



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036 | F: 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday February 4, 2020 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Courtney Strutt-Todd, Craig Patterson, Amy Montford, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraft, Evann Martin, Rachel Greving

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Montford, to approve the minutes from the January 7, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1005: Destination Market Plat 4 – Preliminary Plat

Doug Mandernach of Civil Design represented this project. It is located just north of E 1st Street, and east of NE Destination Drive containing 6.65 acres. The only improvement of this preliminary plan is the regional storm water management basin. Improvement will also include a pedestrian trail around the pond.

Motion by Strutt-Todd, Second by Patterson to approve Destination Market Plat 4 Preliminary Plat

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

Project # 20-1010: Kinder Care – Site Plan

Jason Ledden of Snyder and Associates presented this project. The proposal is for a daycare center located just north of Raccoon River Bank. It includes three playground structures for three different age groups, and an underground detention basin. There would also be a shared access drive with a potential neighbor to the north.

Questions regarding the fencing and dumpster were asked. The perimeter fence proposed is a black, aluminum-railed fence that surrounds both playground areas. The dumpster is located in the southern part, and the dumpster enclosure is made to look similar to the main building. Decorative lighting as required by the Heritage PUD has also been proposed for the parking lot.

Motion by Montford, Second by Strutt-Todd to approve Kindercare Site Plan

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

Project # 20-1011: Metro Waste – Site Plan

Eric Gjersvik of ISG represented for this project. Three different access points have been proposed with a private drive. Trucks with recycled material will enter, moving south, to weigh and continue to move south to a non-conditioned dump station where the material will be moved on a conveyor to be sorted.

An important component of this facility is the focus on education and training. There will also be a training room and classroom that includes a view of the warehouse.

It was noted that at this time, the facility will not be open twenty-four hours.

Storm water management will be located in the southwest corner. Landscaping will include a berm along the south as well as screening on both sides of the berm in the form of trees. A fire access road will also wrap around the back side of the building.

The north end includes a smaller builder for hazardous waste drop off with an awning and more parking spaces. There is a possibility for can redemption in the future as well.

Pfaltzgraff also spoke on behalf of the project. The space to the north of the site is owned by Metro Waste as well, and the site circulates in a manner that the trucks can enter and exit efficiently. Employees and visitors will enter in the middle.

At the elevation that the flyover occurs, the view of the building would be direct, not over or under. All staff concerns have been mitigated revolving around the flyover view.

Metro Waste conducted a traffic study to decide if there would be any concern. No extra lane will be added to Beisser Drive, so it will need to be monitored.

Motion by Strutt-Todd, Second by Patterson to approve Metro Waste Site Plan

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

Project #20-1012: Composites One – Site Plan

Edward Arp of Civil Engineering Consultants presented this project. The placement of this addition is off-kilter from the existing building because of the grading. The addition is shown to have panels like the original building; however, it will also include glazing. The doors are set up so that if the site is outgrown, there is an option for multiple tenants.

Pfaltzgraff also spoke of behalf of the project stating that parking requirements have been met. Landscaping is also included around the new addition. The original building was “existing, non-compliant” in regards to the glazing requirements. After the addition, the glazing requirements will be met. The access road will be secured and accessible for firetrucks in case of emergency. The driveway has been aligned with the access point of Canoyer Gardens. The fence is a decorative rot iron fence that is eight feet in height. There are only a few minor odds and ends to clean up, but staff recommends approval.

Motion by Patterson, Second by Montford to approve Composites One Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #20-1015: Heritage Town Center – Site Plan

The project managers of this project presented themselves for questions, and Matt Brown spoke on behalf of the project. This is a twelve acre site of which the northeast portion will be a baseball training facility with retail and office buildings surrounding half of the building.

Only phase one of the site is being proposed at this time, however the rest of the site was shown for context. The proposal is for a 45,000 square foot building with two indoor turf baseball fields intended for practice and training. The main entrance to the facility is to the south, and utilities are being developed along with the park to the south-west. Landscaping is presented in all of the landscape islands and around the building edges. There are also a number of courtyards/gathering spaces throughout the property. Raised planters and benches are shown to be consistent with the PUD. These proposed spaces also include rooftop areas and store front glass doors that can be opened to the patio of the facility. There is a high level of architecture.

The commission questioned if any lighting was proposed withing the building. The only part of lighting being proposed at this time is the non-excessive up-lighting of the main sign for the building. It will be a clean white light meant to enhance the entry.

There is already constructed on-street parking done to the north of the site. Parking will evolve overtime with a total of 165 parking spaces with the completion of the first phase buildout.

Motion by Strutt-Todd, Second by Montford to approve Heritage Town Center Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #19-1005: Heritage Park – Site Plan

Michael Gaunt of Bishop Engineering presented this project. In the center is a large open lawn for a gathering space. The northwest corner named "Gabus Memorial Park," includes four square platforms for art to be added at a later time. In the southwest corner, a clock tower will stand at 35 feet tall with a gathering space below. The east side of the site will include trees and a native wild grass mix along the sidewalks; no grass will fold over into the walking lanes.

The restroom facility will be located in the northeast corner where most of the foot traffic will be in the area. It is an attractive design and meets the PUD requirements. Natural light will be let in from the top. There will be a men's restroom, a women's restroom, a family restroom, and a mechanical room in the restroom facility with an awning at the main entrance. It will shut down during the winter.

Lighting in the park will match the facility to the north; it is planned to keep the lighting subdued.

Motion by Strutt-Todd, Second by Montford to approve Heritage Park Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update** – At the next meeting in March, proposed will be an amendment to the fence regulations and development project as well as a proposal for Hope Commercial. Pfaltzgraff also introduced the new Assistant City Planner, Evann Martin to the Commission.
- 2. Council Liaison Update** – New Council Liaison Borcharding introduced himself.
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting March 3, 2020**

Meeting is adjourned at 7:13 p.m.

Signature

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: March 3, 2020
RE: Hope Commercial Rezoning – C-2

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to C-2. The property is generally located north of W 1st ST/HWY 44, and west of the future NE Gateway Drive extension.

NE Gateway Drive is currently under construction and is anticipated to be open to traffic mid-summer.

ANALYSIS:

Zoning/Development Intent:

The applicant has indicated a desire to rezone the property and subsequently subdivide the approximately 18.6-acre property, into nine commercial development lots and one outlot for storm water management/parkland. The nine commercial development lots will range in size from .84 acres to 4.76 acres.

The future land use plan calls for this area to be Mixed Use 2, which is consistent with the proposed development intent.

Utilities:

Water service is available along east side of NE Gateway Drive (future). Additional water main will be extended down the NE Gateway Drive cul-de-sac as well as NE 5th ST.

Sanitary sewer is being constructed with the NE Gateway Drive improvements. The sewer extends from NE Little Beaver, east through NE 2nd Court. From NE 2nd Court, a new sanitary sewer will extend north through the subject property, and be stubbed to the north to allow for future access.

Storm water management is handled regionally within the adjoining pond.

Access:

Access to the subdivision will be from the NE 2nd Ct, NE Gateway Drive and NE 5th ST. The rezoning concept, also shows a new right-in right-out along W 1st Street. Staff and the DOT

will evaluate the right-in right-out during the preliminary plat and construction drawing review period.

Development Characteristics:

The majority of the property is located within the Transportation Corridor Overlay. As such, staff is suggesting that for purposes of consistency within the development, that the entire 18.6 acres be subject to the Transportation Corridor Overlay. This not only address the concerns of consistency, but will also provide for a transition into the remaining Hope Commercial property. Staff envisions this area also carrying higher standard for design of site and buildings.

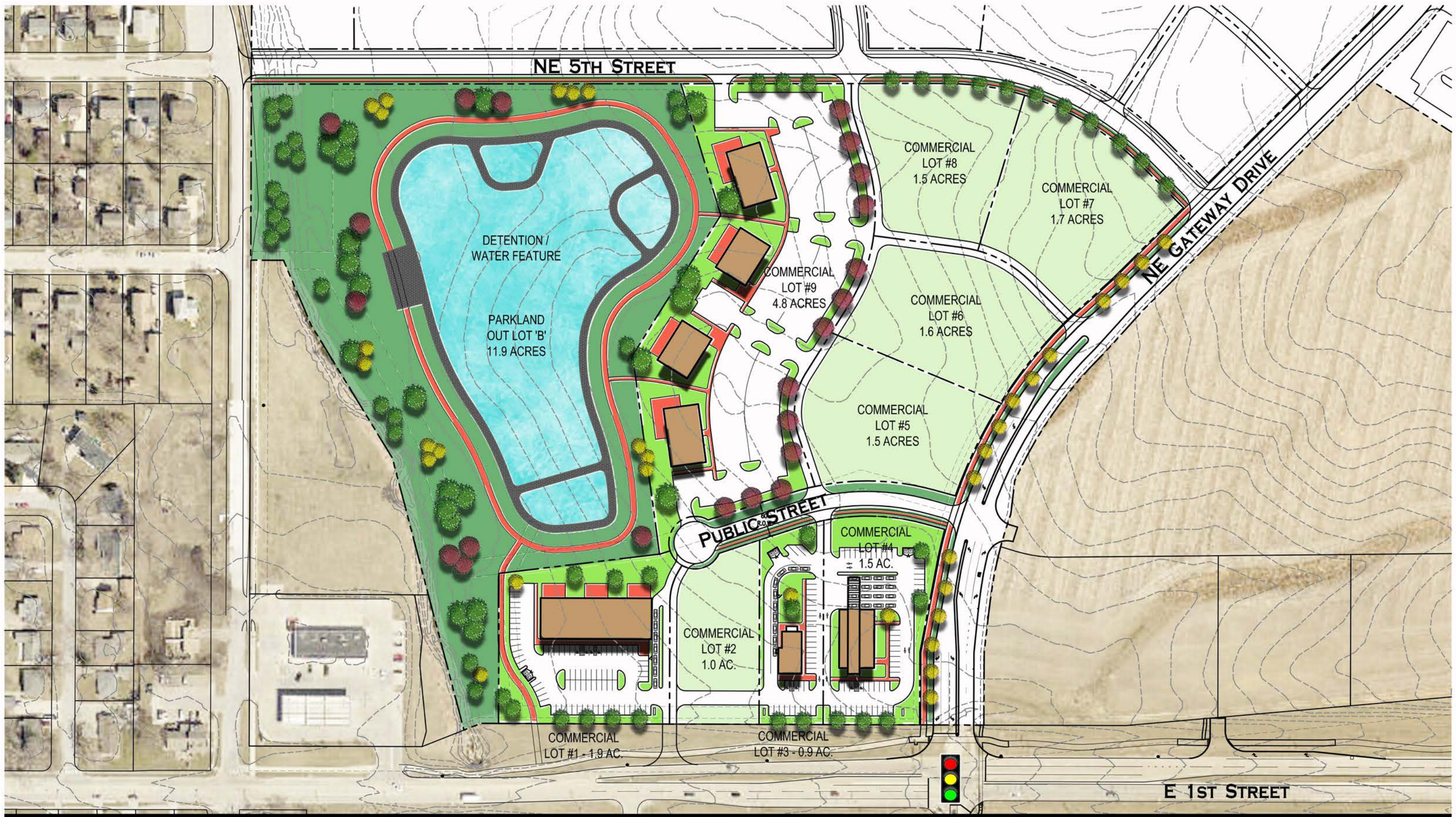
A Zoning Change and Development Agreement will outline all of the prior mentioned particulars.

RECOMMENDATION:

Staff would recommend approval of the Hope Commercial Rezoning from A-1 to C-2.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2020 by Simonson & Associates Architects, L.L.C.

Hope Commercial

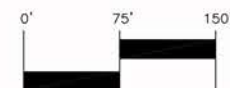
Proof of Concept
Grimes, Iowa

February 14, 2020



1" = 150'-0" @ 11"x17" Sheet
SAA# 19115

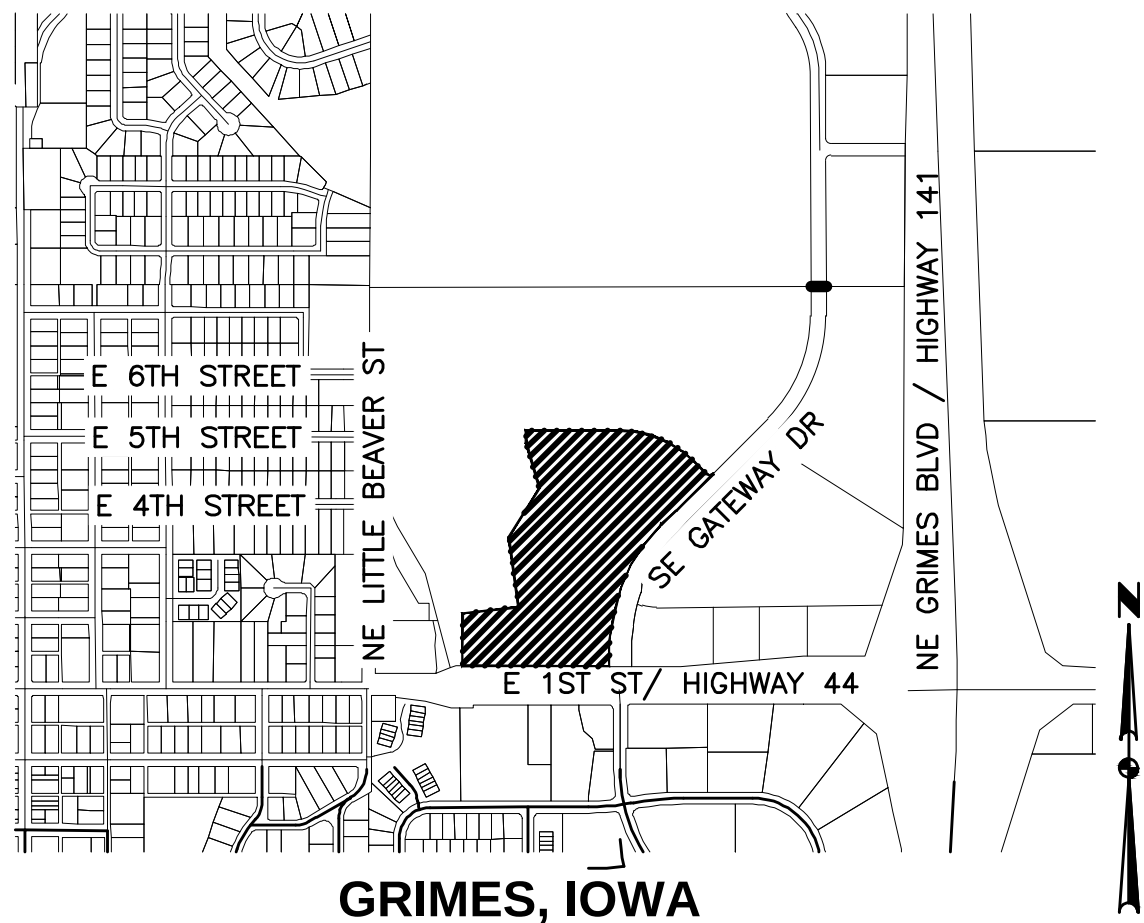
DRAWN BY: AVG



simonson

simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

VICINITY MAP NOT TO SCALE



GRIMES, IOWA

OWNER / APPLICANT

HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265-5765

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., SUITE G
GRIMES, IOWA 50111
CONTACT: JOSH TRYGSTAD (515) 369-4400

ZONING

EXISTING ZONING: A-1 AGRICULTURE DISTRICT
SITE IS WITHIN ZONE 2 OF THE HIGHWAY 141 MIXED USE CORRIDOR.
SITE IS WITHIN THE TRANSPORTATION OVERLAY DISTRICT.
PROPOSED ZONING: C-2 GENERAL AND HIGHWAY
SERVICE COMMERCIAL
DISTRICT

BULK REGULATIONS

C-2
MIN. FRONT YARD SETBACK = 25'
MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET
MIN. REAR YARD SETBACK = 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
MAX HEIGHT = 45'
MAX # OF STORIES = 3 STORIES

HIGHWAY 141 CORRIDOR

MIN. HIGHWAY 141 SETBACK = 100'
MIN. PUBLIC STREET SETBACK = 25'
MINIMUM OPEN SPACE = 20%

REZONING DESCRIPTION

A PART OF OUTLOT 'X', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 720.00 FEET; THENCE NORTH 00°11'36" EAST, 256.06 FEET; THENCE NORTH 83°07'18" EAST, 275.23 FEET; THENCE NORTH 71°51'34" EAST, 1.28 FEET; THENCE NORTH 07°43'11" WEST, 343.46 FEET; THENCE NORTH 32°09'24" EAST, 283.22 FEET; THENCE NORTH 16°53'02" WEST, 235.03 FEET; THENCE NORTH 00°03'35" WEST, 60.00 FEET; THENCE NORTH 89°56'25" EAST, 451.80 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 416.81 FEET AND WHOSE CHORD BEARS SOUTH 67°31'47" EAST, 406.15 FEET; THENCE SOUTH 45°00'00" EAST, 81.13 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" EAST, 35.38 FEET TO THE WEST LINE OF STREET LOT 'A', SAID HOPE COMMERCIAL PLAT 1; THENCE SOUTH 45°00'00" WEST ALONG SAID WEST LINE, 257.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID WEST LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID WEST LINE, 9.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 489.44 FEET AND WHOSE CHORD BEARS SOUTH 27°21'47" WEST, 481.74 FEET; THENCE SOUTH 10°56'24" WEST ALONG SAID WEST LINE, 139.32 FEET; THENCE SOUTH 00°11'36" WEST CONTINUING ALONG SAID WEST LINE, 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.16 ACRES (791,051 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIPS

		Area (ac.)	Area (%)
	1. HOPE K FARMS LLC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	14.11	67.24%
	2. HY-VEE 5820 WESTOWN PKWY WEST DES MOINES, IA 50266-8223	4.34	20.70%
	3. MCDONALDS REAL ESTATE CO POB 182571 COLUMBUS, OH 43218-2571	0.05	0.23%
	4. JOHNSTON CHARTER BANK 5526 NW 86TH ST JOHNSTON, IA 50131-2928	0.23	1.09%
	5. GRIMES PLAZA PARTNERS LLC 3737 WOODLAND AVE STE 100 WEST DES MOINES, IA 50266	0.20	0.93%
	6. JUDITH ANN PERRY 5649 LISBON ST PROLE, IA 50229	0.16	0.74%
	7. DESTINATION MARKET LLC 3737 WOODLAND AVE STE 100 WEST DES MOINES, IA 50266	0.44	2.07%
	8. THE CROSSINGS TOWNHOMES II 712 SE 13TH ST GRIMES, IA 50111-4804	0.12	0.56%
	9. HURD GRIMES LLC 2000 FULLER RD WEST DES MOINES, IA 50265	0.95	4.53%
	10. NEWBLOOD DEVELOPMENT LLC 10888 HICKMAN RD STE 3B CLIVE, IA 50325-3715	0.40	1.91%
	TOTAL:	20.99	100.00%

FILE: H:\2019\1911563\DWG\1911563-REZONE-C2.DWG
PLOTED BY: J. TRYGSTAD
DATE: 3/14/2020
COMMENT: EX

1

1911.563

HOPE COMMERCIAL PLAT 2
REZONING MAP

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
CITY SUBMITTAL #1

REVISIONS

DATE

02/14/20

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: March 3, 2020
RE: Kasperbauer Rezoning

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to R-1. Currently the property is located within unincorporated Polk County. The annexation process was initiated in January of 2020, and approved by the City Council on February 25, 2020. Following the approval, the request was submitted to the City Development Board, who will hear the case in April.

As such, staff has developed a schedule that will allow for the rezoning to be approved in April following the City Development Board decision.

ANALYSIS:

Zoning/Development Intent:

Following the annexation of property into Grimes, all properties are zoned A-1 Agriculture. The current A-1 regulations do not allow for the construction of a single-family dwelling upon any lot less than 10-acres in size, therefore a rezoning is required.

In this particular case, the applicant has indicated a desire to subdivide the approximately 3.28-acre property, into two single family lots, and one outlot for parkland dedication. The two single family lots are 1.45 and 1.37 acres in size, and the outlot for parkland dedication totals .46 acres. No street lot dedication is necessary as it was previously dedicated with the Town & Country Subdivision.

The future land use plan calls for this area to be Low Density Residential, which is consistent with the proposed development intent.

Utilities:

Water service is available along the north side of the property. Two water services will be tapped along the existing main and stubbed into the site.

Sanitary sewer is not currently available to the property; however, staff is evaluating a project to bring an 8" sanitary sewer main north from the sports complex to the subdivision. This will also serve an additional lot in the Town & County subdivision once they are ready to connect.

If it is determined that the sewer project is not feasible, the property may be served with septic systems until the sewer is within 100-feet of the property, per City Ordinance.

Access:

Access to the two lots will be managed in two ways. The western lot will have a new access out to NW 27th ST. It should be noted that there is an existing ingress/egress easement to the benefit of this parcel on the adjoining Town & Country lot. According to the applicant, the owner of the adjoining lot does not wish to share the driveway, and also states that are utility conflicts. It does appear that there is a hydrant located in the middle of the ingress/egress easement. Utilization of the drive would likely require the relocation of the hydrant.

The eastern lot is proposed to share access to the park road adjoining the property. The primary reason for this arrangement is to limit the number of driveways out to NW 27th St. Increased driveways will cause addition points of conflict and unnecessary friction.

Development Characteristics:

The applicant indicates that they are proposing to maintain the same or similar covenants as Town & Country. These are as follows:

1. Single Story Construction =1,600 square foot minimum. Multi-story Construction = 1,800 square foot minimum.
2. Minimum 2-car garage
3. All driveways shall be concrete.

Overall, the applicant intends to maintain a similar character for the development as the existing Town & Country subdivision.

A Zoning Change and Development Agreement will outline all of the prior mentioned particulars.

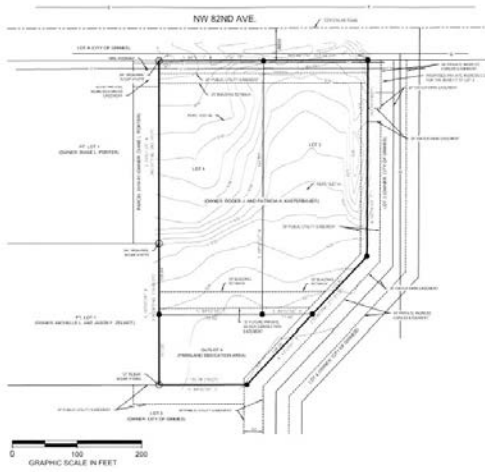
RECOMMENDATION:

Staff would recommend approval of the Kasperbauer Rezoning from A-1 to R-1.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director

Rezoning Concept Plan



OWNER:
ROGER J. AND PATRICIA A. KASPERBAUER
201 SW MAPLEWOOD DR.
GRIMES, IOWA 50541

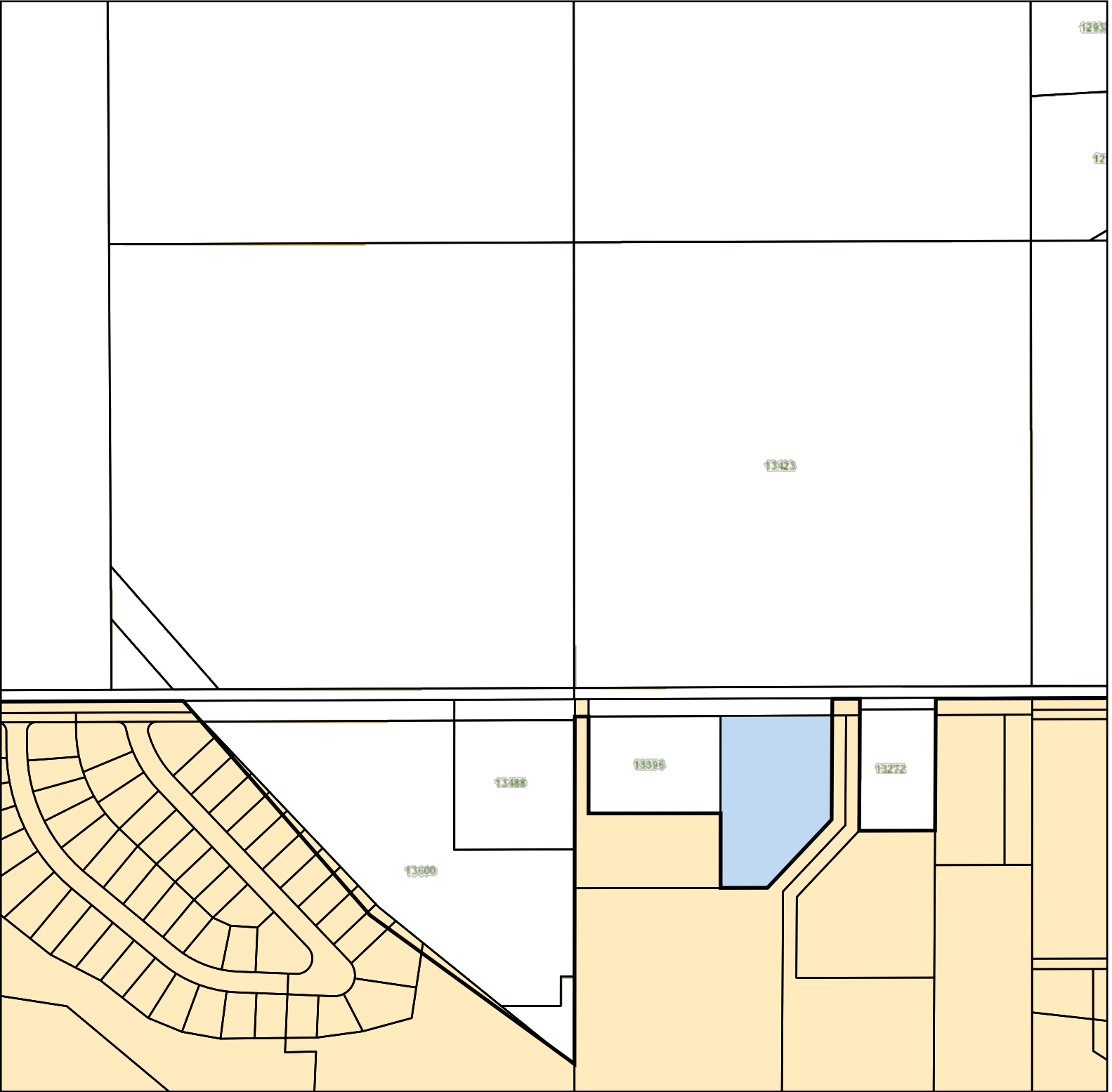
DEVELOPER:
JPL DEVELOPMENT GROUP, LLC
6860 NW 115TH COURT
GRANDVIEW, IOWA 50308

**13376 NW
82nd Ave**

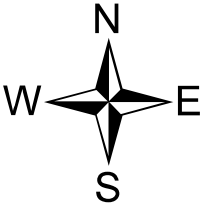
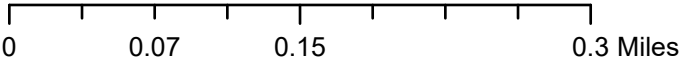
ZONING:
CURRENT ZONING: ESTATE RESIDENTIAL DISTRICT (POLK COUNTY ZONING)
PROPOSED ZONING: R1 SINGLE FAMILY DWELLING DISTRICT (CITY OF GRIMES)
RUR REGULATIONS:
FRONT YARD: 35' REAR YARD: 35' SIDE YARD: 5-10 STORIES: 2-3
2-3 STORIES: 10-12'

ADJACENT PROPERTIES:
3.28 ACRES TOTAL
LOT 14: 1.45 ACRES TOTAL (SINGLE FAMILY)
LOT 15: 1.17 ACRES TOTAL (SINGLE FAMILY)
OUTLOT 14: 0.45 ACRES TOTAL (SPARK)

Exhibit B



- ■ Corp Limits - Grimes
- Parcels - Grimes
- Parcels - Polk County
- Corp Limits - Grimes
- Kasperbauer



MAJOR PRELIMINARY PLAT

BROOKE FIELD ESTATES

NORTHWEST PLAT 2

POLK COUNTY, IOWA

BROOKEFIELD ENTERPRISES, L.L.C., 11720 NW OAKTREE DR., GRIMES, IOWA 50111



VICINITY SKETCH  SCALE: 1" = 2000'

ZONING:
EXISTING = AG / AGRICULTURAL DISTRICT
PROPOSED = RR / RURAL RESIDENTIAL DISTRICT

ZONING REQUIREMENTS
RR MINIMUM BULK REQUIREMENTS:
LOT SIZE - 40,000 S.F.
LOT WIDTH AT FRONT YARD SETBACK - 140 FEET
MIN. FRONT YARD SETBACK - 50 FEET
MIN. SIDE YARD SETBACK - 15 FEET
MIN. REAR YARD SETBACK - 50 FEET
MAX. BUILDING COVERAGE - 15%
MIN. R.O.W. WIDTH - 60 FEET
PAVEMENT WIDTH - 26' B/B

UTILITIES
GAS - MID-AMERICAN ENERGY
ELECTRICITY - MID-AMERICAN ENERGY
WATER - XENIA RURAL WATER DISTRICT
WASTEWATER TREATMENT - ON-SITE WASTEWATER TREATMENT SYSTEM
CTV - MEDIACOM AND CENTURYLINK

BENCHMARK
BM #1 - LEAD PLUG IN EAST HEADWALL OF BOX CULVERT UNDER HIGHWAY 141
STATION 274+00. ELEVATION = 850.87

BM #2 - SPIKE NAIL IN FENCE POST AT NORTHEAST CORNER OF PROPERTY.
ELEVATION = 903.95

BM #3 - TOP OF IRON ROD BY STATION MARKER 250+00 WEST SIDE OF
HIGHWAY 141. ELEVATION = 956.82

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS LOCATED IN ZONE X (OUTSIDE 100 YEAR FLOODPLAIN)
ON FEMA FLOOD INSURANCE RATE MAP 14153C0160F WITH AN EFFECTIVE DATE
OF FEBRUARY 2, 2019.

LEGAL DESCRIPTION
PARCEL 2018-105 OF THE SE1/4 SE1/4, AN OFFICIAL PARCEL RECORDED IN BOOK 17314, PAGE 809 AT THE POLK COUNTY
RECORDER'S OFFICE, OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

OUTLOT 'X' & 'Y', BROOKE FIELD ESTATES NORTHWEST PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 17548, PAGE 228 AT THE
POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA

LAND AREA
6.53 ACRES
284,341 SQUARE FEET

SHEET INDEX
SHEET # SHEET TITLE
1 COVER
2 DEMOLITION & GEOMETRIC PLAN
3 UTILITY PLAN
4 GRADING PLAN

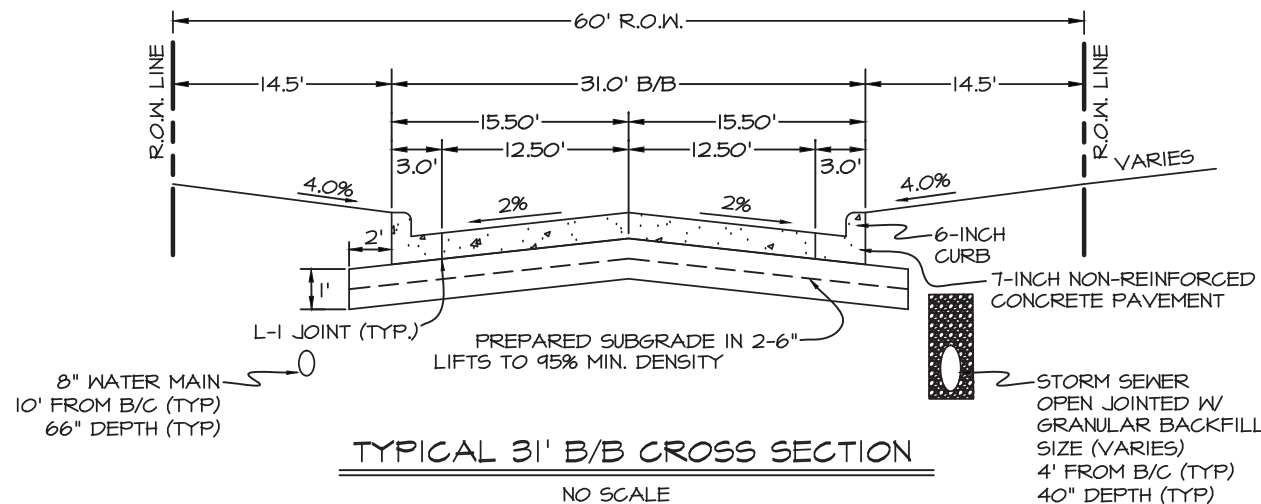
SURVEYOR:
JEFF GADDIS
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET #12
DES MOINES, IOWA 50322
515-276-4884 x221

PROPERTY OWNERS/DEVELOPER:
BROOKEFIELD ENTERPRISES, L.L.C.
11720 NW OAKTREE DR.
GRIMES, IOWA 50111
ATTN: FRIEDRICH TROST
PH: 515-718-1448

- GENERAL NOTES:**
- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - POLK COUNTY
 - BROOKEFIELD ENTERPRISES, L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
 - POLK COUNTY PUBLIC WORKS
 - XENIA RURAL WATER DISTRICT
 - LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
 - LOT 'A' TO BE DEDICATED TO POLK COUNTY FOR STREET PURPOSES AT SUCH TIME AS ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO POLK COUNTY SECONDARY ROAD SYSTEM BY POLK COUNTY BOARD OF SUPERVISORS.
 - ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH XENIA RURAL WATER STANDARD SPECIFICATIONS.
 - MAILBOXES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN PLAT BY ANY HOMEOWNER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN STATE OF IOWA.
 - ACCESS TO EACH LOT IS RESTRICTED TO SUBDIVISION ROAD. ACCESS TO LOT 2 SHALL BE FROM NW CEDAR VALLEY DRIVE.
 - EXISTING LAND USE: FARM
 - ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROAD MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - THE HOMEOWNERS' ASSOCIATION WILL MAINTAIN THE PRIVATE STORM WATER DETENTION BASIN AND PRIVATE OUTLET PIPE WITHIN THE PRIVATE STORM WATER DETENTION BASIN EASEMENT AND PRIVATE STORM SEWER EASEMENT ON LOTS 1 & 2. ACCESS TO THE DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT BETWEEN LOTS 1 & 2. THE ACCESS EASEMENT PROVIDED IS FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITY FOR MAINTENANCE PURPOSES.
 - ACCESS TO LOTS CANNOT BE LOCATED WITHIN 75' OF THE CENTERLINE OF MINOR ROAD INTERSECTIONS.
 - OUTLOT 'Z' SHALL BE USED AS A DRAINAGE EASEMENT. THIS LOT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION UNTIL FUTURE DEVELOPMENT TO THE NORTH & WEST OCCURS.
 - THIS PRELIMINARY PLAT SHALL BE REVIEWED AND APPROVED BY XENIA RURAL WATER DISTRICT AND DEVELOPER WILL NEED TO PROVIDE A SUBDIVISION BOND.
 - THE WATER MAIN SHALL BE CONSTRUCTED AND APPROVED BEFORE THE FINAL PLAT IS APPROVED OR THE DEVELOPER WILL NEED TO PROVIDE A SUBDIVISION BOND.
 - WATER SERVICES SHALL BE MET TAPPED BY XENIA RURAL WATER DISTRICT AT THE TIME OF HOME CONSTRUCTION.
 - A COMBINED ALTERNATIVE WASTEWATER TREATMENT SYSTEM & SUMP PUMP SERVICE SHALL BE PROVIDED TO EACH LOT. THE SERVICE FOR LOTS 1-6 SHALL OUTLET TO THE PRIVATE REAR YARD DRAIN TILE LOCATED WITHIN THE PRIVATE SEPTIC DISCHARGE COLLECTOR LINE EASEMENT. THE PRIVATE REAR YARD DRAIN TILE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

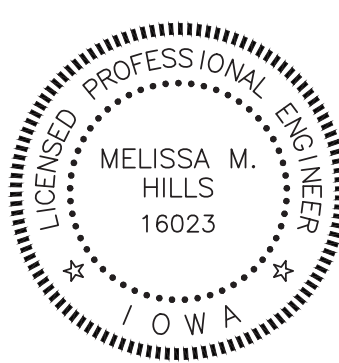
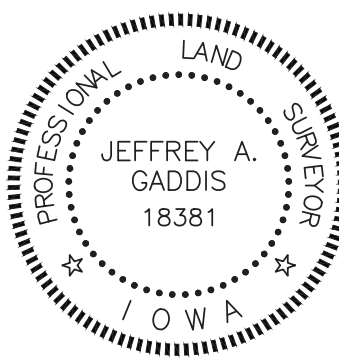
NPDES/SWPPP

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL.

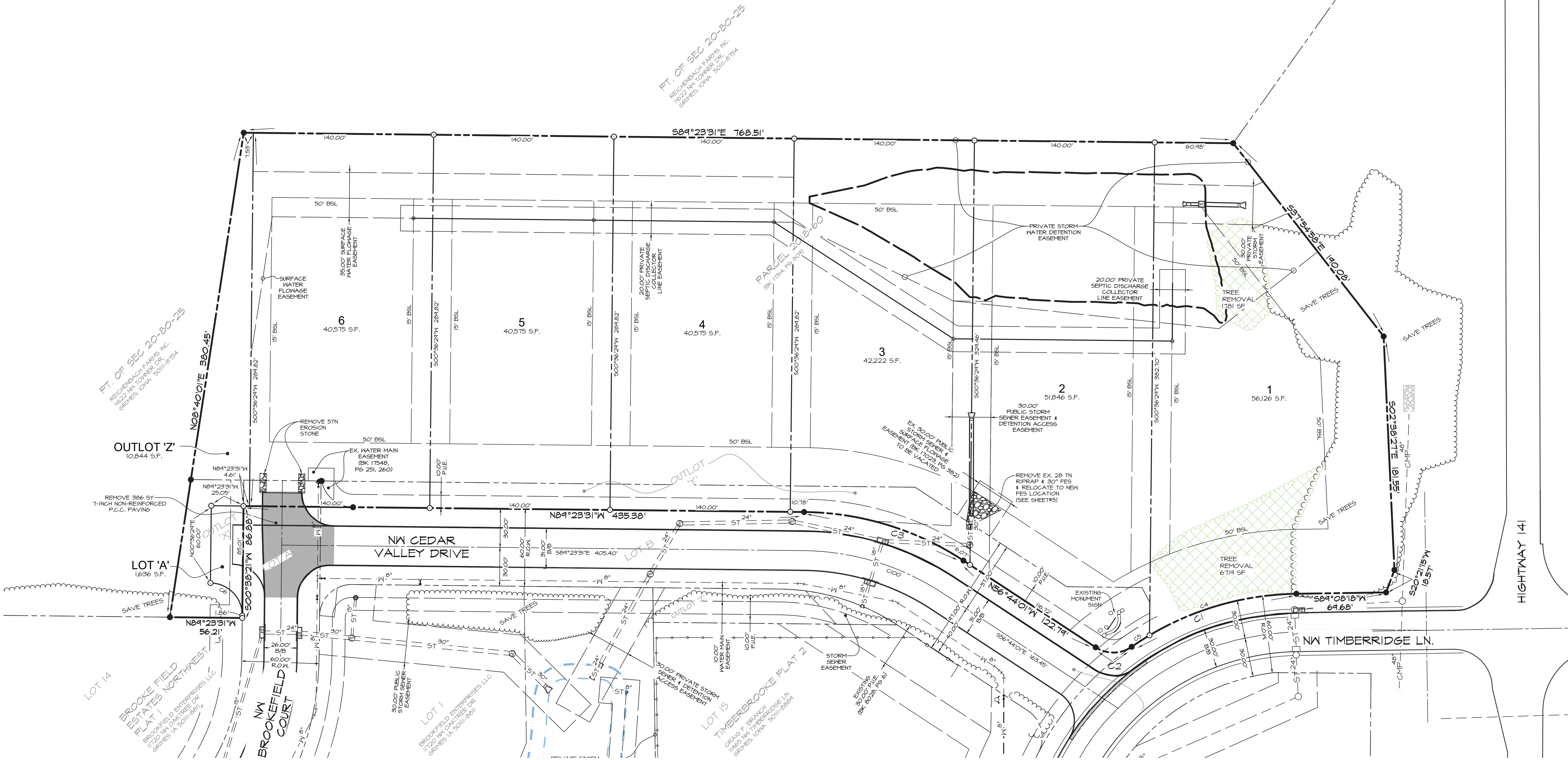


GENERAL LEGEND	
PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER MAIN WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
FILTER SOCK & INTAKE BASKET	UNDERGROUND GAS
SEDIMENT TRAP	UNDERGROUND FIBER OPTIC
TREE REMOVAL AREA	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L.
	P.U.E.
	M.O.E.
	M.B.E.
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM OPENING ELEVATION
	MINIMUM BASEMENT ELEVATION

CERTIFICATIONS

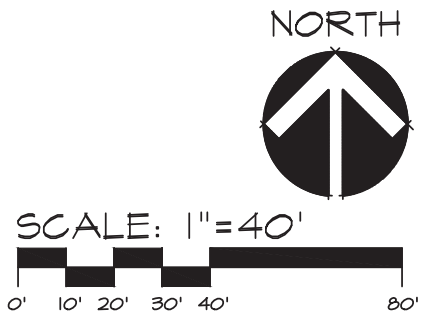
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE 15 DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE 15 DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: _____

PLOT BY: CARL MCCANN AND EXPAND D (34.00 X 22.00 INCHES) 2020-02-07 11: AUTOCAD PDF (GENERAL DOCUMENTATION) P23 3-A-FILES-A-H000A125 L3D Drawings\Plot02 DEMO 4 GEO.dwg



CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	32°34'36"	141.48'	113.44'	58.54'	112.46'	S73°03'43"E

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°52'04"	230.00'	114.90'	61.35'	118.55'	N74°12'14"E
C2	68°05'55"	25.00'	24.71'	16.84'	28.00'	S84°13'02"W
C3	32°34'30"	230.00'	131.10'	67.38'	124.33'	N73°03'46"W
C4	24°52'04"	230.00'	114.90'	61.35'	118.55'	N74°12'14"E
C5	4°06'05"	230.00'	16.46'	8.24'	16.46'	N57°13'07"E



BROOKE FIELD ESTATES NORTHWEST PLAT 2

POLK COUNTY, IOWA

DEMOLITION & GEOMETRIC PLAN

SHEET
2
OF
4

A-1925

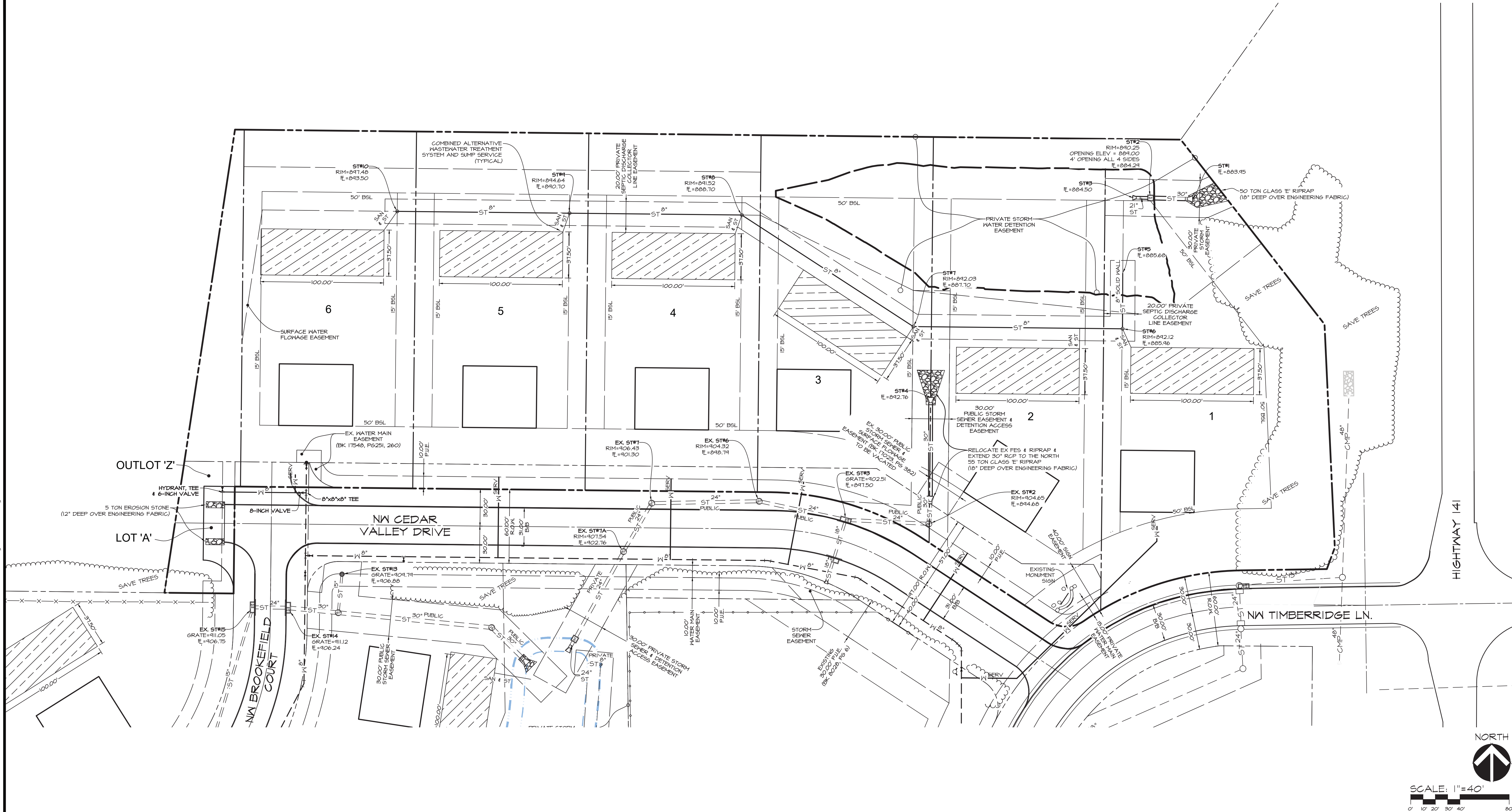
DATE:	02/07/2020
DESIGNED BY:	MMH
DRAWN BY:	CM
DATE OF SURVEY:	08/24/2014
DESIGNED BY:	MMH
DRAWN BY:	CM



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

PLOT BY: CARL MCCANN AND EXPAND D (84.00 X 22.00 INCHES) 2020-02-01 11: AUTOCAD PDF (GENERAL DOCUMENTATION) P03 3-A-FILES-A-H00-V425-L30 Drawings\Plot03 UTIL.dwg



BROOKE FIELD ESTATES NORTHWEST PLAT 2

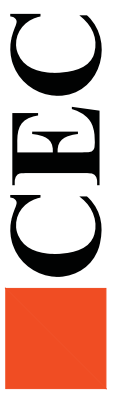
FOLK COUNTY, IOWA

UTILITY PLAN

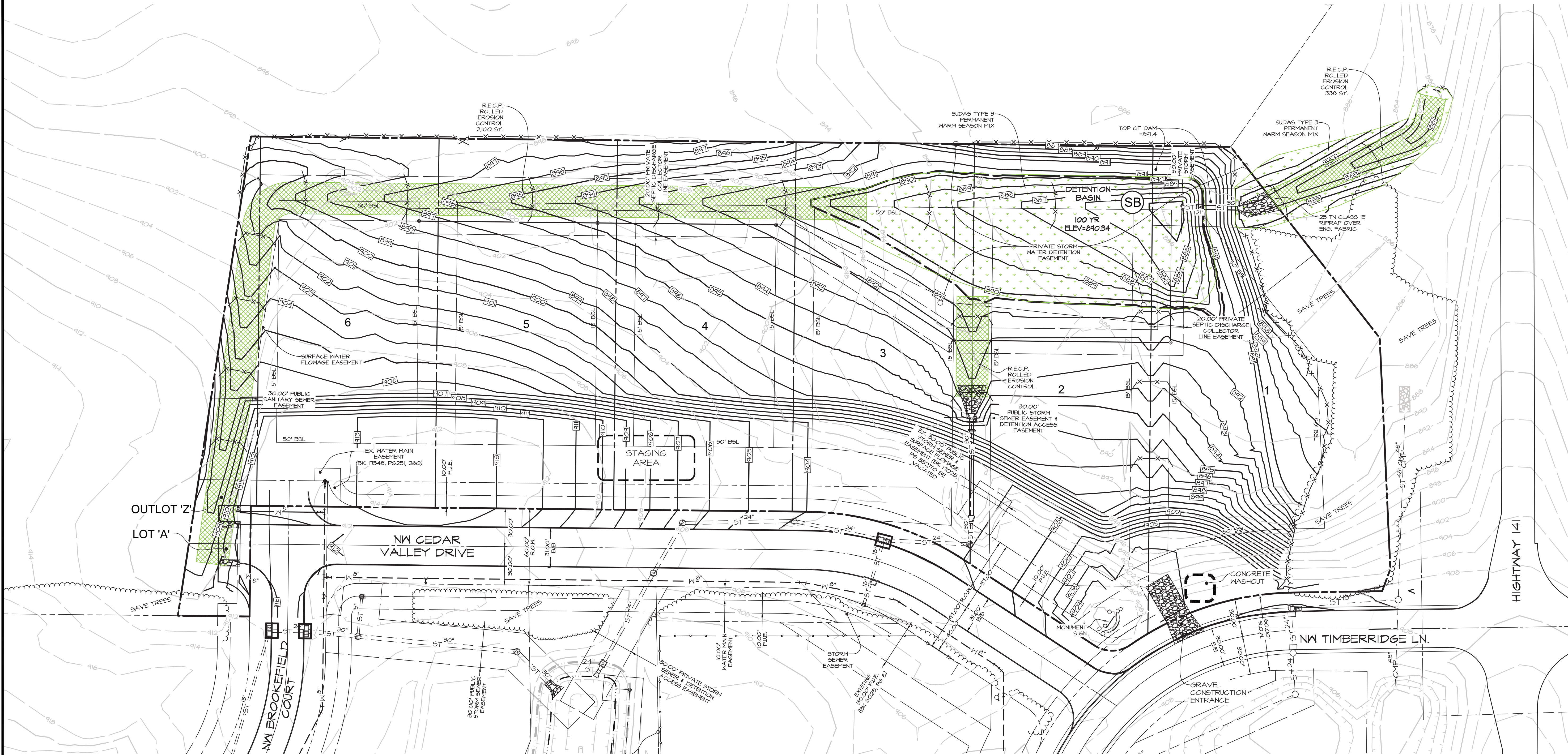
SHEET 4

A-1925

DATE:	02/01/2020
DATE OF SURVEY:	01/23/2020
DESIGNED BY:	MMH
DRAWN BY:	CM



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



A-1925

GRADING PLAN

DATE:	02/01/2020
	01/23/2020
DATE OF SURVEY:	08/24/2019
DESIGNED BY:	MH
DRAWN BY:	CM

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@ceclac.com

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 3, 2020
RE: Brooke Field Estates Northwest Plat 2
(Polk County)

GENERAL INFORMATION:

Applicant:

Brookefield Enterprises, LLC

Requested Action

Preliminary Plat (Polk County)

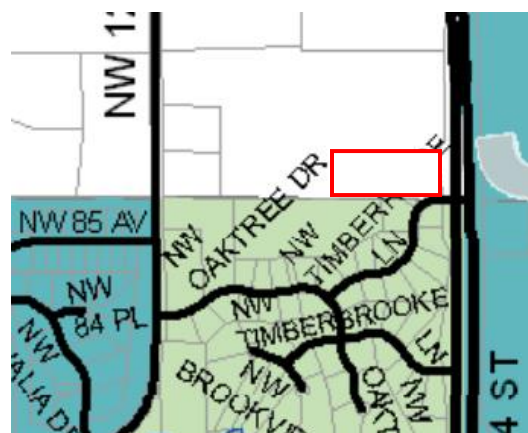
Location

West of Highway 141 and north of NW Cedar
Valley Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

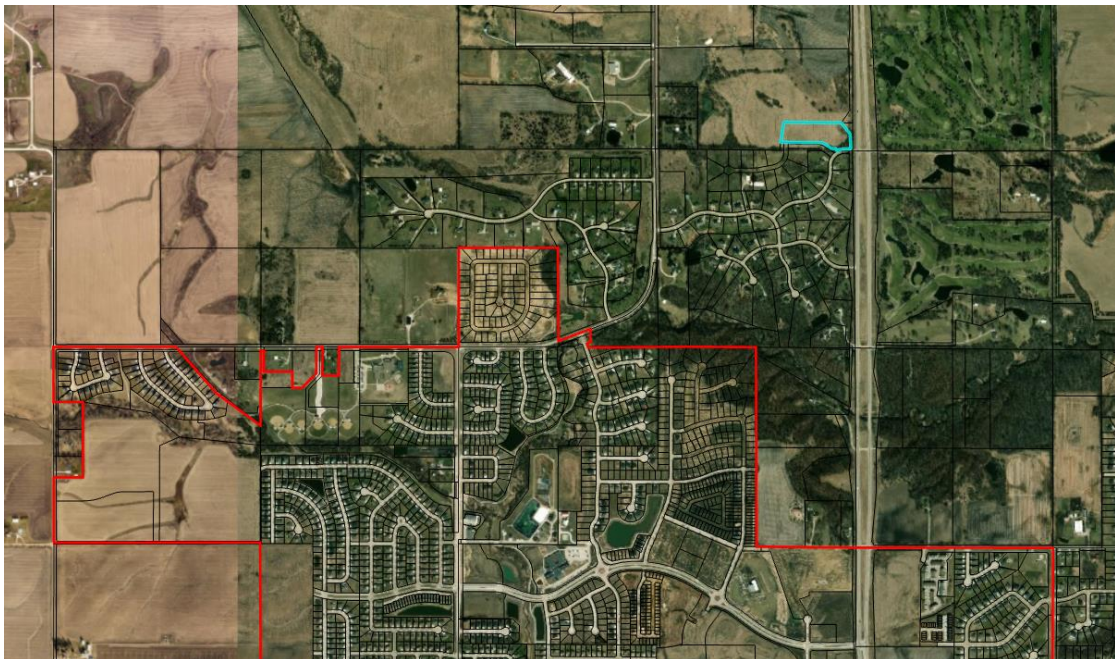
Location	Existing Land Use	Current Zoning (Polk County)	Proposed Zoning (Polk County)
Subject Site	Vacant	Agricultural	Rural Residential
North	Vacant	Agricultural	N/A
South	Residential	Rural Residential	N/A
East	Golf Course	Estate Residential	N/A
West	Vacant	Agricultural	N/A

BACKGROUND:

All subdivision plats in Polk County that are within 2 miles of the City of Grimes corporate boundary are subject to review by the Grimes Planning and Zoning Commission and City Council. The purpose of the approval by the City of Grimes is to determine that there are no conflicts with existing or planned City facilities such as streets, ROW, and utilities and to ensure projects implement urban development practices such as paved streets.

The applicant is requesting approval of the preliminary plat for six residential lots which consists of 6.53 total acres. The subject property is located 0.5 miles north of Grimes' city limits and cannot be reasonably annexed or serviced with public utilities.

Staff does not have any issues with the request, and would recommend approval.



CITY OF GRIMES

Evann Martin
Assistant Planner

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: March 3, 2020
RE: Zoning Ordinance Amendment - Fences

INTRODUCTION:

In late 2019, City Staff were made aware of an issue as it relates to regulations associated with fences. The current fence regulations are contained within Chapter 156, Building Regulations. A property owner requested a variance from the fence regulations, and as staff researched the request, it became evident that the Board of Adjustment did not have the ability to hear the case due to the location of the regulations.

As such, the property owner did not have the ability to seek relief from the ordinance. The only available option would have been to seek judgement through the district court.

Staff determined that the most efficient route to solve the issue at hand was to relocate the ordinance into the correct location. Staff also felt that it was appropriate to update regulations while the amendment was taking place.

Most of the regulations were left as is, but updated to reflect a more modern language, however there are two changes that staff felt was necessary to highlight.

Ornamental Fences

The ordinance was amended to redefine what an "Ornamental Fence" means. Ornamental fences are now defined as a fence that is less than thirty-six (36) inches in height, and is constructed of a style that is decorative and one that does not provide screening or security. These style fences are the only type of fence that is permitted within the limits of any yard.

Residential Fence Location

Previously, fences were permitted within the limits of a secondary yard (corner lot) or rear yard if double fronted, provided a minimum setback equal to the height of the fence was provided. Staff has revised this to a standard of 10-feet of setback regardless of fence height. The intent is two-fold, (1) This creates a uniform standard across the City (2) This reduces the tunneling effect along our corridors by widening the built environment and (3) This promotes a more pedestrian friendly environment.

RECOMMENDATION:

Staff would recommend approval of the Zoning Ordinance Amendment related to Fences.

CITY OF GRIMES

Alex Pfaltzgraff

Development Services Director

165.52 FENCES AND WALLS

1. Permit Required: No fence or wall may be constructed without a fence permit issued by the Zoning Administrator. In residential zoned areas, a permit application must be submitted along with plan drawings for the proposed fence or wall. For commercial or industrial zoned areas, the permit application for a proposed fence or wall must include a revised site plan which demonstrates that the proposed fence or wall is compliance with Grimes Zoning Ordinances.

2. Prohibited Fences and Walls – All Districts

A. Fences and walls may not be installed anywhere within a forty (40) foot vision triangle.

B. A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited, unless specified otherwise herein.

C. Fences and walls shall not be located upon any property, unless a permitted principal use of the property is present, or an appropriate lot-tie agreement has been approved.

3. Residential Districts

A. Requirements: Fence height shall not exceed six (6) feet in all residential zoning districts. All fences must be constructed such that the finished side of the fence is facing the street or adjoining property.

B. Front Yard: No fence may be constructed in a front yard, with the exception of ornamental style fences. For the purpose of this ordinance, an ornamental fence shall be defined as a fence that is less than thirty-six (36) inches in height, and is constructed of a style that is decorative and one that does not provide screening or security.

C. Multiple Frontage Lot: Fences constructed within any yard other than the front, shall be constructed no closer than ten (10) feet from the property line.

D. Residential Fence Regulation Table:

Residential Fence Regulations				
Lot type	Interior Lot	Corner Lot	Double Frontage	Triple Frontage
Max height	6-Feet	6-Feet	6-Feet	6-Feet
Front Setback	Front of house	Front of house	Front of house	Front of house

Side Setback	0-Feet	0-feet	0-Feet	0-Feet
Side Frontage	N/A	10-feet	N/A	10-feet
Rear Setback	0-Feet	0-Feet	10-Feet	10-Feet

4. Commercial or Industrial Districts:

A. Requirements: Fence height shall not exceed eight (8) feet tall in all commercial or industrial districts, with the exception of secondary front yards and double or triple fronted lots. The fence must be constructed such that the finished side of the fence is facing the street or adjacent property.

B. Multiple Frontage Lot: Fences constructed within any yard other than the front, shall be constructed no closer than ten (10) feet from the property line.

C. Front Yard: No opaque fence may be constructed in any front yard.

D. Additional Industrial Requirements: Facilities listed below shall have a soil berm, or a brick or wood privacy fence no less than six (6) feet in height, which completely obscures the property. There shall be a maximum of one opening in the berm, wall or fence facing any public street for each two hundred (200) feet of length.

1. Mini storage and warehouse facilities
2. Automobile, tractor or machinery wrecking and used parts yards
3. Salvage, iron or rags, storage or bailing, and waste paper yards
4. Other similar activities/uses as permitted by the Zoning Administrator

5. Fencing Along Trails and Sidewalks: Fences constructed along bike trails or sidewalks must be constructed with a minimum setback of 10 feet from the public right of way. Fences that border trails or sidewalks that run in-between two properties must be constructed with a minimum setback of three (3) feet from the public right of way.

6. Materials: Fences are to be constructed out of customarily used materials such as chain link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire, stone, masonry or other similar materials. Chain link type fences or ornamental woven wire fences shall not include plastic or wood slats or strips, bamboo, or reed that are intended to make the fence opaque. Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.

A. Coloring: All fences and walls must be of an earth tone, neutral, or natural color such as white, black, gray, tan, brown, or green. Bright, fluorescent or metallic colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences, unless it is a sign that has been properly permitted under the sign ordinance.

B. Temporary Fencing: The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing.

C. Prohibited Materials: A fence shall not be constructed or covered with paper sheets or strips; cloth or fabric tarps, sheets or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; plywood sheeting.

7. Accessory Structures:

A. Animal Runs: Domesticated animal runs in residential districts are permitted in rear yards with a five (5) foot setback from all lot lines. Adequate screening shall be provided to reduce visibility and noise to adjoining property owners. Domesticated animal runs shall not exceed six (6) feet in height. Domesticated animal exercise yards in commercial or industrial districts may be indoors or outdoors. If outdoors, the structure shall be screened with solid fencing, eight (8) feet in height, and shall be set back at least ten (10) feet from any adjacent property line.

B. Dumpster Enclosures. All trash and recycle containers and enclosures shall be located within an enclosed masonry surrounding wall between six (6) to eight (8) feet in height, with appropriate opaque, metal framed gate. Gates shall not be constructed with chain link and slats. The gate shall not face a public street and shall be mounted on durable metal posts to withstand heavy use or damage. The enclosure shall be consistent in architecture and materials to the principal structure.

C. Pools and Hot Tubs. Pools and hot tubs with the capability of holding water at least twenty-four (24) inches in depth shall be surrounded by a fence at least four (4) feet in height. Pools with a power safety cover or spas with a safety cover complying with ASTM F 1346 shall not be required to have a fence.

8. Retaining Walls: Retaining walls are not required to follow the fence and wall yard, setback, and height requirements established in this section. However, retaining walls

shall be subject to the requirements of the forty (40) foot vision triangle. Retaining walls should not be installed in the front yard setback whenever possible.

A. Setback: Retaining walls shall be set back from side and rear property line one (1) foot for every one (1) foot of height, unless a mutual written agreement on the height and location of the retaining wall has been made with the adjoining property owner. Retaining walls shall be setback at least three (3) feet from any public right-of-way.

B. Retaining walls which are more than four (4) feet in height shall be structurally engineered. The written design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit application to the Building Official.

C. In the case of retaining walls supporting embankments in all zoning districts, the above requirements shall apply only to that part of the wall above the ground surface of the retained embankment. Additionally, such wall retaining embankments of a vertical distance greater than thirty (30) inches shall have a handrail, guardrail, or landscaping to minimize the possibility of an accidental fall from the upper surface to the lower level approved by the Zoning Administrator.

9. Construction and Maintenance: All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Zoning Administrator, or their designee, after ten (10) days' notice to the owner, may order the removal of any fence or wall that is not maintained in accordance with the provisions of this code and assess the cost of fence or wall removal against the property where said fence or wall is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the property owner or renter.

10. Highway 141 Corridor. For properties located within the Highway 141 Mixed Use Development Corridor, please see Chapter 165A for additional applicable fence and wall requirements.

11. Transportation Corridor Mixed Use Development Overlay District. For properties located within the Transportation Mixed Use Development Corridor Overlay District, please see Chapter 165B for additional applicable fence and wall requirements.

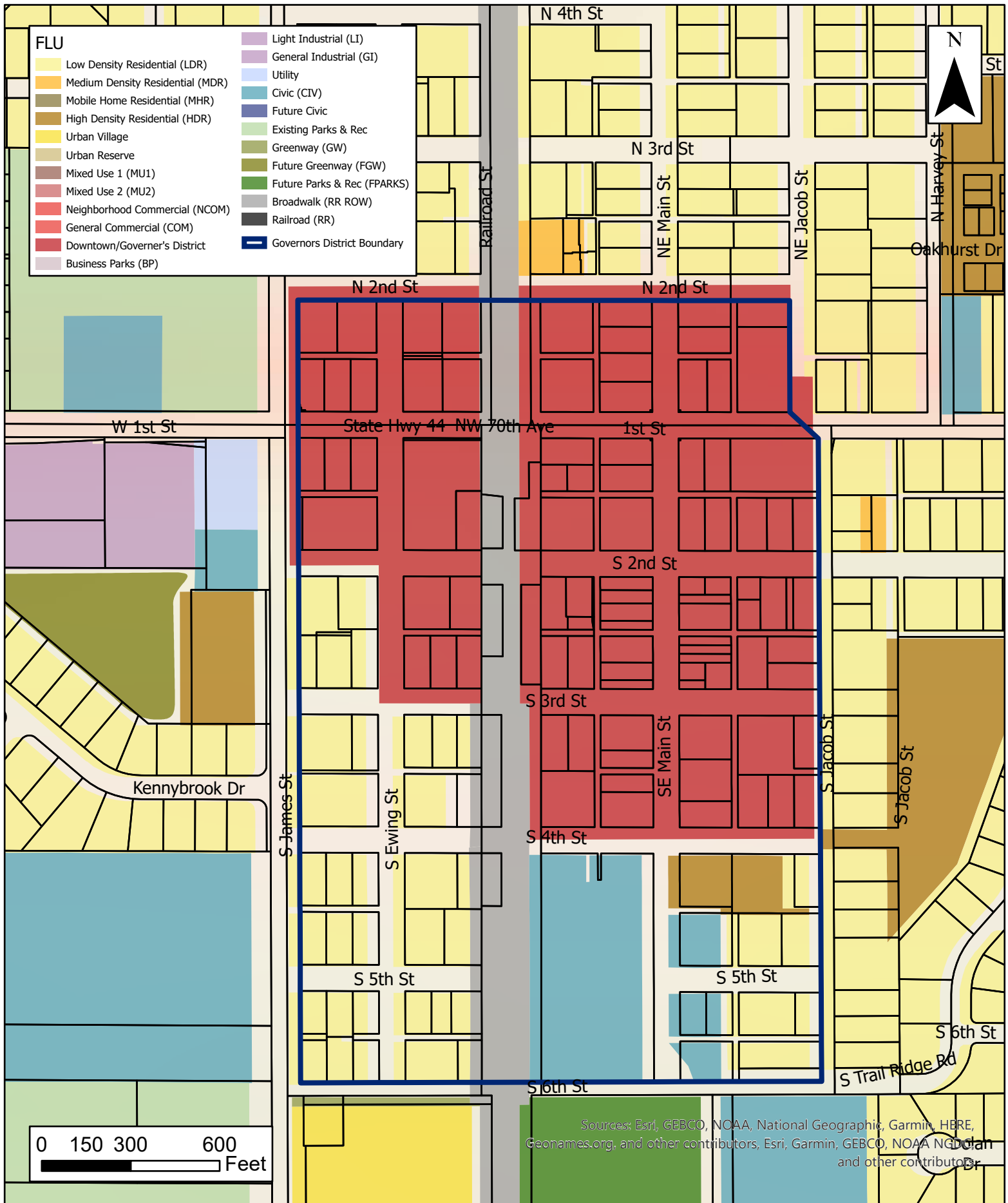
12. Specific Exceptions.

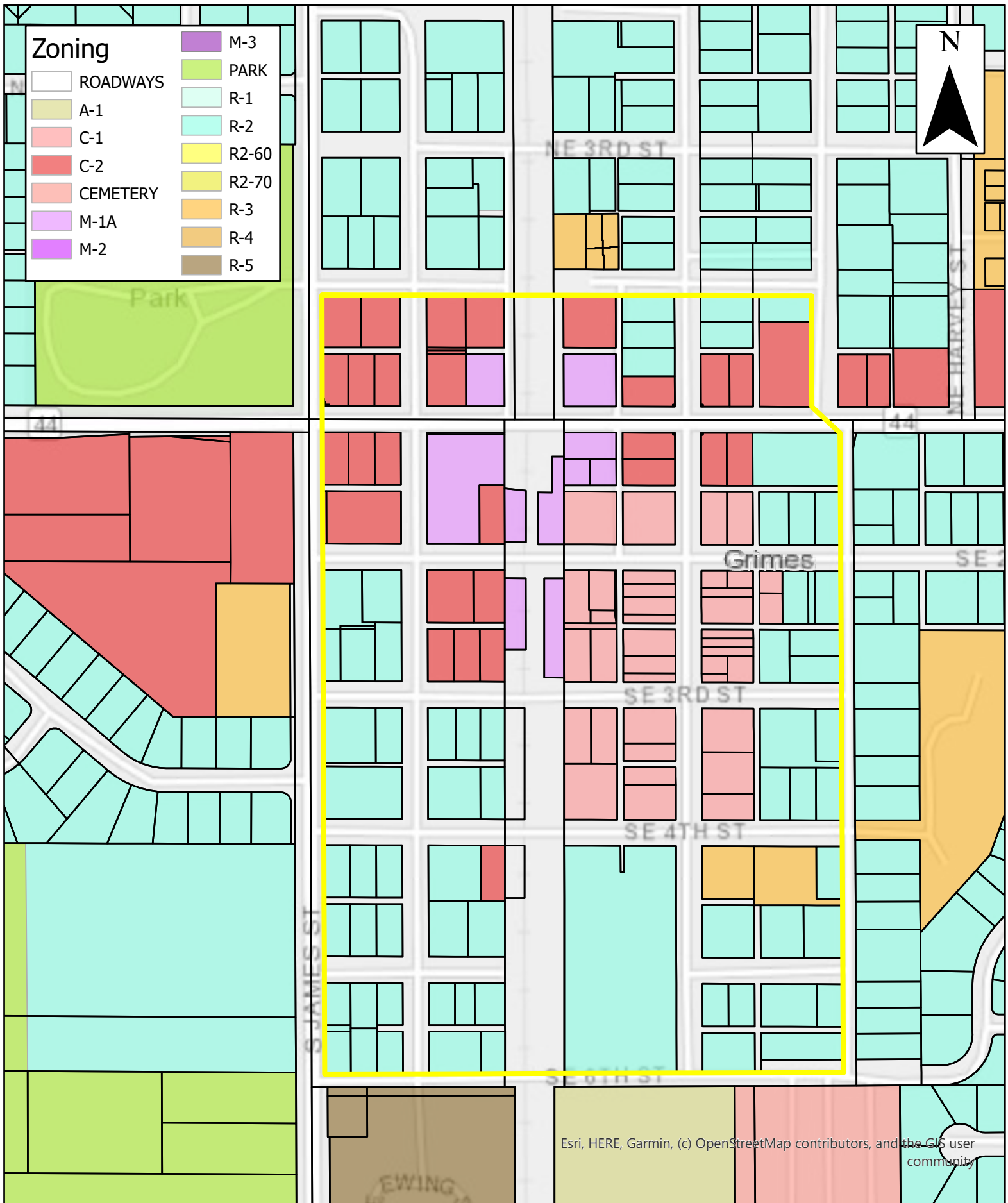
A. Barbed wire and electric fences shall not be allowed to enclose any property without the consent of the City Council, and may be granted only for property that consists of ten (10) or more acres and is used primarily as agricultural land.

B. An exception may be approved by the Zoning Administrator, or their designee, for sun and/or wind screen material applied to fences directly associated with sports or recreation facilities including tennis courts, baseball fields, basketball courts, football fields, running tracks and soccer facilities.

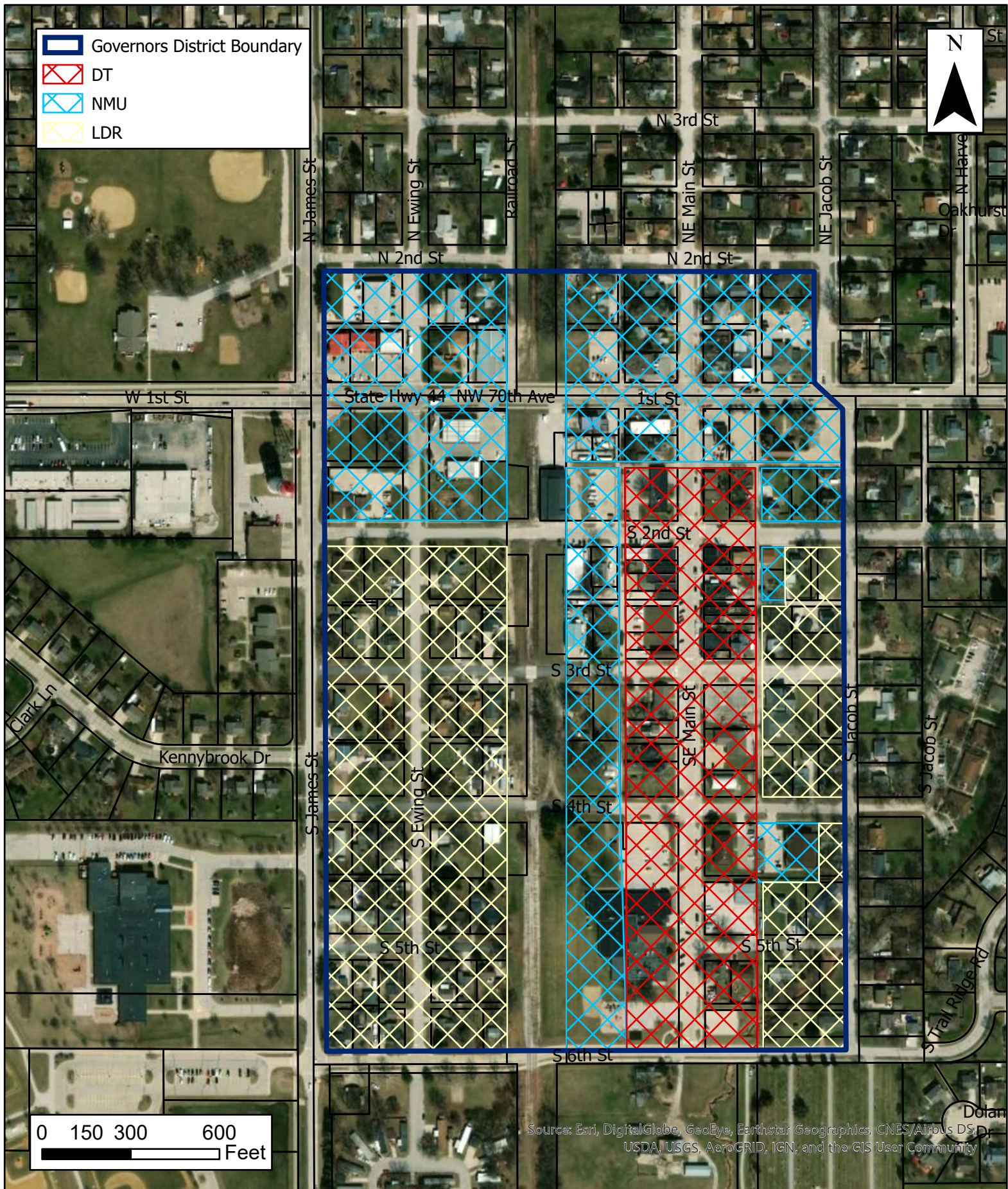
C. Temporary construction and special event fences, barricades, railings, or other similar barriers installed to provide temporary site security and/or safety in conjunction with construction work or special events may be allowed in any district during periods of construction or the duration of the special event. Any such temporary fences shall be removed upon completion of the construction work or special event. Permit applications for under this section shall specify the duration and purpose for which the fences, barricades, railings or other barriers will be in place. Time extensions may be given after review and approval by the Zoning Administrator or their designee.

D. Fences or walls installed as a method of screening mechanical equipment may exceed height limitations of the specific zoning district to effectively screen mechanical equipment. The fence or wall shall be located in direct proximity to the equipment. All requested fences or walls shall be opaque in design and be built out of materials consistent with the architecture and materials of the principal building. Any open area required for ventilation of the equipment shall be designed to prevent full view of the equipment. The design of the screen fence or wall and the height required for full screening shall be provided at the time of a building permit or site plan application, and are subject to recommendation of the Zoning Administrator and approval by the City Council.





Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 3, 2020
RE: Governors District

INTRODUCTION:

The Governors District is located in one of the oldest neighborhoods in Grimes containing a mix of residential, commercial, and industrial uses and Grimes' Main Street. The Governors District is located south of E 1st Street, north of SE 6th Street, and between S James Street and SE Jacob Street. The City of Grimes Comprehensive Plan provides a vision and land use map for the Governors District but there are no existing zoning districts that can make the vision become a reality. Staff has begun developing a framework for proposed zoning districts and regulations for the Governors District and revised land use plan (outlined below) to begin the discussion of what the Governors District should become.

DRAFT LAND USE DESIGNATIONS:

DT (Downtown)

- As designated in the comprehensive plan
- Traditional downtown
- Mix of commercial, office, limited upper level residential
- Pedestrian scale and design patterns
- Pedestrian connectivity

NMU (Neighborhood Mixed Use)

- New land use category
- Low impact commercial uses, multi-family, and townhomes
- Residential permitted on the ground floor and above
- Low to moderate building and impervious surface coverage

LDR (Low Density Residential)

- As designated in the comprehensive plan
- Emphasizes single-family detached development
- 1-4 units per acre

DRAFT ZONING DISTRICTS:

GD-1 (Downtown/Mixed Use)

- Traditional downtown development
- Interconnected buildings located on the property line
- Pedestrian scale – walkable, direct access from the sidewalk to building entrances, streetscaping, small-scale building design elements
- Parking on-street or in the rear by alley access if possible
- Multi-family units above the ground floor
- Retail and office uses

GD-2 (Suburban Commercial/Mixed Use)

- Buildings setback from the property line
- Parking not restricted to the rear of the building
- Multi-family units above the ground floor
- Retail and office uses

GD-3 (Suburban Commercial/Residential)

- Buildings setback from the property line
- Parking not restricted to the rear of the building
- Multi-family and townhomes permitted on the ground floor and above
- Retail and office uses

R-2 (Single-family and duplexes)

- Preserve the existing residential character
- Use existing R-2 zoning district standards

DISCUSSION POINTS:

Below are some discussion points staff would like the Commission to consider and provide guidance regarding the establishment of the Governors District.

1. Do you think the exhibits represent the area of the Governors District? Or should the boundaries be expanded or reduced?
2. Do the draft land use and zoning categories accurately reflect the intent of the district?
3. Should the Governors District represent a new single-family zoning district that better captures the existing housing stock and neighborhood characters? Or does the existing R-2 zoning provide the necessary coverage?

4. Similarly, should the area along W 1st Street/HWY 44 (GD-2) be designated as a new zoning district, or should an existing district (C-1 or C-2) be utilized?
5. Should the Transportation Corridor District Overlay be extended to properties along W 1st Street/HWY 44? Or should there be different corridor standards specific to the Governors District?

CITY OF GRIMES

Evann Martin
Assistant Planner

Attachments: GD Proposed Zoning
 GD Current Zoning
 GD Proposed Land Use
 GD Current Land Use