



December 28, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Final 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 final plat is consistent with the preliminary plat and is recommended for approval.

Notes

Prior to final plat approval:

- 1. 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.*
- 2. Required improvements for this subdivision need to be either completed or bonded/escrowed.*

