



October 27, 2011

## Memo

To: North Liberty Planning Commission

From: Dean Wheatley, Planning Director

Subject: Request of Autumn Ridge Partners, LC to approve a rezoning from RS-6 (Single-Family) to RD-10 (Duplex Zero-lot) for property generally located south of Zeller Street west of Garner Elementary School.

(Legal: Lengthy, part of Autumn Ridge Preliminary Plat subdivision)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator

Tracey Mulcahey, Assistant City Administrator

Tom Palmer, City Building Official

Scott Peterson, City Attorney

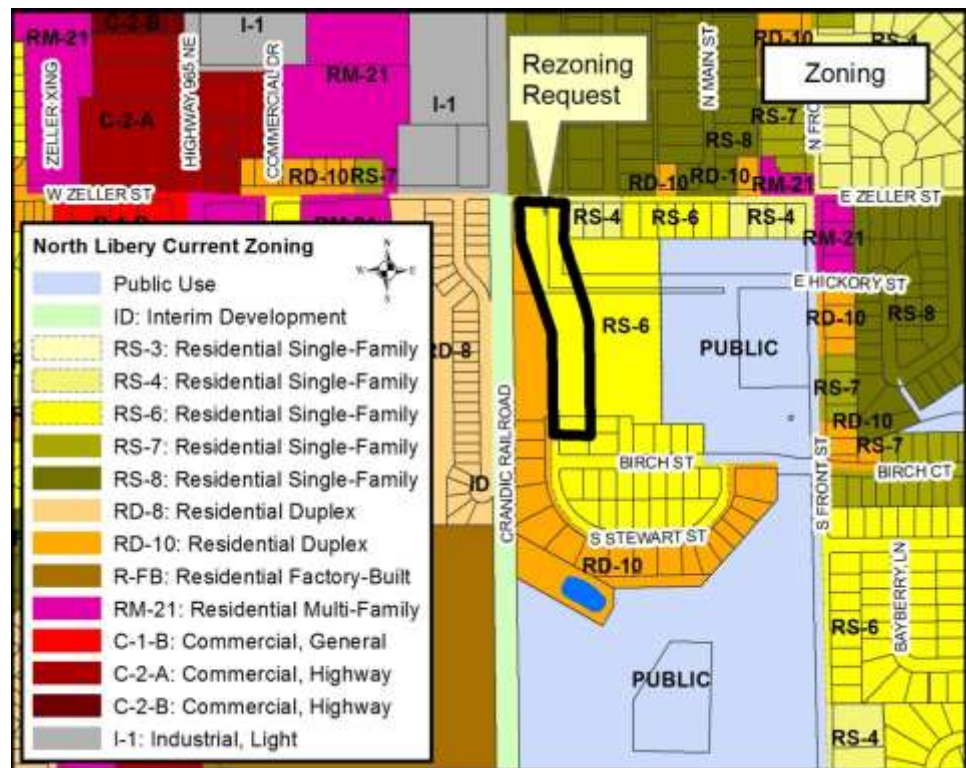
Kevin Trom, City Engineer

Dean Wheatley, Planning Director

### Background and Statistics

This request is to rezone an area currently zoned RS-6 to RD-10. A Good Neighbor meeting was held on September 29 to allow any interested party an opportunity to comment on this rezoning prior to submission, and no one from the public attended.

The developer is proposing zero-lot development on part of the Autumn Ridge



subdivision that was originally planned for single-family development. A zero-lot house design concept has been submitted with the rezoning request, showing a ranch-style building similar to those found on West Cherry Street in the Liberty Center development. The zoning requested is consistent with existing zoning directly west of the site and farther south and east along the south side of South Stewart Street (see map).

The preliminary plat was approved with 13 single-family lots in the area subject to this request. If approved, the RD-10 zoning would permit up to 24 housing units or almost twice as many as originally approved.

The property is shown as “residential” on the Land Use Plan, and so the request is consistent with that policy (see map).



**Subdivision Ordinance Provisions Affecting This Development**

The proposal is part of a recent approved preliminary plat that provides for all necessary infrastructure and utility improvements.

**Zoning Ordinance Provisions Affecting This Development**

The RD-10 district includes the following requirements related to this site:

1. Minimum 4,500 square feet of

- lot per unit, 9,000 square feet per lot, and 80 foot width.
2. Minimum 25% masonry on front building elevations.
3. Yards: 25 front, 30 rear, 10 each side.

**Staff Comments Regarding the Proposed Zoning**

**Storm water impacts.** Storm water from this site will need to be managed within each lot and directed ultimately to the storm water retention pond on the south edge of the subdivision.

**Street/Traffic impacts.** Duplex zoning is already approved across the future extension of South Stewart Street, and adding duplex zoning here will make on-street parking very scarce because of the density of driveways. For eighty-foot lots as proposed, the 42’ driveways centered on the common line would leave one legal on-street parking space for every 2 units. Because of the nearby school, there is a possibility that parking may be restricted to one side only in the future, which would further decrease opportunities.

**Land use impacts and adjacent properties.**

There would be no impact to adjacent existing properties from this proposal if approved because there is no development directly adjacent; however, if approved the amount of area in the Autumn Ridge subdivision zoned for duplex development will grow significantly and at some point may impact the viability of the remaining single-family lots.

**Land use and zoning recommendation.** In rezoning considerations, *suitability* and *compatibility* are key issues in addition to land use policy. In this case, the site is physically suitable for zero-lot development, and zero-lot zoning is compatible with surrounding uses and planned uses.

While it understood that zero-lot development parcels are in high demand in North Liberty, staff feels that the RD-10 zoning requested is too dense for the area and recommends RD-8 instead. Rather than eighty-foot lots with minimal on-street parking and almost twice the number of new units as originally planned, RD-8 would provide one hundred-foot lots with double the on-street parking opportunities as RD-10 and a maximum of 18 units rather than the 24 of RD-10. Comparable details are:

1. Minimum 5,000 square feet of lot per unit, 10,000 square feet per lot, and 100 foot width.
2. Minimum 25% masonry on front building elevations.
3. Yards: 25 front, 30 rear, 10 each side (same as RD-10).

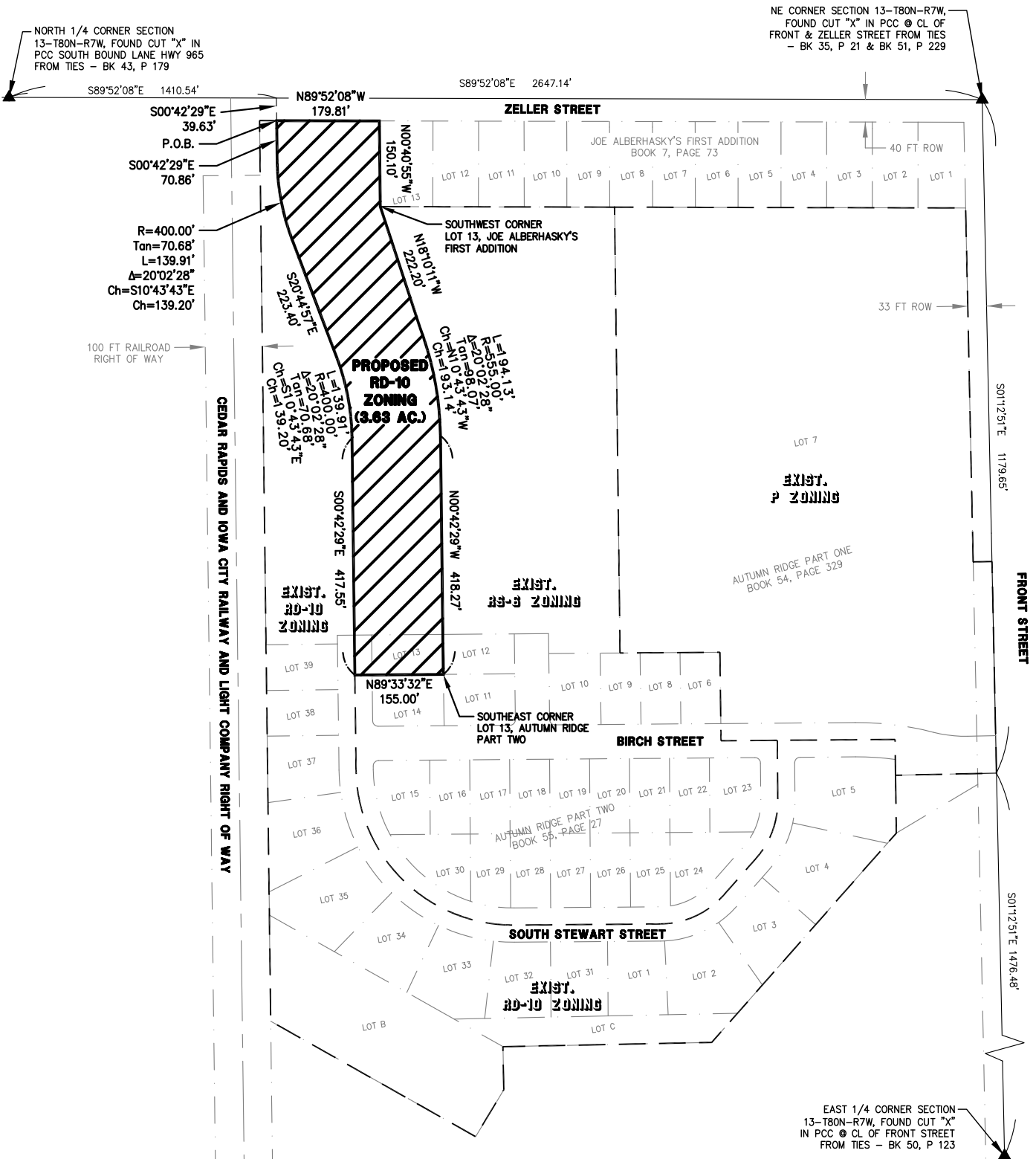
We feel that this neighborhood is most appealing for young families because of its proximity to the elementary school, and somewhat larger lots would also be more appropriate for their needs.

In summary, staff recommends denial of the requested RD-10 rezoning, but recommends consideration of RD-8 zoning if acceptable to the owners.

# REZONING EXHIBIT

## DESCRIPTION (FROM RS-6 TO RD-10)



COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA; THENCE S89°52'08"E, 1410.54 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 13; THENCE S00°42'29"E, 39.63 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF ZELLER STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°42'29"E, 70.86 FEET; THENCE SOUTHEASTERLY 139.91 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WITH CHORD BEARING S10°43'43"E, 139.20 FEET; THENCE S20°44'57"E, 223.40 FEET; THENCE SOUTHEASTERLY 139.91 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH CHORD BEARING S10°43'43"E, 139.20 FEET; THENCE S00°42'29"E, 417.55 FEET; THENCE N89°33'32"E, 155.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, AUTUMN RIDGE PART TWO, AS RECORDED IN BOOK 55, PAGE 27 OF THE JOHNSON COUNTY RECORDS; THENCE N00°42'29"W, 418.27 FEET; THENCE NORTHWESTERLY 194.13 FEET ALONG A 555.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH CHORD BEARING N10°43'43"W, 193.14 FEET; THENCE N18°10'11"W, 222.20 FEET TO THE SOUTHWEST CORNER OF LOT 13, JOE ALBERHASKY'S FIRST ADDITION, AS RECORDED IN BOOK 7, PAGE 73 OF THE JOHNSON COUNTY RECORDS; THENCE N00°40'55"W, 150.10 FEET ALONG THE WEST LINE OF SAID LOT 13 TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF ZELLER STREET; THENCE N89°52'08"W, 179.81 FEET ALONG SAID SOUTHERN RIGHT OF WAY TO THE POINT OF BEGINNING. SAID LAND CONTAINS 3.63 ACRES.



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 NORTH  
  
 (IN FEET)  
 1 inch = 250 ft.

**AUTUMN RIDGE DEVELOPMENT – PART THREE**

NORTH LIBERTY, IOWA

PROJECT NO: NLI 325010-03  
 DRAWN BY: NPB  
 CHECKED BY: BRG  
 DATE: 8/31/2011  
 DRAWING PATH: N:\Land Projects 4\NLI 325010-03\dwg\PHASE II\REZONING EXHIBIT\RD-10 REZONING EXHIBIT.dwg

SHEET:  
**RZ-01**

PROPERTY OWNER/APPLICANT  
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