



Planning and Zoning Commission Agenda

**Grimes Planning and Zoning Commission
June 2, 2026 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street**

Public Comment: If you would like to address the Planning and Zoning Commission during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Planning and Zoning Commission. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Grove & Platt Site Plan Amendment
2. Ordinance Amendment to Chapter 12-8 PUD Regulations
3. Adjournment



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, May 5th, 2026, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Russ Lickteig, Justin Nickel, Abi Reiland

Council Liaison: Adam Bunge, Council Liaison Jared Lovelady – Not Present

Staff: Alex Pfaltzgraff, Evann Coffey, Alivia Hoodjer, Austin Benton

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Lickteig Second by Reiland, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Lickteig Second by Nickel, to approve the minutes from the April 7th, 2026, meeting

Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

1. Unitypoint Clinic-Grimes Site Plan Amendment and Request for Waiver of Requirements to Allow Clear Glass to be Raised Above Eye Level

Staff A. Hoodjer presents. Applicant wishes to build a 3300sqft building addition on SE side of building, adding parking etc. No new utilities, with an extension of storm sewer and new detention area. Applicant also requests a waiver for clear glass to be raised above eye level. This is requested under the condition of safety, to keep patients private and comply it HIPAA. The Commission discussed the proposal and asked questions of staff.

Motion by Reiland Second by Nickel to approve both the Site Plan Amendment and Waiver of Requirements.

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

2. Goodwill Store Site Plan

Staff A. Hoodjer presents. The site plan has been updated since previous waiver request. Building will now comply without requiring a waiver. Landscaping will be used as screening for loading dock area with a 6ft wood privacy fence along property lines for screening as well. Proposed elevations meet requirements for overlay area. Staff recommends approval. The Commission discussed the proposal.

Motion by Lickteig, Second by Reiland to approve the Goodwill Store Site Plan.

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

3. Heritage Town Center Phase 2B Site Plan Amendment

Staff E. Coffey presents. This is an amendment to add a 30,000sqft building, with retail and office space. No significant changes to the site. Space will be provided for outdoor patio seating. Additional parking will be added to the west of the property bring the total to 521 spaces. Seven existing parking stalls will be converted to ADA. Staff recommends approval. The Commission discussed the proposal and asked questions of staff.

Motion by Reiland, Second by Lickteig to approve the Heritage Town Center Phase 2B Site Plan Amendment.

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

4. Adjournment

Next meeting June 2nd, 2026.

Meeting is adjourned at 5:56 p.m.

Chairperson Signature

Clerk Signature

DATE

June 2, 2026

PROJECT NAME

Grove & Platt
Site Plan Amendment

APPLICANT

Grove & Platt Dental Associates

REQUESTED ACTION

Approval of building addition architecture with less than 100% brick. The proposal would provide 75% brick in accordance with Highway 141 Zone 1

LOCATION

1541 SE 3rd Street

ZONING

C-2 (General & Highway Service Commercial), Highway 141 Mixed Use Development Corridor District Zone 1, Transportation Corridor Mixed Use Development Overlay District

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

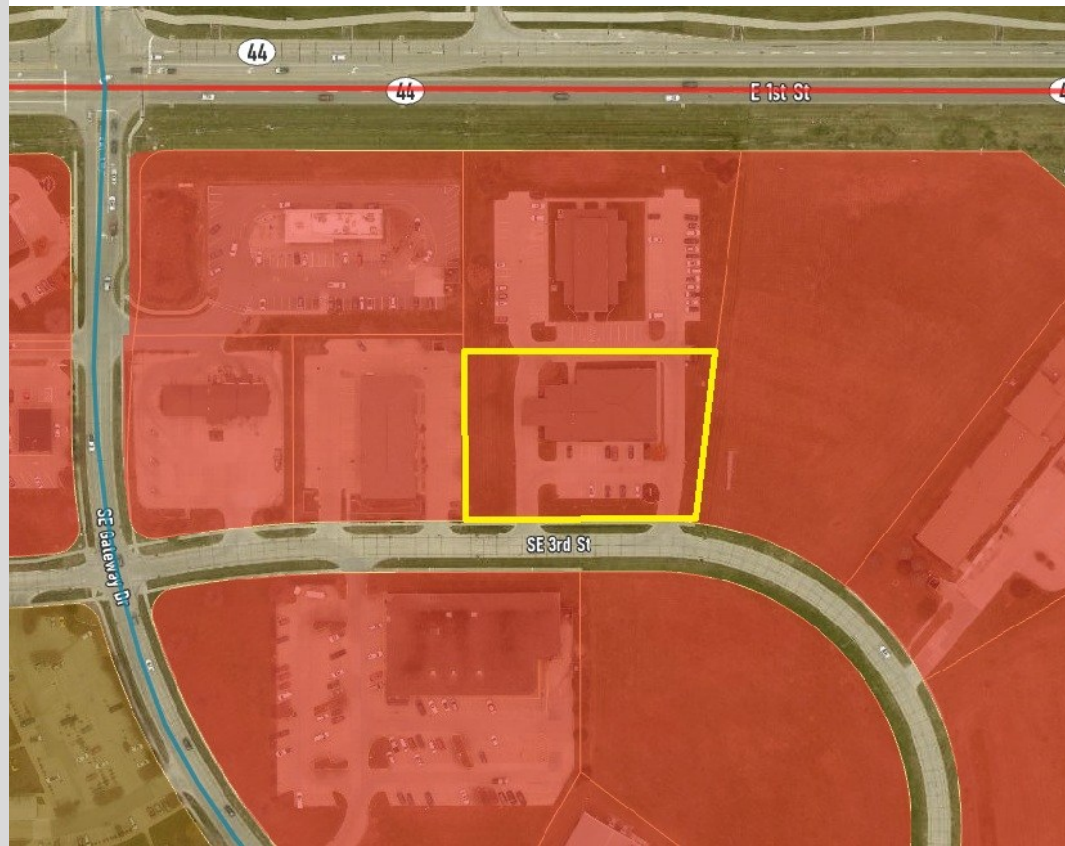
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Commercial	C-2
North	Commercial	Commercial	C-2
South	Commercial	Commercial	C-2
East	Vacant	Commercial	C-2
West	Commercial	Commercial	C-2

PARKS

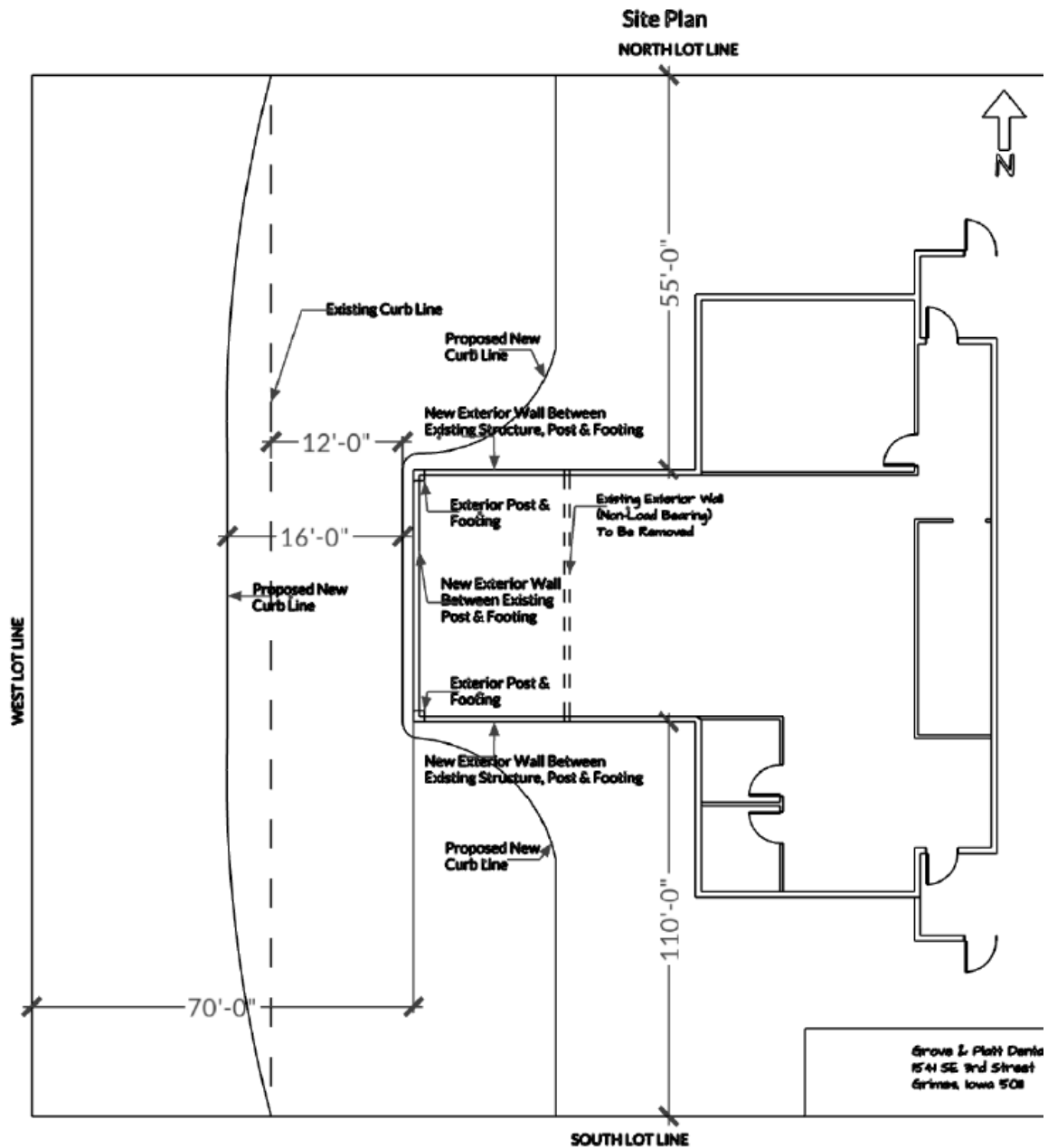
The site is commercial, therefore no parkland dedication is required.

Future Land Use Map



The current use and site is commercial and is compatible with the future land use and zoning designation of the property.

Site Layout



ACCESS

Two driveways are provided from SE 3rd Street. A 5' sidewalk is existing along SE 3rd Street.

DRIVE-THRU CONVERSION

The existing drive-thru canopy is proposed to be enclosed to provide a building addition for storage. The passthrough drive aisle on the west side of the building will be widened to provide a 16' one-way drive and provide necessary separation from the building addition and vehicle traffic.

PARKING

There are no changes to parking onsite. No additional parking is required. The proposed sf building addition is

Architecture

BUILDING & ELEVATIONS

The site is located within the Highway 141 Mixed Use Development Corridor District Zone 1 and the Transportation Corridor Mixed Use Development Overlay District. The building addition is required to follow the applicable architecture requirements established in both overlay districts.

The Transportation Corridor Mixed Use Development Overlay District requires 100% brick. Alternative materials can be permitted with review by P&Z and approval by Council with 4/5 vote.

The applicant is requesting to design the building addition consistent with the existing building. As such, the building addition would not be 100% brick and would require 4/5 vote of approval by Council.

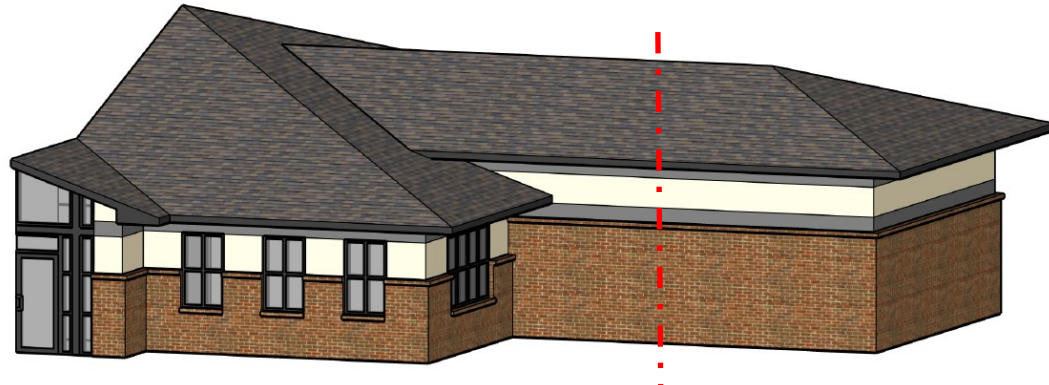
Should the Council provide 4/5 vote, at a minimum, the building addition is required to follow the Highway 141 Mixed Use Development Corridor District Zone 1 requirements to provide 75% primary material on all sides of the addition.

The 75% and 100% brick designs are both provided for reference.

In addition to the material requirements, the building is required to provide glazing along SE 3rd Street. A minimum of 20% of the area and 40% of the length of the south elevation of the building addition is required to have glazing. The proposed design meets these criteria.

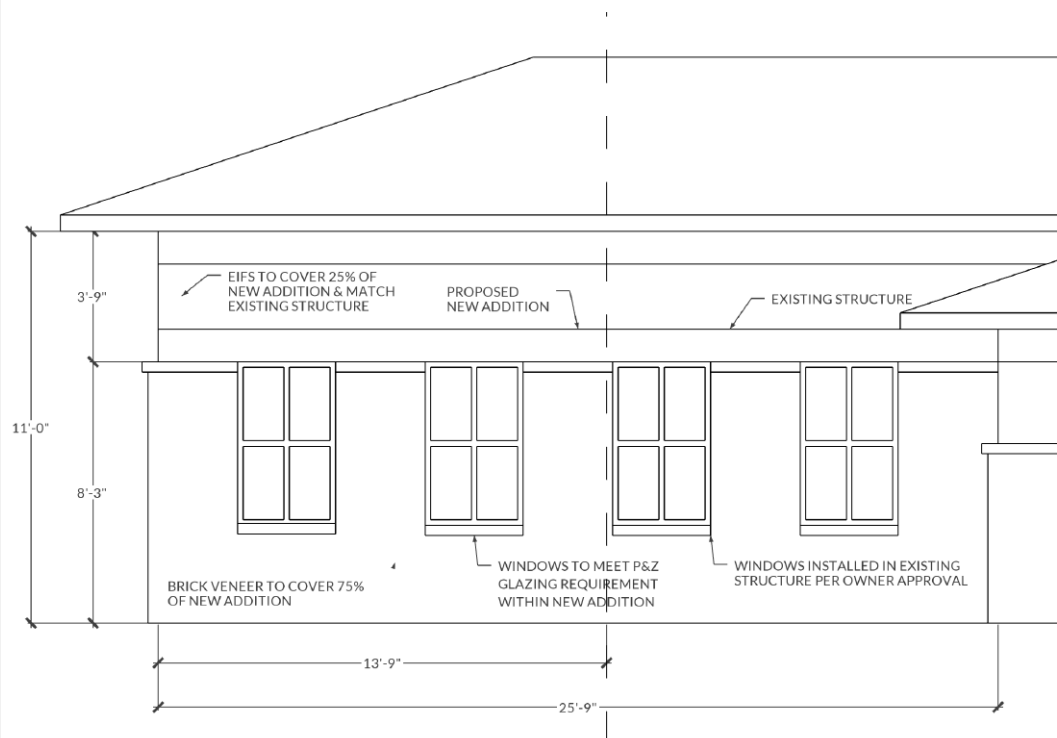


75% Brick Matching Current Brick, South Elevation



75% Brick Matching Current Brick, North Elevation

This is the applicant's desired design to meet the minimum requirements of the Highway 141 District and requires 4/5 vote from Council. The brick is the same height as the existing brick on the building.



Conclusion

CONCLUSION

The proposal is to convert the existing drive-thru into an enclosed building addition for office storage.

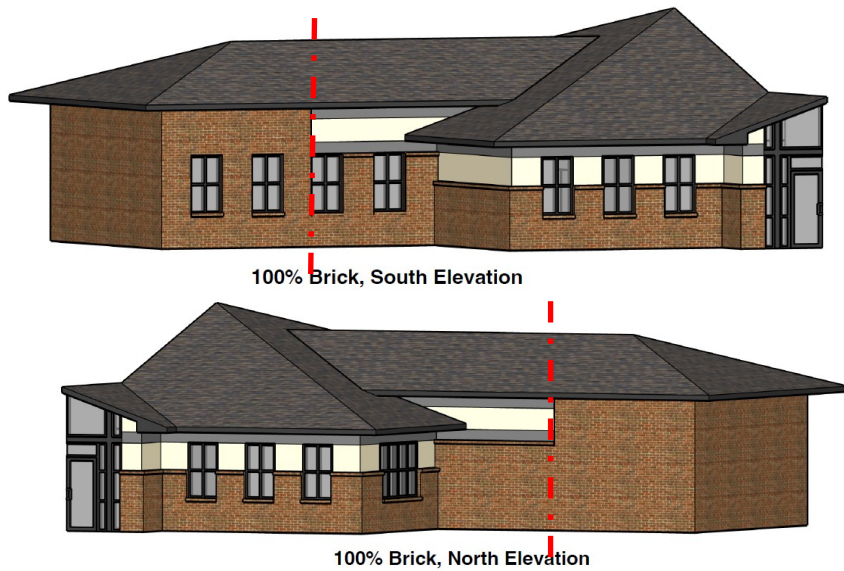
The applicant is requesting approval of a building addition with less than 100% brick as required by the Transportation Corridor Overlay.

The proposed design would provide 75% brick to meet the Highway 141 Corridor District Zone 1 requirements.

The Council will have the final say of whether to approve the design with 75% brick. However, the Council has approved several other projects in the Transportation Corridor Overlay to allow other materials to be utilized other than brick.

STAFF RECOMMENDATION

Staff recommend approval of the Grove & Platt site plan amendment, subject to remaining staff comments.



This elevation shows 100% brick on the addition to meet the Transportation Corridor Overlay requirements. The applicant does not prefer this design because it does not blend in with the rest of the building.

Existing Building with Drive-Thru





May 29, 2026
June 1, 2026

Gordon Contracting Services
Attn: Ryan Gordon

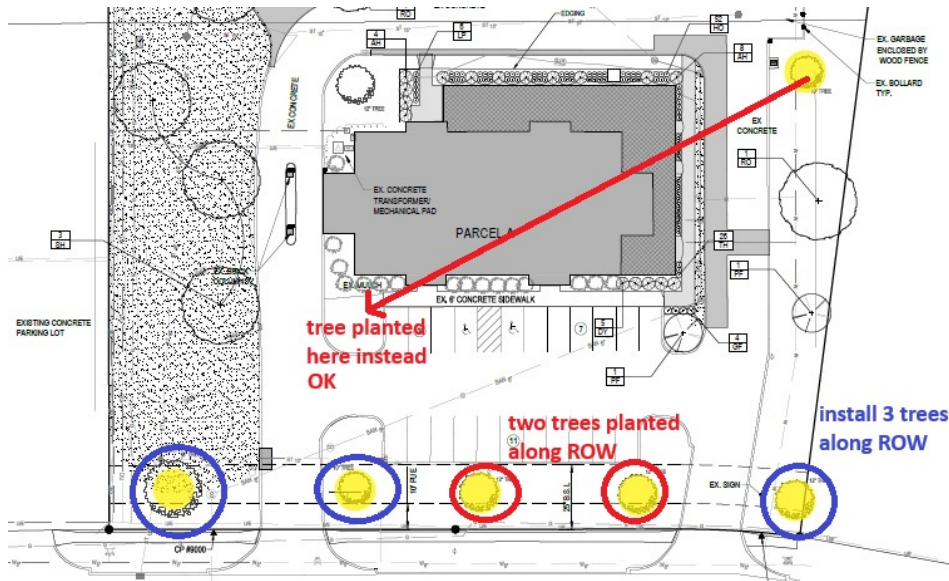
RE: Grove & Platt Site Plan Amendment

Dear Ryan:

The Development Services Department is in receipt of a proposed Site Plan Amendment for Grove & Platt. Based on the review of the submittal materials, staff have the following comments:

General Comments:

1. Provide \$750 minor site plan fee prior to Council.
2. Provide signed site plan application.
3. Install missing trees per the original site plan.



Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN AMENDMENT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: June 5, 2026

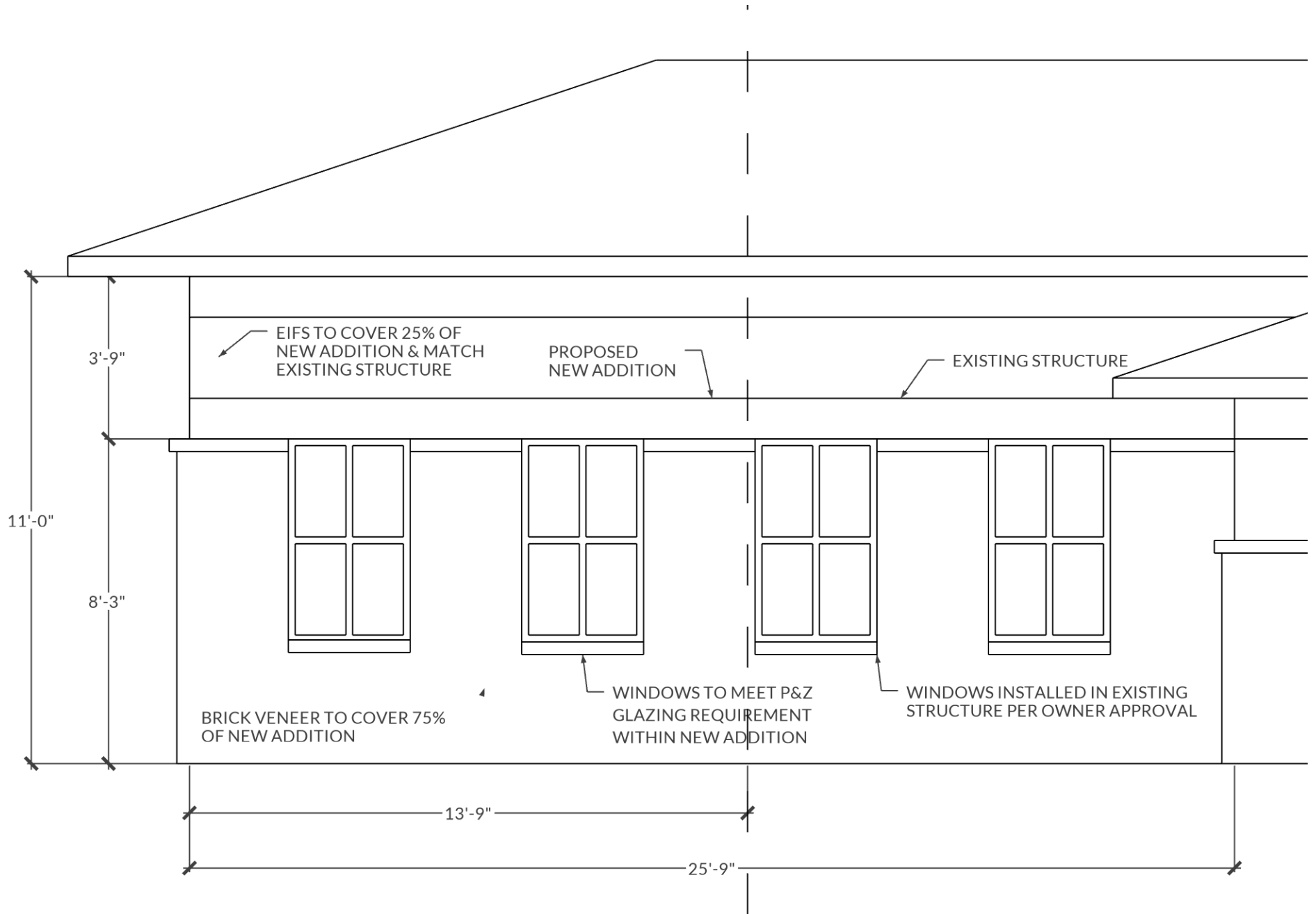
PLANNING & ZONING: June 2, 2026, at 5:30 PM in the Grimes Council Chambers

COUNCIL MEETING: June 23, 2026, at 5:30 PM in the Grimes Council Chambers

Please feel free to contact me at ecoffey@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey
Senior Planner





75% Brick Matching Current Brick, South Elevation



75% Brick Matching Current Brick, North Elevation



100% Brick, South Elevation



100% Brick, North Elevation



PLANNING AND ZONING COMMISSION COMMUNICATION
Meeting Date: 6/2/2026

AGENDA ITEM: Ordinance Amendment to Chapter 12-8 PUD Regulations

BACKGROUND: The City's current Planned Unit Development (PUD) regulations have remained largely unchanged for many years and no longer reflect modern planning practices or the City's expectations regarding development quality, design, public benefit, and implementation. Historically, PUD zoning districts have served as a tool to accommodate unique development proposals that could not reasonably be developed under conventional zoning regulations. While flexibility remains an important component of the PUD process, experience has demonstrated the need for clearer standards regarding when a PUD is appropriate, what information should be submitted by an applicant, and how proposed developments should be evaluated.

As Grimes continues to experience substantial residential, commercial, industrial and mixed-use growth, staff has identified the need to modernize the PUD regulations to provide greater predictability for applicants, improve transparency in the review process, and ensure that requests for flexibility result in measurable community benefits. In addition, the City's zoning code continues to contain references to the former C-3 Commercial District. The C-3 District is no longer utilized within the City's zoning framework and these references are proposed to be removed to improve consistency and eliminate potential confusion during ordinance administration.

The proposed ordinance substantially updates the City's Planned Unit Development regulations by replacing the existing provisions with a more comprehensive framework that establishes clear expectations for applicants and decision-makers.

Key changes include:

Purpose and Intent

The revised ordinance establishes a detailed statement of purpose clarifying that the PUD District is intended to provide flexibility in site design and development while ensuring high-quality development outcomes that advance the goals and policies of the Comprehensive Plan. The revised language emphasizes:

- Innovative site planning;
- Coordinated architectural design;
- Preservation of natural features and open space;
- Efficient infrastructure utilization;
- Pedestrian connectivity;
- Environmental stewardship;
- Compatibility between varying land uses; and

- Long-term public benefit.

Eligibility Criteria

The proposed ordinance establishes specific eligibility criteria that must be satisfied before a development may be considered for PUD zoning. A proposed development must demonstrate one or more of the following:

- Integrated or mixed-use development patterns;
- Creative or efficient land utilization;
- Preservation of significant natural features;
- Unified architectural and site design themes; or
- Development concepts requiring flexibility from conventional zoning standards while remaining generally consistent with the Comprehensive Plan.

These standards are intended to ensure that PUD zoning is reserved for developments that provide enhanced planning outcomes rather than serving as an alternative entitlement process.

Enhanced Application Requirements

The proposed ordinance significantly expands application requirements to ensure sufficient information is available during the review process. Additional submittal requirements include:

- Detailed development narratives;
- Comparative analysis between the proposed PUD and a conventional zoning scenario;
- Compatibility analysis addressing surrounding development patterns;
- Identification and justification of requested modifications;
- Infrastructure and utility information;
- Open space and landscaping plans;
- Development phasing; and
- Stormwater management concepts.

These requirements are intended to improve transparency and provide decision-makers with the information necessary to evaluate the merits of a proposed PUD.

Development Agreements

The proposed ordinance requires all PUD approvals to be accompanied by a Development Agreement. The Development Agreement will establish the specific development standards applicable to each project, including permitted uses, architectural standards, landscaping requirements, signage, parking, open space obligations, and other project-specific commitments approved through the rezoning process.

Approval Criteria

The proposed ordinance establishes objective approval criteria for consideration by the City Council. Before approving a PUD District, the City Council must determine that the development:

- Is consistent with the Comprehensive Plan;
- Provides a development pattern equal or superior to what could be achieved through conventional zoning;
- Promotes compatibility with surrounding land uses;
- Provides adequate public infrastructure and services;
- Incorporates high-quality site and architectural design;
- Minimizes adverse off-site impacts; and
- Provides identifiable public benefits that justify any requested flexibility from standard zoning

regulations.

These standards provide a stronger policy basis for evaluating future PUD requests and ensure consistency in decision-making.

Removal of C-3 and R-4 District References

The proposed amendment also removes all remaining references to the former C-3 and R-4 Districts from the Code of Ordinances. The C-3 District is no longer utilized by the City and has been effectively replaced through previous zoning code updates. Removing these references will improve clarity, consistency, and administrative efficiency within the zoning ordinance. The R-4 District is being replaced by the PUD District.

Comprehensive Plan Analysis

Staff finds that the proposed amendments further several goals and policies contained within the Grimes Comprehensive Plan, including:

- Encouraging high-quality development and site design;
- Promoting compatibility between land uses;
- Preserving natural resources and open space;
- Improving walkability and connectivity;
- Encouraging efficient infrastructure investments; and
- Providing predictable and transparent development review procedures.

The proposed amendments also support implementation of the Comprehensive Plan by ensuring that requests for zoning flexibility are accompanied by demonstrated public benefit and enhanced development outcomes.

Staff Analysis

Staff believes the proposed amendments represent a significant improvement to the City's existing PUD regulations. The revised ordinance establishes a clear framework that balances flexibility with accountability. While applicants continue to have the ability to propose innovative development concepts, the ordinance requires that such flexibility result in development that is equal or superior to what could otherwise be achieved under conventional zoning standards. The amendments also provide greater certainty for property owners, neighboring residents, developers, staff, the Planning and Zoning Commission, and the City Council by establishing clear eligibility criteria, application requirements, and approval standards. Finally, removal of obsolete C-3 references improves consistency throughout the Code and ensures that the zoning ordinance accurately reflects the City's current regulatory framework.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: YES NO

*High-Performing Organization/Exception Professional Services

*Great Place to Live/Expanded Quality of Life Amenities

*Dynamic Town/Strong Sense of Community

*More Beautiful/Vibrant Community

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Ordinance Amendment to

Chapter 12-8 PUD Regulations.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

12-8-1 R-4PUD District Regulations:

The R-4 Planned Residential Development District is intended to provide for the development or redevelopment of tracts of ground on a unit basis, allowing greater flexibility of land use and building locations than the conventional single lot method provided in other chapters of this title. It is the intent of this section that basic principles of land use planning, including an orderly relationship between various types of land uses, be maintained and that zoning standards set forth in this title and other ordinances of the City concerning adequate light and air, recreation, open space and building coverage be preserved.

The Planned Unit Development (PUD) District is intended to provide flexibility in the design and development of land while ensuring high-quality development outcomes that advance the goals and policies of the Comprehensive Plan and benefit the community as a whole. The PUD District is designed to encourage innovative site planning, coordinated architectural design, preservation of natural features, efficient infrastructure utilization, integrated open space systems, and compatibility between varying land uses.

The PUD District shall function as a site-specific zoning district that allows modifications from conventional zoning and subdivision regulations where such flexibility results in a development that is equal or superior in quality, functionality, sustainability, compatibility, and long-term public benefit compared to development otherwise permitted under the underlying zoning district regulations.

It is the intent of this section that the principles of sound land use planning, including orderly relationships between land uses, compatibility of development patterns, adequate light and air, preservation of open space, environmental stewardship, pedestrian connectivity, and efficient public infrastructure systems, be maintained and enhanced.

1. Submission of Petition and Preliminary Plan Eligibility Criteria. The owner or owners of any tract of land comprising an area of not less than five (5) acres may petition the Council for a change to R-4 Zoning District Classification. The petition shall be accompanied by evidence that the proposed development is compatible with the surrounding area, evidence showing how the owner or owners propose to maintain any common ground included within the development, evidence of the feasibility of providing adequate storm and surface water drainage, water mains and sanitary sewers for the proposed development, and evidence that the developer is capable of successfully completing the proposed development. A preliminary plan of the proposed development shall be submitted in triplicate, showing in schematic form the proposed location of all of the following:

The PUD District shall be reserved for only those developments which meet one or more of the following criteria:

- A. Provide for integrated or mixed land use patterns that accommodate varying residential, commercial, industrial, civic, recreational, or employment uses within a coordinated development framework.
- B. Encourage more efficient and creative land utilization through coordinated site planning, shared amenities, integrated infrastructure, or enhanced public and private spaces.
- C. Preserve and incorporate significant natural resources, topographic features, waterways, drainage corridors, vegetation, or open space into the overall development design.
- D. Establish a unified and coordinated architectural and site design theme through compatible building design, materials, landscaping, signage, lighting, and pedestrian systems.
- E. Facilitate development opportunities that are generally consistent with the Comprehensive Plan and Future Land Use Map, but which require flexibility from conventional zoning regulations due to the unique nature, scale, use or design of the proposed development.

1. Buildings and uses, the height and exterior design of typical dwellings and the number of dwelling units in each;
 2. Parking areas;
 3. Access drives;
 4. Streets abutting or within the proposed development;
 5. Walks;
 6. Site topographic features;
 7. Landscaping and planting areas;
 8. Required peripheral yards;
 9. Common land, recreation areas and parks;
 10. Existing utility or other easements; and
 11. Development stages and timing.
2. Referral to Commission Submission. The petition and all attachments shall be referred to the Planning and Zoning Commission for study and report after public hearing. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Land Use Plan and with recognized principles of engineering design, land use planning and landscape architecture. After public hearing, the Commission may approve or disapprove the preliminary plan and request for rezoning as submitted, or require that the petitioner amend the plan to preserve the intent and purpose of this title to promote public health, safety and general welfare. An owner or authorized applicant may petition the City Council for rezoning to a PUD District. A preliminary concept plan of the proposed development shall be submitted, showing in schematic form the proposed location of all the following:
- A. Preliminary concept plan illustrating the proposed development layout and relationship of uses;
 - B. Proposed land uses and building types;
 - C. Building height, density, intensity, and bulk information;
 - D. Parking areas and parking calculations;
 - E. Vehicular circulation, access drives, and adjacent roadway connections;
 - F. Sidewalks, trails, and pedestrian circulation systems;
 - G. Existing topography and significant natural features;
 - H. Landscaping and open space plans;
 - I. Required setbacks and yard areas;
 - J. Common open spaces, parks, recreation areas, and maintenance responsibilities;
 - K. Existing and proposed easements and utility infrastructure;
 - L. Proposed development phasing and timing schedule;
 - M. Stormwater management and drainage concepts;
 - N. Evidence demonstrating the feasibility and capability of completing the proposed development;
 - O. Proposed deviations or modifications from underlying zoning or subdivision regulations, including justification for each requested modification; and
 - P. Detailed development narrative including:
 1. Submission Criteria Justification. A narrative describing how the proposed development satisfies the intent, objectives, and eligibility criteria of the PUD District and identifying the public benefits, planning objectives, or enhanced design outcomes achieved through the proposed development.

2. Comparative Development Analysis. A comparative analysis evaluating the proposed PUD against a development scenario that could reasonably occur under the base zoning district regulations, including comparisons related to land use efficiency, infrastructure, architecture, open space, circulation, environmental preservation, and overall development quality.
3. Development Compatibility Analysis. A narrative and graphical analysis describing how the proposed development is compatible with surrounding existing and planned land uses, neighborhood character, infrastructure systems, and adopted planning documents, and how potential adverse impacts are mitigated through site design, buffering, transitions, and operational controls
3. ~~An owner or authorized applicant may petition the City Council for rezoning to a Planned Unit Development District. A preliminary concept plan of the proposed development shall be submitted, showing in schematic form the proposed location of all of the following:~~
4. ~~Referral to Council. Development Plan and Agreement. The petition and preliminary plan along with the Commission's recommendations on the request for rezoning shall then be referred to the Council. The Council, after public hearing, may approve or disapprove the preliminary plan and request for rezoning, as reported, or may require such changes as are necessary to preserve the intent and purpose of this title to promote public health, safety and the general welfare. A development agreement shall be required for all PUD Districts. The development agreement shall be drafted by the City and shall include a narrative section that identifies the primary objectives of the development, as well as providing specific guidelines and design standards related to the development including, but not limited to, size, location, and uses of buildings, bulk regulations, parking configurations and requirements, architectural standards, landscaping, open space design, signage design and location, pedestrian access, and utilities. For projects that require additional plan review, legal services or other third party professional services, the development agreement shall require the applicant to contribute additional funds towards costs beyond the typical fees required by the application.~~
5. ~~Submission of Final Development Plan Approval Criteria. If the Council approves the preliminary plan and request for rezoning, the applicant shall submit within two hundred seventy (270) days, or such longer period as may be approved by the Council, after recommendation by the Commission a final development plan, in triplicate, of not less than one stage of the proposed development showing in detail the proposed location of all of the following: In approving a PUD District, the City Council shall determine the proposed development:~~
 - A. ~~Is consistent with the Comprehensive Plan and other adopted planning policies of the City;~~
 - B. ~~Provides a development pattern that is equal or superior to a conventional development permitted under the base zoning district regulations;~~
 - C. ~~Promotes compatibility with surrounding existing and planned land uses;~~
 - D. ~~Provides adequate public infrastructure, utilities, stormwater management, transportation access, and public services;~~
 - E. ~~Incorporates high-quality site planning, architectural design, landscaping, open space, pedestrian connectivity, and environmental stewardship; and~~
 - F. ~~Is designed and operated in a manner that minimizes negative off-site impacts, including but not limited to traffic congestion, excessive noise, glare and lighting impacts, vibration, stormwater runoff, and operational disturbances.~~
 - G. ~~Buildings and uses, the height and exterior design of typical dwellings and the number of dwelling units in each;~~
 - H. ~~Parking areas;~~
 - I. ~~Access drives;~~

- J. ~~Streets abutting or within the proposed development;~~
 - K. ~~Walks;~~
 - L. ~~Walls and fences;~~
 - M. ~~Landscaping and plant material;~~
 - N. ~~Required peripheral yards;~~
 - O. ~~Common land, recreation areas and parks;~~
 - P. ~~Existing and proposed utilities and public easements;~~
 - Q. ~~Signs and their area and dimensions;~~
 - R. ~~Storm and sanitary sewer lines;~~
 - S. ~~Water mains; and~~
 - T. ~~Development stages and timing.~~
6. Accompanying Documents. ~~The final development plan shall be accompanied by the following required documents:~~
- A. ~~If the proposed development includes common land which will not be dedicated to the City, and the proposed development will not be held in single ownership, proposed bylaws of a homeowner's association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include, but not be limited to, the following provisions:~~
 - 1. ~~automatically extending membership in the association to all owners of dwelling units within the development;~~
 - 2. ~~limiting the uses of common property to those permitted by the final development plan;~~
 - 3. ~~granting to each owner of a dwelling unit within the development the right to the use and enjoyment of the common property;~~
 - 4. ~~placing the responsibility for operation and maintenance of the common property in the association;~~
 - 5. ~~giving every owner of a dwelling unit voting rights in the association; and~~
 - 6. ~~if the development will combine rental and for sale dwelling units, stating the relationship between the renters and the homeowner's association and the rights renters shall have to use of the common land.~~
 - B. ~~Performance bond or bonds, in accordance with the requirements of TITLE 13 of this Code of Ordinances, which bond or bonds shall insure to the City that the dedicated public streets and utilities, including sewers and water mains, located therein and other common development facilities shall be completed by the developer within the time specified on the final development plan.~~
 - C. ~~Covenant to run with the land, in favor of the City and all persons having a proprietary interest in any portion of the development premises, that the owner or owners of the land or their successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City, in compliance with the ordinances of the City.~~
 - D. ~~Any additional easements and/or agreements required by the Council at the time of preliminary plan approval.~~
 - E. ~~A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements and other applicable items required by TITLE 13. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the Polk County Auditor and Recorder.~~
7. Review of Final Development Plan. ~~The final development plan and required documents shall be reviewed by the Commission for compliance with the standards of this section and substantial~~

compliance with the preliminary plan. The Commission's recommendations and report on the final development plan shall be referred to the Council. The Council shall review the final development plan and approve it if it complies with the standards of this section and is in substantial compliance with the preliminary development plan. No building permits shall be issued until the final development plan and final plat have been approved by the Council.

8. **Standards.** Permitted principal and accessory land uses, lot area, yard and height requirements shall be as set out below, which shall prevail over conflicting requirements of this title or of **TITLE 13** of this Code of Ordinances.
 - A. Buildings shall only be used for residential purposes, occupant garages, occupant storage space and similar accessory uses, noncommercial recreational facilities and community activities, including churches and schools.
 - B. The minimum lot and yard requirements of the zoning districts in which the development is located shall not apply, except that minimum yards specified in the district or suitable screening or buffering shall be provided around the boundaries of the development. In the absence of any appropriate physical barrier, the Council may require open space or screenings to be located along all or a portion of the development boundaries. The height requirements of the zoning district in which the development is located shall apply within one hundred twenty-five (125) feet of the development boundary.
 - C. All public streets, water mains, sanitary sewer and storm sewer facilities shall comply with appropriate ordinances and specifications of the City.
 - D. "Common land" as used in this section refers to land retained in private ownership for the use of the residents of the development or to land dedicated to the general public.
 - E. Any land gained within the development because of the reduction in lot sizes, below minimum zoning ordinance requirements, shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by a homeowner's association. The dedication of land to the City shall be subject to the approval of the Council.
 - F. The requirements of Sections **12-15-4** and **12-15-5**, relating to off-street parking and loading, shall apply to all R-4 developments.
 - G. Each stage of the final development plan shall comply with the density requirements of this title for the zoning district in which it is located.
 - H. No stage of a final development plan shall contain less than three (3) acres.
9. **Density Requirements.** The maximum number of dwelling units permitted in an R-4 development shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. In the R-2 District, the single-family dwelling requirement shall apply. Net development area shall be determined by subtracting the area set aside for churches and schools, if any, and deducting the area actually proposed for streets from the gross development area. The area of land set aside for common land, open space, or recreation shall be included in determining the number of dwelling units permitted. The maximum number of multiple-dwelling units permitted in the R-4 development shall be determined by the zoning district in which the development is located as follows:

Zoning District	Percentage of Total Dwelling Units Permitted as Multiples
R-1	30%
R-2	50%
R-3	75%

If the development area contains two (2) or more different zoning classifications, the number of dwelling units permitted and the percentage of multiples allowed shall be determined in direct proportion to the area of each zoning classification contained in the entire tract.

10. Completion. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time, provided, however, that in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within said period of time shall be deemed sufficient cause for the Council, in accordance with the provisions of Section [12-16-1](#), to rezone the unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. For the purpose of this section, the term "unimproved property" means all property situated within a stage or stages of the final development plan upon which the installation of improvements has not been commenced.
11. Completion of Stages. In no event shall the installation of any improvements be commenced in the second or subsequent stages of the final development plan until such time as fifty percent (50%) of all construction and improvements have been completed in any prior stage of such plan.

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