



Planning and Zoning Commission

July 9, 2021

Agenda

Meeting Held Electronically due to COVID-19

5:00 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Planning and Zoning Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

- 1. Internet- Meeting attendance may be obtained by “Join Zoom Meeting”. Simply enter the following internet address and ID:**

Join Zoom Meeting

<https://zoom.us/j/99800442112?pwd=RkVXWlRMMk5aTEUyR09yYm5JaDBMQT09>

Meeting ID: 998 0044 2112

Passcode: 1234

- 2. By Phone: 877 853 5257 US Toll-free.**

Hearing Assistance: If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Courtney Strutt Todd
Council Liaison Andrew Borcharding
3. Approval of the Agenda

B. PUBLIC AGENDA ITEMS

1. Project # 21-1018: Heritage Town Center Phase 2 – Site Plan

C. ADJOURNMENT

Memo

TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, AICP
DATE: July 9, 2021
RE: Heritage Town Center Phase 2



Development Services

The Developer of the Heritage Town Center Phase 2, TAAG Development, has requested an opportunity to present additional information regarding the Town Center Project. Their team has provided materials that address the parking counts for the site, and also plan to provide additional information related to the timing of the project. As such, included in your packet are a few items for consideration.

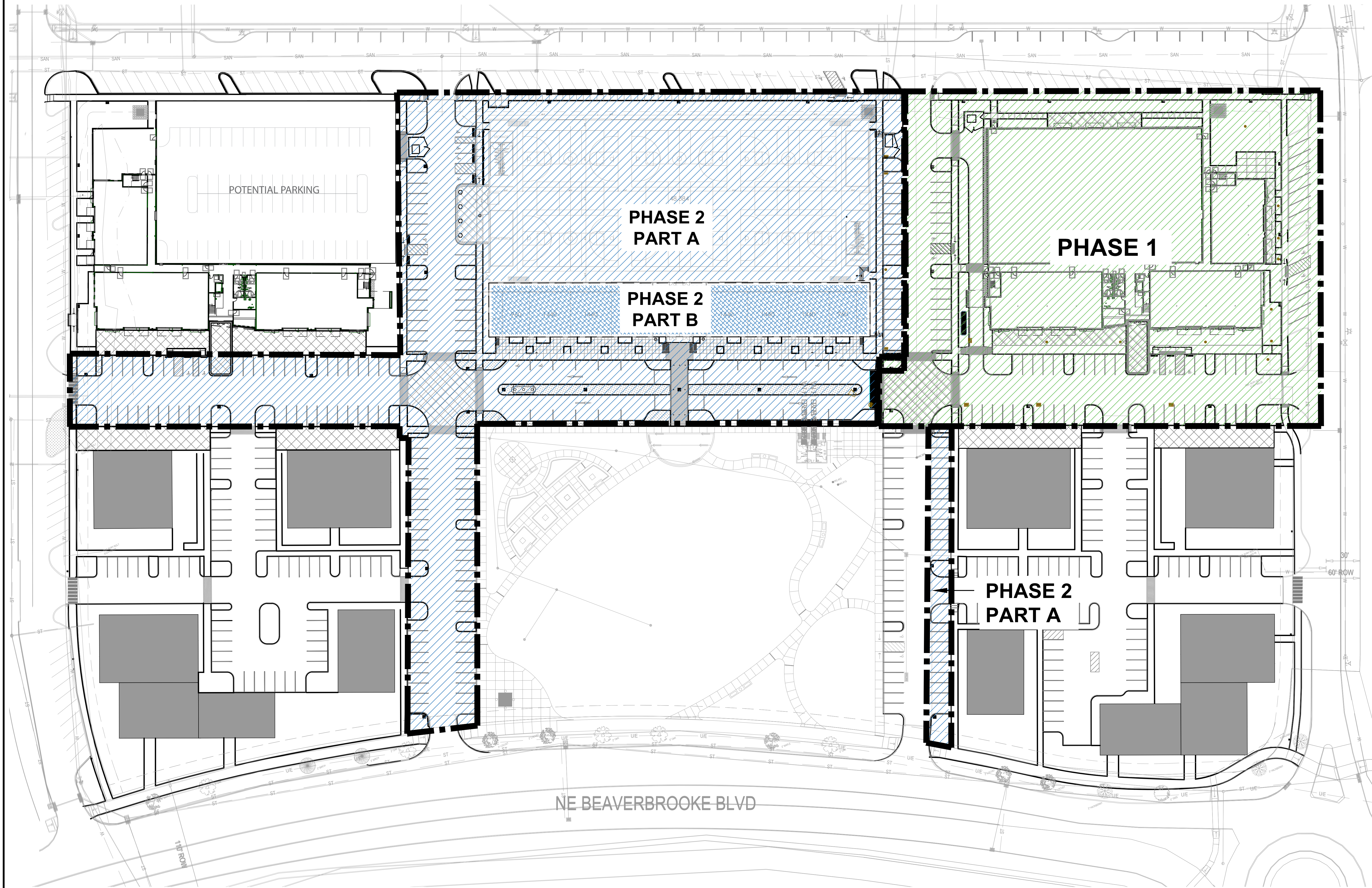
1. Parking Diagrams. This demonstrates the overall parking situation for the Heritage Town Center. The diagrams show walking sheds, calculations and how the site is located to adjacent sites. The development team has also revised the site to include additional surface parking, as well as clarified the total number of parking spaces required.

3. Heritage Town Center Phase 2 Renderings. These renderings have been updated and provided for the perspective of what the completed building will look like. The increased and heavy landscaping is also rendered, and helps to demonstrate how the landscaping will add value to the site. The development team also plans to address the construction schedule, and how this project will be completed.

If you should have any questions prior to the meeting, please contact me at either 515-986-3036 or at apfaltzgraff@grimesiowa.gov

Alex Pfaltzgraff, AICP

Development Services Director



CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES
TAAG DEVELOPMENT, LLC
GRIMES / IA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
FOR:
SITE REVIEW
NOT FOR CONSTRUCTION

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Town Center Parking Calculator							
Category	Stalls Per 1000	Square Footage	Percentage Required				
			Weekday Daytime and Evening		Weekend Daytime and Evening		Nighttime
			6:00 AM to 5:00 PM	5:00 PM to 1:00 AM	6:00 AM to 5:00 PM	5:00 PM to 1:00 AM	1:00 AM to 6:00 AM
Office	3	85640	256.92	25.692	12.846	12.846	12.846
Retail	6	65105	292.9725	292.9725	390.63	351.567	19.5315
Restaurant/Rest	10	0	0	0	0	0	0
Deli	10	0	0	0	0	0	0
Patio	10	0	0	0	0	0	0
Fitness	2.25	28800	19.44	64.8	48.6	64.8	3.24
Event	0	48600	0	0	180	90	0
School	0	0	0	0	0	0	0
Residential	2.66	0	0	0	0	0	0
Storage	0.05		0	0	0	0	0
Total		228145	569.3325	383.4645	632.076	519.213	35.6175

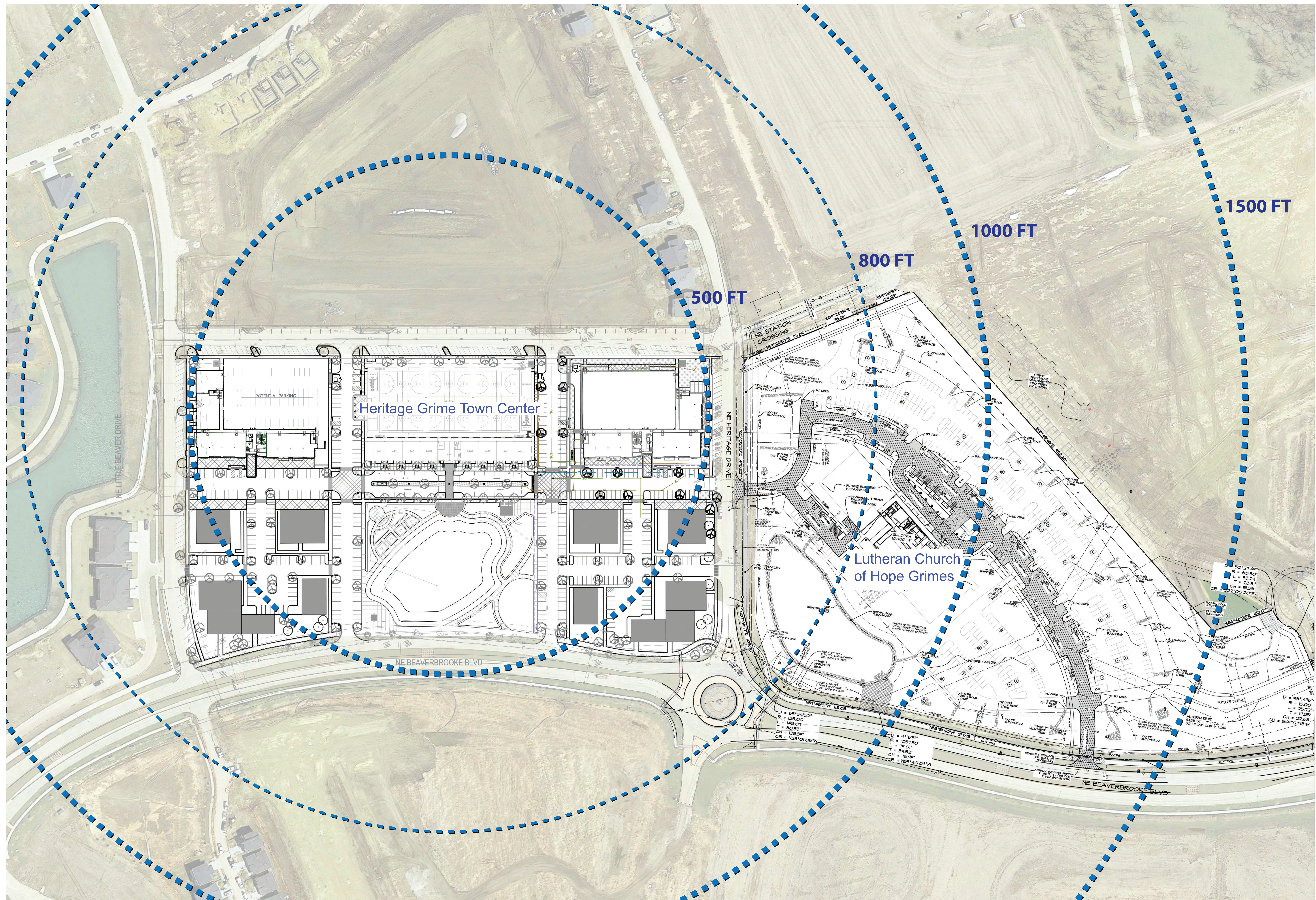
Heritage Town Center (HTC):
City Code Time Share Calcs = 632 Required Spaces

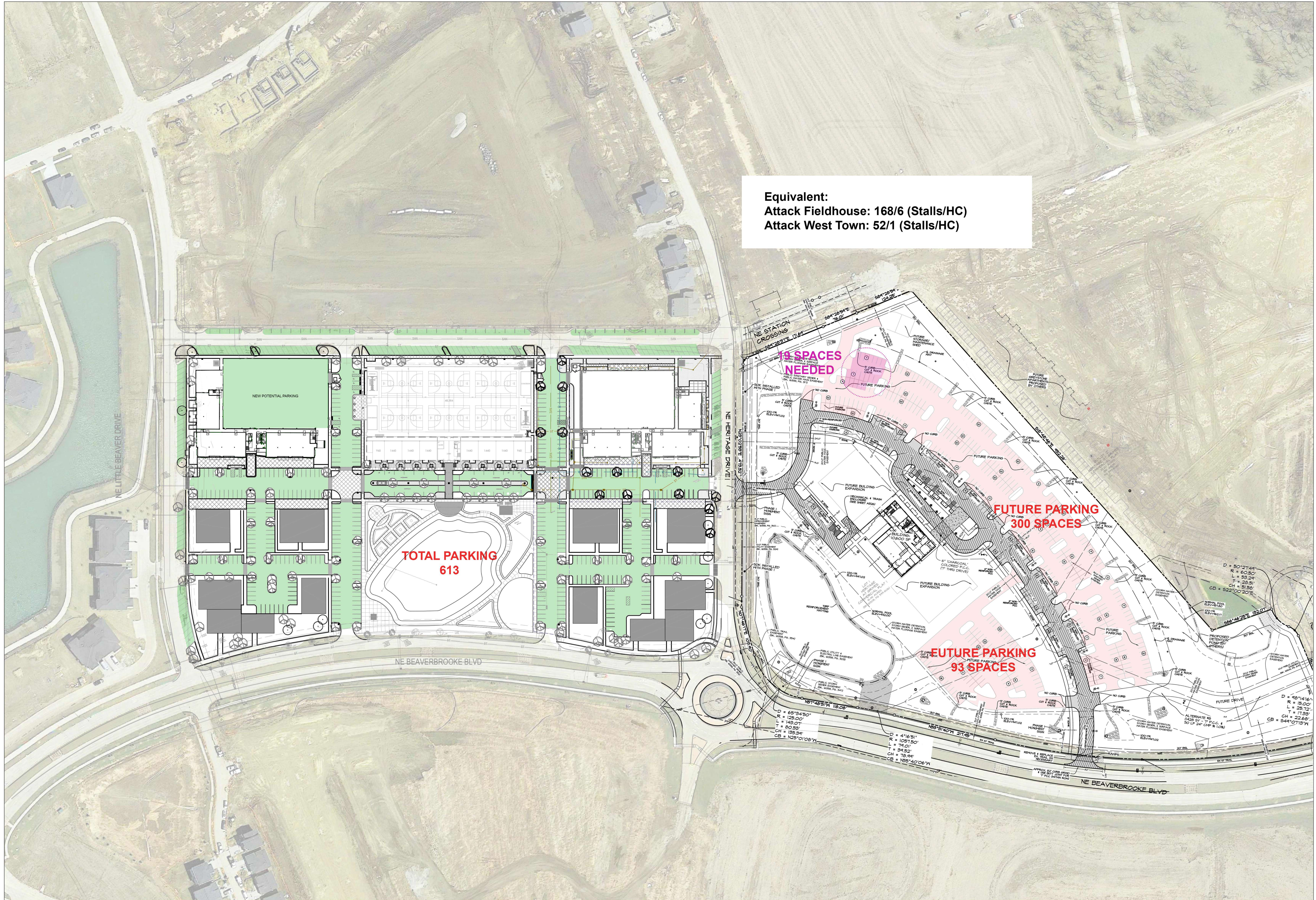
Total Provided Parking at Full Build = 613
(with/ proposed surface lot on NW corner)

HTC has a = -19 deficit.

Lutheran Church of Hope Grimes:
Per Code = 55 Required
Future Max Parking =527 spaces
Future Expansion Required = 400 spaces
Overage = 72 spaces

Heritage Town Center needs = 19 spaces





Equivalent:
Attack Fieldhouse: 168/6 (Stalls/HC)
Attack West Town: 52/1 (Stalls/HC)







