





North Liberty Planning Commission Tuesday, May 4, 2021, 6:30 PM

Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically so as to limit the spread of the virus. The public is invited to submit questions and comments in advance of the meeting for consideration submitting them to the City Clerk Tracey Mulcahey via email at tmulcahey@northlibertyiowa.org.

This meeting may be accessed live by the public on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/c/northliberty. You can also attend by phone; call 1 (312) 626 6799 with a touch-tone phone and enter the meeting ID 830 4372 0750 and meeting password 0945201. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

Call to Order

- 1. Roll Call
- 2. Approval of the Agenda
- **3.** Public Hearing for Zoning Map Amendment: Request of Physician's Building Group, LLC, contract purchaser, for a zoning map amendment (rezoning) on 33.48 acres, more or less, from ID Interim Development District to O/RP Office and Research Park District on property located on the west side of South Kansas Avenue approximately .23 miles north of West Forevergreen Road.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. Public Hearing for Zoning Map Amendment: Request of Solomon Holdings, LLC on behalf of NLDC Lot 12, LC for a zoning map amendment (rezoning) on 2.46 acres, more or less, from C-2A Highway Commercial District to C-2A PAD Highway Commercial District Planned Area Development on property located on the west side of Community Drive approximately 240 feet south of West Penn Street.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 5. Approval of Previous Minutes
- 6. Old Business
- 7. New Business
- 8. Adjournment







То **City of North Liberty Planning Commission**

From Ryan Rusnak, AICP

Date April 29, 2021

Request of Physician's Building Group, LLC, contract purchaser, for a zoning Re map amendment (rezoning) on 33.48 acres, more or less, from ID Interim Development District to O/RP Office and Research Park District on property located on the west side of South Kansas Avenue approximately .23 miles north of West Forevergreen Road.

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 Grant Lientz, City Attorney Tom Palmer, City Building Official Kevin Trom, City Engineer Ryan Rusnak, Planning Director

Current Zoning:

The property is currently zoned ID - Interim Development District.



Proposed Zoning:

The applicant is requesting a zoning map amendment to the O/RP, Office and Research Park District to allow the property to be developed as medical offices with the potential for a hospital.

The O/RP Office and Research Park District is intended to accommodate office buildings, similar structures, and complementary uses in a mutually compatible environment. It is designed to provide landscaping and space requirements suitable for an office and research setting. Uses are limited to those compatible with an office setting and those which do not produce noise, air, or other environmental nuisances which might interfere with activities within the district and surrounding residential areas.

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Land Use	
Banks, Credit Unions and Other Financial Institutions	Ρ
Cable Communication Stations	С
Clinics, Health	Ρ
Country Club	С
Educational Research Development and Service Facilities	Ρ
Electrical Research Development and Service Facilities	Ρ
Golf Courses	С
Hospitals and Institutions	Ρ
Hotels	Ρ
Libraries	Р
Nurseries / Day Care	А
Office Uses Related to Medical, Educational, Financial, Research, Utility, Government, Nonprofit and Similar Operations	Ρ
Office - Related Accessory Uses	А
Parks	Ρ
Playgrounds	А
Print Shops	С
Radio Stations	С
Research Laboratories	Ρ
Television Stations	С

O/RP Uses

Temporary Construction Buildings	А
Trade Schools	Ρ
Utility and Service Uses	Р

Bulk Requirements

Principal	Minimum Lot Size Requirement					
Permitted Uses	Frontage	Width	Area			
All Uses	100 feet	150 feet	1.5 acres			
Minimum Y	ard Require	ment				
Front Yard Depth	Each Side Yard Width	Rear Yard Depth	Maximum Height			
50 feet	20 feet	50 feet	75 feet			

Consistency with Comprehensive Plan:

Land Use Plan designation: Commercial with Residential.



The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

The highest densities of more locally-oriented commercial uses are generally planned along Penn Street and along Highway 965. Interstate-related large scale office and mixed-use developments are planned for the Kansas Avenue corridor, especially between Kansas and I-380 and near the planned Forevergreen Road interchange. High visibility from the I-380 corridor presents an excellent opportunity to introduce high-quality office and commercial uses in this "front door" area, that may serve both the external demand associated with the I-380 proximity and access and the internal demand generated by substantial recent and planned residential development in the area.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- The preferred commercial use for I-380 frontage.

Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the April 8, 2021 good neighbor meeting. Approximately 10 people attended the meeting. People just had general questions about the type of development proposed.

The applicant shared that no plans have been generated at this point. They are seeking approval of the rezoning before formally acquiring the property.

Staff assured the adjacent property owners that development plans would be shared when they are received by the City.

Additional Considerations:

This property would be served by the southwest growth sewer project, which is programmed to be completed in late spring/early summer.

Staff Recommendation:

It is staff's opinion that the proposed use of the property is ideal with respect to Comprehensive Plan Land Use Policies and the proposed zoning is compatible with the area.

Staff is confident that Zoning Ordinance design regulations will ensure that the forthcoming development will add to North Liberty's high-quality built environment.

Findings:

- 1. The zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
- 2. The proposed use of the property would be compatible with the area;

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request for zoning map amendment from ID Interim Development District to O/RP Office and Research Park District to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the zoning map amendment to the City Council with a recommendation for approval.







To City of North Liberty Planning Commission

From Ryan Rusnak, AICP

Date **April 29, 2021**

Re Request of Solomon Holdings, LLC on behalf of NLDC Lot 12, LC for a zoning map amendment (rezoning) on 2.46 acres, more or less, from C-2A Highway Commercial District to C-2A PAD Highway Commercial District Planned Area Development on property located on the west side of Community Drive approximately 240 feet south of West Penn Street.

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 Grant Lientz, City Attorney Tom Palmer, City Building Official Kevin Trom, City Engineer Ryan Rusnak, Planning Director

1. Current Zoning:

The property is currently zoned C-2A Highway Commercial District.



2. Proposed Zoning:

The applicant is requesting the Planned Area Development Overlay District to allow for a four-story, 60-unit residential building and a one-story office/retail building.

The application proposes expanding a commercial lot with overflow parking into the southern part of the Tin Roost property. The development contemplates the relocation of a stormwater drainage infrastructure, which is currently located between the existing two lots.

A Planned Area Development Zone District is intended to encourage innovation and flexibility in planning the development of land so development is compatible with the site's physical and environmental characteristics. This district allows for flexibility in zone district requirements. The Planned Area Development District provides an opportunity for the development of a mixture of uses and housing types in a coordinated manner. The intent of the underlying zone district shall guide the development. It is incumbent upon the person proposing the PAD to justify the project, and any variations from the underlying zone district. A PAD is considered an amendment to the underlying zone district regulations



3. Comprehensive Plan Future Land Use Map Designation: Commercial

The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

The highest densities of more locally-oriented commercial uses are generally planned along Penn Street and along Highway 965. Interstate-related large scale office and mixed-use developments are planned for the Kansas Avenue corridor, especially between Kansas and I-380 and near the planned Forevergreen Road interchange. High visibility from the I-380 corridor presents an excellent opportunity to introduce highquality office and commercial uses in this "front door" area that may serve both the external demand associated with the I-380 proximity and access and the internal demand generated by substantial recent and planned residential development in the area.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- Support high density and medium density housing in close proximity to commercial and service centers to provide intensity-of-use buffers for low density residential uses.
- Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

It is staff's opinion that because the underlying zoning is C-2A that the request would be consistent with the North Liberty Comprehensive Plan Land Use Plan. The Liberty Commerce Center west of the subject property, contains residential development, is zoned C-2A and is designated Commercial on the Future Land Use Map.

4. Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the March 10, 2021 good neighbor meeting. The map below shows the notice boundary. The residential property to the west is a condominium. Therefore, all of the 120 unit owners were notified.

A small number of people attended the good neighbor meeting and had general questions about the development.

To date, staff has received two letters of objection. The objection pertains to the use of the property being residential.



5. Analysis of the Request:

Permissibility of the Request:

As mentioned, the applicant is requesting the Planned Area Development Overlay District (PAD) to allow for a four-story, 60-unit residential building and a one-story office/retail building.

The Planned Area Development is being requested to allow the flexibility of having a multiple-unit dwellings, which is not allowed with in the underlying C-2A District alone. However, the PAD reads in part, "A planned area development that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use and shall be governed by density, design and other requirements of the planned area development permit."

Therefore, from an approval standpoint, the number of proposed residential units is permissible if approved as a PAD.

Reconfiguration of Lots and Existing Infrastructure:

The application proposes reconfiguring Liberty Centre Part 1B, Lot 2 and a portion of Liberty Centre Part One, Lot 12.



Lot 2 is currently developed with overflow parking for the adjacent commercial building to the east and a stormwater infrastructure, which drains stormwater from Community Drive to Liberty Centre Pond. Lot 12 is currently developed with the Tin Roost restaurant, but also contains a portion of the lot, which is underutilized. The stormwater infrastructure would be partially relocated to accommodate the proposed development. A plat of survey will be required for the reconfigured lots.

Reduction in Required Off-Street Parking:

It is staff's opinion that the required minimum number of off-street parking spaces for several uses are both excessive and antiquated. Staff is currently drafting a repeal and replacement of the City's Off-Street Parking Ordinance to address many of the forthcoming concerns.

Current Ordinance:

Required Number of Parking Spaces. The off-street parking spaces required for each use permitted by this code shall not be less than as set out in Table 169-A, provided that any fractional parking space be computed as a whole space. <u>Notwithstanding the amount of off-street parking required by this code, the Code Official may approve less off-street parking when the proponent of a use demonstrates that, because of special circumstances involved with a particular use, it is obvious that the off-street parking required by this code exceeds any reasonable likely need.</u>

9	
USE	NUMBER OF PARKING SPACES REQUIRED
Professional/Medical Office	1 for every 200 gross square feet
Retail	1 for every 200 gross square feet
Restaurant	1 for every 100 gross square feet
Restaurant, Delivery, No seating	1 for every 500 gross square feet, plus 1 per employee
Multi-Family Units	2.2 per dwelling unit

Table 169-A – Off-Street Parking Schedule (abbreviated)

It appears that the City required the overflow parking on Lot 2 because a large restaurant was being proposed in the adjacent commercial building.

Jimmy Jacks – 3096 sf, Sushiya Restaurant – 1560 sf – 47 parking spaces Overall, the building is 13,856. So 9,200 is non-restaurant – 46 parking spaces. Total Required – 93 parking spaces. Total provided – 92 parking spaces. Notably, the off-street parking regulations do not provide a parking ratio for a multi-unit commercial building. This is troubling because a potential commercial tenant could be denied because it is a different use, such as from retail to restaurant.

The Tin Roost was required to provide a minimum of 81 parking spaces, but chose to provide 127 parking spaces.

The parking calculations provided for the proposed development are as follows: Multi-Unit Residence

- Required by Ordinance 132 spaces (2.2 per DU)
- Proposed 100 spaces (1.67 per DU)

4,300 sf Office/Retail

- Required by Ordinance 22 spaces.
- Proposed 22 spaces.

The site plan notes that an additional 20 spaces on the Tin Roost property would be available for shared parking for the residential use.

The table below represents contemplated changes based on research of recently adopted Off-Street Parking Ordinance. Please note that the purpose of the off-street parking is to require a minimum amount of off-street parking.

Table 169.01-3: Off-Street Vehicle Parking Requirements							
USE	CONTEMPLATED CHANGE	CURRENT CODE	CEDAR RAPIDS Adopted in 2020	DAVENPORT ADOPTED in 2019			
Dwelling, Multiple Lipit							
Studio, 1 bedroom	1.5 per du	2.2 per du	Studio – 1 per du 1 bedroom – 1.5 per du	1.5 per du			
2 bedroom	1.5 per du	2.2 per du	2 per du	1.5 per du			
Over 2 bedroom	2 per du + .5 for each bedroom over 2	2.2 per du	2 per du + .5 for each bedroom over 2	1.5 per du			
Restaurant	1 per 200 sf GFA	1 per 100 GFA 1 per 500 GFA (no delivery)	1 per 200 SF GFA	1 per 300sf GFA			
Retail Goods Establishment	1per 350sf GFA	1per 200sf GFA	1per 333 SF GFA	1 per 500sf GFA			
Office	1per 350sf GFA	1 per 200sf GFA	1 per 333sf GFA	1 per 500sf GFA			

 Parking for multi-tenant commercial centers is calculated as one space required per 300 square feet of gross floor area, rather than by the individual uses.

Applying contemplated changes to the Off-Street Parking Ordinance reveals the following:

Subject Property:

Multi-Unit Residence

- Contemplated changes 90 spaces (1.5 per DU)
- Proposed 100 spaces (1.67 per DU)

4,300 sf Office/Retail

- Contemplated changes 13 spaces.
- Proposed 22 spaces.

The site plan notes that an additional 20 spaces on the Tin Roost property would be available for shared parking for the residential use.

Tin Roost Property:

8,057 sf Restaurant

- Contemplated changes 41 spaces.
- Proposed 75 spaces.

Adjacent Property to the East:

13,856 sf Multi-Tenant Building

- Contemplated changes 47 spaces.
- Provided 92 spaces.

It is staff's opinion that "...it is obvious that the off-street parking required by this code exceeds any reasonable likely need" for all three properties. Therefore, City staff would approve less off-street parking pursuant to the proposed plan and stated remaining parking spaces.

Compatibility of the Use with the Area:

Building Scale:

As mentioned, the application proposes a four-story, 60-unit residential building with a building area of just under 60,000 square feet. The proposed building height from grade to the top of the parapet is 48' 8" (52' 4" to the top of the turret).

To draw some comparison, Keystone Place at Forevergreen is a three-story, 75 unit building with a building area of 148,549 square feet. The building height from grade to the top of the roof is 48.5' from grade to the top of roof. Notably, Keystone has much larger footprint (43,434 SF vs. 14,687 SF) and width along the public street (343' vs 257') than the proposed building.

Compatibility with the Surrounding Area:

The property to the west is zoned RM-12 and contains 120 units on 9.67 acres (12.41 units/acre). The PAD was utilized to allow for a three story building as opposed to a two and half story building. Eight of the buildings are 41' from grade to the top of the roof. Two buildings adjacent to the subject property are 43' from grade to the top of the roof.

One notable Comprehensive Plan Policy related to Land Use is worth repeating:

• Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

Below is a graphical representation of an urban node, which is an approximately 1,000 foot radius from the intersection of two major arterial roadways, Ranshaw Way and West Penn Street. A node is the concentration of development near the intersection of major arterials where higher density, mixed-use development should occur. Within this node there is retail, office, restaurant and recreational amenities within walking distance. Additionally, Ranshaw Way and Penn Street are likely transit corridors, so mixed use intensity and density should be encouraged in this location.

Staff recognizes that the proposed development is on the higher end of residential density. Certainly, this density wouldn't be appropriate in all locations within the City. However, staff advocates that the proposed development is appropriate at this urban node.



Approval standards:

Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

- 3. Conditions.
 - A. Area. No planned area development shall have area less than that approved by the Council as adequate for the proposed development.
 Compliant. See Sheet C101.
 - B. Uses. A planned area development that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use and shall be governed by density, design and other requirements of the planned area development permit.

Compliant. There would be 60 residential units on 2.32 acres and a 4,300 sf office/retail building.

C. Ownership. The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

Staff is recommending that the ownership of the newly created lot be transferred from NLCD Lot 12 LC to a new ownership entity. The applicant is in agreement with this condition.

- D. Design. The Commission and Council shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected.
 - (1) Density. Density of land use shall in no case be more than 25 percent higher than allowed in the zoning district, except not more than 10 percent higher in residential districts.

Compliant. There is no density limitation in commercial zoning.

- Arrangement. Where feasible, the least height and density of buildings and uses shall be arranged around the boundaries of the development.
 Compliant. Architectural Sheet 03 shows a building height of 48'8" to the top of the parapet (52'4" to the top of turret).
- (3) Specific Regulations. Lot area, width, yard, height, density, and coverage regulations shall be determined by approval of the site plan.
 See analysis of site plan.

- E. Open Spaces. Preservation, maintenance, and ownership of required open spaces within the development shall be accomplished by either:
 - (1) Dedication of land as a public park or parkway system, or
 - (2) Granting to the jurisdiction a permanent, open space easement on and over the said private open space to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of an owners' association established with articles of association and bylaws which are satisfactory to the Council.
 Compliant. Open space is not required to be provided in the C-2A District. However, the proposed development would contain walkways and a common area feature. Notably, the property is adjacent to the Liberty Centre Pond, which is a wonderful community open space.
- F. Landscaping. Landscaping, fencing, and screening related to the uses within the site and as means of integrating the proposed development into its surroundings shall be planned and presented to the Commission and Council for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Commission and Council with the application.
 Compliant. See Sheet C500.
- G. Signs. The size, location, design, and nature of signs, if any, and the intensity and direction of floodlighting shall be detailed in the application.
 Compliant. Building mounted signage shown on architectural renderings.
- H. Exterior Lighting. The size, material type, location, and intensity of all exterior lighting shall be detailed in the application.

Compliant. See Sheet PH1.

I. Desirability. The proposed use of the particular location shall be shown, as necessary or desirable, to provide a service or facility which will contribute to the general well-being of the surrounding area. It shall also be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the planned area development.

Complaint. The applicant has provided a write-up providing the vision and desirability of the proposed development.

- 4. Commission and Council Determination. In carrying out the intent of this section, the Commission and Council shall consider the following principles:
 - A. It is the intent of this section that site and building plans for a planned area development shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The Commission and Council may require the applicant to engage such expertise as a qualified designer or designer team.

Compliant. Plans have been provided by a professional design team.

B. The Council may approve or disapprove an application for a planned area development. In approval, the Council may attach such conditions as it may deem necessary to secure compliance with the purpose set forth in this chapter.

Determined at the time of City staff's recommendation and/or City Council's consideration.

Site Plan Requirements:

The Planned Area Development Overlay District requires submittal of a site plan. Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" sets forth the approval standards.

- 2. Site Plan Requirements. Site plans, which are required for review and approval for any use in any district or elsewhere by this code, shall comply with and illustrate the following:
 - D. All site plans shall clearly illustrate the general methods of development, design, special distribution, location, topography (both existing and proposed), soil erosion control measures, relationship to flood overlay zones, and such other information as necessary to show compliance with the requirements of this code. A preliminary site plan may be submitted for preliminary land use approval; however, the final site plan required by this code shall be submitted, reviewed, and approved prior to the issuance of building or construction permits.

See analysis of site plan.

- E. The site plan shall include the following legal information:
 - (1) Legal property owner's name and description of property.
 Staff is recommending that a Plat of Survey be prepared and recorded, which shows the reconfigured lots and all easements.
 The applicant is in agreement with this condition.
 - (2) Applicant's name, requested land use, and zoning. Compliant. See Sheet C101.
 - (3) If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to appeal shall be certified.
 Solomon Holdings LLC is part of the ownership structure of NLCD Lot 12 LC.
- *F.* The site plan shall clearly illustrate in color perspective and enumerate the following information:
 - Property boundary lines, dimensions, and total area.
 Compliant. This information is shown on multiple sheets.
 - (2) Contour lines at intervals of not more than five feet, City datum. If substantial topographic change is proposed, the existing topography shall be illustrated on a separate map and the proposed finished topography shown on the final site plan.

Compliant. See Sheet C300.

- (3) The availability and location of existing utilities. Compliant. See Sheet C400.
- (4) The proposed location, size, shape, color, and material type of all buildings or structures.

Compliant. See Architectural renderings.

(5) The total square feet of building floor area, both individually and collectively.

Compliant. See Sheet C101 and Architectural renderings. (6) The number of dwelling units, bedrooms, offices, etc., as required to determine special compliance.

Compliant. Sheet C101 and Architectural Sheets 01 and 02.

- (7) The proposed location of identification signs. An identification sign is defined as a sign displaying the name, address, insignia or trademark, and occupant of a building or the name of any building on the premises. Installation shall be in accordance with the Chapter 173 of this code. Compliant. Building mounted signage shown on architectural renderings.
- (8) A vicinity sketch showing detailed adjacent land uses within 500 feet of the property and general existing land uses within 1,000 feet of the property.

Compliant. See Sheet C100.

(9) Existing buildings, right-of-way, street improvements, utilities (overhead or underground), easements, drainage courses, vegetation and large trees, etc.

Compliant. See Sheet C102.

- (10) Parking areas, number of parking spaces proposed, number of parking spaces required by this code, type of surfacing to be used, etc.
 Compliant. Sheet C103. An ingress, egress and parking easement will need to be recorded for the area of shared parking and to allow for the side parking lots setback to be 0'. The easement document will subject to approval as to form and content by the City Attorney.
- Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other manmade features to be used in the landscape.
 Compliant. Sheets C200 and 201 for walkways, drives and common area feature. No walls, fences, freestanding signs or monuments are proposed.
- (12) Location and type of all plants, grass, trees, or ground cover to be used in the landscape. Landscaping shall be illustrated in elevation and color perspective with the size and exact names of plants, shrubs, or trees to be planted clearly indicated.

Compliant. Sheet C500 and Architectural sheet 06.

- (13) Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and color perspective with proposed height and structural material to be used indicated. See Section 169.02 for the guidelines concerning landscaping. Not applicable.
- (14) Traffic considerations, architectural themes, pedestrian movement, etc., and all other considerations pertinent to the proposed use may be requested for illustration or statistical purposes.
 Compliant. The additional traffic created by the proposed development is not anticipated to cause a negative impact to the transportation network. The architectural theme would blend nicely with the adjacent Tin Roost development
- (15) The methods of compliance with all applicable flood plain development standards and flood (overlay) districts as contained in this code.
 Not applicable.

Additional Considerations:

This is a challenging site to design from an engineering standpoint. It is staff's opinion that the overall design is acceptable. It should be recognized that the Planned Area Development Overlay District requires a concurrent site plan, which in turn requires such level of detail as construction plans. Therefore, there are a few minor details that need to be provided or addressed. It is staff's opinion that the plans would achieve consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" with conditions recommended by City staff.

Findings:

- 1. Since the underlying zoning is C-2A, the request would be consistent the North Liberty Comprehensive Plan Land Use Plan;
- 2. The proposed use and density of the development would be compatible with the area;
- The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" with the conditions recommended by City staff.

Recommendation:

Staff recommends the Planning Commission accept the three listed findings and forward the request of Solomon Holdings, LLC on behalf of NLDC Lot 12, LC for a zoning map amendment (rezoning) on 2.46 acres, more or less, from C-2A Highway Commercial District to C-2A PAD Highway Commercial District Planned Area Development on property located on the west side of Community Drive approximately 240 feet south of West Penn Street to the City Council with a recommendation for approval subject to the following conditions:

- 1. That the bulk regulations on Sheet C101 be revised to "rear yard setback: 20"
- That the parking calculations on Sheet C101 be revised for the Tin Roost to "restaurant – 1 for every 100 SF – 81 spaces". 81 parking spaces was shown on the 2016 approved site plan.
- 3. That a Plat of Survey be prepared and recorded, which shows the reconfigured lots and all easements. All easements shall be subject to approval as to form and content by the City Attorney.
- 4. That the ownership of the newly created lot be transferred from NLCD Lot 12 LC to a new ownership entity.
- 5. That a temporary construction easement be obtained for the construction occurring on Lot 1 Liberty Center Part 1B. The easement shall be subject to approval as to form and content by the City Attorney.
- 6. That the Driveway Crossing Detail on Sheet C201 be amended such that the public sidewalk be designed and constructed through the proposed drive approach at sidewalk elevation and detectable warnings be removed in accordance with SUDAS and North Liberty amendments to SUDAS.
- 7. That the plans be updated to provide sufficient detail on grading and all spot elevations, slopes, etc, especially near the proposed overflow weir location.
- 8. That the plans be updated to demonstrate how the overland overflow route for the Community Drive will flow through this site without causing damage to buildings and property. That the plans graphically illustrate the 100-year ponding elevation on site as the overland flow flows over the proposed weir to the pond.
- 9. That the plans be updated to clearly list the inverts and length/slope of 24" storm sewer pipe on the plans and that the drainage analysis be revised accordingly. This is due to the existing 24" storm sewer pipe running through this site being listed at 2.6% in the 5-year drainage analysis and the same pipe being listed as 1.7% slope in the 100-year drainage analysis. Surveyed inverts/slopes are not clearly provided on the plans, but appear to be 1.7% slope.

- 10. That the drainage calculations be revised to address the following:
 - Provide supporting calculations and the computer generated HGL line for the 100-year storm event.
 - Shive-Hattery did not provide a 100-year pond elevation of 767.00. This was simply a guess. Remove this statement from the report. The Snyder calculations appear to have the 100-year pool elevation on the last page. The engineer is responsible for determining the tailwater elevation for the drainage analysis.
 - The calculations need to include the analysis of the emergency overland flow between the proposed two buildings. Show all supporting calculations. The paragraph submitted is not acceptable with "rough" elevations and no calculations. This paragraph is also based on a weir elevation of 773.00. The elevation on the grading plans show one spot elevation at this location (more information is needed on the grading plans) of 773.50.
- 11. That the revised plans and stormwater report be signed and sealed.

Suggested motion:

I move that the Planning Commission accept the three listed conditions and forward the zoning map amendment with the 11 listed conditions recommended by City staff to the City Council with a recommendation for approval.



FROM THE DESK OF

Penn Street Place is a 4 story 60-unit market rate apartment building, filling the need for higher end apartment style living in the corridor. The building will feature 35-units with 2 Bedrooms/2 full bathrooms as well as 25-units with 1 bedroom/1 full bathroom. Every apartment will boast LPT flooring, solid surface countertops, washer and dryer inside the unit, private locked entrances, an elevator, stainless steel appliances and variety in unit sizes from 590 sq. ft. to 930 sq. ft. Every unit located on the rear of the building will have a private deck or patio as well as large windows to take advantage of the amazing view of the Liberty Centre lake, the sunset and biking/walking trail. The entire goal of the project is to embrace the amazing infrastructure of the Liberty Centre Lake and the Walking/Bike trail that connects local businesses and the neighboring cities. Additionally, we will have a professionally landscaped private outside area with grills, tables & chairs specifically designed for socializing.

The vision of these lofts is to create the newest and nicest apartment style living in North Liberty within walking distance to most amenities. These units will be market rate, boast trendy interior coloring/styling, are located on the area's best bike/walking trail, as well as strategically located next to the corridors best restaurants, banks, day care, and specialty services such as salons, chiropractic clinics, yoga & retail are all only steps away. The vision of the developer is to create a stay, live and play environment in the heart of North Liberty. Easy access to the interstate and the surrounding corridor guarantees that Penn Street Place will reach beyond just the needs of North Liberty residents, ultimately driving more revenue and people to the growing city of North Liberty. Penn Street Place will be the destination for upper end apartment style living in the corridor.

Even though neighborhood commercial is overbuilt in the market, the developer feels there is an opportunity for a small 4200-4500 sq. ft 2 or 3 tenant commercial building to sit between Penn Street Place apartments and Tin Roost to the North. The developer is currently working with a couple prospective tenants to fill this building including possibly building the developers headquarters. Tin Roost, the commercial building & Penn Street Place will have a shared area parking agreement between the 3 entities. This agreement will allow guests of any business to park freely wherever they like and will benefit all the business's as they are all complimentary uses allowing for additional parking when needed during peak and off times (as an example: the office building use will be minimal on weekends thus allowing for an additional 21 parking spots to be dedicated to Tin Roost parking needs). It is also important to acknowledge that the developer has ownership in all three buildings including the Tin Roost restaurant, therefore having all interests aligned for the greater good of the project and the area. After speaking with numerous surrounding commercial property owners, all are excited for the increased foot traffic around the local businesses & are 100% supportive of this project.

GRAVY TRAIN LLC, SOLOMON HOLDINGS LLC, SHAKE & BAKE LLC, SOLID ROCK PROPERTIES LLC TIN ROOST LLC, SPIDER MONKEY LLC, IOWA CITY PR LLC, CEDAR RAPIDS PR INC, GALESBURG PR LLC, PR NEWTON LLC, SPRINGFIELD PR LLC, PRATT REAL ESTATE GROUP LLC, LION CONSTRUCTION LLC



425 E. OAKDALE BOULEVARD SUITE 201 CORALVILLE, IOWA 52241 PHONE 319-351-2028 FAX 319-351-1102

PUGHHAGAN.COM

April 26, 2021

City of North Liberty 1 Quail Creek Cr North Liberty, IA 52317

RE: PENN STREET PLACE DEVELOPMENT

To Whom It May Concern:

I am the attorney for NLCD Lot 12, LC ("NLCD") and Brandon Pratt. I have reviewed preliminary exhibits of the PAD plans for this project. A copy of which is enclosed herewith. After discussing this Project with Brandon and Troy Culver and Snyder & Associates, we have determined the following steps will be necessary for this project to move forward.

1. A Plat of Survey is to be drafted by Snyder and Associates will move the property line to the north as shown on the Exhibit.

2. A Purchase Agreement and warranty deed will be drafted transferring ownership of this parcel to Solomon Holdings, LLC, a single member LLC owned by Brandon Pratt.

3. A Sanitary Sewer Agreement is to be entered into with NLCD, which will provide an easement for the benefit of NLCD over the Solomon Holdings Parcel as shown on the Exhibit.

4. A Storm Sewer Drainage Easement and Surface Water Easement Agreement will be entered into between NLCD and Solomon Holdings, LLC addressing the location of the new storm sewer location and also the surface water easement and erosion control obligations of the parties as a result of the surface water that will drain from the southwest corner of the NLCD lot over the Solomon Holdings Parcel and into the pond.

5. Shared Parking and Access will provide the Solomon Holdings parcel with access to 20 additional parking spaces on the NLCD property along with access to the southern access driveway on the NLCD property to Community Drive. It is anticipated that reciprocal rights will be granted to NLCD during certain peak hours for Tin Roost.

6. There will be a temporary construction easement to adjust some of the

April 26, 2021 Page 2

parking lot improvements on the NLCD property, as well as a temporary construction easement with the property owner to the southeast (TALI LLC) need to construction the improvements shown on the Exhibit.

Please be advised that these documents are in the process of being drafted as stated above. Based upon Brandon Pratt's ownership in NLCD, I do not anticipate there being any issues with obtaining signatures to these documents. These documents along with Exhibits prepared by Snyder & Associates should be available within the next two weeks. It would be to the benefit of the City and the developer if the proposed development would advance to May 4th Planning and Zoning Commission meeting pending approval and execution of items 1-6 herein.

Very truly yours,

PUGH HAGAN PRAHM PLC

2 Ryan J. Prahm

RJP Enclosure



ADJACENT PROPERTY - TIN ROOST RESTAURANT - 1 FOR EVERY 100 SF = 75 SPACES

PENN STREET PLACE CURRENT PARKING CODE CALCULATION REQUIREMENTS A. MULTI-FAMILY UNITS (PHASE 1) - 2.2 PER DWELLING UNIT = 132 SPACES
B. PROFESSIONAL OFFICE (PHASE 2) - 1 FOR EVERY 200 SF = 22 SPACES

PROPOSED PARKING CALCULATION ARRANGEMENT: A. ADJACENT PROPERTY - TIN ROOST = 75 SPACES B. PENN STREET PLACE - MULTI-FAMILY = 1.67 PER DWELLING UNIT = 100 SPACESC. PENN STREET PLACE - PROFESSIONAL OFFICE = 22 SPACES

* TIN ROOST AND PENN STREET PLACE OWNERS HAVE A PARKING AGREEMENT THAT PERMITS

SHARED PARKING.
 * 20 PARKING SPACES LOCATED ON TIN ROOST PROPERTY ARE DEDICATED FOR PENN STREET PLACE USE.

PENN ST PLACE DESIGNATED PARKING

PENN STREET PLACE				SNYDER & ASSC
				CIATES, INC.
				320 E. PRENTISS STREET IOWA CITY, IOWA 52240 319-359-7676 www.snyder-associates.com
	MARK	Engineer: TAC	Technician: NHS	Project No: 120.10
PAD RESI IRMITTAL	REVISION	Checked By: NHS	Date: 04/02/2021	68.07
	DATE	Scale: 1" =	T-R-S: TTN-RRW-SS	Sheet C103





NOTES

A NOTIFY UTLETY REQUEERE PROFIT O BEGINNING ANY CONSTRUCTION ACTIVITES AND COORDINATE WITH ITLITY PROUBERS AS INCESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTLITIES FRONTED TALL TURES AND UTLETY THEM NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPARED UTLETY TEME NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPARED TO THE UTLITY OWNERS SPECIFICATIONS AT THE CONTRACTOR & DEPENSE.

- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS, THE CITY OF NORTH LIBERTY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MICTOL) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED, FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

- . NOTIFY OWNER, ENGINEER, AND CITY OF NORTH LIBERTY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- S. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

DIMENSIONS, BULDING: LOCATION, UTILITIES AND GRADING OF THIS STEARE BASED ON AVAILABLE INFORMATION THE TIME OF DESION DEVIATIONS MAY BE NECESSARY IN THE FIELD, MAY SUCH CHANGES OR CONFLICTS BETWEEN INS FUAL AND FIELD CONDITIONS BARE TO BE REPORTED TO THE STURMENT DE CONSTITUS AND STREAM TO A DESIDE TO THE STURMENT DE CONSTITUS AND STREAM TO A DESIDE TO THE STURMENT DE CONSTITUS AND STREAM TO A DESIDE TO THE STURMENT DE CONSTITUS AND STREAM TO A DESIDE TO THE DESIDE TO CONSTRUCTION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- I. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- K. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- . THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- M. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OF CONSTRUCTION, GRADING AND SOLE ROSION CONTROL CODE FOCUSTRUCTION, GRADING AND SOLE ROSION CONTROL CODE REQUIREDFORTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF NORTH LIBERTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- Q. ALL PROPOSED STORM SEWER, SANITARY SEWER, AND WATER MAIN WILL BE PRIVATE.
- R. THE BUILDING LINES SHOWN ARE FOR MAXIMUM BUILDING FOOTPRINT.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL RECUIREMENTS OF THE IOWA ODES: THE IOWA DEPARTMENT OF NATURAL RESOURCES (JUNN) INDES PERMIT. THE U.S. CLEAN WITHER ACT AND ANY LOCAL ORDINANCES. IN HE CONTRACTOR SHALT TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- 2. DAMAGE CLAMB: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHTECT LENGINER HABALESS FROM ANY AND ALL CLAMB. OF ANY TYPE WHATSOCHER RSSUL TING FROM DAMAGES TO ADDIMINE PUBLIC OR PRIVATE PROPERTY. INCLUDING DRIVING WHATSOCHER RSSULTING AND ADDIMINESS TO ADDIMINE PUBLIC OR PRIVATE PROPERTY. INCLUDING DRIVING WHATSOCHER AND ADDIMINATION ON DEDISINGHICA COMPOSITION DEVICED REPARTMENT OWNER MAY. BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- 1. THE PROJECT REQUIRES CONCERNAL BURGET HE INDER SEBERAL FERMIT NO 2 FOR STOMM WHER DISCHARGES ASSOCHTE WHIT CONSTRUCTION ACTIVITIES HOUTHE LINK, AS EQUIRED BY THE BURGMENTAL PROTOCTION AGENCY (EPA), THE GENERAL CONTRACTOR ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND PULPLIMENT OF ALL REQUIREMENTS OF THEN PROPS GENERAL PERMIT NO 2.45 SECREFIED IN THE CONTRACTOR CONTRACT BOLINNERS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMT, INCLUDING, BUYOTIMEL DOCUMENTS.
 ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMT, INCLUDING, BUYOT IMITED TO THE WOTICE OF INTENT, PROOF OF PEBLICATIONS, DISCHARGE AITHORIZATION LETTER, CURRENT SWIPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALE KEYPT ON SITE AT ALL TIMES AND MAST ER PRESENTED TO ANY JURISOFTONAL ARCHINES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- 3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDIR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTINU. MEASURES, ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE REFINED FOR A PERDO OF THREE "YEARS AFTER PROJECT COMPETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE MOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

c.

- THE STORM WATER POLLITION PREVENTION PLAN (SWRPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWRPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLITION PREVENTION PLAN MADE DURING CONSTRUCTION.
- 2. THE SHIPPI LLUTERATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLANCE WITH THE PROJECTS NEODES REMIT COVERAGE. ALL LIMPS AND E ROSION CONTROL LIMEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMPS FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- 3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
- a. UTILZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN AUTURAL BUFFREN AROUNDS SUFFACE WHERN SIRFECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPARING, REPLACEMENT, AND SEDMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SLIT CONTROL DEVICES WHEN THE MEASURES HAVE LOST SON OF THEIR ORIGINAL CAPACITY.
- INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY VOLULIFIED PERSONNEL, ASSIGNED BY THE CONTRACTOR) UVERY SYSTEM CALIDARIA DAYS RECORD THE FINIORS OF THESE INSPECTIONS AND AND RESILITING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENDINEED URING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MESSURES WITHIN TO XYS.
- f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUNDS SUBJECTS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUNDS FOR FUTURE PREVENTION.
- 9. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPPAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND A CONSTRUCTION OPERATIONS PROGRESS TO BENETIC CONTINUOUS RIMORF CONTROL. PROVIDE INLET AND AUTOMICATION MEASURES AS SOON AS STORM STORMS.
- h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- STABLIEE INSERVELOPED. DISTURBED AREAS WITH MULCH. TEMPORARY SEED MX, PERMANENT SEED MX, SOD, OF PAVIENT MINIEMATELY AS GOOL AS POSSIBLE UPON COMPLETION OF DELAY OF CHANGING OFFERITIONS. INITATE STABLIZATION MEASURES IMBEDIATELY AFTER CONSTRUCTION ACTIVITY IS INVALLY COMPLETED OR TEMPORANU CEASED ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CEASED ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CASAD ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CASAD ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CASAD ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CASAD ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CASAD ON ANY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CLARIDAR DA NY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CLARIDAR DA NY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CLARIDAR DA NY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD OSCEREDING I A CLARIDAR DA NY CLARIDAR DA NY FORTION OF THE STER AND WINTH WILL NOT RESUME FOR A PERIOD CLARIDAR DA NY DIA NY DA NY D
- j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP UNLESS NOTED OTHERWISE STAGING AREAS SYNULD CONTIN THE FOLLOWING, OB TRALERS, INCLING VIENCIE, MANTENNICE RUNGYF FROM STAGING AREAS WITH DVERSION BERMS AND/OR SLT BARNERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS ECONTROL TO AND THE AND OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHINGTON TUBETS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE TO A SEDIMENT BASIN OR OTHER ON THE OWNER AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE TO A SEDIMENT BASIN OR OTHER ON THE OWNER AND DIRECT TO A SEDIMENT BASIN OTHER DEVICE TO A SEDIMENT BASIN ON TO THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES AND DEVICE TO A SEDIMENT BASIN ON THE DAVIES
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

D. PROJECT SPECIFIC REQUIREMENTS FOR POLLUTION PREVENTION AND EROSION PROTECTION

- 1. RESPONSIBILITIES OF THE OWNER:
- a. SIGN NPDES CERTIFICATION STATEMENT AS PERMITEE.
- b. ALL REQUIREMENTS NOT ASSIGNED TO OTHERS.
- 2. RESPONSIBILITIES OF THE ENGINEER:
- a. CREATE THE INITIAL SWPPP
- b. PUBLISH THE PUBLIC NOTICE OF STORM WATER DISCHARGE
- c. FILE THE NOTICE OF INTENT WITH APPLICATION FEE FOR NPDES GENERAL PERMIT No. 2 COVERAGE.
- d SUBMIT THE NOTICE OF DISCONTINUATION
- 3. RESPONSIBILITIES OF THE CONTRACTOR:
- a. SIGN NPDES CERTIFICATION STATEMENT AS CO-PERMITEE AND COORDINATING CERTIFICATION OF SUBCONTRACTOR CO-PERMITEES.
- b. COMPLY WITH THE REQUIREMENTS OF THE GENERAL PERMIT No.2 AND THE SWPPP.
- c. INSTALL, MAINTAIN, AND REMOVE EROSION CONTROL AND POLLUTION PREVENTION MEASURES
- d. WEEKLY INSPECTIONS AND CORRESPONDING RECORDS.
- e. UPDATE AND MAINTAIN THE ONSITE SWPPP.
- f. COOPERATE TO PROVIDE INFORMATION UNDER THE RESPONSIBILITY OF OTHERS.

PROPERTY ADDRESS EVISITING ZONING C-2A PROPOSED FOR SIDENTIAL PLANNED AREA DEVELOPMENT PROPERTY DESCRIPTION UBERTY CENTRE PART 18 LOT 2 PLUS 1.08 ACRES FROM LIBERTY CENTREPART1 LOT 12 PROPERTY ADDRESS 755 COMMUNITY DR. NOTH LIBERTY LAS 117 LAND USEBUILDING DESCRIPTIONS		PARAMETER TEAMINETER IN A PARAMETER	PAD RESUBMITTAL 4/26/21 BY REVISION DATE BY	VC Checked By: NHS Scale: 1"=	NHS Date: 04/02/2021 T-R-S: TTN-RRW-SS 20 1068 07 Sheef C101	
2.32 ACRESS (1011451 SP) PHASE 1: 60 UNIX UNITANAUX RESIDENTIAL BUILDING - 4 STORIES PHASE 2: 5. UNIX BITORY PROFESSIONAL OFFICE - APPROX 4300 SF BULK REGULATIONS DURANU,			MARK MARK		320 E. PRENTISS STREET IOWA CITY, IOWA 52240 Project No: 12	319-359-7676 www.snyder-associates.com
	ENN STREET PLACE		10770	NOTES	SNYDFR & ASSOCIATES INC.	
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NORTH LIBERTY, IOWA

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PENN STREET PLACE COMMUNITY DRIVE NORTH LIBERTY, IA (JOHNSON COUNTY)

03/26/3

PENN STREET PLACE COMMUNITY DRIVE NORTH LIBERTY, IA (JOHNSON COUNTY)

exterior rendering 06

ibo	Label	QTY	Manufac turer	Catalog Number	Description	Lamp	Lum ens per Lam p	LLF	Watt age
]	OA	1	Lithonia Lighting	DSX2 LED P1 40K TFTM MVOLT HS	DSX2 LED P1 40K TFTM MVOLT with houseside shield	LED	14797	0.93	140
	OB	4	Lithonia Lighting	DSX2 LED P1 40K T5M MVOLT	DSX2 LED P1 40K T5M MVOLT	LED	19676	0.93	280
)	OC	14	Lithonia Lighting	RADB LED P1 40K ASY DBLXD	RADB LED P1 40K ASY DBLXD		299	0.93	5.21

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	Symbol	Avy	IVIAX	IVIIII	n	n	
ENTRANCE	+	1.7 fc	3.8 fc	1.0 fc	3.8:1	1.7:1	
ENTRY	+	1.9 fc	4.8 fc	0.5 fc	9.6:1	3.8:1	
G LOT	+	2.7 fc	5.4 fc	0.7 fc	7.7:1	3.9:1	
XIT	+	0.3 fc	2.8 fc	0.0 fc	N/A	N/A	
NTRY	+	0.6 fc	1.7 fc	0.0 fc	N/A	N/A	
ITRY	+	0.7 fc	2.0 fc	0.0 fc	N/A	N/A	

Ryan Rusnak

From: Sent: To: Subject: kevin@builtbyhbd.com Saturday, March 13, 2021 5:40 PM Ryan Rusnak RE: [EXTERNAL] Liberty Centre

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Ryan

I could see the lots on the south side of Liberty Drive becoming multi family, but the lots on the south side of Community Drive should remain as commercial lots.

Kevin Hochstedler

Hochstedler Building & Development P.O. Box 1208 Iowa City, IA 52244 www.builtbyhbd.com Cell number: 319-631-8072 Realtor/ Lepic Kroeger Realtors

------ Original Message ------Subject: RE: [EXTERNAL] Liberty Centre From: Ryan Rusnak <rrusnak@northlibertyiowa.org> Date: Fri, March 12, 2021 12:53 pm To: "kevin@builtbyhbd.com" <kevin@builtbyhbd.com>

Kevin,

We had a neighborhood meeting the other day.

Here is the information page:

https://northlibertyiowa.org/2021/02/26/good-neighbor-meeting-for-property-west-of-community-drive-andsouth-of-penn-street/

If you scroll to the bottom, you watch a replay of the meeting, which summarizes the proposal.

RYAN RUSNAK, AICP

PLANNING DIRECTOR (319) 626-5747 office Messages to and from this account are subject to public disclosure unless otherwise provided by law.

From: kevin@builtbyhbd.com [mailto:kevin@builtbyhbd.com]
Sent: Friday, March 12, 2021 11:00 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [EXTERNAL] Liberty Centre

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Ryan

I was involved when Liberty Centre was being developed, Cherry Street being paved, the pond excavated etc.

A number of contacts living in Liberty Centre have contacted me, asking about something new coming to the commercial area of Liberty Centre.

I check on North Liberty's Planning and Zoning agenda, and do not see anything.

Is there any information you can share? Anything being proposed?

Just looking to share information with people living in Liberty Centre.

Thank you,

Kevin Hochstedler

Hochstedler Building & Development P.O. Box 1208 Iowa City, IA 52244

www.builtbyhbd.com

Cell number: 319-631-8072 Realtor/ Lepic Kroeger Realtors

Ryan Rusnak

From: Sent: To: Subject: David Novak <dcnsafety@gmail.com> Wednesday, April 28, 2021 2:33 PM Ryan Rusnak Re: [EXTERNAL] Good Neighbor meeting

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Hi Ryan,

I don't think this area should be rezoned from commercial to residential.

Thanks,

David

On Tue, Apr 20, 2021 at 11:56 AM Ryan Rusnak <<u>rrusnak@northlibertyiowa.org</u>> wrote: David,

The developer wants to build a market rate 60 unit apartment building and a 4,200 square foot commercial building.

I have attached pages from the site plan and architectural renderings.

It is anticipated that this will be on the May 4, 2021 Planning Commission meeting.

RYAN RUSNAK, AICP PLANNING DIRECTOR (319) 626-5747 office

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-----Original Message-----From: David Novak [mailto:<u>dcnsafety@gmail.com</u>] Sent: Tuesday, April 20, 2021 9:37 AM To: Ryan Rusnak <<u>rrusnak@northlibertyiowa.org</u>> Subject: [EXTERNAL] Good Neighbor meeting

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Hi Ryan,

I missed the good neighbor meeting for the rezoning of an area by the North Liberty pond near Tin Roost.

Anyway to give me a brief overview?

Thanks,

David

Sent from my iPhone

North Liberty Planning Commission

April 6, 2021 Via Zoom

Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically, so as to limit the spread of the virus.

<u>Roll Call</u>

Chair Rebecca Keogh called the April 6, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Rebecca Keogh, Jessica Marks, Kylie Pentecost, Patrick Staber. Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Loren Hoffman, Pat Scanlon and other interested parties.

Approval of the Agenda

Staber moved, Bathke seconded to approve the agenda. The vote was all ayes. Agenda approved.

Greenbelt Trail II LLC Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Greenbelt Trail II, LLC for a zoning map amendment on 7.36 acres, more or less, from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on property located on the west side of North Liberty Road approximately 700 feet north of Salm Drive. Staff recommends approval with two findings.

Applicants Presentation

Loren Hoffman and Pat Scanlon were present on behalf of the applicant and offered additional information on LEED-ND. Commission discussed the application with the applicant.

Public Comments

No comments were presented.

Questions and Comments

The Commission discussed the application including building style, zoning north of this parcel, livable communities, creating affordable housing opportunities, location of duplex zoning in relation to North Liberty Road, zero lots vs. duplex, and the creation of an association with the developer.

Recommendation to the City Council

Staber moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the zoning map amendment from RS-6 to RD-10 to the City Council with a recommendation for approval. The vote was: ayes – A'Hearn, Bathke, Staber, Marks, Pentecost, Heisler, Keogh; nays – none. Motion carried.

Greenbelt Trail II, LLC Preliminary Plat

Staff Presentation

Rusnak presented the request of Greenbelt Trail II, LLC to approve a Preliminary Plat for a 20 lot subdivision on 7.36 acres, more or less, on property located on the west side of North Liberty Road approximately 700 feet north of Salm Drive. Staff recommends approval of the application with three findings.

Applicants Presentation

Loren Hoffman and Pat Scanlon were 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 the real estate industry in North Liberty and the affordability of housing generally.

Recommendation to the City Council

A'Hearn moved, Heisler seconded that the Planning Commission accept the three listed conditions and forward the Preliminary Plat to the City Council with a recommendation for approval. The vote was: ayes – Staber, Heisler, Marks, Pentecost, A'Hearn, Bathke, Keogh; nays – none. Motion carried.

Approval of Previous Minutes

Marks moved, Staber seconded to approve the minutes from the March 2, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

Heiar followed up on conversation on the challenges of creating affordable housing in North Liberty. A presentation from the Johnson County Livable communities commission was suggested.

New Business

Rusnak reported that two rezoning applications are on the agenda for next month. The Commission discussed the plan for returning to live meetings with staff.

<u>Adjournment</u>

At 7:23 p.m., Staber moved, A'Hearn seconded to adjourn. All ayes. Meeting adjourned.

Minutes by Tracey Mulcahey, City Clerk