



# Planning and Zoning Commission Agenda

**Grimes Planning and Zoning Commission**  
**September 1, 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
5. Vote for Chair and Vice Chair

## **PUBLIC AGENDA ITEMS**

1. Willow Hills North West 60 Feet Rezone
2. Brookside Village North Plat 1 Final Plat
3. Sienna Hills PUD Amendment
4. Fox Glen Preliminary Plat
5. Cypress Pointe Estates Final Plat — Plat in Unincorporated Dallas County Within Two Miles of the City
6. 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, August 4th, 2026, at 5:30 p.m.

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

Council Liaison: Jared Lovelady

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

Absent: Adam Bunge

#### **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 Reiland Second by Lickteig, to approve the minutes from the July 7th, 2026, meeting

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

#### **B. PUBLIC AGENDA ITEMS**

##### **1. DCG Operations Campus Expansion Site Plan Amendment**

Staff, A. Hoodjer, presents. Site plan amendment to construct an 11,240 square foot building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and utilities. The proposed building addition elevations meet the C-2 and Transportation Corridor Overlay architectural requirements. The proposed private sanitary septic system has been reviewed and approved by Dallas County. The ROW acquisition for SW Jazzwood Drive is shown on the proposed site plan though the acquisition will be going through a separate approval and acceptance process at a later date. Staff recommends approval. The board discussed the proposal and asked questions of staff.

Motion by Reiland, second by Nickel to approve the DCG Operations Campus Expansion Site Plan Amendment.

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

## **2. Next Phase Grimes Warehouse Site Plan**

Staff, A. Hoodjer, presents. This is a site plan to construct an approximately 43,350 sf building for the use of warehouse and offices, and to construct parking lot, detention area, and site utilities. Screening trees will be added to screen overhead doors. The building will be painted precast paneling, gray black and white. Stormwater will have a detention basing to the north of the property. A private ingress/egress easement is required to construct and use the proposed access drive. Staff recommends approval. The board discussed the project.

Motion by Lickteig, second by Reiland to approve the Next Phase Grimes Warehouse Site Plan.

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

## **3. Willow Hills North Plat 2 Final Plat**

Staff, E. Coffey, presents. The applicant is planning to subdivide the property into 42 single-family lots. Right-of-way for the public streets and two parkland lots will be dedicated to the City. Parkland will consist of a greenway with trails. Future amenities will be provided with a City project. Trail from the greenway will extend to the north and west with future development. There have been a few changes from the preliminary plat to add one extra lot, provide trail connection to the west, and extend the plat boundary 60' to the west. The 60' area added to the plat boundary will be required to be rezoned prior to recording the final plat. All legal documents for the plat will be required to be submitted for review and approval prior to recording the plat. Staff recommends approval. The board discussed the proposal with staff.

Motion by Nickel, second by Reiland to approve the Willow Hills North Plat 2 Final Plat.

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

## **4. Blue Creek Village Preliminary Plat and Site Plan**

Staff presents. Coffey. South of SW 11<sup>th</sup> street, west of Oak View School. This is more of an amendment to the plan. The project is consistent with the future land use and zoning. The changes to the plan mainly pertain to the layout of the amenities and the layout of the clubhouse, adding a pool house restroom and mechanical building. Added a detached covered mailbox structure. Due to the changes, locations of some of the plantings have changed. The building will have stone with white and navy lap siding. Pool house and mail kiosk with similar roofline and aesthetic. Staff recommends approval.

Motion by Reiland, second by Nickel to approve the Blue Creek Village Preliminary Plat and Site Plan.

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

## 5. Brookside Village North Townhomes Preliminary Plat and Site Plan

Staff, E. Coffey, presents. The applicant is requesting approval of a preliminary plat and site plan. The preliminary plat consists of two development lots and one public street lot for NE Destination Dr. The site plan will consist of 63 attached townhome units in 10-, 5-, and 4-unit buildings. All improvements within the site plan will be private. Landscape berm and buffer will be provided along NE Destination Dr to screen the sides and rears of the townhomes buildings from public view. The southern detention basin will be constructed over the public sanitary sewer easement. Due to the drainage and depth of the sewer in this area, the basin is permitted to located over the sewer. The property owner will enter into an agreement with the City. Should the City reconstruct the sewer in the future, the property owner will be responsible for all costs associated with reinstallation of the basin. The existing NE Pointe Dr public right-of-way will be vacated by the City and dedicated to Brookside North, LLC and the neighboring townhome development. The access point will become private and maintained by both townhome developments. Staff recommends approval. The board discussed the parking requirements on this project and asked questions of staff.

Motion by Lickteig, second by Nickel to approve Brookside Village North Townhomes Preliminary Plat and Site Plan.

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

## 6. Adjournment

Next meeting September 1st, 2026.

Meeting is adjourned at 6:12 p.m.

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Chairperson Signature

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Clerk Signature

# Planning & Zoning Staff Report

## DATE

September 1, 2026

## PROJECT NAME

Willow Hills North West 60'

Rezone

## APPLICANT

Willow Hills North, LLC

## REQUESTED ACTION

Approval to rezone 1.82 acres  
for single-family development

## LOCATION

Generally located north of NW  
27th Street and west of NW  
Beechwood Drive

## ZONING

Current – A-1

Proposed – R-1

## PLANNER

Evann Coffey

[ecoffey@grimesiowa.gov](mailto:ecoffey@grimesiowa.gov)

515-986-4050



Location Map



Zoning Map

# Relation to Comprehensive & Area Plans

## LAND USES & ZONING

| Location     | Existing Land Use              | Land Use Plan Designation           | Current Zoning                      |
|--------------|--------------------------------|-------------------------------------|-------------------------------------|
| Subject Site | Vacant                         | Low Density Residential             | A-1                                 |
| North        | Vacant                         | Agricultural District (Polk County) | Agricultural District (Polk County) |
| South        | Vacant/Low Density Residential | Low Density Residential             | A-1/R-1                             |
| East         | Low-Density Residential        | Low Density Residential             | R-1                                 |
| West         | Vacant                         | Low Density Residential             | A-1                                 |

## Future Land Use Map



The proposed rezone is consistent with the future land use plan and consistent with the zoning of the Willow Hills North in which the property will be incorporated.

## PARKS

The future land use plan does not anticipate a park on the property to be rezoned, however parkland dedication is required as part of the Willow Hills North development. The park will consist of a greenway with trail and public fish pond. Additional amenities will be added to the park in the future. The parkland will be dedicated to the City with the Willow Hills North Plat 2 final plat.

The trails plan in the comprehensive plan identifies a trail through the Willow Hills North development running north/south through the greenway to connect to the Brenton Slough and an east/west trail connecting the development to County Line Road and other future planned trails.

# Rezone Concept & Development Standards

## DEVELOPMENT CONCEPT

The area to be rezoned will be incorporated into the Willow Hills North development to the east. The property was purchased by the developer to control stormwater runoff from the neighboring farmland. As such, swale and storm sewer will be constructed through the property. This property will be platted with the Willow Hills North Plat 2 final plat and become part of the rear yards of the western lots in Willow Hills North. NW 31st St and NW 35th St are planned to extend west through the property to future development along with water and sanitary sewer. Stormwater detention will be managed in the basin to the east.

## DEVELOPMENT STANDARDS

Permitted Use – single-family

Maximum Density – 3.5 units per acre

Minimum Lot Size – 11,000 sf, minimum 75' width

Setbacks –

Front – 35'

Side – 7' for 1 and 1.5 stories, 10' for 2 or more stories

Rear – 35'

Minimum Dwelling Size – 1,600sf for one story, 1,800sf, for 1.5 stories, 2,000sf for 2 or more stories

Maximum Height – 3 stories, 35'

Minimum Garage Size – 3-car



# Legal & Conclusion

## LEGAL

The site will be subject to the Willow Hills North West 60' Zoning Change and Development Agreement that will establish the zoning standards and public improvement responsibilities for the development. The standards will be consistent with the Willow Hills North Zoning Change and Development Agreement.

Right-of-way for the public streets will be dedicated with the Willow Hills North Plat 2 final plat.

## CONCLUSION

The applicant is requesting to rezone 1.82 acres from A-1 to R-1 to for single-family development.

The proposed rezone will not increase the number of units within the development, therefore no parkland dedication is required. The parkland requirements have been established with the Willow Hills North Zoning Change and Development Agreement. The land will be dedicated with the Willow Hills North Plat 2 final plat.

A Zoning Change and Development Agreement will be established to outline the zoning requirements and public improvement responsibilities for the development consistent with the Willow Hills North Zoning Change and Development Agreement.

Public streets and utilities can be extended through the property. Due to the stormwater runoff for the farmland passing through the development and in the area of the street extensions, the developer will provide the cost of the construction to the City with the Willow Hills North Plat 2 final plat. The improvements would be constructed by the neighboring development to the west and reimbursed for the cost.

Staff recommend approval of the Willow Hills North West 60' Rezone.



August 21, 2026

**McClure Engineering**

Attn: Tom Smith  
11031 Strang Line Rd  
Lenexa, KS 66215

**RE: Willow Hills North West 60' Rezone**

Dear Tom:

The Development Services Department is in receipt of a proposed Rezoning for Willow Hills North West 60'. Based on the review of the submittal materials, staff have the following comments:

**General Comments:**

1. Provide \$750 rezone fee.

**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.**

**REZONING SUBMITTAL SCHEDULE:**

|                               |                                                                    |
|-------------------------------|--------------------------------------------------------------------|
| <b>SUBMITTAL DATE:</b>        | August 28, 2026<br><b>(1 PDF of Rezoning Map and Concept Plan)</b> |
| <b>PLANNING &amp; ZONING:</b> | September 1, 2026 at 5:30 PM in the Grimes Council Chambers        |
| <b>COUNCIL MEETING:</b>       | September 8, 2026, at 5:30 PM in the Grimes Council Chambers       |

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

Sincerely,

Evann Coffey  
Senior Planner

Rezoning Exhibit  
FOR  
Willow Hills North  
Grimes, Iowa

**Owner**  
Willow Hills North LLC  
1535 SW Market St., Suite 200  
Ankeny, IA 50023-1606

**Developer**  
ATI Group  
1535 SW Market St., Suite 200  
Ankeny, IA 50023-1606

**Zoning**

Existing - A-1 Agricultural District  
(1.82 acres)

Proposed - R-1 Single Family Dwelling District  
(1.82 acres)

| Parcel Number | Name of Property Owner              | Legal Description                                                                                                                                                                                   | Parcel Number   | Mailing Address                                                         | Total Area of Property | Area within 250' of rezoning | % of Area within 250' of rezoning |
|---------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------|------------------------|------------------------------|-----------------------------------|
| 1             | Brenton Brothers Inc                | EX PARCEL 2023-32 BK 19454 PG 544- BEG SW COR SEC 19 THN N 4260.94F SELY 463.2F S 1478.17F E 1038.4F SELY 3612.6F W 3740.49F TO POB NW FRL 1/4 & SW FRL 1/4 & SE FRL 1/4 LESS .025A RD SEC 19-80-25 | 8025-19-300-002 | Brenton Brothers Inc<br>1112 Glen Oaks Dr.<br>West Des Moines, IA 50266 | 7,600,549 sf           | 113,175 sf                   | 12.9%                             |
| 2             | Willow Hills North LLC              | OUTLOT X WILLOW HILLS NORTH PLAT 1                                                                                                                                                                  | 8025-30-126-001 | 3405 SE Crossroads Dr. Ste C<br>Grimes, IA 50111                        | 960,498 sf             | 330,275 sf                   | 37.6%                             |
| 3             | David & Kathryn Sapp                | LOT 24 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-178-021 | 3057 NW Beechwood Dr.<br>Grimes, IA 50111                               | 13,504 sf              | 2,694 sf                     | 0.3%                              |
| 4             | City of Grimes                      | OUTLOT X WILLOW HILLS PLAT 1                                                                                                                                                                        | 8025-30-175-002 | 101 NE Harvey St., Grimes, IA 50111                                     | 154,202 sf             | 238 sf                       | 0.0%                              |
| 5             | Mathew Gleason                      | LOT 25 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-178-022 | 3029 NW Beechwood Dr.<br>Grimes, IA 50111                               | 13,504 sf              | 158 sf                       | 0.0%                              |
| 6             | Willow Hills North LLC              | LOT 20 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-180-004 | 3405 SE Crossroads Dr. Ste C<br>Grimes, IA 50111                        | 12,197 sf              | 447 sf                       | 0.1%                              |
| 7             | Anthony & Beth Jackson Living Trust | LOT 21 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-180-003 | 3002 NW Beechwood Dr.<br>Grimes, IA 50111                               | 12,197 sf              | 10,665 sf                    | 1.2%                              |
| 8             | Justin Jay & Mackenzie L Farnsworth | LOT 22 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-180-002 | 3034 NW Beechwood Dr.<br>Grimes, IA 50111                               | 12,270 sf              | 12,270 sf                    | 1.4%                              |
| 9             | Willow Hills North LLC              | LOT 23 WILLOW HILLS PLAT 2                                                                                                                                                                          | 8025-30-180-001 | 3405 SE Crossroads Dr. Ste C<br>Grimes, IA 50111                        | 12,381 sf              | 12,381 sf                    | 1.4%                              |
| 10            | Bauman Creek Investments LLC        | EX PARCEL 2025-14 BK 20041 PG 855- & -EX PARCEL 2025-86 BK 20180 PG 942- W FRL 1/2 NW FRL 1/4 LESS 3.39A RD SEC 30-80-25                                                                            | 8025-30-100-008 | 1005 S 12th St, Adel, IA 50003                                          | 3,377,642 sf           | 395,239 sf                   | 45.0%                             |

- ZONING TABLE NOTES:
- 1) RIGHT-OF-WAY AREA IS NOT INCLUDED
  - 2) CITY OF GRIMES OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELT)
  - 3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 8/17/2024
  - 4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA AND SURVEY DATA

update or remove date

Proposed R-1 Zoning Area Description

PARCEL 2025-86 BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23, WILLOW HILLS PLAT 2, AN OFFICIAL PLAT; THENCE S89°55'46"W, 60.00 FEET; THENCE N00°07'36"W, 1323.81 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N89°55'46"E, ALONG SAID NORTH LINE, 60.00 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE S00°07'36"E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1323.81 FEET, TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 1.82 ACRES.

Existing R-1 Zoning Area Description

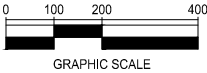
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 160.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.30 ACRES.

Existing R-2 Zoning Area Description

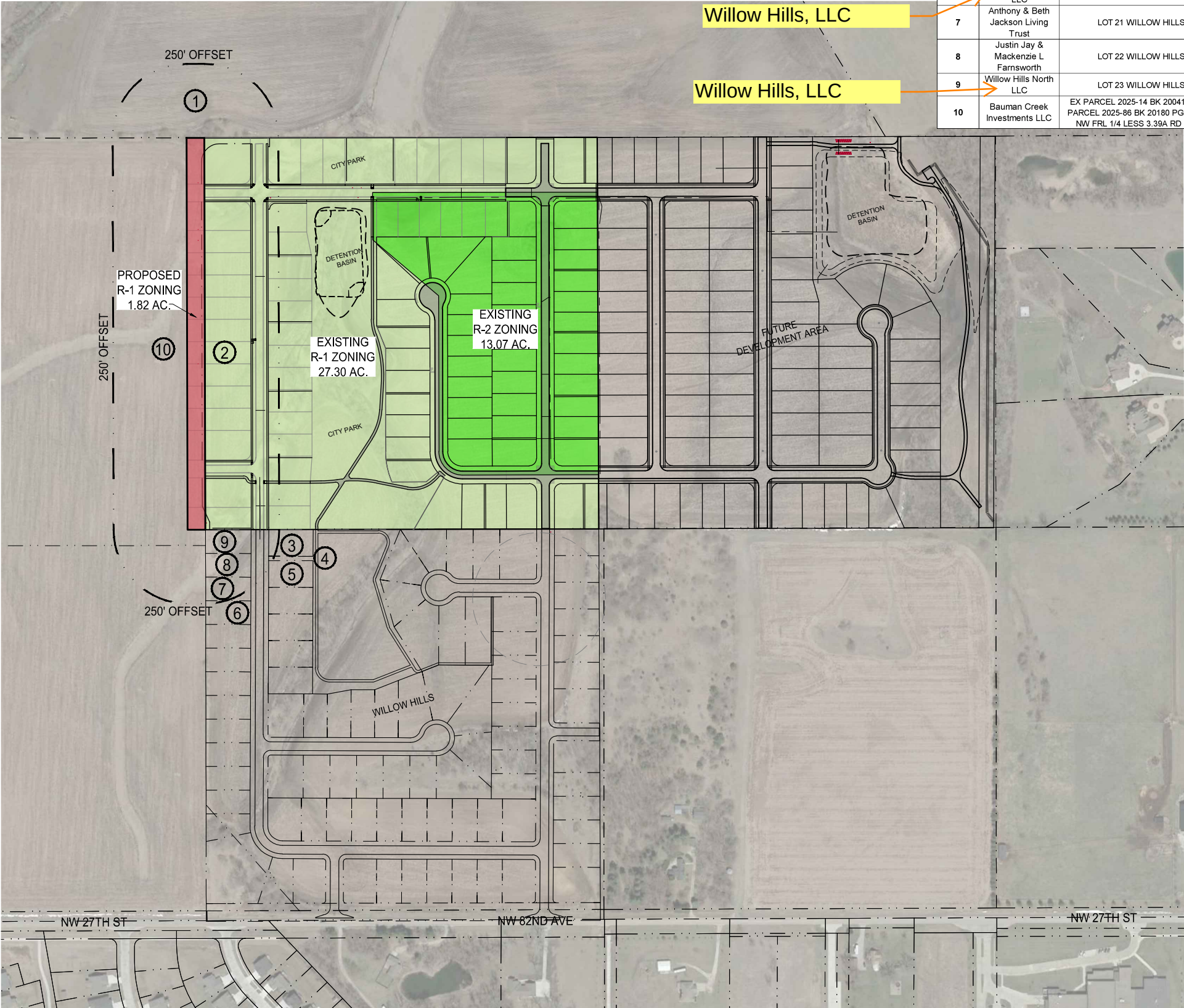
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GENERAL NOTES:

1) THE CONCEPT DEPICTED BY THIS REZONING EXHIBIT INCLUDING LOT LAYOUTS AND SIZING, UTILITY LAYOUTS AND SIZING, AND OTHER DETAILED DESIGN FACTORS IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS AND PROCEDURES INCLUDING PRELIMINARY PLAT, CONSTRUCTION DRAWINGS, AND FINAL PLAT.



building strong communities.

1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

WILLOW HILLS NORTH  
REZONING EXHIBIT

GRIMES, IOWA  
210851  
AUGUST 18, 2026

REVISIONS

ENGINEER  
P. KULLBERG  
CHECKED BY  
G. WATSON

DRAWN BY  
B. LANGE  
FIELD BOOK NO.  
-

DRAWING NO.  
RZ-01

SHEET NO.  
1 / 1

Rezoning Exhibit  
FOR  
Willow Hills North  
Grimes, Iowa

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Willow Hills North LLC  
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Ankeny, IA 50023-1606

**Developer**  
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**ZONING TABLE NOTES:**

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2) CITY OF GRIMES OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)

3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 8/18/2026

4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA AND SURVEY DATA

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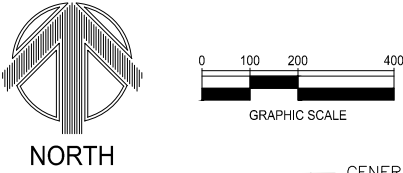
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 180.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.30 ACRES.

Existing R-2 Zoning Area Description

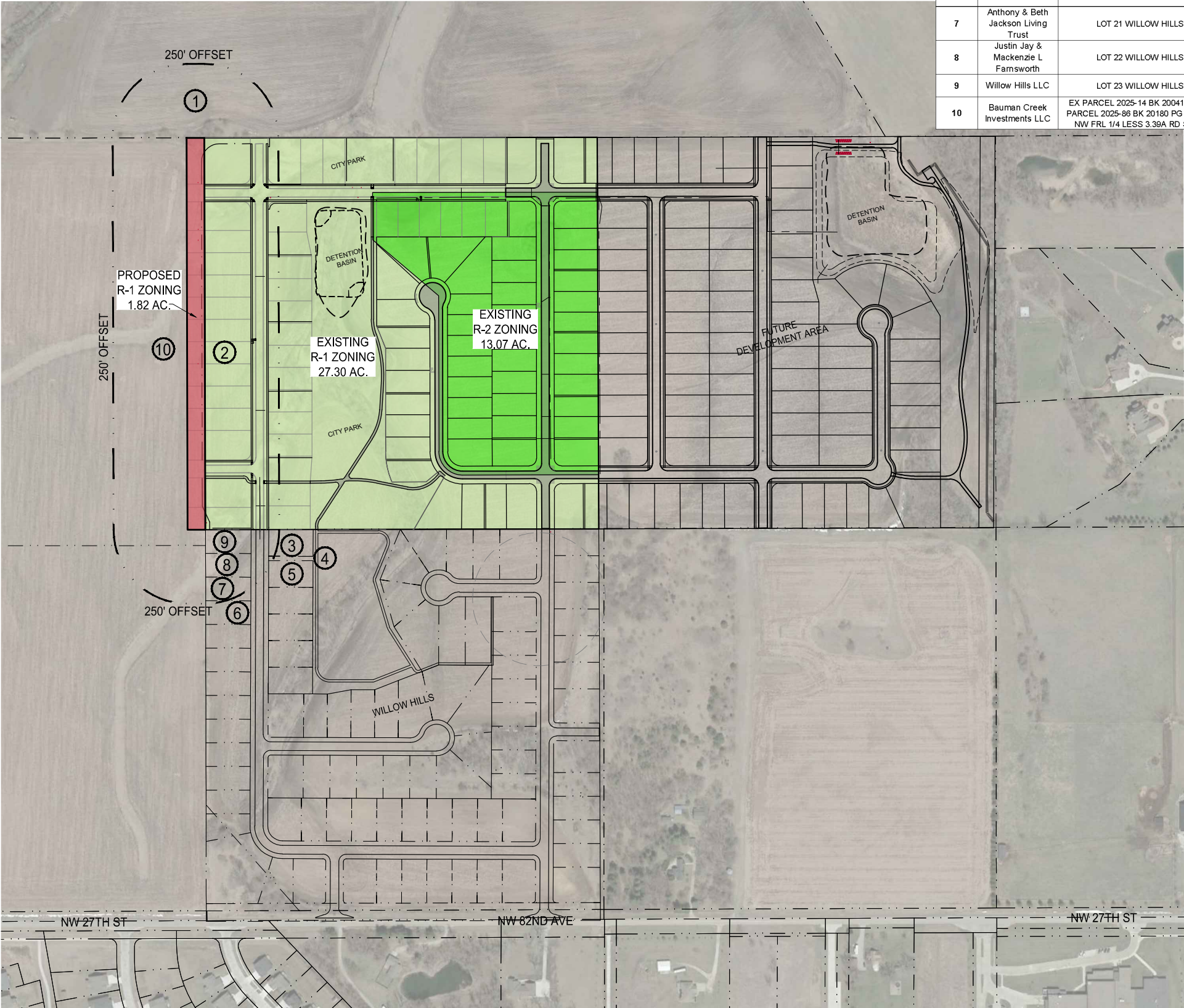
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 180.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.07 ACRES.



**GENERAL NOTES:**

1) THE CONCEPT DEPICTED BY THIS REZONING EXHIBIT INCLUDING LOT LAYOUTS AND SIZING, UTILITY LAYOUTS AND SIZING, AND OTHER DETAILED DESIGN FACTORS IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS AND PROCEDURES INCLUDING PRELIMINARY PLAT, CONSTRUCTION DRAWINGS, AND FINAL PLAT.



building strong  
communities.

1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

WILLOW HILLS NORTH  
REZONING EXHIBIT

GRIMES, IOWA  
210851  
AUGUST 18, 2026

REVISIONS  
8-24-26 City comments

ENGINEER  
P. KULLBERG

CHECKED BY  
G. WATSON

DRAWN BY  
B. LANGE

FIELD BOOK NO.  
-

DRAWING NO.  
RZ-01

SHEET NO.  
1 / 1

**DATE**

September 1, 2026

**PROJECT NAME**

Brookside Village North Plat  
1 – Final Plat

**APPLICANT**

Brookside North, LLC

**REQUESTED ACTION**

Approval of the final plat to  
subdivide 14.22 acres into two  
development lots and one street  
lot for public street

**LOCATION**

Generally located east of  
Highway 141, south of NE 18th  
Street, and north of NE  
Beaverbrooke Blvd

**ZONING**

R-4 (Brookside Village North  
PUD)

**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 | Vacant                          | Mixed-Use/Medium-Density Residential | R-4 (Brookside Village North PUD)      |
| North        | Agriculture/Vacant              | Urban Fringe Overlay (Polk County)   | Low-Density Residential (Polk County)_ |
| South        | Vacant/High-Density Residential | Commercial/High-Density Residential  | C-2/R-4                                |
| East         | Medium-Density Residential      | Medium-Density Residential           | R-3                                    |
| West         | Highway 141                     | N/A Highway 141                      | N/A Highway 141                        |

## Future Land Use Map

## PARKS

The future land use plan does not plan for a park on the property. A fee in lieu of land dedication will be provided consistent with the Brookside Village North PUD Zoning Change and Development Agreement.. The fee will be provided with the final plat and used to make improvements to North Pointe Park.



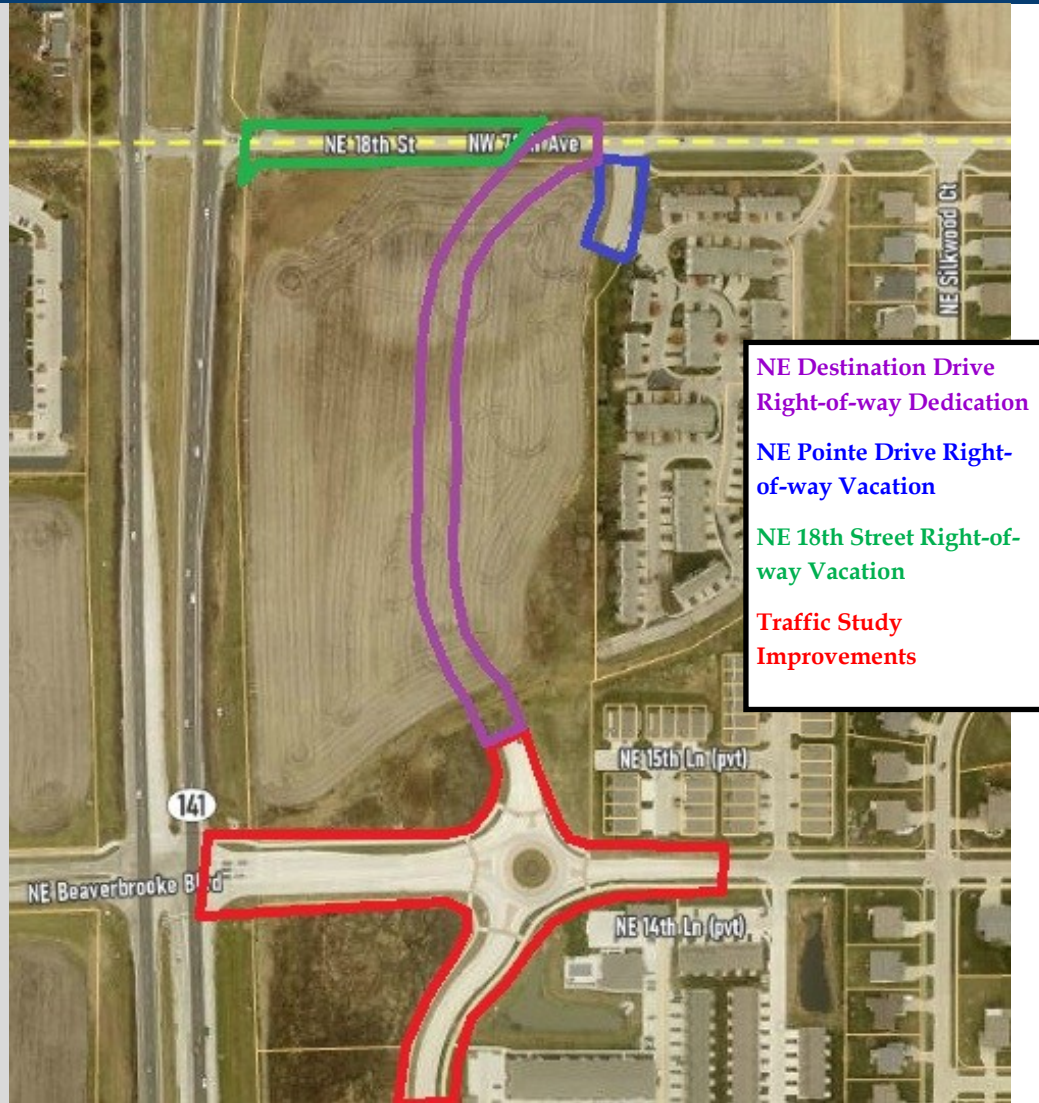
The plat is consistent with the future land use plan and the approved zoning and preliminary plat .

# Relation to Studies & Legal

## RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

The final plat is consistent with the approved construction plans for the extension of NE Destination Drive.

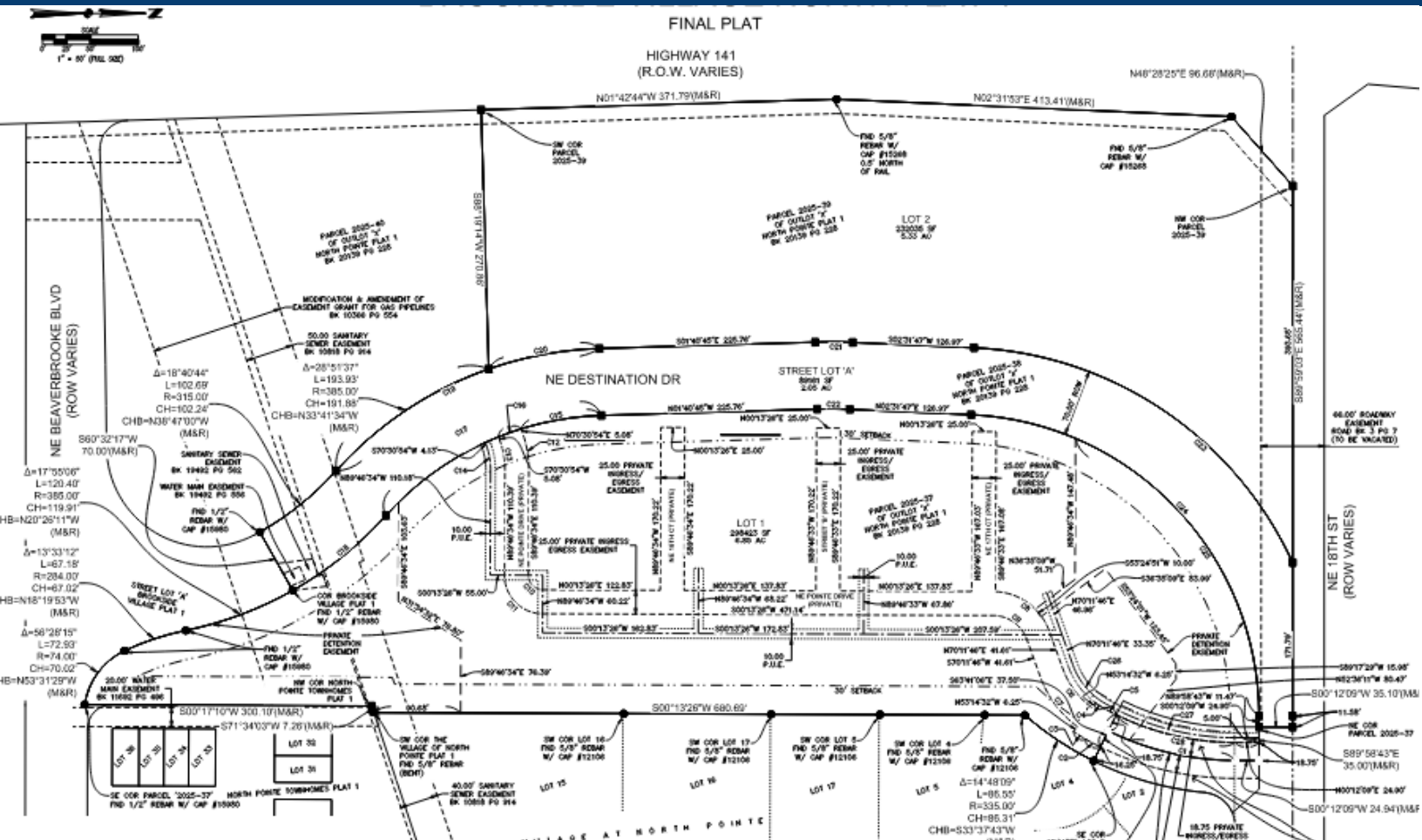


NE Destination Drive  
Right-of-way Dedication  
NE Pointe Drive Right-  
of-way Vacation  
NE 18th Street Right-of-  
way Vacation  
Traffic Study  
Improvements

## Legal

- The site is subject to the Brookside Village North Zoning Change and Development Agreement.
- Right-of-way for NE Destination Drive will be required through the development and dedicated to the City with the final plat.
- NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the right-of-way easement along NE 18th Street will be vacated.
- The right-of-way stub for NE Pointe Drive will be vacated because of the NE 18th Street and NE Destination Drive alignment. Half of the right-of-way will be dedicated to Brookside North, LLC and the other half dedicated to the neighboring townhome development.

# Plat Layout



## PLAT LAYOUT

The plat will consist of two development lots and street lot for extension of NE Destination Drive. The plat accounts for the planned right-of-way vacation of NE Pointe Drive and incorporates the half to be dedicated to Brookside North, LLC.

## ACCESS

Access for the two lots will be provided from NE Destination Drive .

## PEDESTRIAN CONNECTIVITY

A 10' trail will be provided along NE Destination Drive to connect to North Pointe Park.

## EASEMENTS

Easements for private detention, public utilities and private ingress/egress will be reserved through Lot 1 consistent with the approved site plan. Additional public utility easements will be reserved, if necessary, within each lot in relation to the right-of-way vacations. An offsite sanitary sewer easements will be approved with the plat for the proposed sanitary sewer connection to serve Lot 2.

# Legal & Conclusion

## **STAFF RECOMMENDATION**

Staff recommend approval of the final plat for Brookside Village North Plat 1 subject to remaining staff comments and legal document review.

### **Legal**

The plat is subject to the Brookside Village North Zoning Change and Development Agreement.

The right-of-way for NE Pointe Drive will be vacated and dedicated to Brookside North, LLC and the neighboring townhome development.

A portion of right-of-way easement along NE 18th Street will be vacated as a result of the closure of NE 18th Street at Highway 141.

### **Conclusion**

The applicant is requesting approval of the final plat to subdivide 14.22 acres into two development lots and right-of-way for extension of NE Destination Drive.

The plat is consistent with the approved preliminary plat.

A site plan for Lot 1 has been approved for medium-density residential townhome development.

NE Pointe Drive and a portion of right-of-way easement along NE 18th Street will be vacated.

All legal documents will be required to be submitted for review prior to Council approval and recorded with the plat.



~~July 1, 2026~~  
August 28, 2026

**Civil Design Advantage**

Attn: Jared Murray  
4121 NW Urbandale Drive  
Urbandale, Iowa 50322

**RE: Brookside Village North Townhomes Plat 1**

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Brookside Village Townhomes Plat 1. Based on the review of the submitted materials, staff have the following comments:

**General Comments:**

1. Provide \$2000 final plat review fee.
2. Staff will provide the lot addresses with the next submittal. The lot address may be dependent on any changes to the site plan layout.

**Legal Comments:**

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.
3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the

certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.

5. Approval of the subdivision name from the County.
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. City staff will provide.
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements.
  - a. Private Detention Easement
  - b. Public Utility Easement
  - c. Private Ingress/Egress Easement
  - d. Private Ingress/Egress Easement with Village at North Pointe (this easement needs to be complete to approve the ROW vacation)
  - e. Offsite Sanitary Sewer Easement
8. Declaration and Covenants, Restrictions, and Easements.
9. Warranty Deed for Destination Drive, and mortgage release, if applicable.
10. A list of the minimum protection elevations (MPEs) for each lot within the plat, if applicable. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.
11. Executed electric and gas distribution agreements.
12. Signed paper copies of the final draft of the plat as required by Polk County – 3 - 24" x 36" copies with original signature

**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.**

**FINAL PLAT SUBMITTAL SCHEDULE:**

|                               |                                                                       |
|-------------------------------|-----------------------------------------------------------------------|
| <b>SUBMITTAL DATE:</b>        | September 4, 2026<br><b>(1 PDF of Final Plat and Legal Documents)</b> |
| <b>PLANNING &amp; ZONING:</b> | September 1, 2026, at 5:30 PM in the Grimes Council Chambers          |
| <b>COUNCIL MEETING:</b>       | TBD at 5:30 PM in the Grimes Council Chambers                         |

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

Sincerely,

Evann Coffey  
Senior Planner

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-FINAL PLAT.DWG  
DATE PLOTTED: 7/23/2025 1:56 PM  
PLOTTER: HP DesignJet T120  
PLOT BY: J.A. ERDAHL

COMMENT:  
END

INDEX LEGEND

LOCATION: PARCEL '2025-37', '2025-38', '2025-39' OF OUTLOT 'X', NORTH POINTE PLAT 1  
PT. VACATED STREET LOTS 'A' AND 'B', THE VILLAGE AT NORTH POINTE  
CITY OF GRIMES, POLK COUNTY, IOWA

REQUESTOR: BROOKSIDE NORTH, LLC

PROPRIETOR: BROOKSIDE NORTH, LLC  
6700 E ARROWHEAD PARKWAY  
SIOUX FALLS, SOUTH DAKOTA 57100

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

BROOKSIDE VILLAGE NORTH PLAT 1  
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER / DEVELOPER

BROOKSIDE NORTH, LLC  
CONTACT: BRIAN ATWOOD  
6700 E ARROWHEAD PARKWAY  
SIOUX FALLS, SOUTH DAKOTA 57100  
PH: (515) 630-6043  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

ZONING

PUD W/ UNDERLYING R-3 MEO  
(BK 20451, PG 156)

DATE OF SURVEY

JUNE 17, 2026

BULK REGULATIONS

BUILDING SETBACKS:  
PERIMETER = 30 FT

DRIVEWAY SETBACKS:  
PRIVATE STREET = 20 FT  
PRIVATE SIDEWALK = 20 FT

MAX BUILDING HEIGHT = 35 FT

BUILDING SEPARATION = 16 FT  
(2 FT PROJECTION OF NON-HABITABLE  
SPACE IS PERMITTED, AS LONG AS  
PROJECTION MEET FIRE/BUILDING CODES)

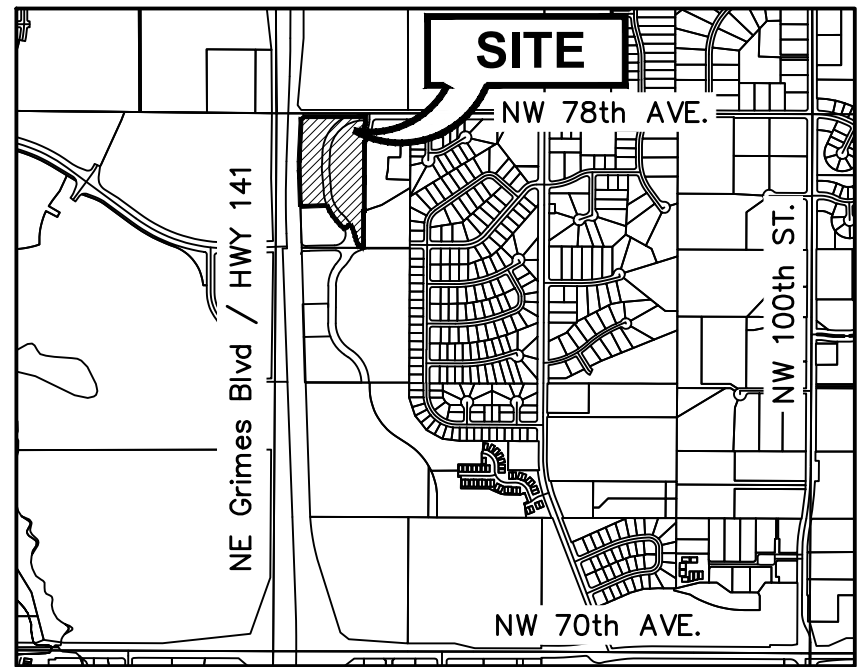
PLAT DESCRIPTION

PARCEL '2025-37', PARCEL '2025-38', PARCEL '2025-39'  
AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK  
20139, PAGE 228, BEING A PART OF OUTLOT 'X', NORTH  
POINTE PLAT 1, AN OFFICIAL PLAT, AND THAT PART OF  
VACATED STREET LOT 'B', THE VILLAGE AT NORTH POINTE,  
AN OFFICIAL PLAT SHOWN ON THE RIGHT-OF-WAY  
VACATION EXHIBIT RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA  
AND CONTAINING 14.22 ACRES (619,619 SQUARE FEET).  
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS  
OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

LEGEND

|                                                                  | FOUND  | SET |
|------------------------------------------------------------------|--------|-----|
| SECTION CORNER AS NOTED                                          | ▲      | △   |
| 1/2" REBAR, YELLOW PLASTIC CAP#29363<br>(UNLESS OTHERWISE NOTED) | ■      |     |
| 1/2" REBAR, YELLOW PLASTIC CAP#28686<br>(UNLESS OTHERWISE NOTED) | ●      | ○   |
| MEASURED BEARING & DISTANCE                                      | M      |     |
| RECORDED BEARING & DISTANCE                                      | R      |     |
| DEEDED BEARING & DISTANCE                                        | D      |     |
| PUBLIC UTILITY EASEMENT                                          | P.U.E. |     |
| CURVE ARC LENGTH                                                 | AL     |     |
| LOT ADDRESS                                                      | (1234) |     |
| CENTERLINE                                                       | ---    |     |
| SECTION LINE                                                     | ----   |     |
| EASEMENT LINE                                                    | -.-.-  |     |
| BUILDING SETBACK LINE                                            | ----   |     |
| PLAT BOUNDARY                                                    | =====  |     |

CURVE DATA

| CURVE | DELTA     | RADIUS  | LENGTH  | BEARING     | CHORD   | CURVE | DELTA     | RADIUS  | LENGTH  | BEARING     | CHORD   |
|-------|-----------|---------|---------|-------------|---------|-------|-----------|---------|---------|-------------|---------|
| C1    | 21°40'19" | 300.00' | 113.47' | N10°48'51"E | 112.80' | C15   | 15°31'53" | 315.00' | 85.39'  | S09°26'42"E | 85.13'  |
| C2    | 3°04'49"  | 318.75' | 17.14'  | S27°45'47"W | 17.13'  | C16   | 4°32'55"  | 315.00' | 25.01'  | N19°29'06"W | 25.00'  |
| C3    | 7°27'17"  | 118.75' | 15.45'  | S33°01'49"W | 15.44'  | C17   | 46°26'37" | 315.00' | 255.34' | N24°54'04"W | 248.40' |
| C4    | 7°27'17"  | 81.25'  | 10.57'  | N33°01'49"E | 10.56'  | C18   | 18°40'33" | 385.00' | 125.49' | N38°47'06"W | 124.94' |
| C5    | 3°05'33"  | 281.25' | 15.18'  | N27°45'24"E | 15.18'  | C19   | 46°26'37" | 385.00' | 312.08' | S24°54'04"E | 303.61' |
| C6    | 33°26'18" | 87.50'  | 51.07'  | N53°28'37"E | 50.34'  | C20   | 17°35'01" | 385.00' | 118.15' | N10°28'15"W | 117.69' |
| C7    | 33°26'18" | 112.50' | 65.66'  | S53°28'37"W | 64.73'  | C21   | 4°12'32"  | 535.00' | 39.30'  | S00°25'31"W | 39.29'  |
| C8    | 67°48'37" | 62.50'  | 73.97'  | N36°17'28"E | 69.73'  | C22   | 4°12'32"  | 465.00' | 34.16'  | N00°25'31"E | 34.15'  |
| C9    | 69°58'20" | 37.50'  | 45.80'  | S35°12'36"W | 43.00'  | C23   | 62°54'04" | 385.00' | 422.67' | S33°58'49"W | 401.76' |
| C10   | 90°00'00" | 15.00'  | 23.56'  | N45°13'26"E | 21.21'  | C24   | 87°29'30" | 315.00' | 481.01' | N46°16'32"E | 435.62' |
| C11   | 90°00'00" | 40.00'  | 62.83'  | S45°13'26"W | 56.57'  | C25   | 67°01'42" | 315.00' | 368.51' | S56°30'26"W | 347.85' |
| C12   | 19°42'32" | 112.50' | 38.70'  | N80°22'10"E | 38.51'  | C26   | 40°53'35" | 76.25'  | 54.42'  | N49°44'59"E | 53.27'  |
| C13   | 19°42'32" | 87.50'  | 30.10'  | S80°22'10"W | 29.95'  | C27   | 29°20'10" | 276.25' | 141.44' | N14°38'06"E | 139.90' |
| C14   | 19°42'32" | 72.50'  | 24.94'  | S80°22'10"W | 24.82'  | C28   | 26°14'37" | 281.25' | 128.82' | N13°05'19"E | 127.70' |



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE \_\_\_\_\_

28686

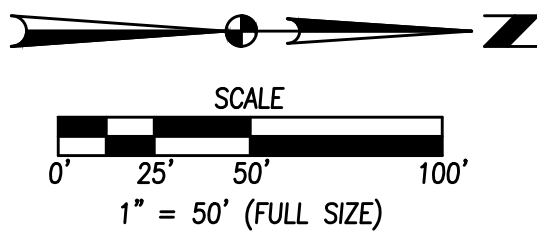
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 AND 2

BROOKSIDE VILLAGE NORTH PLAT 1  
FINAL PLAT

BROOKSIDE VILLAGE NORTH PLAT 1

FINAL PLAT

HIGHWAY 141  
(R.O.W. VARIES)



offsite sanitary sewer  
easement will be  
needed

label existing  
easement and BK PG

provide private  
ingress/egress  
easement for the  
shared drive

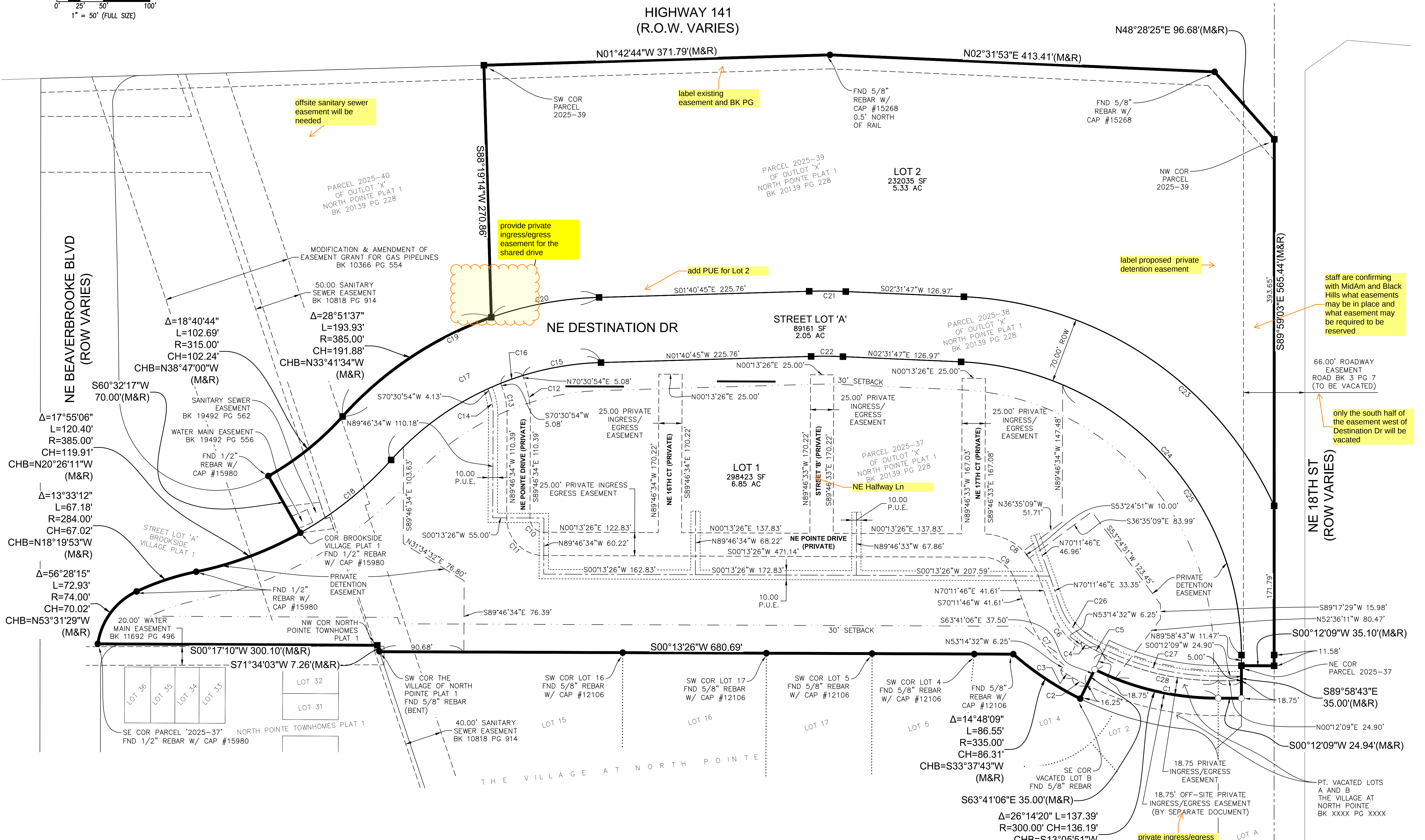
add PUE for Lot 2

label proposed private  
detention easement

staff are confirming  
with MidAm and Black  
Hills what easements  
may be in place and  
what easement may  
be required to be  
reserved

only the south half of  
the easement west of  
Destination Dr will be  
vacated

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-FINAL PLAT.DWG  
DATE: 7/23/2025 1:56 PM  
PLOTTER: HP DesignJet 5000PS  
PLOT BY: JGA, EROHIL



DATE

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

07/23/26

06/19/26

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH PLAT 1  
FINAL PLAT

2/2

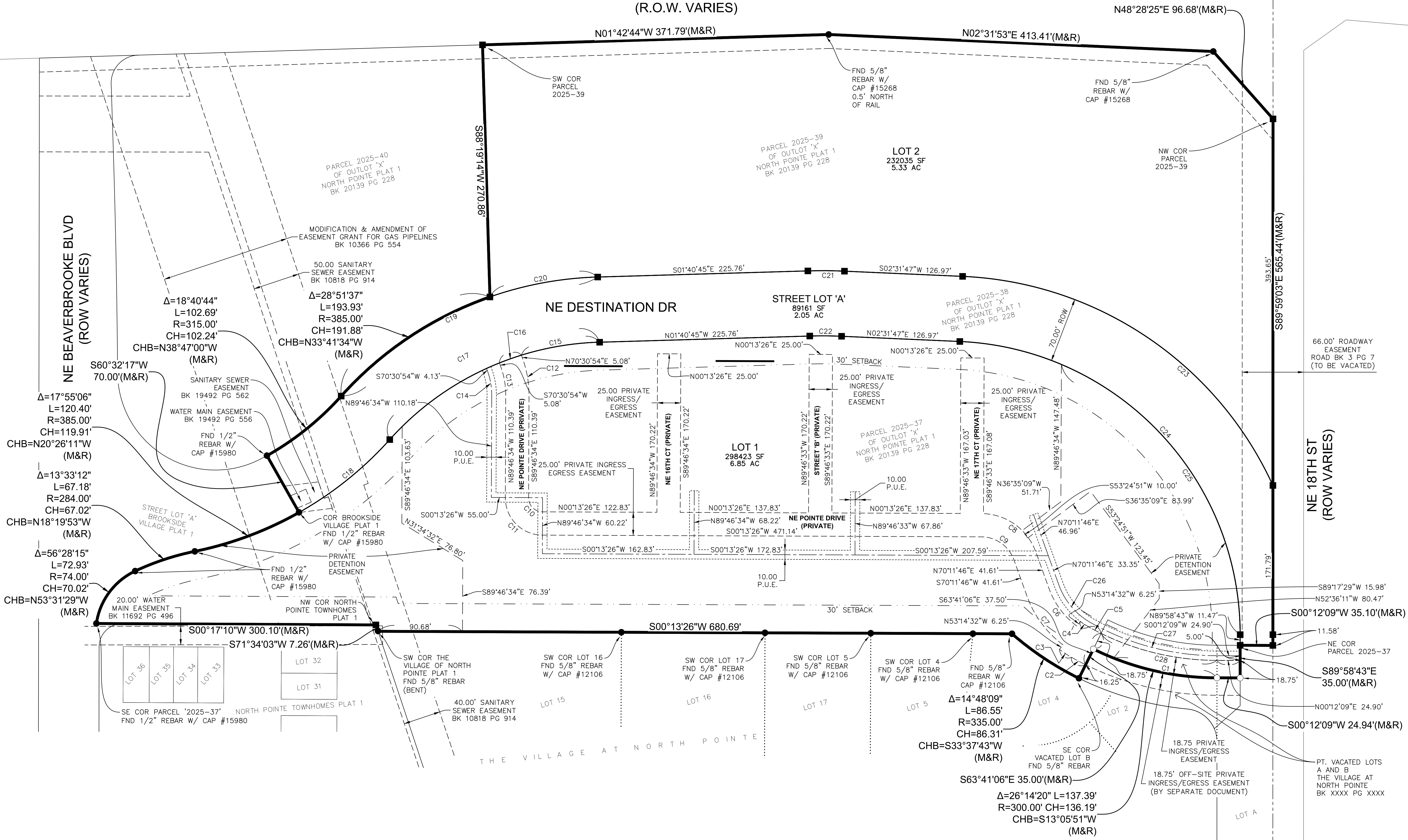
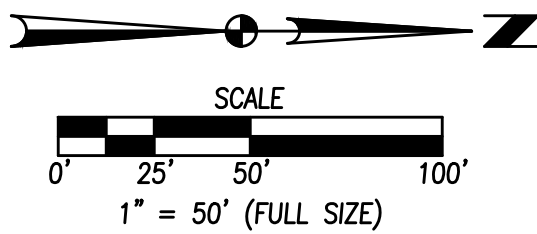
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BROOKSIDE VILLAGE NORTH PLAT 1

FINAL PLAT

HIGHWAY 141  
(R.O.W. VARIES)



DATE

07/23/26

06/19/26

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH PLAT 1  
FINAL PLAT

2/2

2502.077

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DATE: 7/23/2026 1:56 PM  
PLOTTER: HP DesignJet T1300  
PLOT BY: JCA, E&A

# Planning & Zoning Staff Report

## DATE

September 1, 2026

## PROJECT NAME

Sienna Hills PUD Amendment

## APPLICANT

Solid Ground, LLC

## REQUESTED ACTION

Request to amend single-family side yard setbacks in the existing PUD

## LOCATION

Generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road

## ZONING

R-4 (Sienna Hills PUD)

## PLANNER

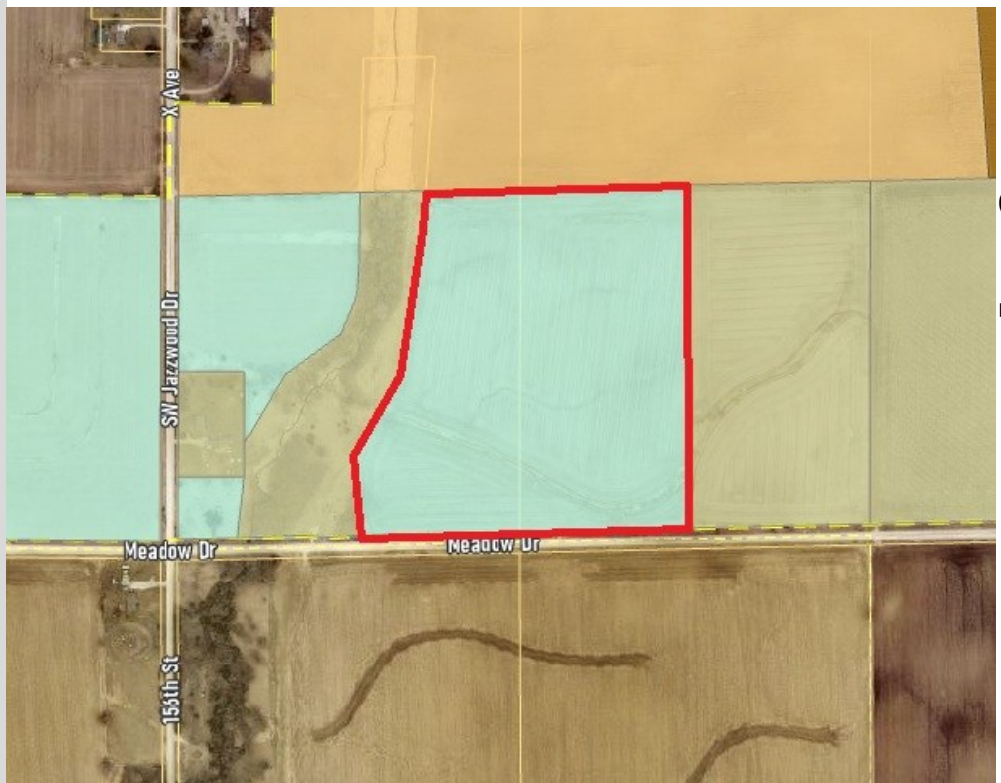
Evann Coffey

ecoffey@grimesiowa.gov

515-986-4050



Location Map



Zoning Map

# Relation to Comprehensive & Area Plans

## LAND USES & ZONING

| Location     | Existing Land Use | Land Use Plan Designation                  | Current Zoning  |
|--------------|-------------------|--------------------------------------------|-----------------|
| Subject Site | Vacant            | Low-Density Residential/Parks & Recreation | R-4             |
| North        | Vacant            | Low-Density Residential                    | R-2 60          |
| South        | Vacant            | Mixed Residential (Urbandale)              | A-1 (Urbandale) |
| East         | Vacant            | Low-Density Residential                    | A-1             |
| West         | Vacant            | Greenway/Low-Density Residential           | A-1/R-4         |

## PARKS

The development will provide a trail connection to the future proposed trail in the greenway, as previously approved with the Sienna Hills Rezone.

There are no changes to the parkland, future land use, or boundaries of the PUD. The requested amendment does not conflict with the future land use plan.

## Future Land Use Map



## Site Layout

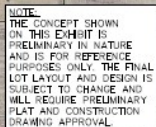
The only proposed change with this amendment is to adjust the side yard setbacks. The amendment was requested by the developer to ensure Sienna Hills is competitive with other developments in Grimes that have similar lots sizes with 5' side yard setbacks.

Access will be provided from SW 19th Street. The access spacing is consistent with the Grimes Street Design Guide. Future road connections will be provided to the north and east.

A 5' sidewalk will be provided along the north side of SW 19th Street and on both sides of the internal public streets. A 10' trail connection will be provided from the development to the future 10' trail along the greenway to the west.

All detention within the development will be private.

A 30' landscape buffer with 4' berm will be required along SW 19th Street. The buffer shall provide 1 overstory, 3 understory, and 1 evergreen tree every 50 linear feet.



Minimum Lot Size – 60' wide, 7,500 sf  
Minimum Dwelling Size – 1,400 single-story, 1,600 more than one-story  
Garage – Minimum 2-car  
Setbacks –  
    Front – 30'  
    Secondary Front – 30'  
    Side – 7' for lots 70' wide or larger  
    Side – 5' for lots less than 70' wide  
    Rear – 25'  
Height – 3 stories, 35' feet  
Building Materials – Vinyl siding or James Hardi siding, 20% masonry on the front façade, designs without masonry can be approved if other design elements and decorative features are provided  
Landscaping – 2 trees per lot  
Open Space – Minimum 40%

# Conclusion

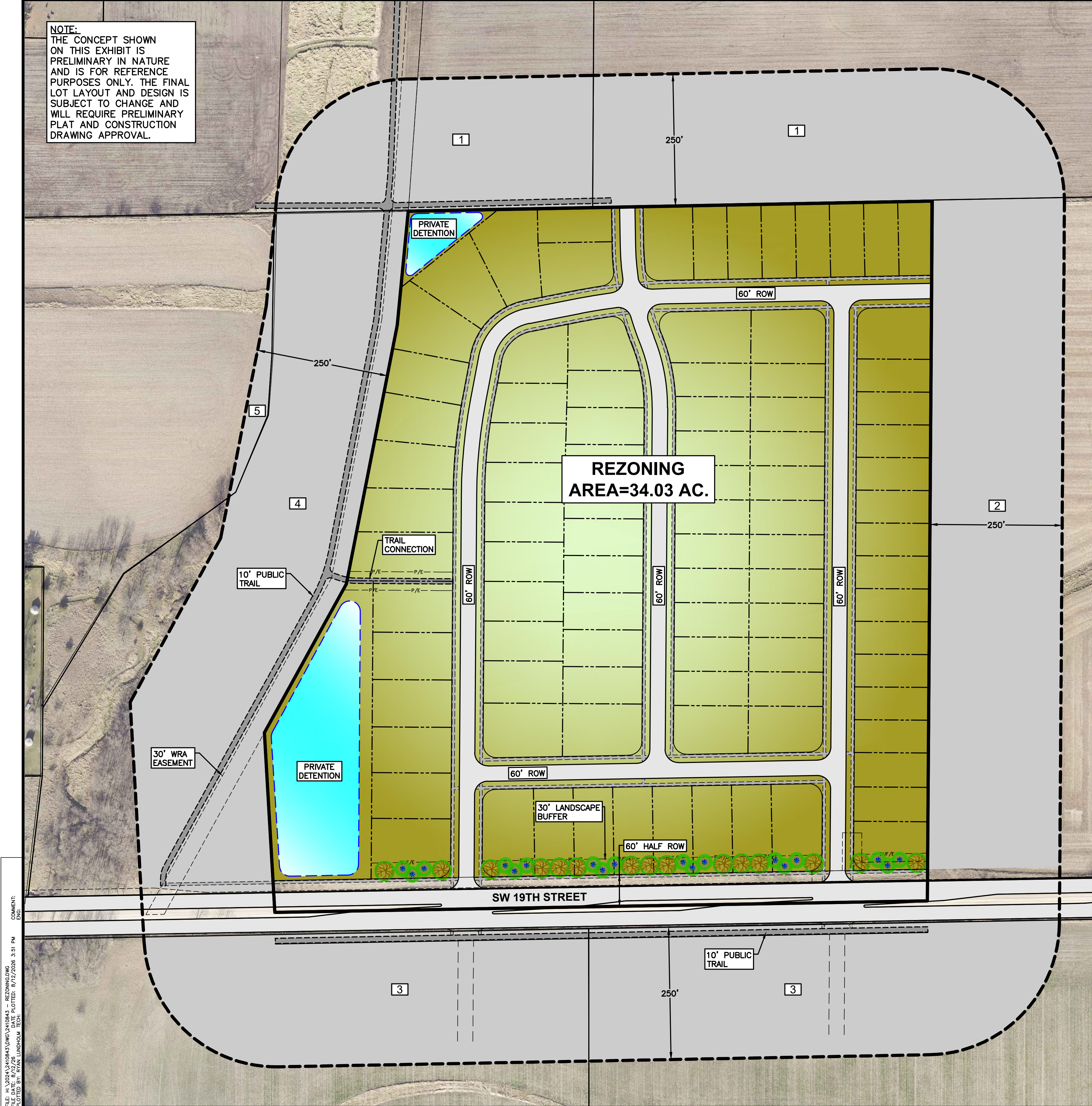
## STAFF RECOMMENDATION

Staff recommend approval of the Sienna Hills PUD Amendment.

### Conclusion

The applicant is requesting to amend the single-family side yard setbacks in the Sienna Hills PUD.

The proposed amendment is consistent with the future land use plan and no other changes are proposed.

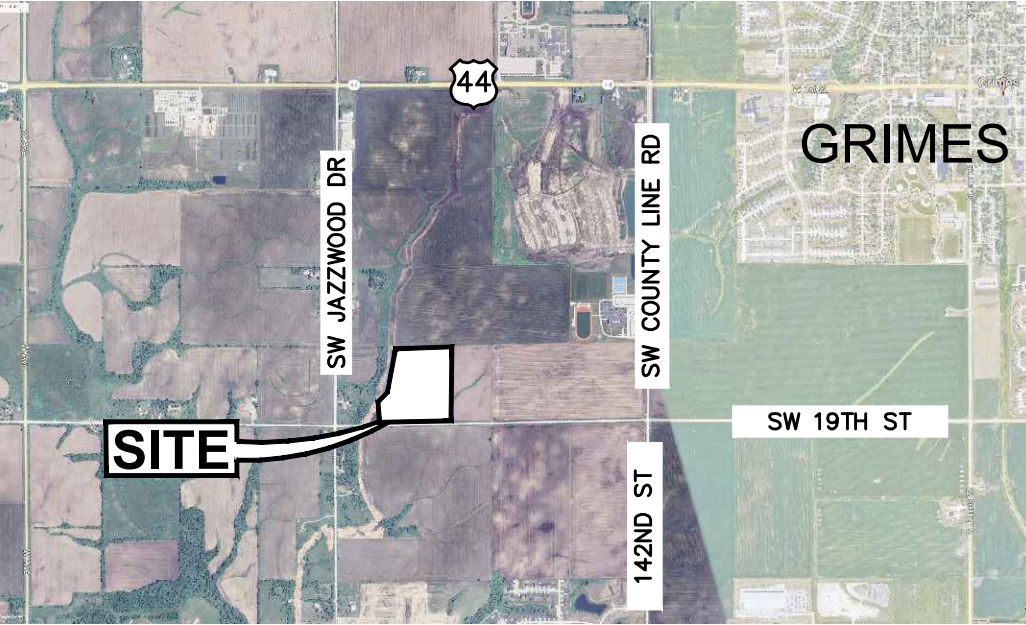


LEGEND / LOT SUMMARY:

R-4 (PUD)

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT:

SOLID GROUND LLC  
CONTACT: ERIC GRUBB  
1040 SE FRONTIER AVE STE 160  
WAUKEE IA 50263  
PH: (515) 975-7441  
EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE  
CONTACT: JOSH TRYGSTAD  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: (515) 369-4400  
EMAIL: JOSHT@CDA-ENG.COM

ZONING:

EXISTING: R-4 (PUD)  
(34.03 AC)

ADJACENT OWNERSHIP

|                                                                                            | AREA (AC.) | AREA (%) | CONSENTING |
|--------------------------------------------------------------------------------------------|------------|----------|------------|
| 1. HOPE K FARMS LLC<br>4500 WESTOWN PKWY STE 277<br>WEST DES MOINES IA 50266               | 7.92       | 51.26%   | 51.26%     |
| 2. CATHOLIC FOUNDATION OF SW IOWA<br>601 GRAND AVE<br>DES MOINES IA 50309                  | 7.25       | 46.93%   |            |
| 3. WITMER, JERRY L<br>5940 156TH ST<br>GRIMES IA 50111                                     | 9.32       | 0% *     |            |
| 4. CITY OF GRIMES<br>101 NE HARVEY ST<br>GRIMES IA 50111                                   | 7.38       | 0% *     |            |
| 5. F18 HOLDINGS, LLC<br>FRAMPTON, JUSTIN<br>3405 SE CROSSROADS DR STE C<br>GRIMES IA 50111 | 0.28       | 0.02%    | 0.02%      |
| TOTAL                                                                                      | 15.45      | 100%     | 51.28%     |

\* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

BULK REGULATIONS

R-4 (PUD)

MINIMUM LOT AREA = 7,500 SF  
MINIMUM LOT WIDTH = 60 FT

SETBACKS:  
FRONT YARD = 30'  
REAR YARD = 25'  
SIDE YARD = 7' (LOTS 70' WIDE OR LARGER)  
5' (LOTS LESS THAN 70' WIDE)

MAX BUILDING HT = 35 FT

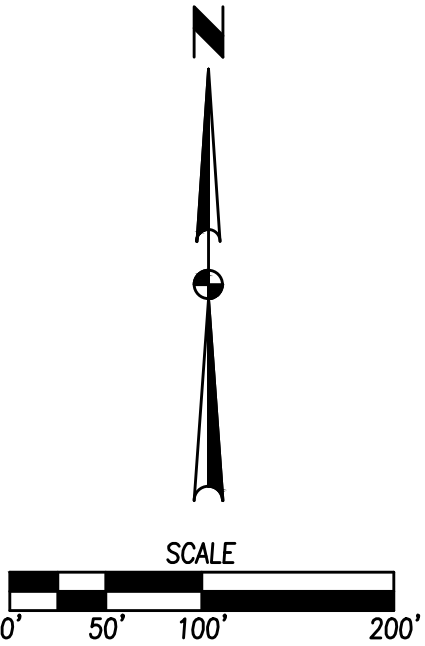
MAXIMUM DENSITY = 6.0 UNITS / ACRE

REZONING DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5<sup>TH</sup> P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL "20-105" OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5<sup>TH</sup> P.M., DALLAS COUNTY, IOWA; AND EXCEPT PARCEL "22-171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5<sup>TH</sup> P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SW1/4 EXCEPT PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5<sup>TH</sup> P.M., DALLAS COUNTY, IOWA.



FILE: H:\2024\2410843\2410843 - REZONING.DWG  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE PLOTTED: 8/12/2026 3:51 PM  
PLOT: 1 OF 1

DATE

08/12/2026

REVISED

12/09/2025

REVISED

09/10/2025

SECOND SUBMITTAL

08/08/2025

FIRST SUBMITTAL

08/08/2025

REVISIONS

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400

TECH:

ENGINEER:

SIENNA HILLS  
REZONING MAP

1/1

2410.843

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

**DATE**

September 1, 2026

**PROJECT NAME**

Fox Glen Preliminary Plat

**APPLICANT**

F18 Holdings LLC

**REQUESTED ACTION**

Request to approve a preliminary plat for the proposed subdivision of the property into 9 single-family lots, two outlots for private detention, and one street lot for a public street.

**LOCATION**

Generally located north of SW 19th Street and east of SW Jazzwood Drive

**ZONING**

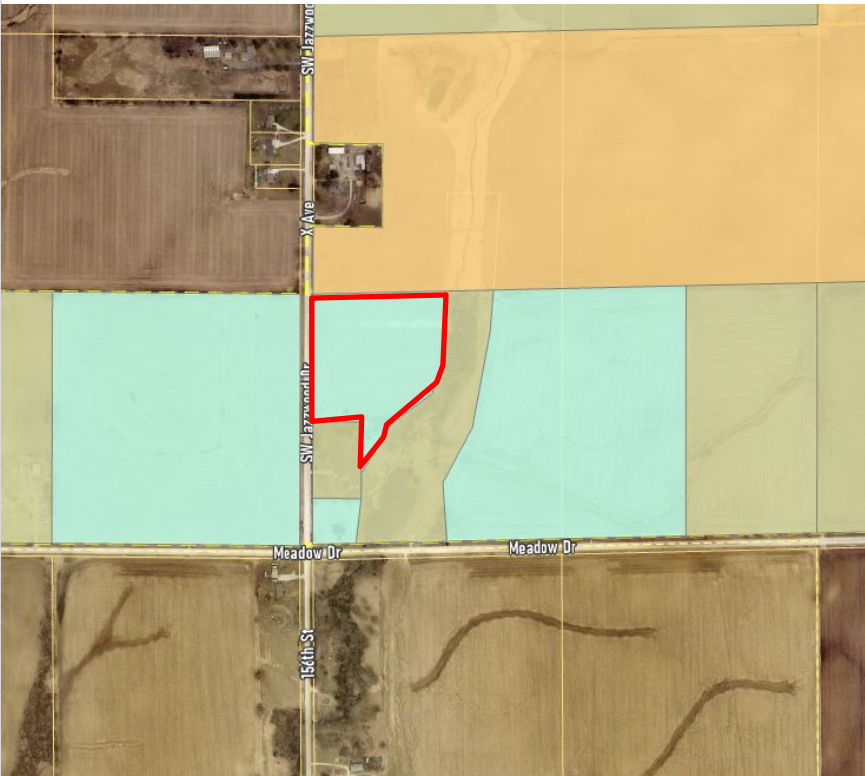
R-4 (Fox Glen & Prairie Heights PUD)

**PLANNER**

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



Location Map



Zoning Map

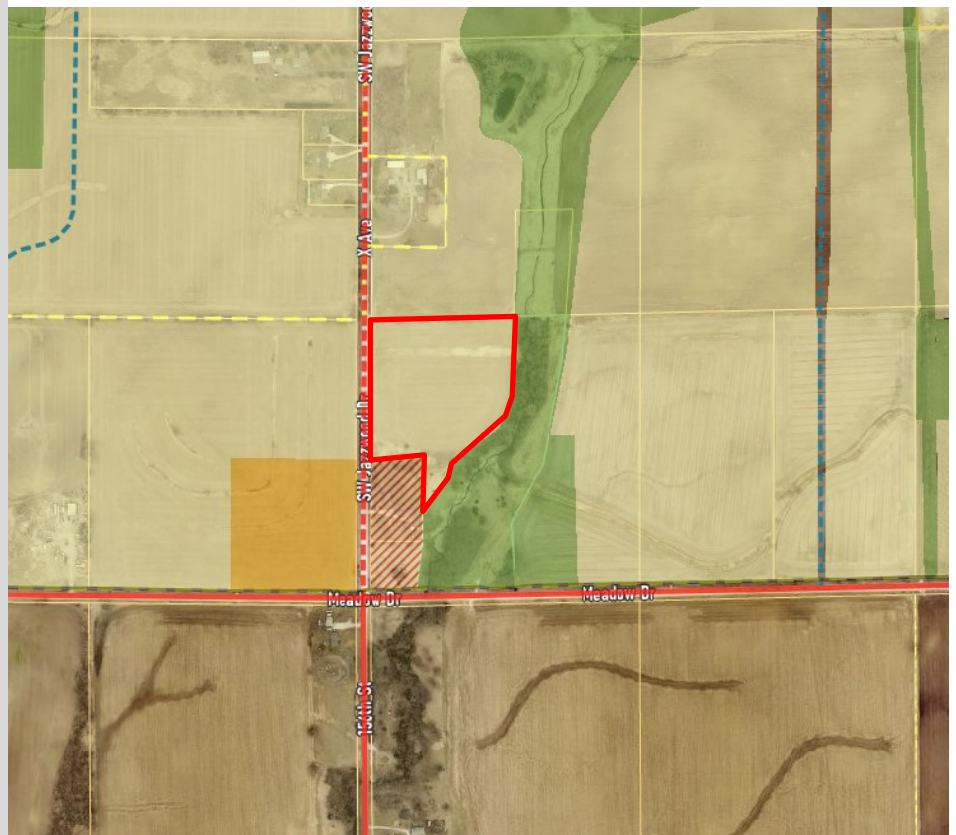
# Relation to Comprehensive & Neighborhood Plans

## LAND USES & ZONING

| Location     | Existing Land Use           | Land Use Plan Designation                  | Current Zoning                       |
|--------------|-----------------------------|--------------------------------------------|--------------------------------------|
| Subject Site | Undeveloped/<br>Agriculture | Low-Density Residential                    | R-4 (Fox Glen & Prairie Heights PUD) |
| North        | Agriculture                 | Low-Density Residential                    | R-2 60                               |
| South        | Agriculture/Greenway        | Neighborhood Commercial/Parks & Recreation | A-1                                  |
| East         | Greenway                    | Parks & Recreation                         | A-1                                  |
| West         | Agriculture                 | Low Density Residential                    | R-4 (Fox Glen & Prairie Heights PUD) |

## PARKS

Parkland dedication is not required with the development. When the City obtained the greenway to the east from the previous property owner, it was negotiated that the greenway would satisfy the parkland requirements for the Fox Glen property.



Future Land Use Map

The preliminary plat is consistent with the future land use plan and the Fox Glen & Prairie Heights Zoning Change and Development Agreement.

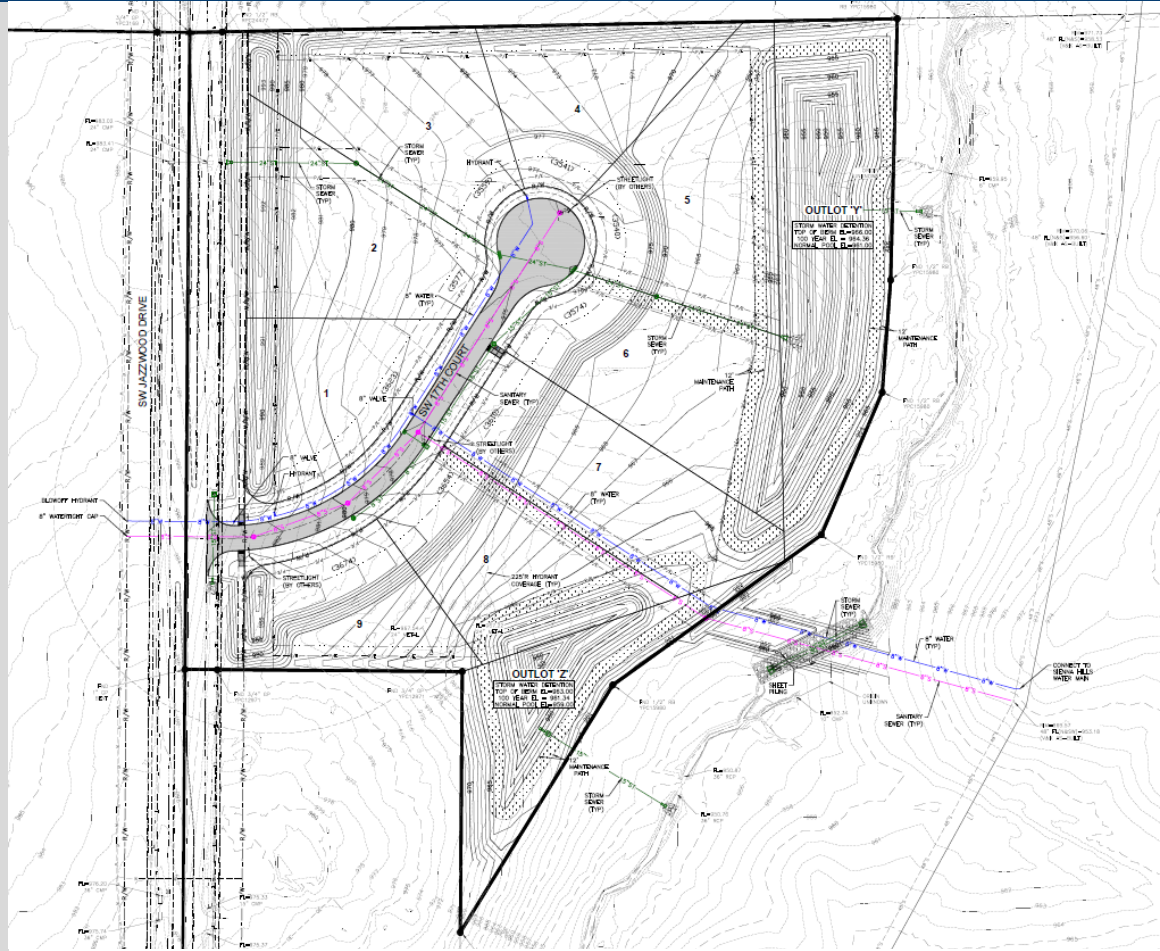
# Relation to City Projects & Studies & Legal

## RELATION TO CITY PROJECTS & STUDIES

SW Jazzwood Drive was overlayed with asphalt this year.

The WRA Sanitary Sewer project provides sanitary service for the development.

Water main along SW 19th Street will be extended by the City this year from County Line Road to the Sienna Hills development. Once complete, water can be extended through the Sienna Hills development by the developer to Fox Glen.



## Legal

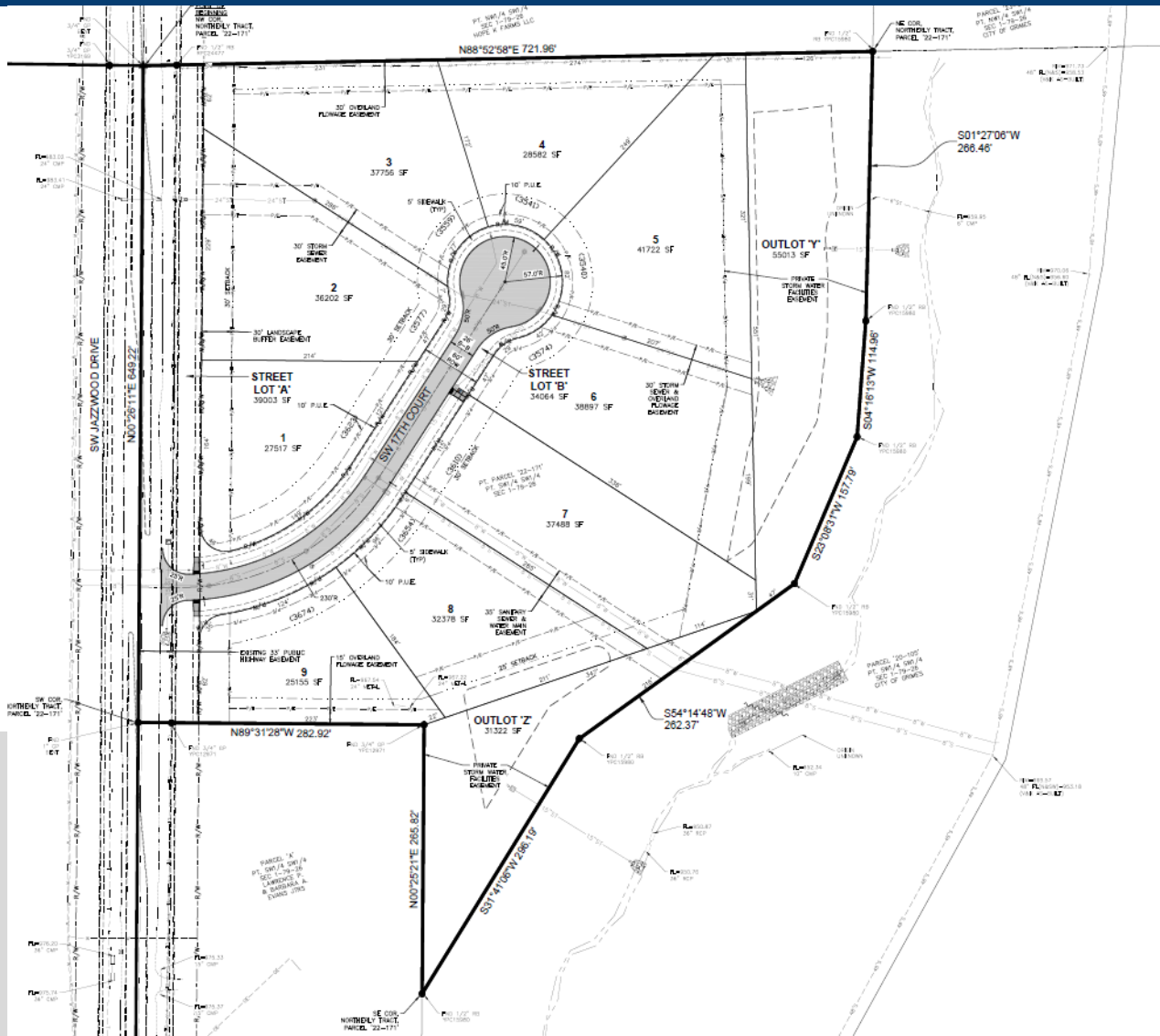
The development will be subject to the Fox Glen & Prairie Heights Zoning Change and Development Agreement which establishes the zoning and public improvement requirements.

Roadway fees for the SW Jazzwood Drive overlay will be required to be paid with the final plat.

Right-of-way along SW Jazzwood Drive will be required to provide 60' from the centerline of the road and dedicated with the final plat.

A sidewalk agreement will be required to allow the construction of the 5' sidewalk along SW Jazzwood Drive to be constructed in the future in coordination with improvements to SW Jazzwood Drive.

# Plat Layout & Utilities



## ACCESS

The development will be accessed from SW Jazzwood Drive via the new proposed public street with a cul de sac.

## PLAT LAYOUT

The plat will consist of 9 single-family lots ranging in size from 0.5 to 1 acre. Two outlots are proposed on the south and east sides of the development for private detention facilities.

## SANITARY

Sanitary sewer will be extended from the WRA sewer from the east along the greenway.

## WATER

Water main will be extended from the Sienna Hills development to the east.

## STORM WATER

Two private basins will be provided.

# Conclusion

## STAFF RECOMMENDATION

Staff recommend approval of the Fox Glen Preliminary Plat subject to remaining staff comments.

### Conclusion

The preliminary plat proposes subdivision of 9 single-family lots, two outlots for private detention, and one street lot for a public street.

The plat is consistent with the future land use plan and the Fox Glen & Prairie Heights Zonign Change and Development Agreement.

Sanitary sewer is available to the site. Water will be extended via a City project along SW 19th Street to Sienna Hills. The developer of Sienna Hills will extend water to Fox Glen.

The City completed an asphalt overlay project along SW Jazzwood Drive this year to provide paved streets abutting the development.

A landscape berm and buffer will be provided along SW Jazzwood Drive.



~~July 28, 2026~~  
August 28, 2026

**Civil Design Advantage**

Attn: Josh Trygstad  
4121 NW Urbandale Drive  
Urbandale, IA 50322

**RE: Fox Glen Preliminary Plat**

Dear Josh:

The Development Services Department is in receipt of a proposed Preliminary Plat for Fox Glen. Based on the review of the provided materials, staff have the following comments:

**General Comments:**

1. Provide signed preliminary plat application.
2. Provide \$2000 preliminary plat review fee.
3. The SW Jazzwood road fee will be due with the final plat (\$150/linear foot of frontage).

**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.**

**PRELIMINARY PLAT SUBMITTAL SCHEDULE:**

**SUBMITTAL DATE:** September 4, 2026  
**(1 PDF of Preliminary Plat)**

**PLANNING & ZONING:** September 1, 2026, at 5:30 PM in the Grimes Council Chambers

**COUNCIL MEETING:** September 22, 2026 at 5:30 PM in the Grimes Council Chambers

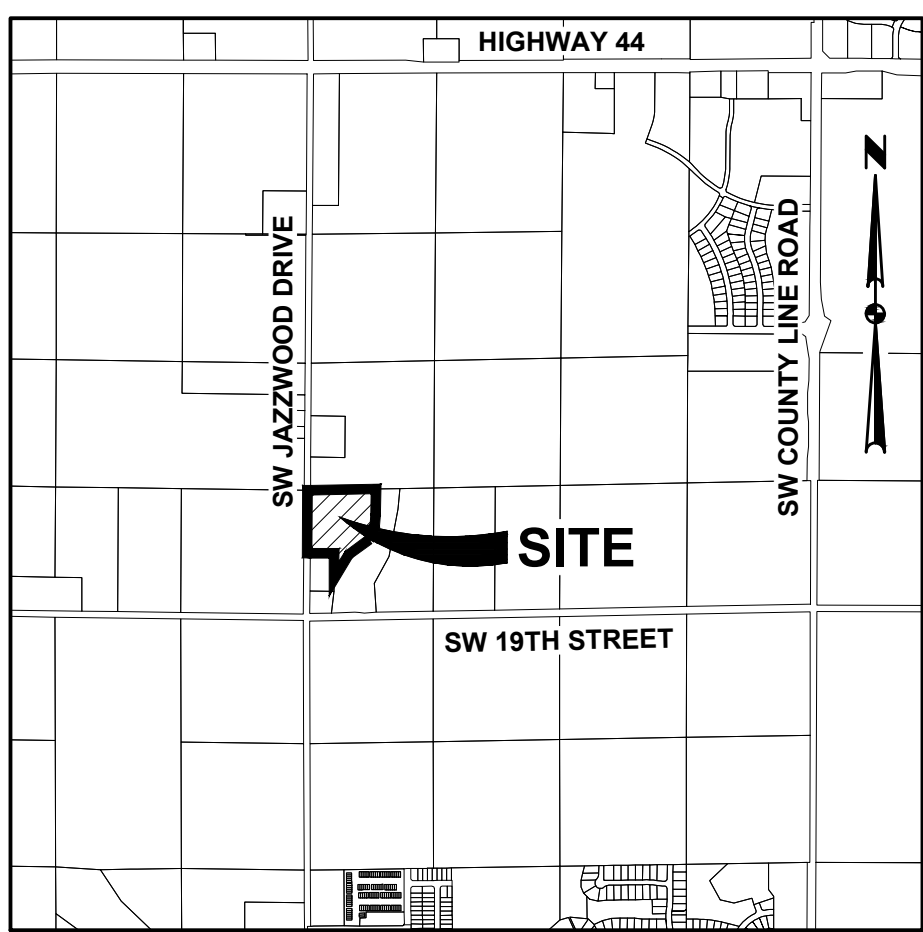
Please feel free to contact me at [ecoffey@grimesiowa.gov](mailto:ecoffey@grimesiowa.gov) or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey  
Senior Planner

PRELIMINARY PLAT FOR:  
**FOX GLEN**  
GRIMES, IOWA

VICINITY MAP (1" = 2000')



GRIMES, IOWA

OWNER / DEVELOPER

F18 HOLDINGS, LLC  
CONTACT: JUSTIN FRAMPTON  
1220 NE STATION CROSSING DR STE 112  
GRIMES, IA 50111  
PH: (515) 559-4443

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
CONTACT: JOSH TRYGSTAD  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH. (515) 369-4400  
EMAIL: JOSHT@CDA-ENG.COM

SUBMITTAL DATES

FIRST SUBMITTAL: 07/13/2026  
SECOND SUBMITTAL: 08/21/2026

PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL '22-171' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 1056 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHERLY TRACT OF SAID PARCEL '22-171'; THENCE NORTH 88°52'58" EAST ALONG THE NORTHERLY LINE OF SAID NORTHERLY TRACT, 721.96 FEET TO THE NORTHEAST CORNER OF SAID NORTHERLY TRACT; THENCE SOUTH 01°27'06" WEST ALONG THE EASTERLY LINE OF SAID NORTHERLY TRACT, 266.46 FEET; THENCE SOUTH 04°16'13" WEST CONTINUING ALONG SAID EASTERLY LINE, 114.96 FEET; THENCE SOUTH 23°08'31" WEST CONTINUING ALONG SAID EASTERLY LINE, 157.79 FEET; THENCE SOUTH 54°14'48" WEST CONTINUING ALONG SAID EASTERLY LINE, 262.37 FEET; THENCE SOUTH 31°41'06" WEST CONTINUING ALONG SAID EASTERLY LINE, 296.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTHERLY TRACT; THENCE NORTH 00°25'21" EAST ALONG THE SOUTHERLY LINE OF SAID NORTHERLY TRACT, 265.82 FEET; THENCE NORTH 89°31'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 282.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHERLY TRACT; THENCE NORTH 00°26'11" EAST ALONG THE WESTERLY LINE OF SAID NORTHERLY TRACT, 649.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.68 ACRES (465,100 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING & BULK REGULATIONS

PUD (R-2.70)  
MINIMUM LOT AREA = 8,500 SF  
MINIMUM LOT WIDTH = 70'

SETBACKS:  
FRONT YARD = 30'  
SECONDARY FRONT YARD = 30'  
REAR YARD = 25'  
SIDE YARD = 7'

MAX BUILDING HEIGHT = 3 STORIES ABOVE GRADE (35')

MAXIMUM DENSITY = 5.0 UNITS/ACRE

SHEET INDEX

1 COVER SHEET  
2 DIMENSION PLAN  
3 GRADING AND UTILITY PLAN

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

STORM SEWER WITH SIZE

SECTION CORNER

1/2" REBAR, RED CAP #18660

(UNLESS OTHERWISE NOTED)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

EXISTING

GROUND SURFACE CONTOUR

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

FOUND

SECTION CORNER

1/2" REBAR, RED CAP #18660

(UNLESS OTHERWISE NOTED)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

SET

SECTION CORNER

1/2" REBAR, RED CAP #18660

(UNLESS OTHERWISE NOTED)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

NOTES

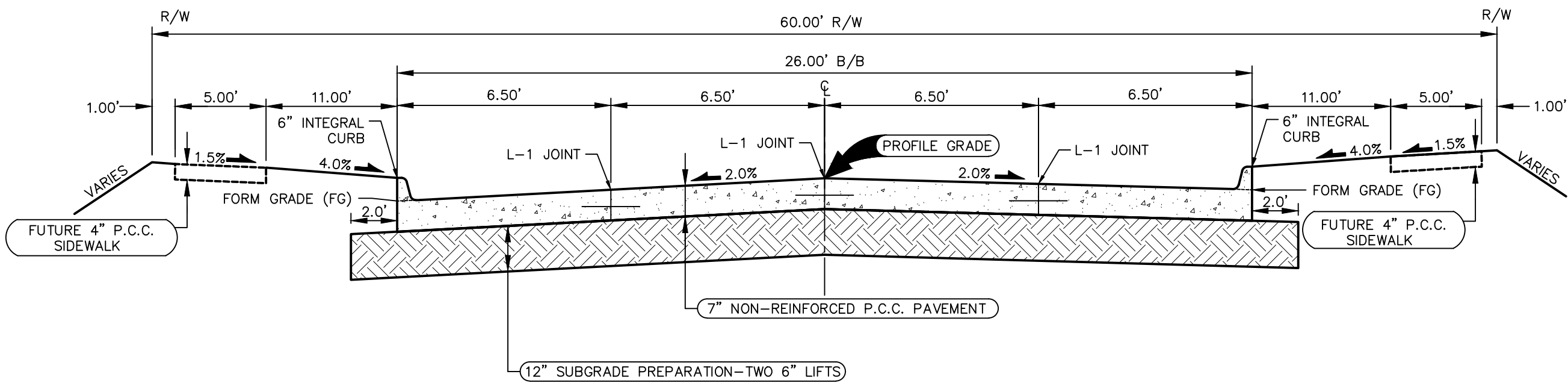
1. OUTLOTS 'Y' & 'Z' TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION & SHALL BE USED FOR STORM WATER DETENTION.
2. STREET LOTS TO BE DEDICATED TO THE CITY GRIMES AND SHALL BE USED AS PUBLIC STREET RIGHT-OF-WAY.
3. ALL EASEMENTS ARE PUBLIC UNLESS NOTED OTHERWISE.

BUFFER REQUIREMENTS

1. BUFFERING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
2. BERMING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
3. NO FENCES WILL BE PERMITTED IN THE LANDSCAPE BUFFER EASEMENT.

BENCHMARK

SET BENCHMARK ON CORNER POST (EAST OF 156TH ST. & 250TH ST. INTERSECTION, NORTH SIDE OF 250TH ST., & WEST OF FIELD ENTRANCE):  
N=609616.16, E=1548452.87, EL=992.20



- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS
  2. TYPICAL C JOINT SPACING IS 15'
  3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

**26' B/B P.C.C. ROADWAY WITH 60' R.O.W.**  
NOT TO SCALE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA A. TRYGSTAD, P.E.  
LICENSE NUMBER 19228  
DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 - 3

**FOX GLEN**  
**COVER SHEET**

**1**  
**3**  
2502.080

DATE: 08/21/2026  
07/13/2026  
REVISIONS: 08/21/2026  
SECOND SUBMITTAL  
FIRST SUBMITTAL

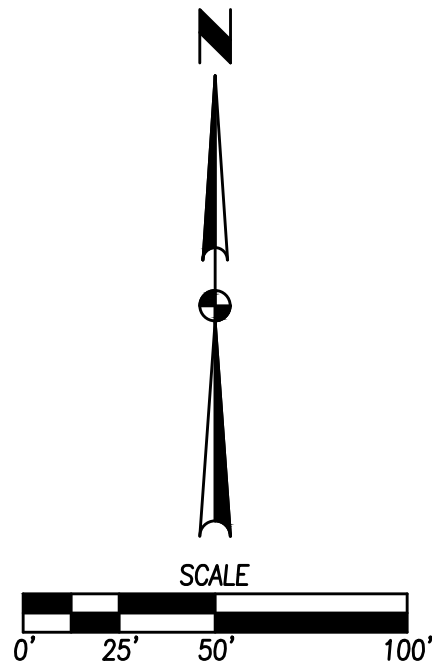
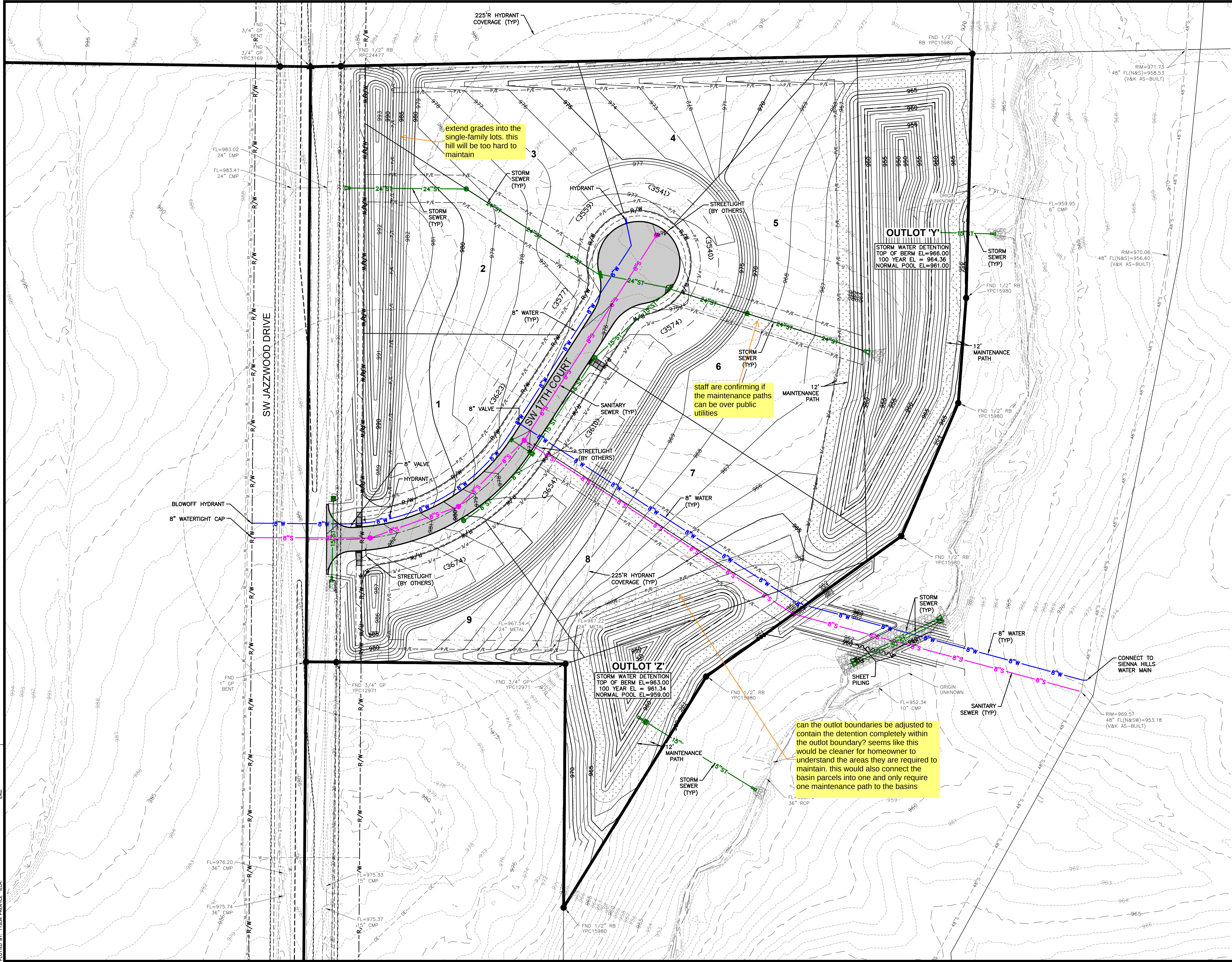
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: ENGINEER: GRIMES, IOWA

**FOX GLEN**  
**COVER SHEET**

1  
3  
2502.080





**FOX GLEN**  
**GRADING AND UTILITY PLAN**

GRIMES, IOWA



ENGINEER:

TECH:

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

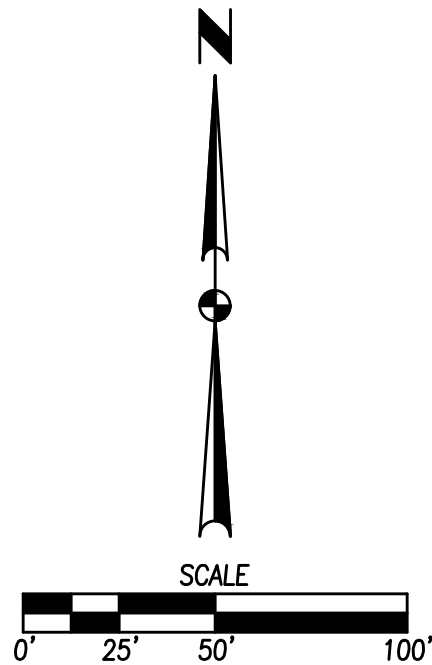
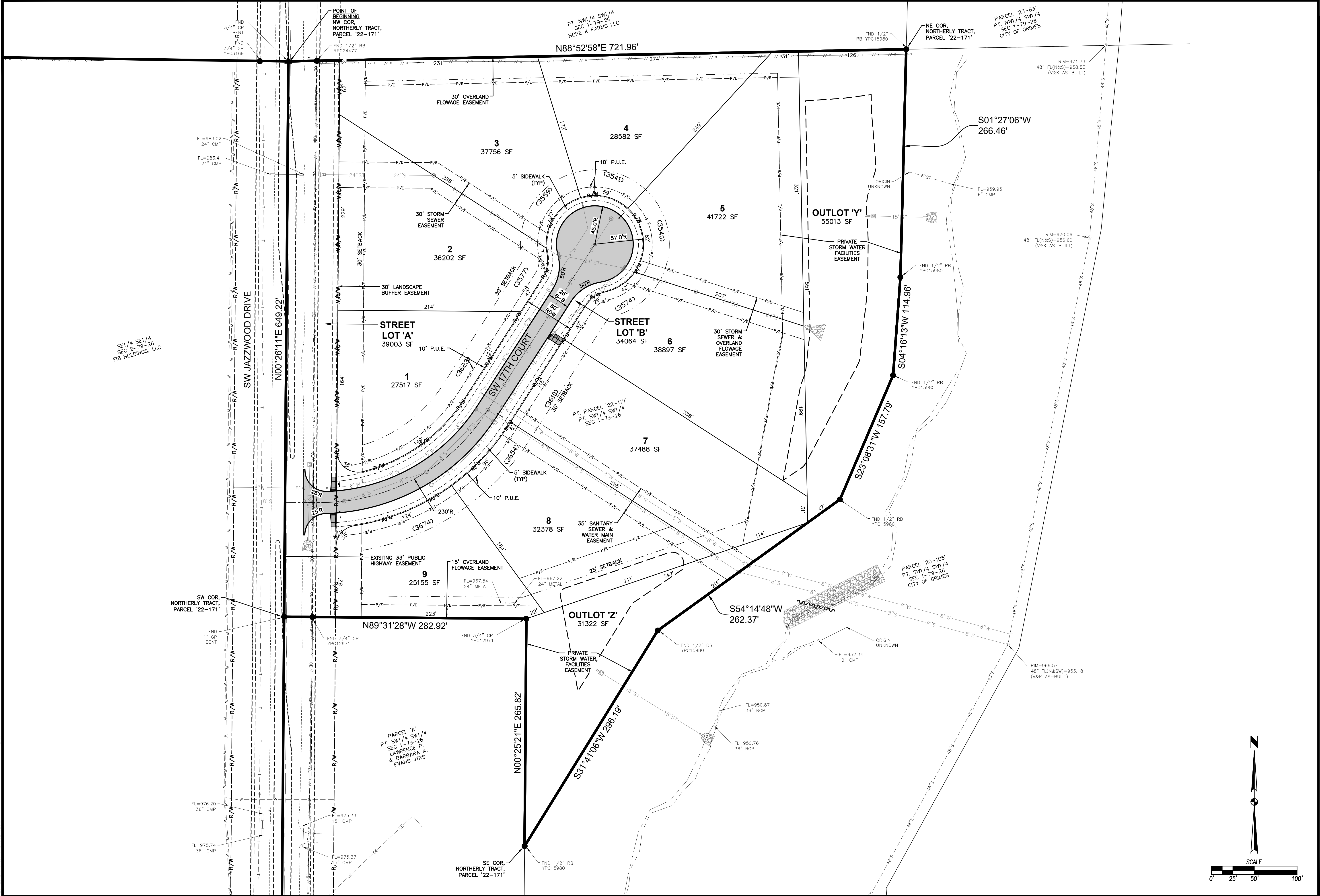
REVISIONS

DATE

SECOND SUBMITTAL  
FIRST SUBMITTAL

08/21/2026  
07/13/2026





2

3

2502.080

FOX GLEN

DIMENSION PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

REVISIONS

DATE

08/21/2026

07/13/2026

SECOND SUBMITTAL

FIRST SUBMITTAL



**DATE**

September 1, 2026

**PROJECT NAME**

Cypress Pointe Estates Final  
Plat – Plat in Unincorporated  
Dallas County Within Two  
Miles of the City

**APPLICANT**

Justin J. Frampton & Danielle  
M. Frampton Trust

**REQUESTED ACTION**

Approval of a final plat within 2  
-miles of the Grimes city limits

**LOCATION**

Generally located north of  
Highway 44 and west of W  
Avenue/ Alice’s Road

**DALLAS COUNTY ZONING**

RE -1 Suburban Estate District

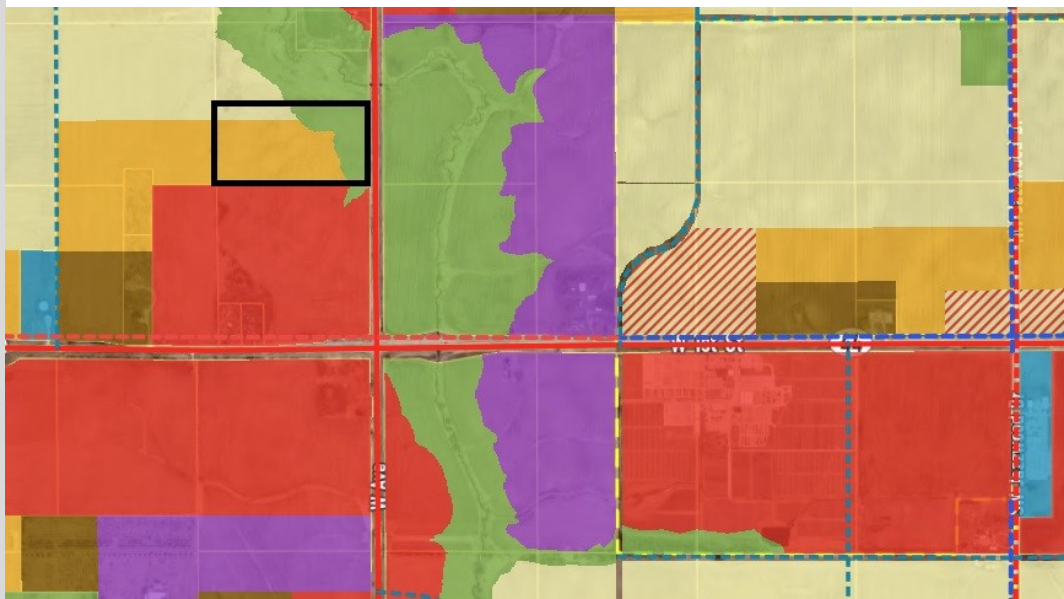
**PLANNER**

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

**Location Map**



**Grimes Future Land Use Map**



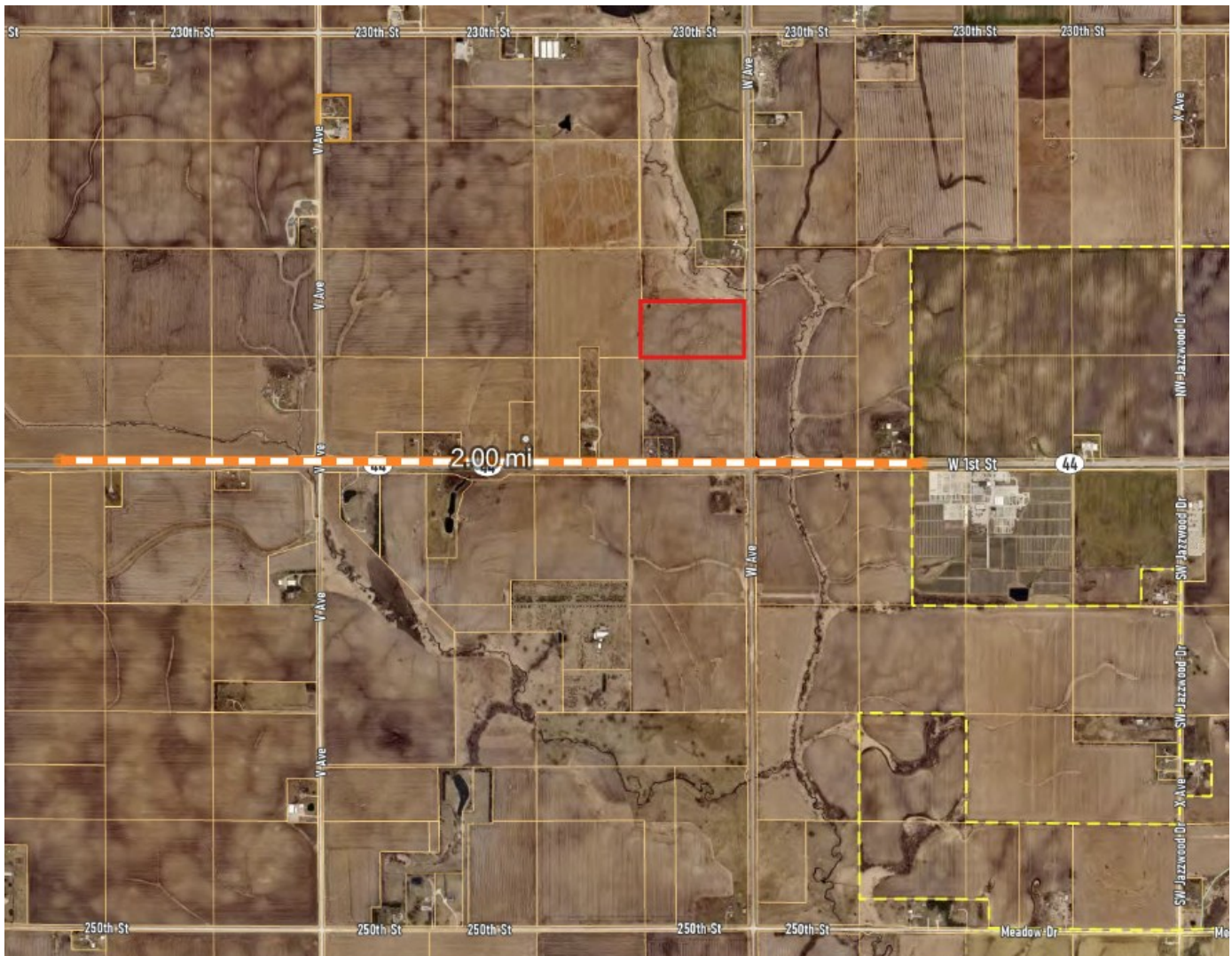
# Background

The proposed Cypress Pointe Estates plat is located within unincorporated Dallas County and outside of Grimes city limits. However, the plat is located within 2-miles of the current Grimes city limits and within Grimes planned future growth area. The State establishes provisions to allow cities to review unincorporated plats within 2-miles of city boundaries to ensure orderly future growth. The City of Grimes has adopted code requirements in Section 13-1-4 related to unincorporated plats within 2-miles of the city limits and in compliance with the State code.

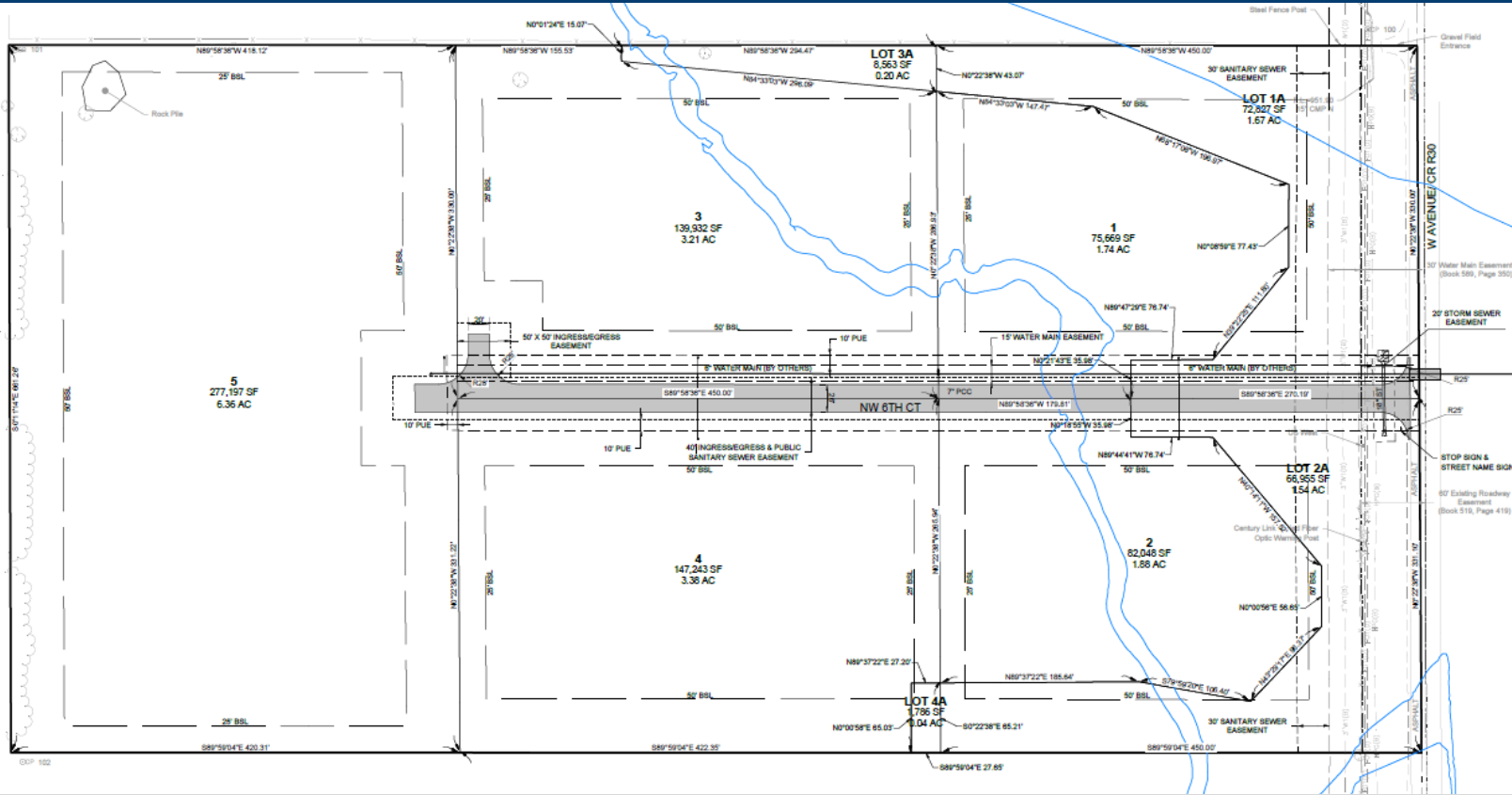
The City has opted to review the plat to ensure the plat will not interfere with the City's comprehensive plan and extension of existing and planned streets given the plat is within Grimes' future growth area.

The plat is required to be presented to the Planning & Zoning Commission to confirm there are no conflicts with the City's comprehensive plan and to make a recommendation to the City Council, who will make the final decision.

Because Dallas County has different subdivision standards than the City of Grimes, the Council has the right to waive Grimes' subdivision standards if equally suitable regulations are placed on the development by the County. The proposed plat will be in compliance with all County requirements.



## Plat Layout



## PLAT LAYOUT

The plat consists of five single-family estate lots ranging in size from 1.74 acres to 6.36 acres. Lots 1-4 will have outlots to separate the floodplain from the developable areas.

## ACCESS

Access will be provided from W Avenue via a private street. The access will be full access. However, has potential to become a RI/RO access depending on future corridor studies of W Avenue/Alice's Road.

## PEDESTRIAN CONNECTIVITY

A future sidewalk or trail would be provided along W Avenue at such time the City improves the road to the final urban cross-section. Internal private sidewalks are not proposed.

## SANITARY AND WATER

Sanitary sewer is not available to the lots, therefore septic systems will be provided on each lot. The development will be served by a 3" Xenia water main. A water main easement will be reserved for the City for the ability to upsize the main in the future to provide hydrant coverage.

# STORMWATER

Stormwater detention is not required by the County and no detention is proposed.

# Conclusion

Staff have reviewed the plat and determined that the proposed plat will not interfere with the future planned street network. At this time, the City would except 600' full access spacing along W Avenue, however a future corridor study would be required to determine the ultimate road design and access spacing. With 600' access spacing in mind, the proposed access location off W Avenue will not interfere with future access spacing between the proposed plat and Highway 44. If 600' spacing will be the standard in the future, the proposed access point for the plat may become RI/RO.

The proposed low-density residential estate lot development does not match the City's medium-density residential future land use designation for the property. However, low-density residential is proposed to the north of the proposed plat. The City expects the Highway 44 and W Avenue intersection to be a large commercial center for the western side of Grimes. As such, the property south of the proposed plat is designated commercial. As the City continues to grow and develop, the future land use plan in this area will become more defined. It is possible medium-density could be provided to the south of the proposed development to provide the more typical land use transition between commercial and single-family. Alternatively, buffering can be provided between the proposed plat and future commercial development to the south to provide compatibility between the uses.

Upon annexation of the plat into Grimes and construction of sanitary sewer in the area, the lots will be required to connect to the Grimes sanitary system. Upon extension of City water along W Avenue, the plat will have the capability to be connected to the City water system and potential to be upsized to allow hydrant coverage for the development.

A sanitary sewer easement, public utility easement, water main easement and temporary construction easement are planned to be reserved with the plat to allow the City to construct future utility improvements. A development agreement will be required to ensure future property owners work with the City to dedicate the necessary right-of-way along W Avenue for future road improvements. The agreement would be binding to the future property owners of the Cypress Pointe Estates property.

## **STAFF RECOMMENDATION**

Staff recommend approval of the Cypress Pointe Estates final plat subject to obtaining the signed development agreement and public easements to be dedicated to the City.

# CYPRESS POINTE ESTATES

## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

## INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020  
EGRIFFIN@SNYDER-ASSOCIATES.COM

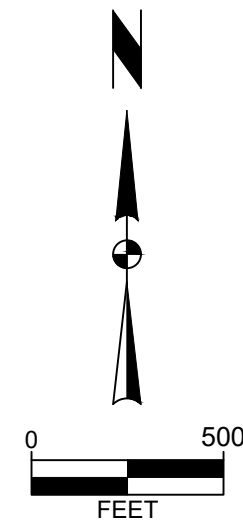
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
S1/2, NE1/4-SE1/4  
SEC. 34-80N-26W

REQUESTED BY:  
FRAMPTON, JUSTIN J TRUST



VICINITY MAP  
DALLAS COUNTY, IOWA



## PROPERTY DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 80 NORTH RANGE 26 WEST OF THE 5TH P.M., NOW LOCATED IN AND FORMING A PART OF DALLAS COUNTY, IOWA CONTAINING 20.02 ACRES (872,220 S.F.) AND BEING SUBJECT TO 0.82 ACRES (35,864 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## DATE OF SURVEY

04-08-2026

PROPERTY OWNER/DEVELOPER

FRAMPTON, JUSTIN J TRUST  
1220 NE STATION CROSSING DR STE 112  
GRIMES IA 50111-8013

## ZONING

RE - 1 SUBURBAN ESTATE DISTRICT

## BULK REGULATIONS

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| MINIMUM LOT AREA:   | 3 ACRES                                                                           |
| MINIMUM LOT WIDTH:  | 150 FT                                                                            |
| FRONT YARD SETBACK: | 50 FT                                                                             |
| SIDE YARD SETBACK:  | TOTAL SIDE YARD 50 FT, MINIMUM ONE SIDE 25 FT.                                    |
| REAR YARD SETBACK:  | 50 FT EXCEPT ACCESSORY NON-AGRICULTURAL BUILDINGS, WHICH MUST HAVE 15 FT SETBACK. |
| MAXIMUM HEIGHT:     | 35 FT                                                                             |

## FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X AND ZONE AE, AS PER THE FLOOD INSURANCE RATE MAP FOR THE DALLAS COUNTY, IOWA UNINCORPORATED AREA, PANEL NUMBER 19049C0230F, EFFECTIVE DATE DECEMBER 07, 2018.

## AREA SUMMARY

GROSS AREA: 20.02 ACRES (872,220 SF)  
ROADWAY EASEMENT: 0.82 ACRES (35,864 SF)  
NET AREA: 19.20 ACRES (836,356 SF)

## UTILITIES

SEWER - PRIVATE SEPTIC SYSTEM  
WATER - XENIA  
ELECTRIC - MIDAMERICAN

## NOTES

1. LOT 1A SHALL BE TIED TO LOT 1 AND CANNOT BE SOLD SEPARATELY.
2. LOT 2A SHALL BE TIED TO LOT 2 AND CANNOT BE SOLD SEPARATELY.
3. LOT 3A SHALL BE TIED TO LOT 3 AND CANNOT BE SOLD SEPARATELY.
4. LOT 4A SHALL BE TIED TO LOT 4 AND CANNOT BE SOLD SEPARATELY.

## LEGEND

## FEATURES

PLSS Section Corner  
Land Survey Monument  
(1/2" Rebar, YPC # 19710  
Unless Otherwise Noted)  
R.O.W. Rail  
Centerline Reference Monument  
(Cut "X", Unless Otherwise Noted)  
Calculated Corner  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Measured Distance  
Yellow Plastic Cap  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

| <u>FOUND</u> | <u>SET</u> |
|--------------|------------|
| ▲<br>●       | △<br>○     |
| ■<br>◆       |            |
| +            | ◇          |
| P            |            |
| M            |            |
| R            |            |
| D            |            |
| C            |            |
| YPC          |            |

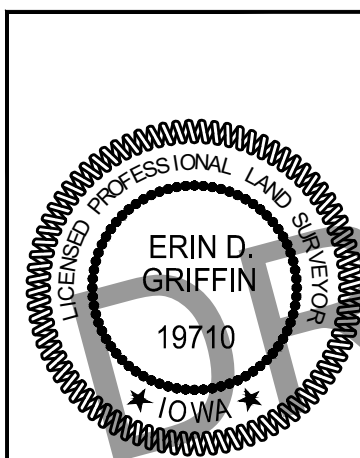
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date  
License Number 19710  
My License Renewal Date is December 31, 2027  
Pages or sheets covered by this seal:  
Sheets 1 and 2, of 2



Project No: 126.0440.01

Sheet 1 of 2

**CYPRESS POINTE ESTATES**

# FINAL PLAT

**SNYDER & ASSOCIATES, INC.**

**DALLAS COUNTY, IA**

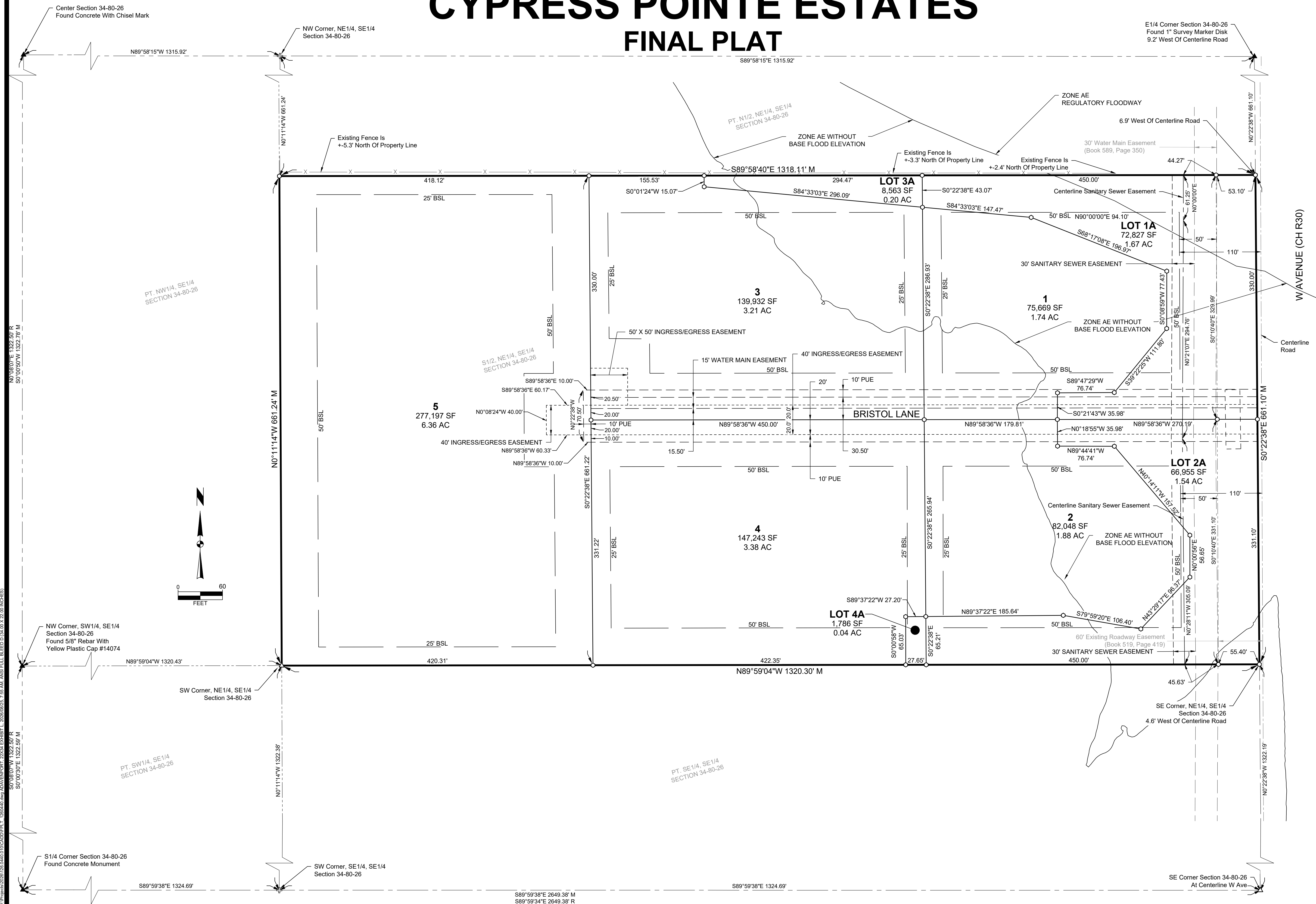
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

Project No: 126.0440.01

Sheet 1 of 2

# CYPRESS POINTE ESTATES

## FINAL PLAT

[illegible]

DALLAS COUNTY, IA

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515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

**SNYDER & ASSOCIATES, INC.**

# CYPRESS POINTE ESTATES

# FINAL PLAT



Project No: 126.0440.01

Sheet 2 of 2