skew; this will need to be corrected on the site plan to be perpendicular to Lake Drive.
- **Staff Comment:** The site layout generally is acceptable to staff with the service entrance area moved from the north side of the site to the south along the interstate exit ramp and the doors facing east and west; the doors will be reviewed for mitigation needs at the time of site plan review.

A Planned Unit Development ordinance is planned for the site to enable the setbacks that were in place for the applicable zoning district at the time the property was platted. The property configuration is such that the application of today's Support Commercial zoning district regulations for setbacks limit the ability to build a building as proposed.

**Recommendation:** Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements.

**Lead Staff Member:** Kara Tragesser

**Approval Meeting Date:**

Board of Adjustment	November 16, 2022
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**Staff Report Reviews:**

<input type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Legal Department
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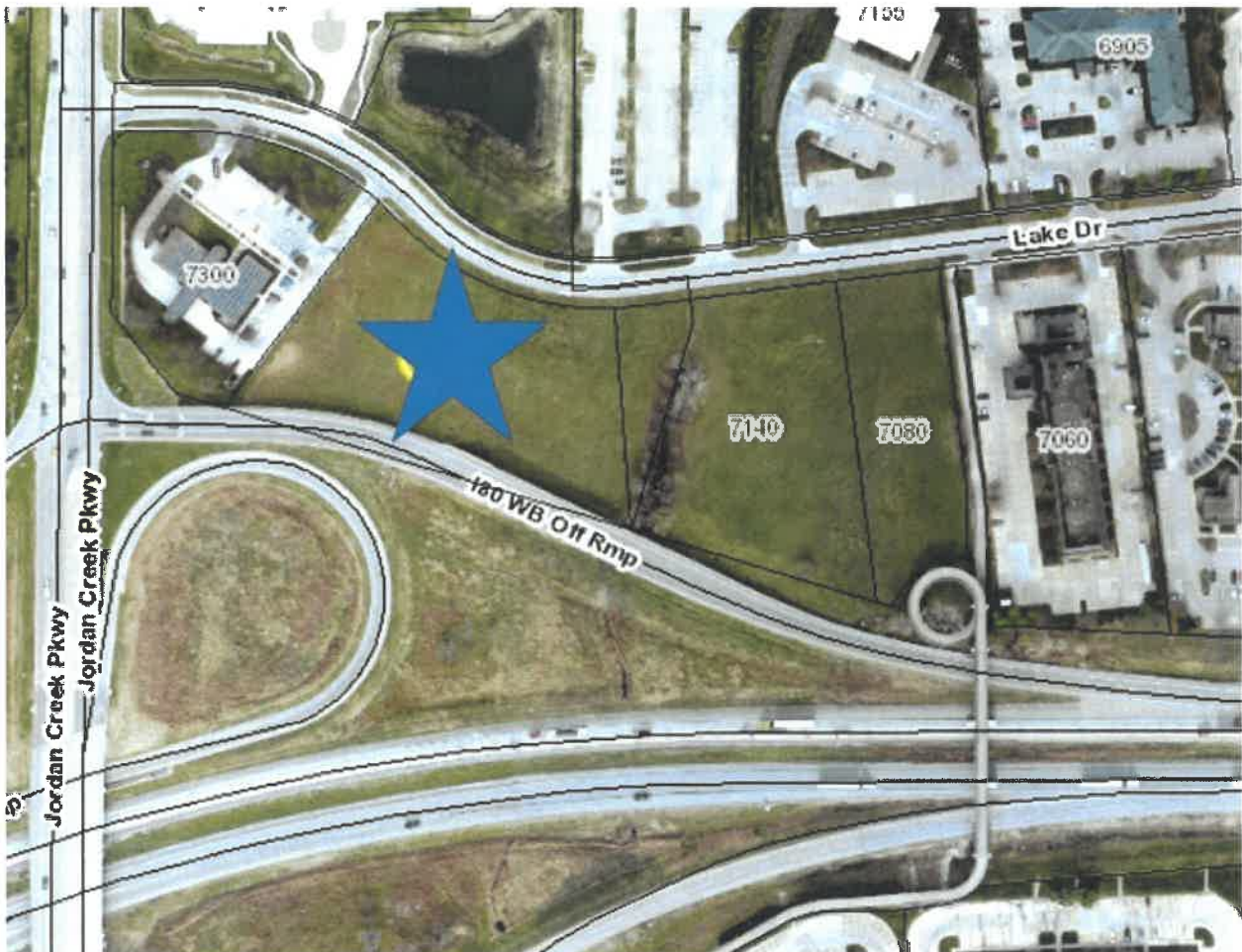
**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	8/16/22
Date(s) of Mailed Notices	8/16/22

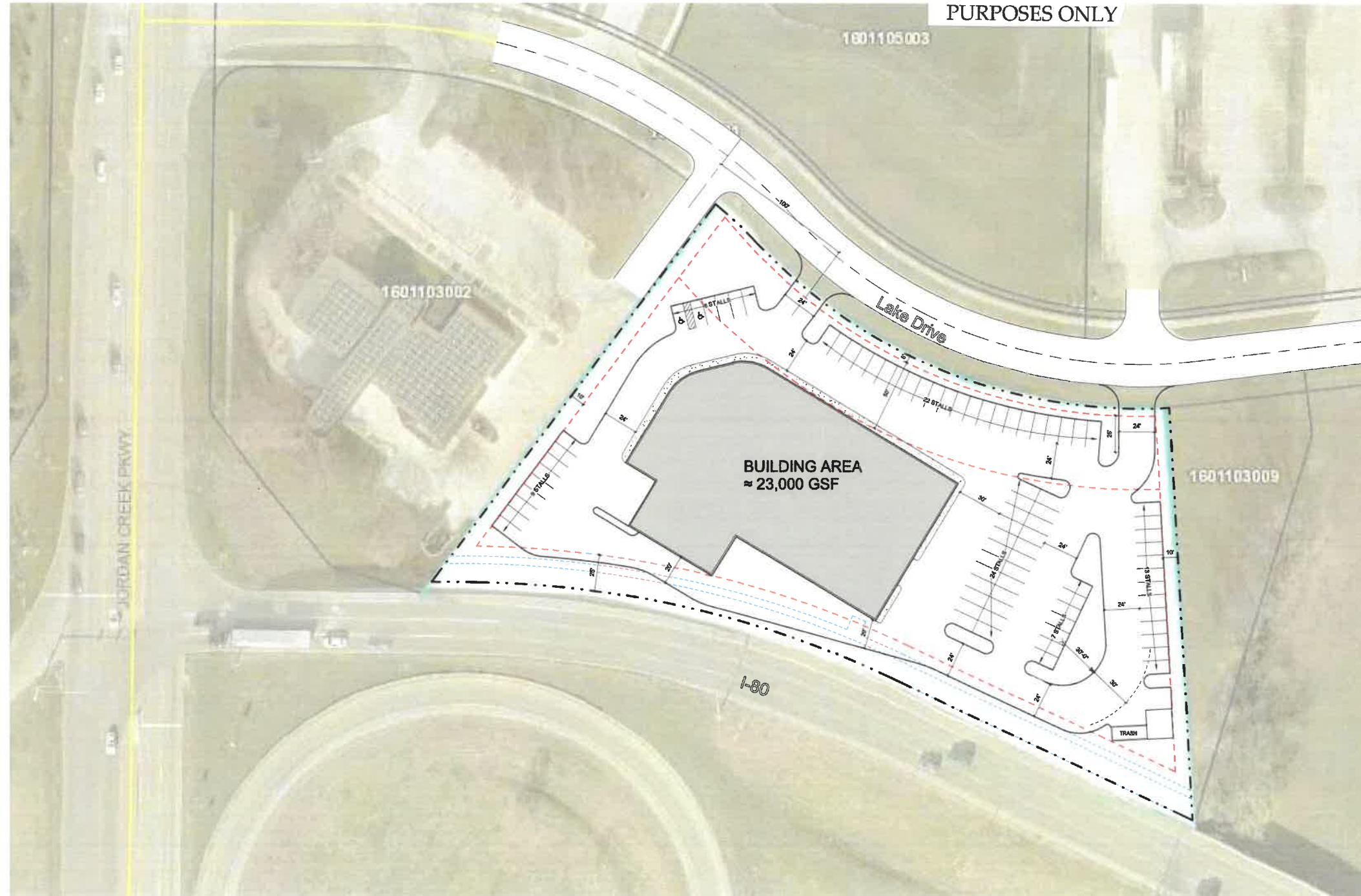
**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning			
Date Reviewed	N/A			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input type="checkbox"/>

**Location Map**



PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY



1 Proposed Site plan  
1" = 30'-0"

  
**PORSCHE**  
Woodhouse Group  
West Des Moines, IA

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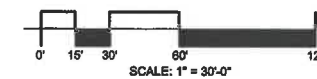
Date: 28 Oct. 2022  
Project Number: 22-023  
Revisions:

No.	Description	Date

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**A0.1**



Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., 515-222-3620  
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA  
Return to: 50265-0320

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**RESOLUTION NO. BOA-2022-20**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL  
USE PERMIT TO ALLOW AN AUTOMOBILE DEALERSHIP USE**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Woodhouse Auto Family, with permission from the property owner, Earlham Savings Bank, requests approval of a Permitted Conditional Use permit for that property located at 7301 Lake Drive and legally described in attached Exhibit 'B'. The applicant is requesting approval of an automobile dealership to allow a 25,000 sq. ft. dealership with maintenance/repair service; and

**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; and

**WHEREAS**, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application.

**NOW, THEREFORE**, The Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-005838-2022) subject to compliance with all the conditions in the staff report, dated November 16, 2022, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on November 16, 2022.

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Michele Stevens, Chairperson  
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on November 16, 2022, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Recording Secretary

**Exhibit A: Conditions of Approval**

None

**Exhibit B: Legal Description**

LOT 2 EARLHAM PARK, AN OFFICIAL PLAT RECORDED IN BOOK 772, PAGE 898, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

EXCEPT THAT PORTION ACQUIRED FOR PUBLIC RIGHT-OF-WAY THROUGH CONDEMNATION AS RECORDED IN BOOK 10, PAGES 666-672

AND

EXCEPT PARCEL "A" SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 14056.