

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, Adam Bunge, Russ Lickteig, Craig Patterson, 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 April 5, 2023 **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/87328376260?pwd=L2psYks5K29xaUF5dG1sK3BSV0RDZz09>

Meeting ID: 873 2837 6260

Passcode: 1234

GENERAL AGENDA ITEMS

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

PUBLIC AGENDA ITEMS

1. Election of Officers
2. Hope Timber Rezone
3. Hope Commercial PUD Amendment
4. Zoning Ordinance Amendment to Off-Street Parking, Circulation, and Loading

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, January 3, 2023 at 5:30 P.M.

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

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

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Lickteig, to approve the minutes from the December 6, 2022 meeting

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

B. PUBLIC AGENDA ITEMS

Zoning Ordinance Amendment to General Regulations

Staff members presented details for changes to the general regulations related to accessory buildings and structures, outdoor storage, outdoor display and sales, dumpster enclosures for existing sites, communication equipment, renewable energy, adult uses, and home occupation.

The Commission discussed the proposal and asked questions of staff.

Motion by Strutt-Todd, Second by Patterson to approve Zoning Ordinance Amendment to General Regulations

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

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 February 7, 2023

Meeting is adjourned at 6:22 p.m.

Chairperson Signature

Clerk Signature

DATE

April 5, 2023

PROJECT NAME

Hope Timber

APPLICANT

Hope Timber, LLC

REQUESTED ACTION

Requesting a rezone from
A-1 to PUD and C-2

LOCATION

NE corner of HWY 44 and
County Line Road.

ZONING

Current: A-1

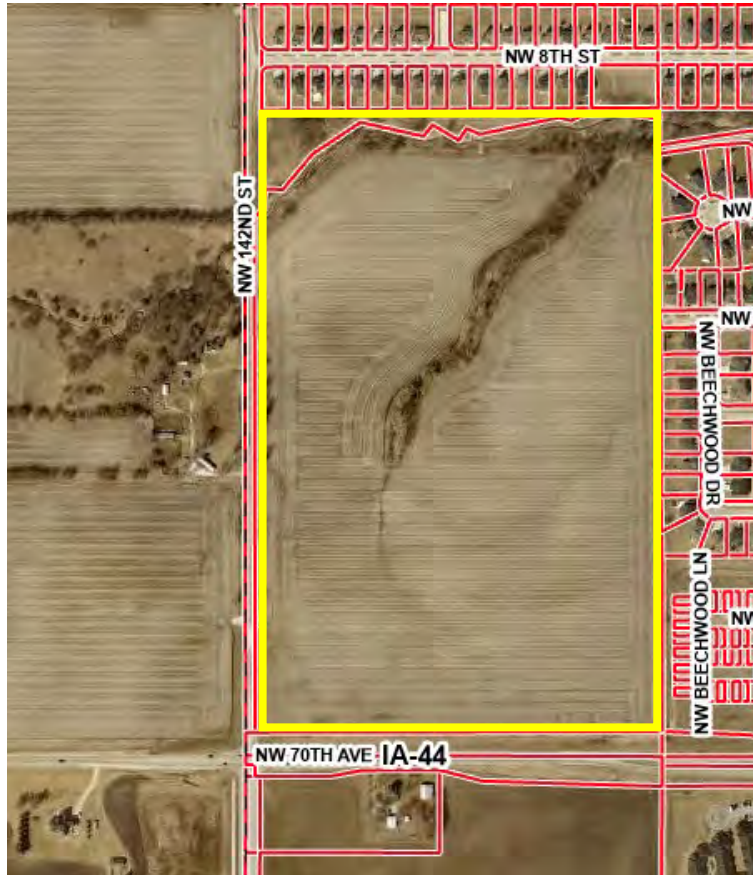
Proposed: PUD & C-2

PLANNER

Molly Mannel

mmannel@grimesiowa.gov

515-986-4050



Location Map



Zoning Map

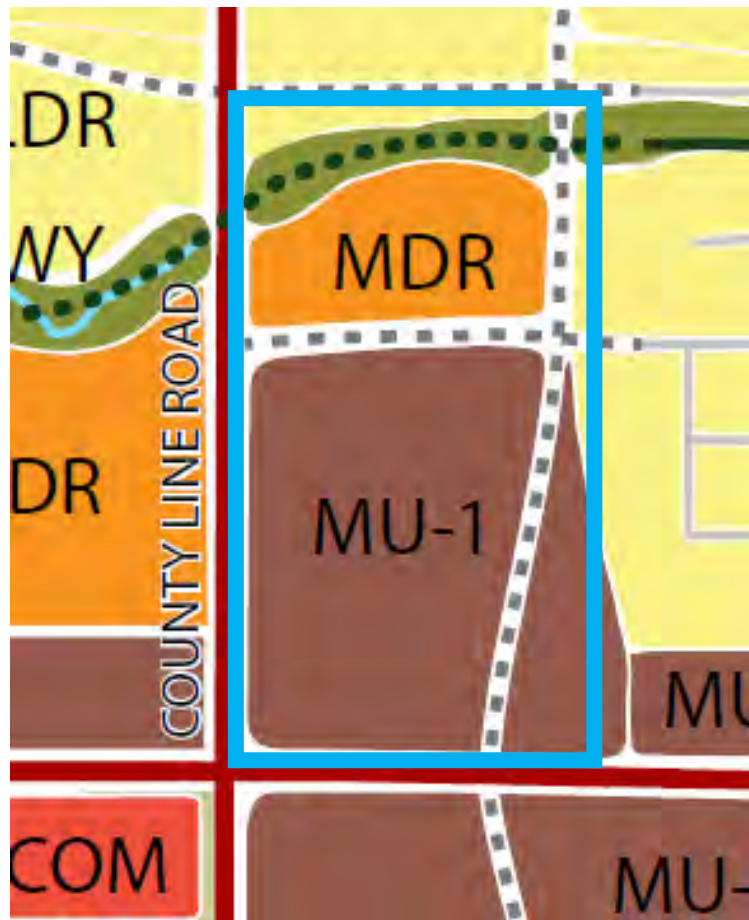
Relation to Comprehensive & Area Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1, Medium Density Residential, Greenway	A-1
North	Residential	Low Density Residential	R-4
South	Vacant	Mixed Use 1, Low Density Residential	A-1
East	Residential	Low Density Residential, Mixed Use 1	R-4
West	Vacant	Mixed Use 1, Medium Density Residential	A-1

PARKS

- The project is consistent with the Parks and Trails Master Plan, in preserving the greenway to the north of the site. A 10' trail will be installed within the greenway to promote connectivity and recreation to the surrounding residential. A 30' landscaped buffer will be placed between the greenway and medium density residential to provide a natural transition between the two uses.
- The site is proposed to be a mix of residential and commercial uses, so parkland dedication is required. A total of 6.315 acres is needed for the parkland dedication.
- The applicant is proposing the greenway and a 10' trail connection, from the greenway and all along the eastern edge of County Line Road, as their parkland dedication.



Future Land Use Map

The proposed rezone of the site located at the NE corner of Highway 44 and County Line Road is consistent with the Future Land Use Map. Medium density residential will be constructed along the greenway. Mixed-Use 1 zoning designation includes the mix of residential, office, and limited commercial uses. The additional medium density, high density, and commercial lots along Highway 44 are consistent with this.

Site Layout

STREET ACCESS

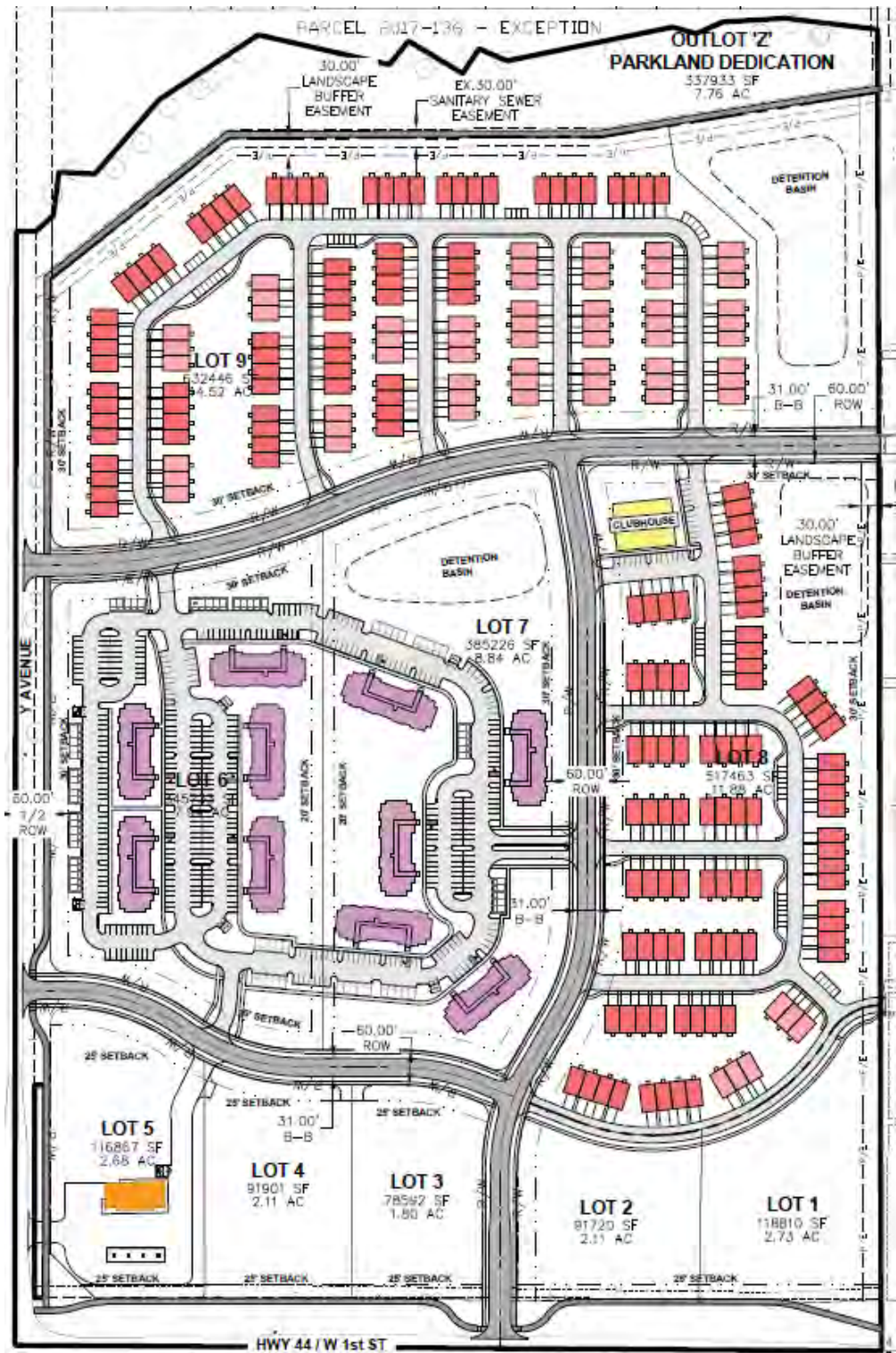
- NW 5th Street and NW 2nd Street will be extended to County Line Road.
- Additional private streets will be constructed to provide circulation throughout the site.
- The applicant has proposed to add an access off Highway 44. This will be reviewed by the Iowa DOT.

PEDESTRIAN ACCESS

- The applicant is proposing to construct a 10' trail connection along County Line Road and the greenway to the north.
- 5' sidewalks will be required to be installed on at least one side of all private streets.
- 5' sidewalks will be required to be installed on both sides of public streets.

LANDSCAPING

- A 30' landscaping buffer will be required along the eastern edge of the site.
- An additional 30' landscaping buffer along the greenway to the north will also be planted, with berm and landscaping on top.



Utilities, Studies, & Legal

SANITARY

- Sanitary will be constructed to serve all lots on site.

WATER

- Water will be constructed to serve all lots on site.
- A new water main will be constructed along NW County Line Road by the City.

STORM WATER

- Stormwater infrastructure and two detention ponds are proposed to be constructed to assist in stormwater flowage.
- The applicant has been requested to provide an environmental assessment of the natural waterway the cuts through the site. The applicant has stated that they are discussing this area with another consultant.

LEGAL

- The site is subject to a development agreement. The applicant will be required to complete all items stated within the agreement.
- 120' of ROW (60' along Hope Timber) along County Line Road will be dedicated to the city, including a 45-degree chamfer at the intersection of HWY 44 and County Line Road (75' north and 75' east). The ROW dedication can be seen highlighted in yellow on the map.



RELATION TO STUDIES

- HWY 44 Corridor Study
- The site shall follow the guidelines provided within each study.

Development Standards & Conclusion

SUMMARY OF FINDINGS

- Hope Timber is proposing to rezone the site located at the NE corner of Highway 44 and County Line Road from A-1 to PUD and C-2. The proposed rezone designations are consistent with the Future Land Use Map.
- The site will contain a mix of commercial, medium density residential, and high density residential uses.
- NW 5th Street and NW 2nd Street will be extended to County Line Road. Additional public and private streets will be added to provide site connectivity.
- Pedestrian access will be added through the site via public and private sidewalks. The greenway to the north will be preserved, and a 10' trail will be constructed within the greenway, extending all the way down County Line Road.
- ROW along County Line Road will be dedicated to the City of Grimes. Any development completed will need to be consistent with the Development Agreement.

STAFF RECOMMENDATION

Staff would recommend approval of the Hope Timber rezone from A-1 to PUD and C-2, subject to any remaining staff comments.

DEVELOPMENT STANDARDS

Commercial

- Open Space: Minimum 10%
- Setbacks:
 - Front - 25'
 - Rear - 25'
 - Side - 0', unless abutting residential – then 25'
 - Maximum Height - 45'
 - Maximum Stories - 3
 - Building Materials: Face brick or brick panels, accent materials.
 - Must meet the Transportation Corridor Mixed Use Development Overlay District standards

PUD

Medium Density Residential

- Open Space: Minimum 10%
- Setbacks:
 - Front - 30'
 - Rear - 30'
 - Side - 15' each/30' total – from building groups
 - Maximum Height - 40'
 - Maximum Stories - 2
 - Building Materials: Must meet the R-3 district minimum zoning requirements within the Zoning Ordinance.

High Density Residential

- Open Space: Minimum 10%
- Setbacks:
 - Front - 30'
 - Rear - 30'
 - Side - 20' each/40' total
 - Maximum Height - 45'
 - Maximum Stories - 3
 - Building Materials: Must meet the R-3 district minimum zoning requirements within the Zoning Ordinance.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 6, 2023~~

March 28, 2023

Hope Timber, LLC

Attn: Arash Razizadeh

4500 Westown Parkway, Suite #277

West Des Moines, IA 50265

RE: Hope Timber Rezone

Dear Mr. Razizadeh:

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

General Comments:

- ~~1. Provide rezone petition. Form provided.~~
2. Provide rezone consent from neighboring properties. Form provided.
3. Please include the ownership information for the small piece that runs along the East property line. Staff questions if the developer has come to an agreement with the owner to make the connection to the existing NW 5th Street stub.
- ~~4. Provide legal description of the area to be rezoned to centerline in Word format.~~
- ~~5. Please label the PUD zoning as PUD, instead of R-3 Med/High, on all plans.~~
- ~~6. Update the C-1 to C-2 requirements.~~
7. Please provide justification for PUD, and what additional amenities will be provided for flexibilities offered within the PUD. Due to the density provided, staff would suggest including an additional 3 acres of property for active parkland. This can occur along NW 5th Street, near the eastern boundary of the concept. The trail along County Line Road does not count towards the parkland dedication.
- ~~8. Please extend the concept to show the entire parcel. It appears the north side is cut off.~~

9. Please change the proposed zoning listed to the right in the PUD rezoning map from R-3 High to PUD.

Rezone Concept:

- ~~1. Please label the ROW width. Along NW County Line Road, please provide 120 feet of ROW, and a 45-degree chamfer at the ROW (75 feet north and 75 feet east)~~
2. Please show sidewalk connections on public and private streets.
3. Are any trail connections proposed with the new development? Please provide an 8' public trail connection from the north townhomes to the greenway trail, separate from the townhome development.
4. How does the developer propose to preserve the greenway that cuts through the townhomes? Staff questions if any environmental assessment has been done?
- ~~5. A total of 6.315 acres is needed for the parkland dedication. If the developer would like to propose the greenway to the north, trail would be required to be installed.~~
6. Please provide proposed concept elevations for the townhomes and apartments.
- ~~7. Please show where general utilities will be provided.~~
8. If the townhome buildings are closer than 20' separation and/or over 8,000 total square feet, they will need to be sprinkled. Please adjust accordingly, or plan for sprinkler systems. Each townhome row has 8' separation – this would still require sprinkling. In order to avoid sprinkling, the townhomes would need a minimum of 20' separation.
9. Please connect the trail along Highway 44 to the greenway, along County Line Road. Please label this as a 10' trail.
10. Please prepared traffic impact study for the development and access to Highway 44.
- ~~11. Please shift the north hotel access to T with the north roadway.~~
- ~~12. Please shift the hotel and hotel parking. Staff would prefer to see the hotel along HWY 44.~~
- ~~13. Access to Casey's off Y Ave will be a right in/right out only. Staff questions if you are intending to announce this as Caseys at this time?~~

- ~~14. Please ensure there is a turnaround for fire at the end of the townhomes NE of the site. No more than 150 feet with out a turnaround is required.~~
- ~~15. Please add a 30-foot landscape buffer along the entire East property line. This buffer should include a 3-4 foot berm with landscaping on top.~~
- ~~16. Please add a 30-foot landscape buffer along the North townhomes. No berm is necessary for this buffer.~~
- ~~17. Please provide a minimum of one garage for at least 25% of the proposed apartment units.~~
18. Please provide the mix of bedrooms that is proposed in the apartments? Studios, 1/2/3-bedroom?
- ~~19. Please provide 1 spaces per 5 units for guest townhome parking.~~
- ~~20. Please provide a minimum of 1.5 spaces per apartment unit.~~
- ~~21. Staff would like the developer to consider utilizing the cross connection to the 44 West Townhome Development. Water and sewer are currently stubbed to this parcel; however the roadway is not built yet.~~
22. Please show a shared access drive between Lots 1 & 2. Lot 2 may have an additional access off the new roadway connecting to HWY 44.
23. Please show an access to Lot 3.
24. Please change the clubhouse parking (civic use) to (business, professional office). They are the same parking requirements.

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:	March 13, 2023 April 4, 2023 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	April 5, 2023, at 5:30 at the Grimes Community Center

COUNCIL MEETING:

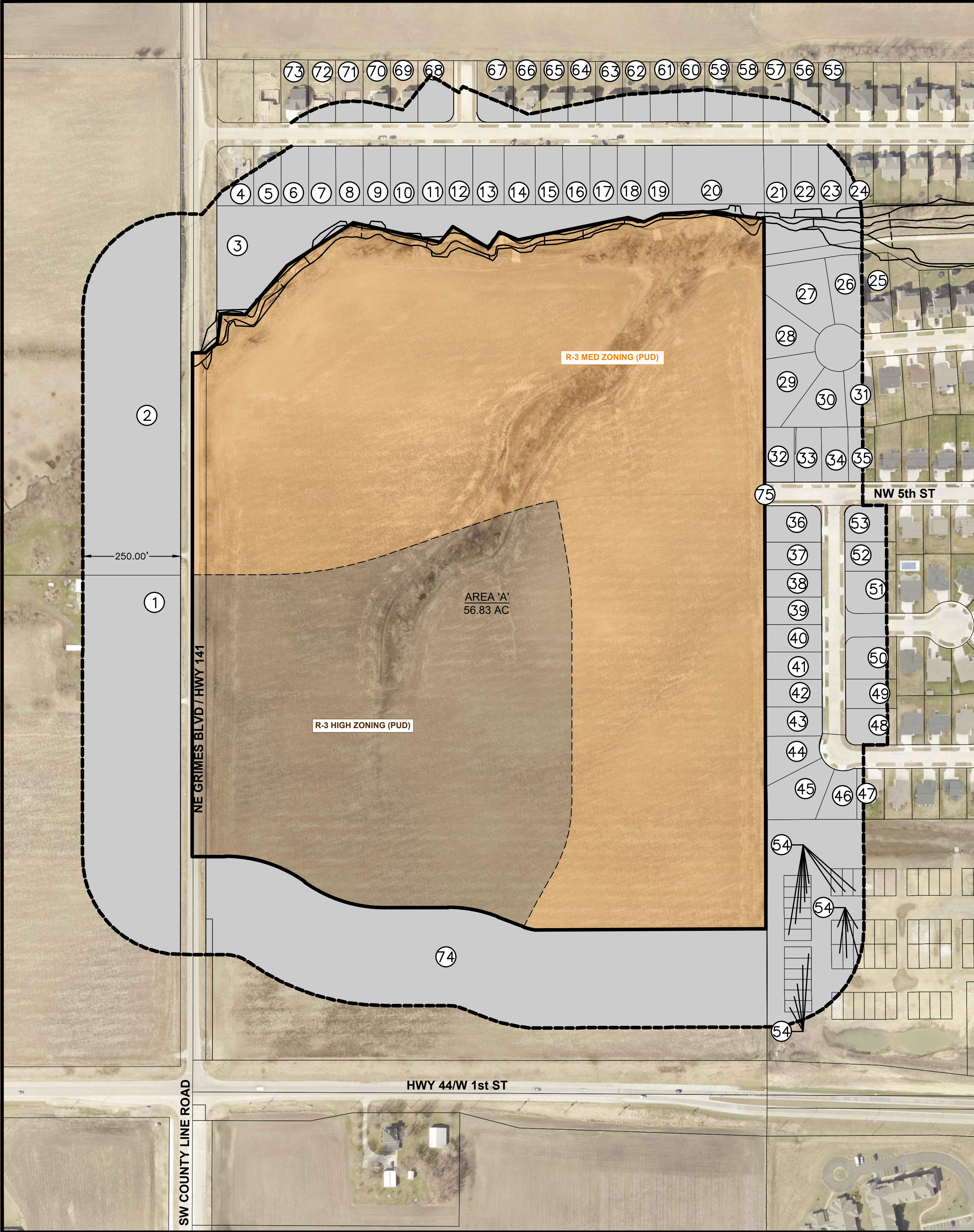
April 25 (1st reading), May 9 (2nd reading), and May 23, 2023 (3rd reading), at 5:30 at the Grimes Community Center

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

FILE: H:\2022\2207475\OWN REZONING\2207475-REZONING MAP PUD.DWG
DRAWN BY: J. STEWART
CHECKED BY: J. STEWART
DATE: 3/13/2023 4:11 PM



OWNER/APPLICANT:

HOPE TIMBER, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50265
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMG.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)

PROPOSED: R-3 HIGH (HIGH DENSITY FAMILY DWELLING DISTRICT)

BULK REGULATIONS:

UNDERLYING R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT AND R-3 MEDIUM

MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD
1 STORY = 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES = 15 FT EACH SIDE / 30 FEET TOTAL

MAX BUILDING HEIGHT = 40 FT
BUILDING SEPARATION = 16 FT

MAXIMUM DENSITY = 12.0 UNITS / ACRE

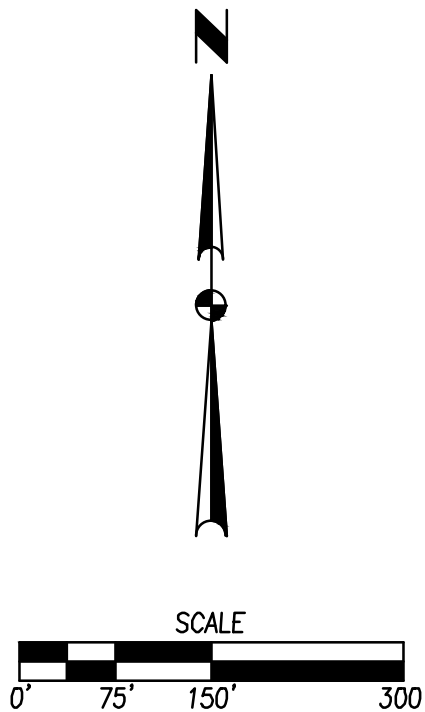
UNDERLYING R-3 HIGH DENSITY RESIDENTIAL DISTRICT

MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200 FT

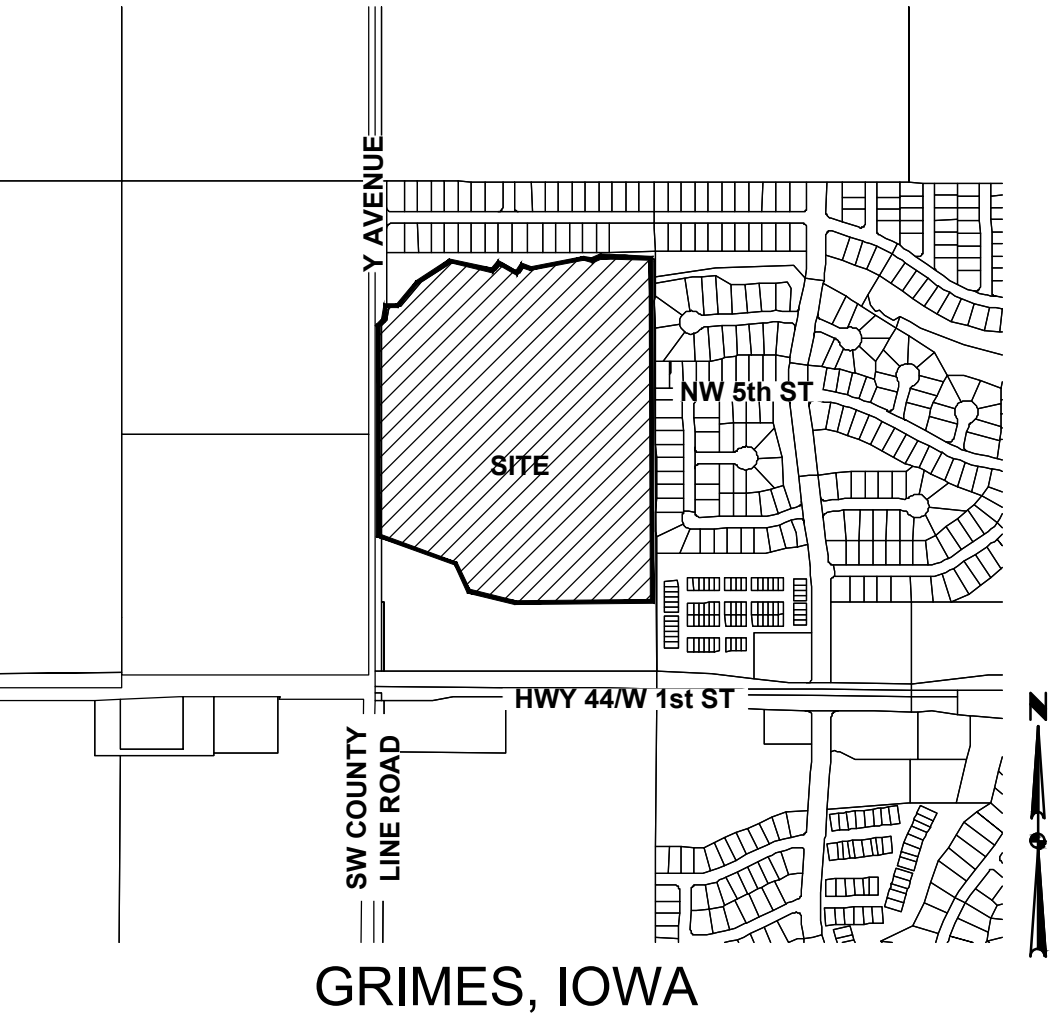
SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD
1 STORY = 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES = 20 FT EACH SIDE / 40 FEET TOTAL

MAX BUILDING HEIGHT = 50 FT
BUILDING SEPARATION = 16 FT

MAXIMUM DENSITY = 18 UNITS / ACRE



VICINITY MAP



REZONING DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, 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:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°03'45" EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER, 598.48 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°03'45" EAST ALONG SAID WEST LINE, 1284.42 FEET TO THE SOUTHWEST CORNER OF PARCEL '2017-136' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16614, PAGE 279; THENCE NORTH 89°47'44" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL '2017-136', A DISTANCE OF 33.00 FEET; THENCE NORTH 48°33'17" EAST ALONG SAID SOUTHERLY LINE, 39.68 FEET; THENCE NORTH 07°31'21" EAST ALONG SAID SOUTHERLY LINE, 74.40 FEET; THENCE SOUTH 87°08'05" EAST ALONG SAID SOUTHERLY LINE, 60.95 FEET; THENCE NORTH 40°47'03" EAST ALONG SAID SOUTHERLY LINE, 166.11 FEET; THENCE NORTH 56°56'52" EAST ALONG SAID SOUTHERLY LINE, 200.24 FEET; THENCE SOUTH 77°12'48" EAST ALONG SAID SOUTHERLY LINE, 227.24 FEET; THENCE NORTH 39°08'12" EAST ALONG SAID SOUTHERLY LINE, 51.54 FEET; THENCE SOUTH 59°00'26" EAST ALONG SAID SOUTHERLY LINE, 106.67 FEET; THENCE NORTH 33°33'37" EAST ALONG SAID SOUTHERLY LINE, 49.88 FEET; THENCE SOUTH 67°05'29" EAST ALONG SAID SOUTHERLY LINE, 51.54 FEET; THENCE NORTH 78°28'30" EAST ALONG SAID SOUTHERLY LINE, 285.32 FEET; THENCE SOUTH 74°55'20" EAST ALONG SAID SOUTHERLY LINE, 42.39 FEET; THENCE NORTH 66°14'29" EAST ALONG SAID SOUTHERLY LINE, 48.74 FEET; THENCE NORTH 86°32'25" EAST ALONG SAID SOUTHERLY LINE, 105.73 FEET; THENCE SOUTH 83°10'17" EAST ALONG SAID SOUTHERLY LINE, 157.40 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°09'41" EAST ALONG SAID EAST LINE, 1811.03 FEET; THENCE SOUTH 89°45'34" WEST, 588.90 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 127.18 FEET, WHOSE ARC LENGTH IS 30.31 FEET AND WHOSE CHORD BEARS NORTH 75°32'13" WEST, 30.23 FEET; THENCE NORTH 68°42'38" WEST, 70.98 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 129.77 FEET AND WHOSE CHORD BEARS NORTH 79°19'56" WEST, 129.03 FEET; THENCE NORTH 89°57'14" WEST, 161.91 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 216.49 FEET AND WHOSE CHORD BEARS NORTH 72°14'01" WEST, 213.06 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 216.47 FEET AND WHOSE CHORD BEARS NORTH 72°13'55" WEST, 213.04 FEET; THENCE NORTH 89°56'15" WEST, 84.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.83 ACRES (2,475,581 SQUARE FEET).

FILE: H:\2022\2207475\OWC\REZONING\2207475--REZONING MAP PUD.DWG
DATE PLOTTED: 3/13/2023 8:24 AM
PLOTTER: HP DesignJet 2400
DRAWN BY: BEN STEWART

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. ELLIS LORRAINE 23831 Y AVE GRIMES, IA 50111	5.25	12.08%	
2. ELLIS LORRAINE 23831 Y AVE GRIMES, IA 50111	4.99	11.49%	
3. CITY OF GRIMES 1808 NW 8TH ST GRIMES, IA 50111	3.36	7.74%	
4. ROBERT FRENCH 1812 NW 8TH ST GRIMES, IA 50111	0.13	0.29%	
5. KATELYNN COX 1808 NW 8TH ST GRIMES, IA 50111	0.18	0.41%	
6. CHRISTIAN M GRIESER 1804 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
7. AARON WEIBERG 1800 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
8. MALLORY ASBE 1712 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
9. ABBY PENNER 1708 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
10. EMILY KNOKE 1704 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
11. KYLE T REED 1700 NW 8TH ST GRIMES, IA 50111	0.28	0.64%	
12. JEFFREY J SANDMANN 1612 NW 8TH ST GRIMES, IA 50111	0.28	0.64%	
13. AMANDA J MARTIN 1608 NW 8TH ST GRIMES, IA 50111	0.24	0.55%	
14. JILL SUMP 1604 SW 8TH ST GRIMES, IA 50111	0.24	0.56%	
15. ANTHONY TU 1600 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
16. CYNTHIA K DOBBS 1512 NW 89TH ST GRIMES, IA 50111	0.24	0.56%	
17. CHELSEA STEFFEN 1508 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
18. CHELSIE OLBERDING 1504 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	
19. CALEB B WALTER 1500 NW 8TH ST GRIMES, IA 50111	0.24	0.55%	
20. CITY OF GRIMES	0.82	1.88%	
21. PHILLIP W MAASS 1400 NW 8TH ST GRIMES, IA 50111	0.24	0.55%	
22. CAROL WARMBIER 1312 NW 8TH ST GRIMES, IA 50111	0.24	0.56%	

23. CINDY J ROBISON 1308 NW 8TH ST GRIMES, IA 50111	0.22	0.50%
24. NICOLE SMITH 1304 NW 8TH ST GRIMES, IA 50111	0.05	0.12%
25. ELINOR D WEISS 1305 NW 7TH CT GRIMES, IA 50111	0.01	0.03%
26. ERVIN K PETERSON 1309 NW 7TH CT GRIMES, IA 50111	0.33	0.77%
27. CURTIS J BEHNKENDORF 1313 NW 7TH CT GRIMES, IA 50111	0.53	1.22%
28. KURT FREITAS 1317 NW 7TH CT GRIMES, IA 50111	0.34	0.77%
29. JOHN D TODD 1312 NW 7TH CT GRIMES, IA 50111	0.44	1.01%
30. BRETT & CHRISTINE DRAPER TRUST 1308 NW 7TH CT GRIMES, IA 50111	0.38	0.86%
31. ALISSA SWARTS 1304 NW 7TH CT GRIMES, IA 50111	0.16	0.36%
32. J B BENNETT 1317 NW 5TH ST GRIMES, IA 50111	0.24	0.55%
33. EMINA MEHANOVIC 1313 NW 5TH ST GRIMES, IA 50111	0.22	0.50%
34. TERESA M HELMS 1309 NW 5TH ST GRIMES, IA 50111	0.22	0.50%
35. GINA P DOUD 1305 NW 5TH ST GRIMES, IA 50111	0.12	0.28%
36. AMANDA K MISSAVAGE 412 NW BEECHWOOD DR GRIMES, IA 50111	0.30	0.69%
37. DAVID S MAHIRWE 408 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
38. JULIE TINDALL 404 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
39. TARA KINDER 400 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
40. ANNE K TORVIK 316 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
41. JOHN R OOLMAN 312 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
42. BESIM MURATAGIC 308 NW BEECHWOOD DR GRIMES, IA 50111	0.23	0.52%
43. DESTINY HOMES LLC 304 NW BEECHWOOD DR GRIMES, IA 50111	0.24	0.56%
44. KENDRA D ZIEMKE 300 NW BEECHWOOD DR GRIMES, IA 50111	0.29	0.67%

45. HANNAH MENDIAS 1312 NW 3RD ST GRIMES, IA 50111	0.42	0.97%
46. ABIGAIL D ZEKA BYNUM 1308 NW 3RD ST GRIMES, IA 50111	0.21	0.48%
47. STEPHANIE D ALCORN 1304 NW 3RD ST GRIMES, IA 50111	0.05	0.11%
48. AMANDAD RENEE BLACKMAN 301 NW BEECHWOOD DR GRIMES, IA 50111	0.22	0.51%
49. CHRISTINE K WERNER 305 NW BEECHWOOD DR GRIMES, IA 50111	0.18	0.42%
50. GAIL GEORGOU 309 NW BEECHWOOD DR GRIMES, IA 50111	0.26	0.59%
51. JASMINA SABIC 405 NW BEECHWOOD DR GRIMES, IA 50111	0.26	0.59%
52. AUSTIN M WHITE 409 NW BEECHWOOD DR GRIMES, IA 50111	0.18	0.42%
53. MICHELLE THERESA MELROY 413 NW BEECHWOOD DR GRIMES, IA 50111	0.22	0.51%
54. AUTUM PARK TOWNHOMES OWNER ASSOCIATION INCE 1300 50TH ST STE 105 WEST DES MOINES, IA 50266	6.97	16.06%
55. BRANDON D ROPP 1309 NW 80TH ST GRIMES, IA 50111	0.01	0.01%
56. MATTHEW RIGGINS 1313 NW 8TH ST GRIMES, IA 50111	0.06	0.14%
57. PATRICK RYAN CHECKETTS 1401 NW 8TH ST GRIMES, IA 50111	0.09	0.22%
58. DALLAS S BOISEN 1405 NW 8TH ST GRIMES, IA 50111	0.12	0.29%
59. MARY J MCLAUGHLIN 1409 NW 8TH ST GRIMES, IA 50111	0.12	0.29%
60. CLAYTON FRITZ 1413 NW 8TH ST GRIMES, IA 50111	0.13	0.29%
61. ASHLEY FOGT 1501 NW 8TH ST GRIMES, IA 50111	0.12	0.28%
62. CAROL DESANTIS 1505 NW 8TH ST GRIMES, IA 50111	0.11	0.26%
63. ANDREW STEMPER 1509 NW 8TH ST GRIMES, IA 50111	0.10	0.23%
64. BENJAMIN MALLOY 1513 NW 8TH ST GRIMES, IA 50111	0.08	0.18%
65. SEAN HERGENRADER 1601 NW 8TH ST GRIMES, IA 50111	0.05	0.12%
66. JONATHAN M LOCHMAN 1605 NW 8TH ST GRIMES, IA 50111	0.04	0.09%

67. GREGORY RAMSEY 1609 NW 8TH ST GRIMES, IA 50111	0.12	0.26%	
68. JAMES CORDER 1701 NW 8TH ST GRIMES, IA 50111	0.33	0.76%	
69. MEGAN E KORTE 1705 NW 8TH ST GRIMES, IA 50111	0.08	0.17%	
70. TYLER HARDENBROOK 1709 NW 8TH ST GRIMES, IA 50111	0.08	0.19%	
71. RENATA MURILLO 1713 NW 8TH ST GRIMES, IA 50111	0.09	0.20%	
72. ERIN BRAMBLE 1801 NW 8TH ST GRIMES, IA 50111	0.07	0.15%	
73. MEGAN E BLUE 1805 NW 8TH ST GRIMES, IA 50111	0.01	0.03%	
74. HOPE TIMBER LLC 4500 WESTOWN PKWY STE 227 WEST DES MOINES, IA	8.41	19.37%	19.37%
75. GRIMES LOTS LLC 2400 86TH ST STE 24 URBANDALE, IA 50322-4306	0.12	0.28%	19.37%
TOTAL:	43.41	100.00%	19.37%

REZONING DESCRIPTION

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 OUTLOT 'X', NORTH POINTE 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, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).

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

DATE

02/14/2023

REVISIONS

1

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

TECH:

ENGINEER:

GRIMES, IOWA

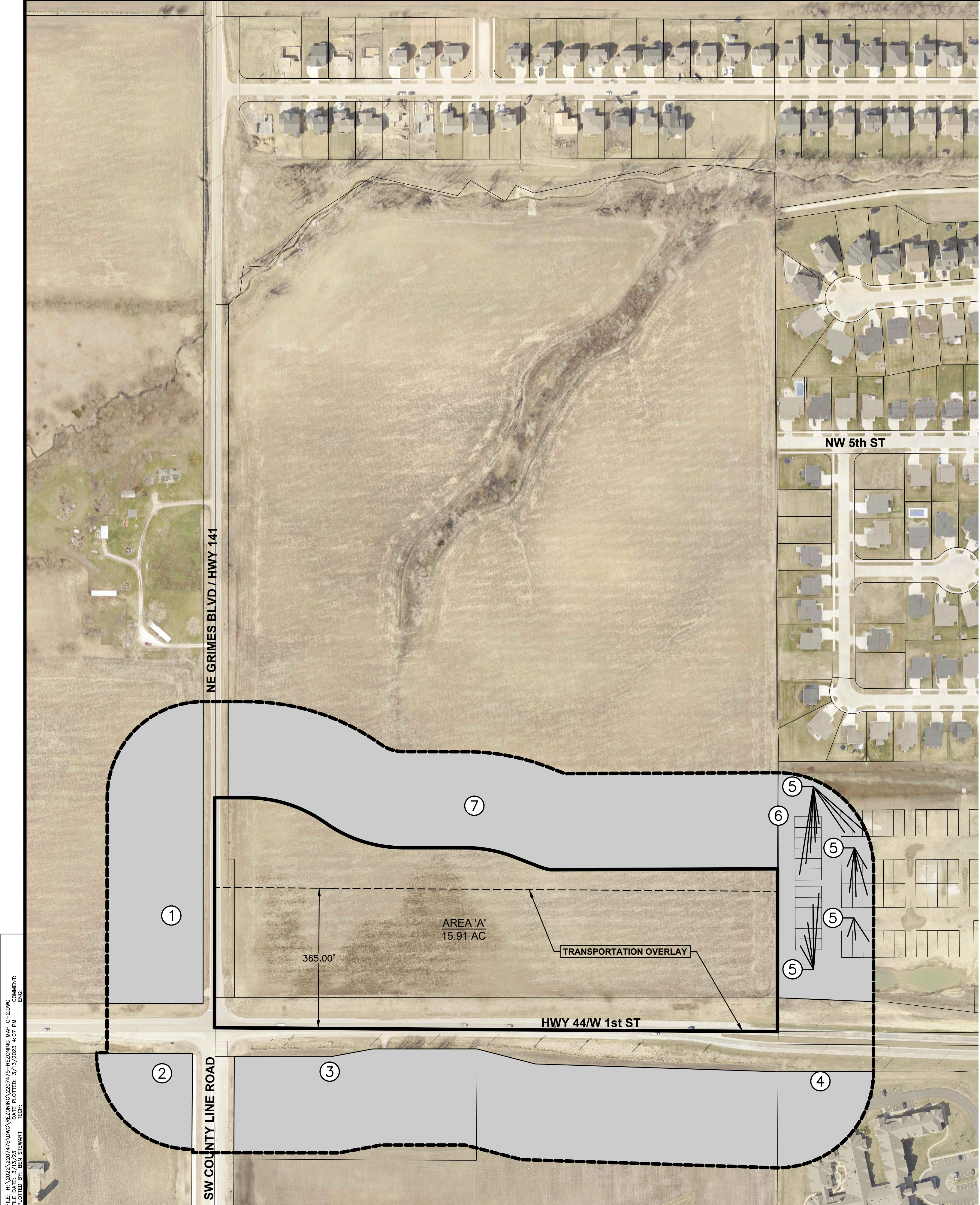
HOPE TIMBER
PUD REZONING MAP

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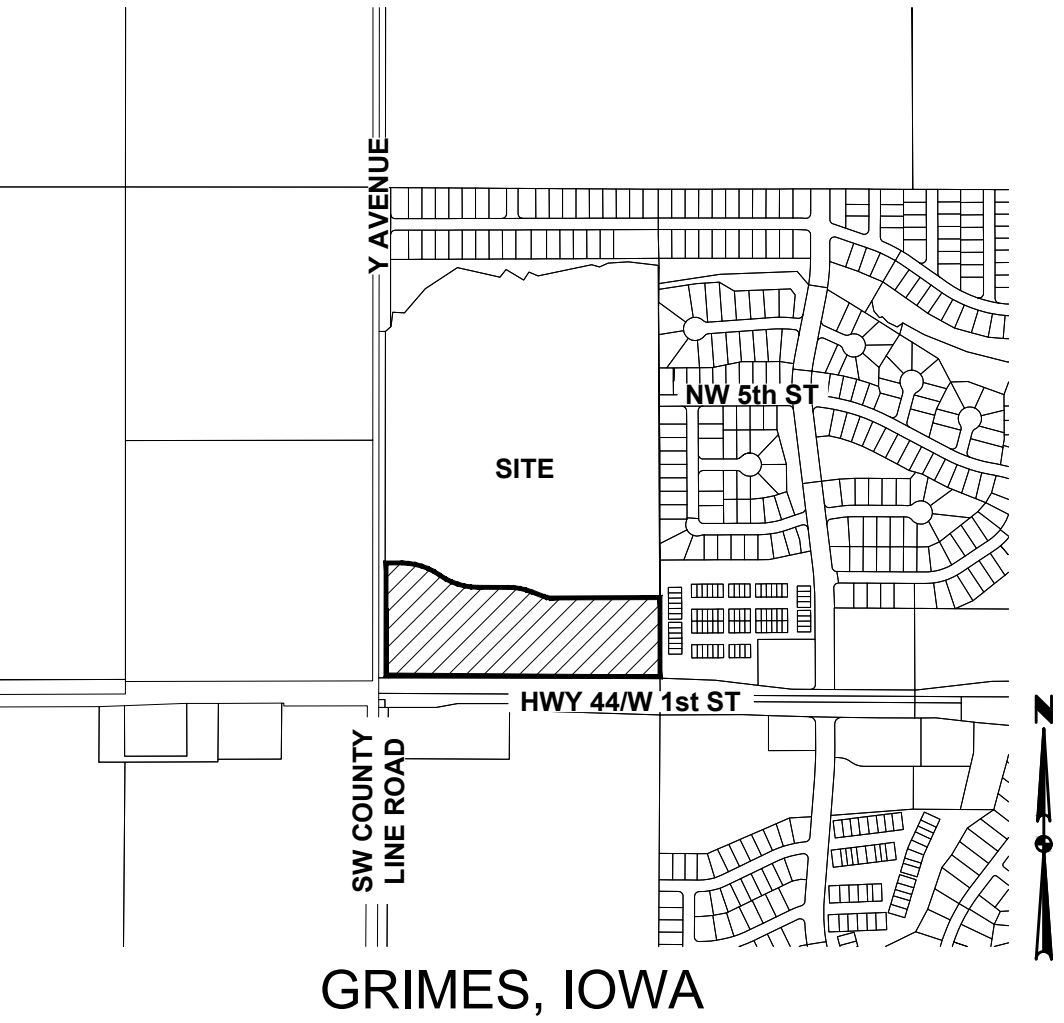
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PLOT DATE: 3/15/2023 4:07 PM
PLOTTER: HP DesignJet 5000
PLOTTER: HP DesignJet 5000

VICINITY MAP



OWNER/APPLICANT:

HOPE TIMBER, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50265
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMG.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)

PROPOSED: C-2 (COMMERCIAL) LOCATED WITHIN
TRANSPORTATION OVERLAY

BULK REGULATIONS:

MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD = NONE

MAX BUILDING HEIGHT = 45 FT

REZONING DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, 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 SAID SECTION 31;
THENCE NORTH 00°03'45" EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER, 598.48 FEET; THENCE SOUTH 89°56'15" EAST, 84.96 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 216.47 FEET AND WHOSE CHORD BEARS SOUTH 72°13'55" EAST, 213.04 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 216.49 FEET AND WHOSE CHORD BEARS SOUTH 72°14'01" EAST, 213.06 FEET; THENCE SOUTH 89°57'14" EAST, 161.91 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 129.77 FEET AND WHOSE CHORD BEARS SOUTH 79°19'56" EAST, 129.03 FEET; THENCE SOUTH 68°42'38" EAST, 70.98 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 127.18 FEET, WHOSE ARC LENGTH IS 30.31 FEET AND WHOSE CHORD BEARS SOUTH 75°32'13" EAST, 30.23 FEET; THENCE NORTH 89°45'34" EAST, 588.90 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°09'41" EAST ALONG SAID EAST LINE, 423.49 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 89°36'34" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER, 1465.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES (692,670 SQUARE FEET).

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DATE PLOTTED: 3/13/2023 4:07 PM
PLOTTER: HP
DRAWN BY: BEN STEWART

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. LORRAINE E ELLIS 23831 Y AVE GRIMES, IA 50111	4.20	16.03%	
2. HOPE K FARMS LLC 1548 S 45TH ST WEST DES MOINES, IA 50265	1.12	4.27%	4.27%
3. CHEREEN L BRODERICK 14172 NW 70TH AVE GRIMES, IA 50111	8.15	31.11%	
4. CCRC OF GRIMES LLC 200 SW BROOKSIDE DR GRIMES, IA 50111	1.12	4.27%	
5. AUTUM PARK OF GRIMES LLC 1300 50TH ST STE 105 WEST DES MOINES, IA 50266	3.08	11.76%	
6. GRIMES LOTS LLC 2400 86TH ST STE 24 URBANDALE, IA 50322-4306	0.12	0.46%	
7. HOPE TIMBER LLC 4500 WESTOWN PKWY STE 227 WEST DES MOINES, IA	8.41	32.10%	32.10%
TOTAL:	26.20	100.00%	36.37%

REZONING DESCRIPTION

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:

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

2207.475

2

2

HOPE TIMBER
C-2 REZONING MAP

GRIMES, IOWA

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

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

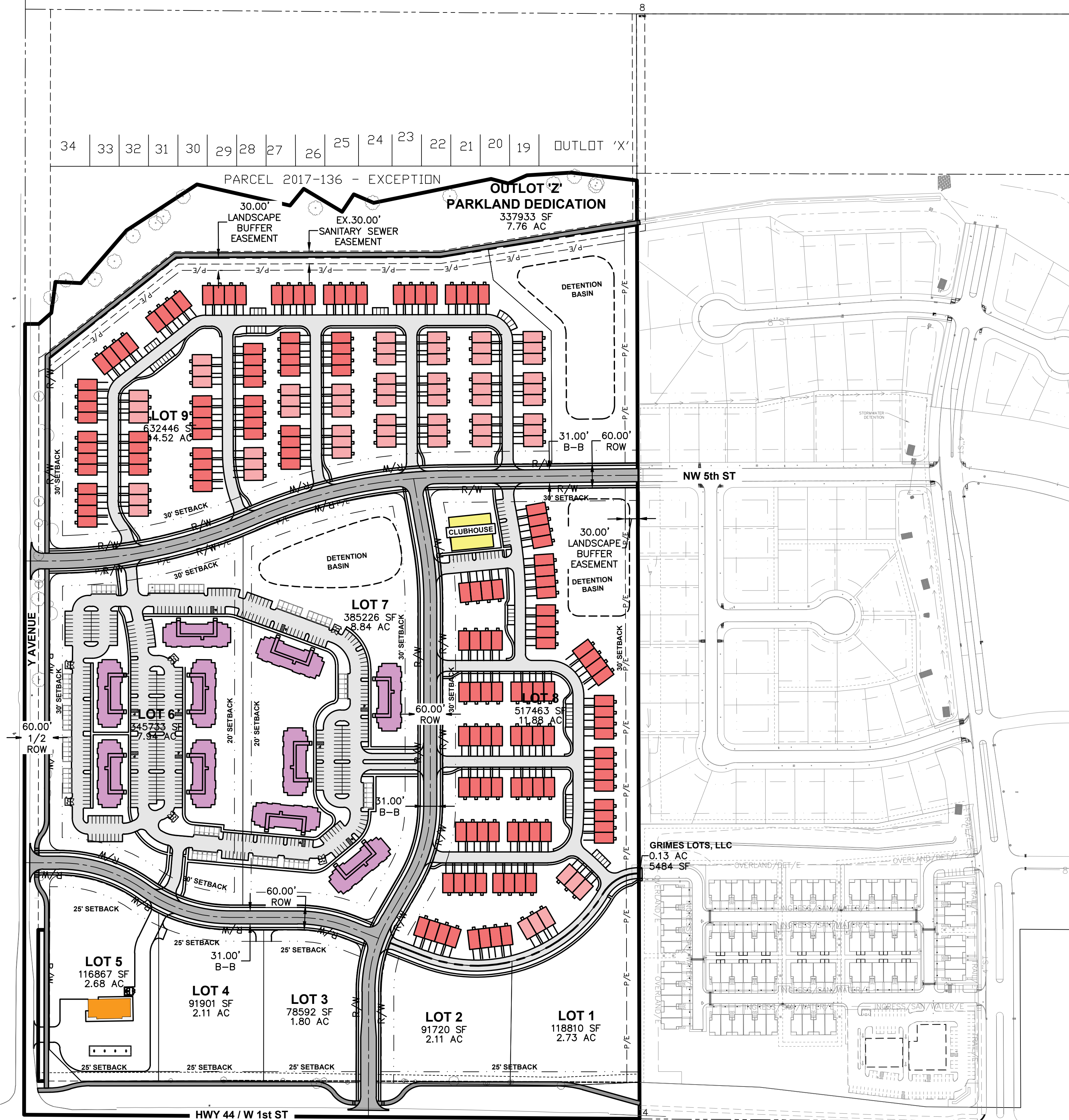
REVISIONS

DATE



02/14/2023

NOTE: THE PROOF OF CONCEPT IS SHOWN FOR REFERENCE PURPOSES ONLY. THE FINAL DESIGN IS SUBJECT TO CHANGE AND WILL REQUIRE A SEPARATE CONSTRUCTION DRAWING APPROVAL



ZONING

EXISTING: A-1 - AGRICULTURE DISTRICT
PROPOSED: PUD - HIGH DENSITY RESIDENTIAL DISTRICT
PUD - MEDIUM DENSITY RESIDENTIAL DISTRICT
C-2 - COMMERCIAL (WITHIN TRANSPORTATION OVERLAY)

DEVELOPMENT SUMMARY

PUD DISTRICT (MEDIUM DENSITY RESIDENTIAL) AREA: 26.4 ACRES
BULK REGULATIONS:

- MINIMUM LOT AREA: 80,000
- MINIMUM LOT WIDTH: 200 FT

SETBACKS:
- FRONT: 30 FT
- REAR: 30 FT
- SIDE: (2-3 STORIES) 15 FT EACH SIDE / 30 FEET TOTAL

- MAX BUILDING HEIGHT 40 FT
- 8 FT MIN. BUILDING SEPARATION
- MAX DENSITY: 12 UNITS / ACRE

UNITS: 232 UNITS
UNITS / ACRE: 8.8 UNITS / ACRE

PUD DISTRICT (HIGH DENSITY RESIDENTIAL) AREA: 16.8 ACRES

BULK REGULATIONS:

- MINIMUM LOT AREA: 80,000
- MINIMUM LOT WIDTH: 200 FT

SETBACKS:
- FRONT: 30 FT
- REAR: 30 FT
- SIDE: (2-3 STORIES) 20 FT EACH SIDE / 40 FEET TOTAL

- MAX BUILDING HEIGHT: 50 FT
- BUILDING SEPARATION: 16 FT
- MAX DENSITY: 18 UNITS / ACRE

UNITS: 300 UNITS
UNITS / ACRE: 17.8 UNITS / ACRE

TOTAL UNITS: 532 UNITS

C-2 AREA: 11.4 ACRES

BULK REGULATIONS (GENERAL HIGHWAY SERVICE COMMERCIAL DISTRICT):

- MINIMUM LOT AREA: NONE FOR NON-RESIDENTIAL USE
- MINIMUM LOT WIDTH: NONE FOR NON-RESIDENTIAL USE

SETBACKS:
- FRONT: 25 FT
- REAR: 25 FT
- SIDE: NONE, 25 FEET WHEN BORDERING "R" DISTRICT

- MAX BUILDING HEIGHT 45 FT
- MAXIMUM BUILDING HEIGHT OF 3 STORIES
- MINIMUM OPEN SPACE OF 10%

PARKING SUMMARY

PUD DISTRICT - MEDIUM DENSITY RESIDENTIAL

REQUIREMENTS
SPACES PER UNIT = 2 SPACES
VISITOR SPACES = 1 PER 5 UNITS
CLUBHOUSE (CIVIC USE) = 3 SPACES PER 1,000 SF

REQUIRED
232 UNITS = 232 x 2
= 464 SPACES

CLUBHOUSE (CIVIC USE) = 3 x (8,000/1,000)
= 24 SPACES

VISITOR SPACES = 232/5
= 47 VISITOR SPACES

TOTAL REQUIRED: = 232 DRIVEWAY SPACES
= 24 CLUBHOUSE SPACES
= 47 VISITOR SPACES

PROVIDED
DRIVEWAY PARKING = 464 SPACES

CLUBHOUSE PARKING = 24 SPACES

VISITOR PARKING = 51 SPACES

PUD DISTRICT - HIGH DENSITY RESIDENTIAL

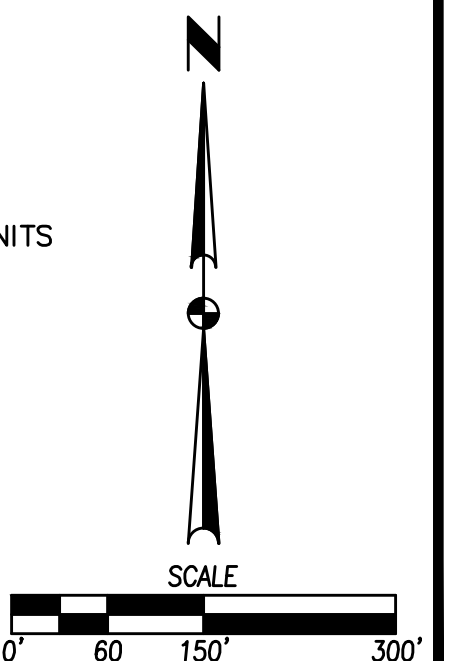
REQUIREMENTS
SPACES PER UNIT = 1.5 SPACES
GARAGE SPACES = 1 GARAGE FOR 25% OF UNITS

REQUIRED
TOTAL REQUIRED: 300 UNITS = 300 x 1.5
= 450 SPACES

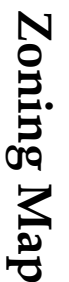
GARAGE SPACES: 300 UNITS = 300 x 0.25
= 75 SPACES

OUTDOOR SPACES: 450 - 75
OUTDOOR SPACES = 375 OUTDOOR SPACES

PROVIDED = 481 SPACES
(75 GARAGE SPACES)
(406 OUTDOOR SPACES)



515-986-4050



Relation to Comprehensive & Area Plans

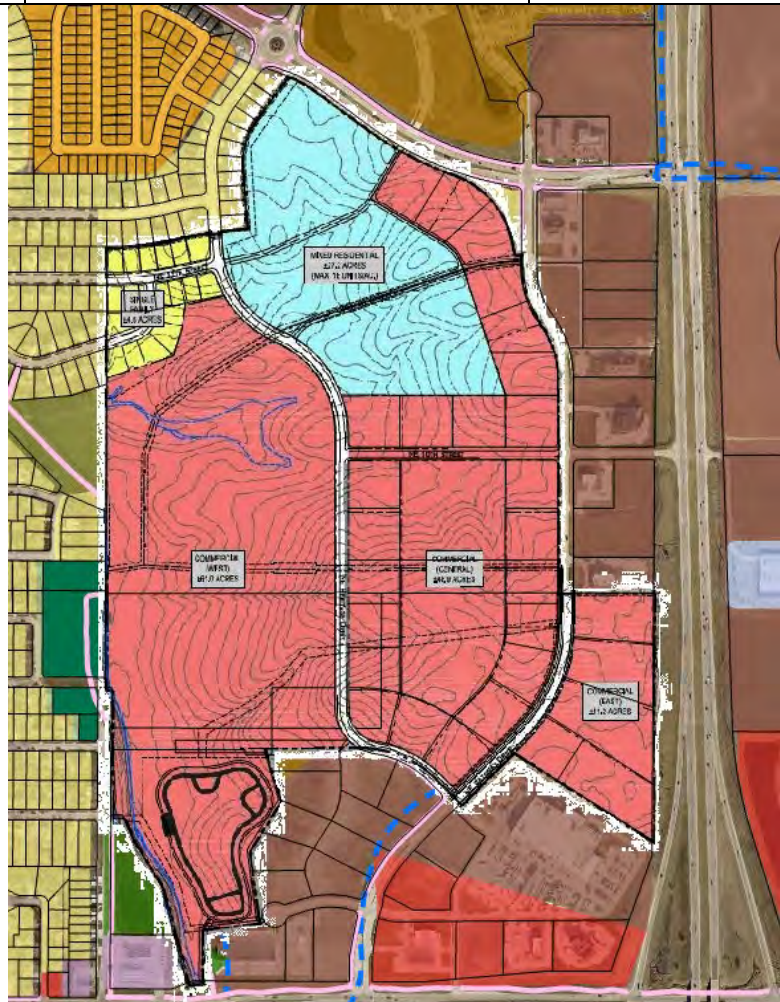
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Grimes Plex/Vacant	Single-Family/Commercial/Mixed-Use	R-4
North	Single-Family/Church	High Density Residential	R-4
South	Commercial/Vacant	Mixed-Use 1	R-4
East	Commercial/Vacant	Mixed Use 1	R-4
West	Single-Family	Low Density Residential	R-4

PARKS

The Parks and Trails Master Plan planned for a trail connection from NE Gateway Drive to the west to connect with the trail along Lions Park. The PUD amendment will plan for a trail on the north side of NE 12th Street which will align partially with the Master Plan. The trail will not continue west to connect to the Lions Park trail due to the Grimes Plex. However, trail is existing along NE Heritage Drive, around the basin, and down to E 1st Street which ultimately provides a connection to the Lion Park trail. Sidewalks along NE 12th Street and NE Park Street can also connect patrons to the trail along Lions Park.

Parkland dedication for the Hope Commercial PUD was satisfied with the large regional detention basin and surrounding trail. No additional parkland is required for the proposed PUD amendment.



Future Land Use Map

The PUD amendment proposes to incorporate Outlot T, which was previously dedicated to Hope K Farms. As proposed, the Mixed-Use area will increase by approximately 2.5 acres, and the Commercial area will decrease by 1.3 acres.

With the proposed changes, the PUD amendment will generally remain in conformance to the existing future land use plan.

Relation to Studies & Legal

RELATION TO STUDIES

The City hired Snyder & Associates to complete a traffic study of the Hope Commercial District which identified several roadway improvements throughout the development. The City was able to incorporate some of the improvements into the construction drawings including turn lanes on NE 10th Street and NE Heritage Drive and planning multiple access locations for the Grimes Plex. Staff has started the design process for improvements to the NE Gateway and E 1st Street intersection as identified in the traffic study which includes widening Gateway at the intersection and providing additional turn lanes.

Staff has started working with Snyder & Associates regarding future improvements to the NE Gateway Drive and Beaverbrooke Blvd intersection. The improvements have not been determined at this time. However, right-of-way dedication may be required to complete the improvements. Staff will continue to work with Snyder and provide necessary information to the applicant as the project moves forward.



Legal

The existing Hope Commercial PUD development agreement will be amended to reflect the proposed changes described throughout this report in relation to the mixed-use area and commercial west area where the Grimes Plex is located.

The PUD amendment will require 60' right-of-way dedication for NE 12th Street between NE Heritage Drive and NE Gateway Drive.

The increased residential acreage ratio will not increase the number of units or density permitted within the mixed use area. Therefore, no additional traffic or utility impacts are anticipated.

Site Layout

STREET ACCESS

The mixed-use area will be accessed from NE Beaverbrooke Blvd and the proposed extension of NE 12th Street.

PEDESTRIAN ACCESS

The mixed-use area will be surrounded by sidewalk and trail along all public streets. Private internal streets will provide 5' sidewalks on at least one side. Sidewalk connections from the public sidewalks into the development will be provided.

MIXED-USE AREA

The existing PUD required a 50% ratio of residential and commercial acreage within the mixed-use area. The developer proposes to change the ratio to require a minimum of 35% commercial acreage. The increase in residential area is primarily needed to accommodate the overall design of the neighborhood. The density and number of units permitted within the mixed-use area will remain as previously approved in the PUD, and no increases are requested.

PARKING

The multi-family parking calculation is proposed to change to 1.5 parking spaces per unit with 50% of the units required to have covered parking. In the concept plan, under ground parking is proposed for each multi-family building to meet the requirement.

LIGHTING

The PUD proposes to remove the Heritage PUD lighting requirements along Gateway to no longer require the lantern style lighting. All pole lights will be required to the black.



DEVELOPMENT STANDARDS

Multi-family

Setbacks

- Front (NE Beaverbrooke Blvd) - 25'
- Front (NE Heritage Drive) - 0'
- Side (External) - 10'
- Side (Internal) - 0'
- Rear - 25'

Density – 18 dwelling units per acre

Minimum Dwelling Size – 500 sf

Building Height – 55'

Parking – 1.5 spaces per unit, 50% of units require covered parking space

Roof Forms – Flat roofs permitted for multi-family buildings with parapet walls

Site Layout

LAYOUT

The PUD concept plan has been updated to reflect the approved layout for the Grimes Plex.

PARKING

The existing PUD requires the Grimes Plex to have a minimum of 750 parking spaces. The required parking is proposed to increase to a minimum of 1000 parking spaces to reflect a more realistic parking calculation for the complex based on research of other similar facilities and is consistent with the Grimes Plex site plan.

SPORT FIELDS

The development agreement will be revised to reflect the actual number of sports fields proposed within the complex: 12 soccer and softball/baseball fields. Through further development of the Grimes Plex, it was determined that the previous requirement for 13 soccer fields would not be possible due to the increase in parking.

CONSTRUCTION

The development agreement is revised to reflect that the developer is no longer responsible for constructing the Grimes Plex as part of the required public improvements. The City as taken over construction and ownership.



Commercial West — Grimes Plex

SIGNAGE

Signage requirements for the Grimes Plex will be revised to provide more flexibility to better accommodate the unique use. The existing sign ordinance does not account for the different types of signage common to large sports facilities such as field painted signs, sponsors, and parking lot signage. Monument sign requirements will follow the existing sign ordinance.

Utilities & Landscaping

SANITARY & WATER

All water and sanitary was constructed with the Hope Commercial Plat 4 improvements. No changes are proposed to the existing utilities.

STORM WATER

Most of the Hope Commercial PUD is served by the regional detention basin located at the southwest corner of the development. Storm water for the mixed-use area will be handled onsite within two new basins along NE Heritage Drive.

LANDSCAPING

Landscaping throughout the Hope Commercial PUD will remain the same as previously approved.

Within the mixed-use area, landscaping will be provided along the street frontages. The PUD will require a 30' landscape buffer between the townhomes and the existing single-family lots along NE Heritage Drive.



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Hope Commercial PUD Amendment.

Conclusion

The developer is requesting changes mostly regarding the mixed-use area within the PUD. The changes are as follows:

Expanding the mixed-use area by 2.5 acres.

Revising the acreage ratio for residential vs. commercial from 50% commercial to minimum 35% commercial

Increasing the building height from 50' to 55'

Removing the Heritage PUD lighting requirements

Allow flat roof forms for multi-family buildings

The City is proposing changes to the Commercial West area where the Grimes Plex is located. The changes are as follows:

Increasing the minimum parking requirement to 1000

Revising the fields counts to reflect actual development

Accommodating signage needs

Clarifying public improvements required by the developer



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 10, 2023~~

March 31, 2023

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Drive

Urbandale, IA 50322

RE: Hope Commercial PUD Amendment

Dear Mr. Trygstad:

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

General Comments:

1. Provide development agreement amendment petition. Form attached. **Please provide signed petition.**
2. Provide development agreement consent from neighboring property owners. Form attached. **Please provide signed consent.**
3. ~~Please provide the legal description of the entire Hope Commercial PUD in Word format. The legal description should include Outlot T and be described to centerline of roadways.~~

Rezone Concept:

1. ~~Please provide a revised concept for the entire PUD. We will need to replace the exhibit within the development agreement.~~
2. ~~Staff would recommend expanding upon the market justification to include any prior, current, future marketing efforts and success rates to provide further explanation/justification for the PUD amendment request.~~
3. ~~On the rezone map, update the existing zoning to PUD.~~

- ~~4. Staff has been in conversations with Snyder and Associates regarding future Beaverbrooke/Gateway intersection improvements. At this time we are not certain what improvements will occur but it could be anything from a signal, turns lanes or roundabout. We are not asking for any ROW to be dedicated at this time with the rezone but would ask that improvements are kept out of the northeast corner of the Hope property to avoid conflicts with future intersection improvements. Staff will continue to work with Snyder to determine improvements and right-size ROW needs so we can provide information for site plan submittals at the northwest corner.~~
- ~~5. The multi-family buildings are required to have 40% masonry and 50' maximum height.~~
6. The townhome buildings require 30% masonry on the front façade. The current design doesn't scale to 30%, rather 11.7%. The elevations are fine for an example of the proposed buildings but the masonry percentage will need to be demonstrated with site plan.
- ~~7. Garages do not count toward living area.~~
- ~~8. Provide shared access for Lot 4 and 5.~~
- ~~9. Show 8' trail on the north side of the new public street.~~
- ~~10. Label the ROW width of the new public street.~~
- ~~11. Provide general utility plan to show how each lot will be served.~~
- ~~12. NE 12th Street is mislabeled as NE 13th Street. Please revise.~~
13. Label proposed development standards including parking calculations, number of underground spaces, number of units, living area, etc. Remove 0.5 covered spaces per unit for townhomes and update the require spaces to reflect 2 spaces per unit excluding garages (driveway) and required visitor spaces . The site is proposing more than 25% over the minimum parking spaces required (currently calculating 1.5 uncovered per unit and 0.5 covered per unit instead of 1.5 spaces per unit with 0.5 per unit being covered). If the parking counts shown are to remain, additional open space
- ~~14. Label number of underground parking spaces.~~
- ~~15. Provide sidewalk on at least one side of the private street. Staff suggests adding the sidewalk in the location below along the townhomes.~~



16. The two east apartment buildings will need to provide a turnaround or connecting drive since the dead ends are greater than 150'.



17. Show 5' sidewalk along private street connecting to Beaverbrooke.

18. Revise the mixed-use acreage. It appears only the residential acreage is included.

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:

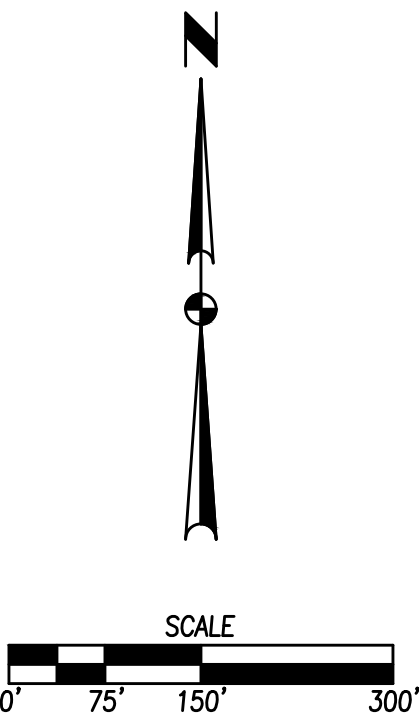
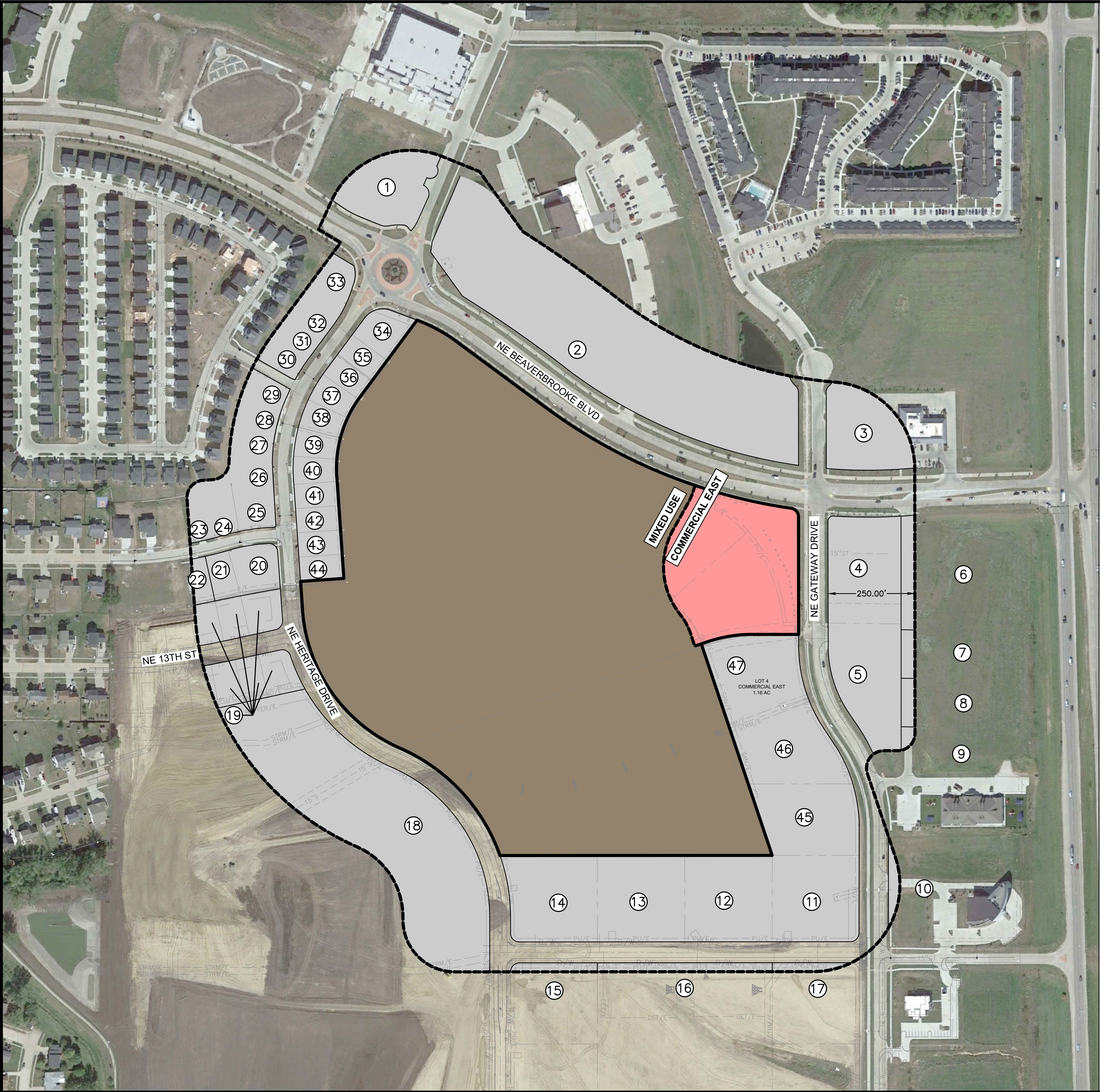
SUBMITTAL DATE:	March 17, 2023 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	April 4, 2023
COUNCIL MEETING:	April 25, 2023

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

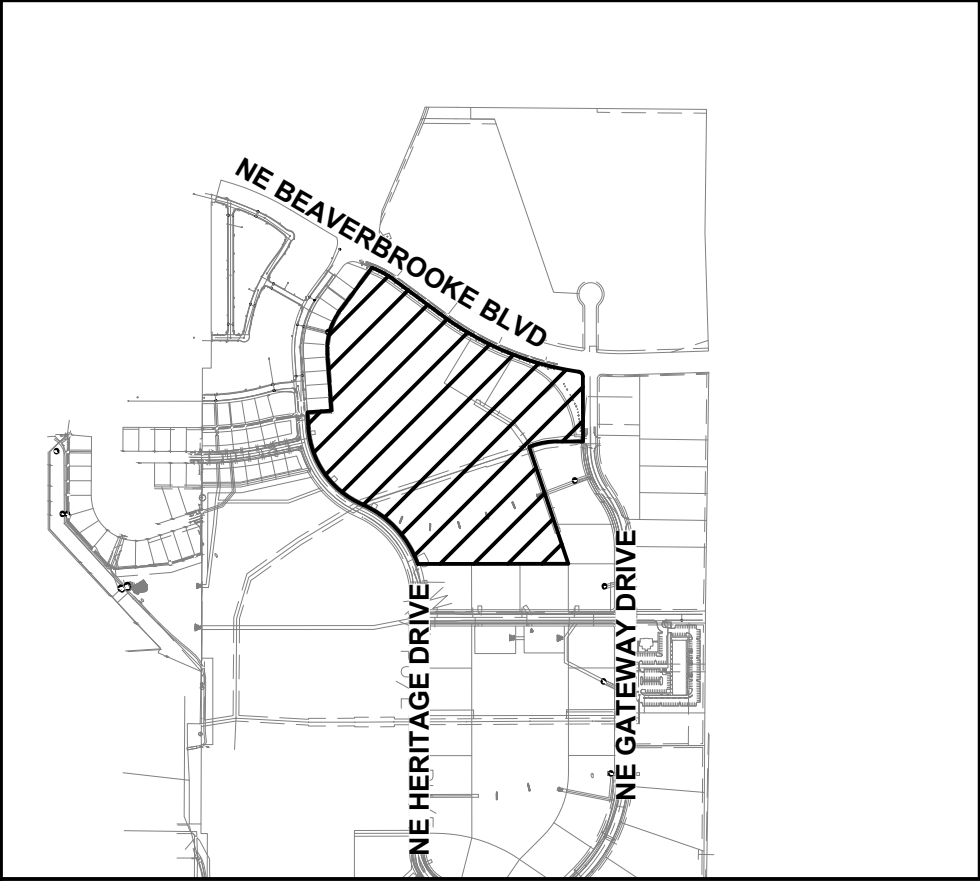
Sincerely,

Evann Martin
Assistant Planner

FILE: H:\2022\2205357\OWC\REZONING\2205.357-REZONING MAP 2023-02-13.DWG
DATE: 02/14/2023
DRAWN BY: J. STEWART
CHECKED BY: J. STEWART
PLOT DATE: 3/7/2023 2:46 PM
PLOT BY: J. STEWART



VICINITY MAP



GRIMES, IOWA

OWNER/APPLICANT:

HOPE K FARMS, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50265
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: PUD
PROPOSED: PUD

1

2

2205.357

HOPE COMMERCIAL

PUD AMENDMENT REZONING MAP

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER:

REVISIONS

DATE	DESCRIPTION
02/14/2023	

DATE

02/14/2023

ADJACENT OWNERSHIP

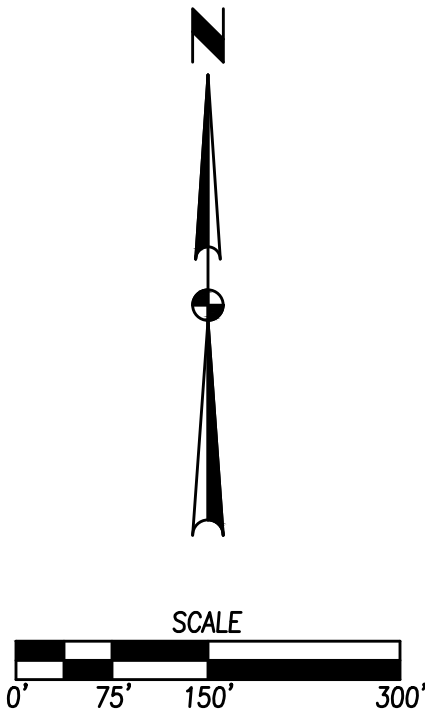
	Area (ac.)	Area (%)	CONSENTING									
1. TAAG 1 LLC 1220 NE STATION XING GRIMES, IA 50111-8013	1.07	2.94%		17. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	0.12	0.32%	0.32%		33. ROBERT GRANT 1512 NE HERITAGE DR GRIMES, IA 50111-1190	0.32	0.88%	
2. CHRIS GUNNARE LUTHERAN CHURCH OF HOPE 925 JORDAN CREEK PKWY WEST DES MOINES, IA 50266-5952	6.97	19.16%		18. CITY OF GRIMES 101 NE HARVEY ST GRIMES, IA 50111-2051	5.74	15.78%			34. JACOB SULLIVAN 6405 SUTTON DR URBANDALE, IA 50322-8055	0.30	0.83%	
3. KWIK TRIP INC 1626 OAK ST LA CROSSE, WI 54603-2308	1.16	3.19%		19. WILLIAM KIMBERLY DEVELOPMENT CORPORATION 2785 N ANKENY BLVD STE 22 ANKENY, IA 50023-4705	1.40	3.85%			35. CAMERON MITCHELL HAERTHER 1509 NE HERITAGE DR GRIMES, IA 50111-1190	0.20	0.55%	
4. CASEYS MARKETING COMPANY POB 54288 LEXINGTON, KY 40555-4288	1.76	4.84%		20. PERRY L TAGUE 1008 NE 13TH ST GRIMES, IA 50111-4792	0.38	1.04%			36. ESAD COSIC 1505 NE HERITAGE DR GRIMES, IA 50111-1190	0.20	0.55%	
5. DSRK LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742	1.52	4.17%	4.17%	21. LANDON RAY KLUENDER 1004 NE 13TH ST GRIMES, IA 50111-4792	0.21	0.56%			37. ALFA CONSTRUCTION INC 2306 NW 43RD ST ANKENY, IA 50023-8373	0.21	0.58%	
6. DSRK LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742	0.30	0.82%	0.82%	22. NICOLE BEAUFORD 1000 NE 13TH ST GRIMES, IA 50111-4792	0.15	0.42%			38. HOME LIFE INC 2306 NW 43RD ST ANKENY, IA 50023-8373	0.21	0.58%	
7. DSRK LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742	0.13	0.35%	0.35%	23. DANIEL H ANFIELD 1001 NE 13TH ST GRIMES, IA 50111-4792	0.20	0.56%			39. DUNG VAN LE 1401 NE HERITAGE DR GRIMES, IA 50111-1189	0.21	0.58%	
8. DSRK LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742	0.13	0.35%	0.35%	24. GENESIS HOMES INC 750 SE ALICES RD WAUKEE, IA 50263-9646	0.20	0.55%			40. RHONDA L O'CONNOR 1309 NE HERITAGE DR GRIMES, IA 50111-1188	0.21	0.57%	
9. DSRK LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266-6742	0.05	0.14%	0.14%	25. RYAN W LINCOLN 1304 NE HERITAGE DR GRIMES, IA 50111-1188	0.28	0.77%			41. GEDEON KARAMU 1305 NE HERITAGE DR GRIMES, IA 50111-1188	0.20	0.55%	
10. RACCOON VALLEY BANK 1202 2ND ST PERRY, IA 50220-1506	0.13	0.36%		26. RUSSELL MORRIS 1308 NE HERITAGE DR GRIMES, IA 50111-1188	0.21	0.58%			42. BAIRO KARIC 1301 NE HERITAGE DR GRIMES, IA 50111-1188	0.20	0.55%	
11. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.43	3.92%	3.92%	27. HAJRUDIN HODZIC 1400 NE HERITAGE DR GRIMES, IA 50111-1189	0.21	0.59%			43. NICHOLAS YOUNG 1213 NE HERITAGE DR GRIMES, IA 50111-1185	0.20	0.55%	
12. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.44	3.96%	3.96%	28. DEBORAH KLUG 1404 NE HERITAGE DR GRIMES, IA 50111-1189	0.21	0.59%			44. JOSEPH C LOSH 1209 NE HERITAGE DR GRIMES, IA 50111-1185	0.20	0.55%	
13. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.44	3.96%	3.96%	29. DIEN TAN NGUYEN 1408 NE HERITAGE DR GRIMES, IA 50111-1189	0.28	0.78%			45. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.33	3.65%	3.65%
14. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.47	4.03%	4.03%	30. GENESIS HOMES INC 750 SE ALICES RD WAUKEE, IA 50263-9646	0.29	0.79%			46. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.34	3.67%	3.67%
15. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	0.14	0.38%	0.38%	31. GENESIS HOMES INC 750 SE ALICES RD WAUKEE, IA 50263-9646	0.20	0.55%			47. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	1.32	3.63%	3.63%
16. HOPE K FARMS LC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	0.30	0.83%	0.83%	32. KO MOH 1508 NE HERITAGE DR GRIMES, IA 50111-1190	0.22	0.60%		TOTAL:	36.38	100.00%	28.34%	

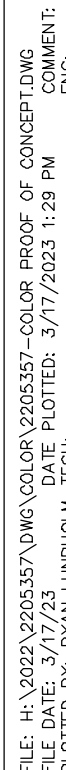
REZONING DESCRIPTION

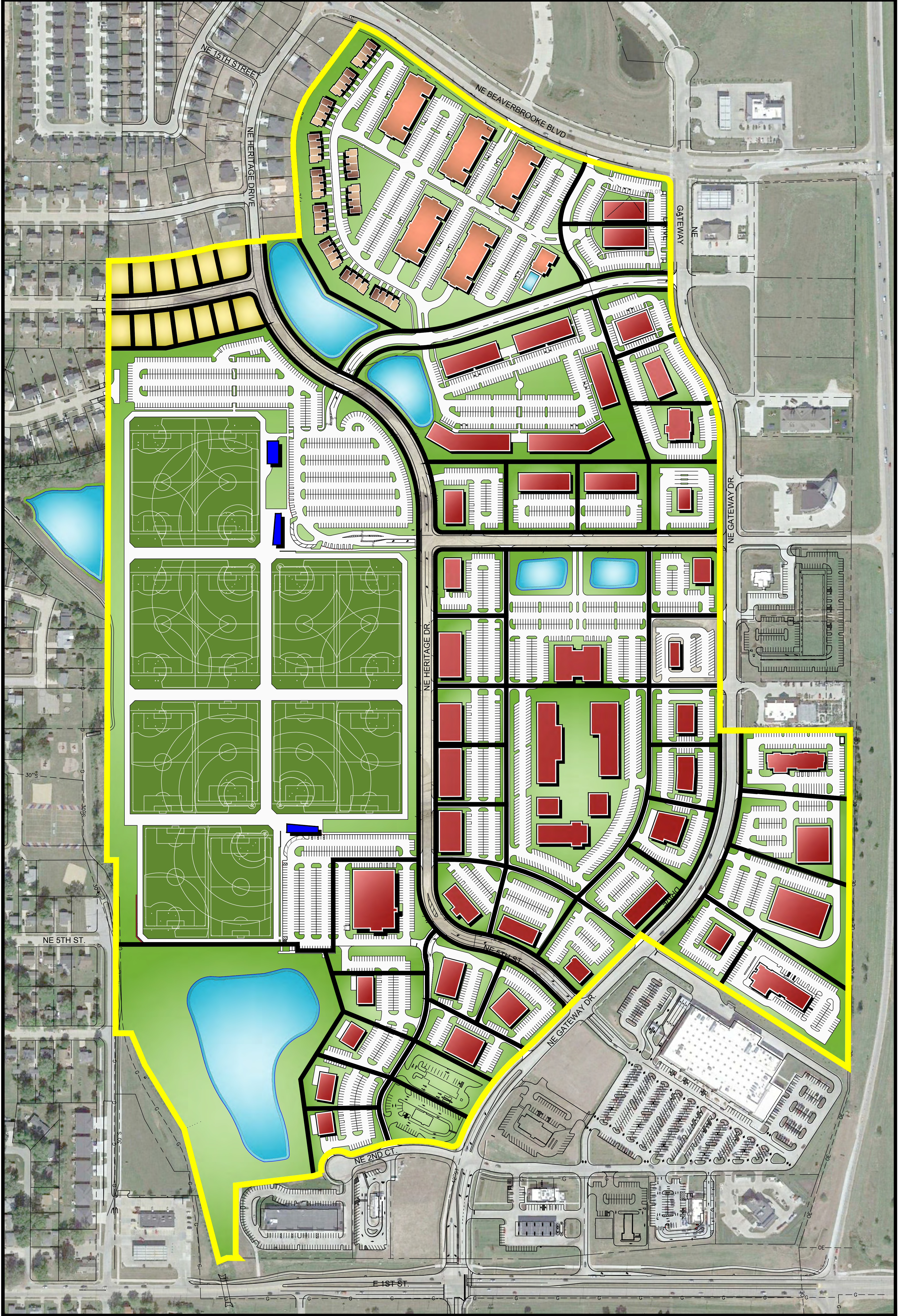
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE 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, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).

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



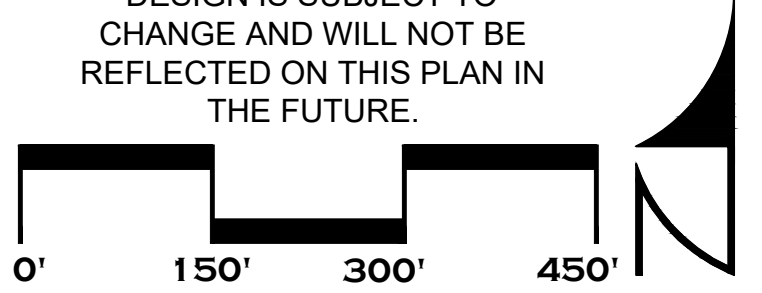




NOTE
PUD IS FOR REFERENCE
PURPOSES ONLY. FINAL
DESIGN IS SUBJECT TO
CHANGE AND WILL NOT BE
REFLECTED ON THIS PLAN IN
THE FUTURE.

HOPE COMMERCIAL PUD

03/17/2023



Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: April 5, 2023
RE: Off-Street Parking, Circulation, and Loading
Amendment

INTRODUCTION:

Staff has developed a proposed amendment to the Zoning Ordinance related to Off-Street Parking, Circulation, and Loading regulations. The purpose of the amendment is to clarify and clean up some of the parking calculations. Since the parking regulations were re-written in 2020, staff has had some time to work with the regulations and has determined that a few of the parking calculations do not reflect real-world parking needs or were not easy to calculate. Staff has revised the parking calculations for uses such as childcare facilities, hotels, multi-family and flex warehouse.

Below is an outline of the proposed draft amendment and changes that have been made since 2020. A redline copy has been provided for your reference.

DRAFT PARKING, CIRCULATION, AND LOADING AMENDMENT:

Minimum Parking Requirements

The following calculations have been revised to reflect real-world parking needs and to simplify the calculations for the development community and City staff.

	Existing Calculation	Proposed Calculation
Child care facility	1 space per employee for the maximum staffing period, plus 1 parking or loading space for every 6 children.	3 spaces per 1,000 square feet gross floor area.
Commercial school or studio	1 space per 2 employees, plus 1 per 5 students.	2.25 spaces per 1,000 square feet gross floor area.
Flexible space (retail/office)	6 spaces per 1,000 square feet of	6 spaces per 1,000 square feet of gross

	gross building area.	building area. A maximum of 40% of the building shall be devoted to restaurant uses.
Flexible space (industrial/warehouse)	2.5 spaces per 1000 square feet of gross floor area	2 spaces per 1000 square feet of gross floor area. Parking may be phased and constructed upon actual tenant occupancy.
Hotel, motel, lodging	1.25 spaces per room	1 space per guest room, plus 10 spaces for hotels without accessory uses. 1.25 spaces per guest room for hotels with accessory uses.
Multi-family	2 spaces per unit, plus 1 visitor space per 5 units. 25% of the required spaces shall be enclosed.	1.5 spaces for each efficiency unit, 1.75 spaces for each 1 and 2 bedroom unit, and two spaces for each unit with 3 or more bedrooms. 25% of the units shall provided enclosed parking spaces
Veterinary clinic, kennel, pet daycare	1.5 spaces per exam room, plus 1 space per 6 animal capacity	2 spaces per 1,000 square feet of gross floor area

CITY OF GRIMES

Evann Martin
Assistant Planner

12-15-4 Off-Street Parking and Circulation Regulations:

1. OFF-STREET PARKING AND CIRCULATION REQUIRED

- A. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed and maintained in accordance with the following requirements.

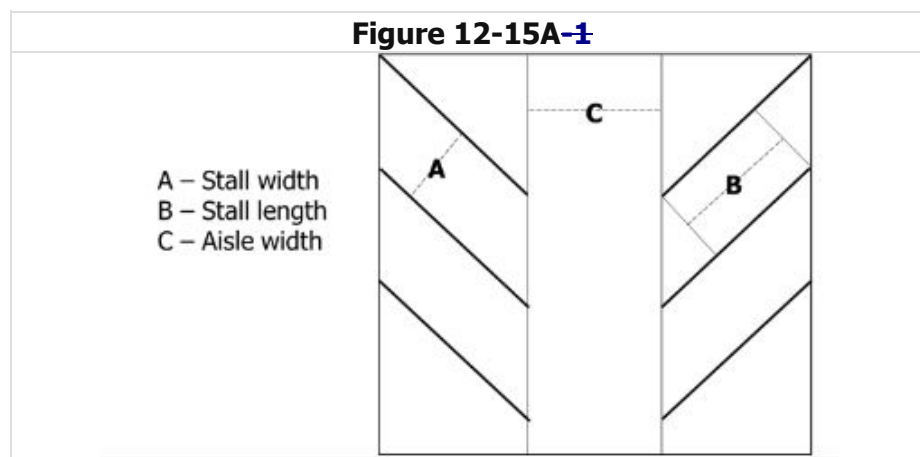
2. OFF-STREET PARKING AND CIRCULATION GENERAL PROVISIONS

- A. Raised PCC curbing shall be installed and maintained along the entire perimeter of all parking, storage and display areas, except for single-family attached and detached dwellings.
- B. Required off-street parking facilities shall be primarily for the parking of operable private passenger automobiles of occupants, patrons, or employees of the principal use served. Required parking spaces shall not be used for the commercial sale, display, rental, or repair of other motor vehicles, unless that is the principal use of the site. Parking areas shall not be used for storage.
- C. Any lighting used to illuminate off-street parking areas shall be arranged and oriented to direct the light away from adjoining premises in any "R" District. This can be accommodated by the use of downcast fixtures and shields.
- D. Surface parking lots shall conform to the landscaping, screening, and lighting requirements set forth in the Zoning Regulations.
- E. All parking spaces, except parking spaces for single-family attached and detached dwellings, shall be striped in accordance with the approved site plan. The striping is to remain maintained in a clear and visible manner.
- F. Off-street parking facilities, including, but not limited to, parking lots, loading zones, and residential driveways shall accommodate the maneuvering and circulation of all vehicles on site, so as not to impair the movement of vehicles on public streets. Except single-family and two-family dwellings, townhomes, or properties within the Governors District, there shall be no backing of any vehicle from an off-street parking space into a public street or alley.
- G. All required off-street parking and circulation areas shall be surfaced with an asphaltic or Portland cement binder pavement or similar surface, so as to provide a durable and dustless surface. TheyOff-street parking and circulation areas shall be graded and drained to dispose of all surface water accumulation within the area, and shall be arranged and marked to provide for orderly and safe loading or unloading and parking of self-propelled vehicles.
- H. No off-street parking and circulation areas shall be located upon a property unless an approved principal use is also located upon the property.

3. OFF-STREET PARKING AND CIRCULATION DIMENSIONS

A. Off-Street Parking Dimensions:

1. Parking spaces shall have a dimension of not less than nine (9) feet in width, and eighteen (18) feet in length. Parking stall length shall be measured from the edge of pavement to the top of the stall on the same angle as the striping. The width of the stalls shall be measured from the center of a stripe to the center of the next stripe and taken perpendicular to the stripes.



2. Angled parking stalls shall be measured as demonstrated in Figure 12-15A.
3. The length of parking stalls may be reduced to sixteen and one half (16 ½) feet, if an additional one and one-half (1 ½) feet is provided for the overhang of vehicles.
4. Any parking space parallel to a wall or other solid barrier shall be widened by an additional two (2) feet.
5. All parking spaces abutting a sidewalk shall have a minimum sidewalk width of six (6) feet. The sidewalk shall be widened by at least one and one-half (1 ½) feet if parking stall depth has been reduced to sixteen and one-half (16 ½) feet. When the front of a parking space abuts open space within the perimeter of the parking lot, the minimum width of the open space shall be five (5) feet.

B. Off-Street Parking and Driveway Setbacks:

1. No part of any parking space or driveway shall be closer than ten (10) feet to any established street right-of-way line unless such parking space is within a single-family or two-family residential driveway.
2. No part of any parking space or driveway shall be closer than five (5) feet to any established side or rear yard property line.
3. No part of any parking space or driveway shall be closer than five (5) feet to any existing or planned public trail or sidewalk.
4. In the event that a parking lot adjoins an "R" District, it shall be set back at least twenty (20) feet from the "R" District boundary and shall be effectively landscaped and screen planted in accordance with the Zoning Ordinance.

C. Off-Street Driveway Dimensions:

1. Except for single-family detached or attached dwellings, the minimum width of a one-way driveway shall be sixteen (16) feet. The minimum width of a two-way driveway shall be twenty-four (24) feet.
2. ~~Where a parking lot does not abut on a public or private parking street, alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling, and not less than sixteen (16) feet in width in all other cases leading to the loading or unloading spaces and parking or storage areas. However, such easement of access or access drive shall not be located in any residential district, except where serving a permitted use in a residential district.~~
3. All driveways used for the purpose of queuing in relation with a drive-through facility shall be a minimum of twelve (12) feet in width.

4. OFF-STREET PARKING SPACE MINIMUM REQUIREMENTS

- A. In all districts, unless otherwise noted herein, space for parking of vehicles shall be provided in accordance with the following schedule. Fractional space requirements shall be rounded up to the next whole space.

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required
Assembly halls, auditoriums, dance halls, event space, theaters, stadiums, and arenas	One (1) space for each four (4) seats or twenty (20) spaces per one thousand (1,000) square feet if there are no fixed seats
Assisted living facility	One (1) space per eight (8) beds, plus one (1) space per three (3) employees, plus one (1) space for each resident staff member
Automobile sales	Two (2) spaces per one thousand (1,000) square feet of sales floor area. The off-street parking shall be in addition to automobile display areas.
Automobile service, repair	Four (4) spaces per service bay
Bank	Three (3) spaces per one thousand (1,000) square feet of gross floor area

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required
Barber shop, beauty salon, spa	Four (4) spaces per one thousand (1,000) square feet of gross floor area
Business, professional office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Bowling alley	Three (3) spaces for each lane. Additional uses require the appropriate parking ratios.
Carwash	One (1) space per staffed employee, plus three (3) queuing spaces per bay
Child care facility, daycare	One (1) space per employee for the maximum staffing period, plus one (1) parking or loading space for every six (6) children <u>Three (3) spaces per employee for the maximum staffing period, plus one (1) parking or loading space for every six (6) children</u> one thousand (1,000) square feet of gross floor area
Church, house of worship	One (1) space per three (3) seats in the auditorium including balconies
Civic uses	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Commercial entertainment	One (1) space per one thousand (1,000) square feet of outdoor entertainment area and building area combined
Commercial school or studio	One (1) space per two (2) employees, plus one (1) space per five (5) students <u>Two and one-quarter (2.25) spaces per one thousand (1,000) square feet of gross floor area, plus one (1) space per four (4) seats in the auditorium. In no case shall there be less than five (5) spaces.</u>
Drive-thru (non-food related uses)	Three (3) queuing spaces before the pick-up window
Drive-thru (food related uses)	Five (5) queuing spaces before the pick-up window
Fitness center, health club	Two and one-quarter (2.25) spaces per one thousand (1,000) square feet of gross floor area
Flexible space (retail/office)	Six (6) spaces per one thousand (1,000) square feet of gross building area. <u>A maximum of forty percent (40%) of the building shall be devoted to restaurant uses.</u>
Flexible space (industrial/warehouse)	Two and one-half (2.5) spaces per one thousand (1,000) square feet gross floor area. <u>Parking may be phased and constructed upon actual tenant occupancy.</u>
Funeral homes, mortuary	One (1) space for each four (4) seats in the principal auditorium or ten (10) spaces per one thousand (1,000) square feet gross floor area if there are no fixed seats. Hearse parking shall be enclosed within the building or screened on all sides with opaque fencing or wall.
Gas station	Three (3) spaces per one thousand (1,000) square feet of gross floor area. A maximum of fifty percent (50%) of the pump parking spaces can <u>may</u> count toward the required parking.
Home improvement store (over 100,000 square feet)	Two (2) spaces per one thousand (1,000) square feet gross floor area
Hospital	One and one-half (1.5) spaces for each one (1) bed

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required
Hotel, motel, lodging	<u>One (1) spaces per guest room plus ten (10) spaces for hotels without accessory uses. One and one quarter (1.25) spaces per guest room for hotels with accessory uses.</u>
Independent living facility	One and one-quarter (1.25) spaces per unit, plus one (1) visitor spaces per five (5) units
Industrial, manufacturing plant	One (1) space for each three (3) employees on the maximum working shift, but in no case less than one (1) space for each one thousand (1,000) square feet of gross floor area
Medical or dental office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Multi-family	<u>One and one-half (1.5) spaces for each efficiency unit, one and three-quarter (1.75) spaces for each 1 and 2 bedroom unit, and two (2) spaces for each unit with 3 or more bedrooms. Two (2) spaces per unit, plus one (1) visitor space per five (5) units. Twenty-five percent (25%) of the required spaces units shall provide be enclosed parking spaces.</u>
Restaurant, tavern, bar	Ten (10) spaces per one thousand (1,000) square feet of gross floor area
Retail store, shops, super markets, etc.	Four (4) spaces per one thousand (1,000) square feet of gross floor area
School (elementary or middle school)	One (1) space per employee, plus one (1) space per four (4) seats in the auditorium or gymnasium
School (high school, college, university, vocational)	One (1) space per employee, plus one (1) space per four (4) students at capacity, plus one (1) space per four (4) seats in the auditorium or gymnasium
Self-storage, mini warehouse	Three (3) spaces per one thousand (1,000) square feet of gross floor area of the office. One (1) space per unit for internally accessed storage units.
Single-family detached and two-family	Two (2) spaces for each dwelling unit, exclusive of private garages
Single-family attached	Two (2) spaces for each dwelling unit, plus one (1) visitor space per five (5) dwelling units
Veterinary clinic, kennel, pet daycare	<u>One and one-half (1.5) spaces per exam room, plus one (1) space per six (6) animal capacity Two (2) spaces per one thousand (1,000) square feet of gross floor area.</u>
Wholesale establishment, warehouse	One (1) space for each two (2) employees, but in no case less than one (1) space for each two thousand (2,000) square feet of gross floor area

- B. Uses located within the Governors District are exempt from the minimum parking requirements, however are required to ensure practical parking provisions are provided.
- C. In case the parking requirement of a building or use is not specifically mentioned herein, the parking space requirements for a use which is listed above and to which said use is similar, shall apply as determined by the Zoning Administrator. If no similar use is listed, the Zoning Administrator shall determine the parking space requirements based upon other available references or qualified sources of information to adequately determine parking demand.
- D. Outdoor patron use areas or areas used for assembly shall be included in the gross floor area (GFA) for calculating parking requirements. Outdoor dining or drinking areas shall be included in the GFA for

bars, restaurants, and taverns when calculating parking requirements. Outdoor dining or drinking areas shall not be required to provide parking for the first three hundred (300) square feet of outdoor service area.

- E. For a building where a single tenant has multiple uses, parking spaces shall be provided in accordance with the parking requirements of each use. An example of a mixed-use building is one containing a combination of both office and manufacturing uses. The area dedicated to each use ~~can shall~~ be calculated at its individual requirement, ~~at the discretion of the community development director . The tenant may need to demonstrate that the parking can meet the more restrictive standard if the uses are changed.~~

- F. If the use of a building is changed or expanded, the minimum number of required parking spaces for the use shall be provided onsite.

5. OFF-STREET PARKING MAXIMUM REQUIREMENTS

- A. Requests to exceed the maximum surface parking requirement by more than twenty-five percent (25%) shall demonstrate need by providing a market analysis, estimated employee count, floor plans, or other similar materials. The request must also provide a projection of future demand, and consideration and evaluation of alternative parking management practices (e.g., shared parking, shuttle, valet, etc.).
- B. In no case shall the additional parking over twenty-five percent (25%) of the minimum required be provided without providing additional open space within the site, equal to or greater than the area of parking and adjoining circulation area in excess of the minimum required. This additional open space shall be in addition to the minimum open space required for the site. Additionally, the City Council may conditionally approve the additional parking subject to a phased construction schedule, creative surfacing for overflow parking areas or additional open space and/or landscaping.

6. OFF-STREET SHARED PARKING REQUIREMENTS

- A. The number of required parking spaces for uses with differing business hours that share a parking lot may be reduced by twenty-five percent (25%) of the total required for each use if it is determined by the Zoning Administrator that such reduction will not have a negative impact on the congestion or safety of the development or adjoining developments

7. OFF-STREET RESIDENTIAL PARKING REQUIREMENTS

- A. Off-street parking areas in residential districts shall be provided on the same lot with the principal use. Off-street parking may occupy any required yard. No required off-street loading areas shall be located in the required front yard in a residential district. This provision shall not prohibit parking on a driveway leading to a single- or two-family dwelling.
- B. Driveways for individual single-family residences shall not be located closer than two (2) feet from an adjoining residential lot line, unless such driveway is jointly used by adjoining property owners and a joint easement has been recorded with the county recorder.

8. OFF-STREET ADA PARKING REQUIREMENTS

- A. The owner, contractor, and developer shall comply with all federal, state and local laws regarding handicapped-accessible parking including, but not limited to, Iowa Code Chapter 321L and the Americans with Disabilities Act.
- B. Handicapped-Accessible parking spaces required by federal, state, and local laws shall count toward meeting the requirements of this chapter.

9. EXCEPTIONS

- A. Upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment within M-2 and M-3 zoning districts, and in that case, it may be surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area ~~must shall~~ be hard surfaced with an asphaltic surface or Portland cement. The alternate parking surface shall be limited to fifteen percent (15%) of the site but in no case more than one (1) acre in size and cannot be located within an overlay district. All heavy equipment storage shall be screened with landscaping and fencing.