

Story County Planning and Development

900 6th Street, Nevada, Iowa 50201

(515) 382-7245 — pzweb@storycountyia.gov — www.storycountyia.gov

CUP08-11

CONDITIONAL USE PERMITS



1. Property Owner*

(Last Name) McCoy
 (First Name) Wanda
 (Address) 3016 Burnham Dr
 (City) Ames (State) IA (Zip) 50010
 (Phone) _____ (Email) _____

2. Applicant (if different than owner)

(Last Name) Perkins
 (First Name) Bradley
 (Address) 1641 T Ave
 (City) Madrid (State) IA (Zip) 50156
 (Phone) 515-210-9099 (Email) bperkins@bradperkinspc.com

3. Property Address 5500 240th Street, Ames

Parcel ID Number(s) 0918100 215

4. Certification and Signature

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection.

*Acknowledgement of property owner is required and may occur via email or by signature of this application.

Property Owner Signature Wanda C McCoy, Trustee Date 11/20/17 Applicant Signature Bradley Perkins Date 11/20/17

There are 3 types of CUP Modifications: insignificant, minor, and major. The Director of Planning and Development makes the determination of the type. Insignificant modifications are reviewed by the director. Minor modifications are reviewed by the Board of Adjustment. Major modifications are considered new conditional use applications and follow the same review process as a new conditional use permit application.

New Conditional Use Permit

Proposed Conditional Use: Commercial Campground

Submittal Requirements:

- Attend conceptual review meeting (prior to submittal of CUP application, see conceptual review application and deadline on Planning and Development website)
- Filing Fee (required prior to processing): \$275
- Site development plan
- Written narrative explaining justification for proposed conditional use permit and conformance to the standards for approval in Section 90.04 of the Story County Code of Ordinances.

Conditional Use Permit Modification

Previous CUP and Number: _____

Submittal Requirements:

- Filing Fee (required prior to processing) : \$50 (If determined to be a minor modification by the Planning and Development Director, the fee amount is \$175.)
- Site development plan
- Written narrative explaining modification of approved conditional use permit and response to the standards for approval in Section 90.04 of the Story County Code of Ordinances.

RECEIVED

NOV 21 2017

STORY CO. PLANNING & DEVELOPMENT

Receipt No. 569397
 Receipt Amount \$550-

November 18, 2017

As the trustee of the Wanda Chaffin McCay trust, I authorize Brad Perkins to apply for a conditional use permit on the ground I own at 5500 240th Street, Ames, Iowa.

Wanda C. McCay, 11/18/17

Wanda C. McCay

November 18, 2017

As the trustee of the Wanda Chaffin McCay trust, I authorize my husband, Douglass R. McCay to speak or act on my behalf at any meeting of the Story County Board of Adjustment, the Story County Board of Supervisors, or any other board of Story County concerning my property at 5500 240th Street, Ames, Iowa

Wanda C. McCay 11/18/17

Wanda C. McCay



Raspberry Hill Resort

Conditional Use Permit Application - Commercial Campground

Prepared February 2018

Contact Information

Brad Perkins

bperkins@bradperkinspe.com

Executive Summary

Raspberry Hill Resort

Applicant:

Brad and Gina Perkins

Property Owner

Wanda Chaffin McCay Trust

Property Address

5500 240th Street, Ames, Iowa

Description of Proposed Conditional Use Permit Request: Commercial Campground and Travel Trailer Park

A conditional use permit is requested for a commercial campground, which would include up to 20 cabins and 10 RV parking spots. Cabins would have up to two bedrooms, kitchenette, bathroom, and living room with a maximum occupancy of six available for nightly, weekly, and monthly rental throughout the year.

This Conditional Use Permit would follow the Supplemental Standards for Conditional Uses of Section 90.10, with regards to section 1. Commercial Campgrounds and Travel Trailer Parks.



Cabin Examples From State of Iowa Parks and County Parks





Current Zoning and Parcel Size

A-1 Agricultural, 74.76 gross acres

Current Land Use

The property includes a dwelling constructed in 1997 and a steel utility building. It includes a small pond, a portion of Worrell Creek, and is mostly covered in trees and prairie grass.

Proposed Land Use

Commercial Campgrounds are allowed in the A-1, Agriculture Zoning District in accordance with the requirements of Chapter 90, Land Development Regulations: Conditional Uses, of the Story County Land Development Regulations. The ordinance requires review and recommendation of the Conditional Use Permit application by the Planning and Zoning Commission with final action by the Board of Adjustment.

Subject Parcel and Existing Dwelling

The subject parcel is located approximately 3 miles from Iowa State University and 1 mile from the Ames City Limits. It is less than a half mile south of highway 30, just west of South Dakota Avenue and 7 miles west of Interstate 35.

The existing dwelling will serve as a bed and breakfast. It is located off of 240th street with access via a 1,250' private asphalt driveway. The dwelling is 255 feet from the east boundary of the property and 1200 feet south of

240th street. It has 2,977 square feet of living area on the first floor and 1,363 square feet on the second floor. These floors will be where the guest rooms will be located. Four of the existing bedrooms will be used for guest rental. An additional 1,885 square feet of finished living space is located in the basement where the owner's living quarters will be located. The property is served by Xenia Rural water, a rural electric co-op, and on-site septic system.

The applicants plan to purchase the property from the owner once it is determined that a conditional use permit can be obtained for their proposed business.

The Project

In addition to the existing dwelling, cabins will be constructed on site to attract and accommodate more guests. Up to 20 cabins will be built in the wooded areas to the south of the existing dwelling. Each cabin will be handicapped accessible, with barrier-free entrances, ADA plumbing fixtures, and parking adjacent to the cabin. Cabins will be either one or two bedroom, accommodating guests from 1 to 6, depending upon layout.

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.

See attached plans and elevations for examples.

Transition and Environment

The property has an abundance of trees, and is well isolated from neighbors. New construction will be situated to isolate the event venue and cabins from both line of sight and noise trespass by taking advantage of the scenic setting and existing trees. The event venue will be situated to be at least 1000 feet from neighboring dwellings. 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, and greater than minimum required setback from property lines.

The proposed property is within 1 mile of the South Dakota entrance ramp to highway 30. In the Ames Fringe Area Plan, this intersection is designated to be a community commercial node. Furthermore, the property is within the Urban Fringe designation. In order to establish that the proposed project is compatible with the intended development and long-term plans for the area, the Common Goals of the Urban Fringe have been reviewed and compatibilities listed below:

Common Goal 1.1: To provide a balanced mix of land uses that is arranged to avoid conflicts and to maximize efficient delivery of municipal county services and facilities.

The facility is close to a major highway, minimizing the effect of increased traffic. 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.

Common Goal 1.2: To prevent premature development and preserve the most high value farmland in appropriate locations.

The current land use does not include tillable farmland. No tillable farmland will be disturbed as part of the project.

Common Goal 1.4: To provide adequate opportunities for commercial and industrial development in appropriate locations.

Given the close proximity to highway 30 and the existing entrance/exit ramp, this would be an ideal site for a commercial business that rents both lodging and event space.

Common Goal 1.6: To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

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.

Common Goal 1.7: To secure a system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity.

Only a small portion of the 75 acre property will have either buildings, roads or parking lots. The vast majority will remain as open, green space for the purpose of both visual as well as recreational amenity.

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.

Waste Management

Cabins will have tanks 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".

Compatibility and the City of Ames Urban Fringe Plan

It is the desire of the applicant to have cabins as a supplement to the approved CUP regarding a Bed & Breakfast and Event Venue. Adding more opportunities for lodging will allow more guests to stay on property for an event, reducing automobile trips along 240th street and spreading out peak traffic.

The only land use designation in Story County that would allow both a Bed & Breakfast and Commercial Campground on the same parcel is zoning A-1. However, most land designated A-1 is farmland in row crop production. With the desire of the county to protect producing farmland from being used for other commercial activities, the applicant had to find a parcel of land designated A-1 while not currently involved in active farming. This parcel is one of the only ones in Story County that is for sale, is zoned properly, and does not have crop production.

The Ames Urban Fringe Plan designates this parcel to be developed some day as residential. Adding 20 cabins would not inhibit this land use in the future. If the land was purchased by some other party for the purpose of residential development, the future land use density would be much greater than the current proposed use. Furthermore, the small, single story structures being built for cabins would be easily removed for this future development. Finally, even if the surrounding land were to be used for residential development, the proposed project would not interfere with its use, or even be visible to a neighbor.

The proposed project does not divide the parcel or change zoning of the parcel. Therefore, approval by the City of Ames is not necessary and it is up to the county to approve or disprove the conditional use permit. Furthermore, the city is in the process of reviewing the fringe plan in that part of the county as it has been within the fringe plan for decades without development or expansion into that area. It is the request of the applicant that we be allowed to use the land as it is currently zoned for a business use that is allowed under zoning ordinances.