



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyia.gov

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Marcus Amman, Senior Planner
RE: Site Development Plan for office space to be located at [50352 Blazing Star St, Ames \(parcel #05-07-105-310\)](#)
DATE: March 10, 2026

Story County Conservation applied for a zoning permit to add build a 24'x24' picnic shelter to be located at 50352 Blazing Star St (parcel #05-07-405-310). This is an allowed use in the zoning district, which is R-1, Residential District, and will provide a gathering space for the public at Prairie Valley.

A site plan for the proposed buildings is posted to the Agenda Center.

All setback requirements are met, and staff also verified that the General Site Planning standards of Chapter 88 will be met.

General Site Planning Standards

The submitted plan was reviewed for conformance with the following sections in Chapter [88](#) of the Story County Land Development Regulations:

- **88.04 Access Requirements:** The property has existing access from Blazing Star Street and an existing parking area. No new access permits are proposed.
- **88.05 Environmental and Natural Resource Standards:** There is no mapped floodplain.
- **88.08 Parking and Circulation Standards:** No additional parking is being proposed for this use.
- **88.09 Site Lighting:** No lighting is proposed.
- **88.13 Traffic Impact Analysis and Study:** The proposed use will not trigger a traffic study.

As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommend the Board approve the site plan. With the approval, staff will issue the zoning permit.

