

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 901 N. 4th STREET

BACKGROUND:

MetroNet is requesting approval of a Major Site Development Plan (MSDP) to establish a Basic Utility use and construct a communications tower at 901 N. 4th Street in the HOC (Highway-Oriented Commercial) zoning district. (See Attachment A: Location & Zoning Map & Attachment G: Photos of Existing Site.) As a Basic Utility use, approval of a MSDP by the City Council is required prior to the issuance of building permits.

This facility will include a communication tower approximately 70-foot tall with antennas for television signal reception, and one initial concrete shelter with the potential for a second shelter in the future to house the MetroNet equipment necessary to provide internet fiber optic service to the community. **Approval of a Special Use Permit for a Wireless Communications Facility by the Zoning Board of Adjustment (ZBA) is also required specifically for the Communication Tower component, subsequent to Council approval of the MSDP.**

The development site is Lot 1 of Cooper's First Subdivision and includes 7,868 square feet. Access to the site will be from N. 4th Street by a paved concrete driveway, approximately 15 feet wide, between the paved street surface and the gate providing access inside the fenced compound. The applicant (developer) proposes to construct a "market shelter" for the on-site equipment. As demand increases, it may be necessary to construct a second shelter, labeled on the site plan as "Future Shelter." Approval of the proposed plan will authorize construction of both shelters at the applicant's discretion. A 70-foot galvanized steel tower will be located a minimum of 35 feet from the north and west property lines to comply with tower setbacks. Television reception antenna and lightning terminals are proposed at or near the top of the tower. A 7-foot closed slat wood fence will enclose the entire site. The proposed fence is located inside the minimum required building setbacks to allow a height greater than 6 feet, including in the front. (See Attachment E: Proposed Fence.)

Site Landscaping is required to meet the landscaping standards for non-residential development. This includes front yard landscaping, which has minimum requirements for the number of trees, shrubs and grasses. Most of the enclosed area will be covered with crushed rock.

The site currently is part of a broad remote parking easement granted to Heuss printing in 1992. To staff's knowledge it has not been used for this purpose. There is no specific parking requirement for Basic Utilities; however, the project includes paved access into the site for technician visits to the property, no specific parking lot has been required. Parking of one vehicle is permissible on the driveway.

Additional details regarding the site and the proposed improvements are described within the attached addendum.

Planning & Zoning Commission Recommendation. At the March 18, 2020, Planning & Zoning Commission meeting, the Commission voted 4-0 to recommend that the City Council approve the Major Site Development Plan for the proposed Basic Utility use, located at 901 N. 4th Street. There was no comment from the public.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed Basic Utility use, located at 901 N. 4th Street. Note: Construction of the tower would also require approval of a Special Use Permit by the ZBA.
2. The City Council can deny the Major Site Development Plan for the proposed Basic Utility use, located at 901 N. 4th Street, if it finds the MetroNet proposal does not meet the Major Site Development Plan criteria.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Site Development Plan is required for approval of the MetroNet site, since it is a basic (private) utility use in the HOC zone. To locate in the HOC zone requires that the site plan is consistent with the Design Standards specified for approval in the Municipal Code. The design standards address site layout, coverage, scale, and impact on surrounding properties. **The analysis by staff indicates that the proposed site improvements would meet the design standards necessary to allow this Basic Utility use at this location in the community. The overall project is situated in an area where the type of use and improvements are compatible with the surroundings.**

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the Major Site Development Plan for 901 N. 4th Street.

ADDENDUM

Project Description. MetroNet is requesting approval of a Major Site Development Plan to establish a Basic Utility use, and construct a market shelter and communications tower at 901 N. 4th Street in the HOC (Highway-Oriented Commercial) zoning district. (See Attachment A: Location & Zoning Map). As a “Basic Utility” use, approval of a Major Site Development Plan by the City Council is required prior to the issuance of building permits.

Site Layout and Building Design. The site plan improvements are proposed on Lot 1 Cooper’s First Subdivision, which includes 7,868 square feet. The developer proposes a building to house the equipment necessary to provide the MetroNet internet service to the community, and a tower with antenna to receive signals from the local television stations. A generator powered by natural gas is included on the site as a backup in the event electric power is disrupted. There will be a location, as shown on the site plan, for a future shelter to accommodate growth in the number of MetroNet customers. All of these improvements will be enclosed by a solid wood fence and locked gates for security purposes.

The “market shelter” measures 28’ x 11’-6”, with a height of 10’-1”. Concrete material is proposed for the shelter walls with an exposed aggregate surface and a sand texture finish on the trim. HVAC units are mounted on the exterior of the north wall of the structure. The door providing access inside the shelter is shown on the west elevation. (See Attachment F: Elevations & Floor Plan.)

A tower is proposed at a height of approximately 70 feet with antennas for television signal reception. (See Attachment B: Site Plan & Attachment D: Proposed Tower.) The base of the tower will be approximately 21 inches in diameter with a slight taper to the top of the tower. An additional 10 feet of the tower will extend below ground. The tower design includes lightning arrestors extending beyond the top of the tower (approximately six feet) and the placement of antenna equipment approximately within the top ten feet of the tower. The antennas attached to the tower are between four and eight feet in length projecting perpendicular from the pole. Coax cable from the tower base to the top of the tower is enclosed in electric conduit to meet wireless facility standards.

The site plan includes a 7-foot closed slat wood fence to enclose the shelter, tower and generator. The fence is shown outside the minimum building setback lines, which are 20 feet from the front lot line, 5 feet from the side lot lines, and 10 feet from the rear property line. Locating the fence outside the front, side and rear yard setbacks, and outside the front yard, allows a maximum fence height of 8 feet. (See Attachment E: Proposed Fence.)

Landscaping. There are minimum landscaping requirements for the site. As a site with commercial zoning, the non-residential landscaping requirements apply. The front yard landscaped area requires a minimum of 1 overstory tree per 50 lineal feet of street frontage or part thereof, as well as 8 shrubs and 12 ornamental grasses per 1,000 square feet of front yard area. The proposed site plan meets the minimum front yard landscaping requirements. The proposed front yard landscaping will soften the appearance at the ground level of the utilitarian look of the site. In the HOC zone, a

minimum of 15% of the site is to be landscaped. The site plan shows that approximately 35.5% of the site as landscaped. The area outside the fence is counted as landscaping with a grass ground cover, as well as trees, shrubs, and ornamental grasses. Inside the fence, the ground surface is covered with 4-inch diameter landscaping rock and a weed barrier fabric, which does not qualify as landscaped area. (See *Attachment C: Landscaping Plan.*)

Easements. Easements on the property include public utility easements (5 feet wide) along the east, west and north property lines of the subject property (Lot 1, Cooper's First Subdivision). An electric power line easement crosses the southern edge of the property (approximately the south 10 feet of Lot 1) where overhead power lines are located. A remote parking easement applies to all five lots of Cooper's First Subdivision, including Lot 1. The easement is to provide parking for not more than nine motor vehicles of the business invitees for the Heuss Printing business premises at 903 South 2nd Street, on the land located at the corner of South Fourth and Elm Streets. The subject property (Lot 1) has not been used for this purpose since the easement was approved by the City Council, and subsequently recorded with Story County on July 10, 1992. Staff is not aware that the nine parking spaces have ever been identified and reserved by the grantor of the easement on any of the five lots in the subdivision. If necessary, the remote parking easement could still be implemented and does not necessitate a change at this time. The property owner could seek a change to the easement with City Council approval to remove the remote parking option from this site.

Parking/Access. Access inside the compound is provided by the paved driveway off N. 4th Street.

One parking space is required for this facility to provide a place for a service vehicle to park. In this case, since the driveway will be paved between the street and the fence gates, there is adequate room to park one vehicle between the fence and the front property line, which is a distance of 20 feet. Vehicle will likely also drive through the gates into the service area on a regular basis. As the site becomes fully operational, and observations indicate that there are additional activities or regular vehicle use on the site, it may be necessary for MetroNet to construct paved parking inside the fence. This would require approval by staff of adding paved parking within the fenced area.

A 5-foot wide sidewalk will be required along N. 4th Street. The inside edge of the sidewalk will be at the front lot line.

Major Site Development Plan Criteria. Additional criteria and standards for review of all Major Site Development Plans are in Ames *Municipal Code* Section 29.1502(4)(d) and includes the following requirements:

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department has determined that the proposed development is not subject to the "5B" storm water requirements in the Municipal Code, since the size of the area being disturbed is less than one acre.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The only utilities needed to serve that site are electric and natural gas. Both are available to access the proposed site development.

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The Fire Inspector has reviewed access and other applicable Fire Code requirements for the site, and finds that minimum requirements are met by the proposed development.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

This proposed development will not be a danger due to its site location and proximity to other uses.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

The site is currently devoid of any significant vegetation, except for one existing tree in the front yard that will be retained. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to accommodate the proposed market shelter.

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access to the site will be restricted to service technicians, and others authorized by MetroNet.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

There are no parking areas, storage yards, or trash and dumpster areas proposed for this side. The proposed 7-foot high fence enclosing all of the site improvements, except for the paved driveway, will minimize any nuisance and impairment to the use of adjoining property. There is space for a vehicle to park on the paved driveway. The technician vehicle may also enter the site to approach the shelter(s). Regular parking of vehicles could require additional paving on the site.

8. *The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.*

A single driveway, approximately 15-feet wide, will serve the site. Visits to the site will initially be frequent as MetroNet is establishing their new facility, and new customer base. However, after the initial period necessary to establish the new internet service, visits to the site will consist of a service vehicle a few times each day at the most.

9. *Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.*

No exterior lighting is proposed. Any exterior lighting proposed in the future shall be consistent with the Outdoor Lighting standards, found in Sec 29.411 of the *Municipal Code*.

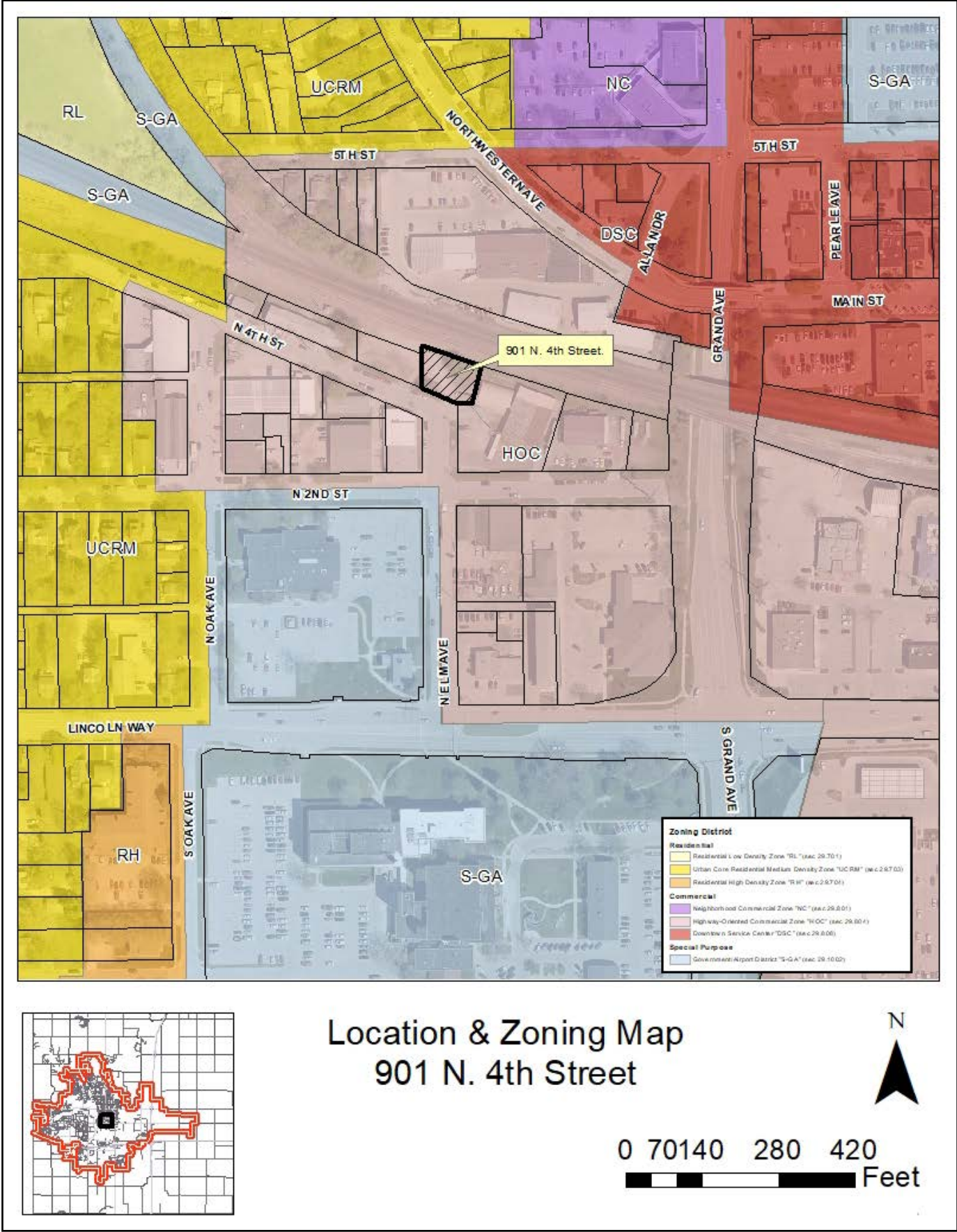
10. *The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.*

The proposed development will generate some noise during the times it is necessary to operate the backup generator, but nothing to the level of a nuisance. There are no sensitive uses located, nor planned nearby.

11. *Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.*

The scale of the proposed site development, in relation to the lot sizes in the adjacent and surrounding area, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for development. The dimensions of the proposed market shelter is smaller than buildings near this site. The proposed 70-foot tower is in an area of the community that is not adjacent to residential properties, and abuts the railroad right-of-way. The zone allows structures up to a maximum height of 85 feet, with setbacks less than what is proposed. With approval of the Special Use Permit, and the proposed setbacks, staff finds the tower location adequate per the zoning standards.

Attachment A: Location & Zoning Map



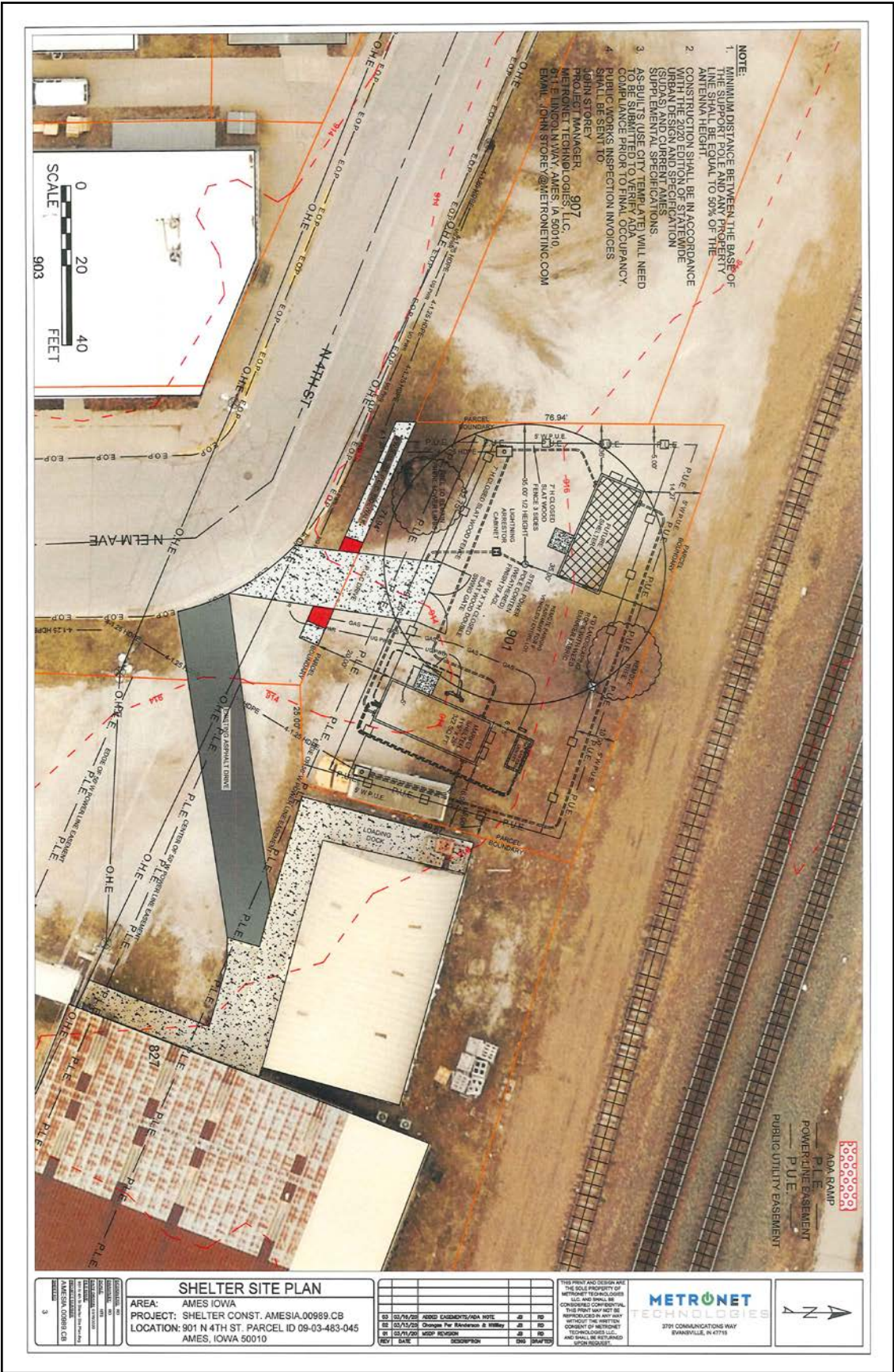
METRONET SHELTER

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901 N 4TH ST SHELTER SITE PLAN



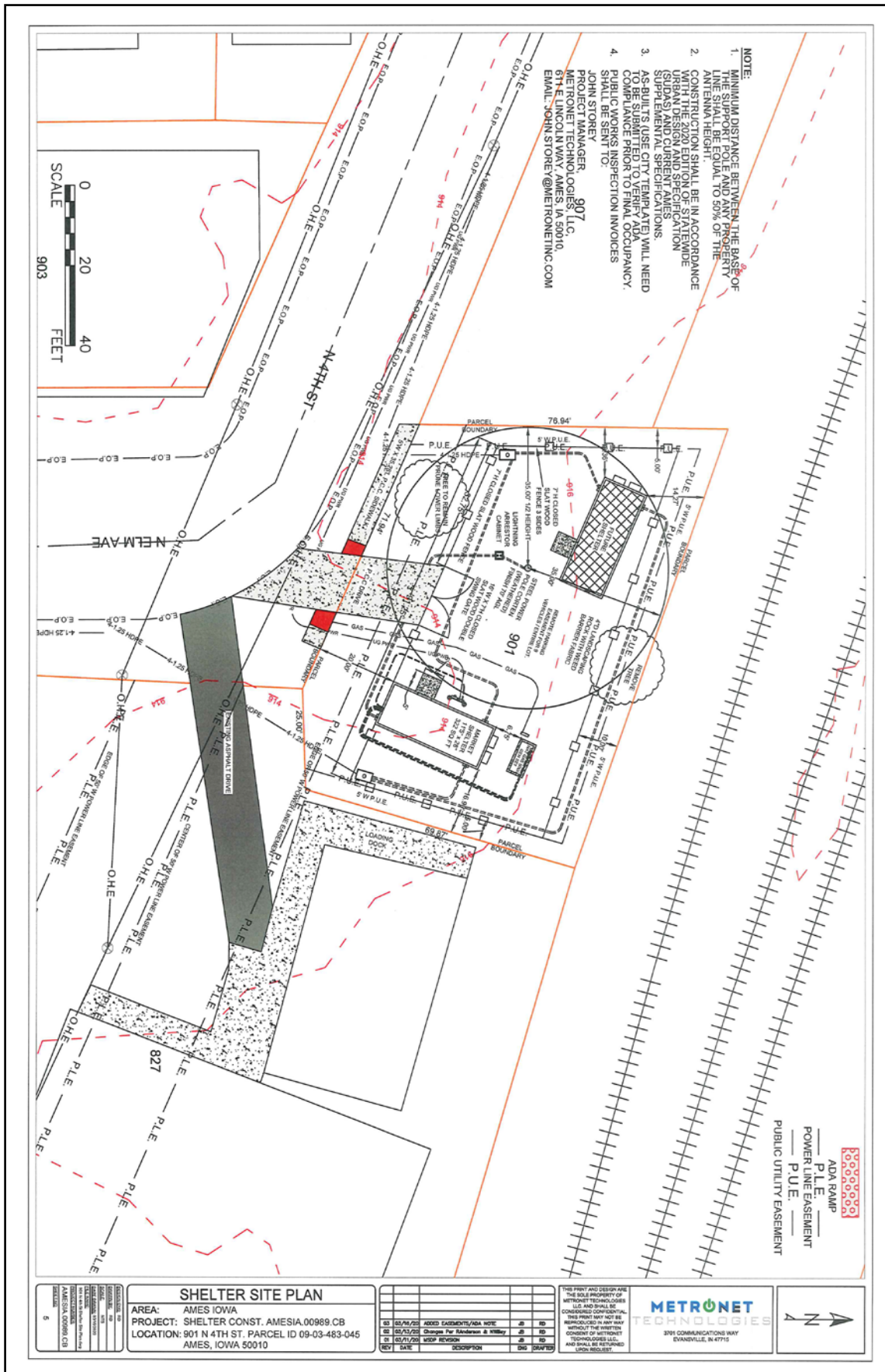
Attachment B: Site Plan Aerial (Zoomed Out)



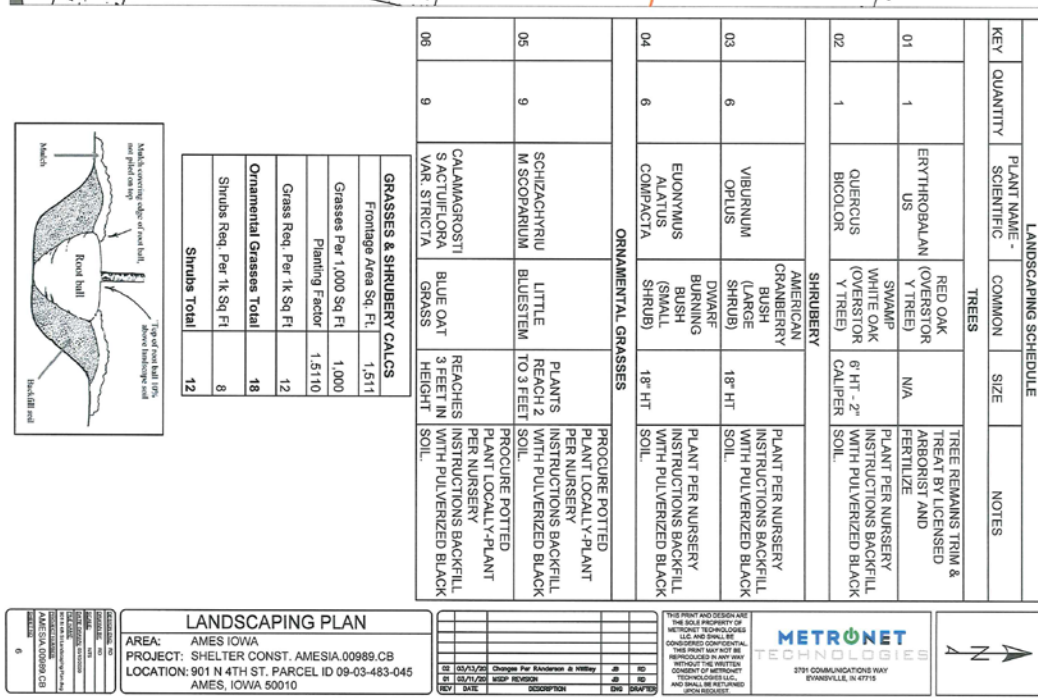
901 N 4TH ST SHELTER SITE PLAN

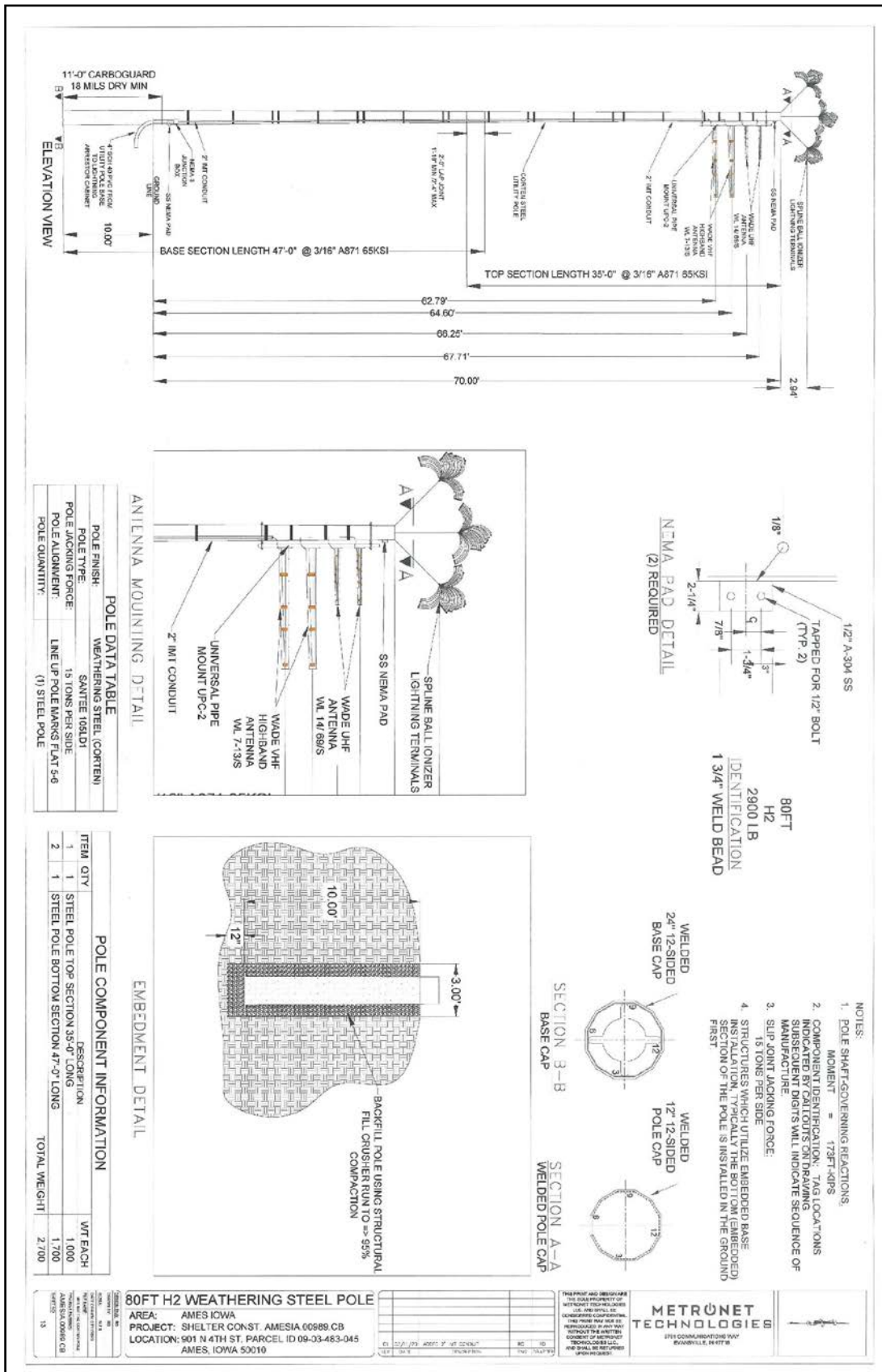


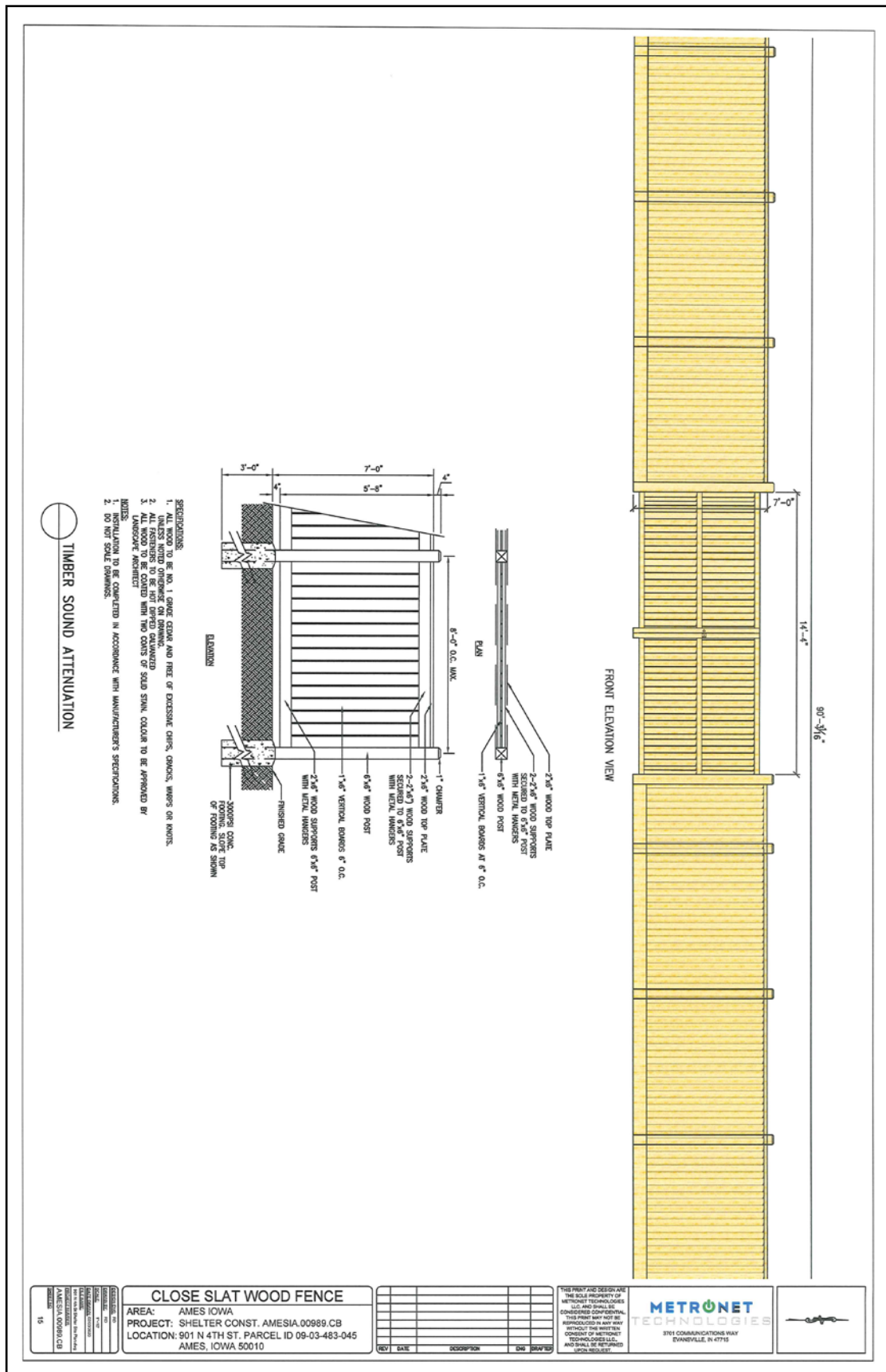
Attachment B: Site Plan (Zoomed Out)



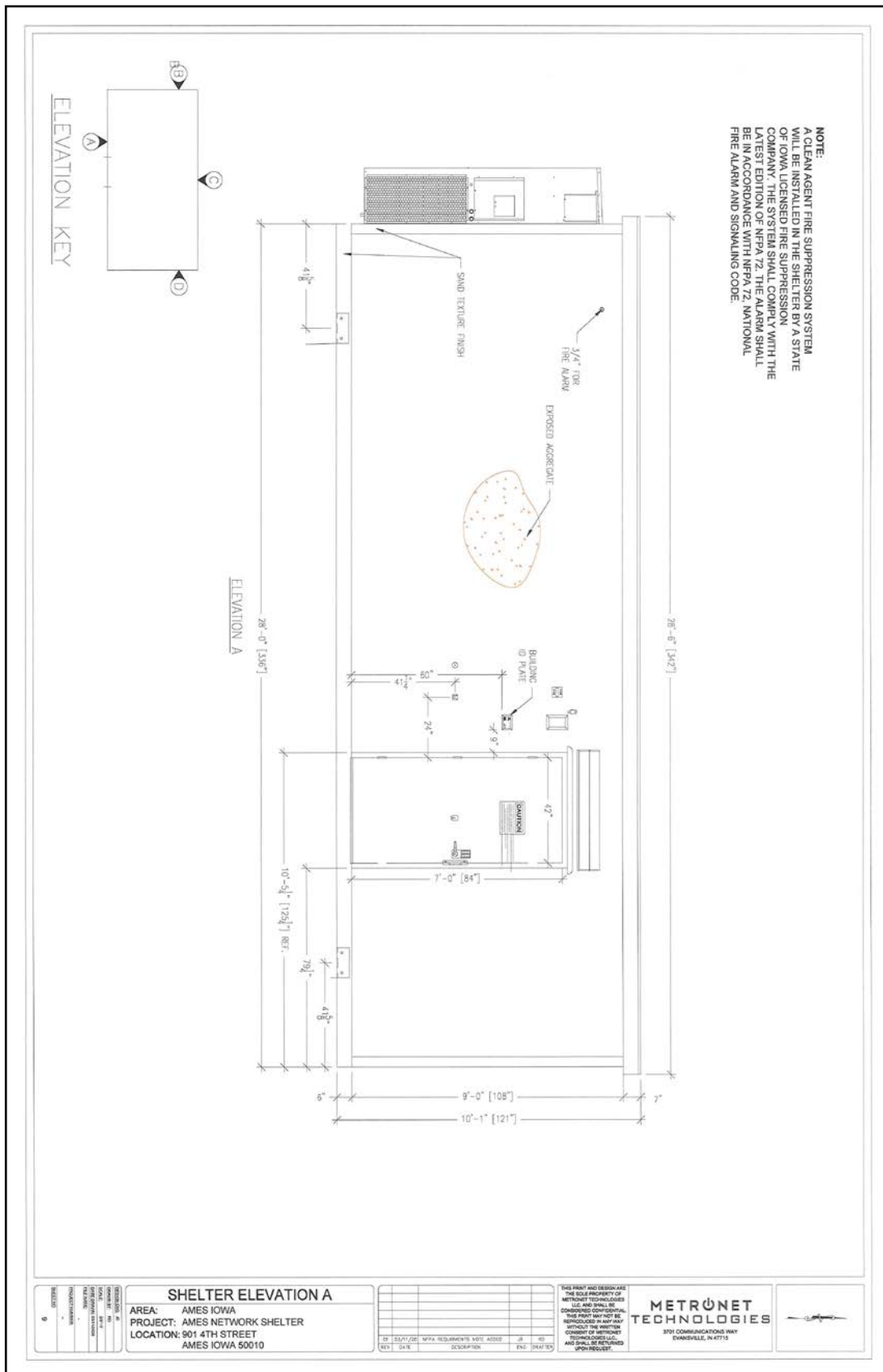
901 N 4TH ST LANDSCAPING PLAN



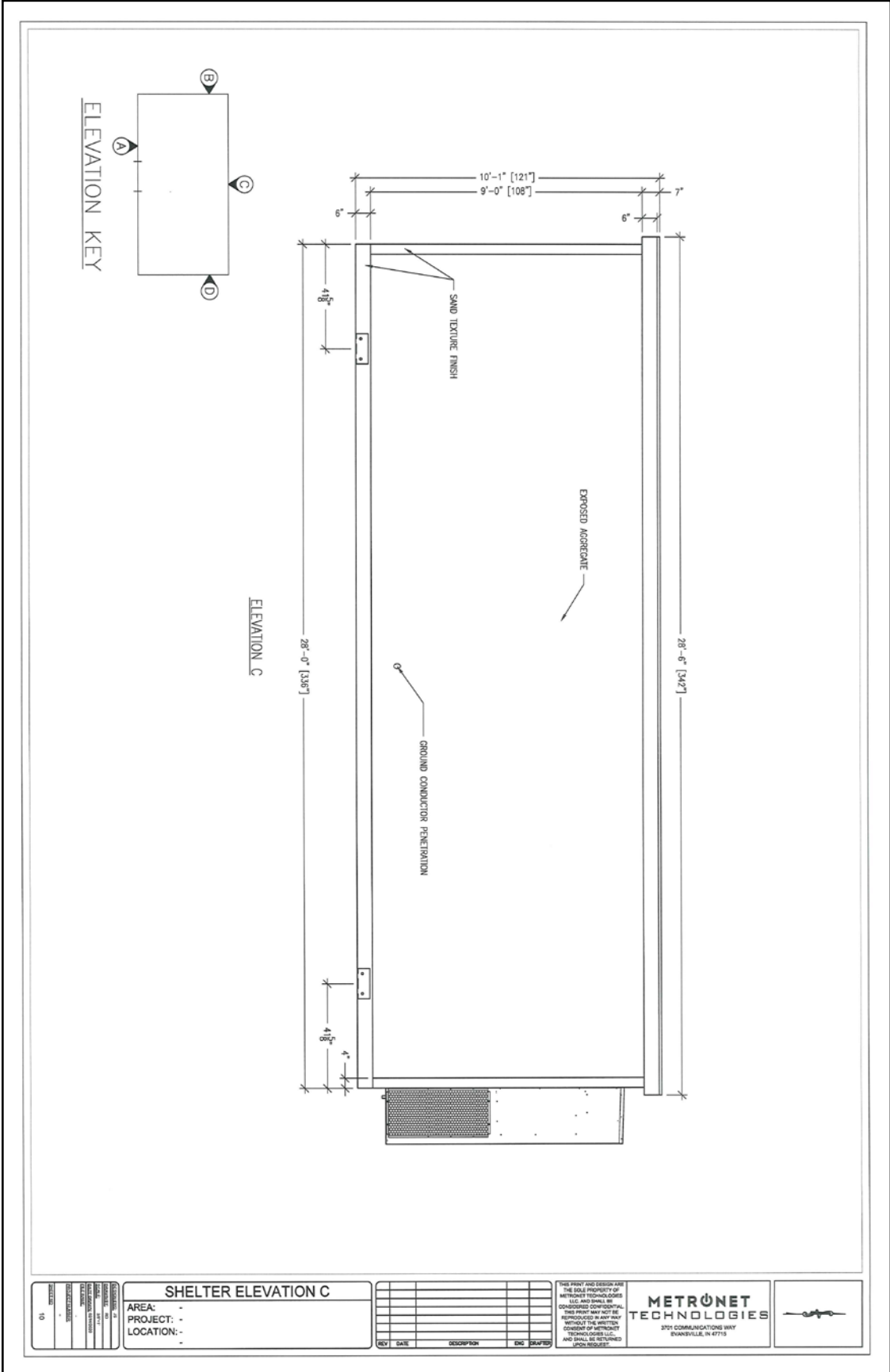




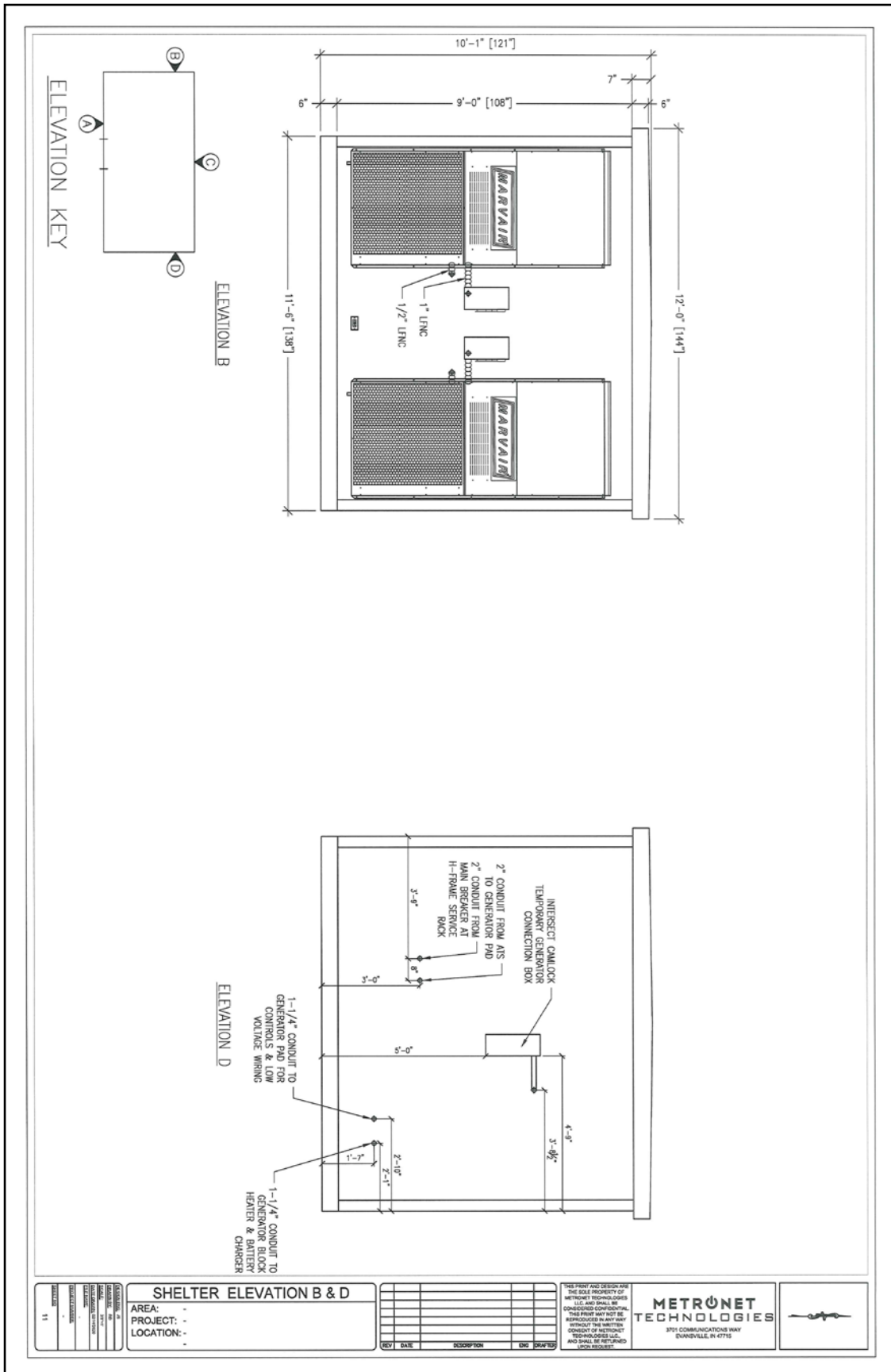
Attachment F: Elevation A



Attachment F: Elevation C



Attachment F: Elevations B & D



SECTION "A-A"

SECTION "B-B"

FLOOR PLAN

2720 sq. ft.

NOTE:

1. ALL ITEMS MARKED FIELDWORK SHALL BE INSTALLED, TESTED, REMOVED, AND PACKED IN BUILDING PRIOR TO SHIPMENT.
2. ALL DIMENSIONS SHOWN ARE ACCURATE WITHIN $\pm 1/4"$.

REV	DATE	DESCRIPTION	ENG	DRAWN

SHELTER FLOOR PLAN

AREA: -
PROJECT: -
LOCATION: -

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3701 COMMUNICATIONS WAY
EVANVILLE, IN 47718

Attachment G: Photos of Existing Site

Metronet ■ Shelter Construction – Ames, IA
901 N. 4th Street, Ames, ■ Story County, Iowa

Photo #1 View To The North



Photo #2 View To The North West



Photo #3 View To The East



Photo #4 View To The North East



SITE PHOTOGRAPHS

AREA: AMES IOWA
 PROJECT: SHELTER CONST. AMESIA.00989.CB
 LOCATION: 901 N 4TH ST. PARCEL ID 09-03-483-045
 AMES, IOWA 50010

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DATE: 09/03/2010	BY: J. COOPER
SCALE: AS SHOWN	PROJECT: SHELTER CONST. AMESIA.00989.CB
PROJECT: SHELTER CONST. AMESIA.00989.CB	LOCATION: 901 N 4TH ST. PARCEL ID 09-03-483-045
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