



Parks and Recreation Advisory Board Agenda

**Grimes Parks and Recreation Advisory Board
March 26, 2025 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street, Room 203**

Public Comment: If you would like to address the Parks and Recreation Advisory Board during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Parks and Recreation Advisory Board. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

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. Hope Horizon PUD Rezone

BOARD DISCUSSION

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

ADJOURNMENT



PARKS AND RECREATION ADVISORY BOARD COMMUNICATION

Meeting Date: 3/26/2025

AGENDA ITEM: Hope Horizon PUD Rezone

BACKGROUND: The applicant, Hope K Farms, LLC, is requesting approval of a rezone request for approximately 240 acres generally located at the southwest corner of NW County Line Road and NW Beaverbrooke Blvd from A-1 (Agricultural District) to R-4 (PUD). The PUD proposes five land use categories: single-family residential, medium-density residential, high-density residential, flex medium-density/commercial, and public park. The flex medium-density/commercial is proposed at the intersection of NW County Line Road and NW Beaverbrooke Blvd with high-density residential concentrated along NW County Line Road. A few medium-density residential areas are located throughout the development, including along NW Beaverbrooke Blvd. Most of the remainder of the property is proposed as single-family lots of varying sizes.

The development is required to dedicate a minimum of 19.21 acres. Approximately 20.65 acres of total parkland is proposed to be dedicated to the City, providing an extra 1.44 acres of parkland dedication. The park located north of the DCG High School campus is approximately 15.84 acres. Approximately 4.83 acres is proposed as greenway with 10' trail along the WRA sewer corridor. The trail through the greenway will be constructed as part of the development per the Community Recreation ordinance.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission recommendation of approval - 03/04/2025

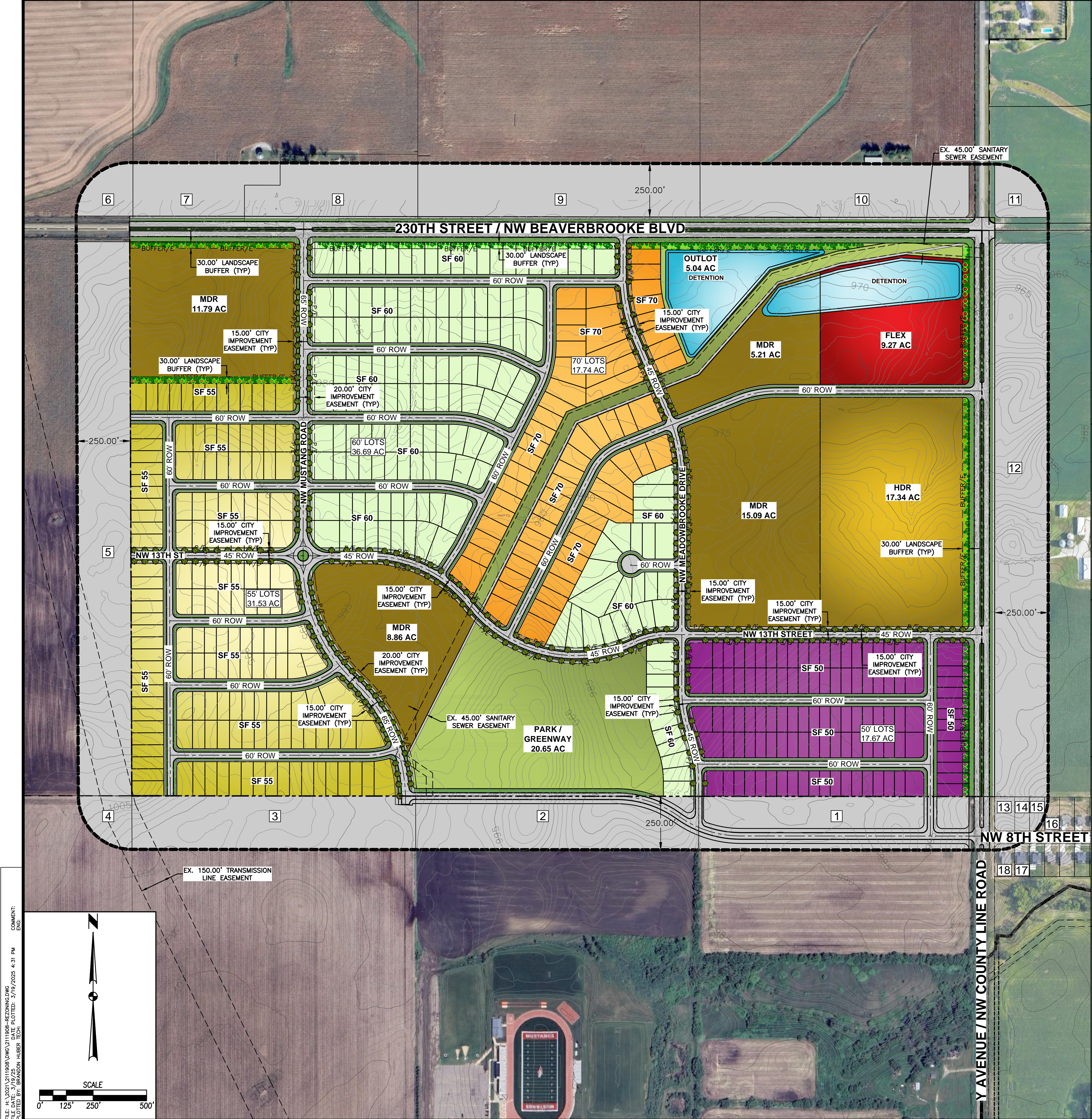
STAFF RECOMMENDATION: Staff recommend approval.

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



ZONING:
 EXISTING: A-1 (AGRICULTURE DISTRICT)
 PROPOSED: PUD

BULK REGULATIONS:

SINGLE FAMILY 50' LOTS (SF 50)

MINIMUM LOT AREA = 6,000 SF
 MINIMUM LOT WIDTH = 50 FT

SETBACKS:
 FRONT YARD = 25 FT
 REAR YARD = 25 FT
 SIDE YARD = 5 FT

MAX BUILDING HEIGHT = 35 FT
 MAXIMUM DENSITY = 6.0 UNITS / ACRE

SINGLE FAMILY 55' LOTS (SF 55)

MINIMUM LOT AREA = 6,600 SF
 MINIMUM LOT WIDTH = 55 FT

SETBACKS:
 FRONT YARD = 25 FT
 REAR YARD = 25 FT
 SIDE YARD = 5 FT

MAX BUILDING HEIGHT = 35 FT
 MAXIMUM DENSITY = 6.0 UNITS / ACRE

SINGLE FAMILY 60' LOTS (SF 60)

MINIMUM LOT AREA = 7,500 SF
 MINIMUM LOT WIDTH = 60 FT

SETBACKS:
 FRONT YARD = 30 FT
 REAR YARD = 25 FT
 SIDE YARD = 5 FT

MAX BUILDING HEIGHT = 35 FT
 MAXIMUM DENSITY = 6.0 UNITS / ACRE

SINGLE FAMILY 70' LOTS (SF 70)

MINIMUM LOT AREA = 8,500 SF
 MINIMUM LOT WIDTH = 70 FT

SETBACKS:
 FRONT YARD = 30 FT
 REAR YARD = 25 FT
 SIDE YARD = 7 FT

MAX BUILDING HEIGHT = 35 FT
 MAXIMUM DENSITY = 5.0 UNITS / ACRE

MEDIUM DENSITY RESIDENTIAL (MDR)

SETBACKS:
 ALL EXTERNAL PROPERTY LINES = 30 FT, EXCEPT WHEN UNITS HAVE FRONT DOORS FRONTING STREETS, IN WHICH CASE 25 FT
 POSTAGE STAMP LOTS = 0 FT
 BUILDING FACES WITH DRIVEWAYS = 20 FT FROM PRIVATE STREET OR PRIVATE SIDEWALK
 BUILDING FACES WITH NO DRIVEWAYS = 10 FT FROM PRIVATE STREET OR PRIVATE SIDEWALK

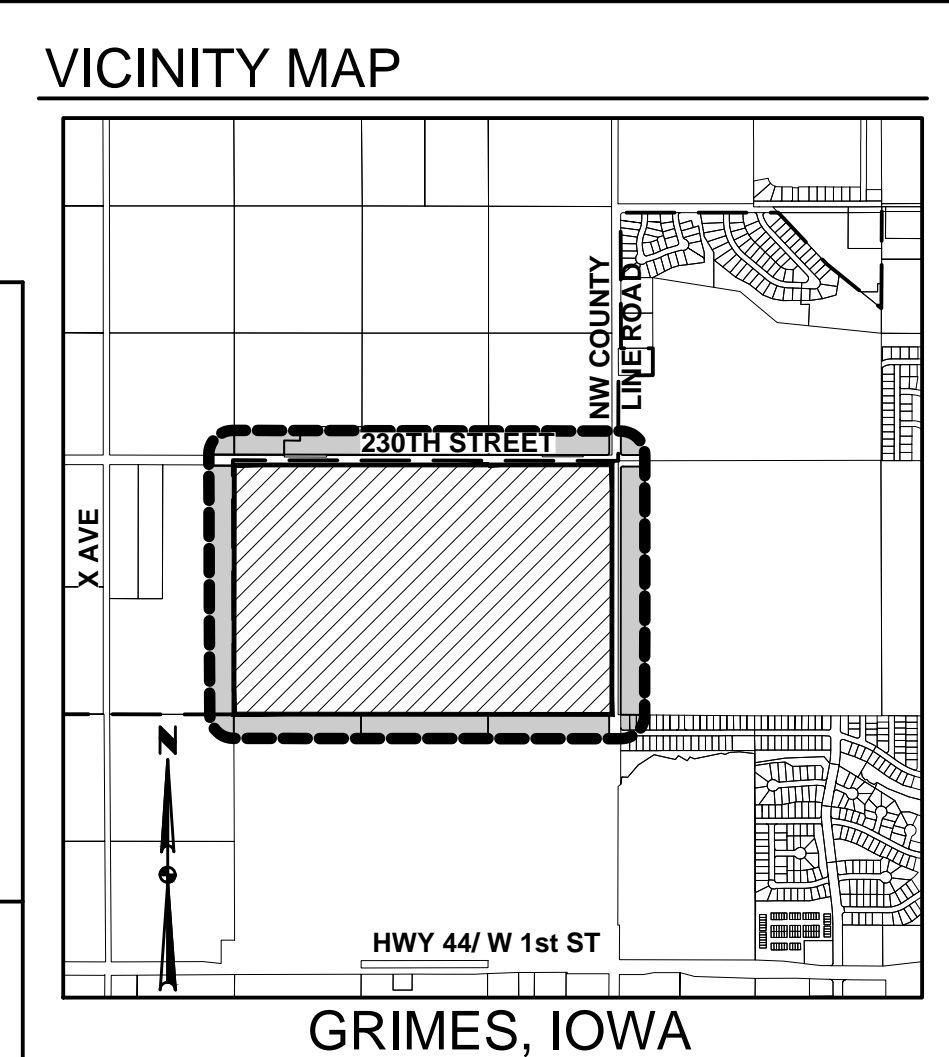
MAX BUILDING HEIGHT = 35 FT
 BUILDING SEPARATION = 16 FT BETWEEN BUILDING GROUPS
 MAXIMUM DENSITY = 10.0 UNITS / ACRE

HIGH DENSITY RESIDENTIAL (HDR)

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

SETBACKS:
 ALL EXTERNAL PROPERTY LINES = 30 FT
 POSTAGE STAMP LOTS = 0 FT
 BUILDING FACES WITH DRIVEWAYS = 20 FT FROM PRIVATE STREET OR PRIVATE SIDEWALK
 BUILDING FACES WITH NO DRIVEWAYS = 10 FT FROM PRIVATE STREET OR PRIVATE SIDEWALK

MAX BUILDING HEIGHT = 50 FT
 BUILDING SEPARATION = 16 FT BETWEEN BUILDING GROUPS
 MAXIMUM DENSITY = 18.0 UNITS / ACRE

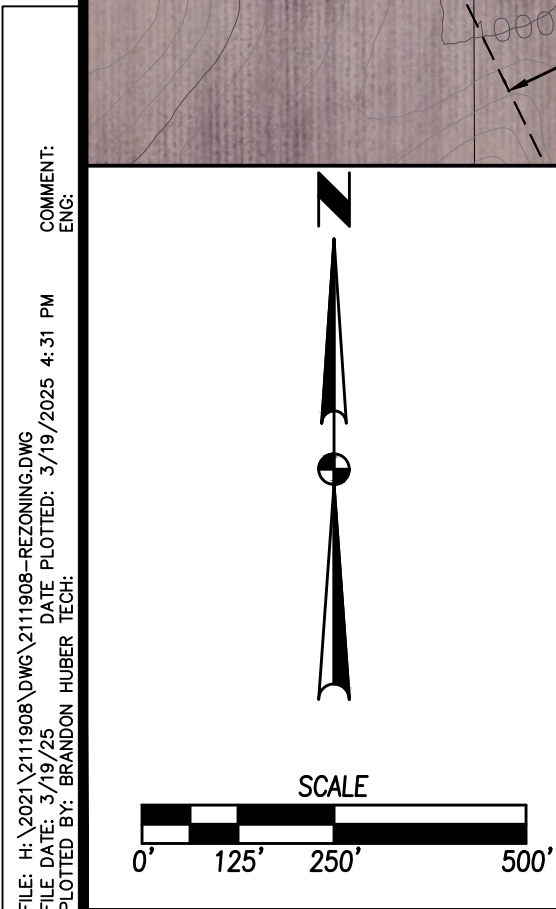


OWNER/APPLICANT:
 HOPE K FARMS, LLC
 CONTACT: ARASH RAZIZADEH
 4500 WESTOWN PARKWAY, SUITE #277
 WEST DES MOINES, IA 50265
 PH: (515) 381-3925
 EMAIL: ARASH.RAZIZADEH@EPCMG.COM

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

LEGAL DESCRIPTION:
 THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.
 AND
 THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-SIX (36) IN TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

- LEGEND:**
- PARKLAND/GREENWAY
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - SINGLE FAMILY - 50' LOTS
 - SINGLE FAMILY - 55' LOTS
 - SINGLE FAMILY - 60' LOTS
 - SINGLE FAMILY - 70' LOTS
 - FLEX (COMMERCIAL / MDR)



DATE: 03/19/2025
 02/19/2025
 08/06/2024
 03/08/2024

REVISIONS:
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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

TECH: _____
 ENGINEER: _____

HOPE HORIZON
REZONING MAP

1 / 2
 2111.908

Parcel No.	Owner Mailing Address	Area (ac.)	Area (%)	CONSENTING
1	LORRAINE E ELLIS 23831 Y AVE GRIMES, IA 50111	7.25	9.18%	
2	DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT PO BOX 680 2405 W 1ST STREET GRIMES, IA 50111	7.59	9.62%	
3	PHYLLIS R WISE REVOCABLE TRUST 30049 240TH STREET DALLAS CENTER, IA 50063	7.61	9.64%	
4	PHYLLIS R WISE REVOCABLE TRUST 30049 240TH STREET DALLAS CENTER, IA 50063	1.13	1.43%	
5	DONALD H & COLLEEN M BAUMAN 22043 Y AVENUE GRIMES, IA 50111	14.85	18.82%	
6	BOHROFEN FARMS INC 33931 230TH ST GRIMES, IA 50111	1.21	1.54%	
7	BOHROFEN FARMS INC 33931 230TH ST GRIMES, IA 50111	3.39	4.30%	
8	STEVEN J & LISA E NOBLE 33401 230TH ST GRIMES, IA 50111	4.25	5.38%	
9	BEVERLY JOANN NOBLE, JOANN BOHROFEN NOBLE 33931 230TH GRIMES, IA 50111	7.57	9.59%	
10	BEVERLY JOANN NOBLE, JOANN BOHROFEN NOBLE 33931 230TH GRIMES, IA 50111	7.21	9.14%	
11	HD LLC PO BOX 3784 URBANDALE, IA 50323-0784	1.12	1.42%	
12	J DENNIS BOHROFEN 801 SW JAZZWOOD DR GRIMES, IA 50111-5033	14.84	18.80%	
13	ASHLEY REUTER 1813 NW 8TH ST GRIMES, IA 50111-5229	0.34	0.43%	
14	JUSTIN STRAVERS 1809 NW 8TH ST GRIMES, IA 50111-5229	0.26	0.32%	
15	MEGGIN E BLUE 1805 NW 8TH ST GRIMES, IA 50111-5229	0.22	0.28%	
16	ERIN BRAMBLE 1801 NW 8TH ST GRIMES, IA 50111-5229	0.02	0.03%	
17	KATELYNN COX 1808 NW 8TH ST GRIMES, IA 50111-5229	0.00	0.00%	
18	CHAD CAMPBELL 1812 NW 8TH ST GRIMES, IA 50111-5229	0.05	0.06%	
TOTAL =		78.90	100.00%	0.00%

DATE	REVISIONS
03/19/2025	FOURTH SUBMITTAL
02/19/2025	THIRD SUBMITTAL
08/06/2024	SECOND SUBMITTAL
03/08/2024	FIRST SUBMITTAL

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



GRIMES, IOWA

HOPE HORIZON REZONING MAP