



**North Liberty
Planning
Commission
Meeting Information**

Tuesday, November 6, 2018

6:30 PM

City Council Chambers

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 PLANNING COMMISSION

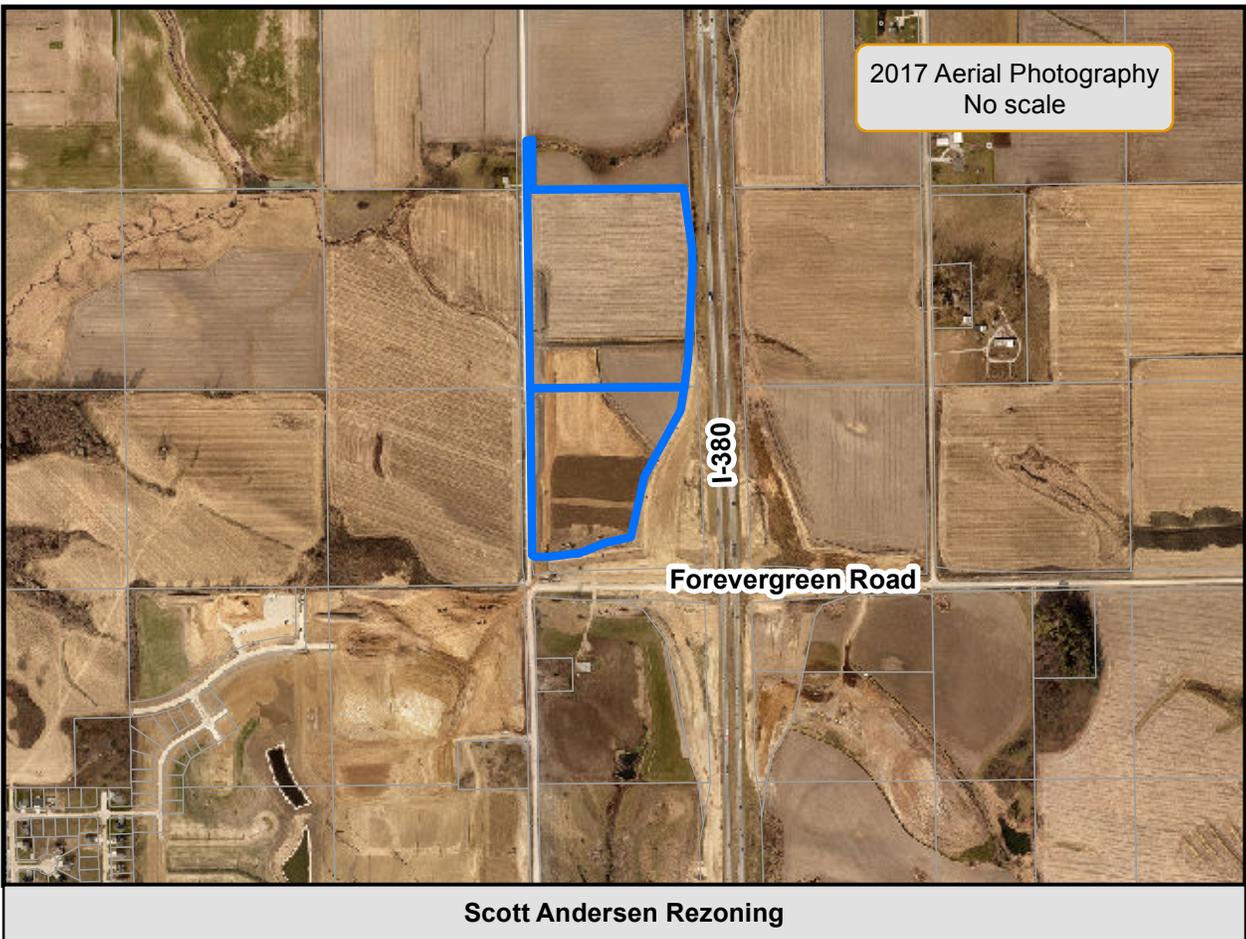
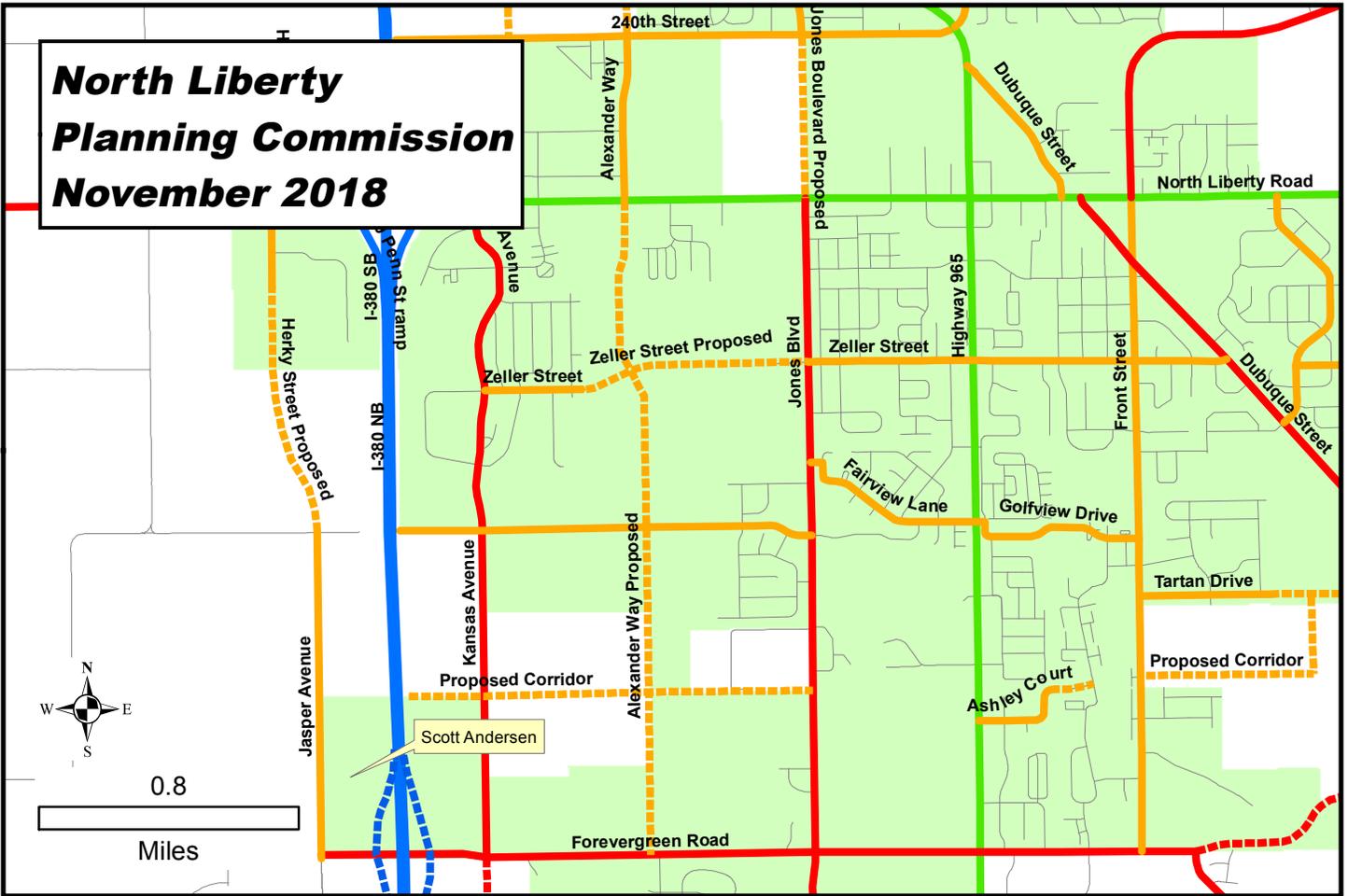
MEETING NOTICE AND AGENDA

Tuesday, November 6, 2018, 6:30 PM

North Liberty City Council Chambers, 1 Quail Creek Circle

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. REZONING:** Request of Scott Andersen to rezone vacant property from ID (Interim Development) to C-2-A (Highway Commercial) at the northwestern intersection of Forevergreen Road and I-380.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. APPROVAL OF PREVIOUS MINUTES**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

**North Liberty
Planning Commission
November 2018**





October 16, 2018

Memo

To: North Liberty Planning Commission

From: Dean Wheatley, Planning Director

Subject: Request from Ders 380 LLC, Moyna North LLC to approve a commercial rezoning for a 55 acre property located at the northwest intersection of Forevergreen Road and I-380, from ID to C-2-A. (Legal: lengthy)

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

City Attorney

Kevin Trom, City Engineer

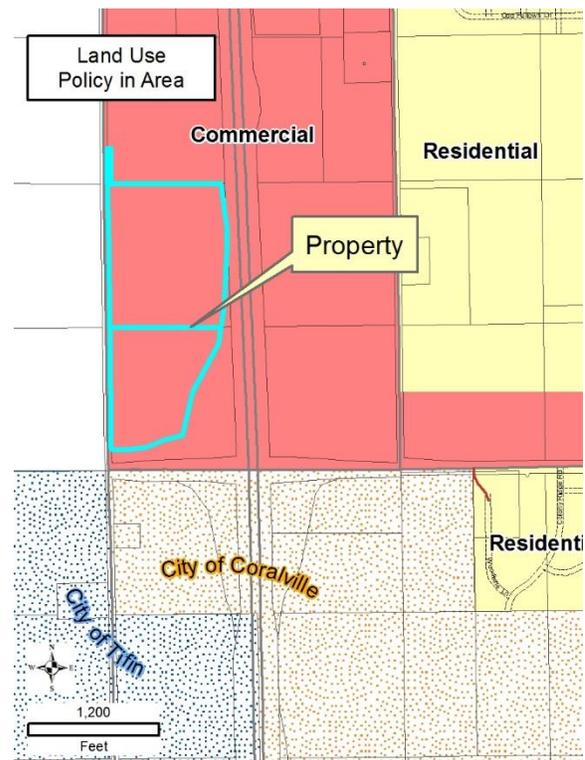
Dean Wheatley, Planning Director

Background and Statistics

This request is to rezone property to permit a wide variety of commercial uses on property long-planned for commercial development. A Good Neighbor meeting was held to allow any interested party an opportunity to comment on this rezoning prior to submission, and one adjacent property owner was concerned about stormwater runoff in the future, when the property is developed. Other comments related to perceived ill treatment of owners of development land in Tiffin by the petitioner in this application. No site plan is prepared for this rezoning, and that is considered acceptable for these reasons:

1. The property is large, and the owner is attempting to market the site for multiple lots/businesses.
2. A formal site plan will be required prior to any development on the property.

The property is shown as “Commercial with



Residential” on the Land Use Plan, and so the request is consistent with that policy. A concept plan for development on the property is not required and has not been submitted.

Subdivision Ordinance Provisions Affecting This Development

All standard and potentially special conditions related to subdivision of land will be applied to this property as the next step in the development process.



Zoning Ordinance Provisions Affecting This Development

The requested district, C-2-A, offers the greatest number of potential uses of the City’s commercial districts, and is also the most common. It is named “Highway Commercial,” which is appropriate for this location.

Staff Comments Regarding the Proposed Zoning

Storm water impacts. This land is not part of another storm water management system, so the subdivision plat will require on-site management.

Street/Traffic impacts. Jasper Avenue will need to be improved to City standards prior to development on this property.

Land use impacts and adjacent properties. This general area best-suited for urban-scale commercial uses of the highest intensity, due to its

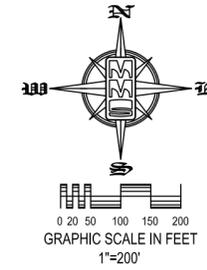
location immediately adjacent to I-380 and on/off ramps.

Land use and zoning recommendation. In rezoning considerations, *suitability* and *compatibility* are key issues in addition to land use policy. In this case, the site is physically suitable for the development proposed, subject to municipal improvements, and the commercial zone proposed is compatible with logical future surrounding uses.

Staff recommends approval of the rezoning request.

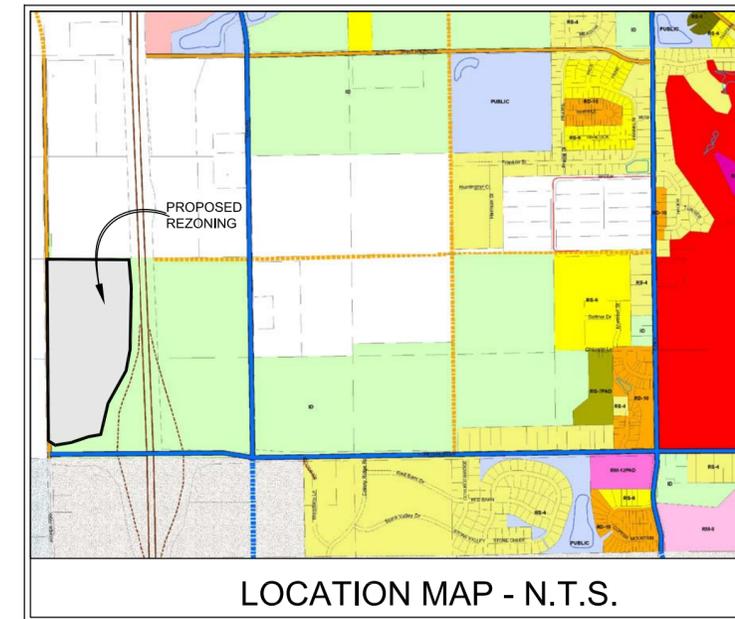
REZONING EXHIBIT

A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 ALL OF TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN
NORTH LIBERTY, JOHNSON COUNTY, IOWA



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- RECORD
(M)	- MEASURED
C22-1	- CURVE SEGMENT NUMBER

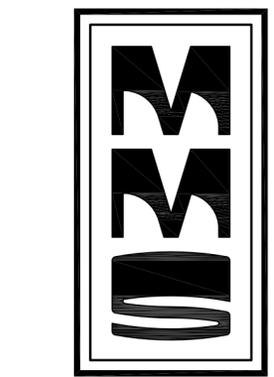
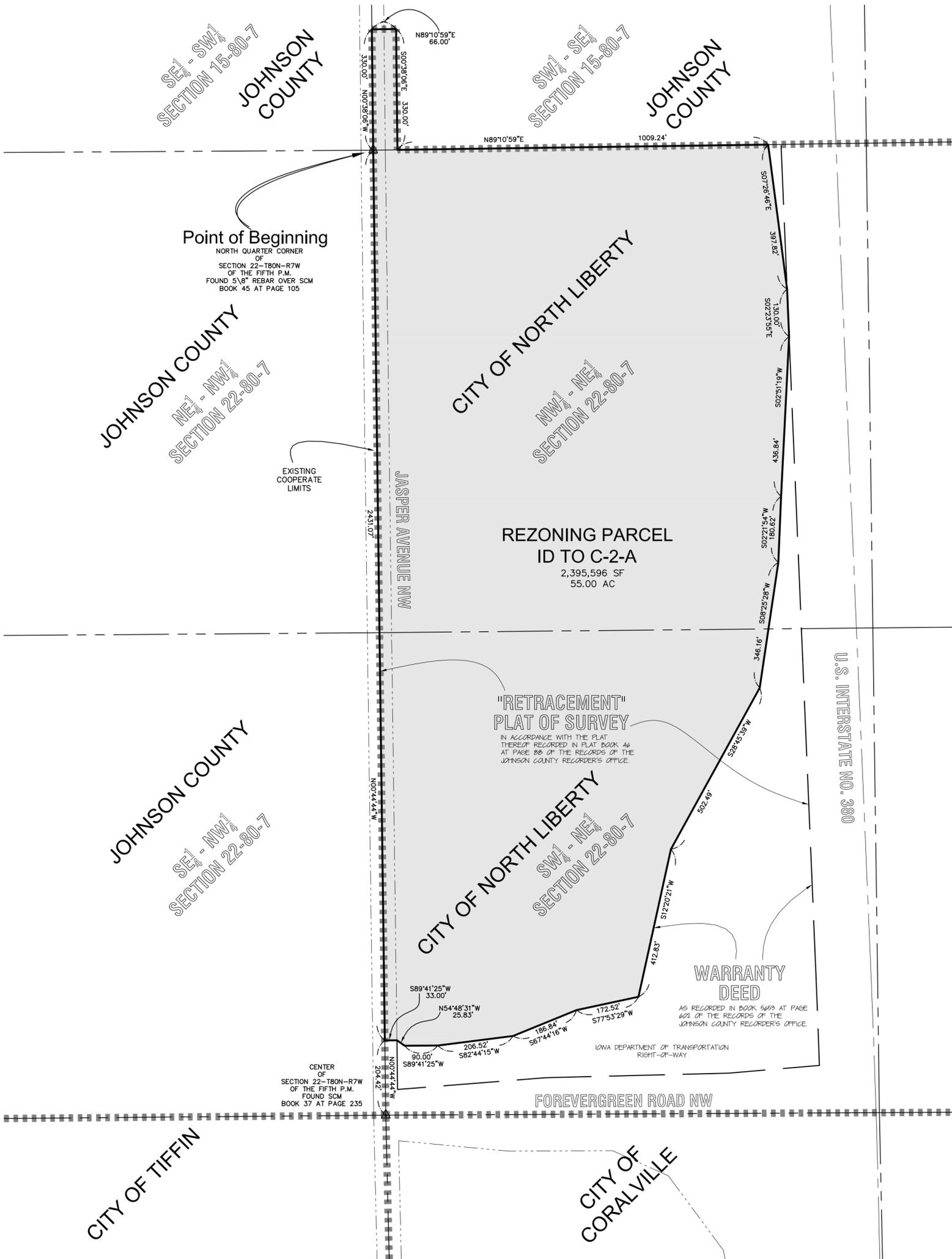
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



DESCRIPTION - REZONING PARCEL (ID TO C-2-A)

A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 ALL OF TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the North Quarter Corner of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa; Thence N00°38'06"W, along the West Line of the Southwest Quarter of the Southeast Quarter of Section 15, Township 80 North, Range 7 West, of the Fifth Principal Meridian, 330.00 feet; Thence N89°10'59"E, 66.00 feet; Thence S00°38'06"E, 330.00 feet, to a Point on the North Line of the West One-Half of the Northeast Quarter of said Section 22; Thence N89°10'59"E, along said North Line, 1009.24 feet, to its intersection with the West Right-of-Way Line of US Interstate No. 380; Thence S07°26'46"E, along said West Right-of-Way Line, 397.82 feet; Thence S02°23'55"E, along said West Right-of-Way Line, 130.00 feet; Thence S02°51'19"W, along said West Right-of-Way Line, 436.84 feet; Thence S02°21'54"W, along said West Right-of-Way Line, 180.62 feet; Thence S08°25'28"W, along said West Right-of-Way Line, 346.16 feet; Thence S28°45'39"W, along said West Right-of-Way Line, 502.49 feet; Thence S12°20'21"W, along said West Right-of-Way Line, 412.83 feet, to its intersection with the North Right-of-Way Line of Forevergreen Road; Thence S77°53'29"W, along said North Right-of-Way Line, 172.52 feet; Thence S67°44'16"W, along said North Right-of-Way Line, 186.84 feet; Thence S82°44'15"W, along said North Right-of-Way Line, 206.52 feet; Thence S89°41'25"W, along said North Right-of-Way Line, 90.00 feet; Thence N54°48'31"W, along said North Right-of-Way Line, 25.83 feet; Thence S89°41'25"W, 33.00 feet, to a Point on the West Line of said West One-Half of the Northeast Quarter of said Section 22; Thence N00°44'44"W, along said West Line, 2431.07 feet, to the Point of Beginning. Said Rezoning Parcel contains 55.00 Acres, and is subject to easements and restrictions of record,



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net

Date	Revision

REZONING EXHIBIT

A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 ALL OF TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN
NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	09-26-2018
Designed by:	KJB
Field Book No.:	1187
Drawn by:	RLW
Scale:	1"=200'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY
6385-046	of. 1



NORTH LIBERTY PLANNING COMMISSION

Minutes

October 2, 2018

North Liberty City Council Chambers, 1 Quail Creek Circle

Roll Call

Chair Ronda Detlefsen called the October 2, 2018 Planning Commission meeting to order at 6:28 p.m. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Rebecca Keogh, and Patrick Staber; absent – Kylie Pentecost.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Kevin Trom, Derek Blackman, Joanne Haack, Curt Logan, Carter Kurdre and other interested parties.

Agenda Approval

Bleil moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved. Pentecost arrived at 6:29 p.m.

DiVentures LLC Site Plan

Staff Presentation

Wheatley Request of DiVentures LLC to approve a site plan for a new swimming and scuba diving education center at the southeast corner of West Penn Street and Penn Court. Staff recommends approval of the application with no conditions.

Applicants Presentation

Joanne Haack, Retail Program Director for DiVentures, was present on behalf of the applicant and offered information on the building. The civil engineer on the project, Curt Logan, offered additional information, as well.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the look, contents and use of the building, complementary use with City Recreation center, size of pool, age for lessons, and the property line adjustment.

Recommendation to the City Council

Bleil moved, Keogh seconded to recommend approval of the site plan application to the City Council with no conditions. After discussion, the vote was: ayes – Heisler, Keogh, Gebhart, Staber, Bleil, Pentecost, Detlefsen; nays – none. Motion carried.

North Main Street Vacation

Staff Presentation

Wheatley presented the request of the City of North Liberty to vacate a portion of North Main Street adjacent to the new police station site to make the new building work better on the lot.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments regarding the application.

Recommendation to the City Council

Gebhart moved, Keogh seconded to recommend approval of the vacation application to the City Council with no conditions. The vote was: ayes – Keogh, Detlefsen, Bleil, Staber, Gebhart, Pentecost, Heisler; nays – none. Motion carried.

Jersey Mike's Hanging Sign

Staff Presentation

Wheatley presented the request of agent Shari King to approve a projecting sign for a new Jersey Mike's restaurant, located at the Family Video store building on Highway 965/Ranshaw Way. Staff recommends approval of the application.

Applicants Presentation

There was no applicant presentation.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including positive feedback on location and type of sign.

Recommendation to the City Council

Staber moved, Heisler seconded to recommend approval of the sign application to the City Council with no conditions. The vote was: ayes – Bleil, Detlefsen, Gebhart, Staber, Pentecost, Heisler, Keogh; nays – none. Motion carried.

Planning Commission Rules

Staff Presentation

Wheatley led the review and possible action on changes to the administrative rules for the Planning Commission as recommended by the City Attorney, based on current practice.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the revisions including the liaison position, rules of order, summary of items reviewed, the edits generally, and striking subcommittees.

Action by the Commission

The Commission

Bleil moved, Keogh seconded to approve the updated rules with recommended amendments. The vote was: ayes – Detlefsen, Keogh, Staber, Bleil, Gebhart, Heisler, Pentecost; nays – none. Rules approved.

Approval of Previous Minutes

Gebhart moved, Heisler seconded to approve the minutes of the September 4, 2018 Planning Commission minutes. The vote was all ayes. Minutes approved.

Old Business

Wheatley reported that two large buildings on Kansas recently approved by the Planning Commission are under construction. Earthwork for foundations is happening this fall.

New Business

Wheatley reported that a couple of cases were received for November.

Adjournment

Staber moved, Bleil seconded to adjourn at 6:51 p.m. All ayes. Meeting adjourned.