

Liberty Medical and Commerce, Part 3



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 replatting 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.

Recommended for approval by the Planning Commission on 11-1-2011 with no conditions.

Resolution No. 11-127

RESOLUTION APPROVING THE PRELIMINARY PLAT OF LIBERTY MEDICAL AND COMMERCE, PART 3, NORTH LIBERTY, IOWA.

WHEREAS, the owner and developer, Dean Moore, has filed with the City Clerk a preliminary plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said preliminary plat has been examined by the North Liberty Planning and Zoning Commission, which did recommend that the preliminary plat of property described as Liberty Medical and Commerce, Part 3 be accepted and approved, and

WHEREAS, said preliminary plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the preliminary plat of Liberty Medical and Commerce, Part 3, including such modifications, variances and waivers from the general requirements of the Municipal Code of North Liberty as shown on the preliminary plat.

Adopted at North Liberty, Iowa, this ___ day of _____, 20__.

CITY OF NORTH LIBERTY

By: _____
Thomas A. Salm, Mayor

Attest:

Tracey Mulcahey, City Clerk