



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, April 2, 2013 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Mike Chambers, Kristin Haar, Steve Reneker, Steve Valline,  
Absent: Bill Bohan, Council Liaison Mat Tapper

## **I. GENERAL AGENDA ITEMS**

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

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

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

Bill Bohan joins the meeting at 5:35

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

Motion by Haar, Second by Valline to approve the minutes from the February 5, 2013 meeting with the correction of the Date of the Fox Engineering Letter for Crossroads Business Park Preliminary Plat 5 to read February 28, 2013.

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

Council Liaison Tapper joins the meeting at 5:37

## **II. PUBLIC AGENDA ITEMS**

### **1. Tender Years Day Care Site Plan**

Keith Weggen, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Tender Years Daycare. Weggen stated that this will be a new daycare facility to be located at 2860 SE Grimes Boulevard. This site is about 1.6 acres, zoned M1-A. They propose a 8100 square foot, one story facility. Materials will be primarily masonry, with a band of stucco near the top of the walls. There are 30 parking spaces with plans for future spaces if needed. Weggen stated that for roof runoff, they intend to connect the downspouts directly into the storm sewer system. No storm water detention is proposed for this site. Playground space will be located primarily on the west side of the building. City Engineer Gade advised that his only concern was with the proposed fencing and easements required with that lot. Weggen stated that the owner agrees that they can move the proposed fencing area to remain within requirements. Carl Chambers with Imprint Architects, 1605 N Ankeny Blvd, Ankeny IA, addressed the Board regarding the proposed building. Chambers stated that this will be a wood frame construction with tan color masonry veneer over 80% of the structure and a band of sand color stucco across the top, asphalt shingles on the roof. Chambers advised that there would be some aesthetic lighting around the entry, wall pack lighting on the building as well as poles in the parking area. Windows will be a residential style and the canopy over the front would be a green standing seam metal structure. Chambers said the trash receptacle will be screened by a two foot brick enclosure with a metal cap.

Motion by Bohan, second by Reneker to approve Tender Years Day Care Site Plan per the City of Grimes letter dated March 28<sup>th</sup>, 2013.

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

### **2. Autumn Park Preliminary Plat 3**

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Grimes Lots LLC. Roghair stated that Plat 3 consists of approximately 28 acres and will have 57 single family lots. The greenbelt trail to the north and east will all be deeded to the City as a part of this plat. Roghair stated that this plat includes a 12 foot wide concrete trail connection across the creek extending to 3<sup>rd</sup> street.

Motion by Valline, Second by Chambers to approve the Autumn Park Preliminary Plat 3 per the Fox Engineering letter dated March 26, 2013

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

### **3. Public Hearing & Action on Zoning request from Brooke Ridge LLC to rezone 32.0 acres from A-1 Agricultural to R2-70 single & two family dwellings**

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board with the proposal to rezone 32.0 acres from A-1 to R2-70 to allow single and two family dwellings to be developed. Mandernach stated that Brooke Ridge is near the North Grimes Sports Complex and north of Tributary “A” of Little Beaver Creek and south of NW 82<sup>nd</sup> Avenue. City Engineer Gade stated that the rezone request is consistent with the Grimes Land Use Policy Plan. Being no further comment, Chairman Reneker closed the meeting and opened the Public Hearing and asked if there were any questions from the public. Lamar Koethe 3514 142<sup>nd</sup> Street Urbandale Iowa asked the Board where the school was located in relation to Brooke Ridge. City Engineer Gade pointed out the locations concerned. Being no further questions Reneker closed the Public Hearing and reopened the meeting. Chambers asked about the installation of sidewalk along 82<sup>nd</sup> Avenue. Gade stated that the City could not install sidewalk along that area due to the right of way requirements and that much of the property abutting this area does not fall within the City limits.

Motion by Haar, second by Chambers to approve the Brooke Ridge Rezone of 32.0 acres from A-1 Agricultural to R2-70 per the Fox Engineering letter dated March 20.

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

### **4. Public Hearing & Action on Zoning request from FLDW Holdings, LLC to rezone Chevalia Valley Lot 43 from R-3 to R-4 (Planned Unit Development).**

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of FLDW Holdings LLC. Gibson advised the Board that there was an approved site plan for 120 Condominium units and a day care to be built and approximately 40% of the utilities as well as the grading have been completed. Gibson stated that since that time, the market demand has changed to such a degree that the developer wishes to have this lot rezoned to allow the building of a newer product that would require Planned Unit Development zoning. Gibson advised that they are proposing the building of 55 detached and bi-attached townhomes instead of the Condominiums. Gibson advised that they would like to request a change of the 16 foot separation requirement be reduced to 10 foot separation between principal structures. City Engineer Gade did note that the current R-3 zoning requirements did not address detached townhomes as that product was not in use at that time. Gade said that approving a PUD overlay of the R-3 requirements would allow detached townhomes to be built on that site. Gade also noted that while the code reads 16 foot separation, there have been situations where the 10 foot separation of principal structures has been allowed. Being no further comment, Chairman Reneker closed the meeting and opened the Public Hearing and asked if there were any questions from the public. Seeing none, Reneker closed the Public Hearing and reopened the meeting.

Council Liaison Tapper suggested that the Ordinance requirements be revisited at the City level to evaluate what changes should be made to update the Code to prevent the need for rezoning from coming up again.

Motion by Valline, second by Haar to approve the rezone request for Chevalia Valley Lot 43 from R-3 to R-4 with the note that the 10 foot separation be allowed only between single family or bi-attached units.

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

**5. Public Hearing & Action on Zoning request from Prairie Development to rezone Outlot Y of North Pointe Plat 1 from R-3 Multi-Family residential to R-4 (Planned Unit Development).**

Caleb Smith, McClure Engineering 1360 NW 121st, Clive IA addressed the Board representing the owner Prairie Development & Building LLC. Smith stated that this site is a 10.65 acre parcel off of NW 78<sup>th</sup> Avenue currently described as Outlot “Y” North Pointe Plat 1. The existing zoning classification for this property is R-3 (multi-family) with a maximum density of 8 units per acres or 85 units on this site. The Developer desires to build 22 single family homes. Smith stated the proposed development is 2.06 units per acre. Smith advised that due to the Lots 1-6 are proposed to be 68 foot width, and on the south side they are proposing 80 foot lots. Smith stated that in order to ensure consistency with the development regardless of the lot size, there will be architectural standards proposed throughout the PUD requiring stone or brick materials to be used on the frontage and specific siding materials that would be required. City Engineer Gade stated that this area was originally zoned R-1, and since that time several attempts at rezoning to achieve a marketable property have been made. Gade acknowledged that due to its elevation, general shape as well as the presence of expansive soils and easements involved with the property the developers believe it would be better utilized to have fewer large single family homes rather than multi family or townhomes. Gade advised that standard R-60, or R-70 zoning would not work with the varying lots sizes over the entire development and a Planned Unit Development could be a better choice to accommodate the parcel. Board member Bohan stated that any PUD approval should be required to have specific architectural standards spelled out to ensure the level of quality would be upheld. Being no further comment, Chairman Reneker closed the meeting and opened the Public Hearing and asked if there were any questions from the public. Seeing none, Reneker closed the Public Hearing and reopened the meeting. After discussion with the Board members, it was determined that they wanted to review in greater detail the North Park Estates Preliminary Plat 1 prior to taking action on the rezone request. Smith stated that this Plat contains 22 single family lots and he pointed out the west 4 lots have 68 foot lot width, 8 lots that will be between 70 to 75 foot in width, and the remaining lots showed 80 foot width or more. Sanitary sewer would be serviced out of the south west corner of the development and the water mains were already in place along 78<sup>th</sup> Street. Smith stated that with the drainage area to the south east no additional detention would be required. Smith also noted that they propose that outlot Z would be deeded over to the City as a park and on the south side of 18<sup>th</sup> street they propose an 8 foot trail that will extend to that city park. City Engineer Gade did not have any additional concerns or comments on the Preliminary Plat. Smith stated that both building materials as well as design. Bohan recommended that the requirement of 25% brick or stucco on the front of each building be detailed on the PUD.

Motion by Haar, second by Bohan to approve request from Prairie Development to rezone Outlot Y of North Pointe Plat 1 from R-3 Multi-Family residential to R-4 PUD with the amendment that the building frontage standards for brick and stone will apply.

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

**6. North Park Estates Preliminary Plat 1**

City Engineer Gade stated that the streets, at 31 feet, are actually wider than required and the cul-de-sacs and green space meet city requirements.

Motion by Valline, second by Chambers to approve North Park Estates Preliminary Plat 1 per the Fox Engineering letter dated March 28, 2013.

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

**III. PUBLIC FORUM -None**

**IV. ZONING ADMINISTRATOR REPORT**

City engineer Gade stated that at the next meeting the Board would see a preliminary plat for Beaverbrooke West Plat 9 which he believes would fill in the area south of Beaverbrooke Boulevard. Otherwise, Gade stated that there will be a large amount of development this year. Some of the developments starting will be Silkwood Meadows, Bridge Creek will be putting in a cul-de-sac on the south end of that development as well as anticipating the preliminary plats for the rezones the Board approved during this meeting among others. Gade

stated all this activity would mean that we should see approximately 300 single family lots coming on over the summer ahead. Gade also noted that 2.3 million dollar Main Street Revitalization Project was scheduled to go to bid on Wednesday the 3<sup>rd</sup> of April and he was looking forward to those results. Building Inspector Clyce stated that at the end of the Month of March last year they had 17 permits submitted. At the end of March this year he had 37 permits submitted putting us quite a bit ahead for the year. Dogwood Lodge is also open now and already pretty busy. Clyce stated that a ribbon cutting should be coming up soon for that project. Kum & Go also had an addition to their facility this month. They have added a pizza oven and more beverages to the Princeton Road location. Gade also noted that Meadowlark has begun Plat 3, which is a Cul-de-sac project as well as Plat 4.

1. Old Business- None

2. New Business- Next meeting – May 7, 2013

#### **V. ADJOURNMENT**

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

Meeting is adjourned at 6:56pm

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Steve Reneker, Chairperson

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