

Grimes Planning and Zoning Commission

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

**Commission Members | Scott Almeida, Russ Lickteig, Craig Patterson, Danielle Smid, Courtney Strutt Todd
Council Liaison | Andrew Borcharding**

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Planning and Zoning Commission October 4, 2022 In Person at Grimes Community Complex, 410 SE Main Street, Room 202

Any person wishing to speak at the meeting will need to attend in person. Below is the Zoom information for those who wish to listen in on the meeting only.

Join Zoom Meeting

<https://us06web.zoom.us/j/84758288819?pwd=NWhiREJWYTFeGtpMG9tNHFFVVdFdz09>

Meeting ID: 847 5828 8819

Passcode: 1234

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Russ Lickteig, Craig Patterson, Danielle Smid, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Project # 22-1035: Brookside Village Plat 1 – Preliminary Plat
2. General Regulations Amendment Discussion #3

REPORTS

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

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 22, 2022 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Danielle Smid n

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel, Rachel Greving

Absent: Craig Patterson, Courtney Strutt-Todd, Council Liaison: Andrew Borcharding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Lickteig, Second by Smid, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by Lickteig, Second by Smid, to approve the minutes from the August 2, 2022 meeting

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

B. PUBLIC AGENDA ITEMS

Project #22-1031: Rock Creek Plat 1 – Preliminary Plat

Staff member Mannel presents the details of the project. Located at the northwest corner of NW 100th Street and SE 37th Street, it has two lots for development and two outlots. Outlot Y will be a future park for the City and will include an 8 foot trail. Staff recommends approval.

Motion by Smid, Second by Lickteig to approve Rock Creek Plat 1 – Preliminary Plat

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

Project #22-1032: Rock Creek Building 1 – Site Plan

Staff member Mannel presents the details of the site plan located in Rock Creek Plat 1. The applicant is requesting an approval of a site plan for a 58,580 square foot surgery center and medical campus. The site will have access from SE 35th Street, SE 37th Street, and NW 100th Street. In addition to the building, a new roadway connecting SE Keystone Drive and NW 100th Street will be constructed.

The Commission discussed the site plan with representatives of the project and staff.

Motion by Smid, Second by Lickteig to approve Rock Creek Building 1 – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

General Regulations Amendment Discussion #2

Staff members present the details of proposed amendments to the general regulations in accessory structures, outdoor storage, outdoor display and sales, and dumpster enclosures for existing sites.

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 4, 2022**

Meeting is adjourned at 6:36 p.m.

Chairperson Signature

Clerk Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: October 4, 2022
RE: Brookside Village Plat 1 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Signature Companies, LLC

Requested Action

Preliminary Plat

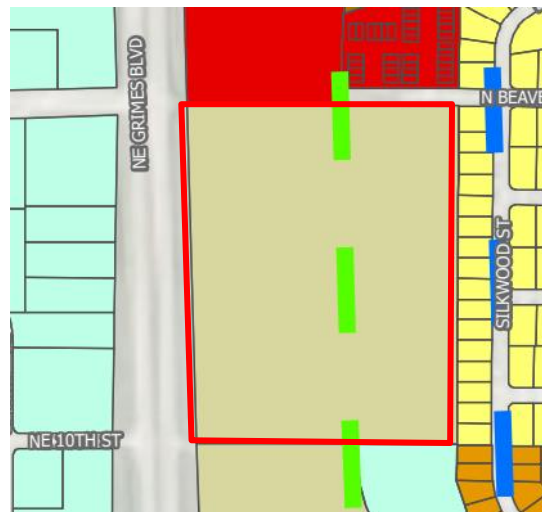
Location

Generally located east of Highway 141 and south of NE Beaverbrook Blvd.

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 1/Medium Density Residential	R-3 Med. & R-4
North	Townhomes and Vacant	Mixed-Use 1	C-2
South	Vacant	Mixed-Use 1	A-1 and R-4
East	Single-Family	Low Density Residential	R-1
West	Highway 141/Commercial	Mixed-Use 1	R-4

BACKGROUND:

The applicant is requesting approval of a preliminary plat for Brookside Village Plat 1, which will allow for the future subdivision of the 31.64-acre property. The plat consists of six lots for commercial use and two lots for residential use. The site was previously zoned as A-1 and has now been rezoned to R-4 and R-3 Medium. The site also lies within the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Site Layout:*

The site will consist of eight lots for commercial and residential uses. Lots seven and eight will consist of four fifty-unit apartment buildings, three five-plex townhomes, and eighteen six-plex townhomes. In addition, two roadways will be extended. NE Destination Drive and NE Beaverbrooke Boulevard will provide a connection to Highway 141 via a roundabout. Two detention ponds will be constructed on site to assist in collected stormwater from the site and neighboring single-family homes.

Landscaping/Streetscape:

A 30-foot landscaped buffering will be placed between the east townhomes and the existing single-family homes along NE Silkwood Street. A streetscape is proposed to be placed along NE Destination Dr and south of NE Beaverbrooke Blvd. All lots will be required to meet the Highway 141 Mixed Use Development Corridor District landscaping standards.

Utilities:

Water is existing along NE Beaverbrooke Blvd. A new water main will be constructed with the NE Destination Dr improvements. Sanitary will be connected through an existing stub at the northwest corner of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of Brookside Village Plat 1 preliminary plat subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~August 31, 2022~~
September 13, 2022

Signature Companies, LLC
Attn: Brian Atwood
3430 SE Destination Drive, Suite 400
Grimes, Iowa 50111

RE: Brookside Village Plat 1

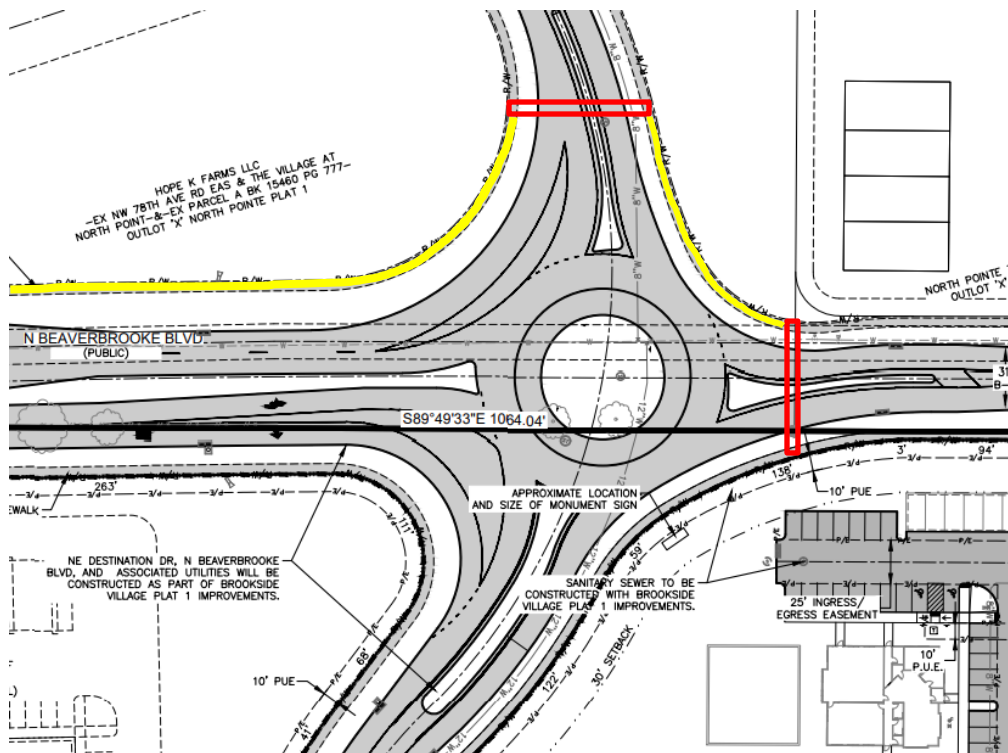
Dear Mr. Atwood:

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

General Comments:

1. ~~Please pay the \$1,000 SWMP fee. We have received the \$2,000 for the preliminary plat review.~~
2. ~~Please provide separate sheets for dimensions, grading, utility, concept plan. The current plan is hard to read.~~
3. ~~Provide a concept for the commercial lots.~~
4. ~~Can you please clarify the intent for the townhomes? Will the townhomes have individual lots or will there just be one lot (Lot 7) for the townhomes? What are the plans for future ownership? Staff would like to note/suggest separate utility stubs if townhomes are ever sold separately in the future.~~
5. ~~Provide road cross sections.~~
6. ~~Label sidewalk and trail widths and show in grayscale. 8-foot trail is required on the east side of NE Destination Dr and south side of NE Beaverbrooke Dr. Please show the 8' trail. The city understands that there are existing 5' sidewalks—those will be modified in the future to 8'.~~

7. ~~Please show 8' trail crossings on the roundabout to match the below image. These will be connected to the 8' trail. Please change the northwest 5' sidewalk to an 8' trail—and the connection between crosswalks to the northeast as an 8' trail (both in yellow). These north trails/sidewalks will be installed by whoever develops to the north. This project will just have to make sure there are 8' crosswalks cuts.~~



8. ~~Is the developer installing the trails and sidewalks simultaneously with the roadway construction? If not, please label them as future.~~
9. ~~Show all roads in grayscale. The construction drawings can show phases.~~
10. ~~Label lot dimensions.~~
11. ~~Label water mains along NE Destination Dr and stubs to the commercial lots and their sizes. Please remove the water stubs to commercial Lots 4 and 6. Please replace with an 8" water service across the shared drive to Lot 5—and then have 6" stubs off the 8" to serve Lots 4 and 6.~~
12. ~~Please ensure hydrants are located at the end of the commercial water service stubs.~~

13. Label sanitary stubs to the commercial lots and their sizes.
14. Label sanitary size internal to the site.
15. Label the 30' landscape buffer along the east property line.
16. Snyder & Associates is analyzing the geometry for the roundabout and HWY 141 intersection. They may provide additional comments in the future.
17. Please ensure there will be adequate water/hydrant coverage for the future site plan.

Sheet 1:

1. Staff finds the name Brookside Village could confuse residents and first responders due to the site not being located near Brookside Drive. Please revise.
2. Please state under ZONING the zoning change from A-1, and the development agreements with BK/PG. ~~Please remove the existing and proposed—as the A-1 zoning is no longer existing. Please just state that the site was previously zoned under A-1 and list the new zoning like you've done.~~
3. Please revise the P.U.D. BULK REGULATIONS to just BULK REGULATIONS—or separate the R-3 Med Density Residential under a different heading. The R-3 Med is not within the P.U.D.
4. Please show the lot lines/separation between Lot 7 and Lot 8.
5. Please remove the Highway 141 Mixed Use Corridor requirements under Bulk Regulations.
6. Please update with the following numbers for the **R-3 Medium Density Residential District**, as per the development agreement:
 - a. Lot Minimum—No minimum lot dimensions apply. Postage Stamp lot development is permitted.
 - b. Side Yard Setback—please change 1 story to 10' each side.
 - c. Building Separation—20'
 - d. Max Height—35'
 - e. Open Space—please state the 40% minim open space requirement.
 - f. Parking—2 car attached garage/unit—and 1 guest space/ 5 units.

7. ~~Please update with the following numbers for the **R-3 High Density Residential District (PUD)**, as per the development agreement:~~

- ~~a. Lot Minimum—No minimum lot dimensions apply. Postage Stamp lot development is permitted.~~
- ~~b. Side Yard Setback—please change 1 story to 20' each side.~~
- ~~c. Building Separation—20'~~
- ~~d. Maximum Density—21 units per acre~~
- ~~e. Max Height~~
 - ~~i. Apartment building (four stories)—50' max~~
 - ~~ii. Townhome (three stories)—40' max~~
- ~~f. Open space—40%~~

8. Please update with the following numbers for the **C-2 General Highway Service and Commercial District (PUD)**, as per the development agreement:

- ~~a. Front Yard Setback—20'~~
- ~~b. Max Height—50' (four stories)~~
- ~~c. Open Space—20%~~
- ~~d. Parking Lot Setback—10' along Highway 141 and NE Destination Drive~~
- ~~e. Please update the parking requirements ordinance number to “12-15 Off Street Parking, Circulation, and Loading.” We have recently updated the ordinances numbers.~~

Sheet 2:

- ~~1. Please have Lot 1 and Lot 2 share an access drive.~~
- ~~2. Please relocate Lot 2's current access to be shared between Lot 2 and Lot 3.~~
- ~~3. Please move the north drive access off NE Destination Drive into the apartments— and place it between the middle apartment buildings. This will allow for an access drive to be across Lot 2 and 3 access.~~
- ~~4. Please show grading details for the single-family homes to the east.~~

Sheet 3:

- ~~1. Please have Lot 4 and Lot 5 share an access.~~
- ~~2. Please show the future access location for Lot 6 and place it across from the south apartment/townhome access off NE Destination Drive.~~

3. ~~Please extend the private street paving to the ROW line at the south entrance off NE Destination Drive.~~
4. ~~Please provide a sanitary analysis to see if sanitary needs to be extended south.~~

Sheet 4:

1. ~~Please remove the access between Lots 3 and 4.~~

Sheet 5:

1. ~~Forebay is missing on the north side of Pond #2.~~

Sheet 6:

1. ~~Please remove the access between Lots 3 and 4.~~

SWMP:

1. ~~To meet the WQv treatment requirement using wet ponds requires a permanent pool volume of 2x or more the WQv. Pond 1 appears to meet this requirement, but Pond 2 does not. Updated WQv required values within summary section and WQv calculations section.~~
2. ~~Please provide sediment forebays, or some other form of pretreatment device. Please provide.~~
3. ~~Verify setback requirements are met between the 100-yr storm event elevation and all buildings and property lines.~~
4. ~~Drainage Basin Summaries: Update 1-yr allowable release rates to match CPv calcs.~~
5. ~~Pond 1 Summary: Updated Freeboard calcs to top of berm. Similar to Pond 2.~~
6. ~~Basin #2 does not meet the CPV or 10-year allowable release rates.~~

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 7, 2022~~
September 20, 2022
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 4, 2022, at 5:30 at the Grimes City Hall

COUNCIL MEETING: October 11, 2022, at 5:30 at the Grimes City Hall

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

Sincerely,

Molly Mannel
Assistant Planner

GRIMES, IOWA

NO.	DESCRIPTION
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1	COVER SHEET
2	DETAILS
3-4	DIMENSION AND CONCEPT PLAN
5-6	UTILITY AND GRADING PLAN

PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL DISTRICT

MINIMUM LOT AREA	= NO MINIMUM LOT DIMENSION APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED
MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1 STORY	= 20 FT EACH SIDE / 40 FEET TOTAL
2-3 STORIES	= 20 FT EACH SIDE / 40 FEET TOTAL
MAX BUILDING HEIGHT:	
APARTMENT (FOUR STORIES)	= 50 FT MAX
TOWNHOME (THREE STORIES)	= 40 FT MAX
BUILDING SEPARATION	= 20 FT
MAXIMUM DENSITY	= 21 UNITS / ACRE
MINIMUM OPEN SPACE REQUIRED	= 40%
<u>PARKING REQUIRED</u>	
APARTMENTS	= 1.7 SPACE / 1-BED/STUDIO + 2.0 SPACES / 2- AND 3-BED UNIT (25% OF UNITS TO HAVE COVERED SPACE)
TOWNHOMES	= 2 CAR ATTACHED GARAGE/UNIT AND 1 GUEST SPACE/ 5 UNITS

SETBACKS:

FRONT YARD	=	20'
SIDE YARD	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET
REAR YARD	=	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
PARKING LOT	=	10' ALONG HIGHWAY 141 AND NE DESTINATION DRIVE.

MAX BUILDING HEIGHT	= 50 FT
MAX # OF STORIES	= 4 STORIES
MINIMUM OPEN SPACE REQUIRED	= 20%

*PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GRIMES' ZONING ORDINANCE 12-15 "OFF-STREET PARKING, CIRCULATION, AND LOADING".

MINIMUM LOT AREA = NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH = 200 FT

SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1 STORY	= 10 FT EACH SIDE / 20 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 35 FT
BUILDING SEPARATION	= 20 FT
MAXIMUM DENSITY	= 8.0 UNITS / ACRE
MINIMUM OPEN SPACE REQUIRED	= 40%
PARKING REQUIRED	= 2 CAR ATTACHED GARAGE/UNIT AND

FEATURES

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

GROUND SURFACE CONTOUR

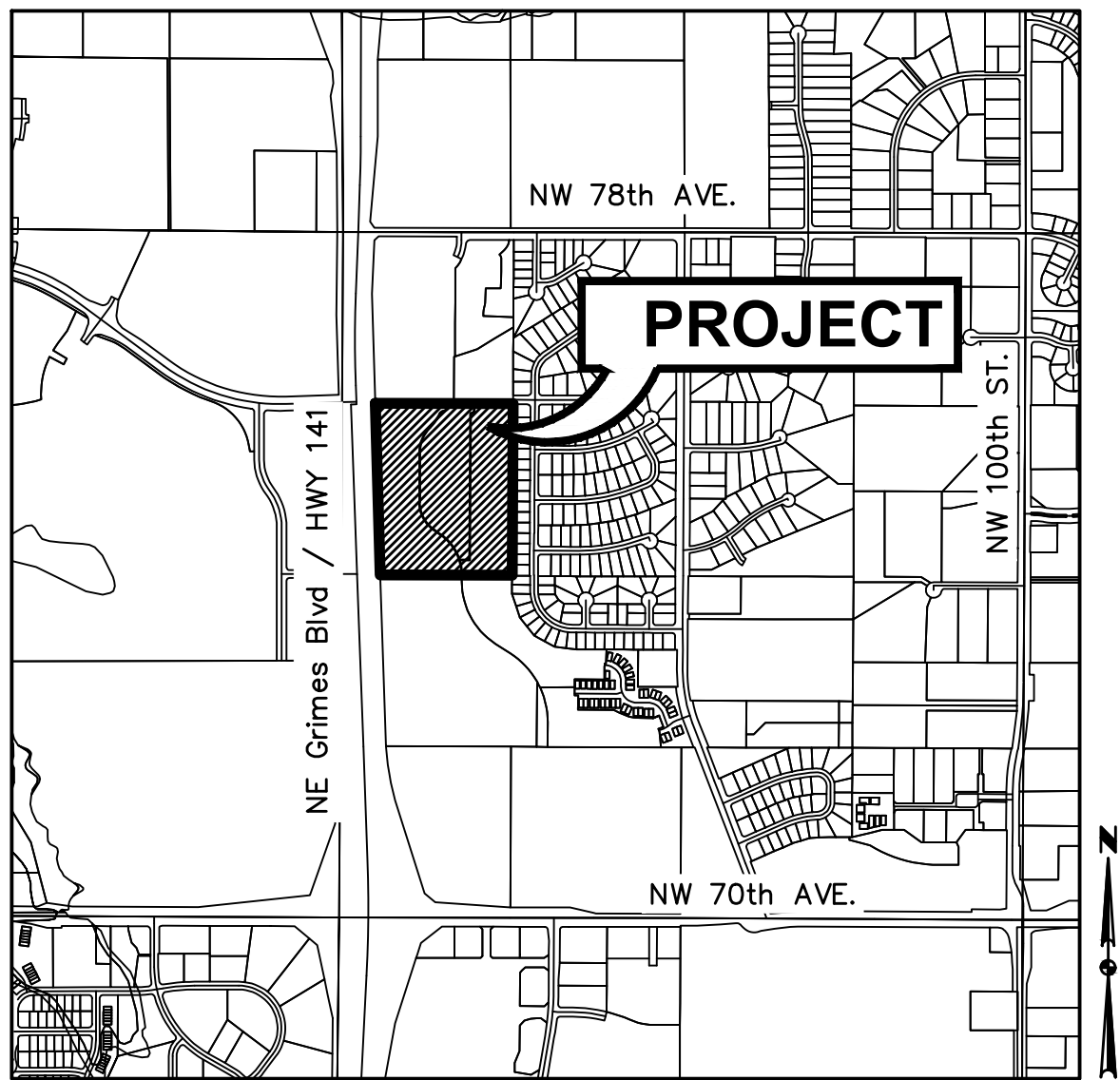
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
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	--- TV --- TV ---
GAS MAIN	--- G --- G ---
FIBER OPTIC	--- FO --- FO ---
UNDERGROUND TELEPHONE	--- T --- T ---
OVERHEAD ELECTRIC	--- OE --- OE ---
UNDERGROUND ELECTRIC	--- E --- E ---
FIELD TILE	--- TILE ---
SANITARY SEWER W/ SIZE	--- 8" S ---
STORM SEWER W/ SIZE	--- 15" ST ---
WATER MAIN W/ SIZE	--- 8" W ---

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
▲	△
●	○
■	□
I	I
(P)	
(M)	
(R)	
(D)	
(C)	
AL	
MPE	

_____ — P/E — _____	
_____ — R/W — _____	

NOT TO SCALE



GRIMES, IOWA

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°00'06" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1325.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 425.89 FEET; THENCE NORTH 00°13'55" EAST, 0.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 326.54 FEET AND WHOSE CHORD BEARS NORTH 27°16'53" WEST, 314.13 FEET; THENCE NORTH 54°47°14" WEST, 67.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 288.66 FEET AND WHOSE CHORD BEARS NORTH 27°13'48" WEST, 277.65 FEET; THENCE NORTH 00°20'06" EAST, 387.89 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 237.56 FEET AND WHOSE CHORD BEARS NORTH 23°01'14" EAST, 231.40 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 187.25 FEET AND WHOSE CHORD BEARS NORTH 30°22'47" EAST, 185.02 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°49'33" EAST ALONG SAID NORTHERLY LINE, 573.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.12 ACRES (876,559 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT/OUT "X", NORTH POINT PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.74 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 187.25 FEET AND WHOSE CHORD BEARS SOUTH 30°22'47" WEST, 185.02 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 237.56 FEET AND WHOSE CHORD BEARS SOUTH 23°01'14" WEST, 231.40 FEET; THENCE SOUTH 00°20'06" WEST, 387.89 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 288.66 FEET AND WHOSE CHORD BEARS SOUTH 27°13'48" EAST, 277.65 FEET; THENCE SOUTH 54°47'41" EAST, 67.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 326.54 FEET AND WHOSE CHORD BEARS SOUTH 27°16'53" EAST, 314.13 FEET; THENCE SOUTH 00°15'55" WEST, 0.40 FEET TO THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTHERLY LINE, 592.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY, 1325.37 TO THE POINT OF BEGINNING AND CONTAINING 11.55 ACRES (503.272 ACRES FEET); THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DR., STE 400
GRIMES, IOWA 50111
PH: (515) 371-3669

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DR.
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: JARED MURRAY

PREVIOUS ZONING:

A-1: AGRICULTURAL DISTRICT

CURRENT ZONING:

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3
HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED
USE CORRIDOR.

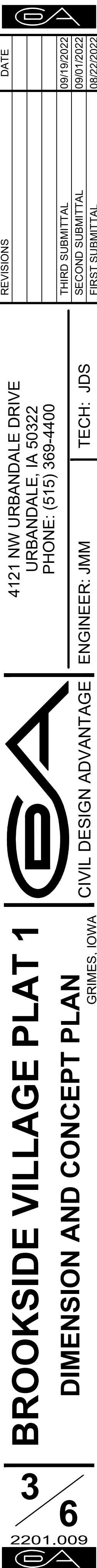
R-3: MED (MEDIUM DENSITY FAMILY DWELLING DISTRICT)
LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR

DEVELOPMENT AGREEMENT: BK. 19185, PG. 592-607

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.

SET BM - BURY BOLT ON HYDRANT AT THE
NORTHWEST CORNER OF SITE
ELEVATION=967.14

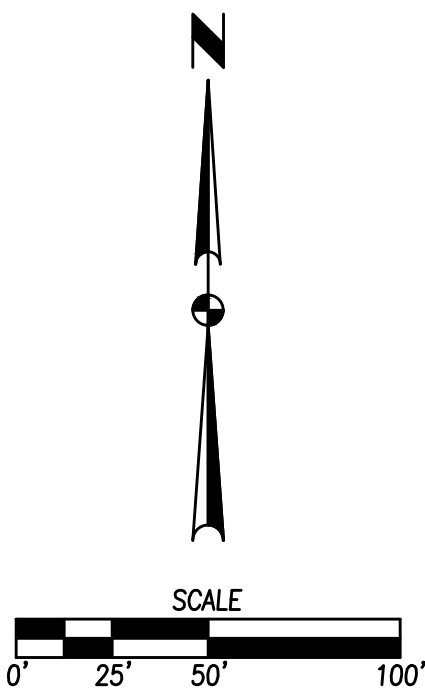
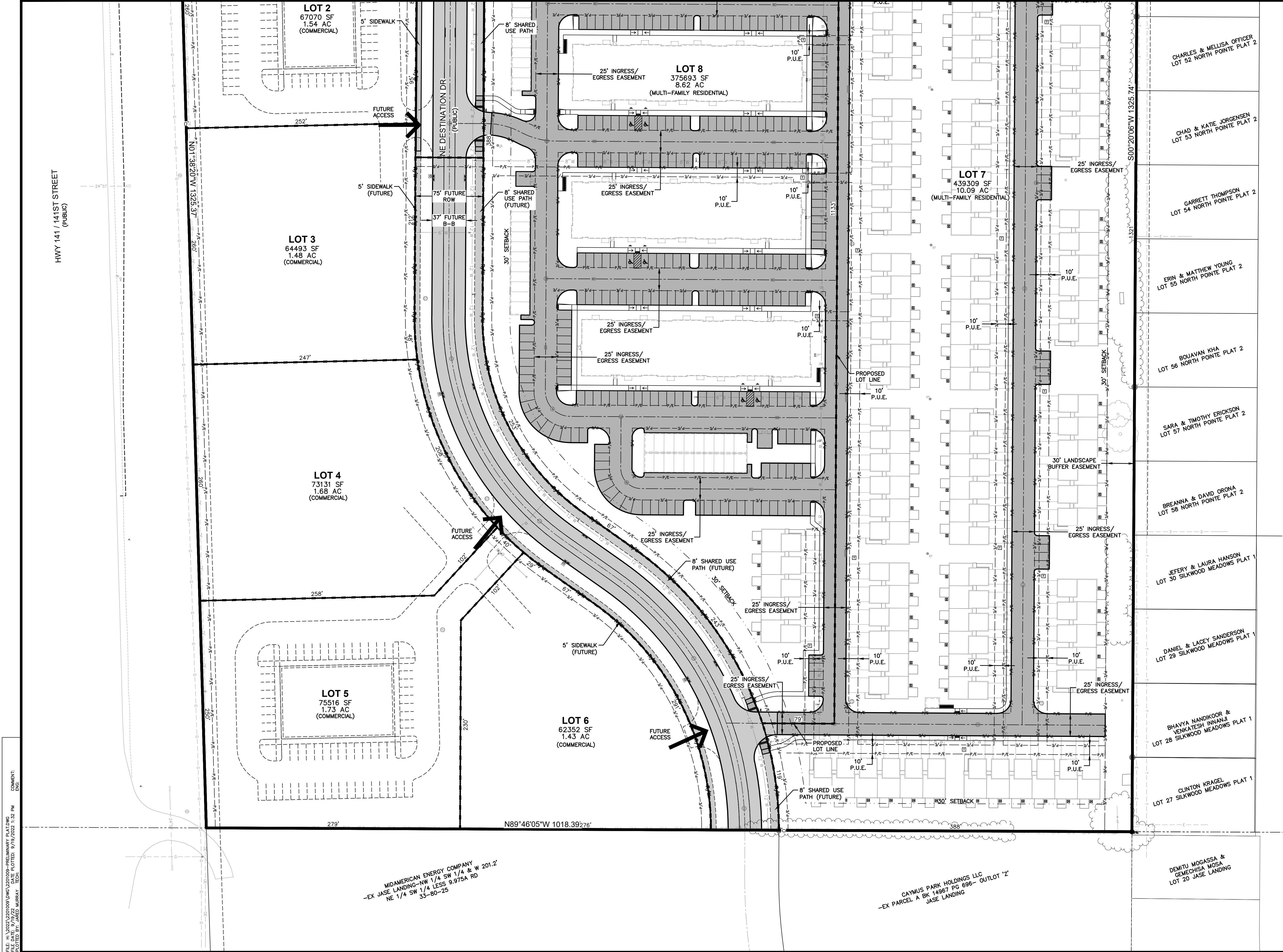
SET BM - BURY BOLT ON HYDRANT @ SE CORNER
OF 1ST STREET & GATEWAY DRIVE
ELEVATION=940.44



FILE: H:\2022\2201009\2201009-PRELIMINARY PLATTING
DATE PLOTTED: 9/19/2022 1:32 PM
DRAWN BY: JMM
CHECKED BY: JMM

MIDAMERICAN ENERGY COMPANY
-EX JASE LANDING-NW 1/4 SW 1/4 & W 201.2'
NE 1/4 SW 1/4 LESS 9.975A RD
33-80-25

CAYMUS PARK HOLDINGS LLC
-EX PARCEL A BK 14967 PG 696- OUTLOT "Z"
JASE LANDING



DATE

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

09/19/2022

09/07/2022

08/22/2022

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

TECH: JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE PLAT 1

DIMENSION AND CONCEPT PLAN

2201.009

FILE: H:\2022\2201009\UNC\2201009-PRELIMINARY PLATING
PLOTTED BY: JARED MURRAY TECH
DATE: 9/19/2022 1:32 PM
COMMENT:
END

1ST STREET
(BLVD)

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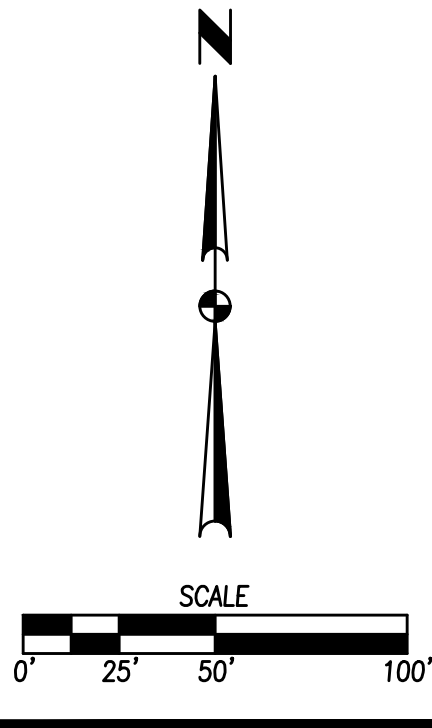
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BLOWOFF HYDRANT
6" WATER
SEWER SERVICE
6" SANITARY
SEWER SERVICE

TEMPORARY
BLOWOFF HYDRANT
6" WATER
SEWER SERVICE
6" SANITARY
SEWER SERVICE

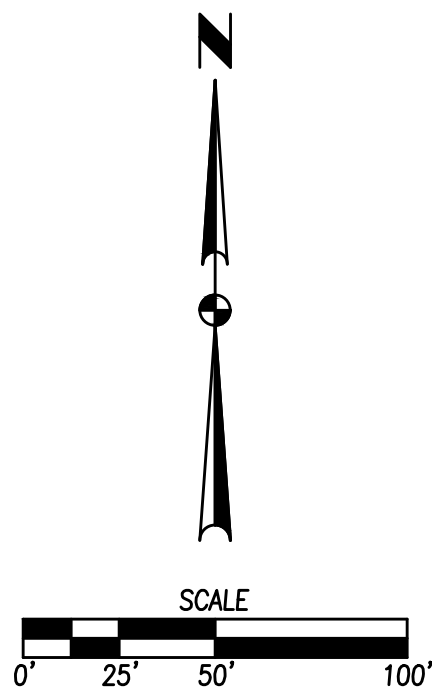
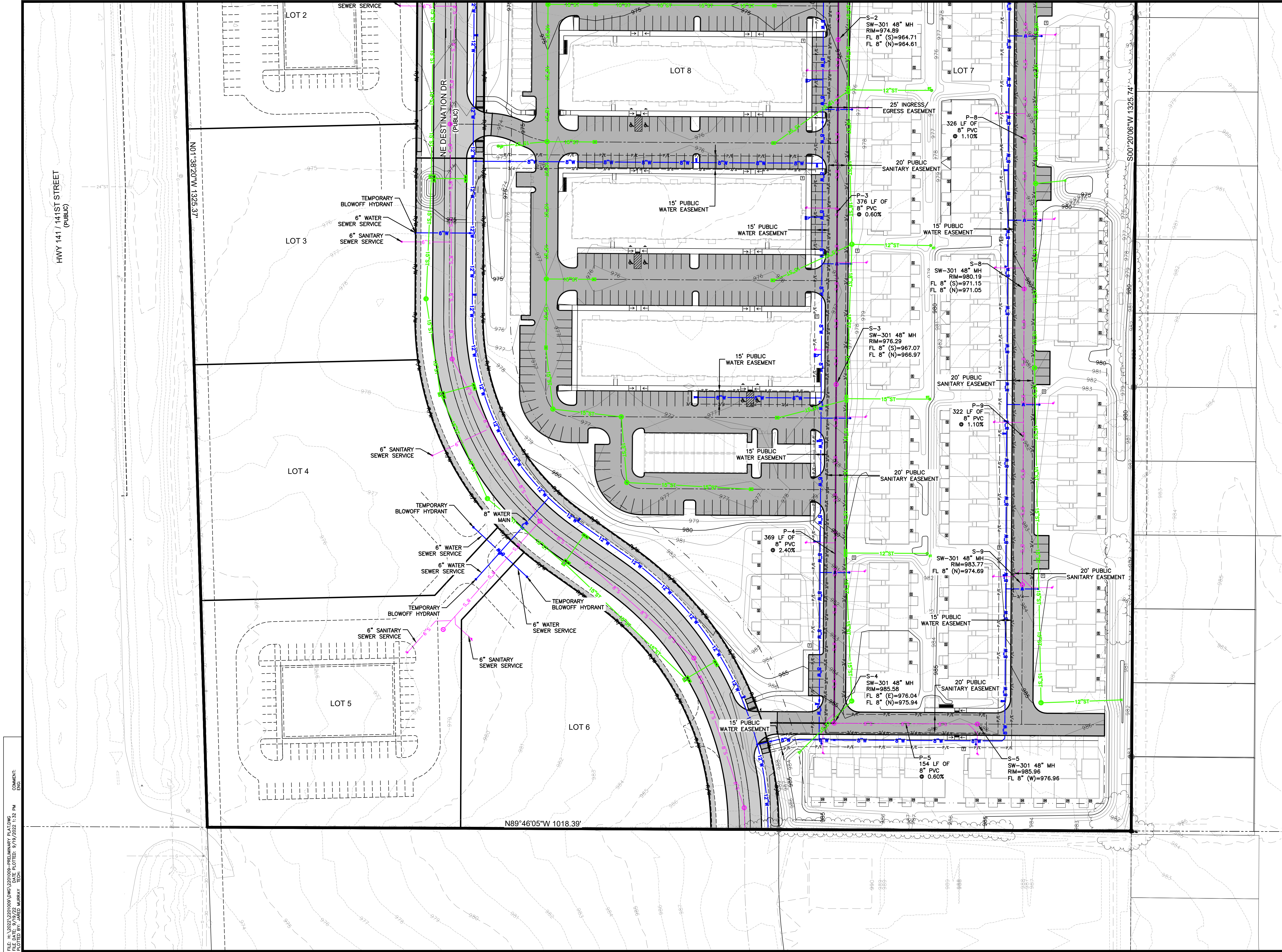
TEMPORARY
BLOWOFF HYDRANT
6" WATER
SEWER SERVICE
6" SANITARY
SEWER SERVICE

S89°49'33"E 1064.04'

N BEAVERBROOKE BLVD
(PUBLIC)



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DATE PLOTTED: 9/19/2022 1:32 PM
PLOTTER: HP PLOTTER
DRAWN BY: JMM



6

2201.009

6

UTILITY AND GRADING PLAN

6

BROOKSIDE VILLAGE PLAT 1

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

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

ENGINEER: JMM
TECH: JDS

DATE	REVISIONS
09/19/2022	THIRD SUBMITTAL
09/01/2022	SECOND SUBMITTAL
08/22/2022	FIRST SUBMITTAL

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development
Services Director
DATE: October 4, 2022
RE: General Regulations Discussion #3

INTRODUCTION:

As you are aware, staff has been presenting a number of sections pertaining to general regulations within the Zoning Ordinance of the City of Grimes. The three sections that are being presented tonight cover certain improvements or uses that are not currently regulated within the Zoning Ordinance. These sections also have prior history within the court of law or have state and federal regulations that must be recognized within our code of ordinances. As such, staff has grouped these three sections together for review and feedback.

PROPOSED AMENDMENTS:

Communication Equipment: Communication Equipment is a new section within the ordinance and is intended to regulate the locating and siting of communication related equipment and towers within the City of Grimes. The Telecommunications Act of 1996 prohibits the discrimination of telecommunication carries for cities, and also impacted our complete authority to regulate. Under the act, local authorities may not prohibit towers, must act upon applications within a reasonable amount of time, must provide decisions in writing, may not regulate towers based upon radio frequency emissions, and allows companies to challenge denials within federal court.

As such, we have drafted regulations that are consistent with the Telecommunications Act of 1996, and with the vision of the City of Grimes. Below is a highlight of those regulations.

- Differentiates Communication Equipment from Communication Towers
- Communication Equipment = Antennas, Receivers/Transmitters, Satellite Dishes
- Communication Equipment is allowed in all districts, but limited to 12-feet in height and restricted to rear yards if larger than 36" in diameter.
- Communication Towers = Macro Towers, Radio Towers, Equipment greater than 12-feet in height.
- Communication Towers are restricted to M (Industrial) Districts, City Owned Property, and must be located outside of any overlay corridor.

- Communication Towers require a site plan, are limited to 100-feet in height, and must be setback from all property lines an amount equal to the height of the tower.
- Communication Towers must be designed to accommodate co-locates, if over 50-feet in height.

Renewable Energy: Renewable Energy is a new section that intends to regulate the installation of equipment that generates energy for onsite consumption, or grid feeding. These regulations are not intended to be applied towards large scale energy production, such as solar or wind farms. While staff is suggesting that the City encourage expansion of renewable energy through its regulations, the regulations also need to recognize and address the potential negative impacts on adjoining properties and the safety of its residents and businesses.

As such, we have drafted regulations the address these items, and recognize certain industry standards or requirements.

- Differentiates Wind Energy Systems (WES) and Solar Energy Systems (SES)
- WES are only allowed as accessory to the principal use, must be located in rear yards, and must be approved by the Board of Adjustment.
- For residential districts, 1 building mounted and 1 tower mounted WES may be installed. Must be vertical axis.
- For commercial districts, 2 horizontal axis WES may be installed. The number of vertical axis WES shall be subject to site plan approval.
- Tower mounted WES are limited to 50-feet in height, while building mounted WES are limited to 10-feet above the primary point of attachment.
- Setback is required at 1.5 times of the total height.
- Horizontal axis be located over parking areas, driveways or sidewalks.
- SES panels must be black or dark blue color.
- All SES surfaces shall be non-reflective to minimize glare.
- City reserves right to require an industry professional prepared glare analysis.
- SES shall only be building mounted or building integrated, no free standing or ground mounted SES structures are permitted.
- SES panels shall not extend more than 18" above the roof or mounting surface and must generally match the roof slope of the supporting structure.

Adult Uses: This is a new section that intends to regulate the location of certain uses that have objectional effects on adjoining uses or businesses. Certain cases in prior years have resulted in the courts allowing local authorities to implement locational zoning ordinances to regulate adult uses and businesses.

As such, we have drafted regulations that address the locating of adult uses and business, by implementing a location-based regulation.

- Allowed in M-1, M-2 and M-3 zoning districts.
- Not allowed in any overlay district.
- Must be 500-feet away from any residentially zoned or used property, childcare facility or school, religious institution, and park or recreation facility. This will be measured from the parcel boundary.
- Must be 500-feet away from any other adult use or business. Will be measured from the outer wall structure of the adult use or business
- All building openings, entries or windows must be covered or located in a manner that prevents viewing from the public or any semi-public area.

DISCUSSION POINTS:

Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed changes to the general regulations.

1. Does the commission desire to limit the number of communication towers per property, similar to how it is limited for Wind Energy Systems?
2. Does the commission agree with not allowing ground mounted Solar Energy Systems?
3. Does the commission agree with requiring Wind Energy Systems to obtain BOA approval. Should this be limited to residential uses only?
4. Does the commission agree with the 500-foot location-based zoning restriction on adult business and uses? Should additional uses be considered for required separation?

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director