



**North Liberty Planning Commission
Tuesday, September 7, 2021, 6:30 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

This meeting may be accessed live by the public in person or on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/northliberty. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

Call to Order

1. Roll Call

2. Approval of the Agenda

3. Site Plan: Request of Ders 380 LLC, Moyna North to approve a Preliminary Plat for a 10 lot subdivision on 53.94 acres, more or less, on property located at the northwest corner of West Forevergreen Road and South Jasper Avenue.

- a. Staff Presentation
- b. Applicants Presentation
- c. Public Comments
- d. Questions and Comments
- e. Recommendation to the City Council

4. Presentation: Johnson County Livable Community for Successful Aging.

- a. Presentation by Jeff Kelbach
- b. Questions and Comments

5. Approval of Previous Minutes

6. Old Business

7. New Business

8. Adjournment



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **May 28, 2021**
Re **Request of Ders 380 LLC, Moyna North to approve a Preliminary Plat for a 10 lot subdivision on 53.94 acres, more or less, on property located at the northwest corner of West Forevergreen Road and South Jasper Avenue.**

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

Request Summary:

The Preliminary Plat proposes 10 lots and related infrastructure on 53.94 acres.

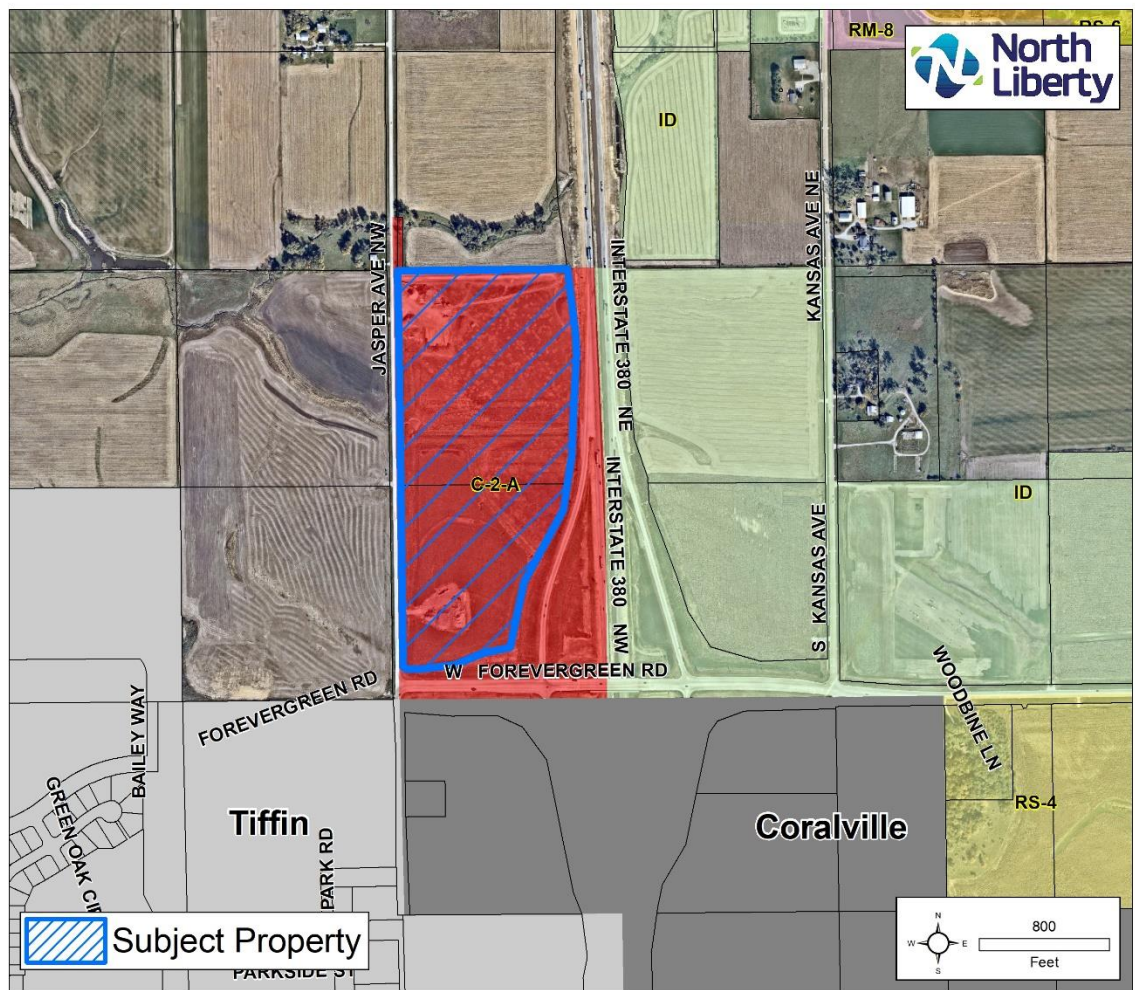


Current Zoning:

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

C-2-A Description:

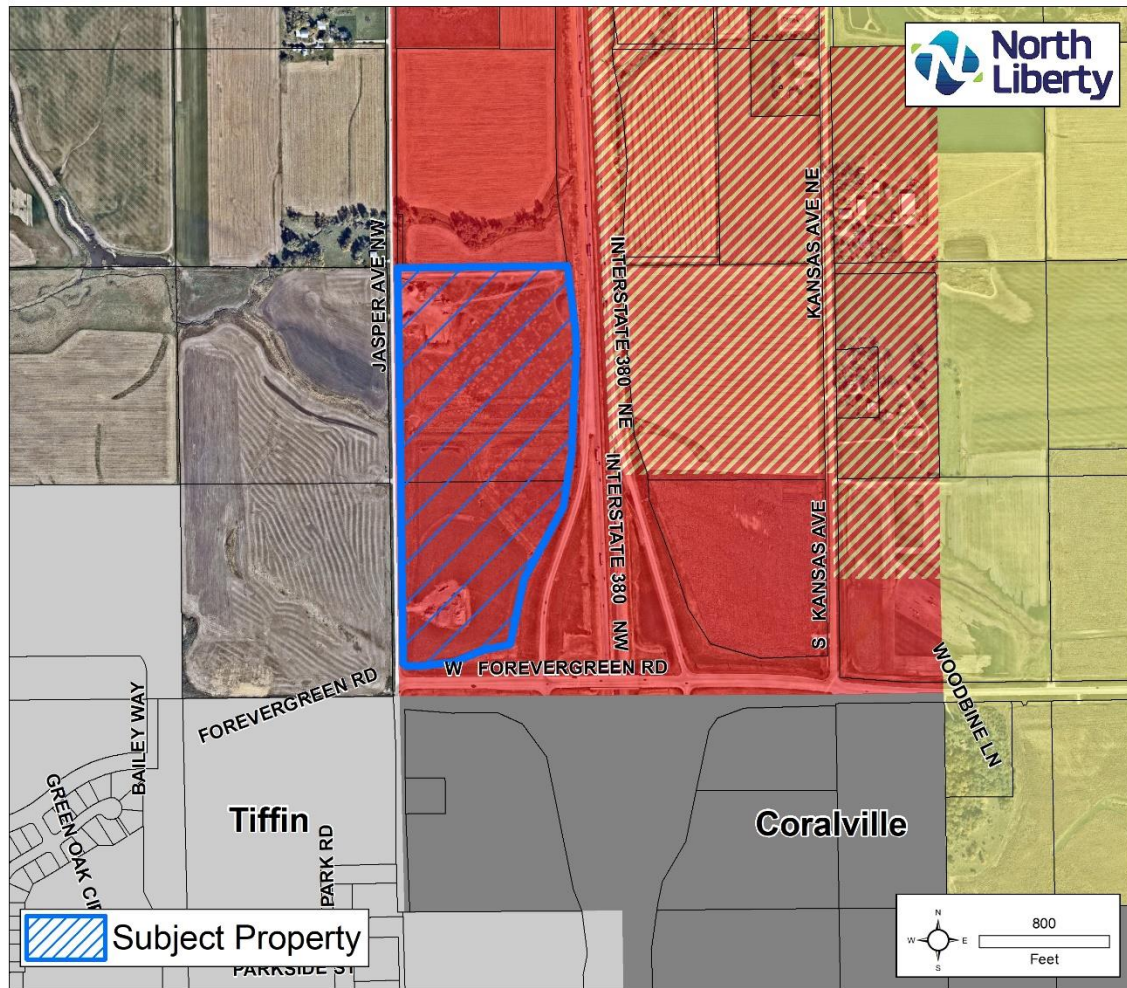
The C-2-A Highway Commercial District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.



Consistency with Comprehensive Plan:

The property is designated Commercial on the Future Land Use Map.

The C-2-A zoning is consistent with the Commercial designation.



Approval Standards:

Section 180.11(3)(A) of the North Liberty Code of Ordinances sets forth the preliminary subdivision plat submittal requirements and review (Ordinance language in *italics* and staff analysis in **bold**).

3. *Preliminary Subdivision Plat Submittal Requirements and Review. The preliminary plat, in general, contains more information than the final plat, so that the subdivider and the City can ensure conformance with codes, master facility plans, and good planning and engineering practices. Though the preliminary plat is not recorded, it is approved by resolution of the City Council, and conditions for approval of the plat shall be addressed on any final plats of the same area.*

A. *Preliminary Plat Contents. The application shall include a preliminary plat of the subdivision drawn to a scale of one inch to one hundred feet minimum, and shall show:*

(1) *A location map to provide spatial reference, showing the outline of the area to be subdivided, existing streets and corporate limits in the vicinity, a north arrow and scale or note stating "not to scale," and other information that might help clarify where the plat is located as well as its surroundings and size relative to other City features;*

This has been provided on the Preliminary Plat.

(2) *Name of proposed subdivision and date;*

This has been provided on the Preliminary Plat.

(3) *Legal description and acreage;*

This has been provided on the Preliminary Plat.

(4) *Name and address of owner;*

This has been provided on the Preliminary Plat.

(5) *Names of the persons preparing the plat, owner's attorney, representative or agent, if any;*

This has been provided on the Preliminary Plat.

(6) *Existing and proposed zoning district classification of all land within the proposed subdivision and within about 200 feet of the subdivision;*

This has been provided on the Preliminary Plat.

(7) *North point and graphic scale;*

This has been provided on the Preliminary Plat.

(8) *Contours at two-foot intervals or less, both existing and as generally proposed (subject to more refinement in subsequent construction plans);*

This has been provided on the Preliminary Plat.

(9) *Building setback lines as required by the current or proposed zoning district classifications;*

This has been provided on the Preliminary Plat.

(10) *The approximate boundaries of areas of known flood levels or floodplains, areas covered by water, wooded areas, floodways, and all open channel drainage ways;*

This is not applicable.

(11) Locations, names, and dimensions of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings within in the proposed subdivision and within about 200 feet of the subdivision;

This has been provided on the Preliminary Plat.

(12) Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;

This has been provided on the Preliminary Plat.

(13) Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;

This has been provided on the Preliminary Plat. The sanitary sewer adjacent to the lift station will be deep, so easement widths may need to be adjusted on the Final Plat.

(14) Grades of proposed streets and alleys;

This has been provided on the Preliminary Plat.

(15) A cross-section of the proposed streets showing the roadway locations, the type of curb and gutter, the paving, and sidewalks to be installed;

This has been provided on the Preliminary Plat.

(16) The layout of proposed water mains and sanitary sewer systems;

This has been provided on the Preliminary Plat.

(17) The drainage of the land, including proposed storm sewers, ditches, culverts, bridges and other structures;

This has been provided on the Preliminary Plat.

(18) Stormwater management facilities when applicable;

This has been provided on the Preliminary Plat.

(19) A signed certificate of the Johnson County Auditor for the subdivision name;

This information has been provided.

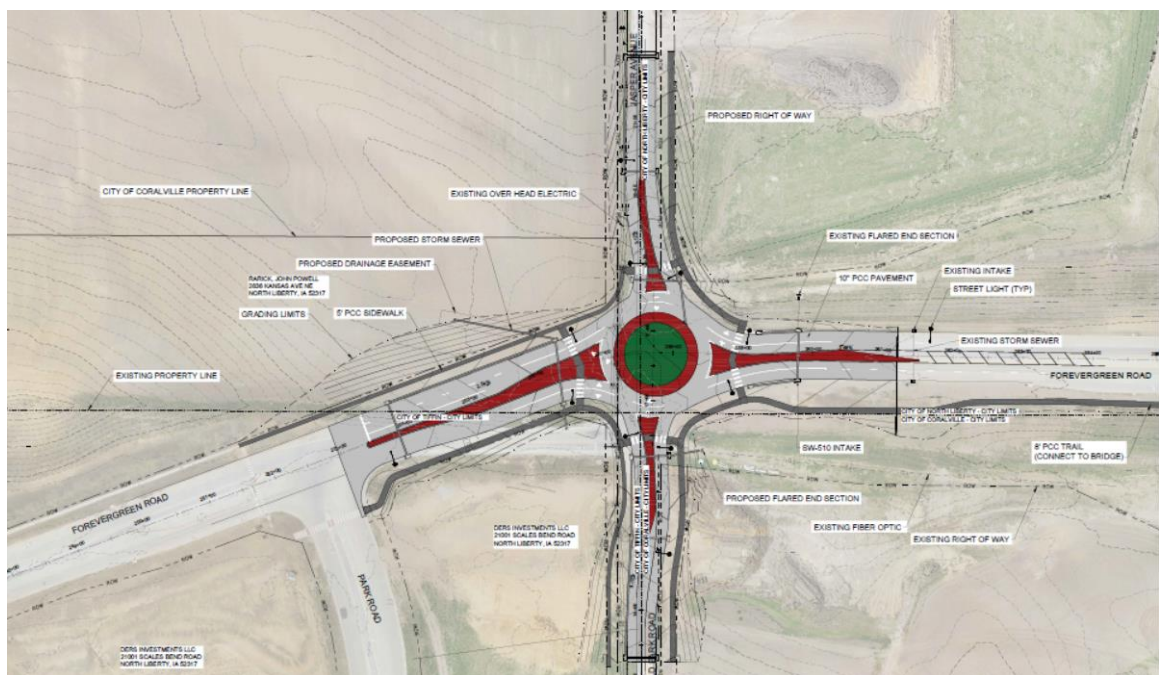
(20) Other special details or features that may be proposed or required.

None required.

Other Considerations:

1. West Forevergreen Road/South Jasper Avenue Intersection

City staff is envisioning a roundabout at the West Forevergreen Road/South Jasper Avenue intersection. Since this is at the Coralville, North Liberty, Tiffin boundary, cost sharing of this improvement is anticipated. The City will apply for a Revitalize Iowa's Sound Economy (RISE) grant for this construction. There is some pending litigation, which is preventing full design and construction at this time.



2. South Jasper Avenue.

South Jasper Avenue is currently a gravel road. The preliminary plat depicts the roadway improved to City standards. This construction would occur in conjunction with the roundabout. The City will apply for a Revitalize Iowa's Sound Economy (RISE) grant for this construction. If development proceeds the roadway reconstruction, a temporary paved surface will be necessary.

3. Future Zoning/Land Use

Commercial development in North Liberty has been steady, and diversified. The demand for commercial property drops significantly beyond the Ranshaw Way and Penn Street frontages, with very few exceptions. Demand for new development often follows the opening of new interchanges, but in today's economic market and with so much commercial property already available, it is easy to see that the City of North Liberty is substantially over-zoned for commercial development. Certainly, the new Forevergreen

Road interchange will bring opportunities, such a Steindler Orthopedic Clinic. However, recent calculations by staff indicate that there is enough commercially zoned property in North Liberty to take over 100 years to build out.

Staff has been working on a large Zoning Ordinance amendment, which in part contains a zoning district allowing for certain types of commercial land uses, but also light industrial uses, which would occur in enclosed buildings. Staff has discussed this with the applicant who is fully supportive of the new zoning district.

Staff Recommendation:

Findings:

1. The preliminary plat, which proposes commercial development, achieves consistency with the Comprehensive Plan Future Land Map designation, which is Commercial.
2. The Preliminary Plat depicts proposed commercial lots consistent with C-2-A Highway Commercial District bulk requirements; and
3. The Preliminary Plat achieves consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Recommendation:

Staff recommends the Planning Commission accept the three listed findings and forward the request to approve the Preliminary Plat for 10 lots to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the three listed findings and forward the Preliminary Plat to the City Council with a recommendation for approval subject to the one condition recommended by staff.



CHA EXPENSE
LAND PLANNERS
LAND SURVEYORS
ENVIRONMENTAL SPECIALISTS
CONSULTANTS, INC.
1000 E. 10TH ST. SUITE 100
DES MOINES, IOWA 50319
WWW.MMSCONSULTANTS.COM

PRELIMINARY PLAT

MMS CONSULTANTS, INC.
DESIGNED BY: J. L. JOHNSON
CHECKED BY: J. L. JOHNSON
PROJECT NO.: 1
DATE: 07/24/21
SHEET NO.: 1
OF 1

THE EVERMORE
NORTH LIBERTY
JOHNSON COUNTY
IOWA



LOCATION MAP

STANDARD LEGEND AND NOTES

1	EXISTING LOT LINES
2	PROPOSED LOT LINES
3	PROPOSED LOT LINES WITH DIMENSIONS
4	PROPOSED LOT LINES WITH DIMENSIONS AND AREA
5	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE
6	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE AND ADJACENT LOT
7	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE AND ADJACENT LOT AND ADJACENT LOT
8	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE AND ADJACENT LOT AND ADJACENT LOT AND ADJACENT LOT
9	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE AND ADJACENT LOT AND ADJACENT LOT AND ADJACENT LOT
10	PROPOSED LOT LINES WITH DIMENSIONS AND AREA AND PERCENTAGE AND ADJACENT LOT AND ADJACENT LOT AND ADJACENT LOT

NOTES:

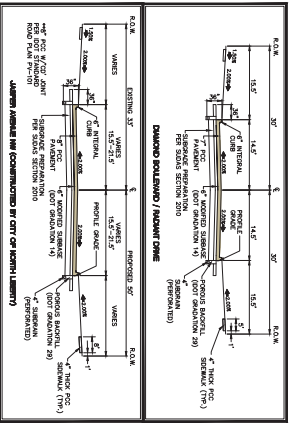
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
- ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.

PLAN APPROVED
City of North Liberty

PLAT APPROVED

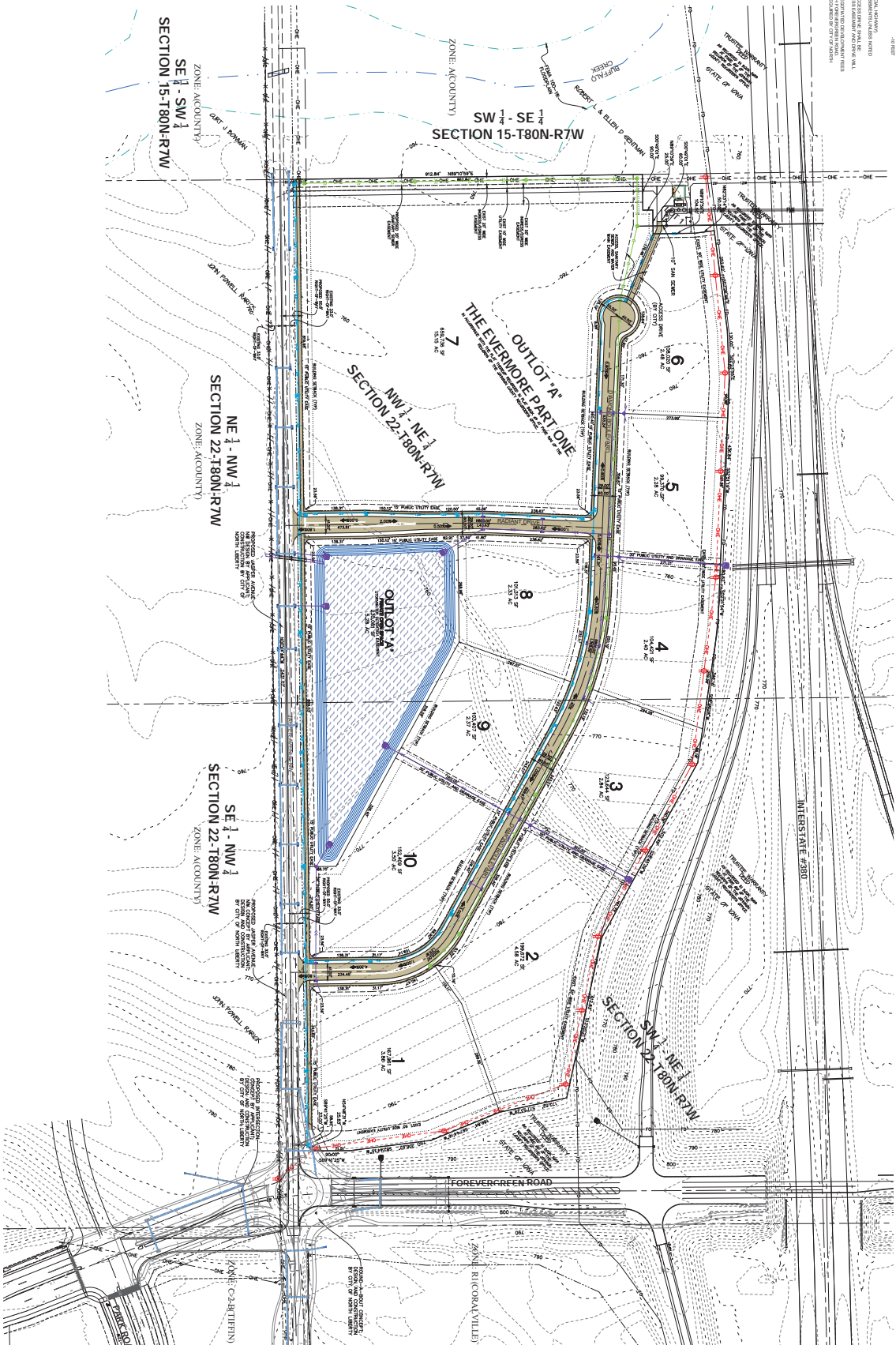
DATE	07/24/21
BY	J. L. JOHNSON
FOR	THE EVERMORE PART TWO
PROJECT NO.	1

PRELIMINARY PLAT
THE EVERMORE PART TWO
NORTH LIBERTY, IOWA



THE EVERMORE PART TWO
NORTH LIBERTY, IOWA

THE EVERMORE PART TWO
NORTH LIBERTY, IOWA





North Liberty Planning Commission

Minutes

August 3, 2021

Roll Call

Chair Rebecca Keogh called the August 3, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Jason Heisler, Rebecca Keogh, Joesy Bathke, David Willer, Patrick Staber.

Other Present: Grant Lientz, Ryan Rusnak, Ryan Heiar, Kevin Trom, Sujit Singh and other interested citizens.

Approval of the Agenda

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

Site Plan:

Staff Presentation

Rusnak presented Request of Solum Lang Architects, LLC to approve a Site Plan for new dental office on .66 acres of property located on the east side of Jordan Street approximately 300 feet south of Ashley Court.

Applicants Presentation

Consultants was available for questions

Public Comments

No public comment was offered.

Questions and Comments

The Commission had no discussion on the site plan.

Recommendation to the City Council

Bathke moved, seconded by Staber, that the Planning Commission accept the two findings listed and forward the site plan to the City Council with a recommendation for approval. The vote was all ayes

Urban Renewal Area Amendment

Staff Presentation

Heiar presented the City-initiated the Urban Renewal Plan amendment which will include Saint Andrews Drive for future development on the North side of the road way and where it ends to the west. We anticipate seeing development on Kansas Ave as well. We are updating our plan so we can use tax increment financing dollars to help pay for this project. State law requires it goes in front of Planning Commission first. We request to approve the Urban Renewal Amendment and recommend approval to the City Council.

Public Comments

No public comments were offered.

Willer moved, seconded by Staber, that the Planning Commission accept the Urban Renewal Area Amendment to the City Council with a recommendation for approval. The vote was: ayes.

Approval of Previous Minutes

Heisler moved, seconded by A'Hearn to approve the minutes of the July 6, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak advised that Jessica Marks had resigned from the board. Annexation approved by the city development board next to the Whirlpool, currently in a 30 day waiting period. Working on a larger Annexation master plan for the SW area. Working on a large ordinance, reorganization of the zoning ordinance.

New Business

Bathke stated a few months ago the board had interest of hearing from the Johnson Co Livable community for successful aging, policy board, and what this group would like to do.

Rusnak stated they interviewed a consultant for their comprehensive plan today and another one tomorrow. Work together and plan something at the next meeting

Adjournment

At 6:45 p.m. Staber moved, A'Hearn seconded to adjourn the meeting. All ayes. Meeting adjourned.

Minutes by Stacey House, Deputy City Clerk