



October 27, 2011

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Preliminary Plat Approval Request for Liberty Medical and Commerce Part Three  
(Lot 3 Country View subdivision and lots 4 and 5 Liberty Medical and Commerce 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

This request is to approve a replating of several existing lots to be consistent with a recent rezoning of the same property. It includes one large multi-family lot of over 3 acres on the north end and 3 duplex lots on the south end of a north-south oriented property. Cameron Way is not classified as a major street and driveway access points are not restricted to it. Since this is a replat of already-subdivided property, utilities and infrastructure are already installed.

The owner has worked with the city throughout the rezoning and development process so far, and any development on the multi-family lot will require site plan approval. The preliminary plat is recommended for approval, subject to the following:

### *Notes:*

#### *Prior to final approval of the plat and rezoning:*

- *The existing storage building is not a permitted stand-alone use in the multi-family zoning district and arrangements for its removal will need to be made with the city's Building Safety Department.*
- *The owner will need to provide covenants or other evidence of arrangements for sharing/maintenance/use of the existing pond and private sanitary sewers .*

*A developer's agreement will not be required for this plat.*

