



Planning and Zoning Commission

October 5, 2021

Agenda

Meeting Held Electronically due to COVID-19

5:30 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://us06web.zoom.us/j/82028392846?pwd=dnJiWlErVldtNDcveWI4L3djck5WZz09>

Meeting ID: 820 2839 2846

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
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 21-1033: Grimes Crossing – Rezone
2. Project # 21-1033: Kennybrook Village Plat 2 – Preliminary Plat
3. Project # 21-1033: Kennybrook Village Plat 2 – Final Plat
4. Project # 21-1036: Grimes Industrial – Rezone
5. Project # 21-1037: Willow Hills North – Rezone

C. REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

D. 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, September 7, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

Roll Call: Present: Courtney Strutt-Todd, Amy Montford, Danielle Smid, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Scott Almeida, Craig Patterson

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Smid, Second by Strutt-Todd, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Smid, to approve the minutes from the August 3, 2021 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Project: B-Bops Lighting

Staff member Martin presented the details of the proposal. Located west of NE Gateway Drive and north of NE 2nd Court, the main project was approved in August. However, some of the lighting was not presented. The applicant would like to have LED lights with frosted glass added to the front of the building. It would change color every 8-10 seconds. Staff recommends approval based on past decisions to limit color changes to once per day.

The Commission asked how bright the lighting would actually be; staff and the applicant explained that the lighting would not draw a lot of attention to itself since the lighting will change less frequently and would not be very bright.

Motion by Strutt-Todd, Second by Smid to approve B-Bops Lighting

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project #21-1029: Legacy Park Lot 3 – Site Plan

Staff member Martin presented the details of the project. Located south of SE 19th Street and within the transportation corridor overlay district, the building is shown as very similar to the buildings already existing to the east. Elevations show a precast building with earth tone colors and landscaping to shield loading areas.

Motion by Smid, Second by Strutt-Todd to approve Legacy Park Lot 3 – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project #21-1030: Jiffy Lube – Site Plan

Staff member Martin presented the details of the project. Located north of E 1st Street between Culvers and Fast and Fresh, access will be provided at the north and west. Sidewalk will be provided into the site, and the service doors will not be directly facing the right of way. A dental clinic will also be located on this site. Required glazing and landscaping are met.

The commission asked if there would be enough parking for both businesses, and staff confirmed that there would be enough parking.

Motion by Strutt-Todd, Second by Smid to approve Jiffy Lube – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project #21-1031: Midwest Heritage Bank- Site Plan

Staff member Martin presented the details of the project. Located just north of the Jiffy Lube site, the bank will have right in only access from NE Gateway Drive and full access from the private street to the east. The site plan shows a two lane drive-thru, and landscaping will be provided along the right of way and building frontages, and throughout the parking islands. Outdoor patio space above the drive-thru will be provided as well as a solar panel canopy. Staff would recommend approval given that the comment on stacking in the staff comments is met.

Motion by Smid, Second by Strutt-Todd to approve Midwest Heritage Bank – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project #21-1032: Hope Commercial Plat 4 – Final Plat

Staff member Martin presented the details of the project. Located north of Highway 44 and west of Highway 141, the final plat includes commercial and residential lots with a total of 56 lots.

Motion by Smid, Second by Strutt-Todd to approve Hope Commercial Plat 4 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project #21-1033: Grimes Crossing – Rezone

Staff member Martin presented the details of the rezone. Located west of SE Gateway Drive and north of SE 8th Street, the property is currently zoned commercial. The applicant would like to rezone the property to residential to build townhomes.

The Commission asked where the townhomes to the south are facing, and what the plan would be for landscaping along the parking. Staff explained that the townhomes to the south have garages facing SE Gateway and front doors facing the new development. The plans are still conceptual but landscaping would be part of the site plan.

Motion by Smid, Second by Strutt-Todd to approve Grimes Crossing – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting October 5, 2021**

Meeting is adjourned at 6:12 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Grimes Crossing – Rezoning

GENERAL INFORMATION:

Applicant:

Christensen Development

Requested Action

Rezoning

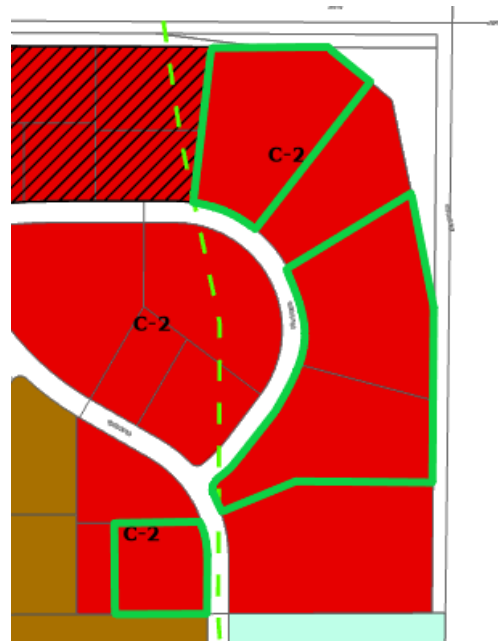
Location

451 SE Gateway Cir

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial and Mixed Use 1	C-2
North	Commercial	Commercial	C-2
South	High Density Residential and Commercial	Commercial and Mixed Use 1	R-4, R-3, and C-2
East	High Density Residential and Commercial	Commercial	C-2
West	Commercial	Commercial and Mixed Use 1	R-3 and C-2

BACKGROUND:

The applicant is requesting approval of a rezoning from C-2 to R-3 High Multi-Family Dwelling District which will allow for the construction of up to 22 townhomes. The development is generally located west of SE Gateway Drive and north of SE 8th Street and is approximately 1.5 acres.

ANALYSIS:

The Grimes Crossing Rezone will follow the R-3 High zoning standards.

Development Standards:

Setbacks:

Front – 30'

Rear – 7'

Side – 30'

Maximum Building Height: 50 Feet – 4 Stories

Open Space: Minimum 40%

Density: 16 du/a

STAFF RECOMMENDATION:

Staff would recommend approval of the Grimes Crossing rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin

Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 6, 2021~~

September 21, 2021

Invision

Attn: Madeline Schmidt

303 Watson Powell Jr. Way #200

Des Moines, IA 50309

RE: Grimes Crossing Rezone

Dear Ms. Schmidt:

The Development Services Department is in receipt of a proposed Rezoning for the Grimes Crossing Rezone. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. The City would be supportive of the townhomes on Lot 7. However, the product and building scale should be similar to the units on the property to the south. The product type on the concept does not fit the area and does not transition well between the current residential and commercial. Shifting the orientation of the buildings would help to provide more scale along SE Gateway, rather than the sides of the buildings facing SE Gateway.~~
- ~~2. We are not supportive of the townhome units along Hwy 141. A mixed-use building with commercial on the ground floor and residential above would be more appropriate for the area, especially on Lot 5, and would be a better transition from the apartments to the south to the proposed commercial uses to the north.~~
- ~~3. The property is located within the Highway 141 Corridor District. Lot 7 is within Zone 2. The rest of the lots are in Zone 1. Design standards outlined within the PUD development agreement will need to meet or exceed the Highway 141 standards.~~
4. Please note that the concept plan does not meet the R-3 High bulk requirements. While the concept plan does not need to have site plan level detail, the concept plan should demonstrate that the zoning standards can be met. Please provide an updated

concept plan. Staff have noticed the items below that should be updated. The plan should generally meet the standards within the development agreements well.

- a. Driveway/drive aisle widths
- b. Driveway lengths for townhomes
- c. Setbacks – the buildings do not meet the setback along SE Gateway
- d. Turnarounds for emergency vehicles

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 SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 12, 2021
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: September 7, 2021 at 5:30

COUNCIL MEETING: September 28, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111
INVISION:20143
SANAV VENTURE, LLC.

REZONING SUBMISSION

09/07/2021



OWNER
SANAV VENTURE, LLC.
8274 MERCATO CT
WEST DES MOINES, IA
50266
515-805-1611

CIVIL CONSULTANT
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
515-276-0467
<https://bishopengr.com/>

INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax

**GRIMES CROSSING
DEVELOPMENT**

INVISION:20143
SANAV VENTURE, LLC.
ISSUE DATE:09/07/2021
REZONING SUBMISSION
PROJECT ARCHITECT: MIKE BECHTEL
PROJECT MANAGER (MADDY SCHMIDT
madelines@invisionarch.com)

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SHEET RESPONSIBILITY: Author

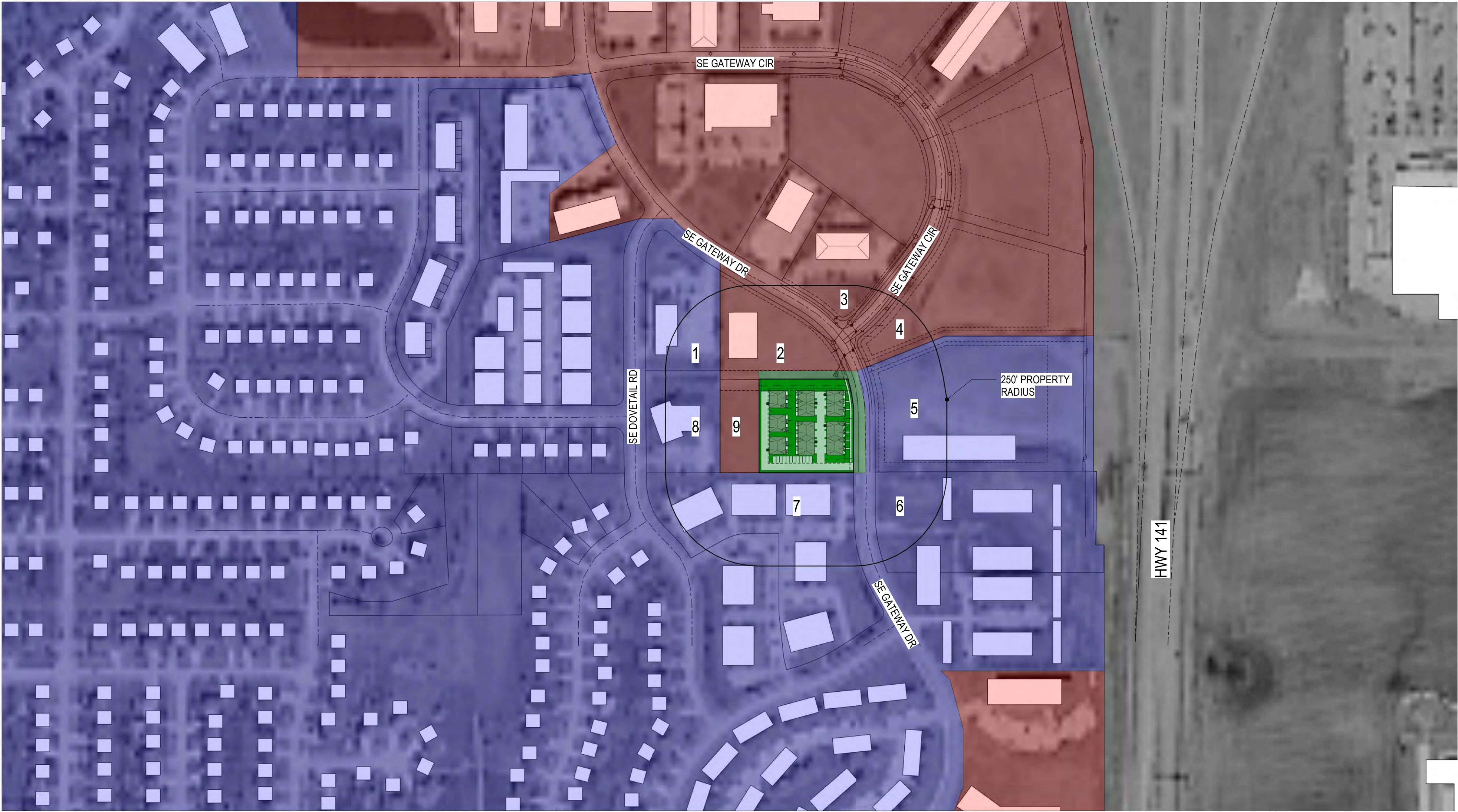


NORTH

1

SURROUNDING NEIGHBORHOOD CONTEXT

1" = 400'-0"



REZONING PROPERTY DESCRIPTION

PART OF LOT 7, GRIMES CROSSING PLAT 3;
CHANGE FROM THE CURRENT C-2 ZONING TO R-3 ZONING.

PROPERTY DESCRIPTION: LOT 7, EXCEPT THE WEST 107 FEET THEREOF, GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AREA: 1.50 ACRES.

LOT USAGE - GREEN SPACE, BUILDINGS, & PARKING

- LOT 7:
LOT 7 IS APPROXIMATELY 65,000 SF AND WILL HAVE APPROXIMATELY 23,000SF OF GREEN SPACE. THE LOT WILL HAVE A TOTAL OF 35% GREEN SPACE.
- (12) PARKING STALLS PROVIDED W/ 1 BEING ADA ACCESSIBLE (5 MINIMUM STALLS REQUIRED BASED ON 1 STALL FOR EVERY 5 UNITS)
(2) TOWNHOMES (4 UNITS PER BUILDING) W/ INTEGRATED GARAGES
(2) TRIPLEX (3 UNITS PER BUILDING) W/ INTEGRATED GARAGES
(3) DUPLEX TOWNHOMES (2 UNITS PER BUILDING) W/ INTEGRATED GARAGES

ZONING KEY

-  RESIDENTIAL
-  COMMERCIAL
-  LOT 7

PROPERTIES WITHIN 250' RADIUS TO PROVIDE CONSENT
(MUST RECEIVE CONSENT FROM AT LEAST 50.1% OF ADJACENT PROPERTIES)

- POST OFFICE
A. LOT OWNED BY: *HARMON REAL ESTATE HOLDINGS, L.L.C.*
- DOLLAR TREE
A. LOT OWNED BY: *EXCHANGERIGHT NLP 48 MASTER LEASEE, L.L.C.*
- FIRST STEPS CHILD CARE CENTER
A. LOT OWNED BY: *ET REAL ESTATE HOLDINGS, L.L.C.*
- LOT CURRENTLY NOT OCCUPIED
A. LOT IS OWNED BY AFFILIATE OF SANAV VENTURE (PROJECT OWNER)
- LATITUDE LOFTS
A. LOT OWNED BY: *LATITUDE LOFTS, L.L.C.*
- ALLURE AT 141
A. LOT OWNED BY: *GRIMES CROSSING APARTMENTS, L.L.C.*
- THOMAS SQUARE CONDOS
A. LOT OWNED BY: *DOVETAIL FAMILY HOUSING L.P.*
- SPECIAL OLYMPICS
A. LOT OWNED BY: *IA SPECIAL OLYMPICS INC.*
- LOT CURRENTLY NOT OCCUPIED
A. LOT OWNED BY: *IA SPECIAL OLYMPICS INC.*

THIS SHEET CONTAINS COLOR CONTENT - THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

303 Watson Powell Jr.
Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com
CONSULTANT:
CIVIL CONSULTANT
BISHOP ENGINEERING

REVISIONS:
Description Date No.

OWNER SIGN-OFF:
DATE NAME

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111

PROJECT NO:
20143

DATE:
09/07/2021
SHEET SET:
REZONING
SUBMISSION

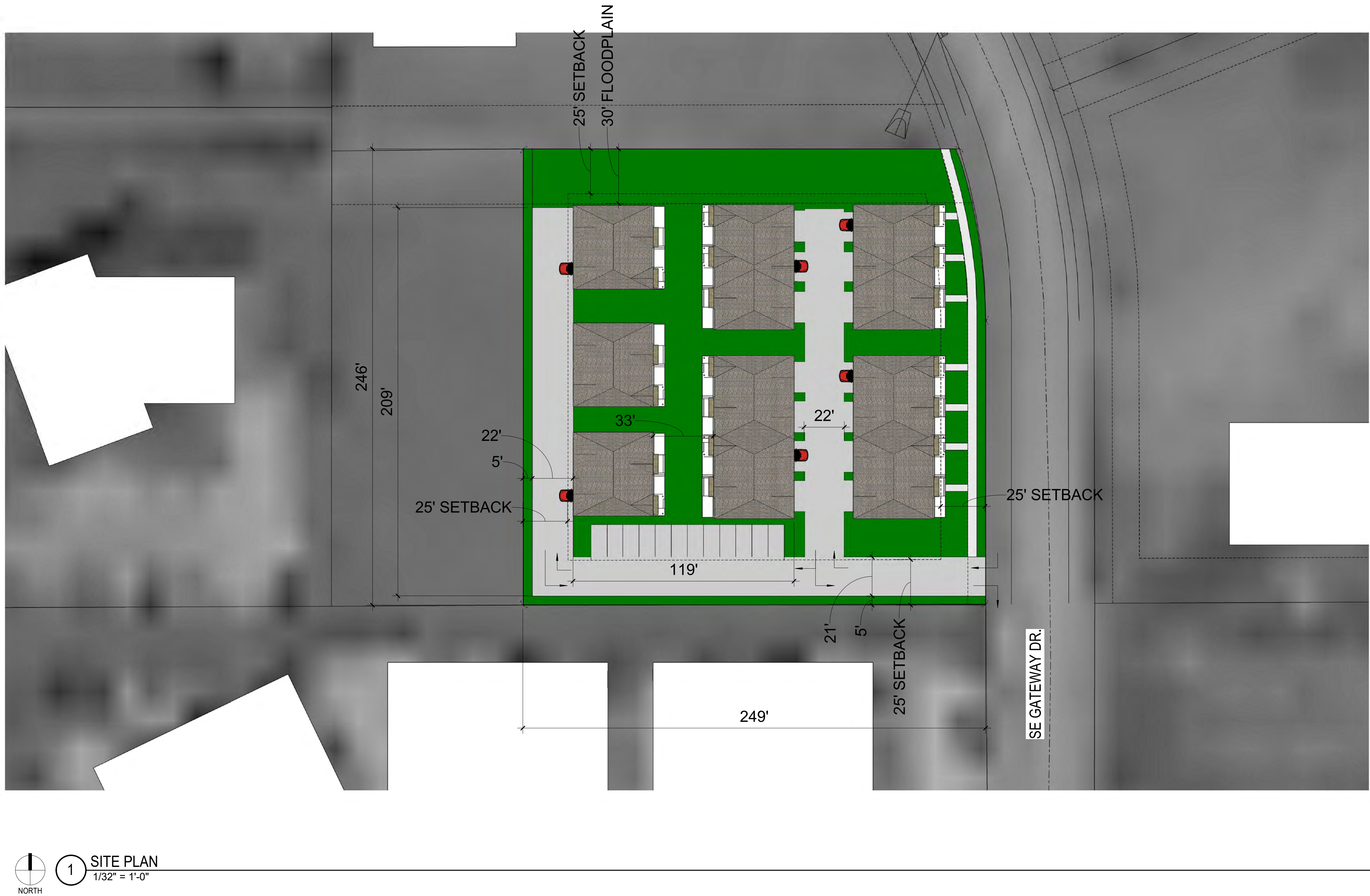
SHEET NAME:
NEIGHBORHOOD
CONTEXT

SHEET:

A1.00

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INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr.
Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com
CONSULTANT:
CIVIL CONSULTANT
BISHOP ENGINEERING

REVISIONS:
Description Date No.

OWNER SIGN-OFF:
DATE NAME

SANAV VENTURE, LLC.

PROJECT NO:
20143

DATE:
09/07/2021
SHEET SET:
REZONING
SUBMISSION

SHEET NAME:
SITE PLAN

SHEET:

A1.02

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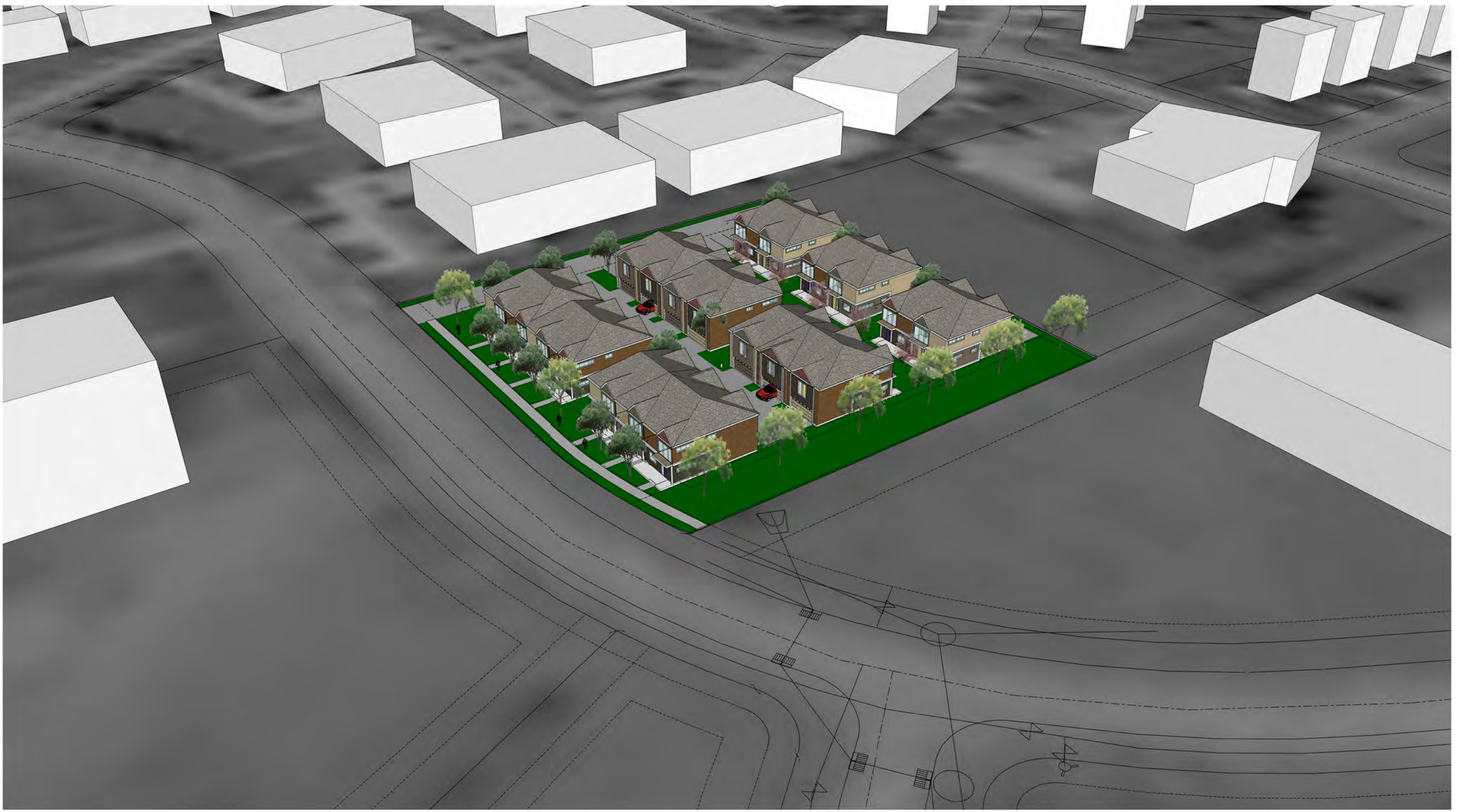
THIS SHEET CONTAINS COLOR CONTENT - THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111



4 VIEW FROM SOUTHEAST
NOT TO SCALE



3 VIEW FROM NORTHEAST
NOT TO SCALE

PLEASE NOTE: ALL BUILDING ELEMENTS AND AESTHETICS
SUBJECT TO CHANGE DURING THE OFFICIAL DOCUMENTATION
PROCESS. BUILDINGS SHOWN ARE A PRELIMINARY CONCEPT
AND ARE SHOWN FOR SIZING REPRESENTATION.



2 VIEW FROM SOUTHWEST
NOT TO SCALE



1 VIEW FROM NORTHWEST
NOT TO SCALE

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9/2/2021 2:26:36 PM
SHEET RESPONSIBILITY: Author

REVISIONS:
Description Date No.

OWNER SIGN-OFF:
DATE NAME

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SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111

PROJECT NO:
20143

DATE:
09/07/2021

SHEET SET:
REZONING
SUBMISSION

SHEET NAME:
MASSING VIEWS AND
ELEVATION STUDIES

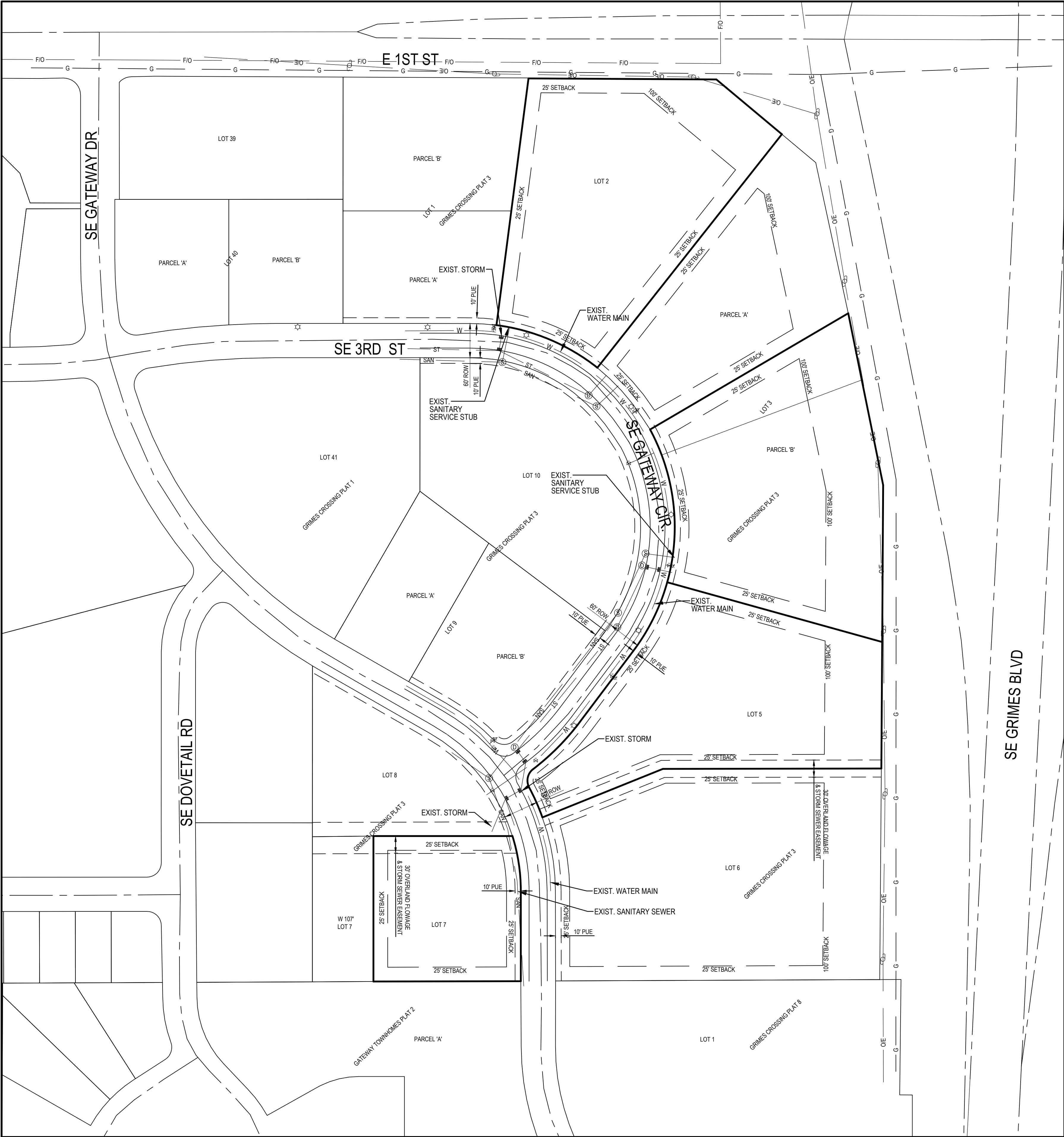
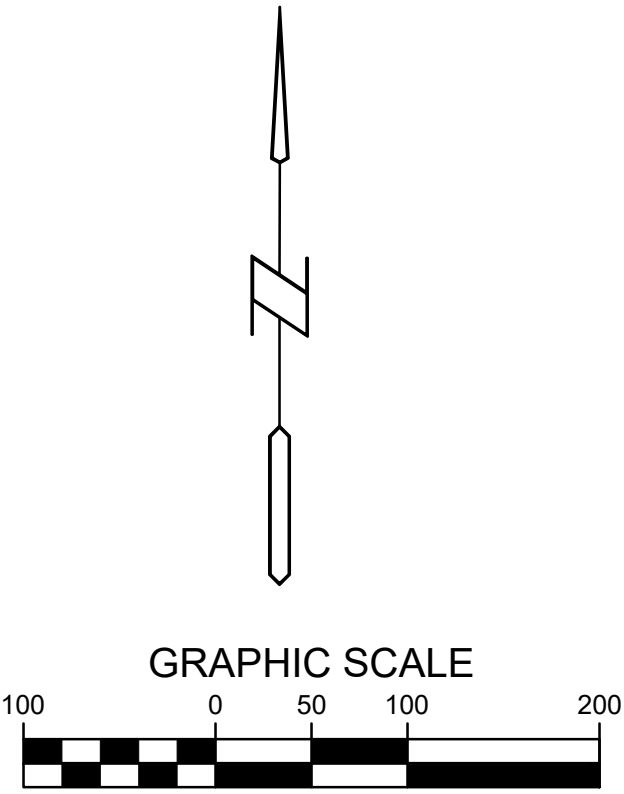
SHEET:

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GRIMES CROSSING PLAT 3

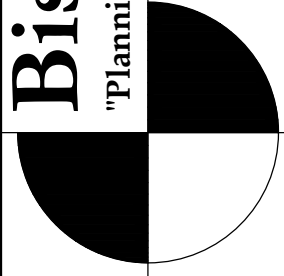
PUBLIC UTILITIES



GRIMES CROSSING MIXED USE
GRIMES, IOWA

REFERENCE NUMBER:
DRAWN BY:
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 210084
SHEET NUMBER: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Kennybrook Village Plat 2 – Preliminary Plat

GENERAL INFORMATION:

Applicant:	Kennybrook Village Grimes Condominiums
Requested Action	Preliminary Plat
Location	200 SW Brookside Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Assisted Living Facility	Mixed Use 1	C-2
North	Townhomes	Mixed Use 1	C-2
South	Single-Family	Low Density Residential	R2-60
East	Commercial	Mixed Use 1	C-2
West	Vacant	Mixed Use 1	Dallas County Agricultural

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for three development lots 1.59, 1.78, and 7.49 acres in size. Lot 1 and 2 are already developed with the Kennybrook Village Retirement Community facilities. Lot 3 will be reserved for future development.

ANALYSIS:

The preliminary plat shows the existing improvements on site as well as a concept plan for Lot 3. The site can be accessed from one shared driveway off of SW Brookside Drive. Pedestrian access is existing along SW Brookside Drive. Sanitary is provided off of W 1st Street and water is provided off of SW Brookside.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Kennybrook Village Plat 2, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~September 23, 2021~~

September 30, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Kennybrook Village Plat 2 Preliminary Plat

Dear Mr. Weggen:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Kennybrook Village Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide grading sheet.~~
2. ~~Label location and size of existing utilities and proposed connections for Lot 3 (sanitary, water, storm).~~
3. ~~Label lot dimensions.~~

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 SUBMITTAL SCHEDULE:

SUBMITTAL DATE: September 29, 2021
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

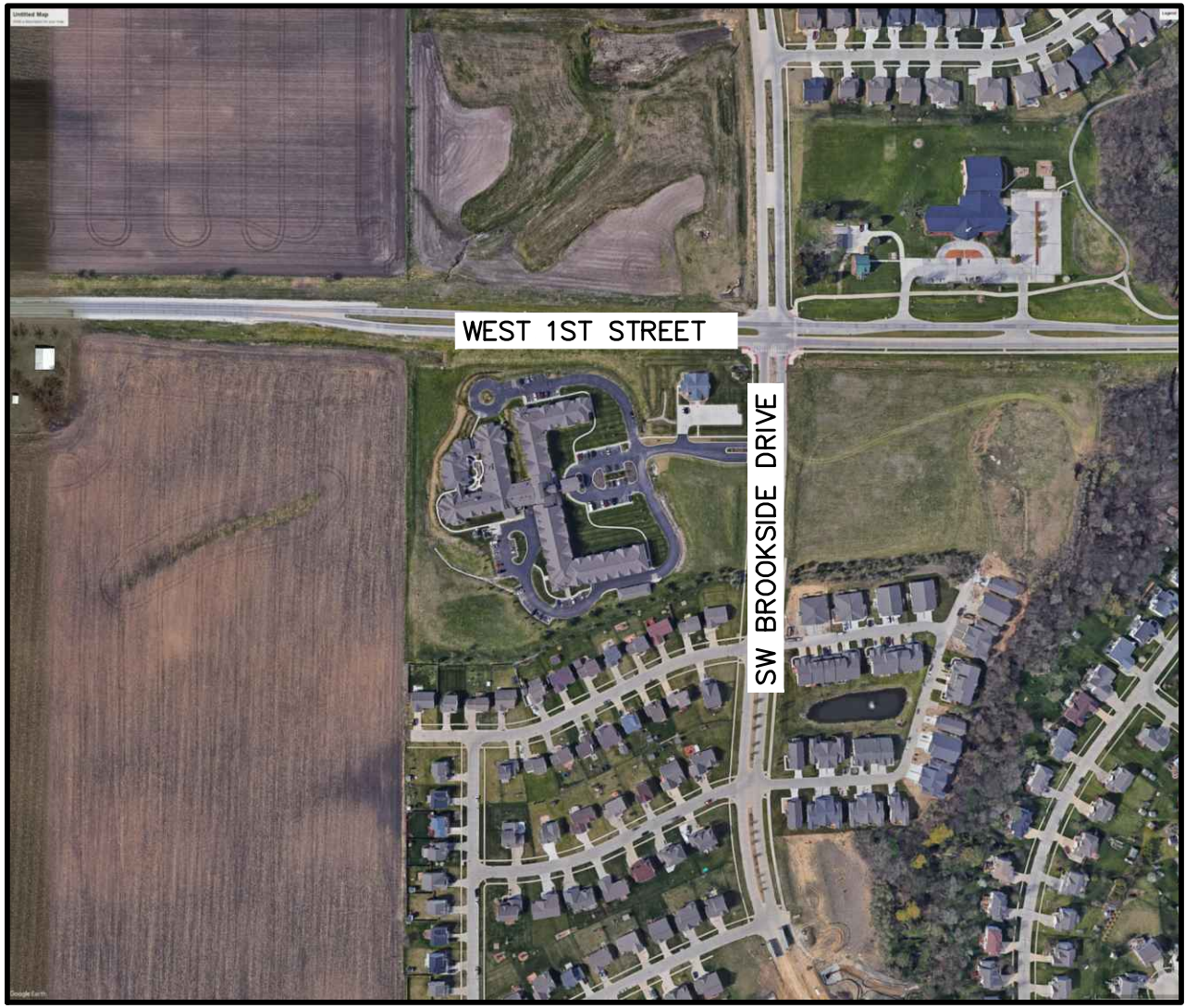
Evann Martin
Assistant Planner

PRELIMINARY PLAT FOR:

KENNYBROOK VILLAGE PLAT 2

GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



LEGEND

FEATURES

PROPOSED

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

SANITARY SEWER

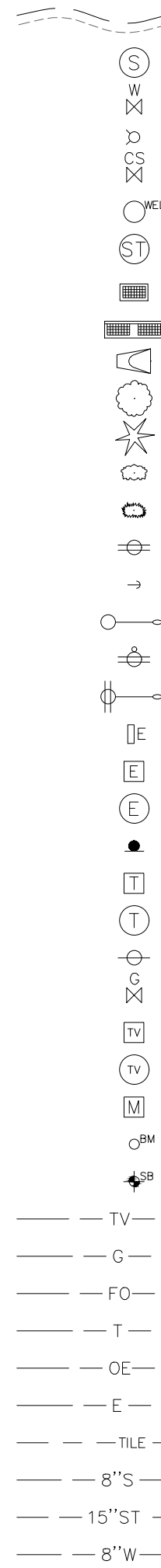
SURVEY

SECTION CORNER
1/2" REBAR, YELLOW 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 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

FOUND
SET
MPE

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



DATE OF SURVEY:

APRIL 4, 2019

BENCH MARK:

BURY BOLT ON HYDRANT @ NE CORNER OF SITE.
ELEVATION=990.57

DALLAS COUNTY BM# G136, ALUMINUM ROD
W/CAP STAMPED G136 LOCATED AT NW CORNER
OF THE INTERSECTION OF Y AVENUE WITH 240TH
STREET (HWY 44) AT THE WEST COUNTY LINE.
ELEVATION=999.67

UTILITY WARNING:

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM
FIELD SURVEY AND RECORDS OBTAINED BY THIS
SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE
THAT THE UTILITIES SHOWN COMPRISE ALL THE
UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UTILITIES SHOWN ARE IN THE
EXACT LOCATION SHOWN.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE
'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS FOR THE CITY OF
POLK COUNTY, IOWA, COMMUNITY PANEL
NUMBER ZZ WITH A REVISION DATE OF ZZZ.

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH
MOVING, BUILDING CONSTRUCTION OR BUILDING
ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING
USED AS A SOLID WASTE DUMP, SUMP OR
SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED
CHANGES TO THE EXISTING RIGHT OF WAY LINES.
- THE MAJOR BUILDING CORNERS WERE LOCATED
FROM FIELD MEASUREMENTS. THE OTHER
BUILDING CORNERS ARE SHOWN FROM PLAN
INFORMATION.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	PRELIMINARY PLAT
C2.1	GRADING PLAN

OWNER / DEVELOPER

KENNYBROOK VILLAGE GRIMES CONDOMINIUMS
200 SW BROOKSIDE DR
GRIMES, IA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

C-2 GENERAL & HIGHWAY SERVICE COMMERCIAL DISTRICT

- HIGHWAY 44 MIXED USED DEVELOPMENT CORRIDOR
DISTRICT

BULK REGULATIONS

SETBACKS

FRONT YARD: 25'
REAR YARD: 25'
SIDE YARD: NONE (25' WHEN ADJOINING ANY 'R'
DISTRICT OR R.O.W.)

PLAT DESCRIPTION

LOT 1, KENNYBROOK VILLAGE PLAT 1, AN OFFICIAL PLAT
IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND
CONTAINING 10.86 ACRES (472,856 S.F.) SUBJECT TO
ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL
BE COMPLETED WITHIN ONE YEAR FROM THE DATE
THIS PLAT WAS RECORDED.
- 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.

ZONING

C-2 ENERAL & HIGHWAY SERVICE COMMERCIAL
DISTRICT

- TRANSPORTATION CORRIDOR MIXED USE
DEVELOPMENT CORRIDOR DISTRICT

DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ENGINEER:

DRAFTED:

GRIMES, IOWA

KENNYBROOK VILLAGE
PRELIMINARY PLAT - COVER SHEET

200 SW Brookside Dr

DATE: 9/29/21

SHEET NUMBER: C0.1
2104.333

FILE: J:\2021\2104333\DWG\KANSAS PRELIMINARY PLAT.DWG
FILE DATE: 9/29/21
PLOTTED BY: KAVUE WPKUS TECH

COMMENT:
ENG

00442

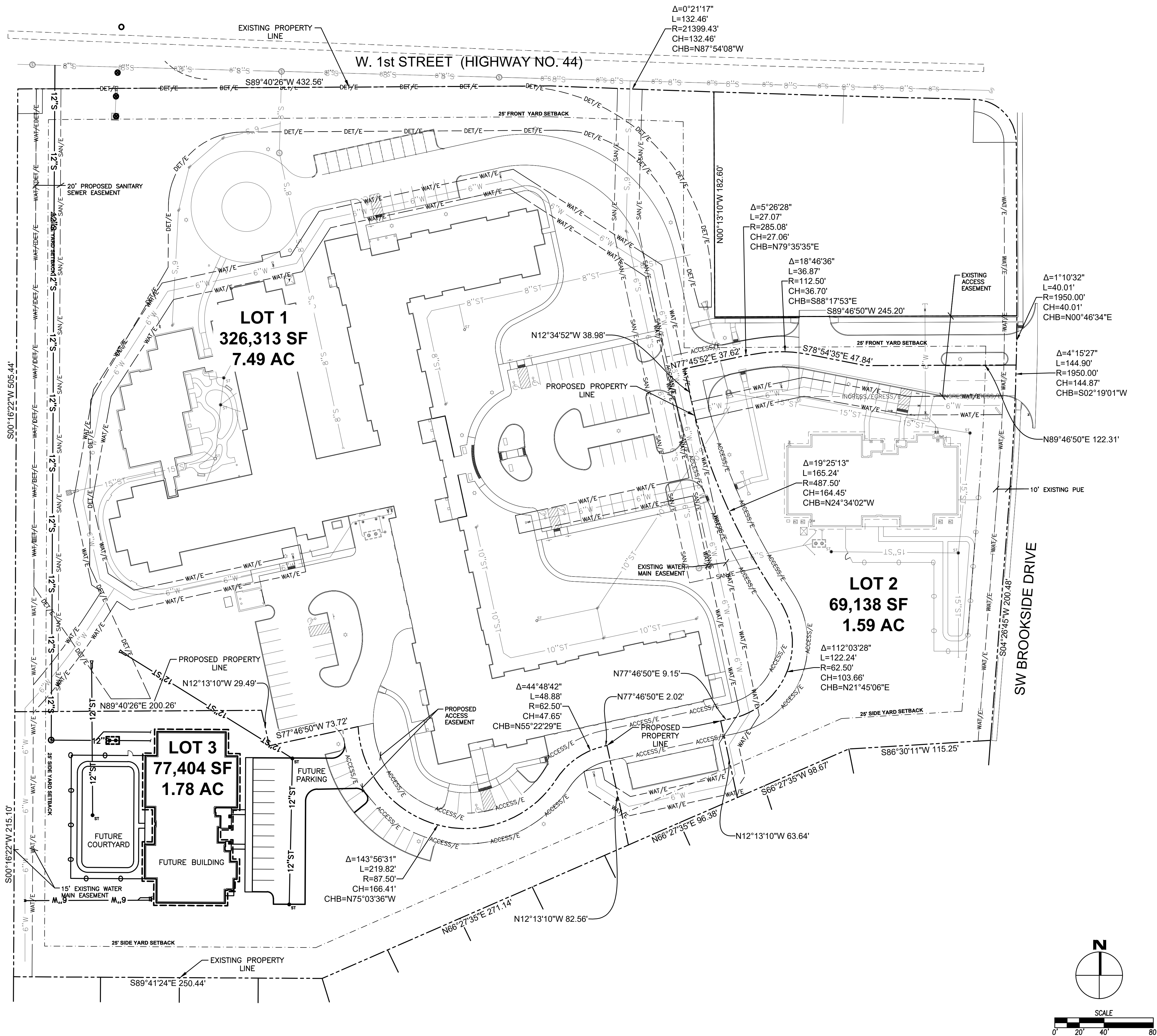
PRELIMINARY
NOT FOR CONSTRUCTION

KEITH D. WERNER, A.S.L.
DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

FILE: J:\CADD\240433.DWG\KAVASZ PRELIMINARY PLAT.DWG
FILE DATE: 9/23/21
PLOTTED BY: KAVASZ TECH

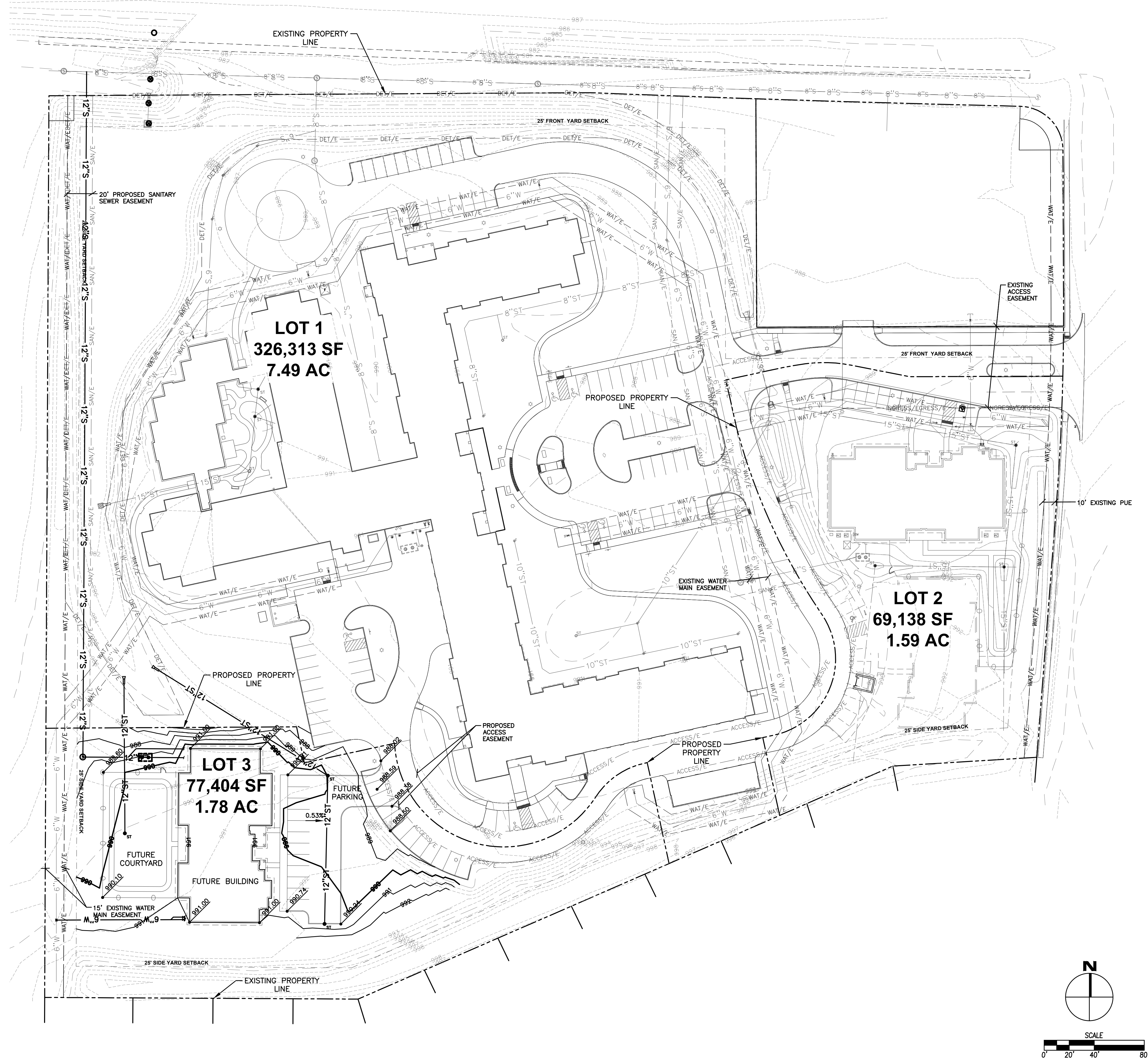
COMMENT:
ENG



SUMMARY

LOT #1: LOT AREA:	7.49 ACRES (326,219 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	14 SPACES 13 SPACES 5 SPACES 32 SPACES
PARKING PROVIDED:	61 SPACES
(ACCESSIBLE PARKING REQUIRED) (ACCESSIBLE PARKING PROVIDED)	(3 SPACES) (7 SPACES)
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	32,621.9 SF (10%) 181,124.06 SF (55%)
LOT #2: LOT AREA:	1.59 ACRES (69,292 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	4 SPACES 4 SPACES 4 SPACES 12 SPACES
PARKING PROVIDED:	12 SPACES
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	6,928.2 SF (10%) 45,282.3 SF (65%)
LOT #3: LOT AREA:	1.78 ACRES (77,337 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	4 SPACES 4 SPACES 4 SPACES 12 SPACES
PARKING PROVIDED:	19 SPACES
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	7,733.7 SF (10%) 51,286.83 SF (66%)

FILE: J:\CADD\210433\DWG\210433.DWG
FILE DATE: 9/27/21
PLOTTED BY: KAYLEE WISNIEWSKI
COMMENT: ENG



DATE	3405 S.E. CROSSROADS DRIVE, SUITE G	
	GRIMES, IOWA 50111	
REVISIONS	PHONE: (515) 369-4400	
	ENGINEER: DRAFTED:	
CIVIL DESIGN ADVANTAGE		
GRIMES, IOWA		
KENNYBROOK VILLAGE		
GRADING PLAN		
200 SW Brookside Dr		
DATE:	9/27/21	
SHEET NUMBER:	C2.1	
	2104.333	

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Kennybrook Village Plat 2 – Final Plat

GENERAL INFORMATION:

Applicant:	Kennybrook Village Grimes Condominiums
Requested Action	Final Plat
Location	200 SW Brookside Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Assisted Living Facility	Mixed Use 1	C-2
North	Townhomes	Mixed Use 1	C-2
South	Single-Family	Low Density Residential	R2-60
East	Commercial	Mixed Use 1	C-2
West	Vacant	Mixed Use 1	Dallas County Agricultural

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property. The proposed final plat will provide for three development lots 1.59, 1.78, and 7.49 acres in size. Lot 1 and 2 are already developed with the Kennybrook Village Retirement Community facilities. Lot 3 will be reserved for future development.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and indicates the appropriate easements. The site can be accessed from one shared driveway off of SW Brookside Drive. Pedestrian access is existing along SW Brookside Drive. Sanitary is provided off of W 1st Street and water is provided off of SW Brookside.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Kennybrook Village Plat 2, subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~September 23, 2021~~

September 30, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Kennybrook Village Plat 2 Final Plat

Dear Mr. Weggen:

The Development Services Department is in receipt of a proposed Final Plat for the Kennybrook Village Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Label addresses.~~
 - ~~a. Lot 1 200 SW Brookside Drive~~
 - ~~b. Lot 2 230 SW Brookside Drive~~
 - ~~c. Lot 3 280 SW Brookside Drive~~
- ~~2. Update overlay to Transportation Corridor Mixed Use Development Overlay District under the zoning section.~~
- ~~3. Provide vicinity sketch.~~

Legal Comments:

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
2. Treasurer's Certificate
3. County Subdivision Name Approval

4. ~~Legal description in Word format~~
5. Easement documents and legal descriptions
6. Declaration and Covenants, Restrictions and Easements
7. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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 SUBMITTAL SCHEDULE:

SUBMITTAL DATE: September 29, 2021
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Grimes Industrial – Rezoning

GENERAL INFORMATION:

Applicant:

ATI Capitol

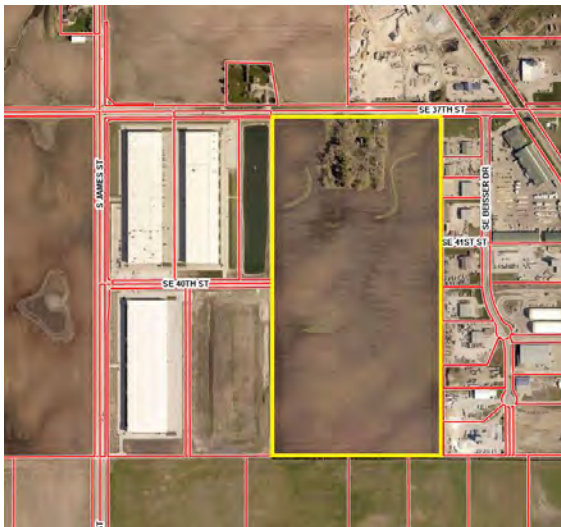
Requested Action

Rezoning

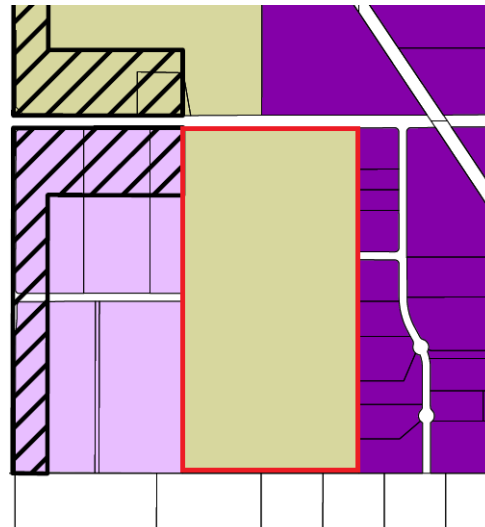
Location

Generally located south of SE 37th Street and east of South James Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	A-1
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to M-1A for approximately 78.64 acres generally located south of SE 37th Street and east of South James Street. The rezoning will allow for commercial and light industrial uses. The proposed concept for the development is similar to Prairie Business Park to the west of the subject property.

ANALYSIS:*Land Use:*

The applicant desires to rezone the property to M-1A to provide large flex warehouse buildings with loading/dock areas. Outdoor storage is desired within the site. However, areas for outdoor storage will be limited to the loading corridors and screened from right-of-way and neighboring property. Staff has proposed that outdoor storage be limited to property south of SE 41st Street but have not received feedback from the applicant yet as we are still working on the development agreement.

Site Layout:

The concept plan shows two public streets: the extension of SE 41st Street and a new north/south road connection between SE 37th and SE 41st Streets. Large flex warehouse buildings are proposed on the site with parking and store fronts on one side of the building and loading areas on the other, similar to Prairie Business Park.

Sidewalks will be provided along the public streets.

Stormwater basins are anticipated to be provided for each individual lot.

Landscaping/Streetscape:

Landscape buffers will be provided between outdoor storage areas and the public right-of-way and to shield loading areas from view.

Utilities:

Sanitary and water will be extended into the development from SE 37th and SE 40th Street.

STAFF RECOMMENDATION:

Staff would recommend approval of the Grimes Industrial rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

September 8, 2021

McClure

Attn: Trent Smith

1360 NW 121st St

Clive, IA 50325

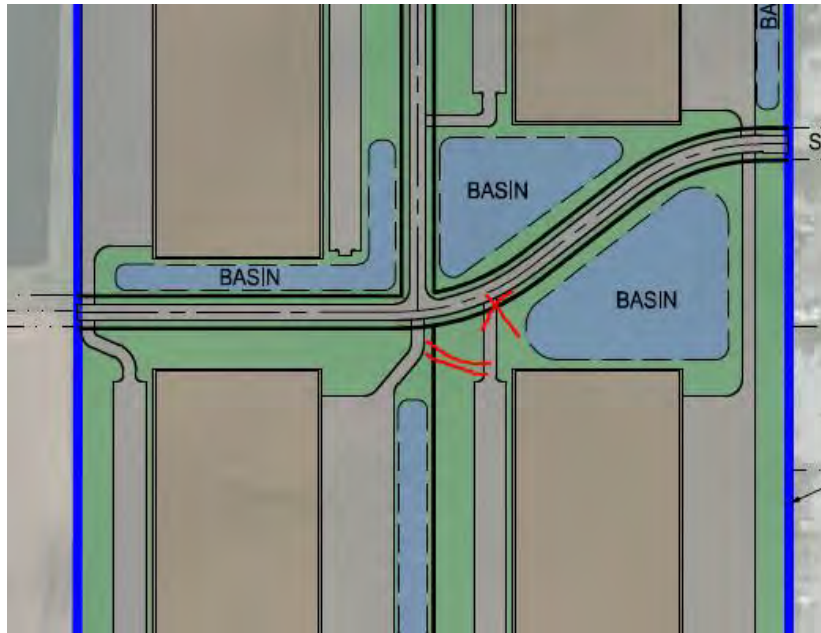
RE: Grimes Industrial Rezone

Dear Mr. Smith:

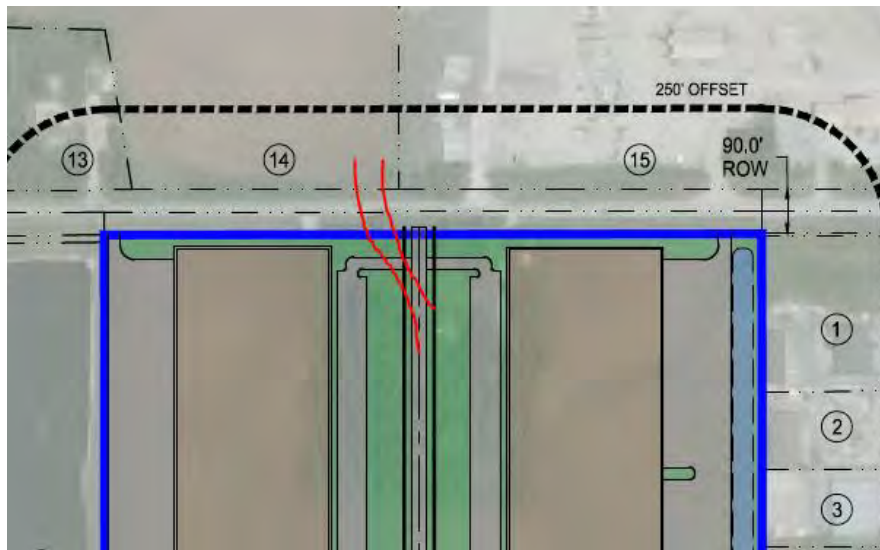
The Development Services Department is in receipt of a proposed Rezoning for the Grimes Industrial. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

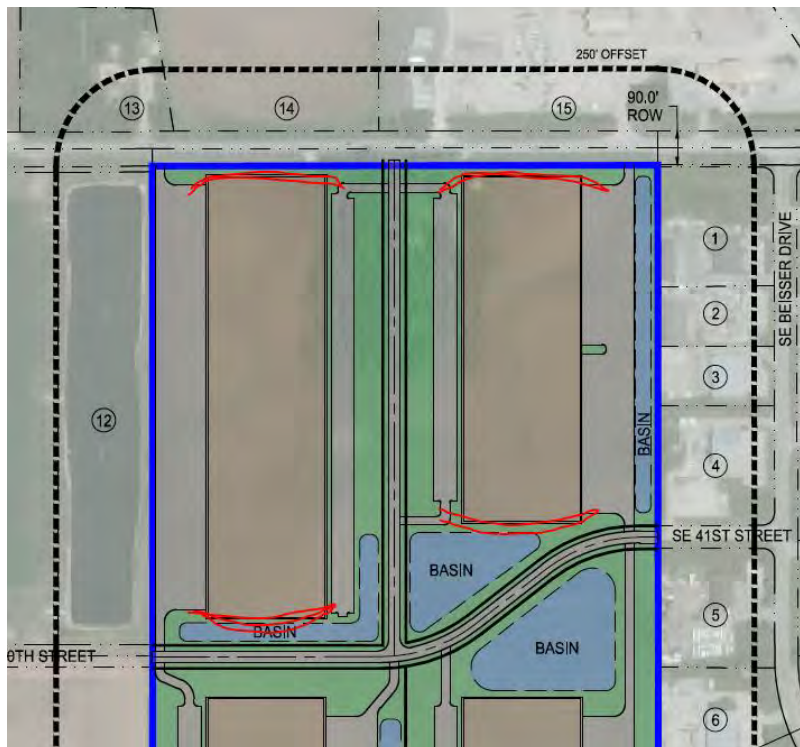
- ~~1. Staff questions if the detention basins can be combined into one pond for the development. Combining the ponds could allow for more efficient layout of the development.~~
- ~~2. The access points on SE 37th St are generally acceptable. The east or west drive may be RI/RO in the future so just keep that in mind.~~
- ~~3. Staff is questioning if the orientation of the south buildings should be similar to the north buildings with the loading docks on the outer edges of the development. It would provide continuity in the development and coordinate traffic movements.~~
- ~~4. Landscape buffering will be required along the west side of the northwest building to provide screening of the dock area from SE 37th St and R&R's property. If the orientation of the south buildings is switched, screening would be required on the west side of the southwest building as well.~~
5. Please provide a shared drive into the south buildings at the end of the north/south road and remove the driveway access to the east, similar to what is shown below.



6. ~~Are the buildings proposed to be warehouse or flex? The parking needs differ for each use. Staff would suggest using a combination of warehouse and flex. The site plan would need to provide parking accordingly.~~
7. ~~Outdoor storage could be permitted. However, specific storage areas will need to be determined on the site and will need to be screened. Storage will not be permitted along 37th St or 41st St or along the storefront side of the buildings.~~
8. ~~Label 15' ROW dedication for SE 37th St.~~
9. Have you had any conversations with CTI about the road alignment to the north?
Please locate the public street in the property line or curve the north/south road to the west so a potential north extension of the road can be located completely off of the CTI site.



10. Provide connection along the building sides to connect the parking and loading areas (shown in red below). This will provide internal connections within the site which will prevent people from having to exit out on to the public street and will provide better access for the fire department. The fire department cannot have dead ends longer than 150' without a turn around.



~~11. FYI the buildings will likely need to shrink in order to provide the required building and pavement setbacks. This can be reviewed with the preliminary plat and 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 SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~September 8, 2021~~
September 15, 2021
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: October 5, 2021 at 5:30

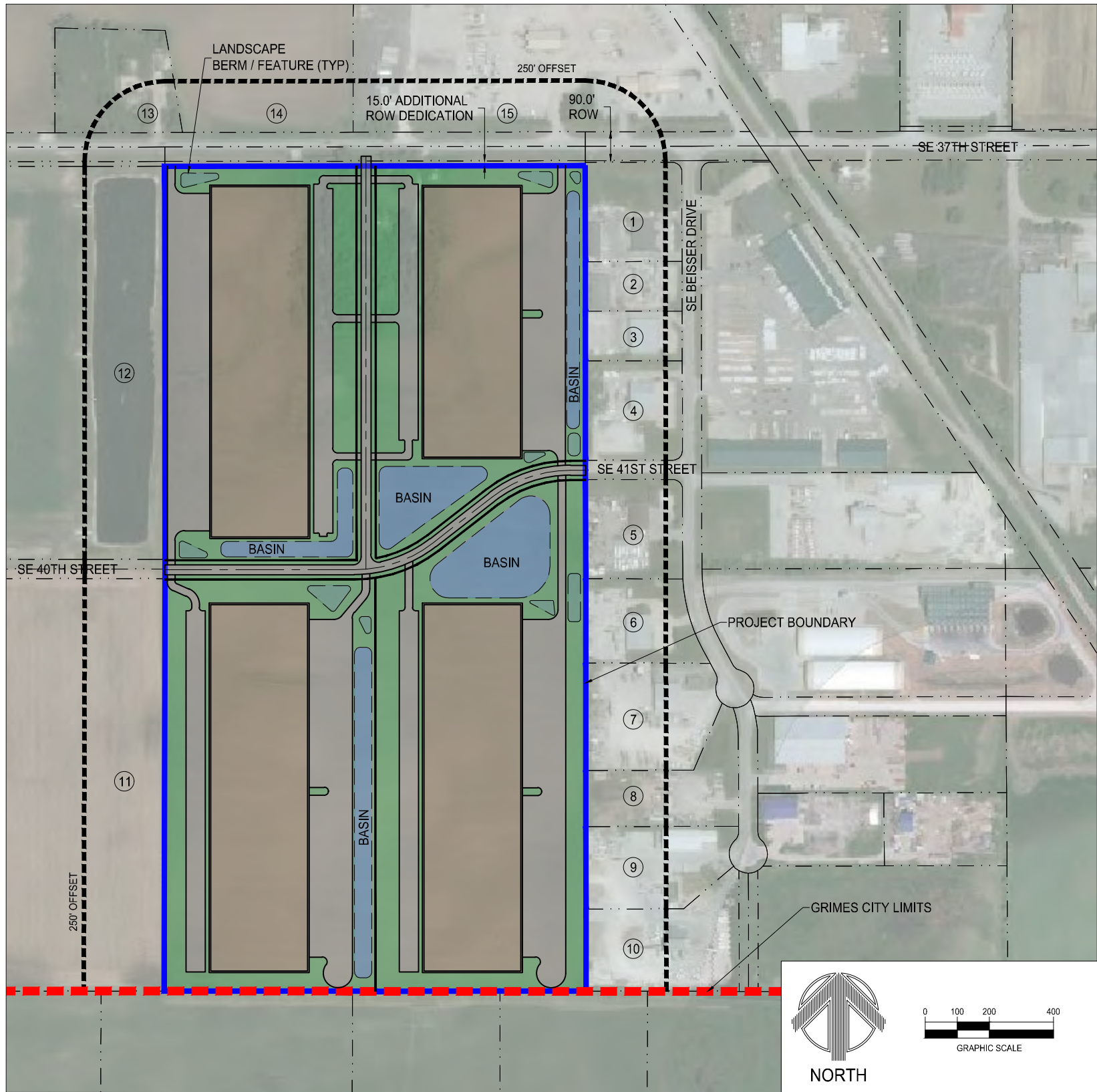
COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

\\MCE\CS\WPR\01\WP\01\031-000\06-Drawings\Civil\Rezoning Exhibit\Rezoning Exhibit.dwg 9/15/2021 9:05 AM



Rezoning Area Description

The East One Half of the Northwest Quarter (E½ NW¼) of Section 17, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa except roadways of record.

Rezoning Exhibit

FOR

GRIMES INDUSTRIAL

GRIMES, Iowa

Owner

Ralph L Obert Jr (Trustee)
6684 Newland St
Arvada, CO 80003

Applicant

ATI Capitol
110 SE Grant Street
Suite #101
Ankeny, IA 50021

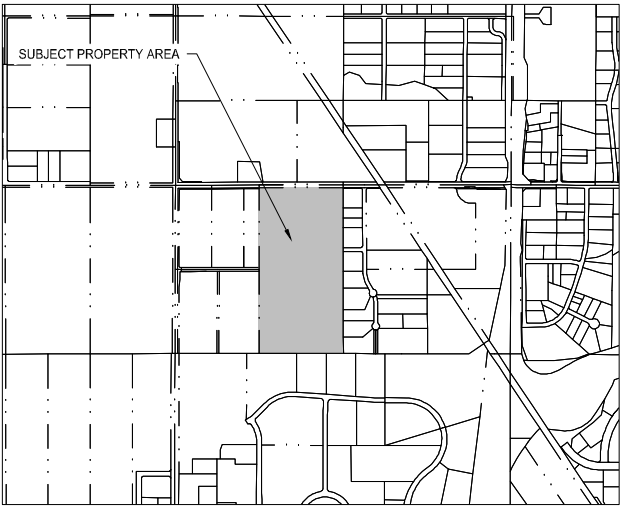
Engineer

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325

Zoning

Existing - A-1 (78.14 acres)

Proposed - M-1A (78.14 acres)



Vicinity Sketch

Scale: 1" = 1,500'

Rezoning Table

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	Partners Property LLC	LOT 1 GOWAN COMMERCIAL	7025-17-200-008	7025 Western Pkwy 576 3rd Ave Des Moines A 50268	92,825 sq ft	77,448 sq ft	83.4%
2	Partners Property LLC	EX PARCELS 4 & 5 PARCELS 300, 301 & 302 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-020	7025 Western Pkwy 576 3rd Ave Des Moines A 50268	46,476 sq ft	38,679 sq ft	83.2%
3	Grimes Industrial Development Trust	PARCELS 4 & 5 PARCELS 300, 301 & 302 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-021	5681 University Ave Clive A 50324	46,476 sq ft	38,710 sq ft	83.3%
4	Grimes Industrial Development Trust	LOT 3 GOWAN COMMERCIAL	7025-17-200-010	1005 S River Clive A 50324	92,826 sq ft	77,454 sq ft	83.4%
5	Grimes Industrial Development Trust	LOT 4 GOWAN COMMERCIAL	7025-17-200-011	1153 E on Grimes Dr Clive Des Moines A 50268	92,813 sq ft	77,448 sq ft	83.4%
6	Partners Property LLC	LOT 1 GOWAN COMMERCIAL PARCELS 2	7025-17-200-015	7025 Western Pkwy 576 3rd Ave Des Moines A 50268	67,003 sq ft	56,871 sq ft	84.9%
7	Grimes Industrial Development Trust	LOT 2 GOWAN COMMERCIAL PARCELS 2	7025-17-200-017	5163 Grimes Dr Des Moines A 50314	100,708 sq ft	69,646 sq ft	69.2%
8	Grimes Industrial Development Trust	LOT 3 GOWAN COMMERCIAL PARCELS 4	7025-17-200-026	4300 SE Grimes Dr Grimes A 50111	101,930 sq ft	49,749 sq ft	49.0%
9	Grimes Industrial Development Trust	LOT 4 GOWAN COMMERCIAL PARCELS 4	7025-17-200-030	10012 Pegasus Dr Clive A 50323	109,028 sq ft	64,023 sq ft	58.7%
10	Grimes Industrial Development Trust	EX PARCELS 4 & 5 PARCELS 300, 301 & 302 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-031	10012 Pegasus Dr Clive A 50323	135,471 sq ft	64,066 sq ft	47.3%
11	Partners Property LLC	LOT 2 GOWAN COMMERCIAL PARCELS 2	7025-17-200-016	10801 Western Pkwy Des Moines A 50268	803,858 sq ft	351,450 sq ft	43.7%
12	Partners Property LLC	LOT 1 & 2 GOWAN COMMERCIAL PARCELS 1	7025-17-200-007	10801 Western Pkwy Des Moines A 50268	301,438 sq ft	301,438 sq ft	100.0%
13	Grimes Industrial Development Trust	LOT 3 GOWAN COMMERCIAL PARCELS 4	7025-17-200-026	4300 SE Grimes Dr Grimes A 50111	110,740 sq ft	33,779 sq ft	30.5%
14	Grimes Industrial Development Trust	EX PARCELS 4 & 5 PARCELS 300, 301 & 302 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-010	2504 S on Grimes Dr Clive A 50324	2,231,495 sq ft	87,001 sq ft	3.9%
15	Grimes Industrial Development Trust	EX PARCELS 4 & 5 PARCELS 300, 301 & 302 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-009	10012 Pegasus Dr Clive A 50323	1,031,068 sq ft	142,809 sq ft	13.8%

ZONING TABLE NOTES:

- RIGHT-OF-WAY AREA IS NOT INCLUDED
- OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY ASSESSOR
- AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA



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.

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PRELIMINARY

REZONING EXHIBIT



NORTH

GRIMES INDUSTRIAL SITE PLAN

GRIMES, IOWA

211031-000

AUGUST 18, 2021

REVISIONS

SEPTEMBER 2, 2021
SEPTEMBER 15, 2021

ENGINEER
T. SMITH

DRAWN BY
T.S.

CHECKED BY
C. SMITH

FIELD BOOK NO.
.

DRAWING NO.

SHEET NO.

1

1 / 1

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Willow Hills North – Rezoning

GENERAL INFORMATION:

Applicant:

ATI Capitol

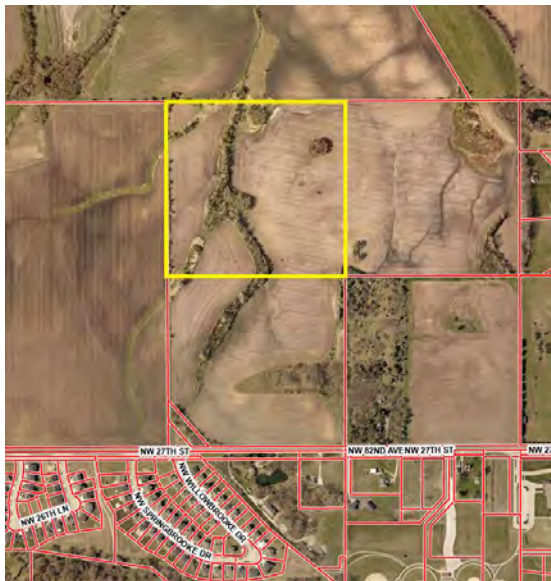
Requested Action

Rezoning

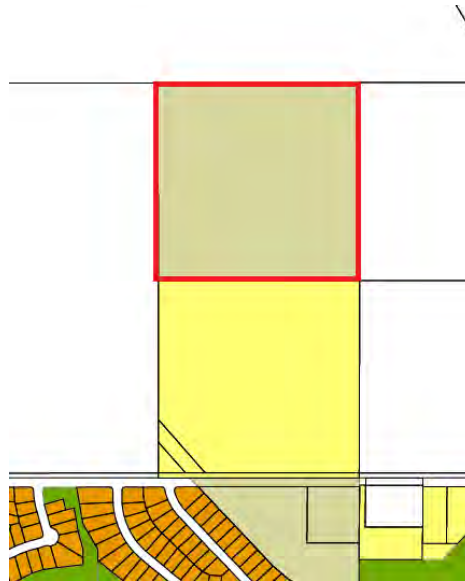
Location

Generally located north of NW 27th Street
just north of the Willow Hills subdivision

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Reserve	A-1
North	Vacant	No designation assigned	Polk County Agricultural District
South	Single-Family	Low Density Residential	R-1
East	Vacant	Urban Reserve	Polk County Agricultural District
West	Vacant	Urban Reserve	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to R-1 and R-2 for approximately 40 acres generally located north of NW 27th Street just north of the Willow Hills subdivision. The rezoning will allow for single-family lots and public park.

ANALYSIS:

The applicant desires to subdivide the approximately 40-acre property into 87 single family lots and two outlots for parkland dedication. Two zoning districts are requested to provide a variety of price points and diversification within the development. The outlot for parkland dedication totals 6.75 acres.

The future land use plan calls for this area to be Urban Reserve. Due to the recent construction of single-family lots to the south, staff is supportive of the change of land use to low density residential.

The Development Agreement for the project is proposed to include the following development standards:

- R-1 Lots
 - o Minimum Lot Width: 75'
 - o Setbacks:
 - Front: 35'
 - Side: 7' single-story, 10' two-story
 - Rear: 35'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,600 sf
 - One and one-half story: 1,800 sf
 - Two story or above: 2,000 sf
 - o Garage Size: 3-car

- R-2 Lots Across from R-1 lots
 - o Minimum Lot Width: 70'
 - o Setbacks:
 - Front: 30'
 - Side: 7' single-story, 10' two-story
 - Rear: 25'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,450 sf
 - One and one-half story: 1,650 sf
 - Two-story: 1,800 sf
 - o Garage Size: 3-car
- R-2 Lots Across from R-2 Lots
 - o Minimum Lot Width: 70'
 - o Setbacks:
 - Front: 30'
 - Side: 7' single-story, 10' two-story
 - Rear: 25'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,350 sf
 - One and one-half story: 1,650 sf
 - Two-story: 1,650 sf
 - o Garage Size: 2 or 3-car

Site Layout:

The concept plan shows two access points into the development from the Willow Hills subdivision, and six future street connections to the east, west and north. A trail will be provided through the parkland and connect to the trail around the Willow Hills basin.

Utilities:

A sanitary sewer for the project will follow the sanitary sewer plan that was established for the area. Sanitary sewer will connect to the Willow Hills subdivision to the south and to the Northwest Territory lift station that is currently under construction to the east of the subject site. Water will connect to the existing mains within the Willow Hills subdivision.

STAFF RECOMMENDATION:

Staff would recommend approval of the Willow Hills North rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~September 1, 2021~~
September 27, 2021

McClure

Attn: Jake Becker
1360 NW 121st St
Clive, IA 50325

RE: Willow Hills North Rezone

Dear Mr. Becker:

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

General Comments:

- ~~1. Label detention pond locations.~~
2. Label trail locations. The trail will need to connect to the existing trail in Willow Hills and travel north through the parkland to the north boundary of the project. The layout shown does not need to be the exact but should show the general connection from north to south. Trail connections between lots should be provided to connect the trail to the public street.
- ~~3. Please provide a 30' trail corridor in the area shown in blue. Staff would like to create a more prominent entrance into the park.~~

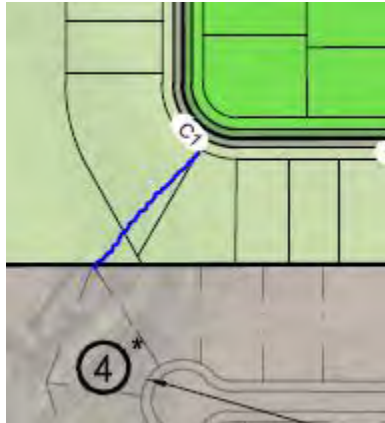


4. Please provide a park corridor to the north to connect to future park development and continue the trail to the north property line.



5. Label the sanitary and water locations. Water may need to be loop from the cul-de-sac back to the NW Brookside or the E/W road.
6. Staff questions if the alignment of NW Brookside Dr can be curved to help alleviate concerns with traffic speeds.

7. Please adjust the lots lines at the SE corner of the park to square off the area as shown below. The current drawing creates an odd area for the city to maintain.



8. Is the area at the NW corner of the property intended to be a portion of a future lot? Since ATI does not own the property to the west, the area should be one lot.



9. The lot width shown for R-1 and R-2 appear to be the same. Please adjust the widths accordingly.
10. Provide reasoning for the R-2 zoning. Is R-2 requested because of the lot width? Only single family will be permitted on the lots. Are the homes intended to be smaller than homes on the R-1 lots?
11. Please provide intended living area and garage sizes for R-1 and R-2.
12. Is a traffic circle intended at the NW intersection?



13. Please label the acreage of the parkland.

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 SUBMITTAL SCHEDULE:

SUBMITTAL DATE: September 8, 2021
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

Rezoning Exhibit
FOR
Willow Hills North
Grimes, Iowa

Owner
Lemar Koethe
6000 Douglas Ave, Suite 210
Des Moines, IA 50322

Developer
ATI Group
110 SE Grant Street, Suite #101
Ankeny, IA 50021

Zoning
Existing - A-1 Agricultural District
(40.37 acres)
Proposed - R-1 Single Family Dwelling District
(27.30 acres)
R-2 Single and Two Family Dwelling
District
(13.07 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	BEG SW COR SEC 19 THIN 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	8025-19-300-001	POB 190 Dallas Center, IA 50063	8,237,631 sf	429,703 sf	28.2%
2	Lemar Koethe	NW 1/4 NE 1/4 SEC 30-80-25	8025-30-200-001	6000 Douglas Ave, Ste 210 Des Moines, IA 50322	1,742,400 sf	330,728 sf	21.7%
3	Douglas & Diane Wilson	SW 1/4 NE 1/4 LESS 1.39 A ROAD SEC 30-80-25	8025-30-200-003	13423 NW 82nd Ave Grimes, IA 50111	1,681,851 sf	49,042 sf	3.2%
4	Willow Hills LLC	SE 1/4 NW FRL 1/4 LYG NE OF RY LESS RD SEC 30-80-25	8025-30-100-005	3405 SE Crossroads Dr Ste C Grimes, IA 50111	1,676,292 sf	332,453 sf	21.8%
5	Bauman Creek Investments LLC	W FRL 1/2 NW FRL 1/4 LESS 3.39A RD SEC 30-80-25	8025-30-100-001	1005 S 12th St Adel, IA 50003	3,688,095 sf	380,051 sf	25.0%

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, GREENBELTS, ETC.)
3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 8/17/2021
4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA AND SURVEY DATA

R-1 Zoning Area Description

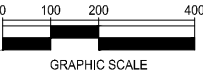
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

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:

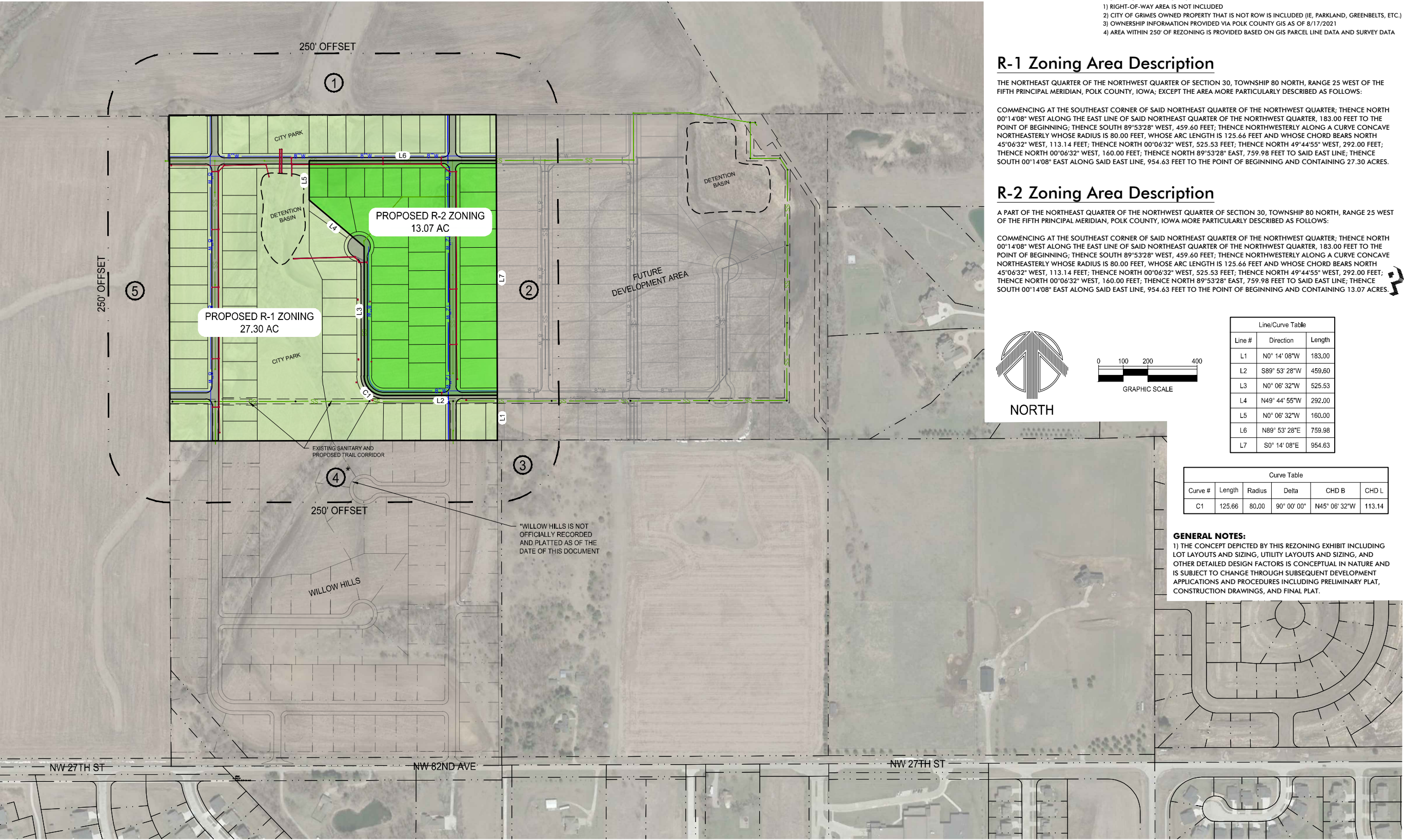
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE 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, 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 13.07 ACRES.



Line/Curve Table		
Line #	Direction	Length
L1	N0° 14' 08"W	183.00
L2	S89° 53' 28"W	459.60
L3	N0° 06' 32"W	525.53
L4	N49° 44' 55"W	292.00
L5	N0° 06' 32"W	160.00
L6	N89° 53' 28"E	759.98
L7	S0° 14' 08"E	954.63

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	125.66	80.00	90° 00' 00"	N45° 06' 32"W	113.14

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.



PRELIMINARY