

Sunny Heights Barn Event Center

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Ames, IA 50010

1. Narrative: Sunny Heights Bed & Breakfast & Barn Event Center (BBB) will be a multipurpose meeting place for 6-80 people. The Barn footprint is 48' x 48' and has an overhang of 12' X 48' which faces the scenic prairie and river bottom. The inside of the barn will have a 36' x 36' seating room for meetings, reunions and special dinners such as farm to table dinners. The owner of Sunny Heights (Alan Metz) will form a LLC Partnership with food truck owners (Crazy Lous) Chefs Nick and Jennifer Adams. The Adams (Crazy Lous) will coordinate the meals, meetings, and lodging events. The house on Sunny Heights has 3 bedrooms, 1 bedroom is a King on Suite, and the other two bedrooms are queen bedrooms with a shared bathroom. The Barn will have two individual handicap accessible bathrooms.
2. 90.04 Standards for Approval:
 1. The Board of Adjustments shall review the proposed development for conformance to the following development criteria:
 - A. Compatibility: 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.
 - B. Transition: There will be no transition because the barn will be on the existing footprint.
 - C. Traffic: 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.
 - D. Parking and Loading: There will be no off-street parking and loading at this location.
 - E. Signs and Lighting: 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.
 - F. Environmental Protection: 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.
 2. If the Board of Adjustments concludes that all development criteria will be met by the development, it shall approve the application and plans unless it concludes, based on the information submitted with the official application materials and at the hearing that if completed as proposed there is a strong probability the development will"

- A. N/A
 - B. N/A
 - C. N/A
 - D. N/A
 - E. N/A
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- 3. Burden of Persuasion. The burden of persuasion as to whether the development, if completed as propose, will comply with the requirements of this chapter is always on the applicant.
 - 4. Guest Accommodations are separate from personal residence.
 - 5. There are three bedrooms, a King bedroom with its own bathroom; 2 Queen bedrooms with a shared bathroom. A guest registration will be kept.
 - 6. The kitchen is for resident cooking only and not for guests to cook with.
 - 7. There will be one employee to help prepare meals.
 - 8. The Barn Event Center will be open for meetings, reunions and receptions. These events will be by appointment only and scheduled. Private Dinners will be by purchased tickets in advance. Environmental Report allows up to 80 to 100 people with the installed septic system.
 - 9. Breakfast will be cooked by either Alan Metz, owner or Chef Nick Adams.
 - 10. Parking for Bed & Breakfast will be on cement driveway by house with up to 4 stalls. Parking for meetings in Barn will be on rock parking lot west of the Barn and will have 60 – 80 parking spots.
 - 11. Lighting will be attached to barn with flood lights to light up yard.
 - 12. No signs proposed.
 - 13. For smaller events or reunions, traffic of:
 - A. 5-20 vehicles per day for smaller events
50-80 vehicles per day for larger events
 - B. Existing uses is 2 – 7 vehicles per day

14. Nothing to be graded due to development.
The parking lot will be approximately 32,000 square feet.
The parking lot area will be less than one acre.
15. Plans will be made to plant up to 10-12 trees for the 50-80 parking spots.
16. Most events may occur during the weekend and will be seasonal from April to December.
The number of events may vary from 3 – 5 per week.
17. I have contacted the Fire Department in Gilbert and can get a statement from the Fire Chief.
The Fire Department is 3.25 miles from the Barn.
18. The interior barn is level and both bathrooms will be located on this level and will be handicap accessible.
19. I have spoken to Kimberly Grandinetti with the Story County Board of Health and have the septic system approved.
20. I will send the application and fee in the amount of \$225.00.
21. I am aware of the notifications going to the neighbors.
22. I am aware of the timing of the CUP going to the Planning and Zoning Commission (PZC) and to the Board of Adjustments (BOA).
23. The dates of the June Meetings are June 7th for the PZC and June 21st for the BOA.