

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** August 16, 2022

**ITEM:** Fur Baby Bubbles Doggie Day Camp, 800 S. 50<sup>th</sup> Street, Suite 103 – Approval to establish a dog day care business – Lisa Pyland, Fur Baby Bubbles, LLC – PC-006142-2023

**RESOLUTION:** Approval of Permitted Conditional Use to Establish Land Use

**Background:** The applicant, Lisa Pyland, with permission from the property owner, MDM Equity – 2015, LLC, requests approval of a Permitted Conditional Use for that property located at 800 S. 50<sup>th</sup> Street, Suite 103. Specifically, the applicant requests to establish a dog day care business. The tenant space for the dog day care would be 2,004 square feet. The proposed hours of operation are Monday-Friday from 6:30 AM – 6:00 PM and, if there is demand, Saturdays from 6:30 AM – 12:00 PM.

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

- **History:** On January 15<sup>th</sup>, 2020, the Board of Adjustment approved a Permitted Conditional Use Permit for a 3,104 square foot dog day care and retail business. On February 3, 2021, the Board of Adjustment approved a Permitted Conditional Use Permit for overnight boarding at the subject property. The applicant that received the Permitted Conditional Use Permit left the tenant space and the use has not been in place for over a year thus negating the original approval. Currently the applicant runs a dog grooming business in the neighboring suite, which is a permitted use. The applicant intends to continue the dog grooming business.
- **Traffic Analysis Findings:** No traffic study was required with this action.
- **Staff Comment:**
  - **Exterior Improvements:** This Permitted Conditional Use permit is for the review and possible approval of the uses purposed within the building. It is not for the review or approval of any interior or exterior site modifications. If the applicant plans on making exterior modifications, a separate Minor Modification application would be required prior to initiating any changes. The applicant is intending to have a small, fenced area for bathroom breaks for the pets, which will be reviewed as part of a Minor Modification application. Interior modifications require the approval of a Tenant Improvement Permit through the Building Division prior to initiating work.
  - The former tenant was required to finish the space in compliance with the requirements for animal services within multi-tenant buildings. The Applicant will need to confirm that the interior of tenant space still meets these requirements to mitigate noise and odors traveling to other tenant spaces.
  - Per the applicant, no more than two dogs will be let out at a time, and they will be leashed. Waste will be cleaned up and disposed of by staff on a regular basis.

**Recommendation:** Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. This approval is only for the uses allowed in the building. If at any time, the applicant would like to make modifications to the building or site, they shall apply for the appropriate planning and/or building permit applications. Permits shall be obtained prior to initiation of any work.
2. The Applicant will need to confirm to staff that the interior of tenant space meets the requirements for animal service uses within multi-tenant buildings prior to initiating the daycare use.

**Lead Staff Member:** Emani Brinkman

**Approval Meeting Date:**

Board of Adjustment	August 16, 2023
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**Staff Report Reviews:**

<input checked="" 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	8/8/22
Date(s) of Mailed Notices	8/4/23

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning			
Date Reviewed	8/7/23			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input checked="" type="checkbox"/>

Location Map – 800 S. 50<sup>th</sup> Street



To Whom It May Concern:

My name is Lisa Pyland and I am the owner of Fur Baby Bubbles, LLC. I would like to open a Doggie Day Camp. My goal is to operate the day camp Monday-Friday from 6:30 am-6:00 pm. If there is a demand for Saturday hours, I would operate on those days from 6:30 am-Noon.

My maximum capacity would be 18-36 dogs at any given time during business hours. In accordance with the Iowa Dept of Agriculture, I will provide enough kennels for all dogs in my care. I can assure you I have been working closely with the Dept of Agriculture throughout this process and am awaiting their visit to approve my space. I have included Section 67.8 from Chapter 67 (Animal Welfare Guidelines) for your records.

I will have 2-4 employees working in the Day Camp at any given time depending on the number of dogs we have in our facility.

Thank you for your attention and I look forward to hearing from you.

Sincerely,  
Lisa Pyland

Prepared by: Emani Brinkman, 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-2023-13**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL  
USE PERMIT TO ALLOW DOG DAYCARE**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Lisa Pyland, and property owner, MDM Equity – 2015, LLC, request approval of a Permitted Conditional Use permit for that property located at 800 S. 50<sup>th</sup> Street, Ste 103 and legally described in attached Exhibit “B”. The applicant is requesting approval allowing a 2,004 square foot dog day care business; 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**, the request complies with applicable findings and provisions of Title 9, the Comprehensive Plan, and City Code; 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-006142 -2023) subject to compliance with all the conditions in the staff report, dated August 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 August 16, 2022.

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Angie Pfannkuch, 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 August 16, 2022, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Recording Secretary

**Exhibit A: Conditions of Approval**

1. This approval is only for the uses allowed in the building. If at any time, the applicant would like to make modifications to the building or site, they shall apply for the appropriate planning and/or building permit applications. Permits shall be obtained prior to initiation of any work.
2. The Applicant will need to confirm to staff that the interior of tenant space meets the requirements for animal service uses within multi-tenant buildings prior to initiating the daycare use.

**Exhibit B: Legal Description (Site, not Tenant Space)**

PARCEL M BOOK 8731 PAGE 960 BEG NW COR LT 27  
FIELDSTONE PLT 1 THN N 59.09F NELY 110.17F N  
40.15F E 290.5F N 194.41F NE 112.89F TO PT ON S  
LN GEORGE MILLS CIVIC PKWY E ALNG S ROW LN  
144.69F TO W LN OL X PRAIRIE HOMES AT SOMERFIELD  
S 478.21F TO SW COR LT 18 PRAIRIE HOMES AT  
SOMERFIELD W ALNG N LN FIELDSTONE PLT 1 145.01F N  
20F W ALNG NLY LN FIELDSTONE PLT 1 410F TO POB  
SW1/4 SW 1/4 SEC 17-78-25