

Staff Report

Story County

Planning and Zoning Commission

Date of Meeting:

June 7, 2023

Case Number CUP23-000005

Sunny Heights Bed & Breakfast and Barn Event Center

APPLICANT: Alan Metz
17641 Templeton Rd
Ames, IA 50010

STAFF PROJECT MANAGER: Marcus Amman, Planner

SUMMARY: The request is for a conditional use permit to operate a bed and breakfast and limited events venue at 17641 Templeton Rd, Ames. There is an existing farmstead and barn on the property—the farmstead would serve as the bed and breakfast, renting two rooms for overnight guests, and the barn would be the events venue. Bed and breakfasts with limited events venues are allowed in the A-1, Agricultural District with a Conditional Use Permit (CUP). Due to the number of people that could potentially be inside at any one time, and to ensure compliance with state fire code, staff will be recommending conditions related to fire safety. Planning and Development staff recommend approval of the conditional use permit, with conditions.





Property Information

PROPERTY OWNER AND PARCEL IDENTIFICATION NUMBER

Alan Metz
17641 Templeton Rd
Ames, IA 50010

[05-12-400-215](tel:51512400215)

PROPERTY LOCATION

17641 Templeton Rd, Ames, Franklin Township

CURRENT ZONING

A-1 Agricultural

LAND USE FRAMEWORK MAP DESIGNATION

Rural Residential Area

CITIES WITHIN TWO MILES

None

Background

This request is for a conditional use permit for Alan Metz to operate a Bed and Breakfast and limited events venue at 17641 Templeton Rd, Ames. The 9.22 net-acre property contains a barn that was constructed in 2022 after the derecho destroyed the historic barn. It also contains a farmstead (dwelling). According to the County Assessor's records, the barn was constructed in 2022 and the farmstead in 1900. The barn is located southwest of the farmstead, approximately 52 feet from Templeton Road Right-of-Way. Templeton is a gravel county road.

Bed and breakfasts with limited events are allowed in the A-1 Agricultural Zoning District in accordance with the requirements of Chapter 90, Conditional Uses, of the Story County Land Development Regulations and with the granting of a conditional use permit by the Board of Adjustment.

A bed and breakfast was previously operated on the property for three years. The property owner also occasionally hosted events at the historic barn through a special event permit. With the construction of the new barn, the owner plans to make the barn consistently available for events, such as weddings, dinners, and family reunions. They anticipate events 3-5 times per week.

The event venue/barn is proposed to seat 75 people for events. This number is based on the current septic system sizing. The applicant must obtain a permit from the Iowa Department of Natural Resources for the septic system to account for the commercial kitchen's waste water generation.

The parking area is limited to 19 parking spaces as the County's requirement for parking for assembly areas is 1 parking space per 4 guests. This parking area is 6,175 square feet. The parking area will require 4 trees be planted and 1,235 square feet of landscaped area to account for the 1 tree per 5 parking spaces requirement and 20% of the additional impervious surface being added. This parking area is likely



not visible from the road based on the topography of the site. This parking area will be constructed using industrial mesh being laid down with 1 inch rock being applied 3-4 inches thick.

The proposed interior space has a main event area with 1,225 square feet. There is an additional seating area with 420 square feet. There are two ADA accessible bathrooms as well as the commercial kitchen area. The kitchen will be operated by Crazy Lous (a local food truck) owners Nick and Jennifer Adams. The kitchen is only permitted to be used for events on site, no prep for offsite events is permitted.

Current Land Use

The 11.11 gross-acre parcel contains a historic farmstead (built in 1900) and accompanying agricultural buildings, including a barn that was reconstructed in 2022 following the original barn being destroyed by the derecho. North of the farmstead site is a grove of trees. South of the farmstead and event venue is a personal garden and unimproved land.

Future Land Use

The subject property is designated as Rural Residential Area on the C2C Comprehensive Plan Future Land Use Map.

Principle 3 of the C2C plan for Rural Residential Area is to “Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.”

Surrounding Land Use

The surrounding properties are zoned A-1, Agricultural and are in row-crop production or natural areas. Adjacent to the subject property to the west and south, is agricultural ground that is row-crop. To the north is land owned by Story County Conservation. To the east is natural areas.

There are no city limits within 2 miles of the property.

There are three parcels containing dwellings adjacent to the subject property. The distance between the structures on the subject property and the closest residence is approximately 450 feet to the east.

Figure 1 shows the location of the subject property, highlighted in aqua.

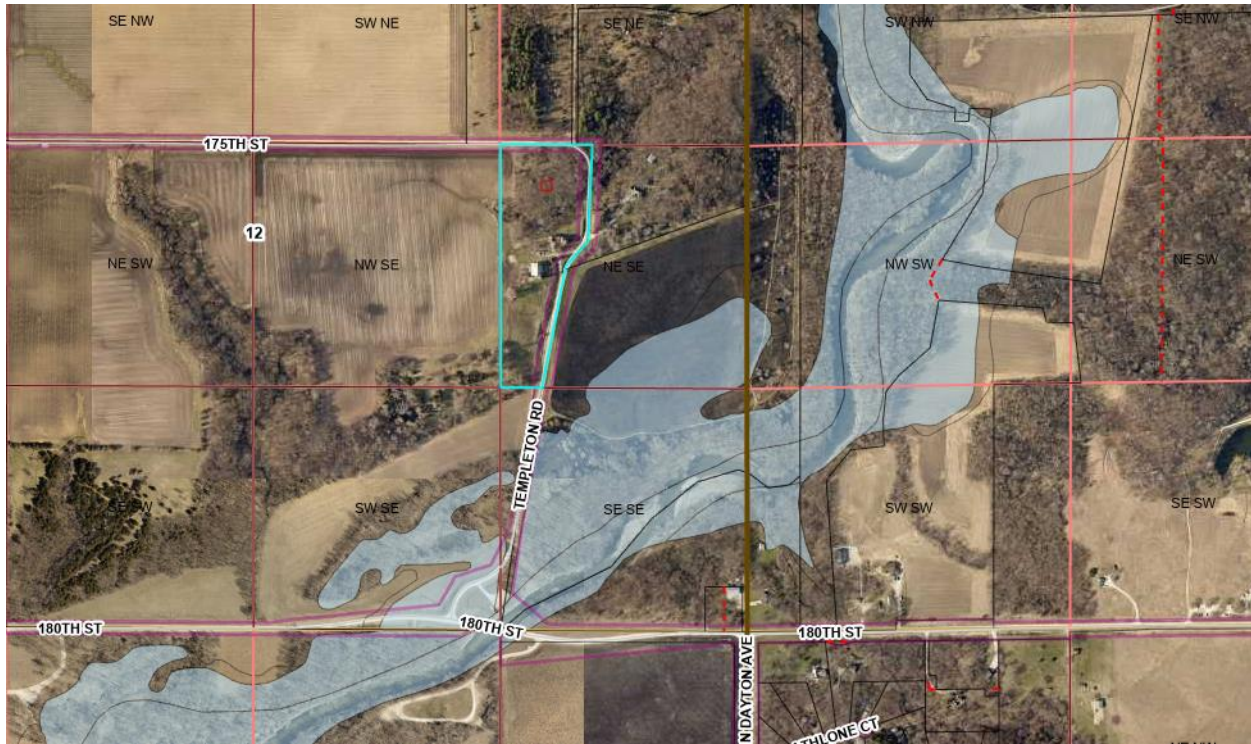


Figure 1: Location of the Subject Property and Surrounding Land Use

Analysis

1. **Applicable Regulations:** Chapter 90.04: Standards for Approval

The Planning and Zoning Commission 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 so as 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 Sunny Heights Barn is constructed with compatibility to meet requirements for A-1 Zoning. Some of the interior will be from the existing barn that dates back to 1888 which was destroyed from the Derecho in 2020.

Staff Comment: Given that no new structures are being placed on the property for the Bed and Breakfast or the events venue, staff finds that the development shall not be incongruous with its surroundings. Due to the applicant's stated intention to screen the gravel parking area north of the barn and to comply with the County's dark sky requirements, staff finds that the development will also not be unsightly or obnoxious based on those factors. The events venue will hold a significantly larger number of people than would generally be found on the farmstead,



however. Staff is recommending a condition that number of guests allowed to attend events at the venue shall be capped at 75 to match the design capacity of the septic system. If the capacity is increased, the applicant may request to modify the conditional use permit. The applicant will likely be updating the septic system so that it can accommodate waste from the commercial kitchen.

The limit on the size of events also ensures the event venue is accessory to the bed and breakfast, which is required by the conditional use permit type. Given the proposal for Crazy Lou's (a local food truck) to provide catering services for the site, and proposed commercial kitchen, staff also recommends a condition that the kitchen only be used for events. Food preparation for the food truck cannot be permitted by this conditional use permit and would require a commercial rezoning.

Staff is also recommending a condition that events have an end time of 10:00pm, and that all clean-up activity is finished by midnight. This is similar to conditions on other event venues in the County. Events with outdoor amplified music are recommended to end at 10 pm, as a condition.

Given the distance between the subject property and surrounding residences/structures, with the aforementioned conditions staff finds that the increase in people on the property shall not be incompatible.

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: There will be no transition because the barn will be on the existing footprint.

Staff Comment: The existing dwelling has been on the property since 1900, and the existing barn replaced the barn that was destroyed in the derecho. The distance between the structures on the subject property and the closest residence is approximately 450 feet to the east. With the placement of the parking lot on the western side of the property, staff finds that this requirement is met. The property to the west is in agricultural production. The parking lot will be screened on the north, east, and south sides by existing trees and topography. The parking area is at an elevation two feet lower than the barn and likely not visible from the roadway. To the west is a 40 acre parcel in agricultural production. Due to this configuration staff believes that the parking is adequately screened from other properties.

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: There are two driveways onto the property with two-way traffic to the parking for in and out access. The parking lot will consist of 1 inch cleaned rock. There will be 60 – 80 parking spots at the location west of the Barn.

Staff Comment: With a maximum capacity of 75, 19 parking spaces are permitted. At maximum, this will result in twenty (20) trips per day for the event venue's guests. The applicant stated that



limited deliveries will be made to the barn/event venue. Combined with the residential and Bed and Breakfast uses of the farmstead, staff finds the number of trips will not reach the 100 trips per day that would trigger a traffic impact analysis ([88.13](#)).

The subject property is the first residential property on Templeton Road. Most traffic will come from the south along Dayton Avenue. Traffic will then turn left onto 180th, which is a gravel county road. However, there are not dwellings located on the gravel road between Dayton and the subject property.

Based on IDOT traffic counts from 2019, Templeton Road has an Average Daily Traffic (ADT) count of 35 vehicles. 180th St has an ADT of 220 Vehicle. North Dayton has an ADT 1020 vehicles. The proposed use should not create a significant impact on the local roads.

A condition is recommended that no parking is permitted to occur on Templeton Road. This may have occurred with past events.

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: There will be no off-street parking and loading at this location.

Staff Comment: Staff has discussed the number of allowed parking spaces with the applicant, and the applicant has agreed to reduce the number of parking spaces accordingly. The County uses parking maximums, and for events venues, staff applies the maximums for “Auditoriums and General Assembly” from Table 88-5. This allows for a maximum of one (1) parking space per four (4) seats available at the venue. Since staff will be recommending a condition that the number of guests/seats allowed at the event venue is capped at 75, this results in a parking area of twenty (19) spaces.

Staff informed the applicant that a revised parking plan is needed for the appropriate number of parking spaces. The applicant provided a revised parking plan, which is 88’ x 67’ feet to allow for adequate stall depth and aisle widths. The parking plan includes two van accessible parking space, meeting the requirements of the American with Disabilities Act for a parking lot with twenty spaces.

As previously mentioned, the parking lot will be screened on the north, east, and south sides by existing trees and topography. To the west is a 40 acre parcel in agricultural production. Due to this configuration staff believes that the parking is adequately screened from other properties.

The applicant stated that the dwelling and the barn to provide ADA-compliant access from the parking areas.

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: The Barn will adhere to the restrictions for signage and there will be adequate lighting from the Barn for driving and walking to and from.

Staff Comment: If the Conditional Use Permit is approved by the Board of Adjustment, the applicant understands they will need to acquire a sign permit from Planning and Development. The sign(s) must be located outside of the right-of-way for Templeton Road and meet all other applicable regulations of [89.02](#).

The applicant understands the County's lighting requirements and staff will inspect these light fixtures before issuing final permits for the use of the event venue.

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: The Barn will be planned and operated so that it will safeguard the environmental and visual resources. There will not be any excessive noise, vibration, dust, smoke, fumes, odor, groundwater pollution or other undesirable, hazardous or nuisance conditions including weeds. The Environmental from Story County has soil tested and approved the current septic system at this location.

Staff Comment: Per 88.05 of the Land Development Regulations, impervious surfaces being added to development must be offset with landscaping that is capable of capturing and infiltrating runoff from stormwater. The amount of landscaping must be equal to at least 20% of the impervious surfaces added.

For the proposed operation of the Sunny Heights Bed & Breakfast and Event Venue, the parking area will add approximately 6,175 square feet of impervious surface (using the revised parking plan dimensions provided on the applicant's site plan). This means that a minimum of 1,235 square feet of landscaping that can capture and infiltrate runoff must be added. This will be met by planting native grasses around the parking area.

The property does not contain any environmentally sensitive areas according to Story County's natural resource maps.

The applicant has been in contact with Environmental Health regarding the necessary permits for the separate septic systems for the dwelling/Bed and Breakfast and the event venue. While the septic system is sized for 75 attendees, it was not designed to accommodate waste from a commercial condition. A condition is recommended that prior to the installation of the commercial kitchen, the applicant work through the Iowa Department of Natural Resources to upsize/design and permit a system to handle the waste.



- 2. If the Commission 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: To ensure the safety and general welfare of persons using the event venue and Bed and Breakfast, staff is recommending a condition requiring the State Fire Marshal's office to approve the building plans for compliance with state fire code. Compliance with state electrical code may also be required and is recommended as a condition. The applicant has also stated that mini-splits are installed in the event venue, to make the venue useable during the summer. An additional condition that no candles are permitted is also recommended.

Staff worked with Environmental Health to formulate two conditions related to the water supply. The well that provides water for the bed and breakfast shall be tested annually. The event venue shall connect to rural water.

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

Staff Comment: Staff finds that it will not impair an adequate supply and quality of light and air. No new buildings are proposed. The subject property is the first residential property on Templeton Road. Most traffic will come from the south along Dayton Avenue. Traffic will then turn left onto 180th, which is a gravel county road. However, there are not dwellings located on the gravel road between Dayton and the subject property.

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

Staff Comment: As the traffic created by the proposed use does not trigger a traffic impact analysis, staff finds that it will not increase congestion in the roads. Iowa Department of Transportation 2019 Annual Average Daily Traffic counts for Templeton Road has an Average Daily Traffic (ADT) count of 35 vehicles. 180th St has an ADT of 220 Vehicle. North Dayton has an ADT 1020 vehicles. The proposed use should not create a significant impact on the local roads. As previously mentioned, staff is recommending conditions intended to increase fire safety.

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

Staff Comment: Staff reached out to the County Assessor regarding property values, and the Assessor does not foresee any impacts.

- 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 subject property is designated as a Rural Residential Area.

Principle 3 of the C2C plan for Agricultural Conservation Areas is to "Review design and development standards to ensure that conflicts between proposed development and



agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features”

The proposed use does not impact any agricultural uses or sensitive environmental features. The proposed event venue will take place where the previous barn was sited. The parking area will not impact any agricultural or sensitive features.

3. 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 Planning and Zoning Commission 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.

Comments

The following comments are part of the official record of the proposed **Sunny Heights Bed and Breakfast and Events Venue, CUP23-000002**. 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, November 17, 2022. After conceptual review, the complete application submittal was also forwarded to the members of the Interagency Review Team. Some of the County staff review comments were as follows:

Environmental Health’s Comments

1. The applicant will work with the Iowa DNR regarding waste water treatment.

Planning and Development Selected Comments

1. Please reach out to the State Fire Marshal’s office and provide our department with any correspondence from them. If their approval of the building plans is required, we may place a condition on the permit.
 - a. If the State Fire Marshal’s office does not require review of your plans, then we may request information from you on whether you intend to have smoke alarms, fire extinguishers, or emergency exits in the barn.
 - b. We may also recommend that there be adequate turnaround space for a fire engine, as well as a dry hydrant/cistern system installed on the property.

Comments from the General Public and Cities within Two Miles



Public notification letters regarding the Conditional Use Permit application and public hearing were mailed to property owners within a ¼ mile of the proposed CUP on May 31, 2023. A sign stating that a Conditional Use has been proposed at the site was placed on the property on June 2, 2023.

No formal comments or concerns have been received at the time of writing this staff report.

Points for Consideration

1. Bed and Breakfast with limited event venues are allowable in the A-1 District with a Conditional Use Permit approved by the Board of Adjustment.
2. The proposal does not remove any existing agricultural land or discontinue row-crop production on the property.
3. The applicant reached out to the State Fire Marshal's office for requirements the venue must meet to be in compliance with state fire code. Based on comments received from these entities, staff is recommending conditions related to fire safety and electrical permits.
4. The property is the first residential use along the gravel roads that are used to access the property from Dayton Avenue and has two accesses from Templeton Road.
5. The applicant has stated their intentions to follow screening, lighting, and stormwater requirements. Adherence to these requirements will be checked during inspections of the grading work and construction of the parking area.
6. Conditions related to the number of attendees and curfews on events are recommended.

Recommendation to the Planning and Zoning Commission

Planning and Development Staff recommends approval of the Conditional Use Permit for the Sunny Heights Bed & Breakfast and Event Venue, with the following conditions:

1. Building plans for the event venue will be approved by the State Fire Marshal's Office for compliance with state adopted fire code. Story County Planning and Development shall not issue any zoning or grading permits until compliance with state fire code is confirmed by the State Fire Marshal's office.
2. Building plans for the event venue shall be created by a licensed architect in order to be in compliance with state adopted fire codes if required by the state.
3. If an electrical permit is required through the state's Electrical Licensing and Inspections bureau, the applicant or their contractor shall acquire one.
4. The Bed and Breakfast and limited events venue shall comply with all applicable supplemental standards of 90.08(5).
5. The number of guests allowed to attend events at the venue shall be capped at 75.
6. Events shall end at 10:00pm, which allows an hour for clean-up so that activity associated with events ends by midnight.
7. Any outdoor, amplified music shall end at 10:00pm.
8. No candles shall be used at the event venue for fire safety purposes.



9. The kitchen is limited to being used for events on site and cannot be used for any meal preparation for any events or other food service off site.
10. Septic system must meet County or DNR requirements regarding all waste water generation including from the commercial kitchen. The commercial kitchen shall not be installed without appropriate septic permits and an interior inspection shall be required to confirm compliance.
11. Parking requirements of no more than 19 spaces must be followed.
12. Prior to any installation of the parking area, an inspection by the county is required.
13. County lighting requirements of fully shielded luminaries' of 1800 lumens or greater must be followed.
14. A sign permit must be obtained for any signage.
15. Native grass landscaping will be planted to meet the landscaping requirements of 20% of the parking area must be installed.
16. All applicable regulations in Chapter 88 of the Story County Code of Ordinances must be followed.
17. The event venue/barn must be connected to rural water.
18. Annual well sampling for the bed and breakfast is required.
19. No parking on Templeton Road is permitted.

Alternatives for the Planning and Zoning Commission

The Planning and Zoning Commission may consider the following alternatives for the conditional use permit request:

- 1) The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Sunny Heights Bed & Breakfast and Event Venue as put forth in case CUP23-0000002, as submitted.
- 2) **The Story County Planning and Zoning Commission recommends approval the Conditional Use Permit for the Sunny Heights Bed & Breakfast and Event Venue as put forth in case CUP23-0000002, with the above conditions.**
- 3) The Story County Planning and Zoning Commission denies the Conditional Use Permit for the Sunny Heights Bed & Breakfast and Event Venue as put forth in case CUP23-0000002, as submitted.
- 4) The Story County Planning and Zoning Commission remands the Conditional Use Permit for the Sunny Heights Bed & Breakfast and Event Venue as put forth in case CUP23-0000002, back to the applicant for further review and/or modifications and directs staff to place this item on a future Story County Planning and Zoning Commission agenda.

