

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mayor | Scott Mikkelsen
City Council | Eric Johansen, Andy Borcharding,
David Gisch, Ryan Burger, Laurie DePhillips

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.

Grimes Park and Recreation Advisory Board Grimes Parks and Recreation Advisory Board Meeting December 11, 2024 @ 5:30 PM Grimes Community Complex, 410 SE Main Street, Room 203

AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC FORUM

"People wishing to address the Board need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address with no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005."

PUBLIC AND PARK BOARD AGENDA ITEMS

1. Harvest Pointe Rezone Parkland Dedication
2. Founders Glen Rezone Parkland Dedication

BOARD DISCUSSION

1. Presidents Report
2. City Staff Report
3. Council Liaison Update

ADJOURNMENT

PARKS AND RECREATION

Board Minutes



ROLL CALL

April Heitland called the meeting to order at 5:30 pm on October 23, 2024

Present – April Heitland, Renee Johnson, Ryan Burger and Shane Smith.

GENERAL ITEMS

Approval of Meeting Agenda-Motion by Johnson. Second by Smith. Motion passed.

Approval of Meeting Minutes from September 25, 2024-Motion by Smith. Second by Johnson. Motion passed.

PUBLIC FORUM

No public forum.

AGENDA ITEMS

A. Heritage Park Holiday Celebration:

Parks and Recreation Manager Tim Smith gave a presentation on the upcoming Heritage Park Holiday Celebration. The event will be held on December 8.

B. Lions Park Public Input:

Parks and Recreation Director Brian Becker discussed the Lions Park Public Input meeting to be held directly following the Park Board meeting. Concept boards located around the room were displayed for members of the public to view and indicate their preferences for lighting, amenities and playground concepts.

BOARD DISCUSSION

1. President's Report

2. City Staff Report

- a. Open Space Policy: Becker informed the Board he is working on a new Open Space Policy for North and South Sports Complexes that should be ready by March 2025.

3. Council Liaison Report

ADJOURN

Adjourned at 5:35 pm.



PARK AND RECREATION ADVISORY BOARD COMMUNICATION

Meeting Date: 12/11/2024

AGENDA ITEM: Harvest Pointe Rezone Parkland Dedication

BACKGROUND: A rezone request has been submitted by Temple Holdings, LLC to rezone approximately 110 acres at the northwest corner of S James Street and SW 19th Street from A-1 to R-4 (PUD). The PUD plans for a mix of uses, with commercial areas located at the S James and SW 19th Street intersection, medium-density and high-density residential surrounding the commercial areas, and single-family lots located on the western 39 acres of the development. Based on the proposed density and projected population of the development, a minimum of 11.8 acres of parkland dedication is required to meet the parkland dedication ordinance requirements.

A total of 12.54 acres of parkland is proposed to be dedicated to the City to provide for an expansion of the South Sports Complex. The plan is consistent with the future land use plan and area plan and will provide more parkland than is required by ordinance. In addition, the layout will allow for further expansion to the west with the neighboring development.

The rezone concept also shows 10' trails along the north side of SW 11th Street and SW 19th Street as shown in the area plan. A trail will be constructed along the west side of S James Street with the James Street construction project.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

BULK REGULATIONS

- SINGLE FAMILY - MINIMUM LOT WIDTH = 60'**
FRONT SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 10' (5' MIN.)
- SINGLE FAMILY - MINIMUM LOT WIDTH = 65'**
FRONT SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 14' TOTAL (7' MIN.)
- C-2, GENERAL HIGHWAY AND SERVICE COMMERCIAL (UNDERLYING ZONING)**
- MIXED USE: C-2 OR R-3 - HIGH DENSITY RESIDENTIAL WITH 18 MAX. UNITS/AC. (UNDERLYING ZONING)**
- MIXED RESIDENTIAL: R-3 - HIGH DENSITY AND MEDIUM DENSITY RESIDENTIAL (TOTAL UNIT COUNT OF 550)**
- R-3: MEDIUM DENSITY RESIDENTIAL WITH MAX 12 UNITS/AC (UNDERLYING ZONING)**
- PARKLAND**

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	12-24-24	JMM
Engineer: EDC	Checked By: KMM	Scale: 1" = 100'	
Technician: WMM	Date: 11-4-24	T-6-S: TTN-HRW/SS	
Project No: 124.1146.01			
Sheet C100			

GRIMES, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124.1146.01

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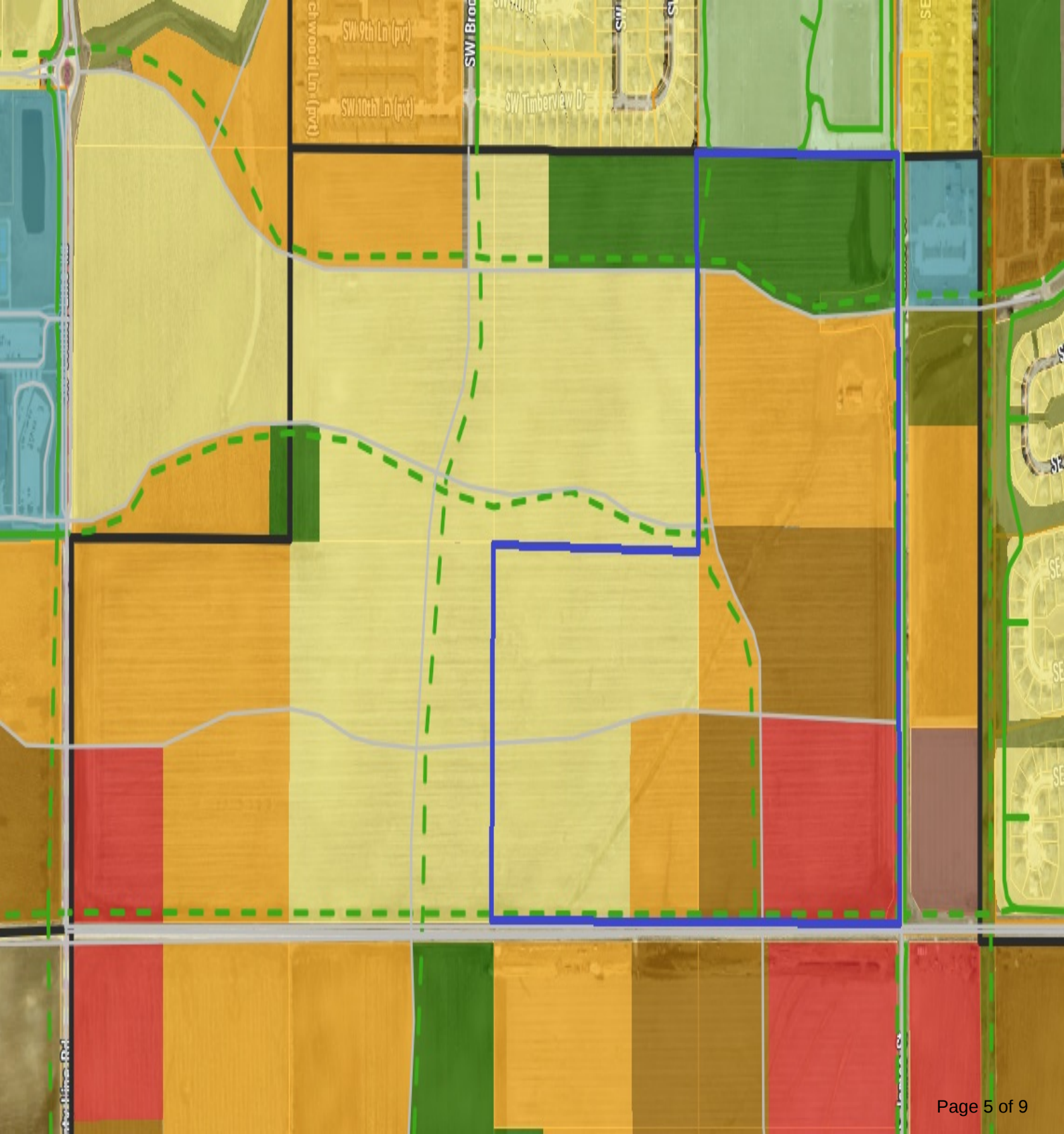
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PARK AND RECREATION ADVISORY BOARD COMMUNICATION

Meeting Date: 12/11/2024

AGENDA ITEM: Founders Glen Rezone Parkland Dedication

BACKGROUND: A rezone request has been submitted by Grimes Square, LLC to rezone approximately 160 acres at the northeast corner of SW County Line Road and SW 19th Street from A-1 to R-4 (PUD). The PUD plans for a mix of uses, with commercial areas located at the SW County Line Road and SW 19th Street intersection, and medium-density and high-density residential areas surrounding the commercial areas and south of the Pepperwood Glen development. The remainder of the development will consist of single-family lots and parkland. Based on the proposed density and projected population of the development, a minimum of 11.6 acres of parkland dedication is required to meet the parkland dedication ordinance requirements.

A total of approximately 8.73 acres of parkland is proposed to be dedicated to the City, which includes a 3.19 acre expansion of the South Sports Complex and a new 5.54 acre park to serve the western side of the development. The areas of parkland dedication are primarily consistent with the future land use plan and area planning efforts. The South Sports Complex expansion is smaller than anticipated in the future land use plan and area plan, however staff is supportive of the smaller parkland addition as it will still provide adequate space to provide traditional park amenities. The new park on the west side of the development is proposed to be larger than the area plan shows, which is also supported by staff to provide better recreation opportunities for residents on the west side of the development. The proposal is currently short 2.87 acres of parkland dedication. The developer is proposing to provide fee in lieu of dedication for the remaining 2.87 acres which would result in approximately \$143,500 to be utilized for park improvements within the Founders Glen development.

The new proposed park on the west side of the development is situated so that additional parkland can be added on the north side with future development, which would bring the total park acreage to approximately 7.92.

The development will include 10' trails on the north side of SW 11th Street, the north side of SW 19th Street, and the east side of SW Brookside Drive as shown in the area plan.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

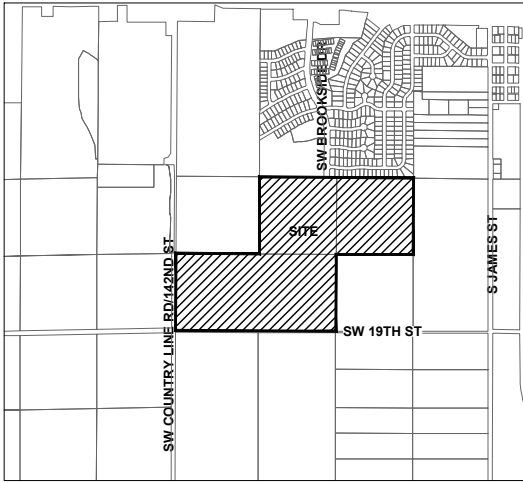
RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

VICINITY MAP



GRIMES, IOWA
LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25, WEST OF THE 5TH P.M., IOWA, SUBJECT TO EASEMENTS OF RECORD
AND
THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4 SW1/4), SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
AND
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

BUFFER REQUIREMENTS

- ONE OVERSTORY TREE (1.5" CALIPER) / 50 LF
+ TWO UNDERSTORY TREES (1.5" CALIPER) / 50 LF
+ ONE EVERGREEN (5' HEIGHT) OR THREE SHRUBS / 50 LF.
- BERM OF VARYING HEIGHT WHERE POSSIBLE.

PARKLAND DEDICATION

- COST DIFFERENCE BETWEEN 10' SHARED USE PATH AND STANDARD 5' SIDEWALK ALONG SW 11TH STREET AND SW BROOKSIDE DRIVE SHALL BE CREDITED TOWARD MEETING PARKLAND DEDICATION REQUIREMENTS.

OWNER:

EBH INC
801 WARRENVILLE RD, SUITE 150
LISLE, IL 60532

APPLICANT:

GRIMES SQUARE, LLC
CONTACT: CALEB SMITH
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 727-8928
EMAIL: CALEB.SMITH@HUBBELLREALTY.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)

PROPOSED: PUD

LEGEND:

- PARKLAND
- MEDIUM-DENSITY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- COMMERCIAL



BULK REGULATIONS:

SINGLE-FAMILY RESIDENTIAL:

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN LOT WIDTH = 60 FT (+20 FT CORNER LOTS)
MIN LOT AREA = 7,250 SF
MIN DWELLING SIZE = 1,200 SF (RANCH), 1,400 SF (2 STORY)
MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES
DETACHED TOWNHOMES = 5 FT EACH SIDE (10 FT TOTAL)
ATTACHED TOWNHOMES = 7 FT EACH SIDE (14 FT TOTAL)

MEDIUM-DENSITY RESIDENTIAL:

SETBACKS:
PERIMETER = 30 FT
FRONT YARD = 20 FT FROM PRIVATE DRIVE/SIDEWALK
= 30 FT FROM RIGHT-OF-WAY
SECONDARY FRONT = 15 FT FROM PRIVATE DRIVE/SIDEWALK
REAR YARD = 20 FT
SIDE YARD (BUILDING SEPARATION)
(2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)
DETACHED TOWNHOMES = 5 FT EACH SIDE (10 FT TOTAL)
ATTACHED TOWNHOMES = 7 FT EACH SIDE (14 FT TOTAL)

MIN DWELLING SIZE = 900 SF
MAX BUILDING HEIGHT = 50 FT (3 STORIES)
MIN LOT AREA = NONE (POSTAGE STAMP LOTS ALLOWED)
GARAGE = 1 CAR MINIMUM
VISITOR PARKING = 1 SPACE/10 UNITS
MIN OPEN SPACE = 20%
LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED
MAX DENSITY = 12.0 UNITS/ACRE

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
= 20% OF FRONT FACADE SHALL BE BRICK/STONE/MASONRY/NICHIA MATERIALS.
ELEVATIONS SHALL VARY IN COLOR, SIDING TEXTURES AND BRICK/STONE/MASONRY/NICHIA MATERIALS

HIGH-DENSITY RESIDENTIAL:

SETBACKS:
FRONT PERIMETER = 30 FT
REAR PERIMETER = 20 FT
SIDE PERIMETER = 10 FT

BUILDING SEPARATION = 20 FT
(2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MINIMUM DWELLING SIZE = 500 SF

MAX BUILDING HEIGHT = 50 FT (4 STORIES)

PARKING REQUIRED = 1.5 SPACE/ EFFICIENCY UNIT +
1.75 SPACES / 1- AND 2-BED UNITS +
2.0 SPACES / 3 OR MORE BED UNITS
(25% OF UNITS TO HAVE COVERED SPACES)

MIN OPEN SPACE = 20%

LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED

MAX DENSITY = 18.0 UNITS/ACRE

BUILDING MATERIALS = CEMENTIOUS SIDING MATERIALS (SIMILAR TO JAMES HARDIE OR LP SMART SIDE)
= ANY PUBLIC RIGHT-OF-WAY FACING FACADES WILL REQUIRE 50% BRICK/STONE/MASONRY/NICHIA MATERIALS (20% NON PUBLIC RIGHT-OF-WAY FACING FACADES)

COMMERCIAL:

SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD (EXTERNAL) = 10 FT
SIDE YARD (INTERNAL) = 0 FT IF BUILDING IS NOT CONSTRUCTED ON THE PROPERTY LINE THEN 5 FT MINIMUM SHALL BE PROVIDED

BUILDING SEPARATION = 20 FT

MAX BUILDING HEIGHT = 45 FT (3 STORIES)

PARKING REQUIRED = OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH GRIMES ZONING ORDINANCE.

MIN OPEN SPACE = 20%

LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED

