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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday March 1, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Mike Chambers, Steve Valline, Kelsey Clark, Scott Almeida, City Engineer John Gade, and Building Administrator Scott Clyce.

## **I. GENERAL AGENDA ITEMS**

### **I. APPROVAL OF THE AGENDA**

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

Roll call: Ayes-All; Nays-0 Motion passes: 5-0

### **II. APPROVAL OF THE MINUTES**

Motion by Almeida, Second by Clark to approve the minutes from the February 4, 2016 meeting.

Roll call: Ayes-All; Nays: 0 Motion passes: 5 - 0.

## **II. PUBLIC AGENDA ITEMS**

### **1. Kennybrook Final Plat 1**

Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Board on behalf of Kennybrook Development LLC

Ollendike stated this plat contains 25 lots for single family homes and one lot to be developed for multifamily as well as an out-lot to be dedicated to the City for a park. Ollendike stated that all the improvements are in place except for the paving and some utility testing. City Engineer Gade stated that the developer wants to receive final approval so they can transfer ownership of the multifamily lot so construction can begin and they will bond for the remaining improvements.

Motion by Chambers, Second by Almeida to approve the Kennybrook Final Plat per the Fox letter dated Feb 25, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 5- 0

### **2. Voss Concrete Site Plan**

Dan DeCamp, ABACI Consulting, Inc. 101 NE Circle Drive, Grimes Addressed the Board on behalf of Voss Concrete. DeKamp stated they propose to build a 10,000 sq. ft. office and maintenance and repair facility with two ancillary storage buildings to store vehicles and materials. The project is located at 1305 SE 28<sup>th</sup> St and access to the project will be from SE 28<sup>th</sup> Street. DeCamp stated that construction vehicles will utilize the north portion to access the main facility and storage and exit on the south side of the building. DeCamp said they will tap into existing sanitary and water services. City Engineer Gade stated that his only question was if the Board would recommend additional screening for a small area that would be used for storage of steel reinforcement bars. DeKamp said they would add whatever

landscaping for screening the City would require if needed. Carl Chambers of Imprint Architects, 1605 N Ankeny Blvd Suite 130 Ankeny, IA addressed the Board to describe the proposed building materials. Chambers stated that the building would be pre-engineered metal with steel siding and roof. He added that a masonry wainscot would be on the south face of the building and steel accent wainscot on the other sides of the building. City Engineer Gade said the area is zoned M1-A and is outside of the Highway 141 corridor so there would not be any overlay requirements on this project. Bohan asked about containment for the fuel station on the property. Gade stated that the fuel pump is curbed and there will be bollards for safety.

Motion by Valline, Second by Chambers to approve the Voss Concrete Site Plan per the most recent letter to ABACI Consulting, Inc. with the requirement of additional landscaping in the NE corner to screen the outdoor storage area.

Roll call: Ayes-All, Nays-0 Motion passes: 5– 0

**3. Public Hearing and Action on a request on behalf of Caymus Park Holdings, LLC to rezone Caymus Park consisting of 22.9 acres currently zoned Planned Unit Development (PUD) with an underlying zoning of R-3 Medium Multiple Family District which allows for the construction of single unit townhomes to request the PUD be modified to allow for R-3 High Multiple Family District in the southern portion of the property to allow for the construction of apartments.**

Bill Bohan Opened the Public Hearing at 5:46pm. Bohan asked that the engineer address the initial questions regarding the project followed by any comments the residents might have afterwards. Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Board on behalf of Caymus Park Holdings. Ollendike stated that she had additional information on the project that was researched to address concerns the Board had from the previous review. Ollendike offered a timeline of the major events concerning the property in question. She noted that the original zoning change was back in 2007 when the property was changed from Agricultural to R3 High Residential. She said that at that time it would allow for up to 314 total units to be built. Ollendike said in 2010 a preliminary plat was proposed that would allow for townhomes and apartments in the southern portion of the site. She said in 2013 the property was rezoned to a Planned Unit Development to allow detached townhomes throughout. Ollendike stated the first phase of that plan has been constructed with 6 detached townhomes on the site. She said that the developer believes that apartments would be a better product for the site and wanted to have zoning changed to allow a total of 69 townhomes and incorporate some high density to allow five apartment buildings for a total of 180 in the remaining undeveloped portion of the plat. She said they are proposing three story, 36 unit buildings using stone, brick and vinyl for the exterior. Chair Bohan asked if she would discuss the particular areas of concern that were brought up at the last meeting. Ollendike said the first item of concern was in regard to the ability of East 1<sup>st</sup> Street to handle the anticipated increased flow of traffic. She stated that Foth Engineering completed a traffic study and construction drawings for the new roundabout construction that will be starting at Edgewood and East 1st Street. Ollendike stated that traffic was analyzed for 2016 and 2035 scenarios. She said the original study showed this property directing 178 dwelling units out on to Edgewood Drive without Destination Drive being constructed. She relayed that the new study assumed there would be 215 units in 2016 and 249 units in 2035 without the construction of NE Destination Drive. The study analyzed the Edgewood/1st Street and Edgewood/Caymus Park Entrance intersections. Ollendike said the analysis provided by Foth Engineering indicates that with the new roundabout being constructed at the intersection of Edgewood and 1<sup>st</sup> Street the proposed change in

zoning will meet level of service requirements in both 2016 and in 2035 projections. She went on to state this indicates that with the development of 180 apartment units and 35 townhome units the intersection is able to move freely with little delay. Ollendike said the developer is still proposing that the area within Phase 3 which includes the construction of 34 additional townhome units will be delayed until Destination Drive is installed. Ollendike noted that another concern was whether the current pedestrian ways adjacent to and near the proposed R-3 multiple family districts would provide for safe pedestrian and bike traffic in the area in light of the increased population density created by the construction of the apartments in the area. She stated that the developer installed an 8-foot trail on the west side of NE Edgewood Drive fronting this property that is intended to connect to trails all along the west side of NE Edgewood Drive leading north to the North Pointe Park. She indicated that John Gade with FOX Engineering said it is within the city's 5-year plan to connect the Caymus Park trail to the existing 8-foot trail to the north. Gade also stated this development is also going to have a sidewalk connection into the single family development to the north which will provide additional pedestrian connectivity. Ollendike said that there will be no sidewalks or trails on the east side of NE Edgewood Drive which lies within the City of Johnston. Ollendike said in regard to the water pressure and water supply concerns she noted that there is an existing 12-inch water line that comes into this development off of NE Edgewood Drive. She added that after talking with John Gade with FOX Engineering it was their opinion that there would not be problems with water pressure in the area. Ollendike said she was asked whether the proposed medium multiple family district is consistent with the comprehensive planning adopted for growth by the City of Grimes. Ollendike said the current comprehensive plan shows this area as Medium Density Residential with a typical maximum density of 12 units per acre. She also stated that the area surrounding the property to the west and south is slated for a Mixed Use 1 (MU-1) use which allows for a mix of residential, office and neighborhood commercial uses. Gade said the overall density of this project results in approximately 11 units per acre which is still under the 12 unit/acre threshold. Ollendike said the higher apartment density is concentrated to the southwest corner of the property adjacent to the MU-1 land uses and said the plan shows a buffer of townhomes in between the single family and the apartments providing a step down in uses before you reach the MU-1 uses. Ollendike stated that in section three of the Grimes Comprehensive Plan the future land use characteristics and decision making framework states the following: "Grimes' future Land Use Map and policies should provide both guidance and flexibility to decision makers in the land use process. A Land Use Plan provides a development vision for the city that guides participants in the process of community building. However, it cannot anticipate the design or specific situation of every rezoning application. Therefore, the plan should not be taken as inflexible prescription of how land use must be used. Rather, it provides a context that helps decision-makers, including city administrative officials, the Planning Commission, and the City Council, make logical decisions which implement the plan's overall principles." She noted that the plan being proposed does push the limits of MDR land use and expands the MU-1 uses shown on the map but the overall density still falls within the thresholds of the MDR. Ollendike noted this property between 2007 and 2013 was zoned R-3 High for a greater density than they are currently proposing. The comprehensive plan which was adopted in September 2010 showed the MDR land use but it was zoned for high density residential. She said the zoning being proposed still makes sense as they are stepping the zoning down from single family residential to medium density to high density to the mixed use of commercial/residential/office. Ollendike noted the progression of the land use is still being met even though the boundaries are being modified, therefore, in their opinion the intent of the land use plan is still being met. Residents from the area concerned that spoke at the meeting were: Linda Evans, 7820 NW 100<sup>th</sup> Street; Laura Sprague, 2305 NE 12<sup>th</sup> St; Chip Classon, 7221 NW 197<sup>th</sup> Street; Jeff Knight, 2320 NE 8<sup>th</sup> St;

Todd Carlson, 7401 NW 107<sup>th</sup> St; Janet Classon, 7221 NW 107<sup>th</sup> St; Jared Bogaards, 2508 NE 8<sup>th</sup> St; Steve Schmidt, 10609 NW 75<sup>th</sup> Place; Megan Knight, 7415 NW 10<sup>th</sup> St; Eric Ingvall, 801 NE Silkwood St; Steve Niebuhr, 7355 NW 107<sup>th</sup> St; Nick Aliano, 900 NE Rosewood Ct, Matt Madison, 700 NE Edgewood Dr.; Jason Victora, 2405 NE 8<sup>th</sup> St.; Laura Jones, 2408 NE 8<sup>th</sup> St; The topics of concern they wanted addressed were: Traffic flow and volume, fire safety concerns with only one entrance and egress, pedestrian access and safety, is the plan consistent with the existing comprehensive plan, school and education impact, landscaping and buffering requirements, and property values. Being no further input, at 8:03pm the Public Hearing was closed.

Motion by Clark, Second by Almeida to Deny the request on behalf of Caymus Park Holdings, LLC to rezone Caymus Park consisting of 22.9 acres currently zoned Planned Unit Development (PUD) with an underlying zoning of R-3 Medium Multiple Family District which allows for the construction of single unit townhomes to request the PUD be modified to allow for R-3 High Multiple Family District in the southern portion of the property to allow for the construction of apartments.

Roll call: Ayes- Chambers, Clark, Almeida, Nays- Bohan, Valline. Motion Passed: 3– 2

### **III. PUBLIC FORUM- None**

### **IV. ZONING ADMINISTRATOR REPORT -None**

1. Old Business- Building Administrator Clyce gave an update on permits and inspection counts.
2. New Business- Next meeting April 5, 2016.

### **V. ADJOURNMENT**

Meeting is adjourned at 8:12 pm

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