



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

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Call to Order

1. Roll Call

2. Approval of the Agenda

3. Public Hearing for Zoning Map Amendment: Request the Watts Group Development, Inc. for a zoning map amendment (rezoning) on 3.69 acres, more or less, from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on property located on the south side of Denison Avenue approximately 130 feet east of Brook Ridge Avenue.

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

4. Approval of Previous Minutes

5. Old Business

6. New Business

7. Adjournment



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **December 2, 2021**
Re **Request the Watts Group Development, Inc. for a zoning map amendment (rezoning) on 3.69 acres, more or less, from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on property located on the south side of Denison Avenue approximately 130 feet east of Brook Ridge 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:

This rezoning request is to facilitate development of the property with single-family zero lot line homes.

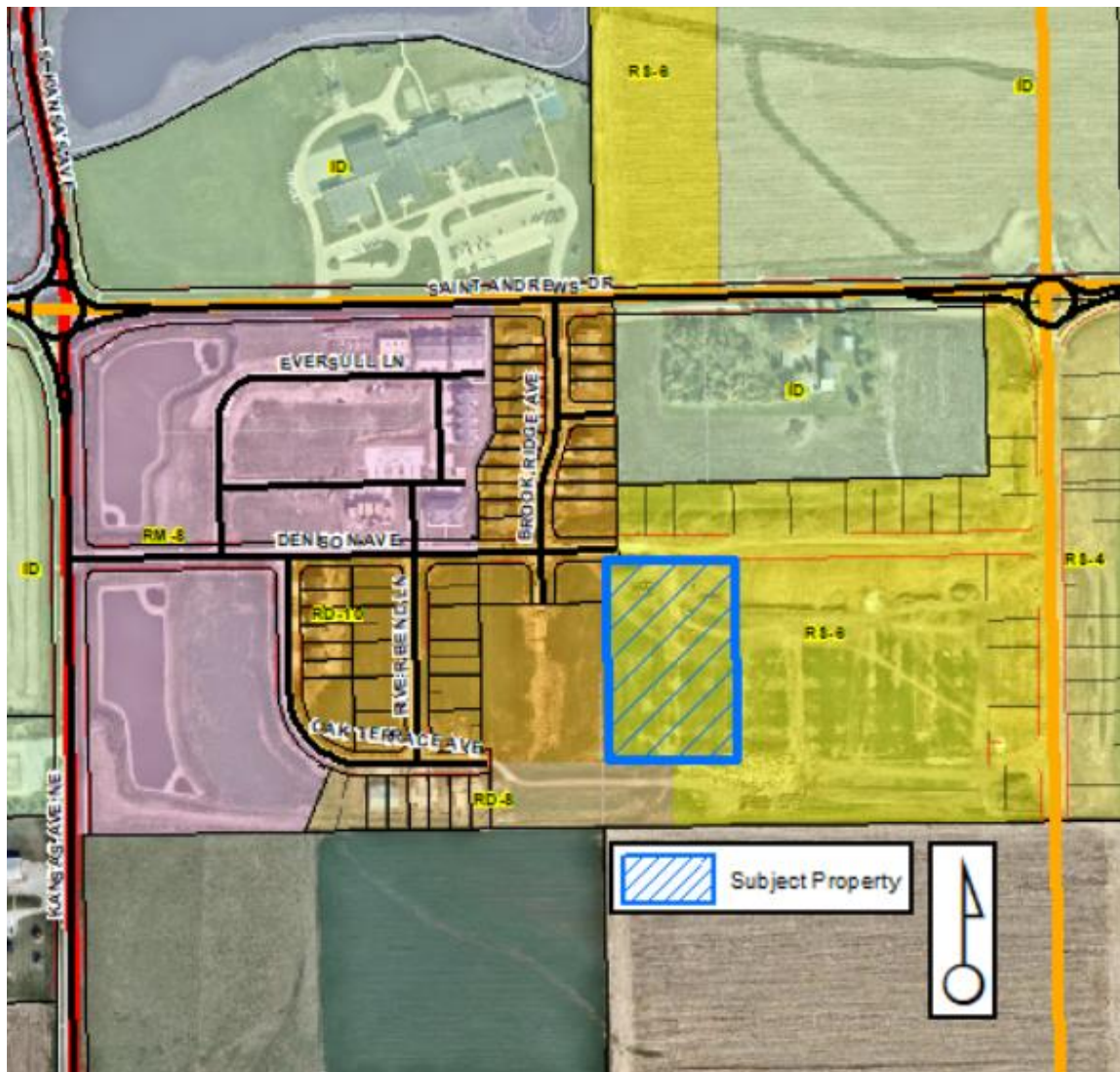


Current Zoning:

The property is currently zoned RS-6 Single-Unit Dwelling District.

RS-6 Description:

RS-6 Single-Unit Residence District. The RS-6 Single-Unit Residence District is intended to provide for and maintain moderate density single-unit residential neighborhoods with a minimum lot size of 7,000 square feet. The district shall include appropriate neighborhood facilities such as public parks, libraries, schools, churches, and recreational facilities, and is intended to protect these residential areas from encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.



Proposed Zoning:

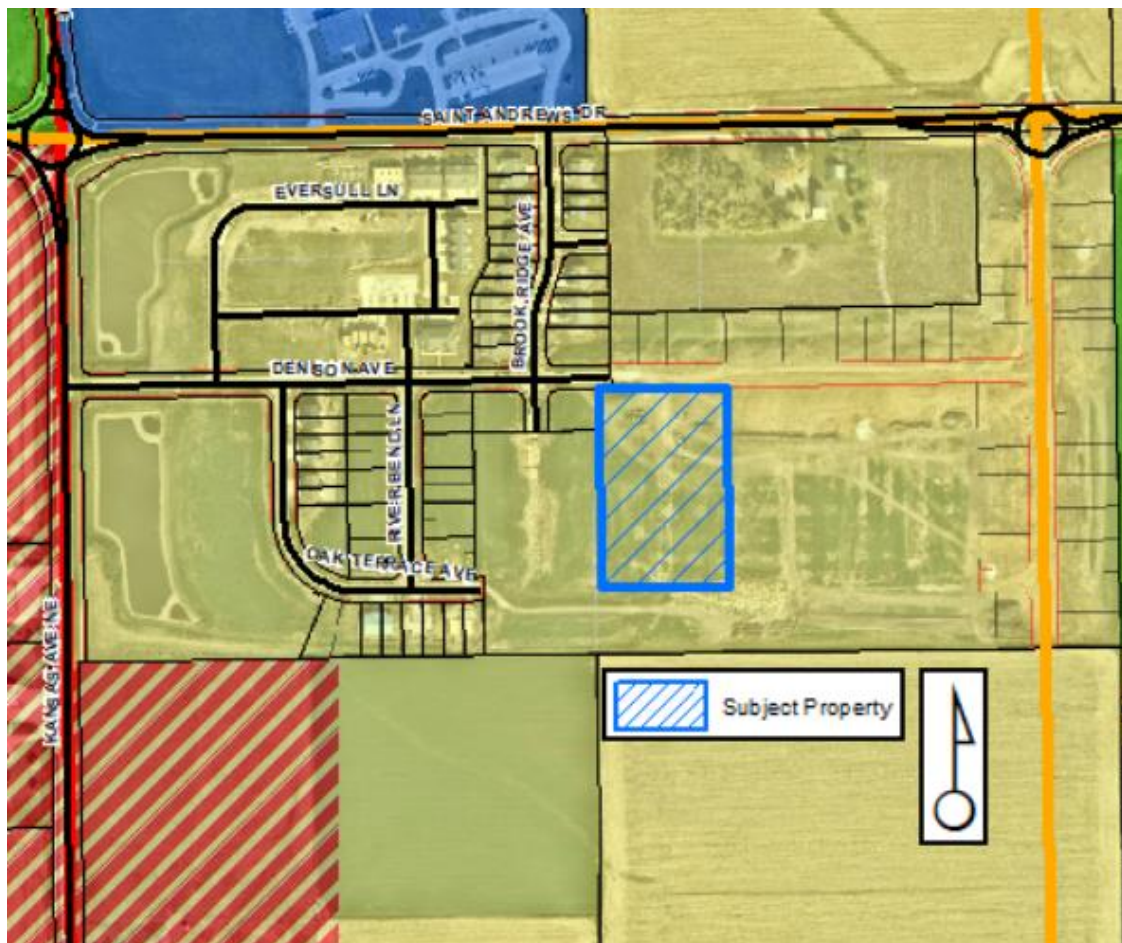
RD-10 Two-Unit Dwelling District.

RD-10 Description

The RD-10 Two-Unit District is intended to allow for attached single-unit dwellings joined together on a common boundary line with a common wall between the units. Minimum lot size is 9,000 square feet with a minimum of 4,500 square feet per unit. The district shall include appropriate neighborhood facilities such as public parks, libraries, schools, churches, and recreational facilities, and is intended to protect these residential areas from encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.

Consistency with Comprehensive Plan:

Land Use Plan designation: Residential.



Public Input:

A good neighbor meeting was held on November 29, 2021. No one outside of City staff and the applicant attended. To date, staff has not received any formal objection to the request.

Staff Recommendation:**Findings:**

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map;
2. The RD-10 Two-Unit Dwelling District zoning 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 RS-6 – Single-Unit Dwelling District to RD-10 Two-Unit Dwelling 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.



**Planning Commission
November 10, 2021**

Call to Order

Planning Commission Chair Becky Keogh called the November 10, 2021 Planning Commission to order at 6:00 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Becky Keogh, Brian Vincent, Dave Willer; absent: Patrick Staber.

Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom, and other interested parties.

Approval of the Agenda

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

Public Hearing for Zoning Map Amendment

Staff Presentation

Rusnak presented the request of Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2-A Highway Commercial District. Staff recommends approval with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.

Applicants Presentation

Mike Bails was present on behalf of the applicant and offered additional information on the application.

Public Comments

No public comment was offered. There was correspondence included in the packet from neighboring property owner, Bev Seelman.

Questions and Comments

The Commission discussed the application including commercial under residential, good neighbor feedback, the collaborative process with developer, stormwater details, engineering information, size of the development, sustainability of the development, current inventory versus demand, successful aging in place units, development of The Preserve, building to the demand, diversified housing stock, creation of park space for community building, and tile cost exploration.

Recommendation to the City Council

Bathke moved, Willer seconded to recommend approval of the zoning map amendment to the City Council with the following findings: 1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and 2. The proposed zonings would be compatible with the surrounding properties and the following conditions: 1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering; and 2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road. The vote was: ayes – Keogh, Bathke, Willer, Heisler, Vincent, A'Hearn; nays – none; absent – Staber. Motion carried.

Urban Renewal Area Amendment

Staff Presentation

Mulcahey presented the request of the City of North Liberty for an amendment to the North Liberty. Staff is recommending approval of an updated Urban Renewal Plan to include two upcoming projects: City Hall and N. Jones Boulevard. By updating the plan, it allows the City to borrow general obligation and/or TIF money in the future to fund these projects. The current plan calls for GO borrowing for the City Hall project and TIF borrowing for N. Jones Boulevard.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including the N. Jones Boulevard Project.

Recommendation to the City Council

Heisler moved, A'Hearn seconded to recommend approval of the Urban Renewal Area Amendment Plan to City Council. After discussion, the vote was: ayes – Willer, A'Hearn, Vincent, Keogh, Bathke, Heisler; nays – none; absent – Staber. Motion carried.

Approval of Previous Minutes

Bathke moved, A'Hearn seconded to approve the minutes of the September 7, 2021 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

There will be a December meeting.

Adjournment

At 6:37 p.m., Heisler moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk



Preview of items for the January 4, 2022 Meeting.

- 1. 925 & 945 Liberty Way.**
- 2. 1000 Liberty Way.**
- 3. Zoning Ordinance Update.**





Field Day Brewing - North Liberty, Iowa
Conceptual Site Plan

FIELD DAY BREWING CO.

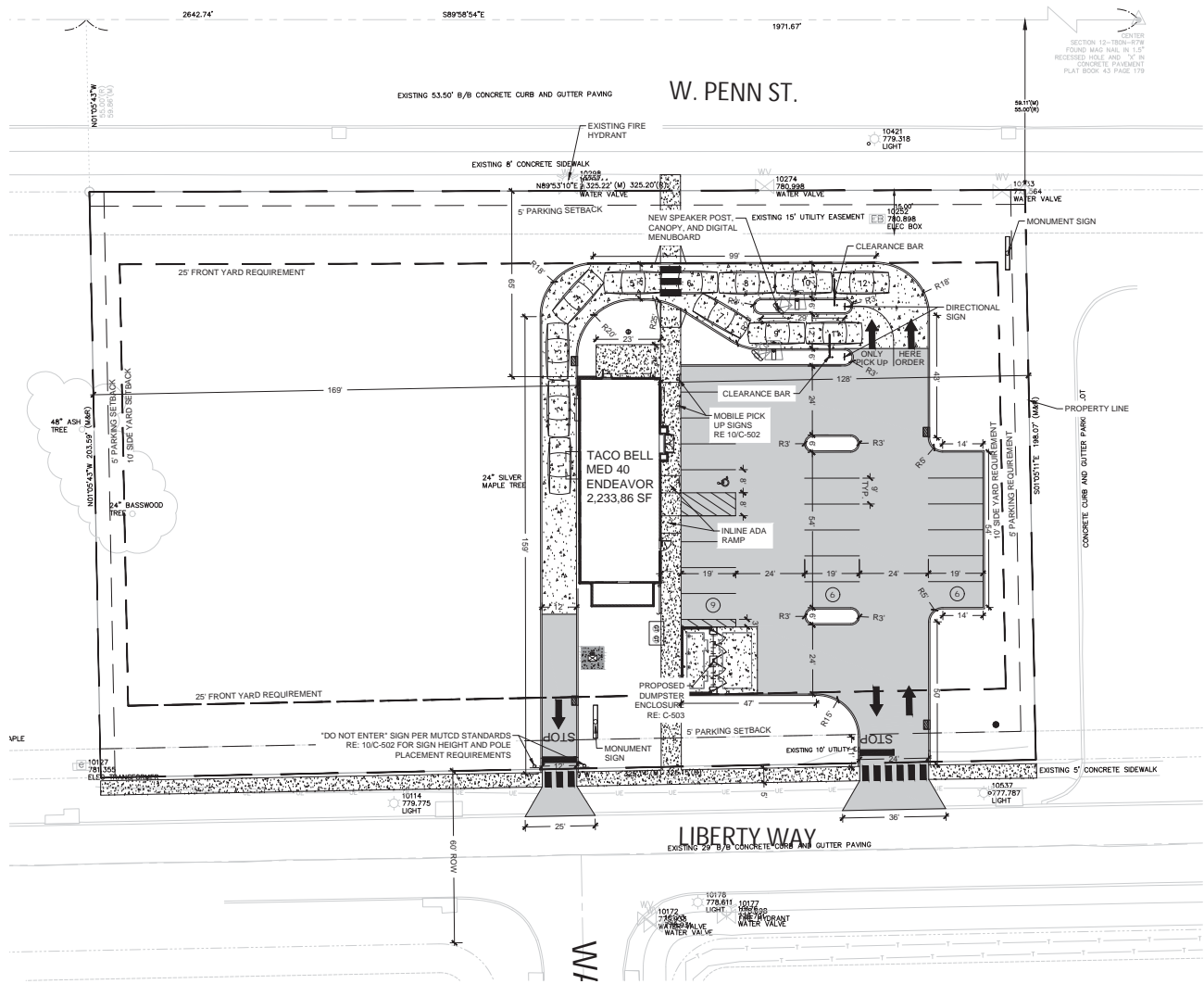
ENTRY VIEW



FIELD DAY BREWING CO.

PATIO VIEW





1 SITE PLAN
1" = 20'-0"

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION/DIGGING.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. CONTRACTOR SHALL REPAIR ALL DISTURBED LANDSCAPING.
6. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF MUTCD.
7. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. REFERENCE PROJECT SURVEY FOR CONTROL POINT INFORMATION.

ADA NOTES

1. ANY AND ALL NEW SITE FEATURES SHOWN ON PLANS AND NOTED AS "ADA" SHALL BE BUILT IN COMPLIANCE TO CURRENT FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KNOW AND UNDERSTAND ALL CURRENT ACCESSIBILITY REGULATIONS AS THEY PERTAIN TO THE CONSTRUCTION OF ACCESSIBLE SITE FEATURES.
2. ALL NEW CONCRETE SIDEWALK PAVEMENT SHALL BE INSTALLED WITH A MAXIMUM 5% RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE. A MINIMUM 5'X5' STOP WITH A MAXIMUM OF 1.5% SLOPE IN ALL DIRECTIONS SHALL BE INSTALLED AT EACH PUBLIC ENTRANCE DOOR.
3. SURFACES OF ALL NEW CONCRETE PAVEMENT PATHWAYS SHALL BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN ELEVATION OF 1/4" OR GREATER AS REQUIRED BY THE ACCESSIBILITY DESIGN REGULATIONS.

SITE INFORMATION

PARCEL #: 0612327002
ADDRESS: 1000 LIBERTY WAY, NORTH LIBERTY, IA 52317
LEGAL DESCRIPTION: SEE BOUNDARY AND TOPOGRAPHIC SURVEY AREA:
PROPERTY ZONE: C-2-A
PROPOSED USED: RESTAURANT W/ DRIVE THROUGH

PARKING REQUIREMENT - 1 SPACE PER 100 SF OF GROSS FLOOR AREA.
BUILDING - 1,930 SF = 20 PARKING SPACES
REQUIRED PARKING: 20 SPACES AT 9'X19' (1 ADA AT 8'X19' WITH 8' ACCESS AISLE)
PROPOSED PARKING: 21 SPACES

TOTAL AREA = 65,300 SF (1.50 ACRES)
TOTAL DISTURBED AREA = 38,333 SF (0.88 ACRES)
EXISTING BUILDING AREA = 0 SF

PROPOSED TOTAL BUILDING FOOTPRINT (BUILDING + WALK IN COOLER) = 2,282 SF
PROPOSED WALK GROSS BUILDING AREA = 1,930 SF
PROPOSED WALK IN COOLER AREA = 177 SF

EXISTING IMPERVIOUS = 0 SF (0.0 ACRES) = 0%
EXISTING PERVIOUS = 65,300 SF (1.50 ACRES) = 100%

PROPOSED IMPERVIOUS = 20,410 SF (0.47 ACRES) = 31.3%
PROPOSED PERVIOUS = 44,890 SF (1.03 ACRES) = 71.7%

LEGEND

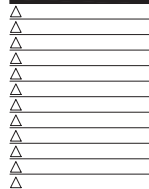
SIDEWALK
SEE DETAIL SHEET C-502

CONCRETE PAVEMENT
SEE DETAIL SHEET C-502

HEAVY DUTY ASPHALT PAVEMENT
SEE DETAIL SHEET C-501



21678R21001



CONTRACT DATE: 12.01.2021
BUILDING TYPE: ENO MED40
PLAN VERSION: XXX.XXX.XXXX
SITE NUMBER: XXXXXXXX
STORE NUMBER:

TACO BELL
1000 LIBERTY WAY
NORTH LIBERTY, IA 52317



SITE PLAN
C-102





GLMV Architecture





