

# City Administrator Memo



# City Council Memo

Meeting Date: December 13, 2011

*From the Desk of Ryan C. Heiar*

**Upcoming Meetings & Events**

**Tuesday, Dec 13 7:00 P.M.**  
City Council

**Friday, Dec 23**  
Christmas Holiday, City Offices Closed

**Monday, Dec 26**  
Christmas Holiday, City Offices Closed

**Tuesday, Dec 27 7:00 P.M.**  
City Council

**Friday, Dec 30**  
New Year Holiday, City Offices Closed

**Monday, Jan 2**  
New Year Holiday, City Offices Closed

**Consent Agenda**

The following items are on the consent agenda and included in your packet:

- City Council Minutes (11/22/11)
- Claims
- Liquor License, Reds Alehouse

**Autumn Ridge Rezoning, Second and Third Readings & Preliminary Plat**

Autumn Ridge Partners, LC is requesting a rezoning for an area currently zoned RS-6 to RD-10. A Good Neighbor meeting was held on September 29 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. 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. Staff recommended to Commission that RD-10 be denied but RD-8 be considered, and the petitioner offered a compromise at the meeting of wider lots than the RD-10 minimum. In support of the wider lot compromise, the developer has submitted a revised plat for the area that matches the compromise recommended by the Commission and is also on this agenda for your consideration.

The developer is requesting Council to consider condensing the 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance so he can get a jump on this project. An email from Glenn Siders is included in your packet explaining the request.

**Cameron Way Partners Site Plan**

This site plan, located south of Penn Street and east of Cameron Way is identical to what was submitted during the rezoning process. The proposal consists of two commercial buildings fronting Penn Street and three residential units to the south and west of the site, totaling 36 units. The staff memo and other supporting documents are included in your packet. Staff and Commission are recommending approval.

**Stiltner Site Plan**

Stiltner Electric, which is currently being operated out of a home, is proposing a site plan to construct a facility in the industrial park west of I380. The site plan is recommended for approval by staff and Commission. The supporting documents for this site plan are included in your packet.

**West Village, Part 2 Final Plat**

Improvements for Part 2 of the West Village Subdivision, generally located south of Penn Street and east of Kansas Avenue, have been completed. Staff has inspected the improvements and is recommending acceptance of the infrastructure and approval of the final plat.

**Need more Information?**

**Contact:**  
Ryan C. Heiar  
City Administrator

**Phone:**  
626-5700 (w)  
626-3288 (f)  
541-8404 (c)

**Email:**  
rheiar@ci.north-liberty.ia.us

### **Maintenance Facility Project**

On the agenda is a public hearing regarding the plans and specifications for the Street Maintenance Facility as well as a resolution approving the plans and specifications. Bids for the project are due on December 15<sup>th</sup> and will be considered by Council on the 27<sup>th</sup>. Also on the agenda for the 27<sup>th</sup> will be action regarding the financing for this construction project.

### **Documents Included For Your Review**

- Building Department Report
- Park Superintendent's Report
- Telecommunication Director's Report
- Recreation Director's Report
- Water Superintendent's Report
- Wastewater Superintendent's Report
- Street Superintendent's Report
- Parks & Recreation Commission Minutes
- Planning and Zoning Commission Minutes
- Police Chief's Report
- Telecommunications Minutes

If you have **any** questions, concerns or comments about the agenda, memo or packet, please contact me prior to the meeting.