

# Cameron Way Partners Rezoning

ORDINANCE NO. 11-13

**AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE THE USE REGULATIONS ON PROPERTY OWNED BY JEFF MEKOTA LOCATED IN NORTH LIBERTY, IOWA, TO THOSE SET FORTH IN THE NORTH LIBERTY MUNICIPAL CODE FOR THE C-2-A PLANNED AREA DEVELOPMENT DISTRICT.**

WHEREAS, the subject property is located within the North Liberty corporate city limits and

WHEREAS, the property is located in an area which is designated for future Commercial development in the North Liberty Comprehensive Plan, and

WHEREAS, the owner of the property, Jeff Mekota, has requested that the property be zoned to C-2-A PAD, and

WHEREAS, the C-2-A PAD district provides for future development that is compatible with the future proposed development in the North Liberty Comprehensive Plan, and

WHEREAS, the Planning and Zoning Commission has reviewed the request and made the recommendation that the required site plan will be consistent with the number of units and general commercial building area shown on the concept plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA, THAT:

Section 1. ZONING AMENDMENT. The property legally described as:

Lot 3 of Liberty Medical & Commerce, North Liberty, Iowa, in accordance with the Plat thereof recorded in Plat Book 50, at Page 230, in the records of the Johnson County Recorder's Office, containing 4.05 acres and subject to easements and restrictions of record.

shall be classified and zoned to C-2-A PAD.

Section 2. ZONING MAP. It is hereby authorized and directed that the Zoning Map of the City of North Liberty, Iowa, be changed to conform to this amendment upon final passage, approval and publication of this ordinance as provided by law.

Section 3. RECORDATION. The City Clerk is hereby authorized and directed to record this ordinance at the Johnson County Recorder's office upon final passage and approval.

Section 4. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. SEVERABILITY. If any section, provision or part of the ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as required by law.

\* \* \* \* \*

First Consideration: September 27, 2011.

Second Consideration: October 11, 2011.

Third Consideration and adoption: \_\_\_\_\_.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF NORTH LIBERTY, IOWA**

BY: \_\_\_\_\_  
Thomas A. Salm, Mayor

ATTEST:

\_\_\_\_\_  
Tracey Mulcahey, City Clerk

Drafted and approved as to form by City Attorney:

\_\_\_\_\_  
Scott C. Peterson, City Attorney

I certify that the forgoing was published as Ordinance No. \_\_\_\_\_ in the *North Liberty Leader* on the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Tracey Mulcahey, City Clerk

PROGRESS PARK - PART TWO

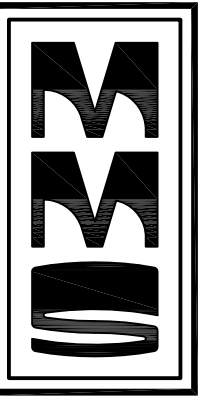
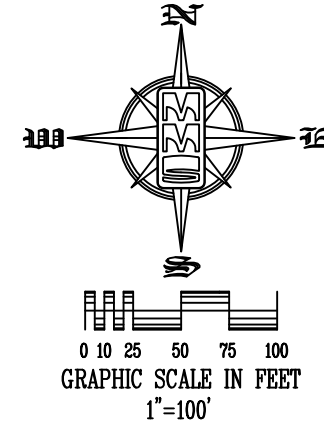
PROGRESS PARK - PART TWO

# REZONING EXHIBIT LOT 3, LIBERTY MEDICAL & COMMERCE NORTH LIBERTY, IOWA

1

2

PENN STREET



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

5741 C ST. SW SUITE C  
CEDAR RAPIDS, IOWA 52404  
(319) 841-5188

REZONE PARCEL FROM C-2-A TO PAD  
LOT 3 OF LIBERTY MEDICAL & COMMERCE,  
NORTH LIBERTY, IOWA, IN ACCORDANCE  
WITH THE PLAT THEREOF RECORDED IN  
PLAT BOOK 50, AT PAGE 239, IN THE  
RECORDS OF THE JOHNSON COUNTY  
RECORDER'S OFFICE, CONTAINING 4.05  
ACRES, AND SUBJECT TO EASEMENTS AND  
RESTRICTIONS OF RECORD.

| Date     | Revision             |
|----------|----------------------|
| 08/25/11 | PER CITY REVIEW -JDM |

1  
C-2-A ZONE

OUTLOT "A"  
C-2-A ZONE

CAMERON WAY

N06°31'43"E  
38.78'

S89°51'55"E 392.60'

100.64'  
S89°31'00"E

198.75'  
N00°29'00"E

LIBERTY MEDICAL & COMMERCE  
AS RECORDED IN PLAT BOOK 50, PAGE 239, JOHNSON COUNTY RECORDER'S OFFICE

3

REZONE PARCEL FROM  
C-2-A TO PAD  
4.05 AC

368.44'  
S00°08'05"W

C-2-A ZONE

NW 1/4-SE 1/4  
11-80-7

2  
C-2-A ZONE

Δ=86°12'49"  
R=120.00'  
L=180.57'  
T=112.32'  
C=164.01'  
CB=N42°37'25"W

N85°43'49"W 354.24'

CAMERON WAY

LINCOLN DRIVE

Δ=11°01'38"  
R=180.00'  
L=34.64'  
T=17.38'  
C=34.59'  
CB=N80°13'00"W

2

C-2-A ZONE

4

C-2-A ZONE

RM-12 ZONE

## REZONING EXHIBIT

LOT 3, LIBERTY MEDICAL  
AND COMMERCE  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

|                           |                   |
|---------------------------|-------------------|
| Date:                     | 08/01/11          |
| Designed by:<br>DAM       | Field Book No:    |
| Drawn by:<br>JDM          | Scale:<br>1"=100' |
| Checked by:<br>DAM        | Sheet No:<br>1    |
| Project No:<br>IC 8897001 | of:<br>1          |