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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, April 29, 2014 at 5:34 P.M. at the Grimes City Hall.

Roll Call: Present: Steve Reneker, Mike Chambers, Steve Valline Absent: Bill Bohan, Kelsey Clark, Council Liaison Craig Patterson

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Chairman Steve Reneker stated that due to a scheduling conflict, agenda item E. for Glenstone Meadows Preliminary Plat and Site Plan had been moved to Item A.

Motion by Chambers, Second by Valline to approve the agenda.

Roll call: Ayes-3; Nays-0 Motion passes: 3-0.

II. APPROVAL OF THE MINUTES

Motion by Valline, Second by Chambers to approve the minutes from the March 4, 2014 meeting

Roll call: Ayes: 3 Nays: 0 Motion passes: 3- 0.

II. PUBLIC AGENDA ITEMS

A. Glenstone Meadows Preliminary Plat & Site Plan

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Board on behalf of the Developer, Solid Ground, LLC. Also in attendance were Eric Grubb, President of Solid Ground, and Jason Evans, representing Greyhawk Homes. Ollendike stated that this development is located at 3605 SE Glenstone Drive and consists of 7.9 acres more or less and is currently zoned C-2 (General Highway Service Commercial District). Ollendike said that they are requesting approval for mixed use with the north portion to be used for townhomes and the south portion maintained as commercial. She stated that there are both 4 and 6 plex units in the site plan for a total of 44 units and will have 176 parking spaces. Ollendike stated that the remaining portion of the plat is to remain zoned C-2. Ollendike said the private street through the development would be 26' wide allowing parking on the south side. She said there would be two proposed detention basins on this plat. Ollendike said there were not any conflicts with the city comment letter and all items had been addressed. Jason Evans with Grayhawk Homes addressed the Board with samples of the building materials proposed. Evans displayed vinyl siding, vinyl shake product on the gables and architectural shingles in three shades to be used in this development.

Motion by Valline, second by Chambers to Approve the Glenstone Meadows Preliminary Plat & Site Plan per the City of Grimes letter dated April 23, 2014.

Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

B. Public Hearing and Action for the Adoption of the Amended Official Zoning Map.

Chairman Steve Reneker opened the Public Hearing at 5:47. City Engineer John Gade stated that it had been a while since the last update to the Official Zoning Map had been made. He said the updated map

reflected current revisions to the Highway 44 ordinance as well as clarifying several minor items. Gade stated that this amended map was going before Council for the final reading on May 13, 2014. Being no oral or written comments the Public Hearing was closed at 5:53.

Motion by Valline, Second by Chambers, to recommend approval to adopt the Amended Official Zoning Map.

Roll call: Ayes- 3, Nays- 0 Motion passes: 3– 0

C. Toyota Parking Lot Expansion Site Plan.

David Bentz, Bishop Engineering, 3501 104th St, Urbandale IA addressed the board. Bentz stated that the owner of Toyota wished to add 245 additional stalls on the south west corner of the existing site for employee parking. Bentz said this parking lot expansion project consists of 79,680 square feet and that landscaping would be provided around the perimeter of the site as well as detention ponds for any runoff on the site. Bentz stated they are in agreement with comments from staff. City Engineer Gade did not have any additional questions or concerns.

Motion by Chambers to Approve the Toyota Parking Lot Expansion Site Plan per the City Letter dated April 23, 2014.

Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

D. Commercial & Home Services Site Plan

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Board on behalf of Commercial Home Services and their site located at 3301 SE Destination Drive. Mandernach stated that they propose to build two steel buildings on this site to provide office space, storage usage and some minor manufacturing. He said there would not be any fencing or outside storage at this facility and the waste receptacles would be located inside of each building. Mandernach said there would be separate utilities to each building and detention was provided for the site. Mandernach said that they were working with the DNR and the City to modify the floodway line so they would not be building within that area. Mandernach stated that the owner was using tan steel siding with stone at the bottom and darker trim.

Motion by Valline, second by Chambers to Approve the Commercial & Home Services Site Plan per the City letter dated April 18, 2014.

Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

E. 3455 Mieke Drive Site Plan

Ed Pelds, of A. Leo Pelds Engineering Co., 2323 Dixon Street, Des Moines IA addressed the Board on the site improvements proposed for 3455 SE Mieke Drive. Pelds stated that they want to build a 9,750 sf warehouse building with tenant space in the front and parking to the south end of the building. Pelds stated this is on approximately a one acre lot located just north of SE 37th Street. Waste receptacles would be located inside of the building. Pelds said there would be wall pack lighting, two overhead doors and two man doors into the building. Pelds stated that they planned storm water detention on the west side of the building. City Engineer Gade did not have any questions or concerns.

Motion by Chambers, second by Valline to approve the 3455 Mieke Drive Site Plan per the City letter dated April 24, 2014.

Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

F. Public Hearing and Action on a Request for Rezone from Beaverbrooke Development Company-Heritage Development from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 Single and two Family Dwelling District and C-2 General and Highway Service Commercial District to R-4 Planned Unit Development.

Chairman Steve Reneker opened the Public Hearing at 5:59. David Bentz, Project Engineer and Michael Gaunt, Landscape Architect with Bishop Engineering, 3501 104th St, Urbandale IA addressed the Board on behalf of Beaverbrooke Development. Gaunt presented the Board with an overview of the Planned Unit Development (PUD). Gaunt stated that this project will consist of over 400 acres in total and is

bordered along the west side by Little Beaver Creek and the Highway 141 corridor, north of 1st street and east of James Street. Gaunt stated that Heritage is designed as a traditional housing development with a mix of family residential, multi-family residential and commercial plats at the east end of Beaverbrooke Boulevard. Gaunt stated that approximately 17 acres, centrally located in the plat, could accommodate a new Grimes Town Center and there are numerous public park and green spaces as well as detention basins located across this development. He said approximately 200 acres will be zoned for single family dwellings similar to R2-70, and 44 acres with similar zoning to R2-60. Approximately 35 acres are designated for multi-family high density and another 42 acres of multi-family medium density. Gaunt also stated there were about 52 acres for commercial usage in addition to the 17 acres for the town center of which about 2 acres would be designated as a park. Gaunt said the PUD restrictions and requirements closely follow zoning already in place with the City, however, by making the entire development PUD, it allows the developer to add additional requirements that will blend better with the overall plan. Gaunt said the PUD specifies that no fencing will be allowed along the public areas other than a two rail white decorative fence that would be used where a property line is adjacent to a public outlot. Gaunt stated that to ensure continuity within the development all buildings and structures would be required to have approval by the Heritage Review Committee (HRC) prior to applying to the city for permits. He said the town center is intended as a unique destination within the City of Grimes. Gaunt explained that the basis for zoning is C-1 with review required by the HRC and the City of Grimes to determine appropriateness in following the design intent laid out within this PUD. Gaunt stated that in regard to traffic flow, Beaverbrooke Blvd was a key part of this project. Beaverbrooke will connect to Hwy 141. They have performed a traffic study for this project and are working closely with City Staff. Gaunt stated that stormwater management throughout the development is included in common areas wherever possible. He said that this includes a pond just west of the Town Center section and detention basins placed in green space throughout the southern portion of the project. Gaunt said that eventually, all storm water run-off will make its way west and empty into Little Beaver Creek. Gaunt stated that the intent of the storm water management plan is to slow runoff, allow as much infiltration as is reasonable and minimize downstream impact. In the southern sections of Heritage, runoff will flow into green space between the residential lots. Gaunt stated that these areas will be maintained by the City and consist of a combination of native prairie vegetation and open spaces known as Pocket Parks. Gaunt said that installation of native plants will significantly slow down runoff, filter pollutants and soil out of the water and will result in decreased runoff into Little Beaver Creek. Resident John Wilcox, 7852 NW 114th St. Grimes Iowa addressed the Board with his concerns about development run off that would possibly affect his property. Wilcox stated that his property is adjacent to Highway 141 and the area planned for Multi Family High Density in Heritage Development. He said that while much of the rain from the development as a whole would drain to the south, there is a section along 141 that has a drainage pipe that empties into a ravine on his property that runs all year around and is about 10 feet from his driveway. Wilcox stated that he is concerned that although this is not a large area, the volume of runoff has been very heavy during rain events and he is concerned that any further increase would cause runoff to overflow the ravine and end up in his driveway. Resident Steve Rodriguez, 205 NE 13th St. Grimes IA, addressed the Board to ask how many units were being planned in total for this development, the number of families expected to increase the population of the city and what the plan was to address traffic flow in and out of Grimes and onto Highway 141. Adjacent property owner Larry Heller, 12120 NW 82nd Ave. Grimes IA, addressed the Board to ask how much additional water would end up going through the waste water treatment plant with this development. Heller stated that his property is along Little Beaver Creek and the level of water funneled through the creek has been steadily increasing over the years and he is not sure how much more it can handle. Heller also asked what the expected time line was for the development. Resident Bryan Church, 105 NE 13th St Grimes also addressed the Board. Church stated that he was very concerned about the traffic flow and wanted to learn about the plan to address an already very congested area. Being no additional oral or written comments the Public Hearing was closed at 6:30. City Engineer Gade stated that he had a question about the percentage of green space called out in the bulk regulations. Gade noted that the current City requirement is 40%. After discussion, Bentz and Gade

agreed that 30% would be reasonable. Gade stated that in general, the PUD requirements are more stringent than the City requirements already in place. Bentz addressed the resident concerns on stormwater management. Bentz stated that when they present the final site plan, they would be held to all city requirements and therefore, there should not be any additional runoff to the north due to the development of this area. Bentz also stated that they are working with City Staff concerning the traffic flow concerns for this area. City Engineer Gade agreed that there are plans being worked on for city road improvements. Bentz also stated that they hope that the intersection from Beaverbrooke to Highway 141 would be started yet this fall which would significantly improve the congestion. Gade stated that the City has a Master Plan for James Street that calls for having three lanes to allow a turn lane. Gade also stated that there may be a traffic signal at the intersection of James Street and Beaverbrooke in the future. However, Gade noted that they would not be able to begin that road work until Beaverbrooke Blvd. was in place to help with the traffic flow during construction. Gade also noted that in the proposed commercial area, due to the small area concerned, he did not have any concerns about accepting the frontage requirement change on that portion from 100 feet, as stated in the Hwy 141 ordinance, to 20 feet as stated in the PUD. Gade stated that the proposed lane width on Beaverbrooke Blvd would be 22 ft. instead of the standard 26 ft. This allows for 5 lanes of traffic with dedicated turn lanes for the entire project. Gade stated that there are two proposed roundabouts on Beaverbrooke Blvd. as well to discourage speeding. He said that the proposal for NE Gateway Drive will be three lanes with the traditional 37 ft. wide roadway. Gade said there is a proposed landscaping berm on the west side to help buffer the residential area.

Motion by Valline, Second by Chambers, to recommend approval of the Request for Rezone from Beaverbrooke Development Company-Heritage Development from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 Single and two Family Dwelling District and C-2 General and Highway Service Commercial District to R-4 Planned Unit Development per the Fox Engineering letter dated April 24, 2014 with the addition of the requirement of 30% minimum green space in the bulk regulations.

Roll call: Ayes- 3, Nays- 0 Motion passes: 3 – 0

G. Heritage Preliminary Plat 1

David Bentz, Bishop Engineering, 3501 104th St, Urbandale IA addressed the board. Bentz stated that Plat 1 consists of 18 single family lots and is located in a flood plain at this time and they are currently working with the DNR and propose to add soil to that area to raise this section. Bentz stated that there is a 5 foot walking path that will be located between lots 8 & 9 and sidewalks all the way around the cul-de-sac. He said that these lots are to be 75' wide. The road will open onto North James Street. City Engineer Gade did not have any additional questions.

Motion by Valline, second by Chambers to Approve the Heritage Preliminary Plat 1 per the Fox Engineering letter dated April 23, 2014.

Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer John Gade said that there would not be a May meeting for Planning and Zoning.

1. Old Business- Building Inspector Scott Clyce stated that over the past few weeks Burger King, MB2 Indoor Kart Racing and Canoyer's Greenhouse had opened for business in Grimes.
2. New Business- Next meeting, June 3, 2014.

V. ADJOURNMENT

Motion by Chambers, Second by Valline to adjourn the meeting.

Meeting is adjourned at 7:33 pm

Steve Reneker, Chairman

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