

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 Planning & Zoning Commission Meeting August 6, 2024 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.

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. Station Crossing Farm Rezone

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, June 4, 2024 at 5:30 P.M.

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

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

Absent: Adam Bunge

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Strutt-Todd, 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 Strutt-Todd, to approve the minutes from the May 7, 2024 meeting

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

B. PUBLIC AGENDA ITEMS

1. Hope Commercial Plat 7 Preliminary Plat

Staff member Mannel presents the details of the preliminary plat. Located at the southwest corner of NE Heritage and NE Gateway Drives, it has three shared access points. Staff recommends approval.

Motion by Strutt-Todd, Second by Lickteig to approve Hope Commercial Plat 7 Preliminary Plat

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

2. Chipotle Site Plan

Staff member Mannel presents the details of the site plan. The proposed 2,300 square-foot fast food restaurant site plan includes parking over the maximum allowed spaces. Justification was provided by the applicant for the extra parking spaces based on the parking at Chipotle restaurants in the metro area. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff and the applicant.

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

3. Hope Commercial Plat 7 Final Plat

Staff member Mannel presents the final plat relating to the first item on the agenda. Staff recommends approval.

Motion by Lickteig, Second by Strutt-Todd to approve Hope Commercial Plat 7 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

4. Hope Meadows Plat 2 Final Plat

Staff member Martin presents the details of the final plat. It consists of 63 single family lots with some out lots and internal street lots to serve the development. The parkland dedication for this plat will be included in the next plat for this area to gain a larger park for this development.

Council Liaison Borcharding asked for details pertaining to the orientation of the homes to main streets.

Staff member Pfaltzgraff responded that the homes would be front facing with the garage oriented toward the street and traditional side yard for those homes along 11th Street.

Motion by Strutt-Todd, Second by Lickteig to approve Hope Meadows Plat 2 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

5. SE 4th and Main Street Rezone

Staff member Martin presents the details of the rezone. Located in the Governor's District, the applicant would like to rezone it from C-1 to R-4 to allow residential uses. The residential units would be primarily on the second or third floors of buildings, but there would be a few lower-level units according to the concept plans. Staff recommends approval.

The Commission asked questions concerning the apartment building in the conceptual plans and if it would be overbearing to the residence next to it.

Staff commented that the residents there have not responded to any notices that have been sent.

Motion by Strutt-Todd, Second by Lickteig to approve SE 4th and Main Street Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

6. Hope Timber Villas Preliminary Plat and Site Plan

Staff member Mannel presents the details of the plat and site plan. It consists of 88 townhome units on postage stamp lots. Since each unit is its own building, there is room for some variety and built to the homeowners' taste. The stormwater will be maintained at the southeast corner of the site. Aesthetics will be added to the sides of the townhomes that face the right-of-ways. Staff recommends approval.

Staff member Pfaltzgraff commented that the current plans are slightly different from the concept during the rezone as the townhomes are more like single-family homes. A representative of the applicant, Josh Trygstad of Civil Design Advantage, also explained that there would be 40 feet from house to house in relation to yard space.

Motion by Strutt-Todd, Second by Lickteig to approve Hope Timber Villas Preliminary Plat and Site Plan

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

7. Creekside Village Preliminary Plat and Site Plan

Staff member Mannel presents the details of the plat and site plan. Located just north of the previous item, there are 56 townhomes and parkland dedication by way of a greenway on the northern portion of the plat with a trail connecting to NW Countyline Road. Staff recommends approval.

Josh Trygstad of Civil Design Advantage commented that the greenway will be an open space landscaping to create a buffer to NW Countyline Road and that this plat would be more of a single family housing neighborhood.

Staff stated that more information and elevations will be available before the proposal is up for City Council approval.

Motion by Lickteig, Second by Strutt-Todd to approve Creekside Village Preliminary Plat and 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 July 2, 2024**

Meeting is adjourned at 6:16 p.m.

Chairperson Signature

Clerk Signature

DATE

August 6, 2024

PROJECT NAME

Station Crossing Farm Rezone

APPLICANT

Station Crossing Farm, LLC

REQUESTED ACTION

Rezone 33.44 acres for single-family and duplexes dwellings and 5 acres of commercial

LOCATION

Generally located east of NE Heritage Drive and north of NE Station Crossing

ZONING

Current Zoning Upon
Annexation – A-1

Proposed Zoning – R-4

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

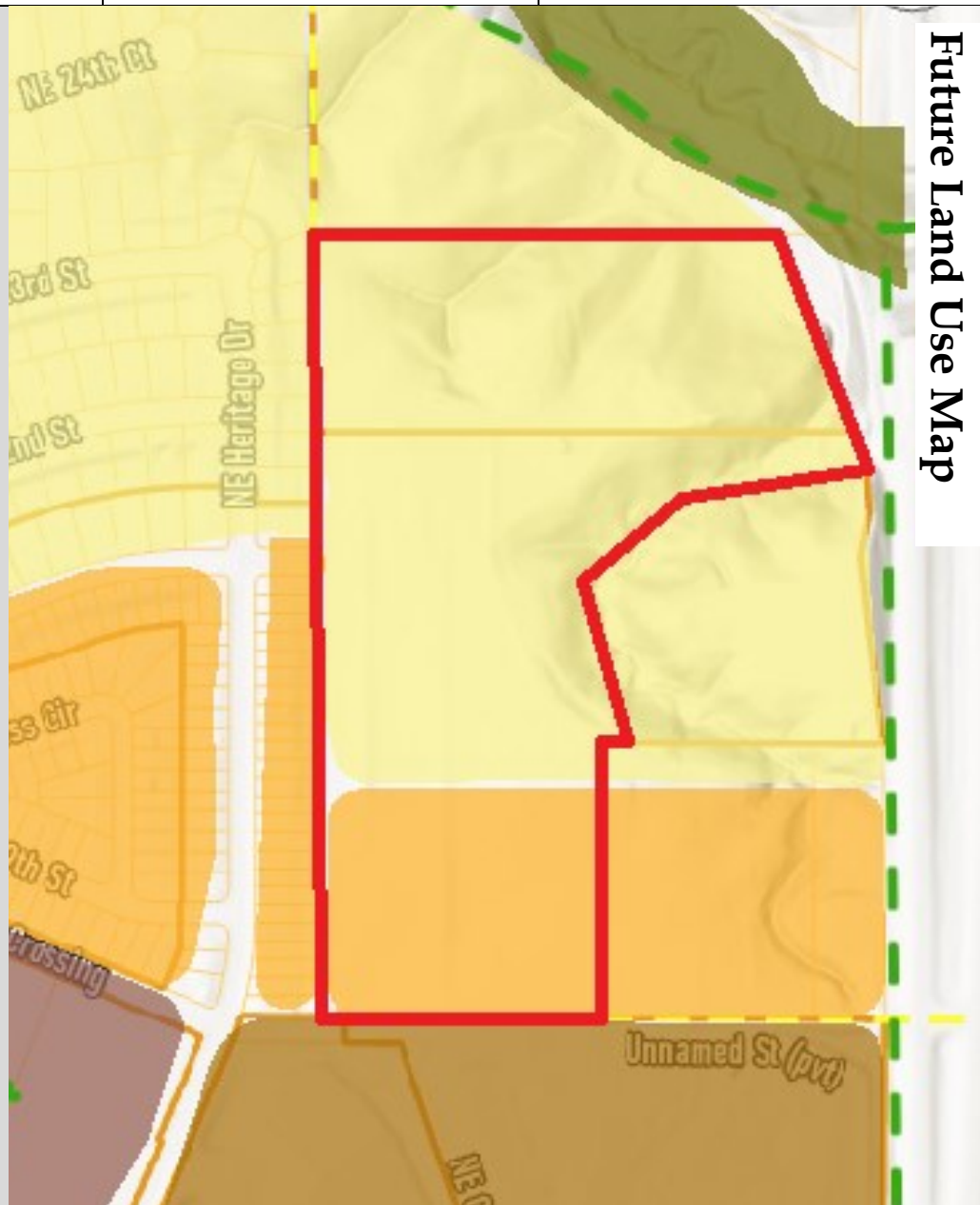
Relation to Comprehensive & Area Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low-Density & Medium-Density Residential	A-1 (Upon Annexation)
North	Single-Family Residential	Urban Fringe Overlay (Polk County)	Rural Residential (Polk County)
South	Multi-Family Residential	High-Density Residential	R-4
East	Single-Family Residential	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
West	Single & Two-Family Residential	Low-Density & Medium-Density Residential	R-4

PARKS

- The site is proposed to be a mix of residential and commercial uses, so parkland dedication is required. A total of 1.2 acres is needed for the parkland dedication.
- The Parks and Trails Master Plan does not identify any new public parks or trails in this area, therefore the developer has requested the utilization of a fee in-lieu of the land dedication.
- Staff has identified certain improvements that could be made to Heritage Park or the Heritage at Grimes Pond.



Future Land Use Map

Analysis

RELATION TO STUDIES

The Comprehensive Plan identifies this property as a Phase 1 Priority Annexation. On 7/30/2024, the Grimes City Council approved an application for voluntary annexation.

The adjoining roadway infrastructure was planned and extended to the subject site for development.

There are no other applicable studies for this area that would influence or impact a decision related to land use.

The future land use plan identified two land uses upon the property; low density and medium density.

The proposed rezone of the site includes the dedication of 29 acres of the property for single family detached units, and single family attached units. The single family attached units are in a 2-unit per building configuration.

In addition to the aforementioned residential uses, the developer has also dedicated approximately 5 acres for commercial utilization. The commercial lot is provided on the southern end of the subject site, adjacent to the Heritage at Grimes Apartments and Lutheran Church of Hope – Grimes complex.

In this particular case, staff has some clarify surrounding the proposed commercial use. The developer intends to construct a sports training facility, focused around youth sports. No tournaments would be held within or upon the property, and it would largely be used for teams to practice and train indoors.

As staff reviewed the request, a number of alternative scenarios have been evaluated. This analysis includes an estimated traffic generation from the site. The density assumptions are 6 units per acre for single-family and 10.2 units per acre for medium density.

Scenario 1: Proposal: The concept provides 61 units and 5 acres of commercial development. The total trip generation for this scenario is 1,211 – 1,411 trips per day. The proposed overall density is 2.1 units per acre.

Scenario 2: Proposal Max: The concept could provide a total of 127 units per the maximum densities permitted and 5 acres of commercial development. The total trip generation for this scenario is 1,870 – 2,070 trips per day. This overall density would be 4.5 units per acre.

Scenario 3: Comp Plan: This concept could provide a total of 250 units and no commercial development. The total trip generation for this scenario is 2,500 trips per day. This overall density would be 7.4 units per acre.

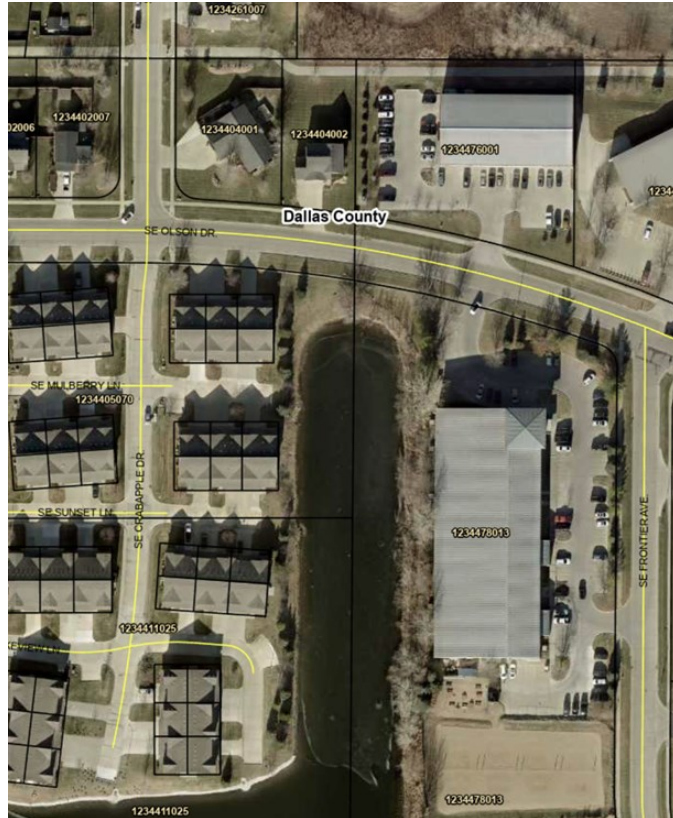
Similar Commercial Sites

In addition to the density and traffic analysis completed on the prior page, staff also evaluated a number of similar private recreation facilities across the metro. The intent behind this analysis was to determine where similar facilities generally locate, and how they are situated upon sites. Four sites were evaluated below.

City of Waukee

SportsPlex West.

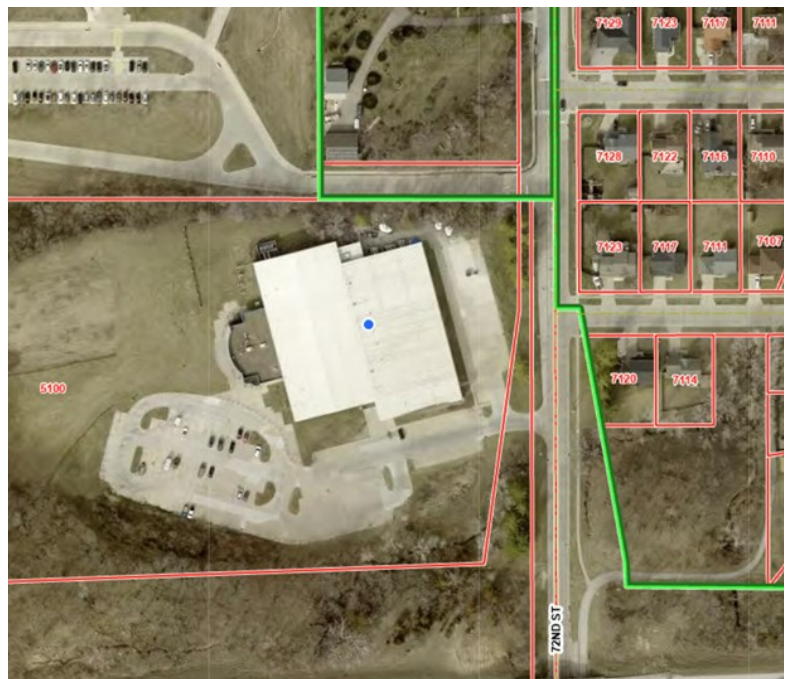
40,000 square feet of indoor training and recreation. Also includes outdoor volleyball. Located adjacent to single-family and townhome developments.



City of Urbandale

Metro Sports West Ice Arena

60,000 square feet of indoor ice skating and hockey. Located adjacent to single-family residential.



Similar Commercial Sites continued...

City of Grimes

Natavi Swim school

10,000 square feet of indoor swimming pool. Adjacent to townhome development, shares a fire access road .



City of Ankeny

Prairie Trail Complex.

53,800 of indoor basketball courts, pickleball, volleyball, golf simulator. Across the street from single-family residential.



Rezone Concept Plan

STREET ACCESS

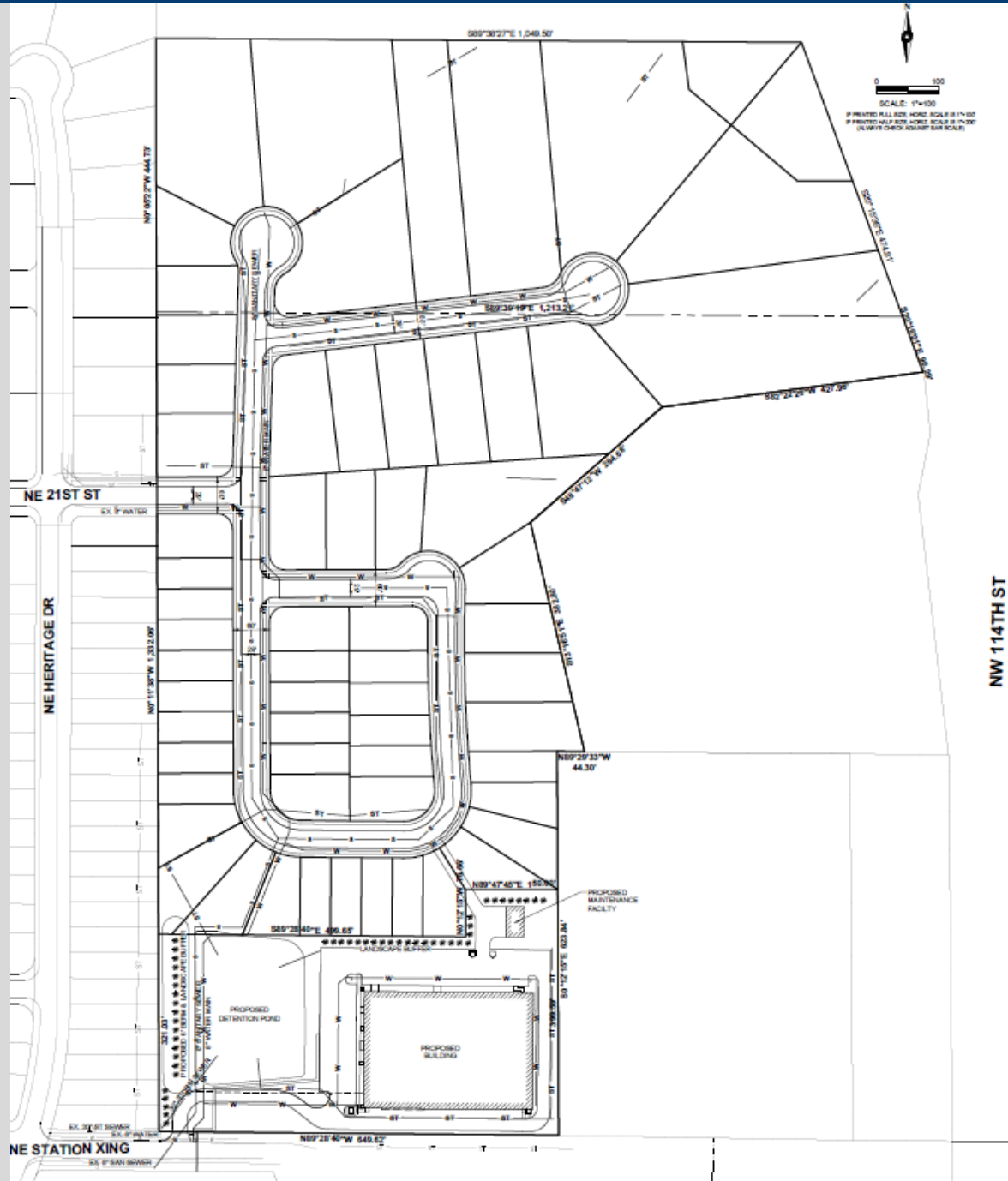
NE 21st Street will be extended east from the existing street stub to provide public street connection for the residential areas of the development. The commercial area will be accessed via NE Station Crossing. A private drive connection is proposed to connect from the public looped residential street through the commercial area for fire and emergency access only.

PEDESTRIAN ACCESS

Public sidewalks will be provided on both sides of the public residential streets and connect to the existing sidewalk network along NE 21st Street and NE Heritage Drive. A public sidewalk connection will be provided from NE Station Crossing into the commercial development.

UTILITIES

Water and sanitary is currently stubbed to serve the property at NE 21st Street. An additional sanitary connection is available at the south end of the property. Water will loop through the development and connect to the existing water main on NE Station Crossing.



STORMWATER

The primary detention basin will be located at the southwest corner of the development. Additional, smaller sized basins will be provided in the single-family area. All detention basins will be privately owned and maintained.

Development Standards

COMMERCIAL REGULATIONS

Permitted Uses – C-2 uses except the following:

- Lumber yards
- Monument sales yards
- Mini storage and warehouse facilities
- Automotive Body Repair/Vehicle Repair
- New and used car sales lots
- Pet grooming
- Any outdoor exercise areas/runs for domesticated animal board/kennels shall be limited to use during normal business hours.

Height – Maximum 45 feet

Building Materials – 75% brick/stone/similar concrete masonry

Open Space – Minimum 20%

Landscaping – 1 tree/1000 sf of required open space

COMMERCIAL BUFFER

30' buffer with 3-4' berm along the north and 6' along the west property line

For every 50' of linear buffer, 1 overstory, 2 understory and 1 evergreen tree shall be provided.

SINGLE-FAMILY REGULATIONS

Lot Size – Minimum 10,000 sf, 75 feet wide

Setbacks –

Front – 35 feet

Secondary Front – 30 feet

Rear – 35 feet

Side – 7 feet, 10 feet for two-story dwellings

Dwelling Size – Minimum 1,600 sf single story

Minimum 1,800 sf 1.5 story

Minimum 2,000 sf two story

Garage – 3-car

Height – Maximum 35 feet

Open Space – Minimum 40%

Landscaping – Minimum 2 trees per lot

DUPLEX REGULATIONS

Lot Size – Minimum 6,000 sf, 50 feet wide

Setbacks –

Front – 30 feet

Rear – 25 feet

Side – 7 feet, 0 feet with shared wall

Dwelling Size – Minimum 1,600 sf

Garage – 2-car

Height – Maximum 35 feet

Open Space – Minimum 40%

Landscaping – Minimum 2 trees per lot

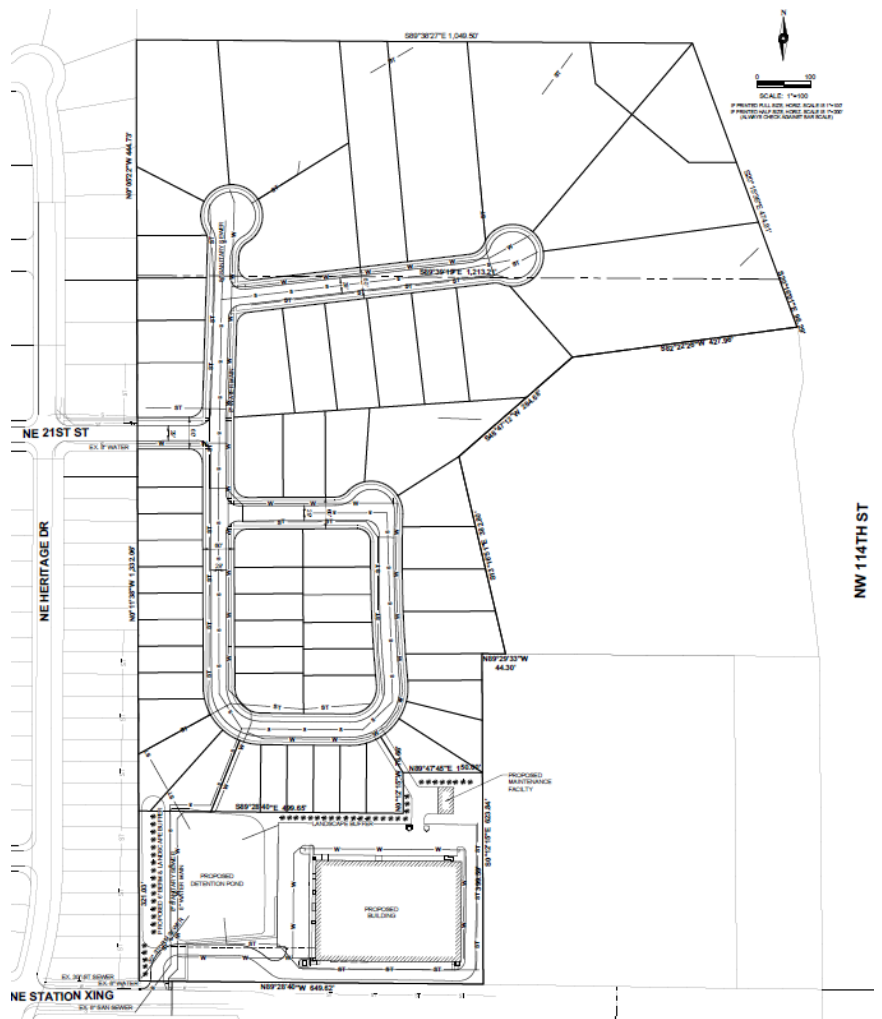
Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Station Crossing Farm Rezone.

Conclusion

1. The proposal is generally consistent with future land use plan, and surrounding uses.
2. The proposal represents the least significant impact to the existing neighborhood, from a traffic perspective.
3. Staff finds the proposal to be consistent with similar youth sports training developments across the metro area.
4. The existing infrastructure was planned for and has capacity for the proposed development.
5. The proposed development will meet or exceed the characteristics of the surrounding development.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

June 26, 2024

July 12, 2024

Abaci Consulting, Inc.

Attn: Mark McMurphy

3000 SE Grimes Blvd, Suite 800

Grimes, IA 50111

RE: Station Crossing Farm Rezone

Dear Mr. McMurphy:

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

General Comments:

1. ~~Provide \$2000 rezone fee.~~
2. **Provide rezone petition. Form provided.**
3. ~~Update the rezoning area map to adjust the 250' buffer along the east side of the property. The buffer measures the 250' directly next to the rezone property.~~
4. ~~What zoning designation is requested? Staff would suggest PUD.~~
5. ~~What type of residential products are proposed? Single family and duplex?~~
6. ~~Provide a map showing the different land use types (single family, duplex, commercial, etc).~~
7. ~~Provide conceptual building elevations for the non-single family lots. Staff supports the designs provided for the duplexes. We will want to ensure the garage is on the same plain as the front door or includes living space areas along the front so there isn't just a large garage presence along the street as shown in the examples. This will be added to the development agreement.~~
8. ~~What is the breakdown of uses for the commercial building? How much is office vs training? Will there be any fields inside? If so, how much square footage is proposed for that use?~~

Rezone Concept:

1. ~~Adjust the north arrow. It's pointed in the wrong direction.~~
2. ~~Show 5' sidewalks along the streets.~~
3. ~~A secondary point of access will be required due to the number of residential lots on a single point of access. Staff suggests providing a minimum 24' wide private access from the south of the looped road through the commercial development. Staff will inquire again with the fire department about gating the private access. The private access can have a gate as long as the fire department has access to open the gate via a code or a knox box.~~
4. ~~Are all streets proposed to be public? As currently shown, no parking would be permitted on the 26' wide streets. The street could be widened to 29' to allow parking on one side. If any streets are private, visitor parking will be required (1 space/5 units) along those streets.~~
5. ~~Show general utilities layout. How will the development connect to existing utilities and serve the development? Label utility sizes. Because the water and sanitary mains will be public, please adjust the layout to create a shared sanitary and water corridor. The current layout shows the water running through the commercial improvements which will not be practical for maintenance. Staff suggests moving the water next to the sanitary sewer within a minimum 30' wide easement. The sanitary and water mains will be required to be at least 10' apart. Please keep the easement area outside of the commercial site improvements (ie. pavement).~~
6. ~~Loop the water main to NE Station Xing through the commercial development.~~
7. ~~A landscape buffer will be required along the north side of the commercial area and on top of the berm along the existing homes to the west. Please show the general location of plantings.~~
8. ~~Move sanitary sewers to the middle of the public streets.~~
9. **Update the land use map to single-family residential and duplex residential rather than denote multi-family residential to be consistent with the development agreement**

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 19, 2024
(1 PDF of Rezoning Map and Concept Plan)

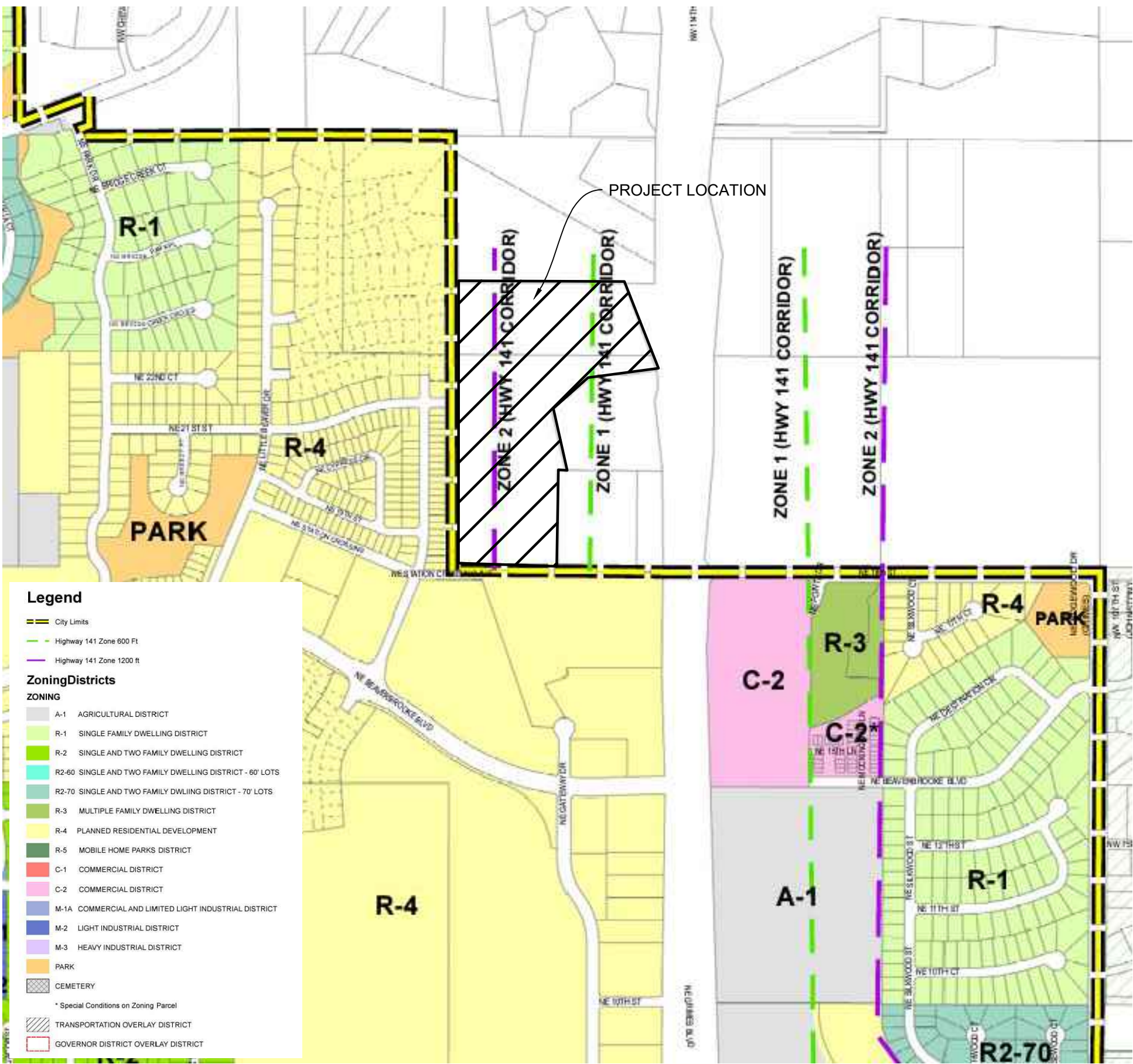
PLANNING & ZONING: August 6, 2024 at 5:30

COUNCIL MEETING: August 27, 2024 at 5:30

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

Sincerely,

Evann Martin
Senior Planner



CITY OF GRIMES ZONING MAP

NOT TO SCALE

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: PROPOSED RESIDENTIAL DISTRICT

PART OF TRACT "B" OF THE EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH/ P.M., POLK COUNTY, IOWA, AS RECORDED IN THE PLAT OF SURVEY FILED IN BOOK 6580, PAGE 901 IN THE POLK COUNTY RECORDER'S OFFICE IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼, SOUTHEAST ¼ OF SAID SECTION 29; THENCE NORTH 0°05'22" WEST, 444.73 FEET; THENCE SOUTH 89°38'27" EAST, 1,049.50 FEET; THENCE SOUTH 20°15'36" EAST, 474.81 FEET; THENCE NORTH 89°39'19" WEST, 1213.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.55 ACRES.

AND,

OUTLOT "X" OF MUSTANG RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "X", THENCE NORTH 0°11'38" WEST ALONG THE WEST LINE OF SAID OUTLOT "X" A DISTANCE OF 321.03 FEET; THENCE SOUTH 89°28'40" EAST, 499.65 FEET; THENCE NORTH 0°12'15" WEST, 76.66 FEET; THENCE NORTH 89°47'45" EAST, 150.00 FEET; THENCE SOUTH 0°12'15" EAST ALONG THE EAST LINE OF SAID OUTLOT "X" 399.59 FEET; THENCE NORTH 89°28'40" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "X", 649.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES.

SAID PARCEL CONTAINING 16.84 ACRES.

LEGAL DESCRIPTION: PROPOSED COMMERCIAL DISTRICT

PART OF OUTLOT "X" OF MUSTANG RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

IS MORE PARTICULARLY DESCRIBED AS:

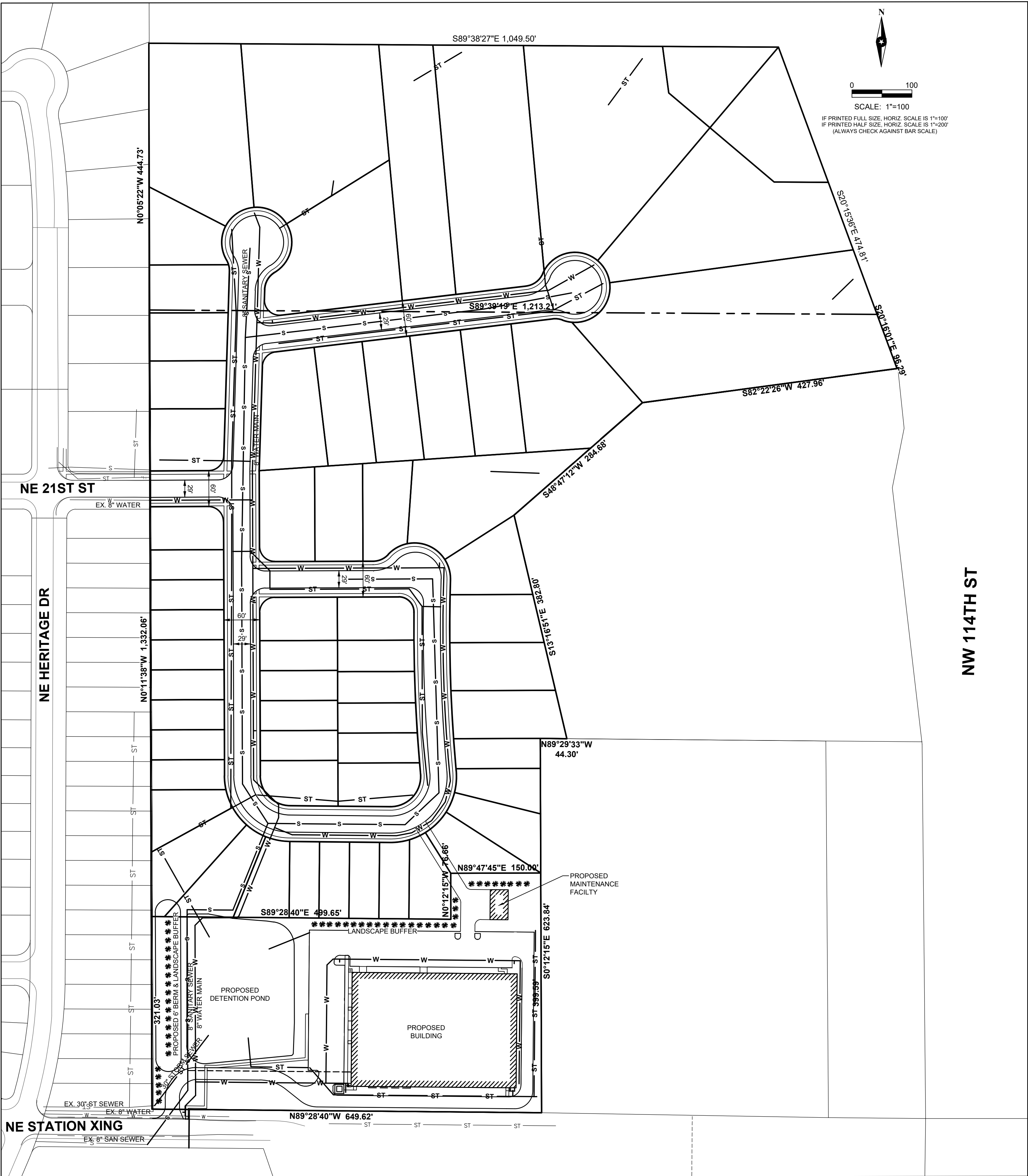
BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "X", THENCE NORTH 0°11'38" WEST ALONG THE WEST LINE OF SAID OUTLOT "X" A DISTANCE OF 321.03 FEET; THENCE SOUTH 89°28'40" EAST, 499.65 FEET; THENCE NORTH 0°12'15" WEST, 76.66 FEET; THENCE NORTH 89°47'45" EAST, 150.00 FEET; THENCE SOUTH 0°12'15" EAST ALONG THE EAST LINE OF SAID OUTLOT "X" 399.59 FEET; THENCE NORTH 89°28'40" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "X", 649.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES.

ENGINEER/SURVEYOR:

MARK MCMURHY, PE, PLS
PRESIDENT
ABACI CONSULTING, INC.
3000 SE GRIMES BLVD. #800
GRIMES, IA 50111
PH: 515.986.5048
EMAIL: mark@abaciconsulting.com

OWNER/DEVELOPER:

STATION CROSSING FARM, LLC
1220 NE STATION CROSSING DR.
GRIMES, IA 50111
PH: 515-559-4443
EMAIL:
JUSTINFRAMPTON@FRAMPTONHOMES.COM



CONCEPT PLAN & REZONING BOUNDARY

NO.	REVISION DESCRIPTION	DATE	PROJECT NO.	DRAWING FILE NO.	DESIGNED/REVIEWED BY:	DRAWN BY:	PLOT DATE:
1	PER CITY COMMENTS 6-26-24	07/02/2024	23229	23229	MM	JS	7/17/2024
2	PER CITY COMMENTS 7-12-24	07/17/2024					
3							
4							

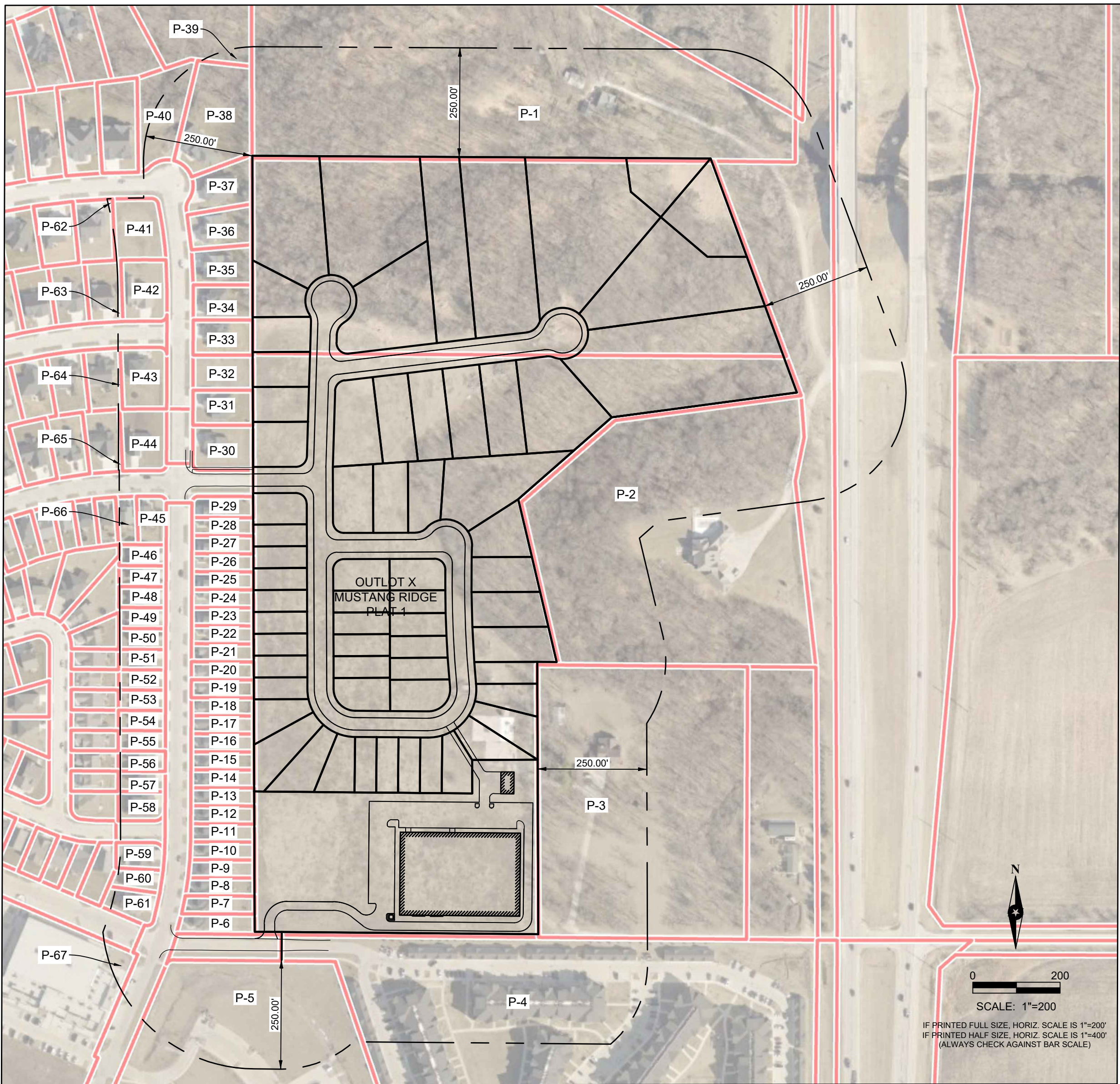
ABACI CONSULTING
CIVIL ENGINEERING • LAND SURVEYING INC.
3000 SE GRIMES BLVD. - SUITE 800
OFFICE: (515) 986-5048

STATION CROSSING FARM, LLC
GRIMES, IOWA

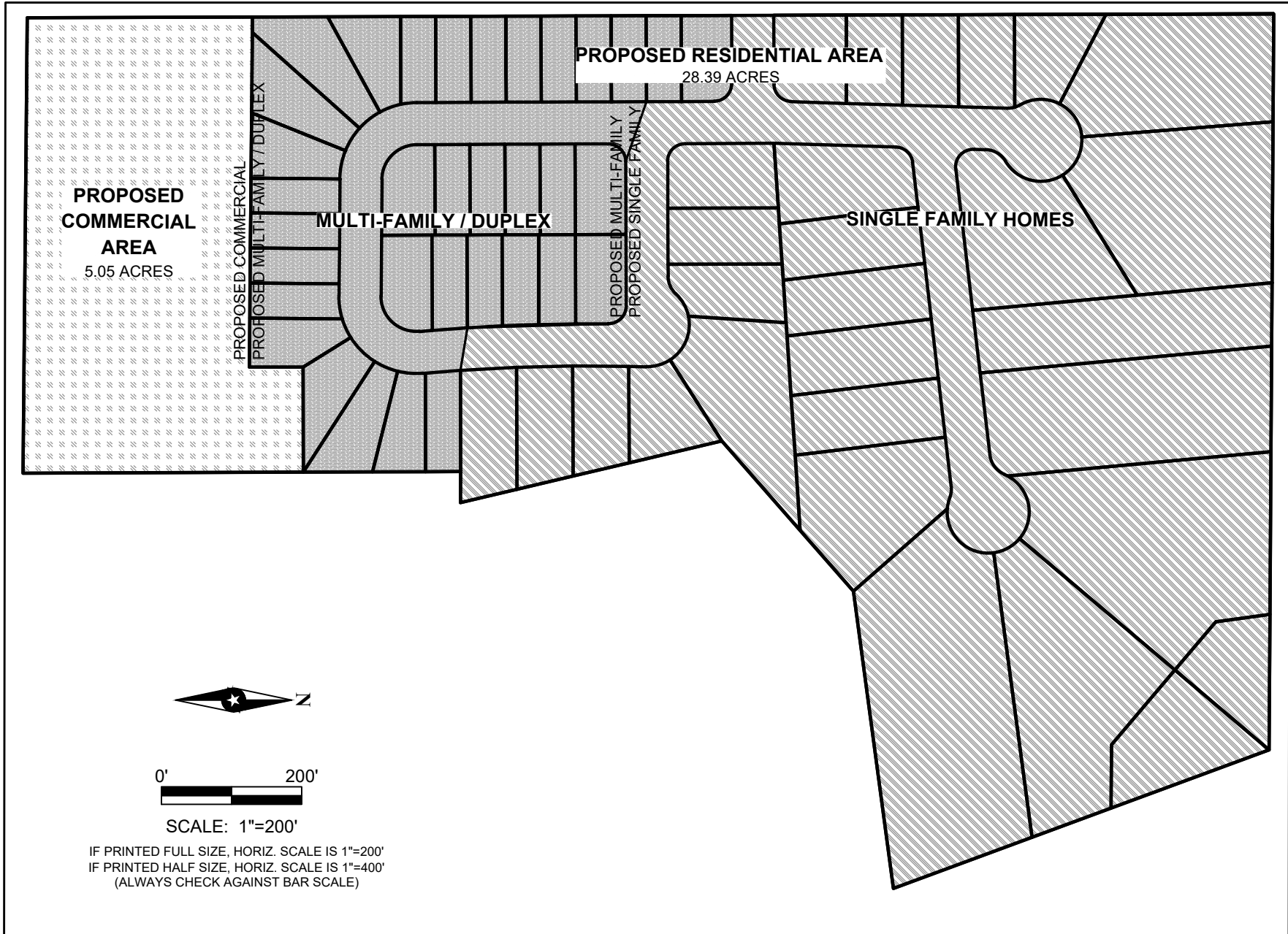
REZONING EXHIBIT

SHEET:
1

1 OF 2



REZONING AREA MAP



LAND USE MAP

TABLE OF OWNERS						
PARCEL	ADDRESS	OWNER	MAILING ADDRESS	AREA WITHIN 250'	PERCENTAGE	ZONING
1	8050 NW 114TH ST GRIMES, IA 50111	JANA R ARMENT & JODY R ARMENT	8050 NW 114TH ST GRIMES, IA 50111	7.143	13.51%	RR
2	8008 NW 114TH ST GRIMES, IA 50111	RYAN HOLDSWORTH & ELIZABETH HOLDSWORTH	8008 NW 114TH ST GRIMES, IA 50111	5.073	9.60%	LDR
3	7922 NW 114TH ST GRIMES, IA 50111	RAYMOND D COONS & REBECCA A COONS	7922 NW 114TH ST GRIMES, IA 50111	3.58	6.77%	LDR
4	1704 NE GATEWAY CT GRIMES, IA 50111	THE SUMMIT AT HERITAGE LLC	1075 BROAD RIPPLE AVE STE 350 INDIANAPOLIS, IN 46220	4.683	8.86%	R-4
5	1335 NE BEAVERBROOKE BLVD GRIMES, IA 50111	LUTHERAN CHURCH OF HOPE	925 JORDAN CREEK PKWY WEST DES MOINES, IA 50266	2.48	4.69%	R-4
6	1807 NE HERITAGE DR GRIMES, IA 50111	MATT PETERSON LLC	8926 NW 72ND PL JOHNSTON, IA 50131	0.184	0.35%	R-4
7	1809 NE HERITAGE DR GRIMES, IA 50111	LUIS O RAMIREZ-MARQUEZ & PEDRO ULISES TAFOLLA	1809 NE HERITAGE DR GRIMES, IA 50111	0.154	0.29%	R-4
8	1811 NE HERITAGE DR GRIMES, IA 50111	RICHARD NZOKWE & MERVEILLE NZOKWE	1811 NE HERITAGE DR GRIMES, IA 50111	0.147	0.28%	R-4
9	1813 NE HERITAGE DR GRIMES, IA 50111	ADVINA KAPETANOVIC & HARIIS KAPETANOVIC	1813 NE HERITAGE DR GRIMES, IA 50111	0.142	0.27%	R-4
10	1815 NE HERITAGE DR GRIMES, IA 50111	CY HOMES LLC	1512 18TH AVE W SPENCER, IA 51301	0.139	0.26%	R-4
11	1817 NE HERITAGE DR GRIMES, IA 50111	CY HOMES LLC	1512 18TH AVE W SPENCER, IA 51301	0.138	0.26%	R-4
12	1819 NE HERITAGE DR GRIMES, IA 50111	MARK G GROEPPER	1819 NE HERITAGE DR GRIMES, IA 50111	0.138	0.26%	R-4
13	1901 NE HERITAGE DR GRIMES, IA 50111	TRACEMARK INVESTMENTS LLC	14607 MEREDITH DR URBANDALE, IA 50323	0.138	0.26%	R-4
14	1903 NE HERITAGE DR GRIMES, IA 50111	TRACEMARK INVESTMENTS LLC	14607 MEREDITH DR URBANDALE, IA 50323	0.137	0.26%	R-4
15	1905 NE HERITAGE DR GRIMES, IA 50111	JONICA JOHNSON	1905 NE HERITAGE DR GRIMES, IA 50111	0.137	0.26%	R-4
16	1907 NE HERITAGE DR GRIMES, IA 50111	GRACE HOLDINGS LLC	1907 NE HERITAGE DR GRIMES, IA 50111	0.137	0.26%	R-4
17	1909 NE HERITAGE DR GRIMES, IA 50111	JONATHON HAZELWONDER & BRYN E HAZELWONDER	1909 NE HERITAGE DR GRIMES, IA 50111	0.137	0.26%	R-4
18	1911 NE HERITAGE DR GRIMES, IA 50111	JEFFREY L BLOUGH & BARBARA J BLOUGH	1911 NE HERITAGE DR GRIMES, IA 50111	0.136	0.26%	R-4
19	1913 NE HERITAGE DR GRIMES, IA 50111	POLLY JUDD	1913 NE HERITAGE DR GRIMES, IA 50111	0.136	0.26%	R-4
20	2001 NE HERITAGE DR GRIMES, IA 50111	LYNN A MCCARTNEY	2001 NE HERITAGE DR GRIMES, IA 50111	0.136	0.26%	R-4
21	2003 NE HERITAGE DR GRIMES, IA 50111	JOHN D MCGRAW	2003 NE HERITAGE DR GRIMES, IA 50111	0.135	0.26%	R-4
22	2005 NE HERITAGE DR GRIMES, IA 50111	MSM PROPERTIES LLC	33263 UTE AVE WAUKEE, IA 50263	0.135	0.26%	R-4
23	2007 NE HERITAGE DR GRIMES, IA 50111	MATT PETERSON LLC	8926 NW 72ND PL JOHNSTON, IA 50131	0.135	0.26%	R-4
24	2009 NE HERITAGE DR GRIMES, IA 50111	MSM PROPERTIES LLC	33263 UTE AVE WAUKEE, IA 50263	0.135	0.26%	R-4
25	2011 NE HERITAGE DR GRIMES, IA 50111	MSM PROPERTIES LLC	33263 UTE AVE WAUKEE, IA 50263	0.134	0.25%	R-4
26	2013 NE HERITAGE DR GRIMES, IA 50111	MATT PETERSON LLC	8926 NW 72ND PL JOHNSTON, IA 50131	0.134	0.25%	R-4
27	2015 NE HERITAGE DR GRIMES, IA 50111	MATT PETERSON LLC	8926 NW 72ND PL JOHNSTON, IA 50131	0.134	0.25%	R-4
28	2017 NE HERITAGE DR GRIMES, IA 50111	WEST LAKES HOLDINGS LLC	1839 NW 127TH CT CLIVE, IA 50325	0.133	0.25%	R-4
29	2019 NE HERITAGE DR GRIMES, IA 50111	BRIAN K MILNES & CATHY J MILNES	2019 NE HERITAGE DR GRIMES, IA 50111	0.156	0.29%	R-4
30	2101 NE HERITAGE DR GRIMES, IA 50111	JOSEPH BRANT & AMANDA VANWYK	2101 NE HERITAGE DR GRIMES, IA 50111	0.325	0.61%	R-4
31	2105 NE HERITAGE DR GRIMES, IA 50111	JAMIE ALLEN & DILLON MAPLE	2105 NE HERITAGE DR GRIMES, IA 50111	0.252	0.48%	R-4
32	2109 NE HERITAGE DR GRIMES, IA 50111	JEFF HOLLIDAY & LYNN HOLLIDAY	2109 NE HERITAGE DR GRIMES, IA 50111	0.251	0.47%	R-4
33	2113 NE HERITAGE DR GRIMES, IA 50111	DUSTIN HISEROTE & MONIQUE HISEROTE	2113 NE HERITAGE DR GRIMES, IA 50111	0.25	0.47%	R-4
34	2201 NE HERITAGE DR GRIMES, IA 50111	KYLE J SCOTT & MELISSA B SCOTT	708 SE 14TH ST GRIMES, IA 50111	0.251	0.47%	R-4
35	2205 NE HERITAGE DR GRIMES, IA 50111	JANE A HALVORSON	2205 NE HERITAGE DR GRIMES, IA 50111	0.269	0.51%	R-4
36	2209 NE HERITAGE DR GRIMES, IA 50111	TIM MCLAUGHLIN & LAURA MCLAUGHLIN	2209 NE HERITAGE DR GRIMES, IA 50111	0.285	0.54%	R-4
37	2213 NE HERITAGE DR GRIMES, IA 50111	JACKSON MORGAN & HEATHER MORGAN	2213 NE HERITAGE DR GRIMES, IA 50111	0.322	0.61%	R-4
38	1305 NE 23RD ST GRIMES, IA 50111	CLAUDE HEIDGERKEN III & COLETTE HEIDGERKEN	1305 NE 23RD ST GRIMES, IA 50111	0.812	1.53%	R-4
39	1300 NE 24TH CT GRIMES, IA 50111	KIMBERLEY DEVELOPMENT CORP	2785 N ANKENY BLVD STE 22 ANKENY, IA 50023	0.079	0.15%	R-4
40	1301 NE 23RD ST GRIMES, IA 50111	KRM DEVELOPMENT LLC	10640 JUSTIN DR URBANDALE, IA 50322	0.329	0.62%	R-4
41	1212 NE 23RD ST GRIMES, IA 50111	RUSSELL BJORK & KAITLIN BJORK	15128 GOLDENROD DR URBANDALE, IA 50323-1204	0.356	0.67%	R-4
42	1213 NE 22ND ST GRIMES, IA 50111	SYLVIA J ARMOUR	1213 NE 22ND ST GRIMES, IA 50111	0.33	0.62%	R-4
43	1212 NE 22ND ST GRIMES, IA 50111	LEAH T LETO & PAUL J LETO JR	1212 NE 22ND ST GRIMES, IA 50111	0.333	0.63%	R-4
44	1213 NE 21ST ST GRIMES, IA 50111	SHELBY E BURNS GONNER & MATHEW J GONNER	1213 NE 21ST ST GRIMES, IA 50111	0.336	0.63%	R-4
45	1208 NE 21ST ST GRIMES, IA 50111	KAREN BRADLEY	1208 NE 21ST ST GRIMES, IA 50111	0.168	0.32%	R-4
46	2010 NE HERITAGE DR GRIMES, IA 50111	TIMOTHY D COLE & CALLY A COLE	2010 NE HERITAGE DR GRIMES, IA 50111	0.119	0.22%	R-4
47	2008 NE HERITAGE DR GRIMES, IA 50111	GEORGIA AVE CO-OP INC	1251 NOBLE HILLS PL BOONE, IA 50036	0.119	0.22%	R-4
48	2006 NE HERITAGE DR GRIMES, IA 50111	GEORGIA AVE CO-OP INC	1251 NOBLE HILLS PL BOONE, IA 50036	0.119	0.22%	R-4
49	2004 NE HERITAGE DR GRIMES, IA 50111	GEORGIA AVE CO-OP INC	1251 NOBLE HILLS PL BOONE, IA 50036	0.119	0.22%	R-4
50	2002 NE HERITAGE DR GRIMES, IA 50111	GEORGIA AVE CO-OP INC	1251 NOBLE HILLS PL BOONE, IA 50036	0.119	0.22%	R-4
51	2000 NE HERITAGE DR GRIMES, IA 50111	LUCAS S MALAGUEZ & IZABELLE N CURL	2000 NE HERITAGE DR GRIMES, IA 50111	0.115	0.22%	R-4
52	1912 NE HERITAGE DR GRIMES, IA 50111	K&A INVESTMENTS LLC	10640 JUSTIN DR URBANDALE, IA 50322	0.115	0.22%	R-4
53	1910 NE HERITAGE DR GRIMES, IA 50111	ALEN SUBASIC & ALDIJANA SUBASIC	1910 NE HERITAGE DR GRIMES, IA 50111	0.115	0.22%	R-4
54	1908 NE HERITAGE DR GRIMES, IA 50111	LINDSAY LOGAN & JOHN LOGAN	1908 NE HERITAGE DR GRIMES, IA 50111	0.115	0.22%	R-4
55	1906 NE HERITAGE DR GRIMES, IA 50111	K&A INVESTMENTS LLC	10640 JUSTIN DR URBANDALE, IA 50322	0.115	0.22%	R-4
56	1904 NE HERITAGE DR GRIMES, IA 50111	K&A INVESTMENTS LLC	10640 JUSTIN DR URBANDALE, IA 50322	0.112	0.21%	R-4
57	1902 NE HERITAGE DR GRIMES, IA 50111	K&A INVESTMENTS LLC	10640 JUSTIN DR URBANDALE, IA 50322	0.112	0.21%	R-4
58	1900 NE HERITAGE DR GRIMES, IA 50111	NATKO IBUKIC & EDINA IBUKIC	1900 NE HERITAGE DR GRIMES, IA 50111	0.158	0.30%	R-4
59	1812 NE HERITAGE DR GRIMES, IA 50111	JAMES BAUMANN	1812 NE HERITAGE DR GRIMES, IA 50111	0.141	0.27%	R-4
60	1810 NE HERITAGE DR GRIMES, IA 50111	COLEEN THERESE GOLIGHTLY	1810 NE HERITAGE DR GRIMES, IA 50111	0.115	0.22%	R-4
61	1808 NE HERITAGE DR GRIMES, IA 50111	PATRICK WALL & AIMEE WALL	1808 NE HERITAGE DR GRIMES, IA 50111	0.159	0.30%	R-4
62	1208 NE 23RD ST GRIMES, IA 50111	BLAKE A STURTZ	1208 NE 23RD ST GRIMES, IA 50111	0.016	0.03%	R-4
63	1209 NE 22ND ST GRIMES, IA 50111	SUSAN A HANGARTNER & HEATHER HAMPTON	1209 NE 22ND ST GRIMES, IA 50111	0.037	0.07%	R-4
64	1208 NE 22ND ST GRIMES, IA 50111	JOSEPH MOSIER & MICHELLE MOSIER	1208 NE 22ND ST GRIMES, IA 50111	0.029	0.05%	R-4
65	1209 NE 21ST ST GRIMES, IA 50111	ANDREW D DOSS & CANDICE DOSS	1209 NE 21ST ST GRIMES, IA 50111	0.026	0.05%	R-4
66	1206 NE 21ST ST GRIMES, IA 50111	ELIZABETH SWEET & ALEXANDER MITCHELL	1206 NE 21ST ST GRIMES, IA 50111	0.11	0.21%	R-4
67	1220 NE STATION XING GRIMES, IA 50111	TAAG 1 LLC	1220 NE STATION XING GRIMES, IA 50111	0.107	0.20%	PUD