

# Staff Report

## Story County Board of Adjustment

**Date of Meeting:**  
March 21, 2018

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### **CASE NUMBER CUP08-17**

Request for a Conditional Use Permit for a Commercial Campground and Travel Trailer Park to be located at 5500 240<sup>th</sup> Street, Washington Township, unincorporated Story County

**APPLICANT:** Bradley Perkins  
1641 T Avenue  
Madrid, IA 50156

**STAFF PROJECT MANAGER:** Emily Zandt, Planner

**SUMMARY:** This request is for a Commercial Campground and Travel Trailer Park with up to 20 permanent cabins and 10 parking spots for Recreational Vehicles (RVs) to be located at 5500 240<sup>th</sup> Street, Ames. This proposed use is in addition to the eight-room Bed and Breakfast and 4,400 square foot event venue for up to 300 guests approved as CUP09-17 by the Board of Adjustment on February 21, 2018. This request is not consistent with the Ames Urban Fringe Plan Land Use Framework Map designation and policies of the Urban Residential Area, is not compatible with surrounding land use, and has potential for major impacts on nearby property owners. Therefore, Planning and Development staff recommend denial of the proposed Commercial Campground and Travel Trailer Park Conditional Use Permit. The Story County Planning and Zoning Commission recommended approval of the Conditional Use Permit for the Commercial Campground and Travel Trailer Park without conditions at their March 7, 2018 meeting.





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## Property Information

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### PROPERTY OWNER

Wanda Chaffin McCay Trust

### GENERAL PROPERTY LOCATION

Section: 18 Township: 83 Range: 24, in unincorporated Story County  
5500 240<sup>th</sup> Street, Ames, IA

### PARCEL IDENTIFICATION NUMBER(S)

09-18-100-215

### CURRENT ZONING

A-1 Agricultural

### CURRENT LAND USE

Residential

### LAND USE FRAMEWORK MAP DESIGNATION (AMES URBAN FRINGE PLAN)

Urban Service Area: Urban Residential

### CITIES WITHIN TWO MILES

Ames

### ITEMS SUBMITTED BY THE APPLICANT

Written Narrative, Overall Site Plan Concept Drawings, letters from Xenia Rural Water and Alliant Energy, a Water and Septic Plan, letter from the current property owner regarding previous onsite flooding over the driveway, and responses to Interagency Review comments

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## Background

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### Proposed Use

This request is for a proposed Commercial Campground and Travel Trailer Park including 10 Recreational Vehicle (RV) parking spots and up to 20 permanent cabins to be located south and west of the existing dwelling, on the south side of the creek. The RV parking spots are planned to be available May-September and not more than 30 days during the months of October through April. The permanent cabins are permitted to be available year-round through a recent text amendment. The proposed use is in addition to an eight-room bed and breakfast and event venue for up to 300 guests, which was approved by the Story County Board of Adjustment on February 21, 2018. Commercial Campgrounds and Travel Trailer Parks may be allowed in the A-1 Agricultural District with the granting of a Conditional Use Permit by the Board of Adjustment. All proposed development is located on the south and east side of Worrell Creek, between ¼ mile and ½ mile south of the 240<sup>th</sup> Street right-of-way. The drive, cabins, and RV sites are planned south and west from the existing dwelling and proposed event venue. Permanent cabins are planned to be constructed along the west portion of the looping drive and the RV



site will be to the east side of the drive. The Story County Board of Supervisors approved a text amendment to permit permanent cabins through the Commercial Campground and Travel Trailer Park conditional use on February 27, 2018.

The subject property includes 74.76 gross acres, an existing dwelling constructed in 1997, and an accessory structure constructed in 1998. The subject property is located approximately ¼ mile south of the City of Ames corporate limits, south of US Highway 30 and west of South Dakota Avenue. The route to the subject property is traveling west for approximately ¾ mile along 240<sup>th</sup> Street, a gravel road, from South Dakota Avenue. The property has a 1,250 foot long private, paved driveway.

The current owner of the property has provided a statement regarding flooding that has taken place over the driveway where it crosses Worrell Creek. Mr. McCay has indicated that this flooding has only taken place three (3) or four (4) times and has never exceeded three (3) or four (4) inches in depth. If the proposed use is approved, the applicant will be required to add landscaping equivalent to 20% of the impervious surface being added to the site. The additional landscaping will be placed in areas to further screen the proposed uses from the adjacent properties and in low areas on the site to capture and filter stormwater runoff and reduce erosion. Impervious surfaces include structures, gravel driveways, parking stalls, and paved walkways.

Xenia Rural Water provides service to this site through a 2.5 inch water main that extends east from South 500<sup>th</sup> Avenue (County Line Road) along 240<sup>th</sup> Street and south approximately 1/4 of a mile along the driveway of the property directly to the west. There is currently a 5/8 inch meter that extends east to the existing residence. The 5/8 inch meter could be upgraded to a 3/4 inch meter at maximum. It is not clear that a 3/4 inch meter would be sufficient to serve all of the proposed uses on the site, however the applicant has provided a water and septic plan that references information about the on-site well and rain harvesting techniques that are proposed for future operations.

Fire protection for the subject property is provided by the Westory Fire Department. The Fire Chief indicated that equipment is limited to a 2,000 gallon tanker and a 1,000 gallon pumper. If additional equipment is needed, the Westory Fire Department contacts other nearby departments for assistance.

#### **Story County Conditional Use Permit Application Review Process**

Review of a Conditional Use Permit application includes two main areas: Review of consistency with the future land use plan and review of the zoning requirements. The Statement of Intent for Conditional Uses (Chapter 90.01) includes that **“the objective of the conditional use permit process is to encourage compatibility of the proposed development with the environment and with existing and future land uses in the area.”** In this case, the future land use plan is the Ames Urban Fringe Plan. Compliance with zoning requirements is secondary to the review of the future land use plan. If the proposed use is not consistent with the Land Use Framework Map designation and policies, it should not be supported. All Conditional Use Permit Standards for approval must be met. This may not always result in all conditional uses working on all sites, rather the most appropriate uses should be considered based on site conditions, constraints, surrounding uses, and proposed conditions that will provide reasonable relief and protection to adjacent and nearby uses.

#### **Ames Urban Fringe Plan (AUFPP) Land Use Framework Map Designation**

The Ames Urban Fringe Plan (AUFPP) is an agreement for future land use that was entered into by the City of Ames, the City of Gilbert and Story County and was adopted in 2006. This plan is supported by all



three entities and is not solely the City of Ames' land use plan. If a proposed use is not consistent with the current Land Use Framework Map designation, whether it is a proposed subdivision, Conditional Use Permit application, or a proposed commercial/industrial use, there is a clear process established in the policies of the plan to amend the Land Use Framework Map. This process is included in the 28E agreement between the three entities, recorded in 2011. This first involves a request to the City of Ames to submit an application, approval of at least two entities to accept the application for an amendment, and ultimately approval by all three entities for an amendment to be approved and the map revised.

This property is located within the Urban Service Area and is designated Urban Residential and Natural Area. One of the main standards from the plan for the Urban Residential designation requires annexation by the City of Ames prior to any subdivision or development meeting City standards. This designation is to include minimum average net density residential development of 3.75 units per acre.

Rural Residential policies include:

UR Policy 1: This land use designation includes residential use in "traditional" Village Residential Development with minimum average net density of 8 units per acre. It also includes conventional single-family/suburban residential development with minimum average net residential densities of 3.75 units per acre and conventional suburban/medium density residential development with minimum average net residential densities of 10 units per acre. When combined in a development or area, conventional suburban single-family and conventional suburban medium density residential developments should not exceed 5 dwelling units per net acre.

UR Policy 2: Require annexation by the city before land is developed or further subdivided.

UR Policy 3: Require urban infrastructure and subdivision standards, including urban right-of-way standards, urban street construction, urban sanitary and potable water systems and urban storm water management systems.

UR Policy 4: Require land development agreements with the city before land is developed or further subdivided.

UR Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards.

### **Surrounding Land Use**

The subject property is located in Washington Township ¼ mile southwest of the City of Ames corporate limits and ¼ mile east of South 500<sup>th</sup> Avenue (County Line Road). There are six (6) parcels that contain single-family dwellings within ¼ mile of the subject property. Five (5) dwellings share a common property line with the subject property and four (4) of the dwellings are within ¼ mile of the proposed improvements. The commercial cabins are proposed as close as 350 feet to the adjacent dwelling to the west.

The land uses of adjacent parcels include:

*North*—There are two parcels (3.11 net acres and 3.39 net acres) with single-family dwellings to the northeast of the subject property and on the south side of 240<sup>th</sup> Street. The property on the north side



of 240<sup>th</sup> Street is 36.14 net acres and in agricultural row crop production. This parcel is owned by the current property owner of the subject property.

*East*—There are three parcels to the east and adjacent to the subject property. The northern parcel is 37.75 net acres, zoned A-1 Agricultural, and is partially in row crop and partially treed. The two properties to the south are zoned A-R. The 23.60 net acre parcel contains a single-family dwelling and the 29.24 net acre parcel is considered buildable for a single-family dwelling.

*South*—The 40.0-acre parcel to the south is in agricultural row crops. There is a 39.58 net acre parcel to the southeast that contains a single-family dwelling.

*West*—There is a 15.05 net acre parcel located directly to the east of this property that contains a single-family dwelling.

### Previous Conditional Use Permits Issued

On March 15, 2017, the Board of Adjustment approved a Conditional Use Permit for Youth and Shelter Services (YSS) for a youth addictions treatment facility for males at the same property located at 5500 240<sup>th</sup> Street. This CUP was supported by the Board of Adjustment as YSS proposed to provide addictions treatment for youth in a rural agricultural setting. YSS planned to educate youth about sustainable agriculture and caring for horses. The City of Ames also amended their residential zoning districts to allow transitional living, a human services use, in all residential districts. As such, if annexed into the city, the YSS use would likely have been a permitted use in the City's residential zoning district. This conditional use permit was challenged by an adjacent property owner and is currently in litigation.

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## Conditional Use Permit Analysis

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### A. Applicable Regulations: Chapter 90.04: Standards for Approval

The Board of Adjustment shall review the proposed development for conformance to the following development criteria:

1. **Compatibility.** The proposed buildings or use shall be constructed, arranged and operated to be compatible with the character of the zoning district and immediate vicinity, and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations. The proposed development shall not be unsightly, obnoxious, nor offensive in appearance to abutting or nearby properties.

Applicant Comment: *The proposed Cabins will be located at least 350 feet from neighboring dwellings. Furthermore, in order to maintain a peaceful and tranquil setting for guests, existing greenspace will be maintained and minimally disturbed. Structures will have appropriate setback from Worrell Creek to ensure its protection.*

Staff Comment: The proposed commercial cabins and RV parking spots will meet the setback requirements of a commercial campground. This area is zoned A-1 Agricultural and A-R Agricultural Residential which permits uses such as agriculture, single-family dwellings,



cemeteries, stables, parks, and forest reserves. Surrounding land use is currently limited to single-family dwellings, agriculture, and natural area.

Camping does not compare to uses associated with single-family dwellings. Camping may involve hiking on the property and near adjacent properties, outdoor parties, activities and recreation involving music, cooking, bonfires, and other noisy activities. Outdoor lights, fireworks, and other late night activities may be disruptive to adjacent properties.

The Ames Urban Fringe Plan Land Use Framework Map designates this area as Urban Residential, which is intended for future city growth. This property is intended to be annexed and developed at an urban density with infrastructure and residential subdivisions according to City standards. While the proposed cabins and RV spots are located on the south side of the creek, the addition of a commercial campground with as many as 20 cabins, accommodating up to six (6) guests each, plus 10 RV sites accommodating two (2) to four (4) guests each, could potentially have a major impact on the immediate vicinity due primarily to potential noise and traffic. Additionally, such a commercial use may have an impact on the future residential growth of this area.

2. **Transition.** The development shall provide for a suitable transition, and if necessary, buffer between the proposed buildings or use and surrounding properties.

Applicant Comment: *The property has an abundance of trees, and is well isolated from neighbors. Existing structures are already well isolated from neighbors. New construction will be sensitive to existing residences and maintain both physical and visual separation to avoid disturbances and the conflicts that can arise.*

Staff Comment: The current property owner has planted numerous trees on the property. These trees, in combination with the large natural area of the property, may act as a partial buffer of the proposed uses. All proposed development is located on the south side of Worrell Creek, between ¼ mile and ½ mile south of the 240th Street right-of-way. However, the addition of the cabins will extend development to the southwest on the property and increase the intensity of the use throughout the 74 acre site, which will result in a greater impact to surrounding property owners to the southeast and southwest. If the proposed use is approved, the applicant would be required to add landscaping equivalent to 20% of the impervious surface being added to the site. The additional landscaping may be placed in areas to further screen the proposed uses from the adjacent properties. It would, however, be difficult to fully buffer the potential noise and disruption caused by the Commercial Campground users.

3. **Traffic.** The development shall provide for adequate ingress and egress, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

Applicant Comment:

*The facility is close to a major highway, minimizing the effect of increased traffic. With 20 cabins at an estimated 50% capacity an additional 10 cars would be driving from the Highway 30*



*interchange to the property via 240th street. The total travel would be less than 1 mile along the gravel part of 240th. On average, at 6 vehicle trips per day, this would be an additional 60 vehicle trips per day along that stretch. There are currently two other residences along this route of travel.*

Staff Comment: The 2015 Iowa DOT Traffic Counts show 60 vehicles as the Average Annual Daily Traffic on 240<sup>th</sup> Street between South Dakota Avenue and 500<sup>th</sup> Avenue. Based on the applicant's estimated vehicle trips per day from the cabins at 50% capacity, the Average Annual Daily Traffic would increase by 100%. This does not include the traffic from the 10 RV sites, nor the Bed and Breakfast and Event venue traffic that could include 100 to 150 additional vehicles traveling to and from the site each day. While it is possible that the event guests will stay at the proposed campground or bed and breakfast, it is also possible that future guests may be separate from the event. This will further increase the number of people on the site. At maximum capacity for all uses, there could potentially be nearly 500 people on the site at one time.

Story County Engineering and Secondary Roads will require the applicant to provide dust control measures if the traffic counts exceed 150 average annual daily traffic.

- 4. Parking and Loading.** The development shall provide all off-street parking and loading areas as required by this Ordinance, and adequate service entrances and areas. Appropriate screening shall be provided around parking and service areas to minimize visual impacts, glare from headlights, noise, fumes or other detrimental impacts.

Applicant Comment: *Each cabin will be handicapped accessible, with barrier-free entrances, ADA plumbing fixtures, and parking adjacent to the cabin. A limited amount of RV parking will be provided to the east of the cabins. Each RV site will meet the supplementary conditions of the Conditional Use Permit in terms of size and services. It is intended that the RV sites will be able to accommodate those wishing to bring their vehicle to the property for family reunions, corporate retreats, tailgating before football games, or just as a family get away.*

Staff Comment: Parking for the proposed cabins and RV parking spaces are located directly adjacent and parallel to the proposed drive near each unit. The Supplemental Standards for the Commercial Campground and Travel Trailer Park require one parking space for each unit space. All parking must be on a stable surface and be clearly defined.

The proposed one way drive that extends south from the event venue must be at least 18 feet in width. The applicant proposed to expand the existing two-way drive to meet the width requirement of 25 feet, with the exception of traffic over the bridge on the north side of the existing dwelling. Traffic will be one way at this point. Chapter 88.11 of the Land Development Regulations requires a minimum ratio of one tree for every five parking spaces added.

- 5. Signs and Lighting.** Permitted signage shall be in accordance with the applicable district regulations and shall be compatible with the immediate vicinity. Exterior lighting, if provided, shall be with consideration given to glare, traffic safety and compatibility with property in the immediate vicinity.



Applicant Comment: *At this time, outdoor lighting has not been designed. Upon receiving approval of the Conditional Use Permit, a licensed professional engineer will perform the electrical design for the site that includes site lighting. It is intended that site lighting be as minimal as possible to avoid light trespass while providing enough light for safety along driveways and parking areas. Exterior luminaires will not emit direct light above the horizontal plane.*

Staff Comment: Any proposed signage will need to meet the requirements of Chapter 89.02 Signs in the Land Development Regulations. Supplemental Standards require 911 addresses for each site in accordance with Ordinance No. 161, as amended. Outdoor lighting will need to be in compliance with 88.09 Site Lighting.

- 6. Environmental Protection.** The development shall be planned and operated in such a manner that will safeguard environmental and visual resources. The development shall not generate excessive noise, vibration, dust, smoke, fumes, odor, glare, groundwater pollution or other undesirable, hazardous or nuisance conditions, including weeds.

Applicant Comment: *Preservation of the scenic, natural area around Worrell Creek is paramount to the success of this business. Existing trees, walking areas, and low-lying wetlands will be preserved. No construction will happen within the flood plain surrounding Worrell Creek. Only a small portion of the 75 acre property will have either buildings, roads or parking areas. The vast majority will remain as open, green space for the purpose of both visual as well as recreational amenity. Preservation of the scenic, natural area around Worrell Creek is paramount to the success of this business. Existing trees, walking areas, and low-lying wetlands will be preserved.*

*A Septic tank will be designed and installed for the reception hall as required by Story County Board of Health. Septic tanks and secondary treatment lines will have at least the minimum required distances as set forth in Administrative Code 567-69 "On-Site Wastewater Treatment and Disposal Systems". The existing septic system for the house will be extended per Story County Board of Health recommendations.*

Staff Comment: Based on the concept drawing submitted by the applicant, it appears that a few of the cabins and the access road may be within the designated floodplain. Any development in the floodplain will require an approved floodplain permit. The equivalent of 20% of the impervious surfaces added is required to be installed as landscaping in lower areas adjacent to the improvements to provide maximum benefit for preventing soil erosion. The applicant will be required to design the proposed buildings and site improvements in accordance with the Iowa Stormwater Management Manual and SUDAS for erosion control. The applicant will need to monitor the water across the driveway and make any necessary adjustments to keep the access safe for the general public.

The applicant has submitted a water and septic tank plan which includes harvesting rainwater for irrigation and using this water onsite for irrigation and other uses. Based on Story County Environmental Health staff input, the extent of the wastewater generated by the proposed uses on this site will require a Department of Natural Resources (DNR) Permit and oversight.



**B. If the Board concludes that all the above development criteria will be met, it must recommend approval of the application unless it concludes that, if completed as proposed, there is a strong probability the development will:**

- 1. not adequately safeguard the health, safety and general welfare of persons residing or working in adjoining or surrounding property.**

Staff Comment: The proposed Campground will likely have significant potential impact on the neighboring properties. In addition to the traffic from the proposed event venue and bed and breakfast, guests at the campground may enter and exit the subject property throughout the day and night. Camping uses and activities do not compare to uses associated with single-family dwellings and agricultural uses.

- 2. impair an adequate supply (including quality) of light and air to surrounding properties.**

Staff Comment: It is not anticipated that the proposed commercial campground will impair an adequate supply of light to the surrounding properties. The impact from nighttime lighting for the campground is unknown. No lighting plan has been submitted at this time. Surrounding properties may be impacted by smoke from numerous campfires, grills, and other uses at the campground.

- 3. unduly increase congestion in the roads, or the hazard from fire, flood, or similar dangers.**

Staff Comment: It is anticipated that with all of the proposed uses on this property there will be a significant increase in traffic along 240<sup>th</sup> Street. With structures near to or within the floodplain area, damage from flood is possible. Additionally, the hazard of fire is greatly increased with the addition of numerous campfires, grills, and other uses to the site. Planning and Development staff have not received confirmation that Xenia Rural Water will have the capacity to serve all of the proposed uses on this site, including the existing single-family dwelling, eight-room bed and breakfast, event venue for up to 300 guests, and a commercial campground.

- 4. diminish or impair established property values on adjoining or surrounding property.**

Staff Comment: The Story County Assessor's Office raised no concerns with this proposed development from its review of the requested Conditional Use Permit application. It would be noted, however, that campgrounds are not typically associated or easily integrated with single-family dwellings or planned residential developments.

- 5. not be in accord with the intent, purpose and spirit of the Land Development Regulations or County Cornerstone to Capstone (C2C) Plan.**

Staff Comment: The proposed use is not in accordance with the Story County Land Development Regulations which permits Commercial Campground and Travel Trailer Parks in the A-1 Agricultural district if a Conditional Use Permit is granted by the Story County Board of Adjustment. The proposed Commercial Campground does not align with the Urban Residential Land Use designation of the AUPF or related policies, which supports single-family residential



development.

**C. Burden of Persuasion.**

- 1. The burden of persuasion as to whether the development, if completed as proposed, will comply with the requirements of this Chapter is at all times on the applicant.**
- 2. The burden of presenting evidence to the Board of Adjustment sufficient enough for it to conclude that the application does not comply with the requirements of this Chapter is upon the person or persons recommending such a conclusion, unless the information presented by the applicant warrants such a conclusion**

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## Comments

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The following comments are part of the official record of the proposed **Commercial Campground and Travel Trailer Park CUP08-17**. If necessary, conditions of approval may be formulated based off these comments.

A Conceptual Review meeting for the proposed Conditional Use Permit request was held on Thursday, October 19, 2017. After conceptual review, the complete application submittal was also forwarded to the members of the Interagency Review Team. Applicable review comments for the Board's consideration are as follows:

*Planning and Development*

1. At Conceptual Review on October 19, 2017, Planning and Development staff indicated the proposed Commercial Campground Use is inconsistent with the Ames Urban Fringe Plan Urban Residential Designation. An amendment to the Land Use Framework Map will be necessary for the proposed use to be consistent. The Conditional Use Permitting process requires the County to consider land use plans with proposed uses. Story County Planning and Development Staff will not likely support the proposed conditional use due to the inconsistency of the proposed commercial campground with the Urban Residential designation policies. Story County is a partner in the plan and is responsible for upholding the land use designations and policies. Any proposed change to the Ames Urban Fringe Plan Land Use Framework Map designation will require approval from Ames, Gilbert, and Story County.
2. Based on concerns regarding water supply/pressure, please provide more detailed information on Xenia's capacity to adequately serve the proposed uses.
3. Please provide a statement from the Westory Fire Chief that they can service all proposed uses on the property.
4. Please provide a narrative on the consistency of the proposed use of the site with the policies of the Urban Residential designation in the Ames Urban Fringe Plan (AUFPP).
5. What is your plan for parking at the cabins and RV's? Please provide a statement that the one parking space per unit requirement can be met.
6. Please show the location of the required trees - Minimum ratio of one tree for every five parking spaces. Canopy tree cover established on site should be designed and planted in a manner that generally achieves a minimum of 50% coverage of paved surface.
7. Please show on a site plan that 20% of total impervious area (including all structures, driveways, walkways etc.) added will be landscaped. Please label the square footage. This landscaping



should be located in the lowest area of the site to provide erosion control and storm water management.

8. Is outdoor lighting planned? Any proposed lighting will need to meet the requirements in Chapter 88.09.
9. A permit will be required for any external signs which shall not exceed 20 feet in height or a cumulative sign area of all external signs shall not exceed 32 sq. ft. Any sign of 16 sq. ft. or greater in area or 8 ft. or greater in height on the property is not considered an internal sign and a sign permit will be required.

#### *Environmental Health*

The applicant will need to work with an engineer to find the best option for the property's wastewater needs. IAC 567 Chapter 69 defines "private sewage disposal system" as a system which provides for the treatment or disposal of domestic sewage from four or fewer dwelling units or the equivalent of less than 16 individuals on a continuing basis, including domestic waste, whether residential or nonresidential, but not including industrial waste of any flow rate except as provided for in 567-68.11(455B). Because the volume of wastewater from the combined uses will exceed 1500 gpd, and RV wastewater is often classified as industrial waste (difficult to get effective on-site treatment), this system will need to be designed by an engineer and get a permit from Iowa Department of Natural Resources for wastewater treatment. The DNR contact is Terry Kirschenman at 515-725-8422, e-mail: [Terry.Kirschenman@dnr.iowa.gov](mailto:Terry.Kirschenman@dnr.iowa.gov). What will the water source be, well, public, combination of the two?

#### *Engineering*

My comments would be similar to the last proposal for this site. I would like to have an estimate of the amount of traffic that this would generate on our gravel road. It will probably be enough to require the applicant to place dust control down in front of the residences on this road.

#### *Assessor*

This parcel is currently classified as agricultural for assessment purposes. Based upon the proposed changes, this parcel will be changed to a dual classification for assessment purposes. The primary assessment classification will be commercial with a multi-residential classification for the existing dwelling. The land value will be changed to market value once this parcel is reclassified based upon the proposed changes. Currently the land value is a productivity value which does not reflect the market value.

#### *Floodplain Coordinator*

Any development within the floodplain needs to comply with the County's regulation set forth in Chapter 80 – Floodplain Management Program, of the Story County Code of Ordinances.

#### **Comments from the General Public**

Public notification letters were mailed to surrounding property owners within a quarter mile of the site on February 26, 2018 regarding the Conditional Use Permit application.

At the March 7, 2018 Planning and Zoning Commission Meeting, Greg Ervanian spoke in support of Staff's recommendation to deny the Conditional Use Permit request. Two owners of adjacent properties spoke in favor of the proposed Commercial Campground and Travel Trailer Park. One nearby property



owner spoke against the proposed Commercial Campground and Travel Trailer Park citing concerns regarding traffic and noise.

**Comments from Cities**

Application materials were routed to the City of Ames and the City of Gilbert on February 21, 2018. The City of Ames provided a letter dated February 26, 2018 indicating Planning and Housing Staff does not support approval of the proposed Commercial Campground and Travel Trailer Park on this property and does not support a change in the future land use designation of the Ames Urban Fringe Plan or zoning to accommodate a campground. A copy of the letter has been posted on the Agenda Center.

The City of Gilbert has taken no official position on the Commercial Campground and Travel Trailer Park Conditional Use Permit submittal. City staff believe that the use does not meet the policies of the Urban Residential designation.

Comments were received from Mary Greeley Medical Center which included questions for emergency response regarding the ease of access for emergency vehicles, signage/ lighting/ addressing for identifying specific buildings, and if an AED or first aid/bleeding control will be available on site. *The applicant has indicated the design will accommodate emergency vehicles and supports having first aid and medical supplies on site.*

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**Points to Consider for the Conditional Use Permit Request**

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1. The General Provisions of the Story County Land Development Regulations Ordinance (Chapter 85.02) are intended and designed to meet specific objectives of Section 335.5 Code of Iowa, including:
  - i. To encourage efficient urban development patterns;
  - ii. To secure safety from fire, flood, panic, or other dangers;
  - iii. To protect health and the general welfare;
  - iv. To facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks and other public requirements.

Planning and Development staff do not believe the proposed Conditional Use Permit application is consistent with or supportive of these provisions.

2. The objective of the Conditional Use Permit process is to encourage compatibility of the proposed development with the environment and with existing and future land uses in the area. The process includes the review of the proposed use and its conformance with future land uses proposed in the comprehensive plan as well as zoning requirements. Though the review, determinations are made to whether the requested CUP will be compatible at the proposed site and with the neighborhood, based on clear standards for approval.
3. The commercial campground and travel trailer park use will likely conflict with adjacent single-family and agricultural uses of the area.
4. The proposed commercial campground use is not consistent with the policies of the Land Use Framework Map Urban Residential designation in the Ames Urban Fringe Plan. There



is a clear process for amending the designation outlined in the Ames Urban Fringe Plan that should be followed to request a change to the Ames Urban Fringe Plan Land Use Framework Map.

5. The current property owner submitted a request to the City of Ames to consider an Amendment to the Ames Urban Fringe Plan for this property to accommodate the proposed commercial campground use. This request was denied by the Ames City Council.
6. The County is obligated to follow the policies of the Ames Urban Fringe Plan including the process for seeking an amendment to the plan.
7. Deviation from the Ames Urban Fringe Plan may set precedent for approving uses not in line with the Land Use Framework Map designation policies.

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### **Recommendation to Planning and Zoning Commission**

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**Planning and Development Staff recommends denial of the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park based on a site review, the information provided in this staff report, and material provided by the applicant as put forth in case CUP08-17.**

**Planning and Development staff welcome the opportunity to work with the applicant to address other more appropriate sites in the county for a Commercial Campground and Travel Trailer Park use.**

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### **Recommendation to the Board of Adjustment**

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**At their March 7, 2018 meeting, the Planning and Zoning Commission recommended approval of the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park.**

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### **Alternatives for the Board of Adjustment**

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The Story County Board of Adjustment may consider the following alternatives:

- 1) The Story County Board of Adjustment approves the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park as put forth in case CUP08-17, as submitted.
- 2) The Story County Board of Adjustment approves the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park as put forth in case CUP08-17 with conditions.
- 3) The Story County Board of Adjustment denies the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park as put forth in case CUP08-17.
- 4) The Story County Board of Adjustment remands the Conditional Use Permit for the Raspberry Hill Resort Commercial Campground and Travel Trailer Park as put forth in case CUP08-17, back to the applicant for further review and/or modifications, and directs staff to place this item on the April 18, 2018, Story County Board of Adjustment agenda.