

Grimes Planning and Zoning Commission Agenda

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

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.

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

Grimes City Council Planning and Zoning Commission December 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/88972499461?pwd=qjljYgCQP6whssB7oRz10JzujqoCld.1>

Meeting ID: 889 7249 9461

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. Rock Creek Plat 1 Final Plat
2. Destination Drive Area Plan Discussion
3. Northwest Territory Area Plan Discussion

REPORTS

1. Department Update
2. Council Liaison Update

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

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Adam Bunge, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel, Rachel Greving (Via Zoom)

Absent: Courtney Strutt-Todd

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 Lickteig, Second by Bunge, to approve the minutes from the August 1, 2023 meeting

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

B. PUBLIC AGENDA ITEMS

Willow Hills North Plat 1 Final Plat

Staff member Martin presented the details of the final plat.

The Commission discussed the proposal and asked questions of staff.

Darrell Bauman of 1005 S. 12th St Adel, IA asked questions regarding the zoning standards and phasing of the development. Staff answered questions and got contact information to follow up with additional information.

Motion by Patterson, Second by Lickteig to approve Willow Hills North Plat 1 Final Plat

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

Hope Meadows Plat 1 Final Plat

Staff member Martin presented the details of the final plat.

The Commission discussed the proposal and asked questions of staff.
Motion by Bunge, Second by Lickteig to approve Hope Meadows Plat 1 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

212 SE Main Street Rezone

Staff member Martin presents the details of the rezone.

Doug Siedel of 1716 NW Norton Ct raised concerns regarding parking and the dumpster enclosure. Staff mentioned these are site plan-related items and would work with the developer to address the concerns.

Linda Boatright of 206 SE Main St asked questions regarding alley access and parking for their building. Staff answered all questions.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Patterson to approve 212 SE Main Street Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

212 SE Main Street Site Plan

Staff member Martin presents the details of the site plan.

The Commission asked about lighting in alley. Doug Siedel agreed that lighting should be added to the alley.

Siedel raised concern with the number of units and parking spaces available. Staff answered all questions.

The Commission discussed the proposal and asked questions of staff. The Commission recommended approval with the condition to add lighting to the alley and to find a solution for the dumpster enclosure.

Motion by Patterson, Second by Bunge to approve 212 SE Main Street Site Plan
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 November 7, 2023

Meeting is adjourned at 6:34 p.m.

Chairperson Signature

Clerk Signature

DATE

December 5, 2023

PROJECT NAME

Rock Creek Plat 1 – Final Plat

APPLICANT

Rock Creek Investments LLC

REQUESTED ACTION

Approval of the final plat, that will allow for the future subdivision of the 3.8-acre property.

LOCATION

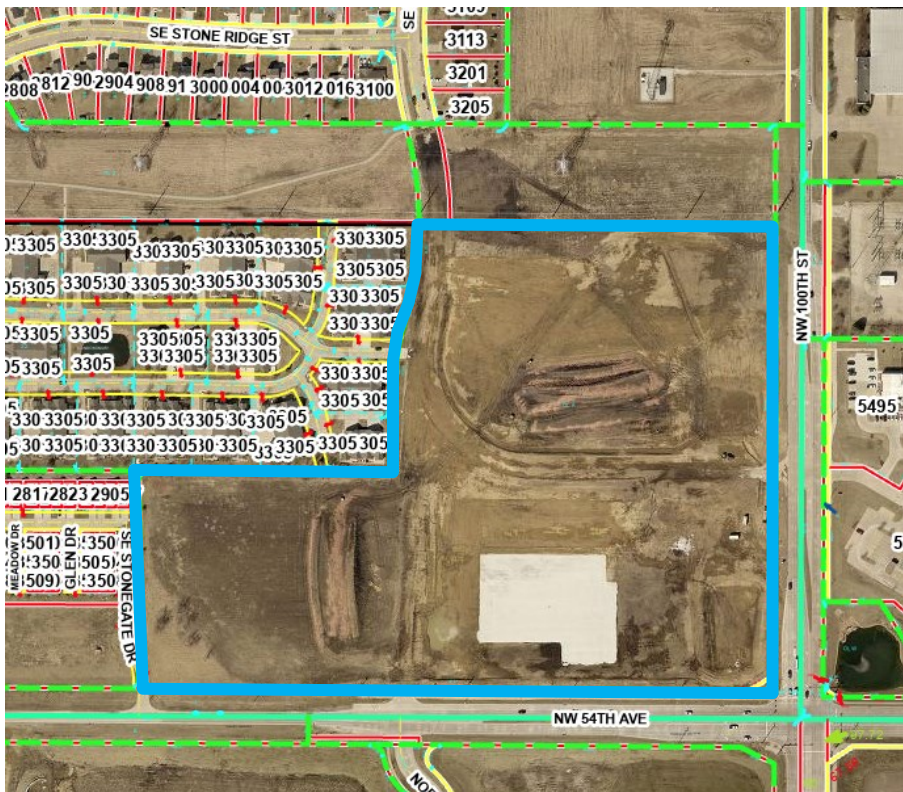
Northwest corner of SE 37th Street and NW 100th Street

ZONING

C-2
Transportation Corridor
Mixed Use Development
Overlay District

PLANNER

Molly Mannel
mmannel@grimesiowa.gov
(515)986-4050



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

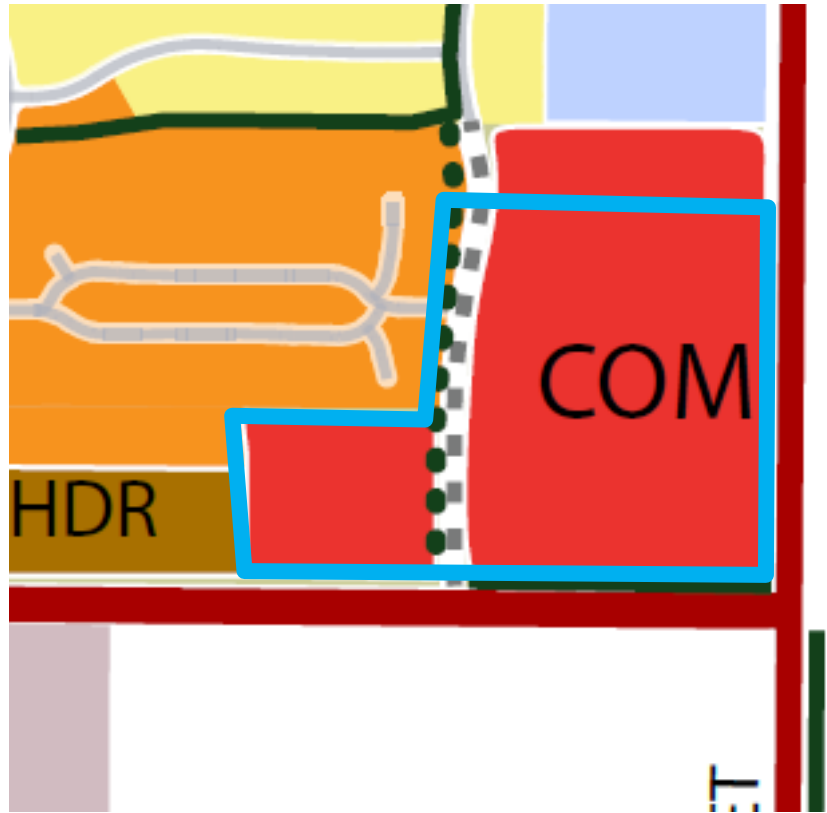
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial	C-2
North	Vacant	Public Facility	A-1
South	Urbandale	Urbandale	Urbandale
East	Johnston	Johnston	Johnston
West	Residential	Medium and High Density Residential	C-2 and R-3

PARKS AND TRAILS

The lot to the north was dedicated to the City of Grimes via a plat of survey in December 2022. That lot encompasses a portion of the City of Grimes multi-golf course. A trail runs through the multi-golf course and will connect to a parking lot along NW 100th Street.

Trail will be constructed along the west/south side of SE Keystone Drive/ SE 35th Street, and connect to a future sidewalk along NW 100th Street.

Since the site is commercial, no parkland dedication is required.



Future Land Use Map

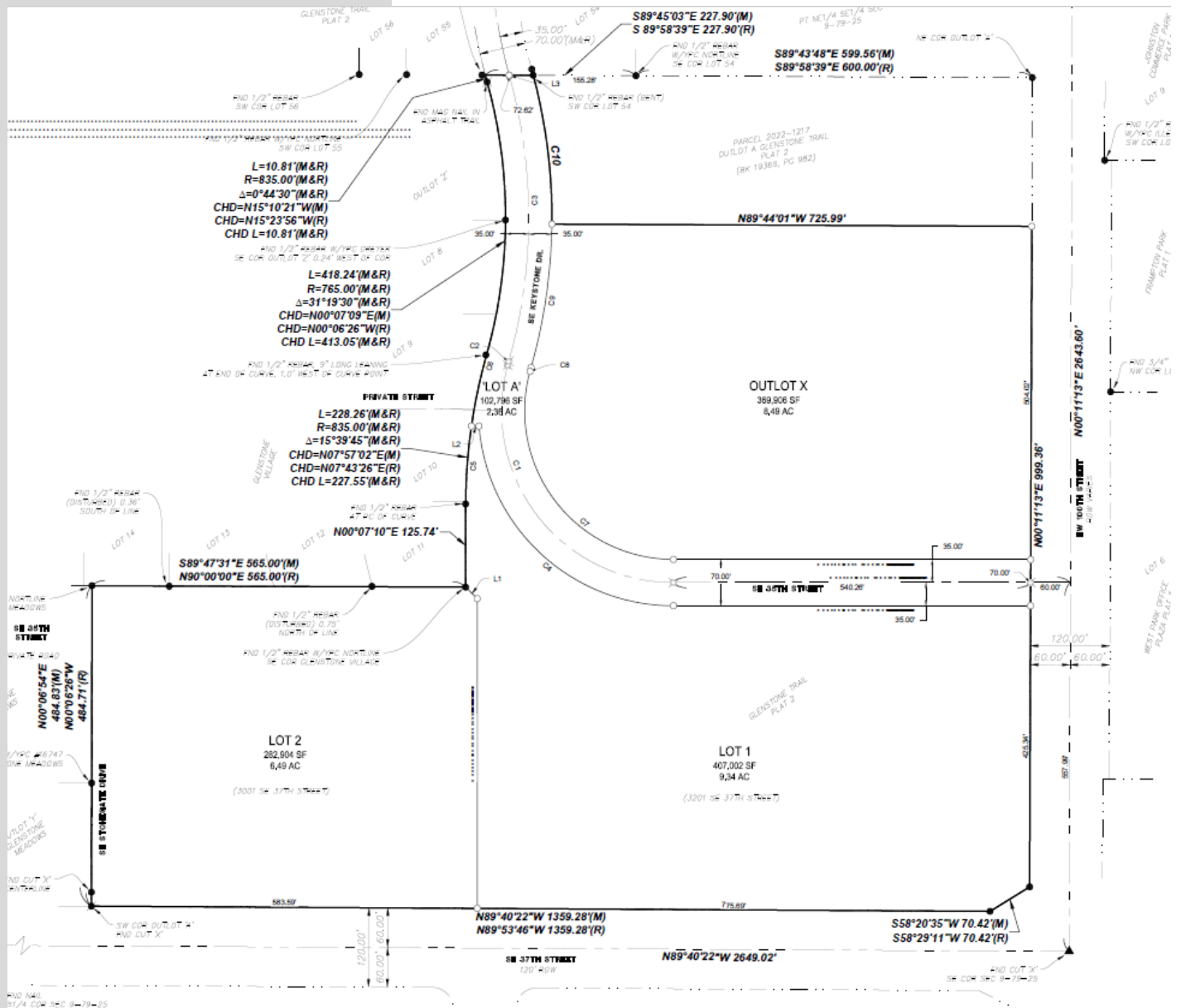
Legal

Legal

The plat includes a 70' wide street lot extension of SE Keystone Drive, that will turn east and become SE 35th Street, and will extend to the Grimes boundary connecting to NW 100th Street.

An Agreement to Complete for all public improvements will not be required if and when the contractor completes all public improvements prior to City Council approval of the final plat.

The developer dedicated a lot to the north of Outlot X via a plat of survey to the City of Grimes in December 2022. Outlot A is part of the new City of Grimes multi-golf course.



Conclusion

STAFF RECOMMENDATION

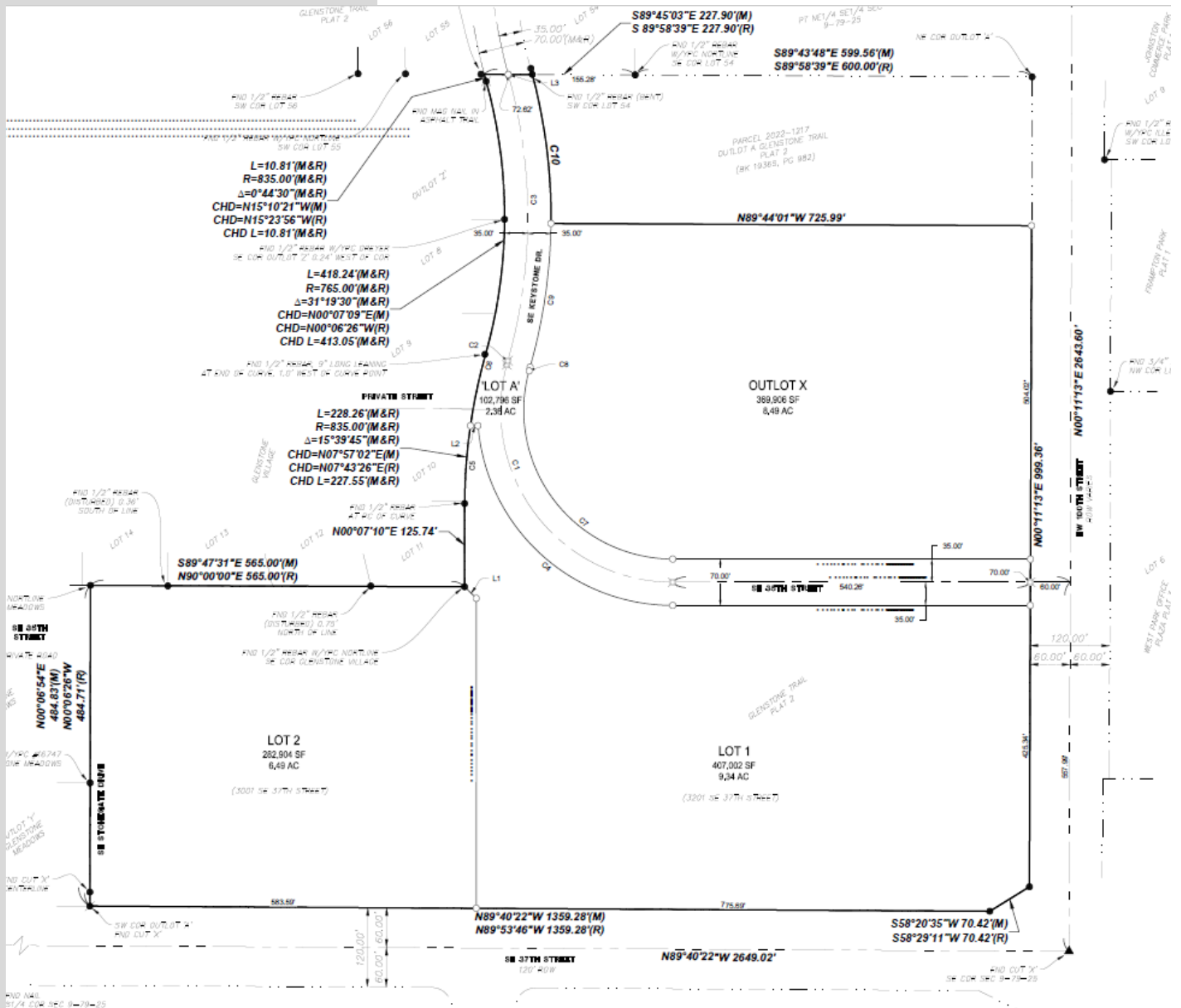
Staff recommends approval of the Rock Creek Plat 1 final plat.

Conclusion

The plat will divide the property into two development lots and one outlot. The remainder of the plat will be an outlot for future development.

Right-of-way for the extension of SE Keystone Drive/ SE 35th Street is provided.

The final plat will be recorded prior to issuing Certificate of Occupancy for Lot 1.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~August 2, 2023~~
~~October 17, 2023~~
November 9, 2023

Rock Creek Investments LLC

Attn: Project Contact

450 Laurel St Ste A

Des Moines, IA 50314

RE: Rock Creek Plat 1 Final Plat

Dear Trent:

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

General Comments:

- ~~1. Please remove Outlot Y from the final plat. This lot has already been dedicated to the City through the Plat of Survey. Outlot Y is still shown on the plat please completely remove.~~
- ~~2. The legal description the on final plat does not match the legal descriptions provided on all of the legal documents. Please compare with each other and ensure all are correct and the same.~~
- 3. Please remove the dots shown throughout the plat. Please add the measurements and directions for the easement sizes so we can match them up with the legal easement descriptions.**
- ~~4. Please adjust the 8' parking setback to 10'.~~
- ~~5. A detention easement will need to be shown for the detention pond.~~
- 6. A Post Construction Storm Water Management and Maintenance Agreement and easement will also be needed. The agreement easement document is attached. Please add this to final plat.**

7. Please provide a sanitary sewer easement north along SE Keystone within/for Outlot X. Please remove the portion of the sanitary sewer that runs north – this will be constructed in the future with Outlot X. Please redraw the easement to only show what is being installed now.
- ~~8. Please provide a 5' watermain easement where the roadway/ROW curves between SE Keystone Drive and SE 35th Street. The 8' watermain hugs close to the property line, and we want to ensure there's enough space to do maintenance if needed, without running into the 10' PUE. Please push the PUE, 5' back, just where the watermain easement would be.~~

Legal Comments:

1. Title opinion Please confirm that second half of taxes have been paid. Please also confirm that only one set of loan documents were released instead of the duplicate Aug 31/Sept 5th.
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable) Please confirm that only one set of loan documents were released instead of the duplicate Aug 31/Sept 5th.
3. Treasurer's Certificate Please confer with each other which legal description is correct, and ensure it matches all legal documents and final plat.
4. County Subdivision Name Approval Please confer with each other which legal description is correct, and ensure it matches all legal documents and final plat.
5. Easement documents and legal descriptions Please confer with each other which legal description is correct, and ensure it matches all legal documents and final plat.
6. A Post Construction Storm Water Management and Maintenance Agreement and easement will also be needed. The agreement easement document is attached.
7. The Post Construction Storm Water Management and Maintenance Agreement easement document is attached. Please relabel the detention easement to "Storm Water Facility Management Easement".
8. Legal description in Word format Please confer with each other which legal description is correct, and ensure it matches all legal documents and final plat.

~~9. Declaration and Covenants, Restrictions and Easements~~

~~10. 4 year maintenance bond (if public main is constructed) Yes, this can be provided once construction is complete.~~

~~11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.~~

~~12. Warranty Deed for Lot A (SE Keystone/SE 35th public roadway).~~

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: ~~August 9, 2023~~
 ~~October 24, 2023~~
 November 16, 2023
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: December 5, 2023, at 5:30 at the Grimes City Hall

COUNCIL MEETING: December 12, 2023, 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

ROCK CREEK PLAT 1 FINAL PLAT GRIMES, IOWA

INDEX LEGEND	
CITY:	GRIMES
COUNTY:	POLK
PART:	OUTLOT 'A', GLENSTONE TRAIL PLAT 2
PROPRIETOR:	GLENSTONE DEVELOPERS LLC
REQUESTED BY:	ROCK CREEK INVESTMENTS, LLC
SURVEYOR:	PATRICK SHELQUIST
COMPANY:	MCCLURE ENGINEERING
RETURN TO:	PATRICK SHELQUIST 335 SE ORALBOR ROAD ANKENY, IOWA 50021 / 515-512-1361

OWNERS:
ROCK CREEK INVESTMENTS LLC
450 LAUREL ST STE A
DES MOINES, IA 50314

ENGINEER:
MCCLURE
1350 NW 121ST STREET
CLIVE, IA 50325
(515) 984-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

LEGAL DESCRIPTION:
OUTLOT 'A' EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE NORTH BY 31°52' WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'A', 59.92 FEET; THENCE NORTH 88°29'11" EAST, 70.42 FEET TO THE EAST LINE OF SAID OUTLOT 'A'; THENCE SOUTH 00°19'33" WEST ALONG SAID EAST LINE, 37.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1.116 S.F.). ALL IN GLENSTONE TRAIL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1217 AS SHOWN IN PLAT OF SURVEY RECORDED JANUARY 3, 2023 IN BOOK 19365 PAGE 982 IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA.

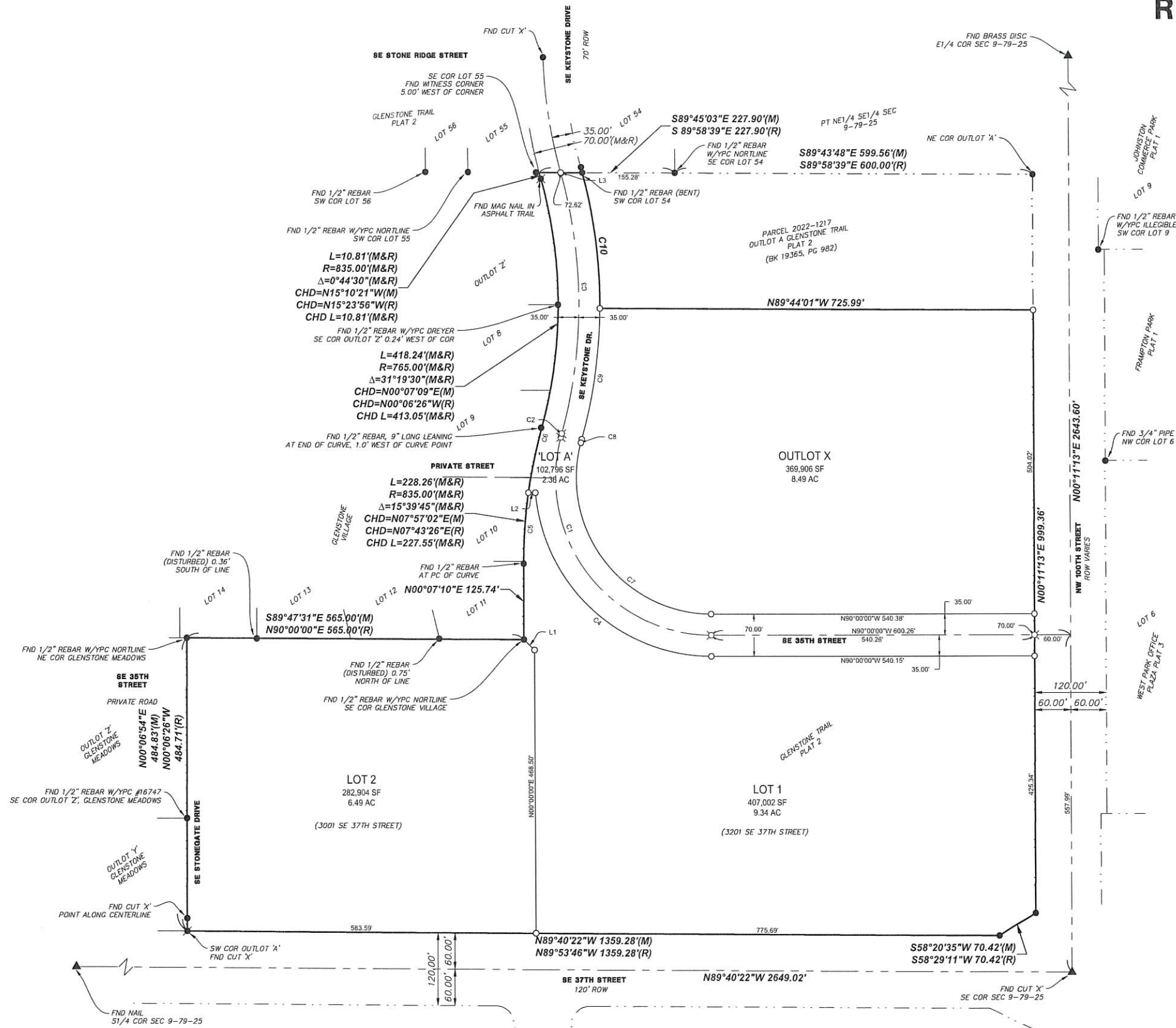
ZONING:
C-2
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

BULK REGULATIONS:
C-2
FRONT SETBACK+25'
SIDE SETBACK+25'
REAR SETBACK+25'
PARKING SETBACK+10'

NOTES:
1. LOTS A TO BE DEDICATED TO THE CITY OF GRIMES.

FLOOD PLAIN INFORMATION:
MFP #: 1915203077
EFFECTIVE DATE: 02/01/2019
ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

AREA SUMMARY:
TOTAL ACRES = 26.68 AC.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°00'00"W	24.91'
L2	N90°00'00"W	11.56'
L3	N15°10'21"W	1.04'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	477.97'	250.00'	105°19'44"	S37°20'08"E	413.45'
C2	6.32'	800.00'	0°27'10"	S15°33'19"W	6.32'
C3	437.26'	800.00'	31°19'00"	S00°07'24"W	431.84'
C4	439.98'	295.00'	85°27'18"	N47°16'21"W	400.32'
C5	118.05'	835.00'	8°06'01"	S04°10'10"W	117.95'
C6	110.21'	835.00'	7°33'44"	S12°00'02"W	110.13'
C7	413.53'	225.00'	105°19'44"	S37°20'08"E	357.79'
C8	6.05'	765.00'	0°27'10"	S15°33'19"W	6.05'
C9	219.98'	835.00'	15°05'40"	S08°14'04"W	219.35'
C10	227.58'	835.00'	15°36'57"	S07°07'15"E	226.87'

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXISTING PROPERTY LINE
- SECTION LINE

MONUMENTS FOUND:

- SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/ YPC #16747 (UNLESS NOTED OTHERWISE)
- CUT 'X' OR MAG NAIL

MONUMENTS SET:

- 1/2" REBAR W/ YPC #24477 (UNLESS NOTED OTHERWISE)
- CUT 'X' OR MAG NAIL

FND FOUND:
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

REGISTERED LAND SURVEYOR
PATRICK SHELQUIST
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

4/23/2022
DATE

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: 4/21/2022

NORTH
0 25 50 100
FOOT
1 inch = 100 ft.

ENGINEER PS	DRAWN BY PS	REVISIONS	ROCK CREEK PLAT 1	
SURVEYOR PS	CREW CHIEF AK		FINAL PLAT GRIMES, IOWA	
DRAWING NO. FP-01	SHEET NO. 01/02		POLK COUNTY 2022000398 DATE: 7/10/2023	making lives better. 335 SE Oralbor Road Ankeny, Iowa 50021 515-512-1361

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: December 5, 2023
RE: Destination Drive Plan Discussion

INTRODUCTION:

Staff has been developing area plans for four areas of Grimes that have a large amount of vacant, undeveloped land and that staff will expect to see development in the near future. The area plans will include information regarding utilities, streets, trails, land use, and parks. The purpose of the area plans is to create a predictable development environment for property owners and developers, create clear development expectations, and implement sound planning principles.

The Destination Drive Area Plan is located on the east side of Grimes, from approximately NE 18th St, to the northern stub of SE Destination Drive.

Specific goals for the Destination Drive Area Plan include preserving highway oriented commercial opportunities along the main street corridors, develop a well-connected transportation network that reduces that traffic flow on Highway 141, ensure that there are appropriate land use transitions between Grimes and Johnston, and identify where residential opportunities can be incorporated and ensure there is adequate parkland for the residential uses.

Below is an outline of the proposed Destination Drive Area Plan highlighting the major components of the plan. Maps of the proposed area plan have been provided to show the layout and associated features below.

WRA AREA PLAN OUTLINE:

Utilities

Water

To continue to serve the growing population and amenities of Grimes, additional water access is needed. With the extension of NE and SE Destination Drive, the City plans to construct a 12" water main that will connect from the SE corner of the area plan to SE Destination Drive, and run north, parallel to the future Destination Drive roadway connection.

The City is also discussing plans for acquiring Thorpe Water Development and making it a part of Grimes current water district. This is still under discussion.

Streets

Staff is working with Snyder & Associates to develop a Master Streets Plan which will determine future road locations and extensions, right-of way widths, road classifications and cross sections, and potential traffic calming measures. The Master Streets Plan has been incorporated into the area plan to show the locations of major streets which have helped to inform land uses and locations for parks and trails. Wherever possible, streets have been placed off property lines to avoid any development issues.

New major streets in the Destination Drive Area Plan include connecting NE Destination Drive to NE 18th Street and SE Destination Drive, and extending SE Princeton Drive north to eventually connect to SE Destination Drive.

Fagen Development Traffic Impact Study

In 2022, the City hired Snyder & Associates to complete a traffic impact study on the Fagen property located at the SE corner of Highway 141 and NE Beaverbrooke Blvd. The traffic study analyzed the existing intersections, crashes, and traffic counts of the surrounding streets in the area. The study found that there was benefit in constructing NE Destination Drive and NE Beaverbrooke Blvd and connecting them via a roundabout. This would offload traffic from Highway 141 and provide another means of access for residents that live in the eastern portion of Grimes, as well as access to and from the commercial businesses along E 1st Street.

Existing Future Land Use

The Future Land Use Plan (FLUP) designates most of the land east of Grimes as general commercial, mixed use-1, and mixed use-2.

Major roadways including NE and SE Destination Drive are shown connecting NE 18th Street to SE 37th Street. A natural greenway is shown cutting through the Hunter Farms property and is planned to be preserved within the area plan.

Proposed Land Use

The Destination Drive Area plan will provide clarity on the types of land uses proposed. Instead of using mixed-use designations, staff have decided that identifying more specific land uses will allow developers and the City to clearly understand what is permitted in these areas in the future. Light industrial land use designations and a variety of residential land use designations are proposed. Commercial uses will stay primarily the same as what's shown in the FLUP, including along other major roadways.

Commercial

Commercial parcels will be designated along Highway 141, E 1st Street, and SE 11th Street. These parcels are steered to serve highway commercial businesses, that can easily be seen and accessed from major roadways.

Residential

High-density residential and medium-density residential can be found neighboring these commercial uses. As demand for services continues to grow in the City of Grimes, it is important to ensure there are opportunities for a variety of housing types that have adequate access to transportation networks, schools, and commercial areas. These uses are also placed to complement our neighbors to the east. Johnston's west city boundary is primarily a mix of single-family homes and apartments. Our medium and high-density areas proposed provide a complementary transition between the city boundaries.

Light Industrial

SE Destination Drive primarily consists of light industrial businesses. The Destination Drive Area Plan proposes to continue the light industrial uses along SE Destination Drive, before transitioning into commercial and medium density residential to the east. Light industrial permits uses of general commercial and limited light industrial nature. Although this land use is similar to commercial, staff is proposing to use the existing natural features of the site to act as a buffer between the medium-density residential to the east, and commercial uses along SE 11th Street.

Parks

All parks within the area plan have been appropriately sized to serve the residential densities within the area plan and are placed to ensure all residents can safely travel to a park within one-half mile. Although the Destination Drive Area Plan is primarily made up of commercial uses, the existing residential areas are underserved with park amenities. It is important to ensure that the existing parks are updated, and additional parks are added to serve additional residential areas included in this plan. New parkland will be located around residential areas and provide opportunities for trail connections and expansion of open space into areas not suitable for development. Amenities will be evaluated as each park is developed and reviewed in collaboration with the Parks and Recreation Department.

North Pointe Park, located just outside of the Destination Area Plan, is currently serving the residential neighborhood at the NE corner of Grimes. The park has been discussed among staff for needing updated amenities. Brookside Village development, located east along Highway 141, is currently under construction and has contributed parkland dedication dollars towards the park. Plans to provide improvements to the park are under discussion and will benefit the surrounding residential area.

An additional park has been added within the Destination Area Plan and is located south of SE 11th St. This park will serve the medium and high-density residential uses nearby and can be accessed via a trail along the greenway to the east. The park will also preserve the waterway that cuts through the south portion of the park. Johnston residents that live just along the eastern Grimes border may also enjoy the close access to the park.

Trails

Trail connections throughout the area plan are placed along the major streets and greenways. The trail plan focuses on continuing trail connections from existing trails in Grimes, while preserving the existing greenways. Utilizing these existing pathways by installing a trail network not only continues to preserve the natural landscape but provides recreation and access for residents and visitors to their neighboring park.

Trail connectivity is proposed along major roadways like E 1st Street, NE/SE Destination Drive, NE Beaverbrooke Blvd, and SE 11th St. Trail are existing today along the south side of E 1st Street, providing a walkable and bikeable connection to the surrounding businesses. The trail along Destination Drive will continue to extend along the east side of the roadway and will continue as the roadway connects. That trail will connect to the trail along NE Beaverbrooke Blvd that is currently under construction. SE 11th St trail will be installed along the south side, and connect to the trail along Destination Drive.

DISCUSSION POINTS:

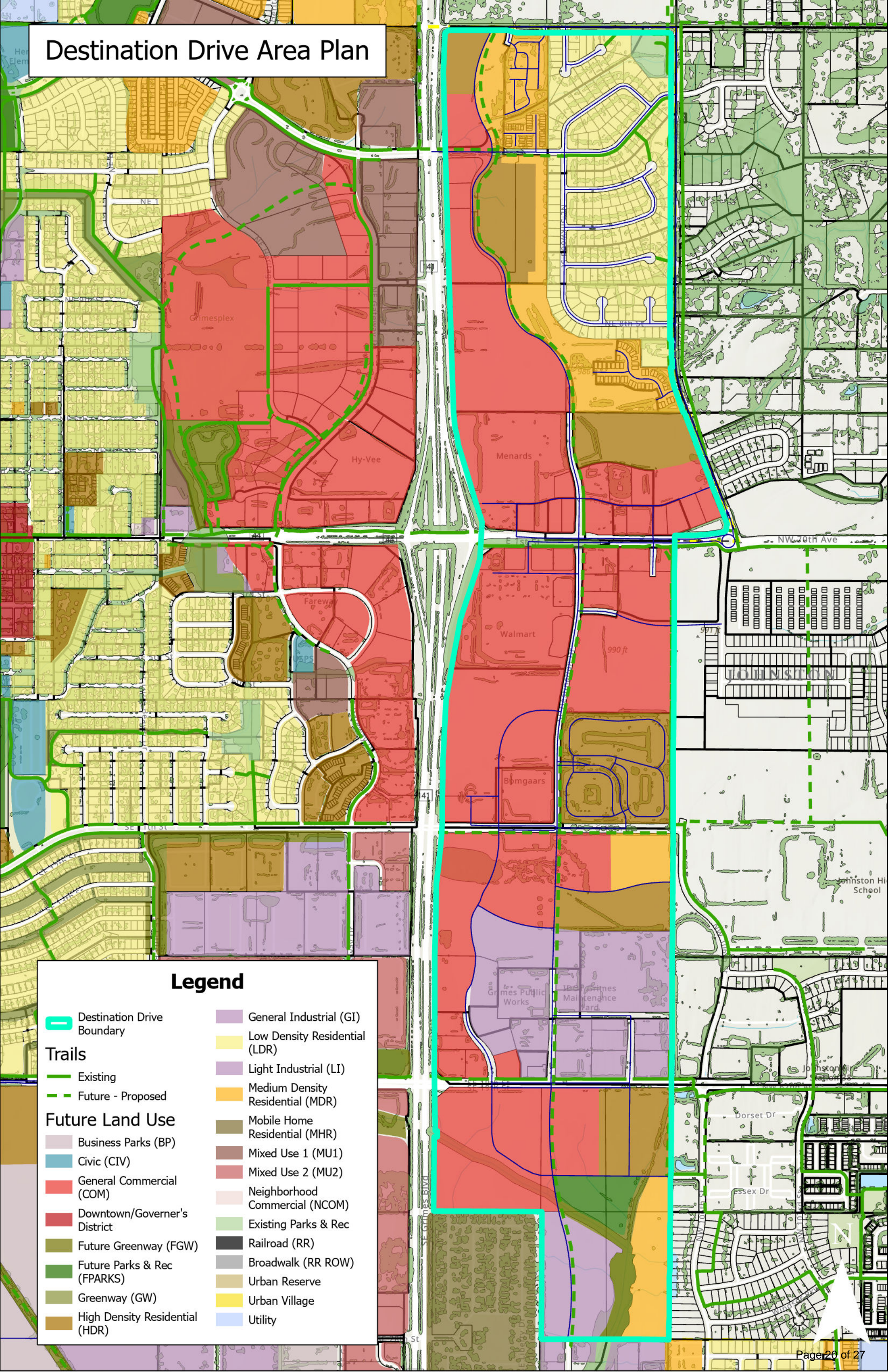
Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed area plan.

1. Should Destination Market north of NE Telkay Lane include high-density residential opportunities, or stay primarily commercial?
2. The undeveloped parcels with the Destination Drive area plan are currently already zoned. How do we feel about mass changing the zoning of these parcels at once? Or do we prefer changing the zoning with development applications?

CITY OF GRIMES

Molly Mannel
Assistant Planner

Destination Drive Area Plan



Legend

- ▬ Destination Drive Boundary
- Trails**
- ▬ Existing
- - - Future - Proposed
- Future Land Use**
- Business Parks (BP)
- Civic (CIV)
- General Commercial (COM)
- Downtown/Governor's District
- Future Greenway (FGW)
- Future Parks & Rec (FPARKS)
- Greenway (GW)
- High Density Residential (HDR)
- General Industrial (GI)
- Low Density Residential (LDR)
- Light Industrial (LI)
- Medium Density Residential (MDR)
- Mobile Home Residential (MHR)
- Mixed Use 1 (MU1)
- Mixed Use 2 (MU2)
- Neighborhood Commercial (NCOM)
- Existing Parks & Rec
- Railroad (RR)
- Broadwalk (RR ROW)
- Urban Reserve
- Urban Village
- Utility

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin Assistant Planner
DATE: December 5, 2023
RE: Northwest Territory Area Plan Discussion

INTRODUCTION:

Staff has been developing area plans for four areas of Grimes that have a large amount of vacant, undeveloped land and that staff will expect to see development in the near future. The area plans will include information regarding utilities, streets, trails, land use, and parks. The purpose of the area plans is to create a predictable development environment for property owners and developers, create clear development expectations, and implement sound planning principles.

The Northwest Territory Area Plan is located on the northwest side of Grimes, from approximately NW 27th Street to 210th Street, and from North James Street to one quarter mile west of NW Jazzwood Drive.

Specific goals for the Northwest Territory Area Plan include providing opportunities for high quality housing, preserving existing natural amenities, developing green corridors and trails to natural areas, and preserving property for development of a large city-owned park.

Below is an outline of the proposed Northwest Territory Area Plan highlighting the major components of the plan. Maps of the proposed area plan have been provided to show the layout and associated features below.

NORTHWEST TERRITORY AREA PLAN OUTLINE:

Utilities

A majority of the Northwest Territory is undeveloped and therefore there is a lack of existing utility networks. The City has not conducted utility studies for sanitary to serve this area yet. Such study will need to occur to enable development to occur in a majority of the area plan.

NW Territory Lift Station and Force Main

Some sanitary study and construction has occurred in area north of NW 27th Street and east of NW County Line Road. The study identified the need for a lift station and established the service area of the lift station, which is approximately 468 acres. The lift station and force main have been constructed, and advanced the construction of the Willow Hills subdivision. The project also included installation of gravity sewer from the Willow Hills development to the lift station. Additional gravity sewer will need to be installed as development continues within the lift

station service area.

Water Systems Study

The City has completed a water systems study which identifies water mains that are missing from the network and required to serve new development. In the Northwest Territory Area Plan, new water main construction is identified in Phase 3 and Phase 4, which are anticipated to be constructed beyond 2028. Phase 3 includes water main extensions along NW County Line Road, NW Jazzwood Drive, and 220th Street. Phase 4 includes water main extensions along NW County Line Road, NW Jazzwood Drive, and 210th Street.

Transmission Corridor

Mid-American Energy has transmission corridors that run through the west side of the Northwest Territory Area Plan. A 150' easement encompasses the electric lines, limiting the crossing of improvements and streets. As it relates to land use, this transmission corridor will be reserved as greenway to serve as a trail corridor and as a means for transitioning different land use types.

Studies

Additional studies will likely be required as a result of this area plan. As noted before, a sanitary study will be required for development to occur within the area plan boundary. Environmental and stormwater studies are anticipated in conjunction with the Brenton Slough and abutting city park projects, as well as a potential street corridor study for NW 27th Street.

Streets

Staff has been working with Snyder & Associates to develop a Master Streets Plan which will determine future road locations and extensions, right-of way widths, road classifications and cross sections, and potential traffic calming measures. The Master Streets Plan has been incorporated into the area plan to show the locations of major streets which have helped to inform land uses and locations for parks and trails. Wherever possible, streets have been placed off of property lines to avoid any development issues. New major streets in this area plan are NW 27th Street, NW 31st Street, NW 35th Street, NW Jazzwood Drive, and NW County Line Road/Xavier Ave, among other unnamed collector streets.

The alignment of Xavier Ave is proposed to straighten out and become a continuation of County Line Road. This roadway is anticipated to become an important north/south route that will ultimately connect Granger to West Des Moines.

Existing Future Land Use

The Future Land Use Plan (FLUP) did not contemplate land use for the Northwest Territory except for the properties just north of NW 27th Street which are shown as low-density residential. The remainder of the area plan was either shown as urban reserve or not included within the FLUP boundary. As a result, only a few roadways are shown on the FLUP, the most notable is the extension of NW 29th Street from Brentwood Estates to the west and the extension of 220th Street to the east.

Proposed Land Use

Because the FLUP did not include a majority of the Northwest Territory, the land use across the area plan was newly created. Most of the land is proposed to be low-density residential with higher density residential and commercial located at key intersections.

Commercial

The Northwest Territory represents Grimes' northernmost growth boundary. Due to the distance from major corridors such as Highway 44 and Highway 141, opportunities for commercial development are limited and sized to provide neighborhood-scale commercial development. Commercial areas are located at key intersections, most of which are located along NW County Line Rd/Xavier Ave, which connects to Granger.

Residential

A majority of the residential land use is low-density. Areas of medium and high-density residential are concentrated around commercial areas, as they serve to transition between commercial and low-density residential uses. As demand for services continues to grow in the Grimes, it will be important to ensure there are opportunities for a variety of housing types that have adequate access to transportation networks, schools, and commercial areas. However, demand for high-density residential areas is expected to be lower than other areas in Grimes because of the distance from major corridors and large commercial districts.

Parks

All parks within the area plan have been appropriately sized to serve the residential densities within the area plan and are placed to ensure all residents can safely travel to a park within one-half mile. The parks are centrally located around residential areas, while some are placed adjoining to greenways, providing opportunities for trail connections and expansion of open space into areas not suitable for development.

Just north of the Northwest Territory is the Brenton Slough, a 1200-acre natural area which is planned to be preserved and turned into a large regional park operated by Polk County Conservation. As part of the strategic planning process, Council has identified a desire to establish a large city-owned park on the boundary of the Brenton Slough to capitalize on the recreational opportunities of the Brenton Slough. As such, a 30-acre park is proposed along the southern boundary of the Brenton Slough along the existing greenways. Multiple trail corridors are proposed to connect to the Brenton Slough, including connections from NW 27th Street and the Willow Hills and Willow Hills North developments.

Additional parks have been placed throughout the area plan at street intersections for visibility and proximity to utilities, and along greenways to connect to trails.

Amenities will be evaluated as each park is developed and reviewed in collaboration with the Parks and Recreation Department.

Trails

Trail connections throughout the area plan are placed along the major streets, greenways, and utility corridors. The trail plan focuses on continuing trail connections from existing trails in Grimes, while preserving the existing greenways and utility corridors, where development is limited. Utilizing these existing pathways by installing a trail network not only continues to preserve the natural landscape and purpose of the utilities but provides recreation and access for residents and visitors to their neighboring park.

Some of the parks within the Northwest Territory area plan are placed along greenways with

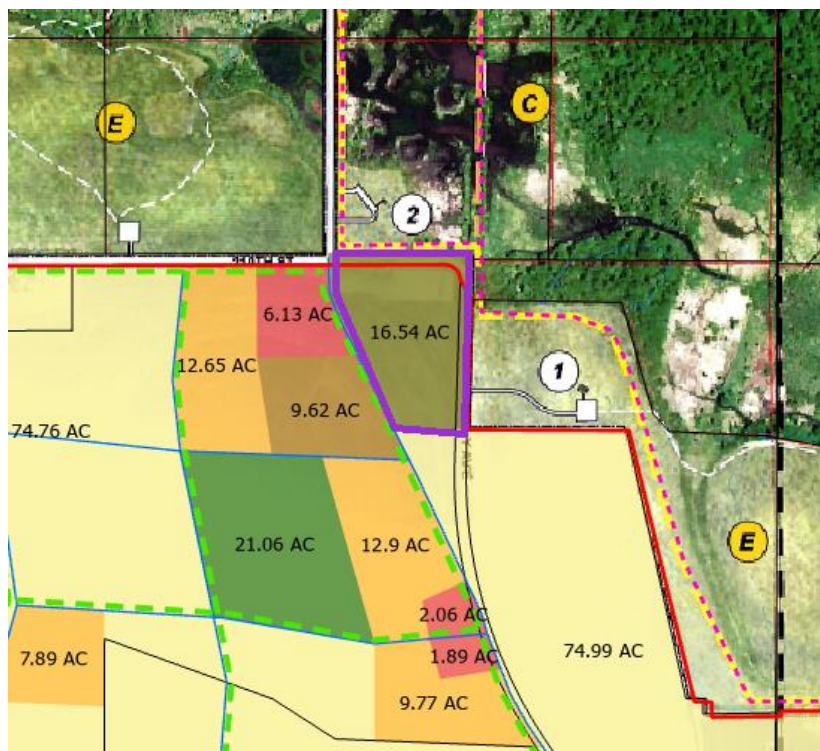
trail access, while other parks are placed along the public street on the same side as the proposed trails, wherever possible, to increase pedestrian access to the parks.

Trail connectivity is proposed along major roadways like County Line Rd/Xavier Ave and NE Jazzwood Drive, as well as other collector roads throughout the area plan. The trail corridors established with the Willow Hills and Willow Hills North subdivisions will eventually connect to NW 27th Street and the Brenton Slough, providing a key connection for residents to the natural features and future parks in the Brenton Slough.

DISCUSSION POINTS:

Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed area plan.

1. Brenton Slough/Signature Park - As part of the strategic planning process, Council has identified a desire to establish a large city-owned park on the boundary of the Brenton Slough to capitalize on the recreational opportunities provided by the Brenton Slough. Is the proposed location and layout of the park appropriate?
2. Commercial Opportunities - Are commercial areas appropriately sized? Should commercial opportunities be expanded near the Brenton Slough or along County Line Road/Xavier Ave?
3. If the area shown as greenway along the west side of the Brenton Slough is not purchased to be included within the Brenton Slough boundary, what land use would be appropriate for that area? This area is located adjacent to the proposed entrance into the Brenton Slough. Is low-density residential desired or should this area be an extension of the land uses across County Line Road to increase activity around the Slough?

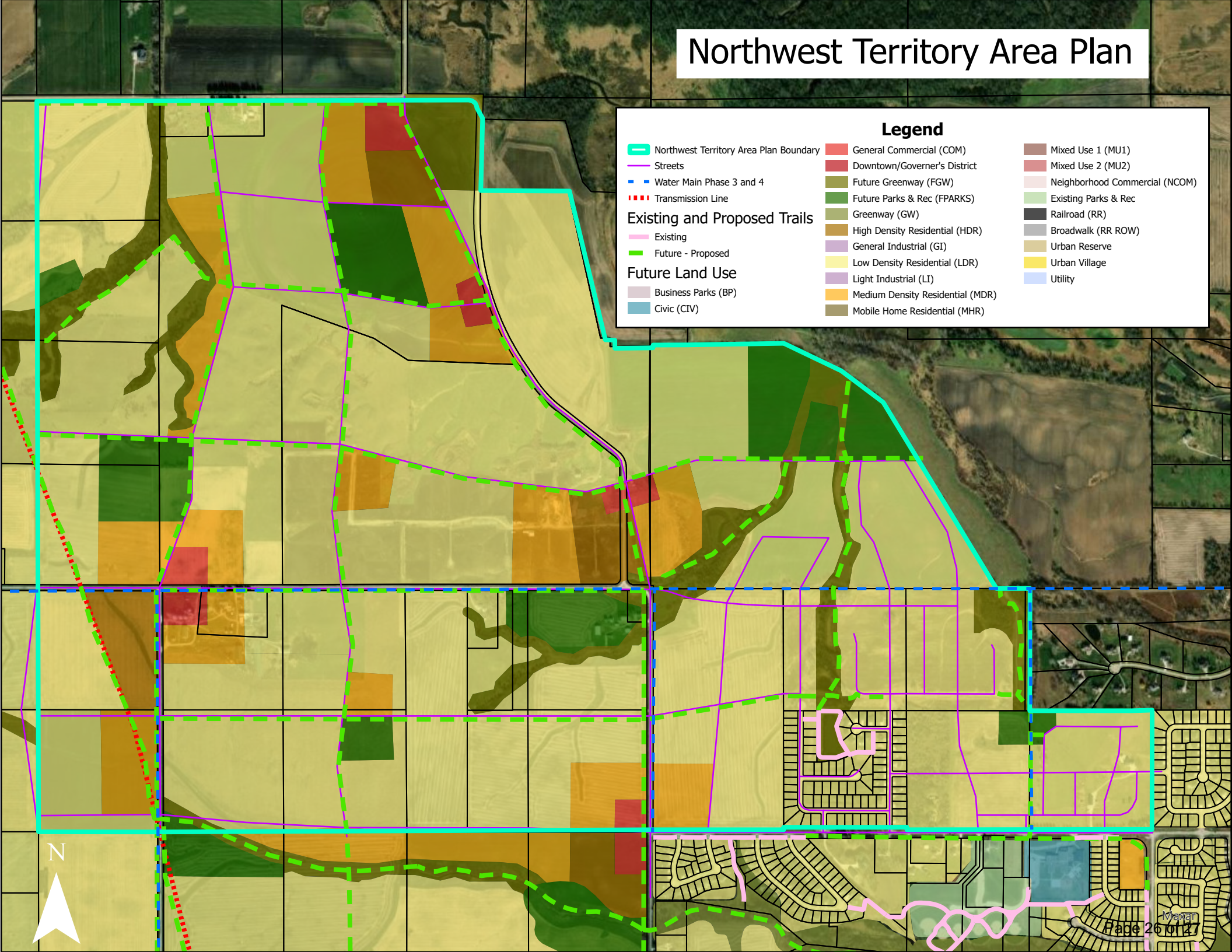


4. Residential Land Uses – Are the residential land uses appropriately sized and located in the right places? Do you want to see more opportunities for medium and high density residential?
5. Parkland Sizes – With the proximity to the Brenton Slough and the proposed city-owned signature park, are there any concerns with the amount of large parks shown in the area plan? Should smaller parks 5 to 10-acre in size be shown throughout the area plan?

CITY OF GRIMES

Evann Martin
Assistant Planner

Northwest Territory Area Plan






Legend




Northwest Territory Area Plan Boundary	General Commercial (COM)	Mixed Use 1 (MU1)
Streets	Downtown/Governor's District	Mixed Use 2 (MU2)
Water Main Phase 3 and 4	Future Greenway (FGW)	Neighborhood Commercial (NCOM)
Transmission Line	Future Parks & Rec (FPARKS)	Existing Parks & Rec
Existing and Proposed Trails		
Existing	Greenway (GW)	Railroad (RR)
Future - Proposed	High Density Residential (HDR)	Broadwalk (RR ROW)
Future Land Use		
Business Parks (BP)	Low Density Residential (LDR)	Urban Reserve
Civic (CIV)	Light Industrial (LI)	Urban Village
	Medium Density Residential (MDR)	Utility
	Mobile Home Residential (MHR)	

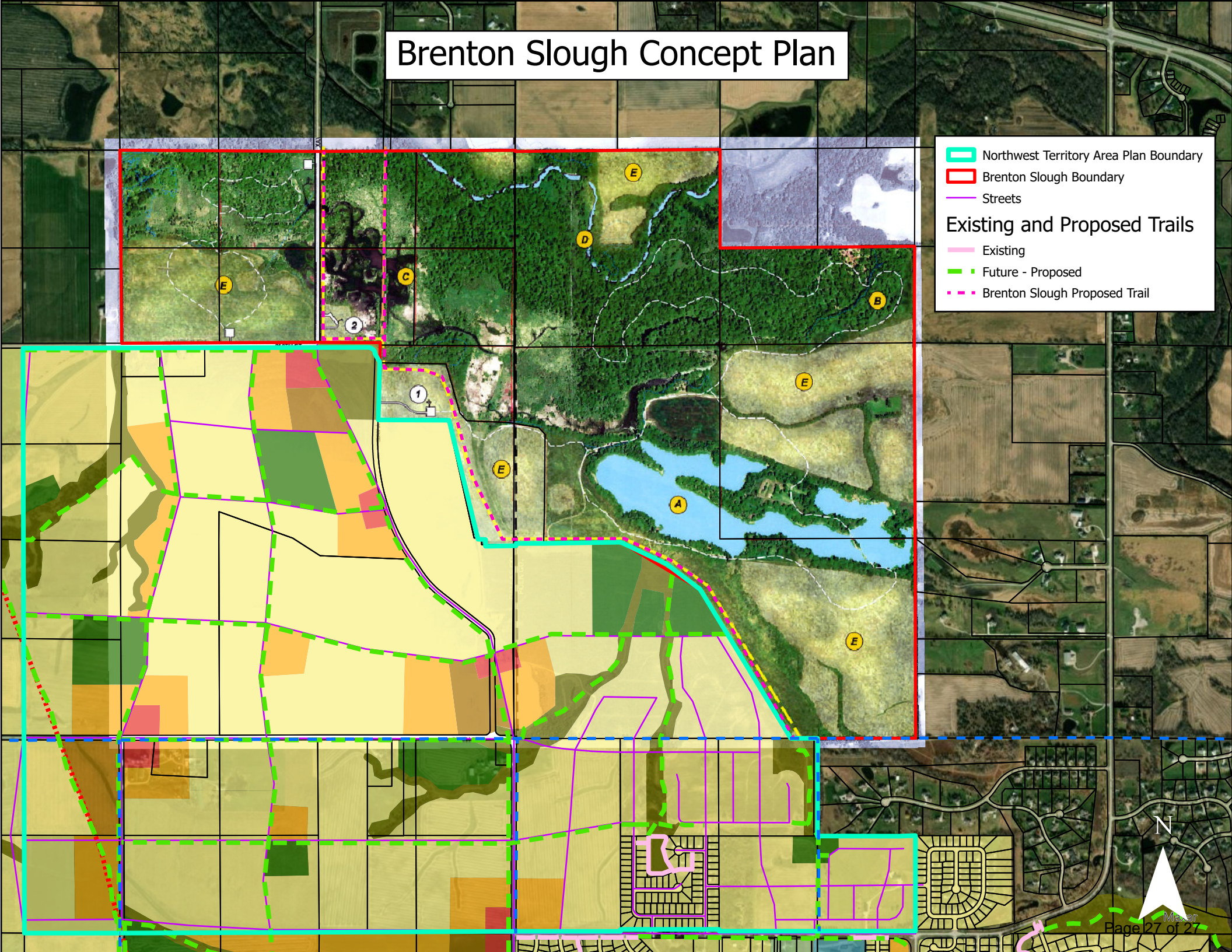


Brenton Slough Concept Plan

-  Northwest Territory Area Plan Boundary
-  Brenton Slough Boundary
-  Streets

Existing and Proposed Trails

-  Existing
-  Future - Proposed
-  Brenton Slough Proposed Trail



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