

COUNCIL ACTION FORM

SUBJECT: ENCROACHMENT PERMIT FOR A SIGN AT 122 HAYWARD AVENUE

BACKGROUND:

The owner of the property at 122 Hayward is seeking approval for an encroachment permit that would allow a sign to hang into the public way. The proposed sign is a projecting sign mounted to the face of the building. It will extend four (4) feet over the sidewalk, but will not affect use of the sidewalk.

The sign permit application for the proposed sign has been reviewed by the Inspection Division and complies with all regulations regarding signage. The sign permit application is pending approval contingent on the approval of the encroachment permit.

Chapter 22.3(3) of the Ames Municipal Code requires approval of the Encroachment Permit Application by the Ames City Council before a permit can be issued. By signing the application, the Owner has agreed to hold harmless the City of Ames against any loss or liability as a result of the encroachment, to submit proof of insurance, and to pay a fee for the encroachment. The owner also understands that this approval may be revoked at any time by the City Council. Once all documents have been obtained and approved, the Inspection Division will issue a permit for the encroachment.

ALTERNATIVES:

1. Approve the application allowing the applicant to erect the sign once the permit has been issued.
2. Modify the application allowing the applicant to erect the sign, with modifications, once the permit has been issued.
3. Deny the application prohibiting the applicant from placing the proposed sign over the public way.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for this sign.



515 Clark Avenue
Ames, IA 50010
515.239.5153 Phone
515.239.5261 Fax

ENCROACHMENT PERMIT APPLICATION/AGREEMENT

Address of Encroachment: 122 Hayward Avenue

Type of Encroachment: Awning and Signage Encroachment

Total Square Feet of the Area to Encroach: 185.82 sq ft (See attached submittal guidelines)

Applicant is: Property Owner Tenant **Contractor**

Applicant Name: JCorp, Inc. - Shaun Sheller Phone: 515-508-0132


Mailing Address: 708 N HWY 69, Huxley, IA 50124 Email: shaun@jcorp.biz

Property Owner Name: Campus Plaza LC

Phone: 515-268-5485 Mailing Address: 2519 Chamberlain Street, #101, Ames, IA 50014

By signing this application, the Building Owner agrees to the following conditions, upon approval:

1. The Owners do hereby indemnify and hold harmless the City of Ames, its officers and employees, against any loss or liability whatsoever made by any and all persons whomsoever, resulting from or arising out of the location and maintenance of the encroachment.
2. The Owners shall submit and maintain, through the period of the encroachment, comprehensive general liability insurance coverage in the amount of not less than \$500,000 combined single limit and a current copy of Endorsement CG 2013, naming the City of Ames and its employees and assigns, as an additional insured on the policy. The Owner will supply the City Clerk's Office annually with a current copy of the insurance and the endorsement.
3. The City Council may revoke the permit at any time.
4. This agreement shall run with the land and be binding upon the successors and assignees of the parties hereto.
5. The Owners shall notify the City Clerk at the time that the encroachment ceases to exist, or before making any modification to the encroachment.
6. The encroachment will be built and erected in the same manner as shown on the attached sketch.
7. To pay a one-time encroachment fee of \$25 or \$1 for every square foot that encroaches, whichever is larger.

Property Owner Signature  Date 7-17-17

FOR OFFICE USE

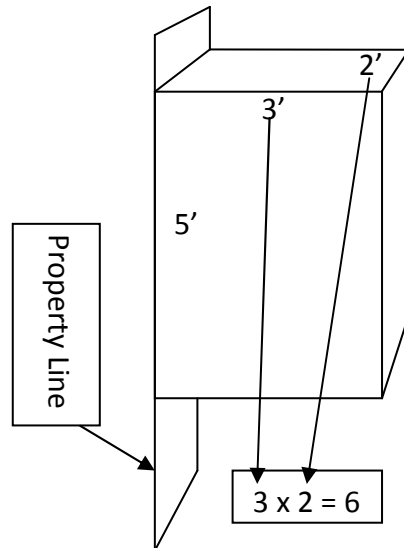
- | | |
|---|--|
| <input type="checkbox"/> Fee Received | <input type="checkbox"/> Sketch of Encroachment Received |
| <input type="checkbox"/> Insurance Received | <input type="checkbox"/> Approved by City Council on |
| <input type="checkbox"/> Insurance Approved by HR | Date: _____ |

Approved by: _____ Date: _____ Permit No: _____

ENCROACHMENT PERMIT SUBMITTAL GUIDELINES

The following documents are needed upon application:

1. Encroachment Permit Application/Agreement, including property owner's signature
2. Dimensioned sketch/drawing of proposed encroachment and location of encroachment
-The total square feet of area to encroach as referenced on the application should be calculated by multiplying the length (3) x width (2) = 6 square feet. This will determine the area that is in the public way. It is not necessary to calculate height (5' - the vertical dimension). Please see the diagram below:



The following documents are needed before final approval of the application:

1. Application fee of \$25 or \$1 for every square foot that encroaches, whichever is larger
2. Comprehensive general liability insurance coverage in the amount of not less than \$500,000 combined single limit and a current copy of Endorsement CG 2013, naming the City of Ames and its employees and assigns, as an additional insured on the policy.

ADDITIONAL INFORMATION

1. If the encroachment is a sign or a structure, it may require additional permits.
2. City Council approval is needed in order to approve the application. This application will be placed on the next City Council consent agenda.
3. Proof of insurance may be submitted at any time before final approval. The applicant may want to confirm City Council approval before adding additional insurance to their policy.
4. Once all documents have been received and approved, a permit will be issued and sent to the property owner.
5. The property owner is required to send an updated copy of their insurance to the City Clerk's Office annually. Failure to do so may result in revocation of the encroachment permit.

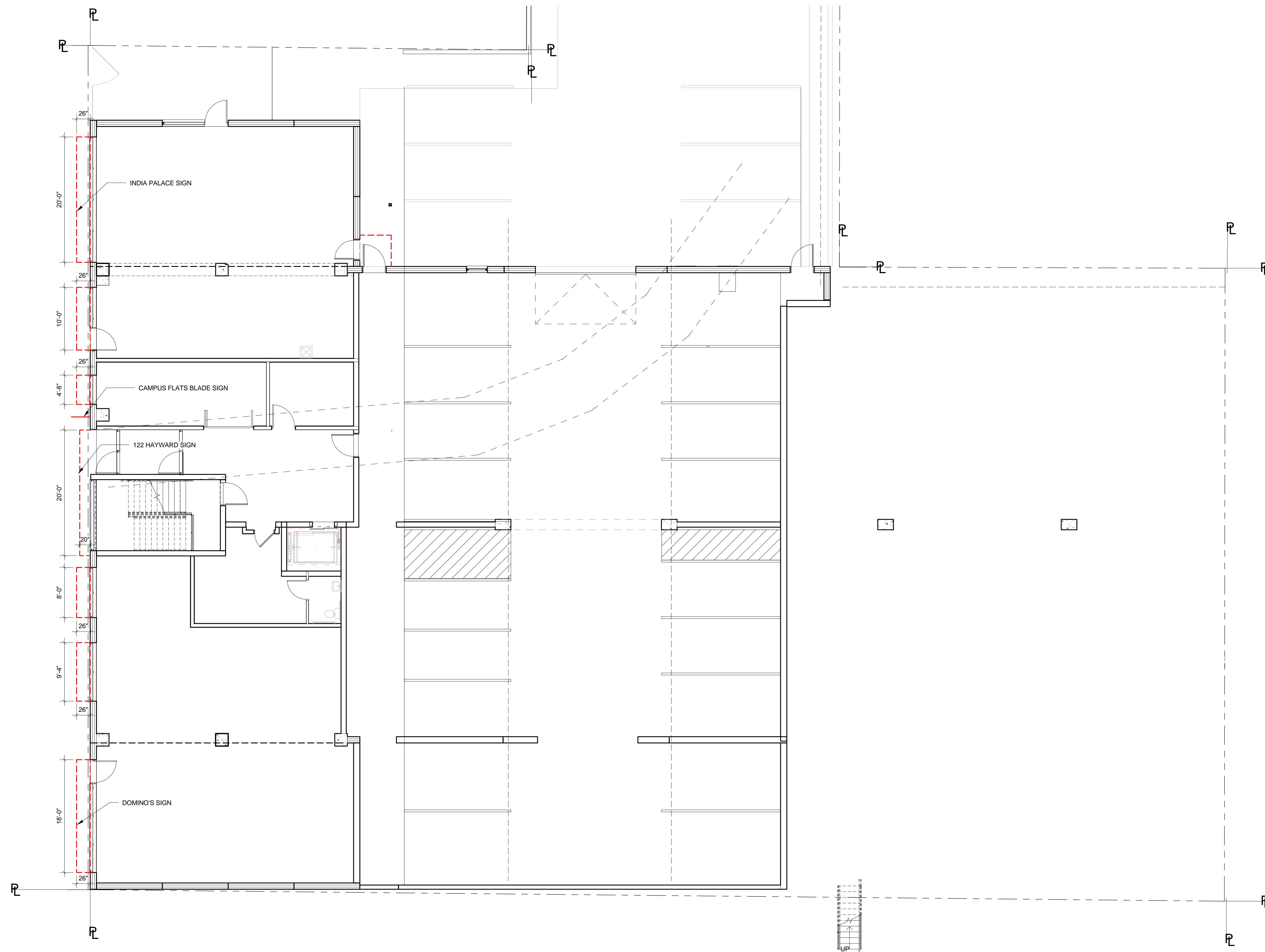


JCorp
consulting engineers

P.O. Box 159
Huxley, IA 50124
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorp.biz

ARCHITECTURAL
CONSTRUCTION

STRUCTURAL
ENGINEERING



1 COMMERCIAL LEVEL/LOWER PARKING PLAN
SCALE: 1/8" = 1'-0"

- FIRST FLOOR
PLAN NOTES**
- ① METAL PAN STAIRS - SEE BUILDING SECTIONS
 - ② PRECAST COLUMN- SEE STRUCTURAL
 - ③ PAINTED STRIPES- 4" WIDE TYPICAL
 - ④ SLOPE SLAB/TOPPING TO FLOOR DRAIN
 - ⑤ MAXIMUM 2% SLOPE AWAY FROM EXIT DOOR

PROJECT:
Hayward Mixed Use
122 Hayward Ave.
Ames, IA 50014

REVISIONS:

①	06 / 17 / 16 Permit Set
②	07 / 29 / 16 Re-Submittal
③	

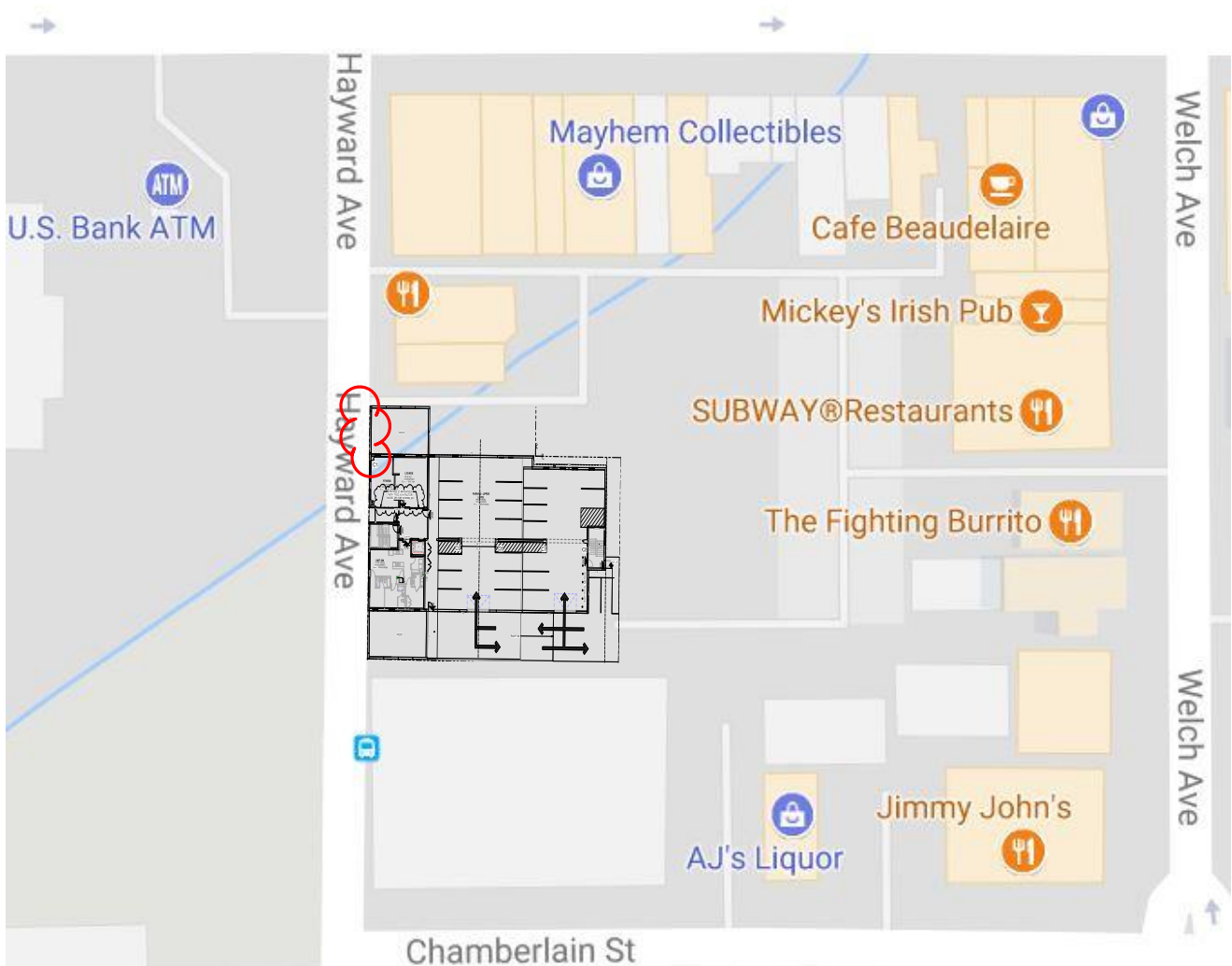
DATE: **07 / 11 / 17**
PROJECT NO: **15-071**
CONTENTS:
First Floor Plan

SHEET NO:
A000

EXTERIOR SIGNAGE

India Palace is located at 120 Hayward Avenue. Included over the next few pages are the intended signage for this business location. The business will be a dining establishment to include dine in and carryout homemade indian dishes.

Their dining establishment will be located on the NW corner of the mixed use building, with its storefront facing Hayward Avenue.





INDIA PALACE

120 Hayward Ave
Ames, IA 50014

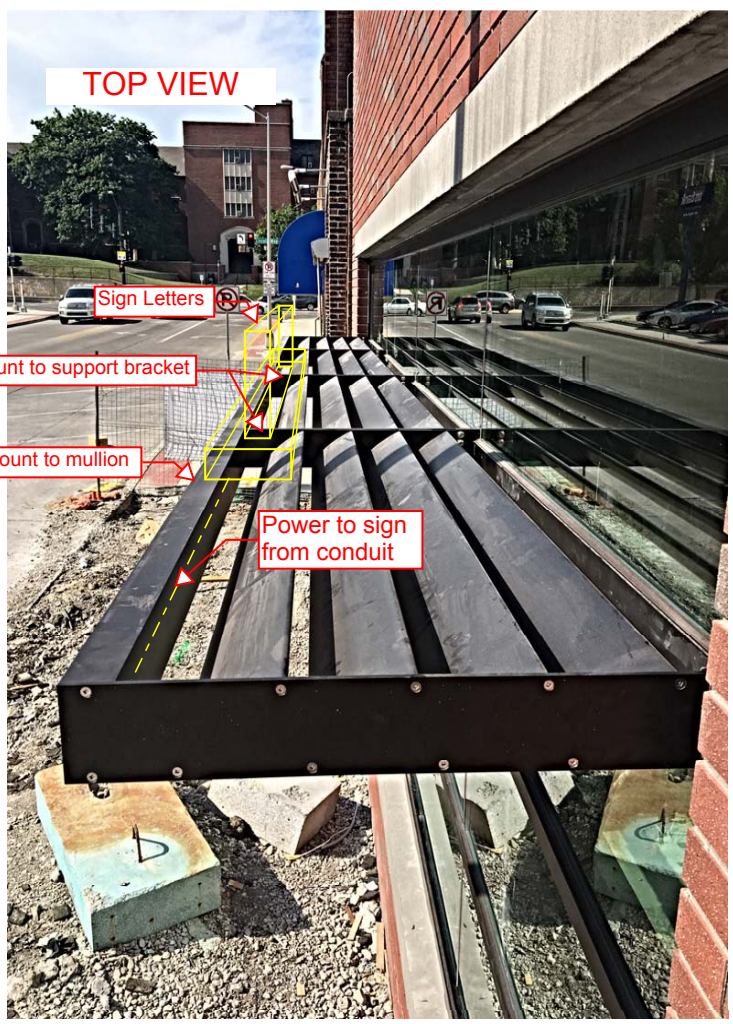
EXTERIOR SIGNAGE

The West elevation has sunshades as a unique architectural detail to the storefront sections. Each sunshade provides a shaded area within the walking path in front of the building. Utilizing this feature of the building, India Palace will have a sign mounted on the upper side of the sun shade for their business identification. Below you will find a renderings specific to this proposed signage.



EXTERIOR SIGNAGE

The sunshades are affixed directly to the storefront system, allowing for a unique surface area for signage similar to other businesses located within the City of Ames campustown area located on Lincolnway.





INDIA PALACE

120 Hayward Ave

Ames, IA 50014

EXTERIOR SIGNAGE

The sign lettering that will be affixed to the sun shade will be 18" in height and will be internally lit by LED lighting. Electrical to the sign will be provided from a conduit which will be routed within the sun-shade system to keep all electrical connections concealed. The proposed lettering for the signage will be "Nyala" as shown below.

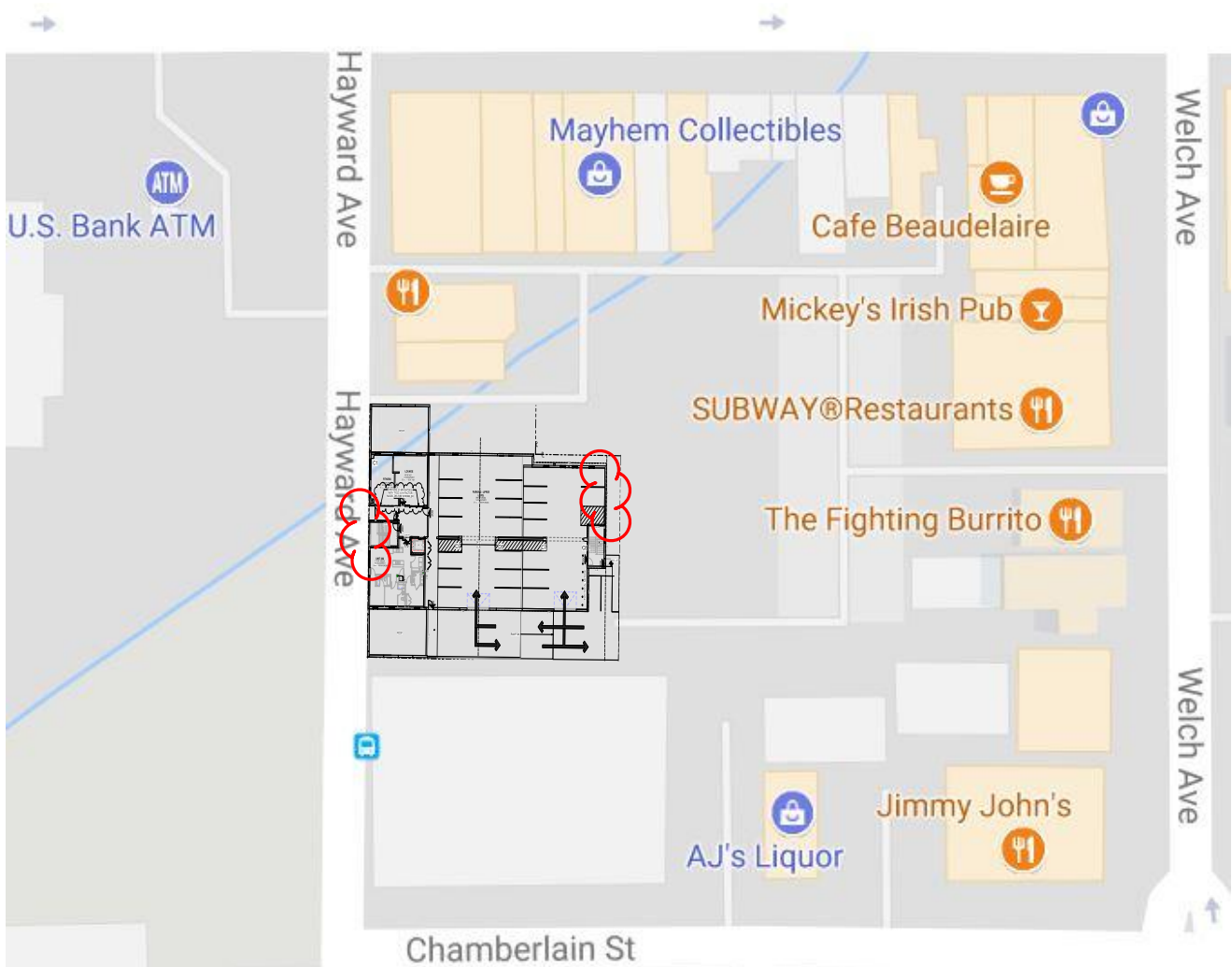
18" INDIA PALACE



EXTERIOR SIGNAGE

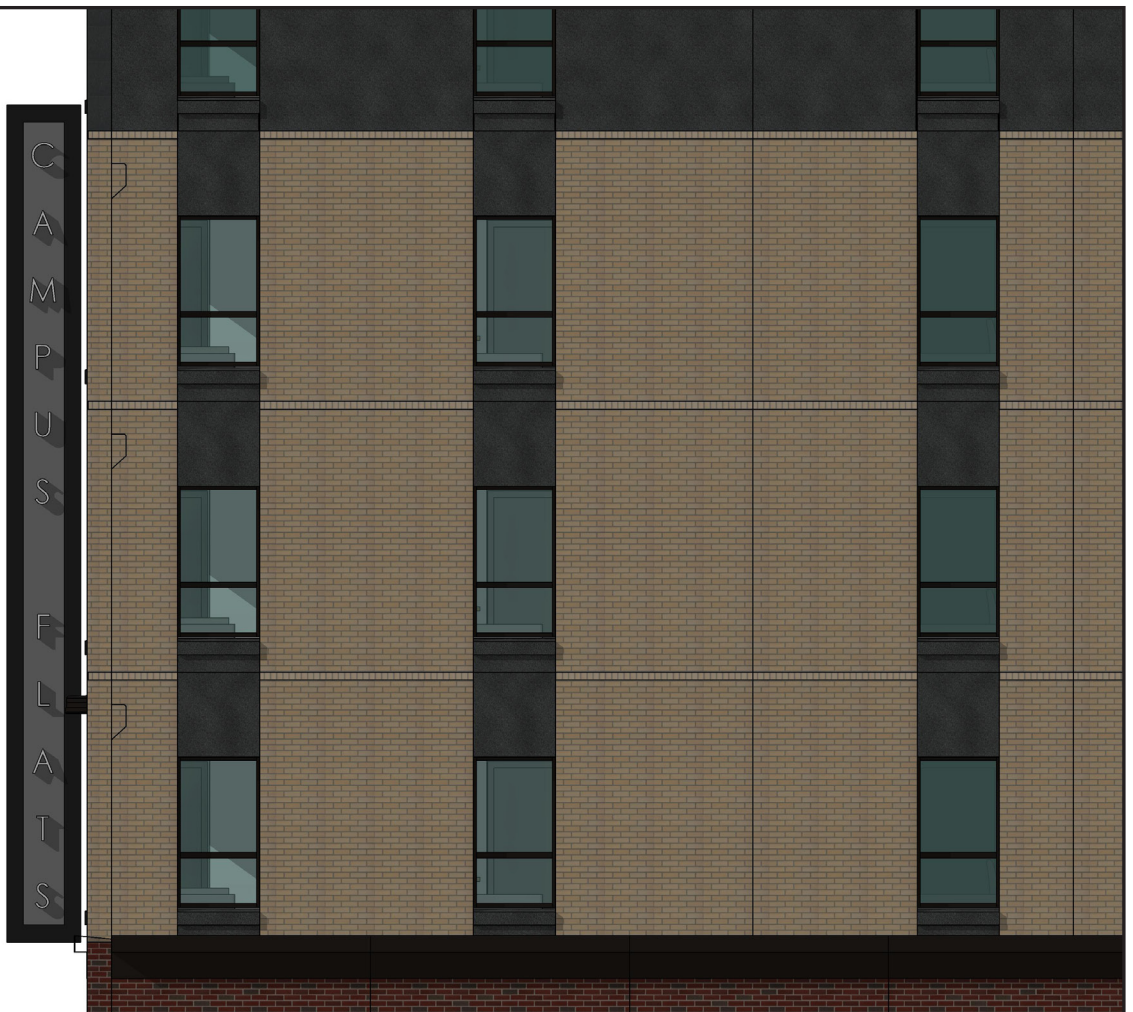
Campus Flats is located at 122 Hayward Avenue. Included over the next few pages are the intended signage for this student housing location. There is a total of 46 apartment units with a two story parking garage. Amenities include a fitness center, lounge, study room, and entry foyer.

The apartments are centrally located within the building, between the two commercial spaces. For signage, there will be a main building sign on the West elevation, an address identification sign on the main entry, as well as an additional sign on the East elevation.



EXTERIOR SIGNAGE

On the West elevation of the building, two signs will be installed. The main building sign will be perpendicular to the structure, and will be the main identification as viewed from Lincolnway and Hayward. This main blade sign will extend 29 feet in length, and will protrude from the building 4 feet. Below is a rendering of the proposed sign as seen from the South elevation looking towards Lincolnway.

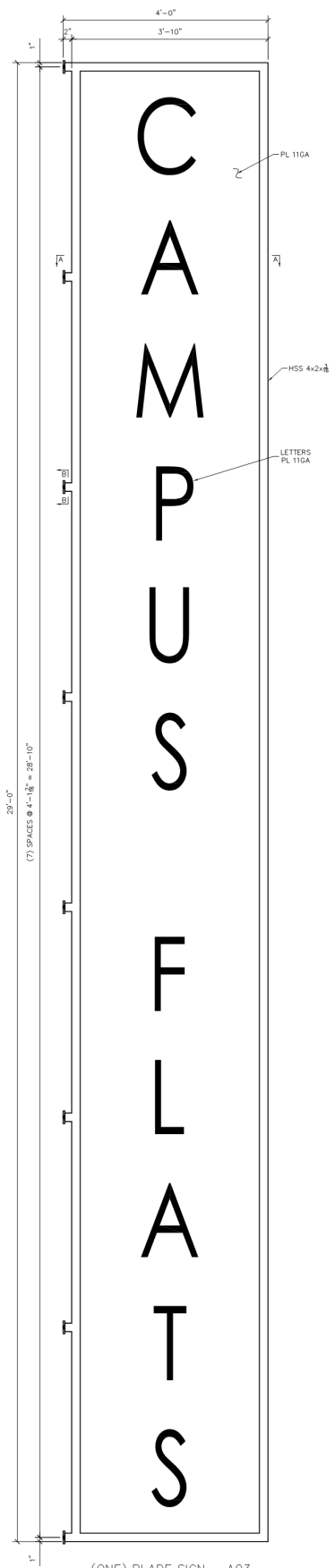


EXTERIOR SIGNAGE

Below is a rendering representative of the Blade sign as seen from Lincolnway, looking Southeast up Hayward Avenue.



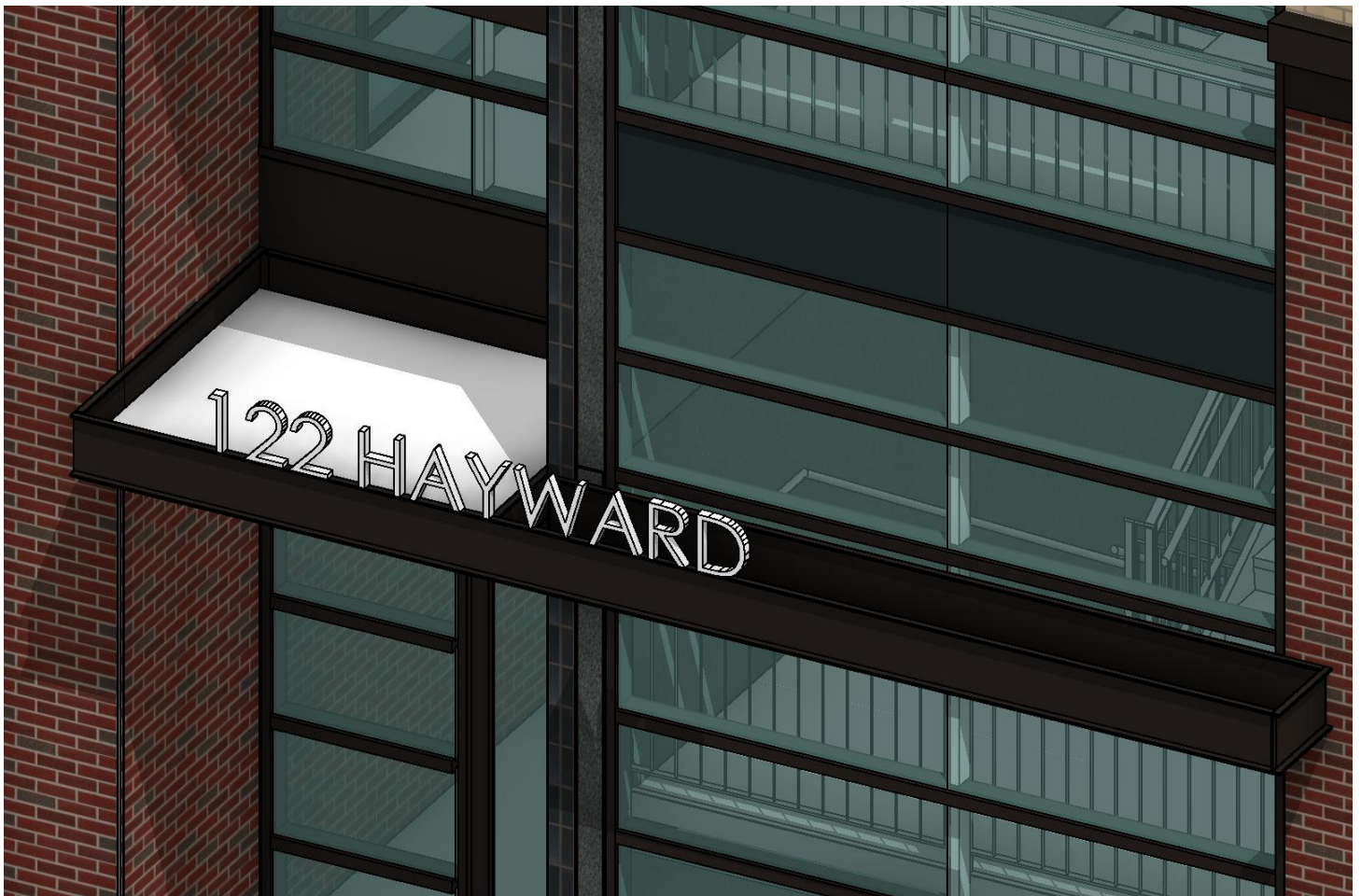
EXTERIOR SIGNAGE



Finished dimensions of the West elevation blade sign.

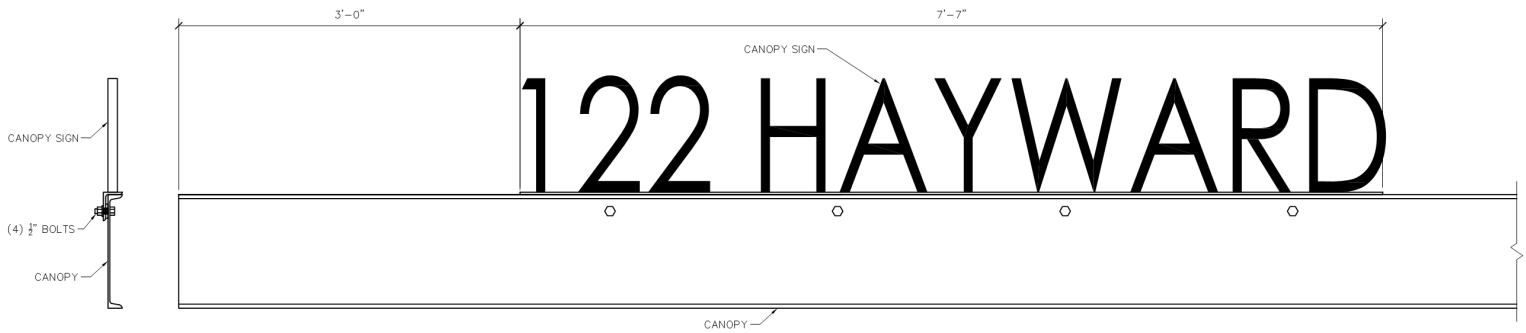
EXTERIOR SIGNAGE

On the West elevation, we will include an address identification sign installed on the entry canopy. The address letters will contrast with the building and canopy for easy identification for emergency personnel. A rendering of this is below:

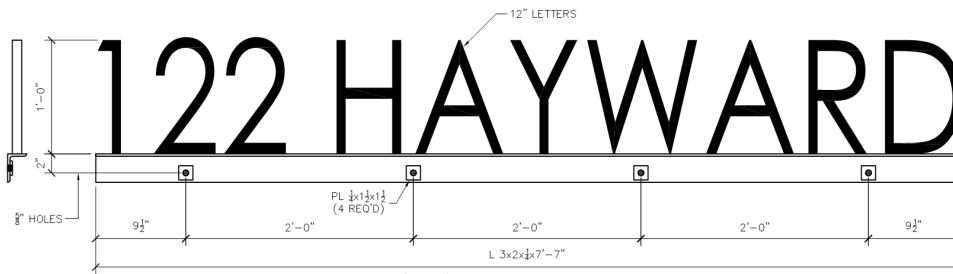


EXTERIOR SIGNAGE

Finished Dimesions of the address identification sign are below:



CANOPY SIGN ELEVATION

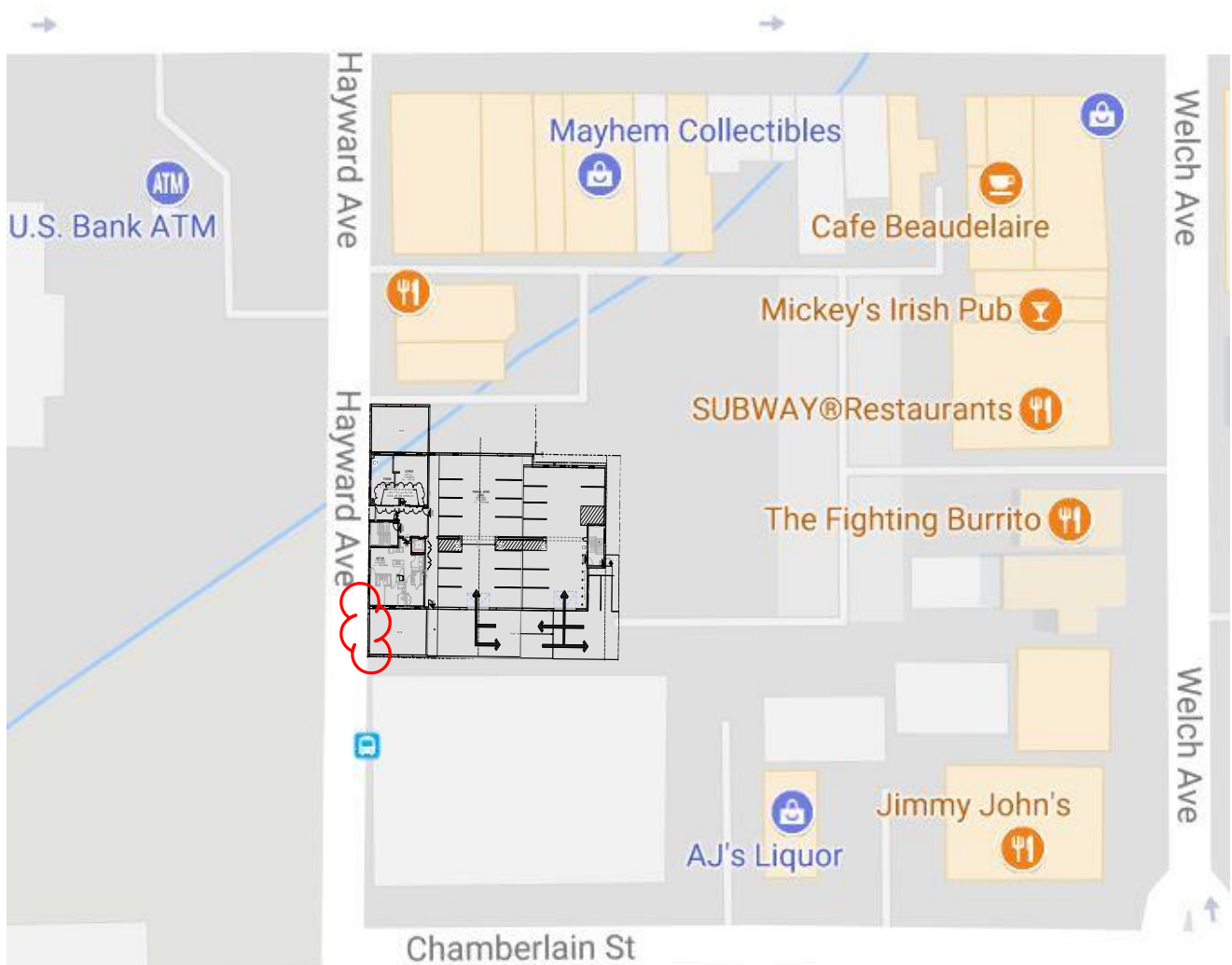


(ONE) CANOPY SIGN - A04

EXTERIOR SIGNAGE

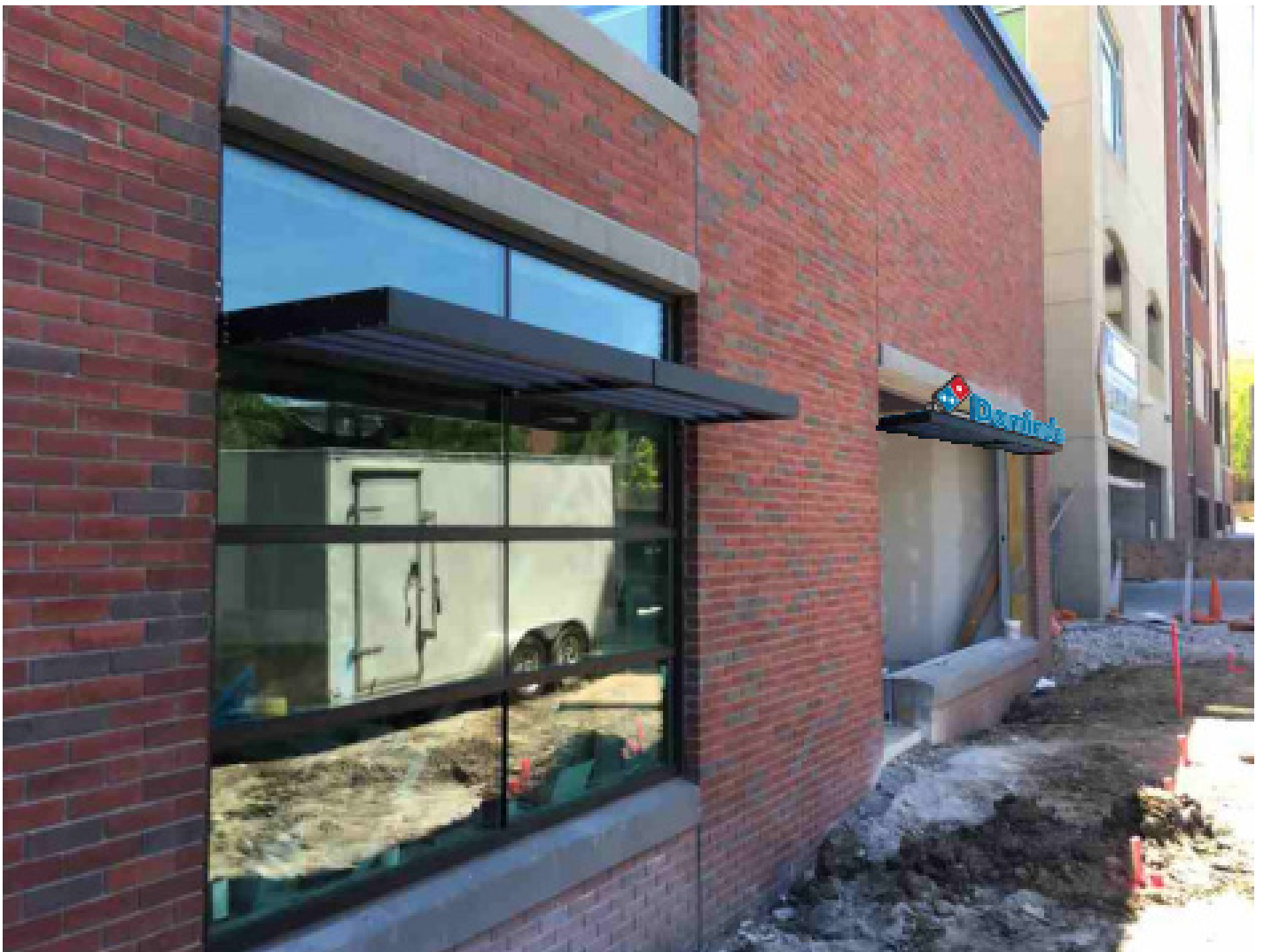
Domino's is located at 124 Hayward Avenue. Included over the next few pages are the intended signage for this business location. The business will be a dining establishment to include dine in and carryout pizza.

Their dining establishment will be located on the SW corner of the mixed use building, with its storefront facing Hayward Avenue.



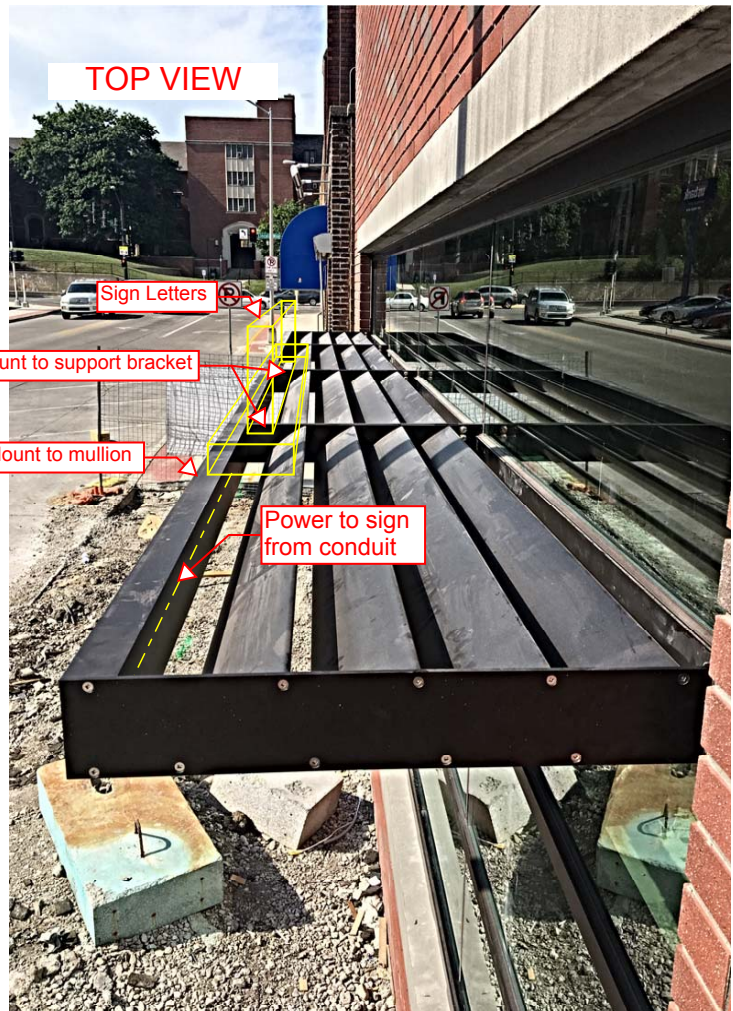
EXTERIOR SIGNAGE

Similar to the North commercial space, Domino's will utilize the West elevation sunshades architectural detail to display their signage. Utilizing this feature of the building, Domino's will have a sign mounted on the upper side of the sun shade for their business identification. Below you will find a rendering specific to this proposed signage.



EXTERIOR SIGNAGE

Domino's will have a similar installation method as the North commercial space, installing on the top side of the sunshade of their storefront.

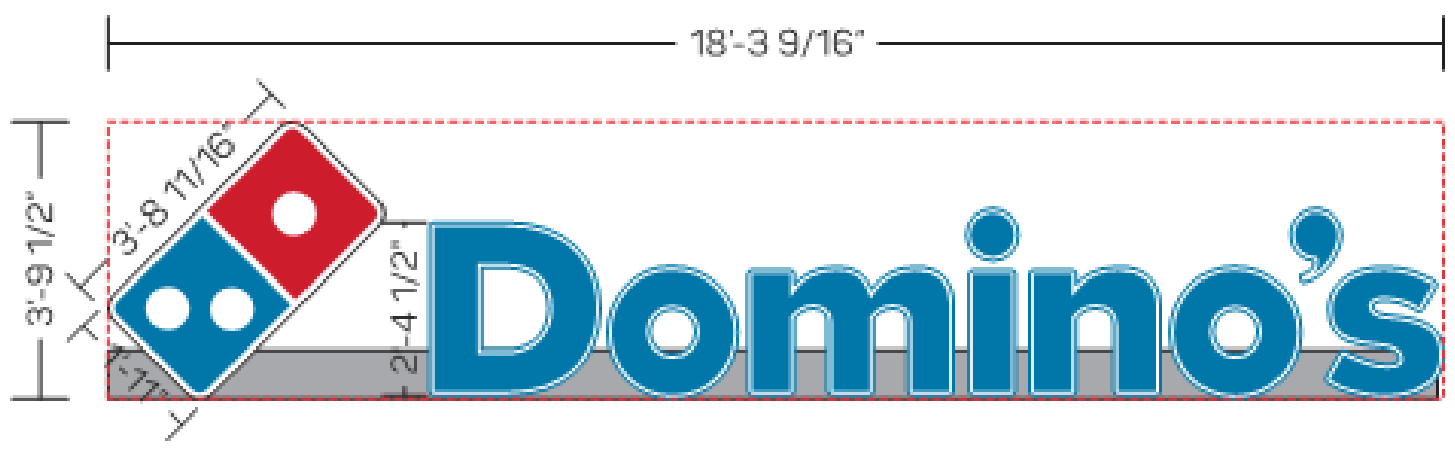




124 Hayward Ave
Ames, IA 50014

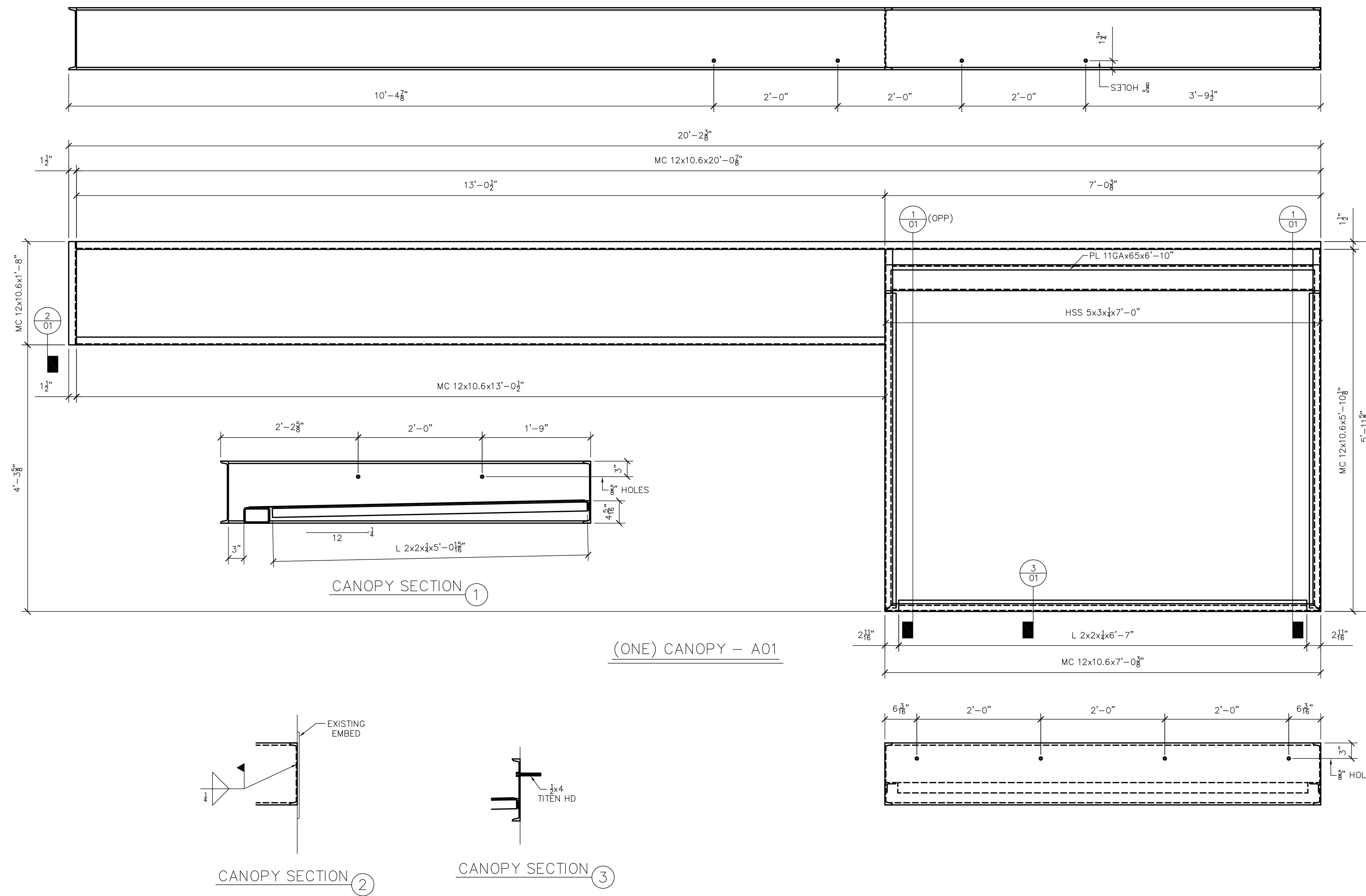
EXTERIOR SIGNAGE

Proposed dimensions of the sunshade mounted sign below:



** FINISH: PRIME PAINT **

AWNING AT WEST ENTRY



(ONE) CANOPY - A01

Legal Notice: NO BACK CHARGES
WITHOUT FABRICATOR 48 HOUR NOTICE
GENERAL CONTRACTOR - VERIFY ALL MEASUREMENTS BEFORE FABRICATION

SHOP NOTES

SPECIAL INSPECTION REQUIRED - S0
A.W.S. CERTIFIED WELDERS REQUIRED
WELDS E70XX NO PAINT BOTTOM COLUMN BASE PLATES TYPICAL
MEASUREMENTS ARE IN FEET & INCHES
MILL CERTIFICATIONS NOT REQUIRED
PIECE MARK REQUIRED (1/2" STEEL STAMPS) TOP LEFT END FOR BEAMS



Artistic Iron Works
519 SE 4th Street
Des Moines, Iowa 50309
PH (515) 282-1866 FAX (515) 282-2757

REVISION #	DESCRIPTION	DATE	APPROVED
Δ			

JOB NAME & LOCATION
HAYWARD MIXED USE
AMES, IOWA
SHEET TITLE

DATE 6/1/17	CHECKED BY RMW	DRAWN BY RMW	DRAWING NUMBER 01
CONTRACTOR		JOB NUMBER	
SCALE 1" = 1' - 0" U.N.O.			

Shaun Sheller

From: Ray D Anderson <RAnderson@city.ames.ia.us>
Sent: Thursday, July 06, 2017 9:19 AM
To: Shaun Sheller
Cc: Luke Jensen; Duane Jensen; Dad; Kelly Diekmann; Henry Elgersma
Subject: RE: 122 Hayward Exterior Signage

Shaun,

The signage, as proposed for the exterior of the building at 122 Hayward Avenue, is consistent with the Sign Criteria for the Campustown Urban Revitalization Area.

Thank you for the additional information that was provided to answer our questions.

Best Regards,

Ray



Ray Anderson
Planner

515.239.5400 *main* | 515.239.5404 *fax*

randerson@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~

-----Shaun Sheller <shaun@jcorp.biz> wrote: -----

To: Ray D Anderson <RAnderson@city.ames.ia.us>, Luke Jensen <luke@resgi.com>

From: Shaun Sheller <shaun@jcorp.biz>

Date: 07/05/2017 07:31AM

Cc: Duane Jensen <duane@jcorp.biz>, Dad <dean@resgi.com>, Kelly Diekmann <KDiekmann@city.ames.ia.us>, Henry Elgersma <henry@jcorp.biz>

Subject: RE: 122 Hayward Exterior Signage

Good Morning Ray,

Hope you had a great 4th of July. Wanted to check in and see if you had any other questions I could provide details on?

Thanks,