

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: November 25, 2024

ITEM: Global Aviation, 7760 Cascade Avenue – Amend Comprehensive Plan Land Use Map to designate Multi Use Medium (MUM) land use – Global Aviation Resources, Inc. – CPA-006487-2024

RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment

Background: The applicant, Global Aviation Resources, Inc., and property owner, Shojaat Properties, Inc., request approval of a Comprehensive Plan Land Use Map Amendment on that ground located at 7760 Cascade Avenue. Specifically, this request is for approximately 4 acres to change from Office (OF) to the new land use classification of Multi Use Medium (MUM). No subsequent change in zoning is necessary.

Staff Review & Comment:

- **Anticipated Development:** The requested actions are in anticipation of development of the site for an approximately 8,500 sq. ft. building addition for aviation parts repair and parts warehousing. All repair and warehousing components will be contained within the building.
- **History:** In 2012, the property was consistency zoned to Office with a condition of approval that it develop under Professional Commerce Park (PCP) standards. In 2014 the City Council approved the Site Plan (SP-002419-2014) for the development of a 30,000 sq. ft. office, repair, and warehouse facility.
- **Traffic Analysis Findings:** No traffic impact study was completed for this modification because the proposed building addition is consistent with the original study completed in 2014.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: November 25, 2024

Vote:

Recommendation:

Recommendation: Approve the Comprehensive Plan Land Use Map Amendment, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kate Devine

Approval Meeting Dates:

Planning and Zoning Commission	November 25, 2024
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	11/15/24
Date(s) of Mailed Notices	11/15/24

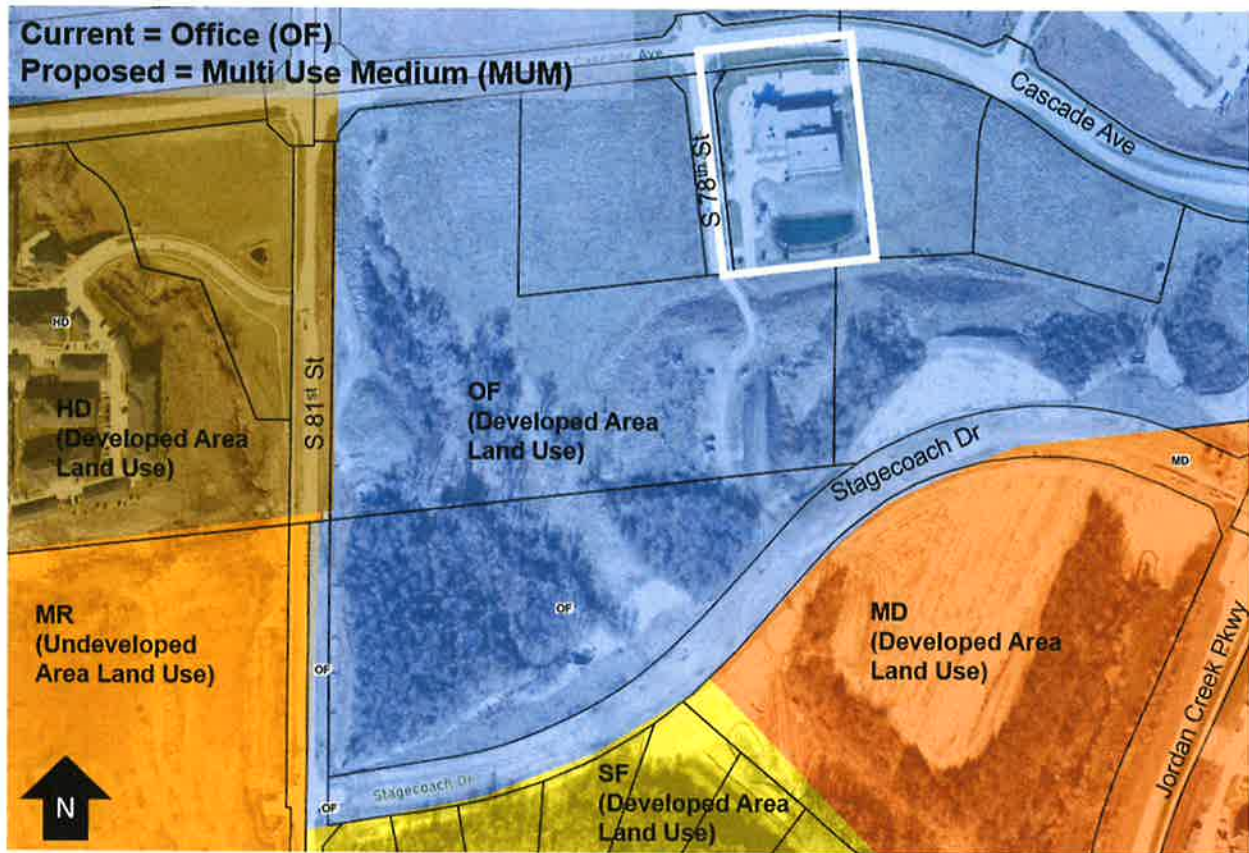
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	7/15/24			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input checked="" type="checkbox"/>

Location Map



Comprehensive Plan Land Use Map Change Illustration



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-24-058

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Global Aviation Resources, Inc., and property owner, Shojaat Properties, Inc., request approval for a Comprehensive Plan Land Use Map Amendment for the approximately 5-acre property located at 7760 Cascade Avenue as identified on the Comprehensive Plan Land Use Map Change Illustration included in the staff report. The request is to change from Office (OF) to the new land use classification of Multi Use Medium (MUM).

WHEREAS, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

NOW, THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends that City Council approve the Comprehensive Plan Land Use Map Amendment, (CPA-006487-2024) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on November 25, 2024.

Tina Shaw, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 25, 2024, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary