



North Liberty Planning Commission

Meeting Information

Tuesday, February 5, 2019

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, February 5, 2019, 6:30 PM
North Liberty City Council Chambers, 1 Quail Creek Circle

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. COMMERCIAL LAND USE DISCUSSION:** Discussion and possible recommendation to City Council regarding commercial land use and zoning.
 - a. Staff Presentation
 - b. Discussion with Commission
 - c. Public Comments
 - d. Recommendation to the City Council
- 4. APPROVAL OF PREVIOUS MINUTES**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

Land Use Policy Discussion Focus on Commercial

February 2019 Planning Commission

Problems with too much commercial

- Spreads commercial uses/areas out and takes years to develop cohesiveness, so scattered and less pedestrian-friendly.
- Land may sit undeveloped due to lack of enough demand. Spotty development pattern and devalued property due to oversupply.
- The value of commercial property taxes for cities is lower than in previous years due to state legislative tax changes. Not the benefit it used to be.

Problems with too little commercial

- Commercial development takes longer because most development requires rezoning = detriment.
- Large portions of most readily developable land can be controlled by only a few owners, driving costs up and slowing growth.
- Population not adequately served.

Best practice for land uses in general

- Separate land uses tend to be healthiest when there is a critical cohesive mass of each use. Commercial examples: car dealers, restaurants & bars, medical districts. Residential examples: planned neighborhoods, multi-family with large strong HOAs.
- Just as residential owners generally want to be protected from non-residential intrusion impacts, non-residential owners are wary of residential complaints.
- Mixed-use development that has been championed for some time still must be logical and not just uses thrown together.

Best practice for commercial

- Don't over-zone or under-zone (there is no "right" amount or proportion).
- Locate commercial in concise, easy-to-access areas.
- Commercial struggles when located away from major streets.

We may be over-zoned for commercial

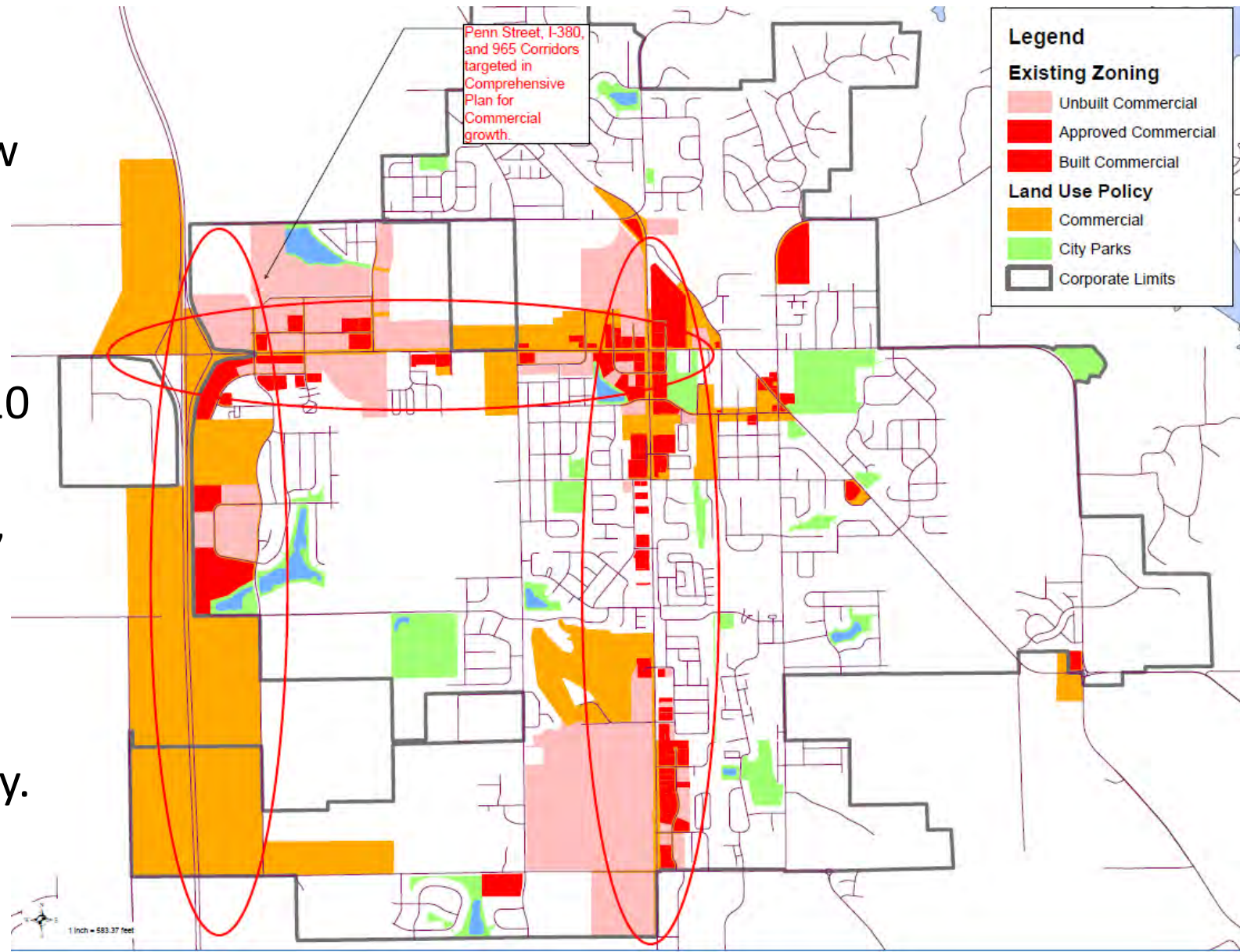
	Acres	Absorption Rate	Years Absorb
Commercial Zoned Land	698	9.1	55
Commercial Developed Land	<u>198</u>	Acres/Year	Years!
Commercial Surplus, 2018	500		
Duplex Zoned Land	254		
Duplex Developed Land	<u>220</u>		
Duplex Surplus, 2018	34	8.3	4
Multi-Family Zoned Land	383		
Multi-Family Developed Land	<u>276</u>		
Multi-Family Surplus, 2018	107	11.2	10
Single-Family Zoned Land	1328		
Single-Family Developed Land	<u>1129</u>		
Single Family Surplus, 2018	199	35.4	6
* Zoned Land figures factored by percent ROW			

Correction:
822

Correction:
68 Years

Land Use Policy shows even more commercial in the future!

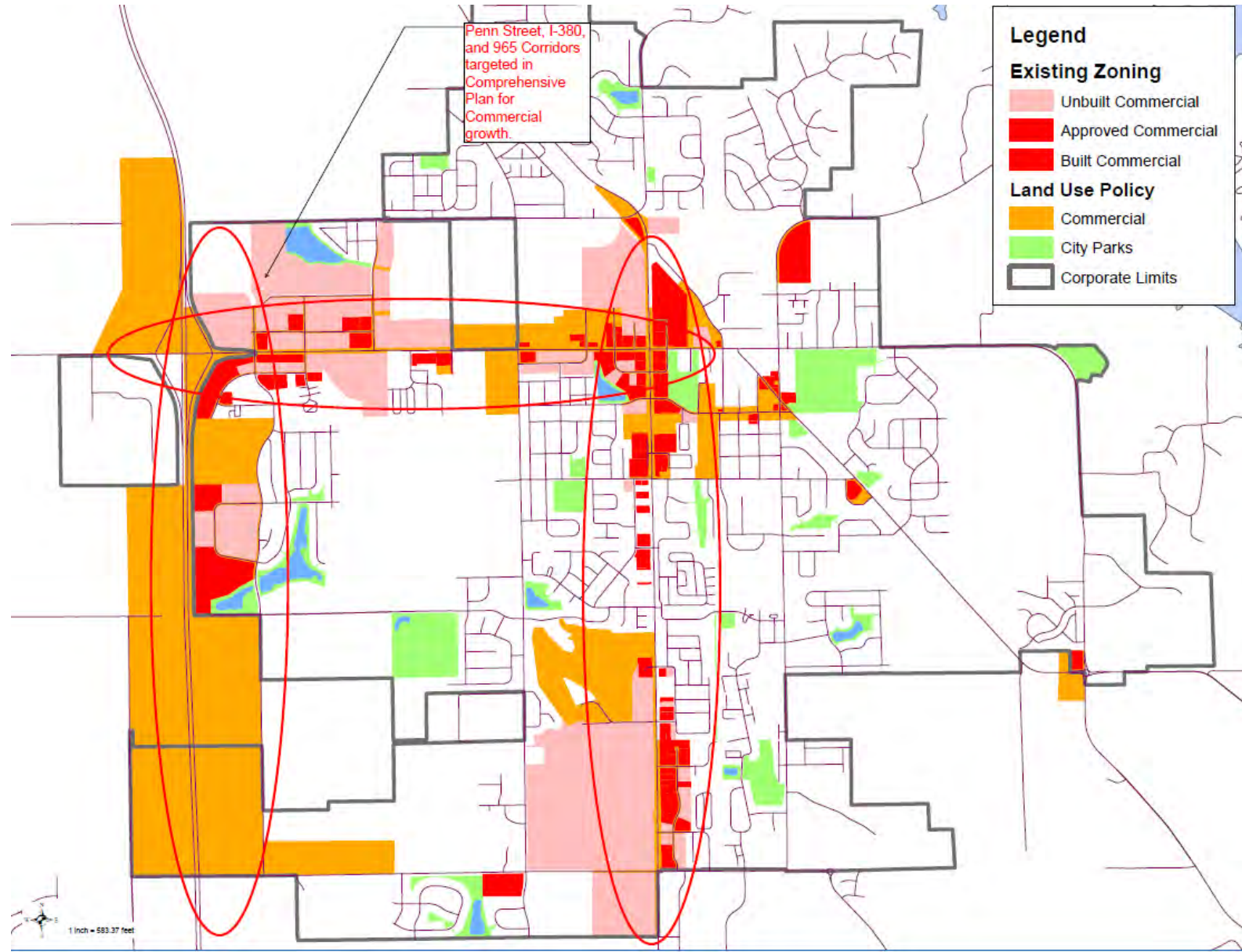
- Orange areas on map at right show commercial land use policy on properties not already zoned commercial, approximately 610 acres.
- 610 acres = approximately 67 more years to build out.
- Total zoned and planned = 135 years. Not healthy.



If we cut back on commercial, where?

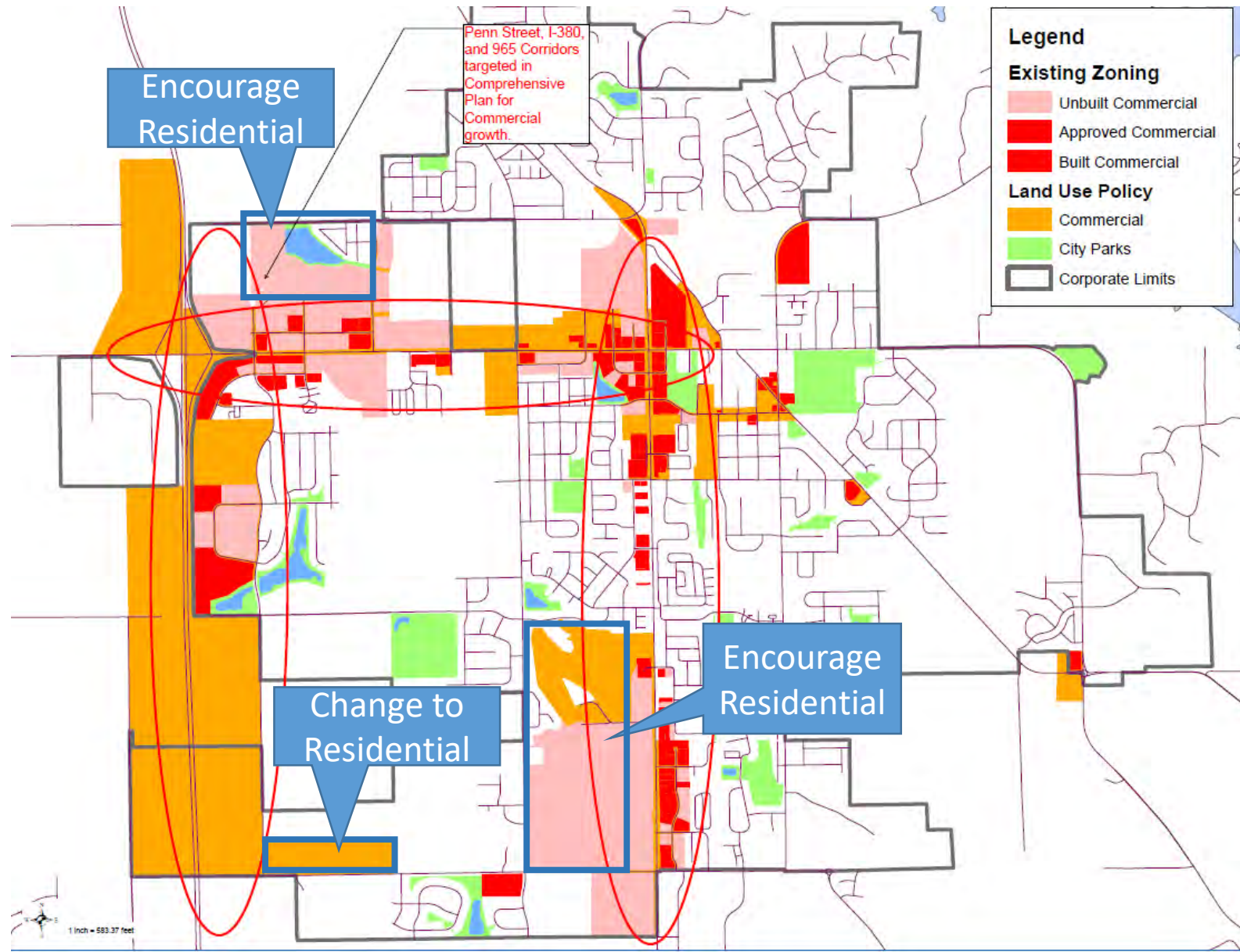
Assumptions:

- Changing existing commercial zoning may not be possible.
- Planned commercial focus has been Penn, I-380, and 965.



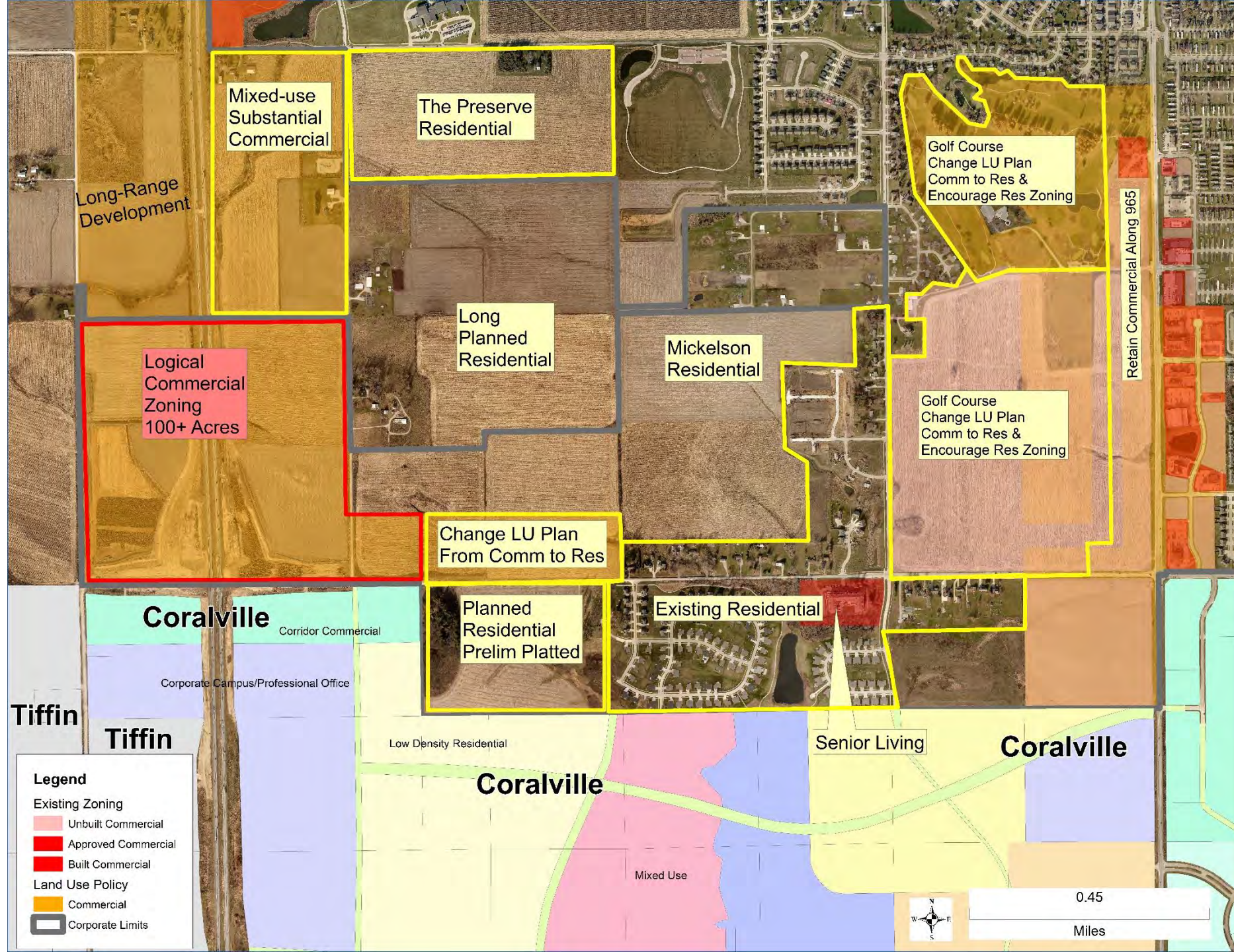
Some potential areas to scale back

- Areas shown in orange are not yet zoned commercial and can be changed.
- Light red-colored areas are already zoned but the City can encourage rezoning.



Focus: Kansas Ave and Forevergreen Rd

- This plan leaves many years of development potential near I-380 while creating large residential core to the east.





PLANNING COMMISSION

Minutes

January 2, 2019

North Liberty City Council Chambers, 1 Quail Creek Circle

Roll Call

Chair Ronda Detlefsen called the January 2, 2019 Regular Session of the North Liberty Planning Commission to order at 6:31 p.m. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Rebecca Keogh, Kylie Pentecost. Absent: Patrick Staber

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Kevin Trom, Joel Miller, Duane Musser, Scott Hardwick, Tom Palmer and other interested parties.

Agenda Approval

Gebhart moved, Heisler seconded to approve the agenda. The vote was all ayes. Agenda approved.

Watts Group Development, Inc. Rezoning

Staff Presentation

Wheatley presented the request of Watts Group Development Inc to approve a one-lot rezoning for a small area of "The Preserve" at the southeast corner of Kansas Avenue and St. Andrews Drive. Staff recommends approval of the application.

Applicants Presentation

Duane Musser was present on behalf of the applicant and offered additional information.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the drainageway that goes through the property and the reconfiguration.

Recommendation to the City Council

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

Watts Group Development Inc Preliminary Plat

Staff Presentation

Wheatley presented the request of Watts Group Development Inc to approve a revised subdivision plat for "The Preserve" at the southeast corner of Kansas Avenue and St. Andrews Drive. Staff recommends approval of the application.

Applicants Presentation

Duane Musser was present on behalf of the applicant.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

Keogh moved, Pentecost seconded to recommend approval of the revised preliminary plat with no conditions. The vote was: ayes – Gebhart, Pentecost, Heisler, Bleil, Detlefsen, Keogh; nays – none. Motion carried.

Longsterman Holdings LLC Subdivision Plat

Staff Presentation

Wheatley presented the request of Longsterman Holdings LLC, to approve a subdivision plat, Longsterman Subdivision, located approximately 1.8 miles beyond the corporate limits along Scales Bend Road, but within the Fringe Area for City review. Staff recommends that Council defer to the County on this application.

Applicants Presentation

The application was not present.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including how the recommendation might be worded.

Recommendation to the City Council

Bleil moved, Heisler seconded to recommend deferring to the County to the City. After discussion, the vote was: ayes – Heisler, Gebhart, Pentecost, Bleil, Detlefsen, Keogh; nays – none. Motion carried.

David Scott Hardwick County Conditional Use in North Liberty Fringe Area

Staff Presentation

Wheatley presented the request of David Scott Hardwick to Johnson County for a conditional use to establish a lawn maintenance business for 2-5 years at 2780 S Front Street, generally located on the east side of Front Street between the Broadmoor and Windsor Farms subdivisions. Staff recommends not approving the proposed use based on land use policy.

Applicants Presentation

Scott Hardwick was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including concerns for the neighboring properties, the usage, the County imposing additional restrictions, and the timeframe for allowed use.

Recommendation to the City Council

Pentecost moved, Bleil seconded to recommend approval for twenty-four months with no retail sales and limited to just this applicant to the City Council. After discussion, the vote was: ayes – Detlefsen, Pentecost, Heisler, Gebhart, Keogh, Bleil; nays – none. Motion carried.

Ordinance Amendments

Staff Presentation

Wheatley presented a series of amendments to address various issues, including:

- Trash enclosure opening orientation and gate specifications.
- Fence installation changes to better reflect current permitting practice and better define a setback standard.
- Supplemental yard changes to address certain problems encountered by Building Department staff with the locations of garages, sheds, and swimming pools, decks, and other miscellaneous uses.
- Remove need for outside eating areas to obtain conditional uses, but keeping all code requirements regarding the placement and operations.
- Cleanup language missed during previous amendment regarding conditional use requirement for outside storage (no longer required).
- Delete the C-RV (Commercial Recreational Vehicle) district.
- Refine regulations for PODS storage units and commercial dumpsters, and amend Section 105.11 in the Code, Solid Waste Control, to prohibit commercial dumpsters in residential areas except during permitted construction activities.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the proposed ordinance amendments.

Recommendation to the City Council

Pentecost moved, Keogh seconded to recommend approval of the proposed ordinance amendments to the City Council. After discussion, the vote was: ayes – Heisler, Pentecost, Gebhart, Detlefsen, Bleil, Keogh; nays – none. Motion carried.

Approval of Previous Minutes

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

Old Business

Wheatley reported on the screening for the heating and cooling on top of GEICO building. He reported that it is a great example of how it should be done. Detlefsen spoke regarding the quality of building

New Business

Wheatley reported that since no new cases were received for February, a land use discussion would be held at the next meeting.

Adjournment

Keogh moved, Gebhart seconded to adjourn at 7:33 p.m. The vote was all ayes. Meeting adjourned.