



Story County Planning and Development

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MEMORANDUM

TO: Story County Board of Adjustment
FROM: Andrea Wagner, Planner
RE: CUP23-000003—1850 Homestead Bed and Breakfast and Events Venue
DATE: April 19, 2023

Request Summary

Planning and Development received a request for a minor modification to the 1850 Homestead Conditional Use Permit (CUP) that was approved by the Board of Adjustment on December 21, 2022 (CUP22-000013).

The request is for a minor modification to allow up to 150 people in the event venue, which would necessitate a larger parking area, as well as to add a gazebo just southeast of the barn.

The impetus for the modification request is that, while fulfilling a condition for fire safety placed on the previously approved CUP, the applicant discovered that they would in fact need to install a sprinkler system to be compliant with State fire code. The requirement for the sprinkler system is due to the calculated occupancy load of the first floor of the barn being 158 persons. For venues such as this, if the occupancy load is over 100 persons, then a sprinkler system is required by State code.

The approved findings of fact from the December 2022 Board of Adjustment meeting is posted to the agenda with the Board's previous findings, as well as the updated site plans showing the proposed parking area and location of the gazebo. The previous staff report is also available.

Updates to the Site Plan—Minor Modification

In the original submittal that was approved in December 2022, the applicant agreed to a condition that the number of guests allowed in the event venue be limited to 100. The County Land Development Regulations have standards for parking *maximums*. Using the standard for auditoriums and general assembly, this results in a maximum of one parking space for every four seats. Under the original submittal, this resulted in a parking area of just twenty-five spaces.

Due to the substantial cost of installing a sprinkler system for fire suppression, the applicant is now requesting that the number of guests in the event venue be capped at 150. This is in line with the calculated occupancy load, completed by the applicant's engineer, for the venue. If the increase in guests is approved, then the parking area will also have to be enlarged. Based on the previously mentioned parking maximum, the parking lot could be a maximum of 38 spaces, which includes two ADA-compliant spaces.

From the increase in the parking area, the total impervious surfaces being added to the site are 17,220 square feet. From our requirement that 20% of the area of impervious surfaces being added to a site be planted with landscaping capable of capturing stormwater runoff, the applicant will now be required to plant approximately 3,444 square feet of landscaping. This is an increase of about 1,100 square feet of

landscaping from the original submittal.

The applicant is also requesting to add a 16' diameter gazebo at the southeast of the barn/event venue. Given previous approved conditions on outdoor noise curfews for the venue, staff feels this gazebo does not impact the previous findings of fact.

The updated site plans were checked for conformance with Chapter 86—District Requirements—and Chapter 88—General Site Planning Standards. Staff revised the parking plan that was submitted by the applicant with the modification request. Revisions included reducing the number of parking spaces from 40 to 38, as well as widening the access aisles so that they are in conformance with [88.08](#). The applicant reviewed staff's revised parking area and approved it. Staff also requested that the applicant increase the number of pine trees on the perimeter of the parking area from six (6) to eight (8) to be in compliance with [88.11](#). The applicant has agreed to this increase also.

Updated Findings of Fact

At the December 2022 Board of Adjustment meeting, the Board voted to approve the presented Findings of Fact. Based on the requested minor modification, staff is providing updated Findings of Fact for the following standards of approval and recommends the Board find the standards are met.

- **Compatibility:** Staff is updating this finding of fact to include the new requested cap of 150 guests, which still ensures events are limited in size.
- **Traffic:** Staff is updating this finding of fact to include that the total number of vehicle trips per day will increase in conjunction with the larger parking area and greater occupancy of the barn/event venue (38 trips per day versus the previous 25 trips per day for the event venue). However, the number of vehicle trips per day is not anticipated to reach 100, which would trigger a traffic impact analysis. Staff still finds this standard for approval is met.
- **Parking and Loading:** The site plan as revised by staff includes one additional ADA-compliant parking space. This is due to the total number of parking spaces being above 25. Parking lots between 25 and 50 spaces require at least two ADA-compliant spaces. The applicant will also be increasing the number of trees around the parking area, from 6 to 8, to provide required shading screening. Based on these facts, staff finds this standard for approval is still met.
- **Environmental Protection:** The request for increased occupancy in the event venue was reviewed by the Environmental Health department. The maximum occupancy of 150 persons in the event venue is still within the limits for Environmental Health to issue the septic permit, rather than requiring the Iowa DNR to complete septic permitting.

The applicant understands they will need to increase the square footage of the landscaped area that will be designed to capture and infiltrate stormwater runoff from the parking area. Based on staff's calculations, a total of 3,444 square feet of landscaping will be required to account for the 17,220 square feet of impervious surfaces being added due to the sidewalk, patio, and parking area.

- **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.**
2. **Impair an adequate supply (including quality) of light and air to surrounding properties.**
3. **Unduly increase congestion in the roads, or the hazard from fire, flood, or similar dangers.**
4. **Diminish or impair established property values on adjoining or surrounding property.**
5. **Not be in accord with the intent, purpose and spirit of the Land Development Regulations or County Cornerstone to Capstone (C2C) Plan.**

Staff's findings on the above five items above are the same as what was presented at the December 2022 meeting, which has been recorded with the Conditional Use Permit's Findings of Fact, with the additional comment that the sprinkler system being installed in the event venue will provide an increase in safety and general welfare.

Modified Condition

At the December 2022 Board of Adjustment meeting, the Board approved the condition that occupancy at the event venue be capped at 100 persons. With the modification request, this condition would be changed to:

The number of guests allowed to attend events at the venue shall be capped at one hundred fifty (150). Any increase in the number of guests would require another modification request and review by the Environmental Health department to determine septic permitting authority.

All other conditions of CUP22-000013 still apply.

Staff Recommendation

The Board of Adjustment may consider the following alternatives for the Conditional Use Permit minor modification request. The action recommended by staff is bolded.

1. The Story County Board of Adjustment approves the minor modification to the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP23-000003, as submitted.
2. **The Story County Board of Adjustment approves the minor modification to the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP23-000003, with the modified condition that guests at the venue be capped at 150, and that the applicant use the revised parking plan posted to the agenda. All other conditions of CUP22-000013 still apply.**

3. The Story County Board of Adjustment denies the minor modification to the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP23-000003, as submitted.
4. The Story County Board of Adjustment remands the minor modification to the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP23-000003, back to the applicant for further review and/or modifications and directs staff to place this item on a future Story County Board of Adjustment agenda.