



North Liberty Board of Adjustment Information Packet

July 18, 2018

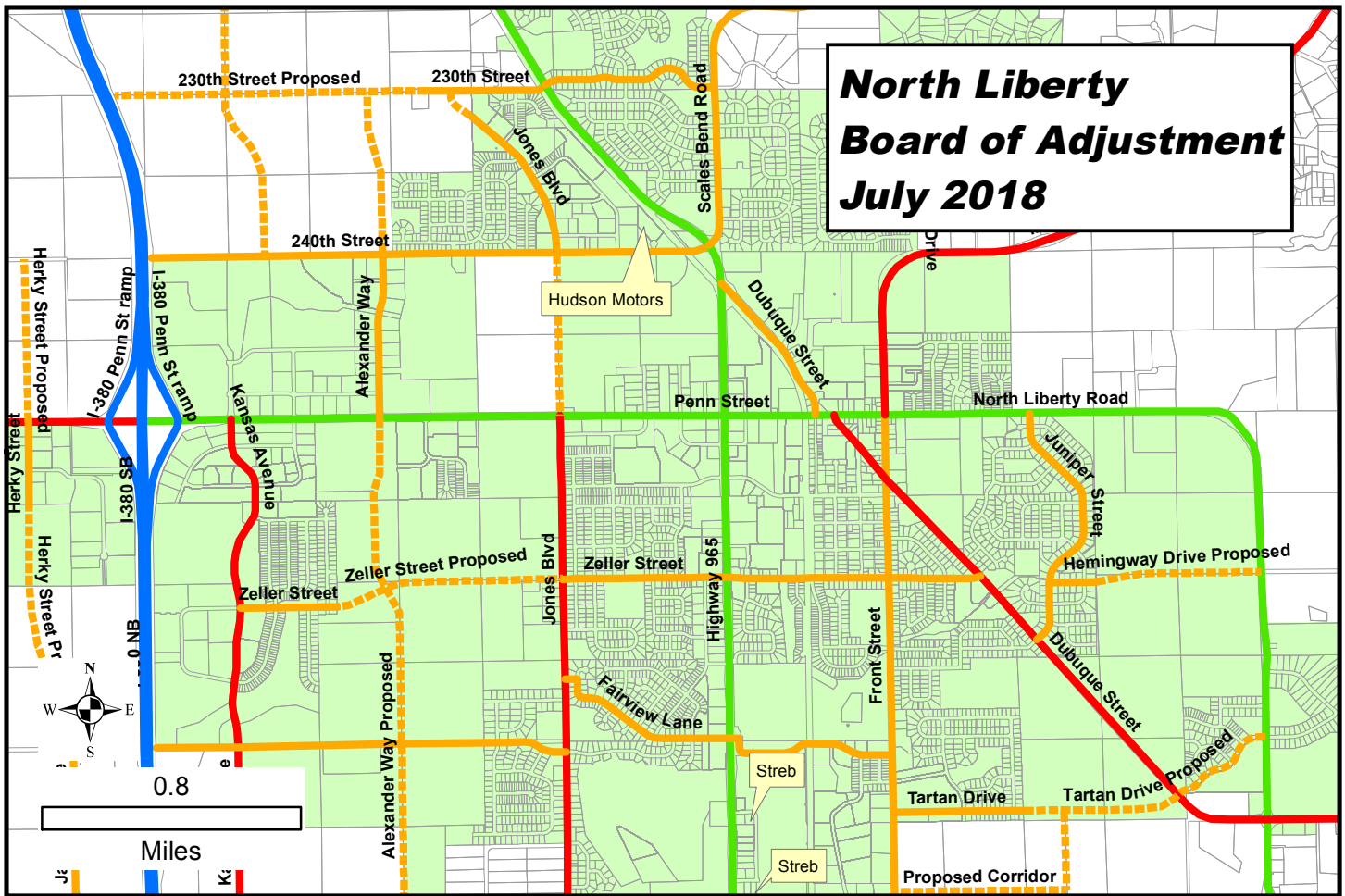
6:30 PM

If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



**NORTH LIBERTY BOARD OF ADJUSTMENT
MEETING NOTICE AND AGENDA
July 18, 2018, 6:30 PM**

- 1. Roll Call.**
 - 2. Public Comment**
 - 3. Conditional Use:** Request from Hudson Motors to approve a conditional use for car sales in an industrial district for property located on Kennel Court near 965-Ranshaw Way and 240th Street. (Legal: North Park Lot 2)
 - a. Staff Presentation and Planning Commission Recommendation
 - b. Applicant's Presentation
 - c. Public Hearing
 - d. Questions and Comments
 - e. Formal Action
 - 4. Minutes of Previous Meeting (May 2018)**
 - 5. Old Business**
 - 6. New Business**
- Adjournment**





Recommended for approval by the Planning Commission at their meeting 7/3/2018.

June 13, 2018

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Conditional Use Approval Request for Car Sales Outdoor Display in the I-1 Zoning District (North Park Lot 2)

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 allow a small used car business at a commercial warehouse development located on Kennel Court near 965-Ranshaw Way and 240th Street to display cars on 5 parking spaces as identified on the site plan. The property is zoned I-1, Highway Commercial, and outside display is a conditional use in that district.

The site was approved for commercial warehouse development several years ago, and units are leased out to various businesses and individuals. The owner of the development has signed off on the site plan showing specific parking spaces for the display.

Parking is the primary concern at commercial warehouse developments, so staff spent time with the development owner to research existing tenants and parking needs. It was concluded that 4-5 spaces for this use could be supported without creating parking shortages, based largely on the development owner's day-to-day experience at the site, but also on the application of City parking standards.

Staff Comments Regarding the Proposed Conditional Use

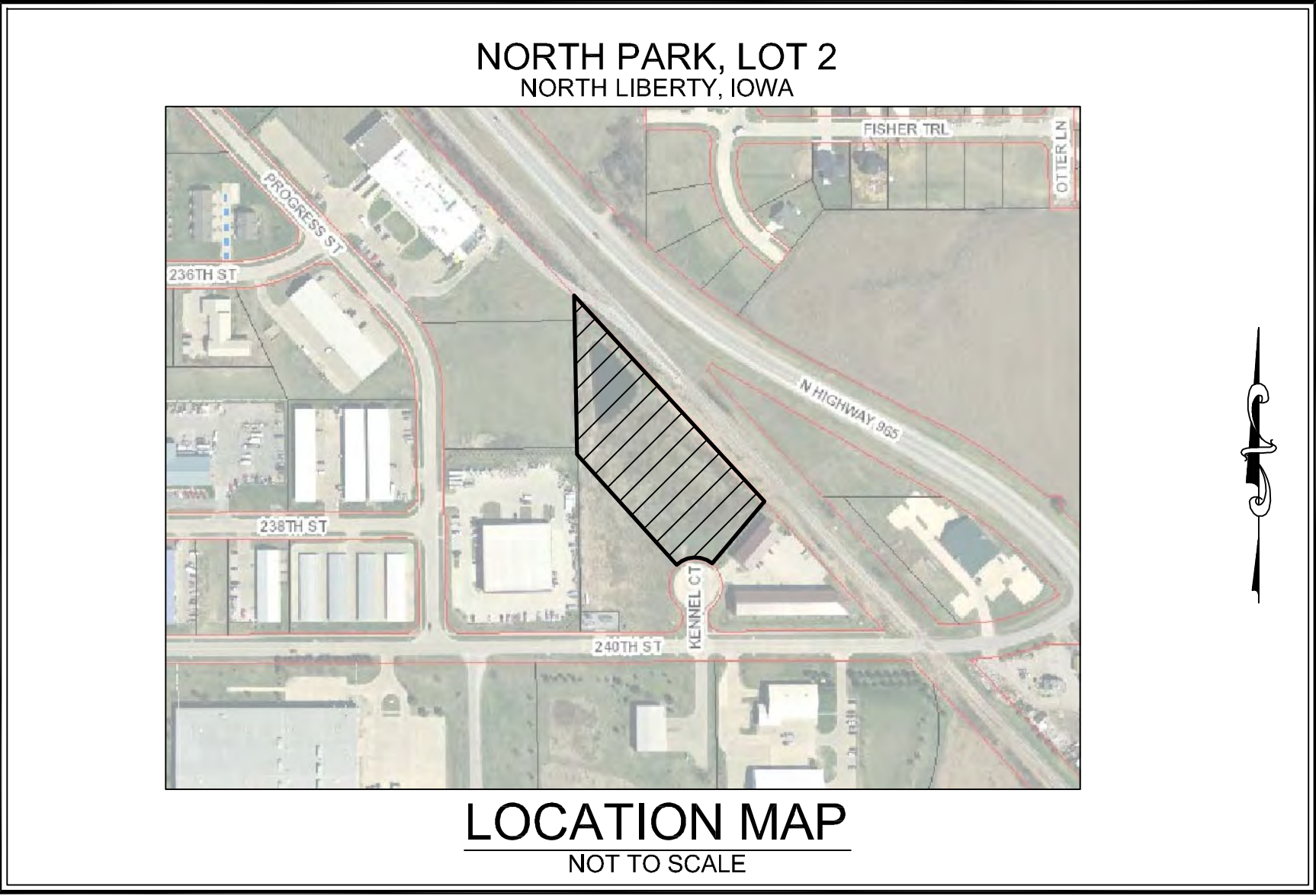
Storm water impacts. Storm water from this site is managed by existing means. No impact.

Street/Traffic impacts. Traffic volumes and patterns are not expected to be significantly impacted by this development.

Land use impacts and adjacent properties.

The biggest potential impact from this intended use might be parking problems at the site with potential spillover to adjacent properties, but we believe that will not be a problem.

Staff recommends approval of the conditional use.



SURVEY CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	647457.0911	2155346.6384	-----	NORTHERN MOST PROPERTY PIN 5/8 IN. REBAR MMS POINT NO. 704
2	647117.9299	2155384.7269	794.35	CENTER OF EDGE OF FLARED END SECTION AT WEST SIDE OF PROPERTY DRAINING INTO STORMWATER BASIN. (ASSUMED) MMS POINT NO. 10536
3	646727.7359	2155630.2076	799.90	CUT "X" IN NW CORNER OF INTK ON EAST SIDE OF KENNEL COURT APPROX. 37' NORTH OF INTERSECTION WITH 240TH STREET. (ASSUMED) MMS POINT NO. 705
4	646690.6599	2155446.5486	-----	CUT "X" TOP CURB @ END OF WALK ON NORTH SIDE OF 240TH STREET APPROX. 150' WEST OF INTERSECTION WITH KENNEL COURT. MMS POINT NO. 706

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA
ONE CALL NO LESS THAN 48 HRS. IN
ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR
ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE
UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR
SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF
SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN
PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR
LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE
MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR
SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR
EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS
FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR
ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA
ONE CALL
811/212-8181

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER:
RC DEVELOPMENT, LLC
955 236TH STREET
NORTH LIBERTY, IOWA 52317

APPLICANT:
ANDERSON ELECTRIC
390 HERKY STREET, UNIT 4D
NORTH LIBERTY, IOWA 52317

APPLICANT'S ATTORNEY:
JAMES HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IOWA 52240

LEGAL DESCRIPTION
LOT 2, NORTH PARK, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT
THEREOF RECORDED IN BOOK 52, AT PAGE 193, IN THE RECORDS OF THE
JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 2.72 ACRES AND SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD.

SITE DESCRIPTION
DEVELOPER PLANS TO BUILD THREE ONE LEVEL 7,500 SQUARE FOOT CONTRACTOR
WAREHOUSE BUILDINGS. (22,500 SF TOTAL).

PARKING REQUIREMENTS
WAREHOUSE 1 SPACE / 2,000 SF + 1 / EMPLOYEE
22,500 SF / 2,000 + 12 SPACES
48 EMPLOYEES = 48 SPACES
TOTAL REQUIRED PARKING 60 SPACES
TOTAL PROVIDED PARKING 70 SPACES
(67 REGULAR)
(3 ADA)

**ALL GROUND MOUNTED MECHANICAL UNITS, TELEPHONE PEDESTALS AND LIGHT
FIXTURES SHALL BE SCREENED WITH LANDSCAPING. (SEE SHEET 4).**

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING: I-1 INDUSTRIAL
REQUESTED LAND USE: CONTRACTOR WAREHOUSES
LOT AREA: 118,659 SF (2.72 ACRES)

SETBACK REQUIREMENTS
BUILDING SETBACKS:
FRONT YARD 20 FEET
SIDE YARD 20 FEET
REAR YARD 20 FEET

PARKING SETBACKS:
FRONT 10 FEET
SIDE 5 FEET
REAR 5 FEET

MINIMUM LOT REQUIREMENTS
LOT SIZE 35 FEET
LOT FRONTAGE 39 FEET
LOT WIDTH 45 FEET OR 3 STORIES
MAXIMUM BUILDING HEIGHT 45 FEET OR 3 STORIES

LOT CHARACTERISTICS
LOT AREA 118,659 SF (100% (2.72 AC))
BUILDING AREA 22,500 SF (19.02%)
PAVING AREA - PARKING/DRIVE 36,674 SF (30.92%)
PAVING AREA - SIDEWALK 755 SF (0.64%)
GREEN SPACE AREA 58,731 SF (49.5%)

BUILDING CHARACTERISTICS:
3 - CONTRACTOR WAREHOUSES @ 7,500 SF (TOTAL 22,500 SF)

THE CONTRACTOR SHALL PROVIDE TRAFFIC
CONTROL PER IDOT STANDARD ROAD PLAN TC-202
AND CITY OF NORTH LIBERTY REQUIREMENTS AT
ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH
UTILITY PROVIDERS FOR ANY REQUIRED
RELOCATION OF EXISTING UTILITIES.

I hereby certify that this engineering document was prepared by
me or under my direct supervision and that I am a duly licensed
Professional Engineer under the laws of the State of Iowa.

KELLY J. BECKLER
14624
IOWA
Professional Engineer License No. 20
Expires December 31, 20

Seals & stamps covered by this seal:

SEAL

UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
COMMUNICATIONS	SOUTH SLOPE COOPERATIVE ATTN: BRIAN TRESE	319-227-7111
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD MASTON	319-341-4461
ELECTRICITY	LIAM COUNTY REC ATTN: JORNA NUNEMAKER	319-377-1587
COMMUNICATIONS	WINDSTREAM ATTN: JOE GREEN	319-790-7510
COMMUNICATIONS	MIDACOM ATTN: KEVIN FOUNTAIN	319-351-0408
ELECTRICITY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
COMMUNICATIONS	AT&T TRANSMISSION ATTN: LENNY VOHS	816-275-4014
COMMUNICATIONS	CENTURYLINK ATTN: TOM STURMER	720-578-8090
COMMUNICATIONS	MOI ATTN: JANETTE HARRIS	972-729-6650
COMMUNICATIONS	UNITE PRIVATE NETWORKS, LLC ATTN: CLARK LUNGY	515-321-3336
ELECTRIC	DPCO ATTN: SCOTT MOHWINKLE	
WATER	CITY OF NORTH LIBERTY ATTN: DAN LANGE	319-626-5719
SEWER	CITY OF NORTH LIBERTY ATTN: DAN LANGE	319-626-5719

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES: INTERNAL
- LOT LINES: PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXIST -

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- QUIET POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

PROPOSED -

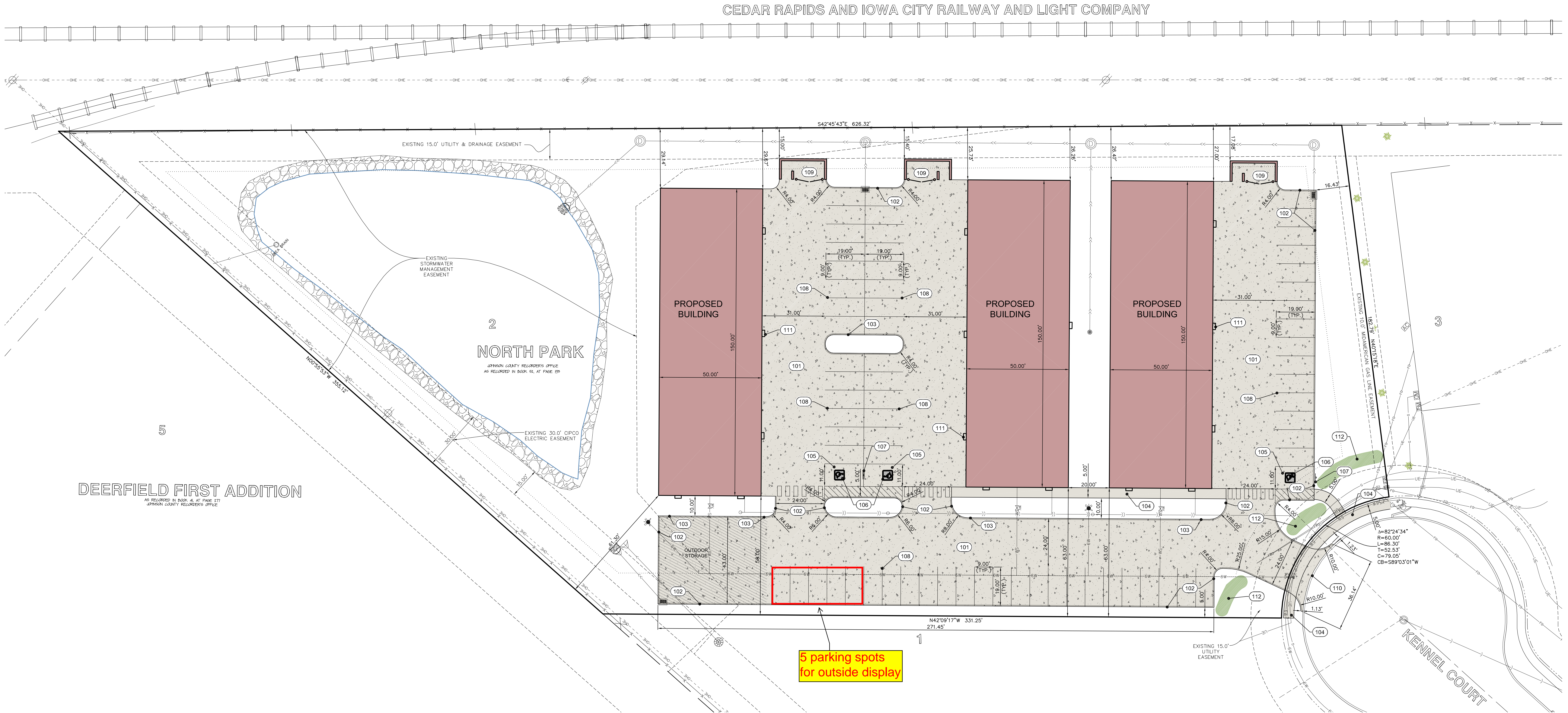
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES
SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH
ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE
APPROVAL OF THIS DOCUMENT.

SHEET INDEX
1 LAYOUT AND DIMENSION PLAN
2 GRADING PLAN AND SWPPP
3 UTILITY PLAN
4 LANDSCAPE PLAN
5 GENERAL NOTES AND DETAILS

PAVING LEGEND

- 6" PCC (36,952 SF)
- 4" PCC (1,042 SF)

(THESE QUANTITIES INCLUDE ALL SITE IMPROVEMENTS)



2.72 ACRES

MMS

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

Date	Revision
05-19-16	PER CITY COMMENTS -RLS

K
(LAYOUT AND
DIMENSION PLAN)

**NORTH PARK,
LOT 2**

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	05-02-16
Designed by:	KJB FIELDBOOK No. 1135
Drawn by:	LLS Scale: 1"=20'
Checked by:	KJB Sheet No. 1
Project No.:	IOWA CITY 9964001 of 5



**NORTH LIBERTY BOARD OF ADJUSTMENT
MEETING MINUTES
May 16, 2018, 6:30 PM
City Council Chambers, 1 Quail Creek Circle**

Roll Call: The meeting was called to order by Chairperson Reed at 6:30 p.m. Board of Adjustment members present were: Ruttum, Reed, Kouri and Erenberger. One seat is vacant.

Others present: Andrew Garrett, North Nest; Sean Keller, Mosleys; interested parties Keith Breese and Travis Whitmore.

Public comment on items not on the agenda: None.

Conditional Use Request: Application for an outside eating conditional use at North Nest restaurant (formerly Vito's), located just east of 965/Ranshaw Way on Jordan Street. (Legal: Lots 1-3 Corridor Commercial Part 1A)

Staff reported on the case details, and reported that the Planning Commission has recommended approval. The petitioner told the Board that he plans to use the patio as it has been in the past and agrees with all of the standard conditions for approval. Ruttum moved for approval of the conditional use with conditions as noted in the staff report. Kouri seconded the motion, which was approved by unanimous roll call vote of all members present.

Conditional Use Request: Application for an outside eating conditional use at Rusciano's restaurant, located at Penn Landing at the northeast corner of Penn Street and 965/Ranshaw Way. (Legal: Lot 1, Grand North Plaza)

Staff reported on the case details, and reported that the Planning Commission has recommended approval. The petitioner was not in attendance. Ruttum moved for approval of the conditional use with conditions as noted in the staff report. Kouri seconded the motion, which was approved by unanimous roll call vote of all members present.

Conditional Use Request: Application for an outside eating conditional use at Mosely's restaurant, located at Beaver Creek Center at the southwest corner of Zeller Street and Dubuque Street. (Legal: Lot 2, Beaver Creek Development Addition)

Staff reported on the case details, and reported that the Planning Commission has recommended approval. Sean Keller told the Board that he does not plan to operate as a "party bar" and that he has no problems meeting all standard City requirements for outside eating areas. Keith Breese and Travis Whitmore, both neighbors to the site, did not object to the application but voiced concerns about potential noise. Several points were discussed regarding how noise issues would be addressed if they arise. Ruttum moved for approval of the conditional use with conditions as noted in the staff report. Erenberger seconded the motion, which was approved by unanimous roll call vote of all members present.

Minutes from Previous Meeting. Ruttum moved to approve the minutes of the August 2017 meeting as presented. Kouri seconded the motion, which passed unanimously.

Old Business: None.

New Business: None.

Adjournment: The Chair declared the meeting adjourned at 7:10 PM.

Dean Wheatley, Planning Director