

COUNCIL ACTION FORM

SUBJECT: MOTION DIRECTING STAFF TEMPORARILY NOT TO ENFORCE BUILDING AND ZONING CODES TO FACILITATE COVID-19 TESTING AT MCFARLAND CLINIC NORTH – 3815 STANGE ROAD

BACKGROUND:

The ever growing need to test their patients who are showing signs of the COVID-19 symptoms and have been pre-screened by their doctors, has resulted in McFarland Clinic officials to pursue increased virus testing capabilities. They have concluded that the most efficient strategy for accommodating this task is to establish a drive-through testing center by utilizing the parking lot at their north location and bringing in a 160 foot prefabricated shed to house their employees who will perform and analyze the tests.

While the City staff would like to facilitate this important function, the location, size, use, and design of the proposed structure does not adhere to various requirements of the City's Zoning and Building Codes and, therefore, cannot be approved administratively.

Some of the code issues that would prevent this proposed testing plan include:

Zoning Ordinance

The proposed drive through testing shed will be located at 3815 Stange Rd, which is in a Convenience General Service (CGS) zoning district. There are no regulations within the CGS Zoning District that exempt accessory buildings from any of the regulations.

It appears from the attached Site Development Plan that the proposed shed would not be in compliance with the following zoning requirements:

- Drive Through Facility must be a minimum of 80 feet away from any residentially zoned lot. (29.810(3))
- Building materials shall be high quality and highly durable: for more than 50% of the total exterior wall area the surface material shall be stone, brick and/or pre-cast panels with the appearance to the pedestrian of stone or brick. (29.810(4)(c))
- Prohibited materials are prefabricated panels of metal, fiberglass, or smooth surface textures. (29.810(4)(c)(ii))
- Color of all exterior building materials shall be similar to the color of exterior building materials common (29.810(4)(C)(4))

- The front of the shed and porch must face the parking lot. The façade facing the parking lot shall have windows, doors, awnings, etc that make up no less than 40 % of the façade. Windows can only count toward the 40% when they are no more than four feet above the finish floor elevation and allow for views into the interior space or be a display window. (29.810(4)(d))
- Roof must be similar to nearby single-family residential dwellings, shall have a pitch equal to or steeper than 6:12. (29.810(4)(e))
- If there is exterior lighting it must comply with the outdoor lighting code. Bare lamps, strip style lighting, pole mounted lights exceeding 15 feet in height, and general floodlighting of buildings are all prohibited. (29.810(9))
- Incidental signage (not wall mounted or monument) must be non-illuminated. Any one incidental sign cannot exceed 6 square feet, with a maximum cumulative area of all incidental sign of 32 square feet. (29.810(12)(d))

Building Codes

The proposed use of the shed as described for the testing operations would not be in compliance with the following building code requirements:

- The shed would require an accessible route and entrance to the employee work area.
- One toilet and one sink would be required in the shed.
- The shed would need to have a one-hour fire rating.

ALTERNATIVES:

- 1) The City Council can direct staff to temporarily not enforce the building and zoning code sections that would allow McFarland Clinic to utilize a prefabricated shed to be brought into the site and a concrete slab to be poured to facilitate the operation of a drive-through testing site at the McFarland Clinic North site located on Stange Road.

If this alternative is supported by the City Council, it is critical that an end date for this “temporary” halt in code enforcement be included in the motion along with a clearly stated condition that the shed/slab will have to be removed no later than the end date, unless the staff determines at that time they meet all of the existing city codes. Staff would recommend an end date of December 31, 2020 be established. McFarland Clinic, of course, could approach the Council at that time to request a time extension should the situation require it.

- 2) The City Council can decline to direct the City staff to not enforce the relevant Building and Zoning Codes related to the use of a shed for testing purposes at the McFarland Clinic North site.

This alternative would require that as a condition of approval, all City codes must be adhered to before the shed could be used for this testing purpose at the proposed site. **At this time it is not certain whether or not all of these conditions can be satisfied at this location. Therefore, another site or testing strategy might have to be pursued by the Clinic.**

CITY MANAGER'S RECOMMENDED ACTION:

It is not often that the staff can support not enforcing the code requirements approved by the City Council. However, we are experiencing a health crisis in the country that requires us to be flexible in order to assure the health and safety of our citizens. Because of the temporary nature of the request and the fact that COVID-19 testing, even though it will be provided only to McFarland patients, will facilitate our efforts to mitigate the spread of the virus, this unusual request can be supported.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and direct staff to temporarily not enforce the building and zoning code sections in order to allow McFarland Clinic to utilize a prefabricated shed to be brought into the site and a concrete slab to be poured to facilitate the operation of a drive-through testing site at the McFarland Clinic North location. However, this recommendation is conditioned on the fact that direction to not enforce these codes will cease on December 31, 2020 and that the Clinic will remove the shed and slab immediately after this date, unless the City staff determines that they meet all of the existing city codes.

Minor Site Development Plan Application Form

(This form must be filled out completely before your application will be accepted.)

Yes No Is subject site adjacent to IDOT right-of-way (U.S. 30, U.S. 69, etc.)? **Projects adjacent to IDOT Right-of-Way will not follow the normal review schedule, but will be reviewed the following week to allow time for City of Ames/IDOT coordinated review and comment.**

1. **Property Address** for this *Minor Site Development Plan*: 3815 Stange Road

2. **Complete Legal Description (parcel or lot designation, Township/Range, Section, Subdivision Name(if applicable), metes/bounds description(if applicable), Deed Book/Page Number and Recording Date)** (attach, if lengthy): NORTHRIDGE HEIGHTS SD 13TH ADD LOT:1 AMES
Property ID 05-28-273-005
Map ID 05-28-273-005
Property Address 3815 STANGE RD
AMES

3. **Project Name and Project Description:** COVID 19 Emergency Response outbuilding
Used for providers and staff to go out to patients vehicles perform COVID 19 test and bring back into shed where it is temperture controls for processing.

4. **Property Owner:** McFarland Clinic Building Company
Business: McFarland Clinic
Address: 1215 Duff Avenue Ames, Iowa 50010
(Street) (City) (State) (Zip)
Telephone: 515-239-4455
(Business) (Fax)

5. **Applicant:** Ron Frantzen Executive Director of Facility Management
Business: McFarland Clinic / Ron Frantzen
Address: 1215 Duff Avenue Ames, Iowa 50010
(Street) (City) (State) (Zip)
Telephone: 515-239-4455
(Business) (Fax)

6. **Contact Person:** Same applicant

Business: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Business) (Fax)

E-mail address: rfrantzen@mcfarlandclinic.com

When acting upon an application for a *Minor Site Development Plan* approval, the Development Review Committee (DRC) shall rely upon generally accepted site planning criteria and design standards. These criteria and standards, as set forth in Section 29.1502(3)(f) of the Zoning Ordinance, are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum to safeguard the public health, safety, aesthetics, and general welfare.

Obtaining approval of a *Minor Site Development Plan* does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

*I (We) certify that I (we) have submitted all the required information to apply for approval of a *Minor Site Development Plan* and that the information is factual.*

Signed by: McFarland Clinic / Ron Frantzen **Date:** 07/06/2020
Property Owner(s)

Ron Frantzen *Ron Frantzen*
Print Name

(Note: No other signature may be substituted for the Property Owner's Signature.)

I certify I am a Professional Engineer, Land Surveyor, Landscape Architect or Architect (circle one) and that the submitted Site Development Plan is substantially correct.

Signed by: _____ **Date:** _____
Preparer of Site Development Plan

Print Name



515 Clark Avenue
Ames, IA 50010
Phone 515.239.5153
Fax 515.239.5404
inspections@cityofames.org

STORAGE SHED

SUBMITTAL DOCUMENTS

- ✓ Building Permit Application (For a storage shed with a floor area exceeding 120 square feet. Structures with a floor area less than 120 square feet do not require a Building Permit, but must follow the Zoning Ordinance regulations.)
- ✓ Site plan showing:
 - All buildings on the property
 - Distance to all property lines and other buildings from the proposed storage shed
 - Any easements on the property
- ✓ Building plans showing:
 - Dimensioned floor plan showing doors and windows
 - Dimensioned elevations of the new storage shed
 - Wall section with size and spacing of framing members
 - Roofing detail: trusses or stick-framed, size and spacing of ceiling joists and rafters, sheathing material
 - Method of anchorage to ground (required to withstand a 90 MPH wind)
- A Certificate of Appropriateness may be required if the property is in the Historical District (application materials are available through the Department of Planning and Housing)
- *Additional information as necessary to ensure safe and code compliant construction – you will be informed of any required additional information when your application and plans are reviewed*



515 Clark Avenue
 Ames, IA 50010
 515.239.5153 Phone
 515.239.5404 Fax
 inspections@cityofames.org

BUILDING PERMIT APPLICATION

Project Address 3815 Stange Road

Project Description COVID 19 Testing Cabin shed for patient drive up

Project Square Feet 120 Sq. Ft. enclosure Project Valuation (Required) \$16K - \$18K

Note: The Project Valuation shall include total value of work, including materials and labor, for which the permit is being issued, including electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the final building permit valuation shall be set by the Building Official.

Applicant is: Property Owner Tenant Contractor Architect Engineer

Name McFarland Clinic / Ron Frantzen Phone 515-239-4455

Company McFarland Clinic Email rfrantzen@mcfarlandclinic.com

Mailing Address 1215 Duff Avenue Ames, Iowa 50010

If contractor, provide property owner or tenant name _____

If contractor, provide Iowa Division of Labor Contractor Registration No. _____

Subcontractors who will also work on this project:

Electrical NAI Electric Plumbing N/A Mechanical Ames Concrete
Run Electric for lights Slab for shed to sit on
and AC/Heater unit

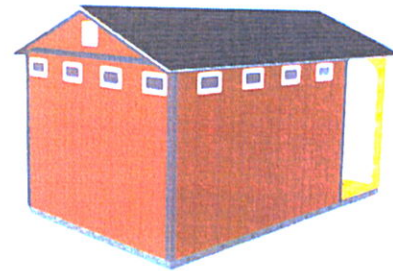
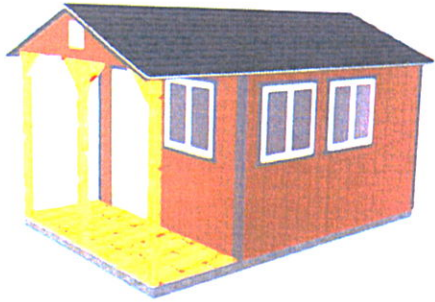
Applicant Signature Ron Frantzen Date 07/01/2020

FOR OFFICE USE

Examiner Notes _____

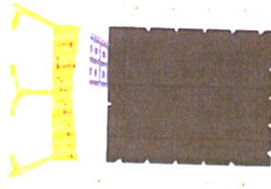
Approved by _____ Date _____ Permit No _____

Option 2: Shed	
Bid #1 TUFF SHED Weekender (Custom Built shed to match requested features)	
Wall and roof construction 16" on centers. Galvanized steel base 25 year warranty	
10' x 16' Weekender shed with windows, overhang porch w railings for patients who do not have a vehicle to wait in (e.g., arrived by bus or taxi)	\$9,144.12
Site costs:	
5" thick x 14' wide x 20' foot long concrete slab (280 sq ft x \$7.50) Provides slab all around perimeter of building	\$2,100.00
60 amp Electrical Service. (Inside power for lighting, AC and Heater equipment, 6 outlets for PC & printers, four fixtures for lighting and switching.	\$3,985.00
Mitsubishi or Fujitsu AC Heating unit plus install \$1,900.00 + \$1,200.00	\$3,200.00
Data cabling	\$150.00
Residual value estimating 40% (Line items 1) in 18 months - \$5,000.00	
TOTAL	\$18,579.12



Wall D

Wall A



Wall C

Wall B

Base Details

Building Size & Style

Premier Pro Ranch Weekender - 10' wide by 12' long

Door

6-Panel Residential Door (Left Hand Inswing).

Paint Selection

Base: Cool Clay, Trim: Dover Gray, Accent (Doors): Delicate White

Roof Selection

Pewter Gray Dimensional Premium Shingle

Drip Edge

White

Options Details

Windows

3 Ea 3'x3' Insulated Horizontal Sliding Window

Transoms

8 Ea Transom Window (16"x8")

Porch

40 Sq Ft Integrated Porch - Endwall

Floor and Foundation

120 Sq Ft Double layer floor sheathing - Smartfloor finish

4 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

Vents

2 Ea 12"x12" Gable End Vent, White

12 Ea Floor Track Vent

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Anchored to Concrete with Shed Floor

Customer Signature: _____ Date: _____



DATE: 01/14/20
 DRAWN BY: JPH
 CHECKED BY: JPH
 PROJECT: COVID-19 TESTING SHED

PLAN PREPARED BY:
 223 S. World Avenue, Ste D
 Ames, Iowa 50010

SCALE: AS SHOWN
 1" = 10'-0"

PROPERTY ADDRESS: 223 S. World Avenue, Ste D
 Ames, Iowa 50010

LOCAL JURISDICTION: 223 S. World Avenue, Ste D
 Ames, Iowa 50010

OWNER: COVID-19 TESTING SHED

DESIGNER: ROSELAND MACKAY HARRIS ARCHITECTS PC

CONTRACT NO.: 223 S. World Avenue, Ste D
 Ames, Iowa 50010

DATE: 01/14/20

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DATE: 01/14/20

PROJECT: COVID-19 TESTING SHED

SCALE: AS SHOWN

NOTES:
 1. THIS SHED IS TO BE CONSTRUCTED AS A TEMPORARY STRUCTURE FOR THE TESTING OF COVID-19 PATIENTS. IT IS TO BE DEMOLISHED IMMEDIATELY AFTER THE TESTING IS COMPLETED.
 2. THE SHED SHALL BE CONSTRUCTED ON A 14' x 20' CONCRETE SLAB ON GRADE. THE SLAB SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
 3. THE SHED SHALL BE EQUIPPED WITH A 1500W HEATING AND AIR CONDITIONING UNIT.
 4. THE SHED SHALL BE EQUIPPED WITH A 1500W GENERATOR.
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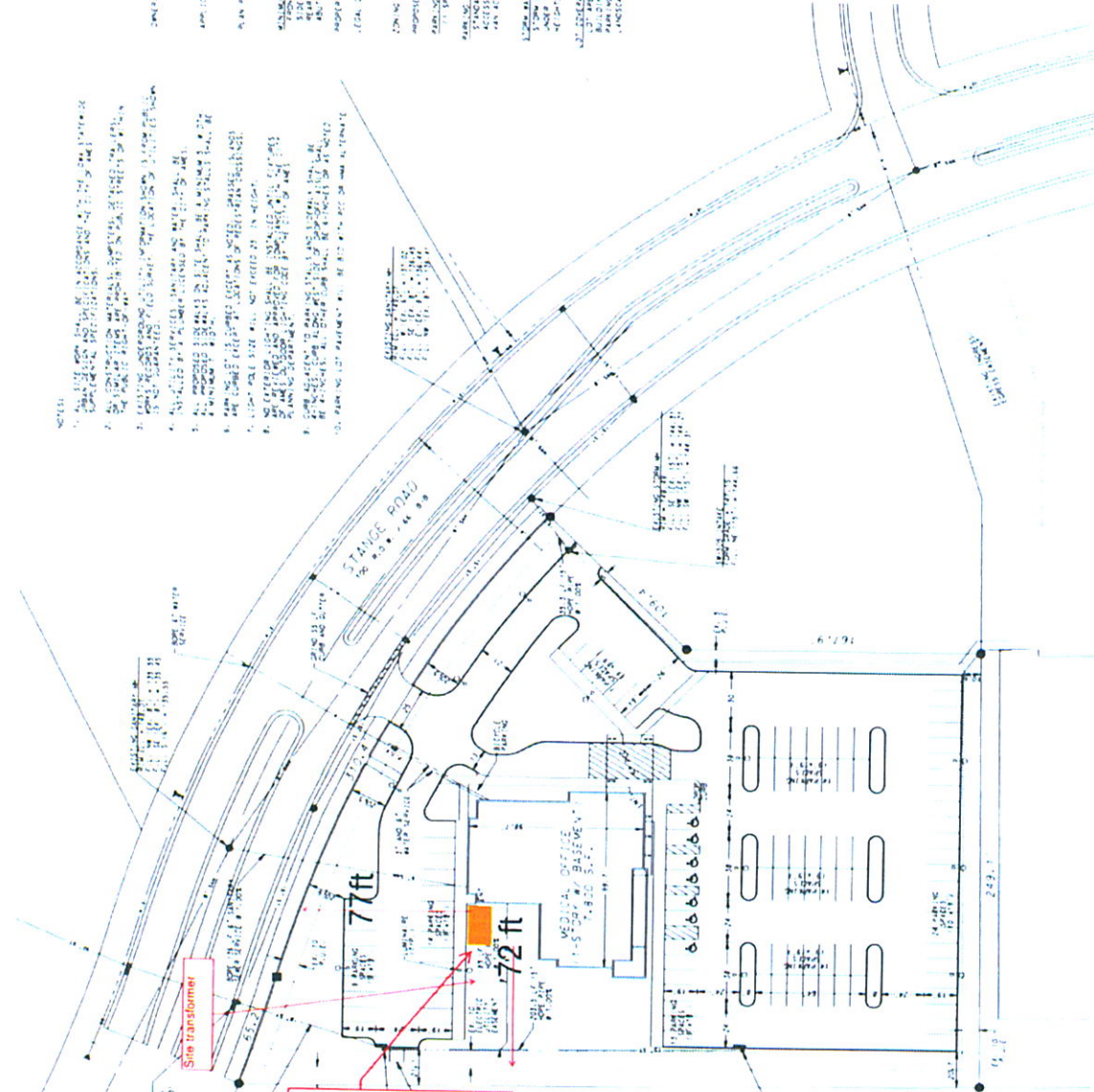
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COVID-19 Testing Shed Site Scope
 #1 Install free floating concrete slab (14' x 20') for shed to site on in open grass area
 #2 Setup minimal temporary electric for power for small electric load for lights, PC equipment and Air conditioner. Operation of this small outbuilding may run from 8:00 am to 6 pm or as required



INDEX OF SHEETS
 1 of 2 Minor Site Plan
 2 of 2 Grading and Landscaping Plan

NOTE:
1. ALL PLANTINGS TO BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
2. ALL PLANTINGS TO BE DONE WITHIN THE SPECIFIED PLANTING PERIOD.
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PLANTING SCHEDULE

PLANT	QUANTITY	DATE
1. 1" CALIBER BIRCH	10	1/15/09
2. 1" CALIBER HONEYLOCUST	10	1/15/09
3. 1" CALIBER REDBUD	10	1/15/09
4. 1" CALIBER SPICE PLUM	10	1/15/09
5. 1" CALIBER WINTER GREEN	10	1/15/09
6. 1" CALIBER YEW	10	1/15/09
7. 1" CALIBER DOGWOOD	10	1/15/09
8. 1" CALIBER SWEET GUM	10	1/15/09
9. 1" CALIBER LINDEN	10	1/15/09
10. 1" CALIBER BEECH	10	1/15/09
11. 1" CALIBER OAK	10	1/15/09
12. 1" CALIBER PINE	10	1/15/09
13. 1" CALIBER CEDAR	10	1/15/09
14. 1" CALIBER JUNIPER	10	1/15/09
15. 1" CALIBER HYDRANGEA	10	1/15/09
16. 1" CALIBER RHODODENDRON	10	1/15/09
17. 1" CALIBER AZALEA	10	1/15/09
18. 1" CALIBER CAMELLIA	10	1/15/09
19. 1" CALIBER LILAC	10	1/15/09
20. 1" CALIBER SPICE PLUM	10	1/15/09

