



**North Liberty Planning Commission
Tuesday, June 7, 2022, 6:30 PM
North Liberty Community Center
Gerdin Conference Room #4
520 W Cherry St, 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. The Preserve Part 3 Preliminary Subdivision Plat:** Request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 39 lot subdivision on 9.79 acres, more or less, on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue.
- 4. Public Hearing on Zoning Map Amendment:** Request of MLDC, Inc. for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 2.29 acres and from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on 7.06 acres. The property is located at the north terminus of Morrison Street.
 - a. Staff Presentation
 - b. Applicant 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**



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **June 6, 2022**
Re **Request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 39 lot subdivision on 9.79 acres, more or less, on property located on the south side of Denison Avenue approximately 450 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

1. Request Summary:

This preliminary plat amends a portion of The Preserve subdivision to account for the anticipated approval of the RS-9 zoning.

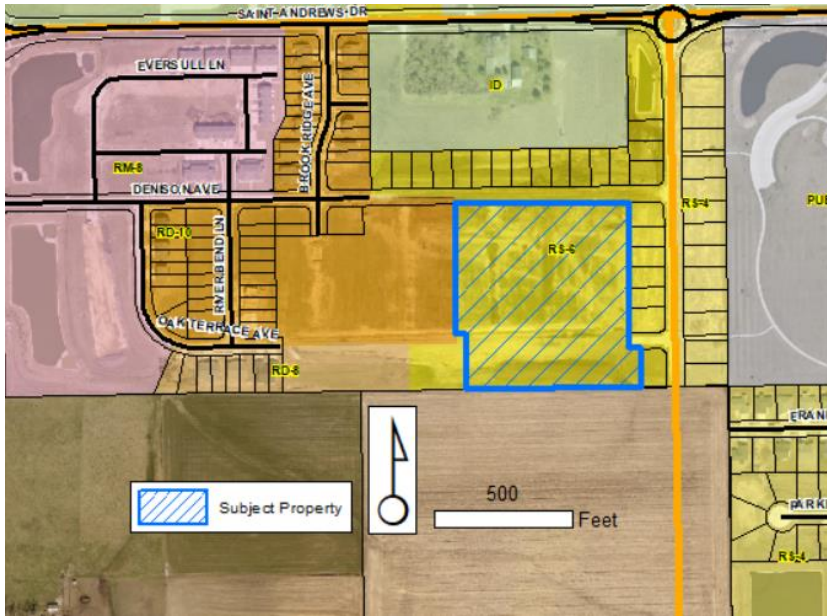
2. Current and Proposed Zoning:

RS-6 Single-Unit Dwelling District.

The RS-6 District is intended to provide for and maintain moderate density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding.

RS-9 Single-Unit Dwelling District.

RS-9 Single-Unit Residence District. The RS-9 District is intended to provide for and maintain high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-9 District.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Residential.



4. Public Input:

A good neighbor meeting was held on April 14, 2022. One person outside of City staff and the applicant attended and just had general questions about the housing type and market trends. To date, staff has not received any formal objection to the request.

4. 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;*

Staff is not requiring this information 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 has been provided on the Preliminary Plat.

(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.

(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.

Staff Recommendation:

Findings:

1. The preliminary plat would consistency with the Comprehensive Plan Future Land Map designation; and
2. The preliminary plat would achieve 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 two listed findings and forward the request to approve a Preliminary Subdivision Plat for a 39 lot subdivision on 9.79 acres, more or less, on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue.

Suggested motion:

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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52243
(319) 251-8282
www.mmsconsultants.net

Date Revision
05-24-2022 PER CITY REVIEW COMMENTS -JCM

PRELIMINARY PLAT

THE PRESERVE - PART THREE

NORTH LIBERTY COUNTY
IOWA

MMS CONSULTANTS, INC.

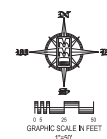
Date: 05-02-2022
Designed by: KJB Field Book No:
Drawn by: JCM Scale: 1"=50'
Checked by: KJB Sheet No:
Project No: 1

1331-620 of 1

PRELIMINARY PLAT THE PRESERVE - PART THREE NORTH LIBERTY, IOWA



LEGAL DESCRIPTION - PRELIMINARY PLAT
BEGINNING AT THE SOUTHWEST CORNER OF THE PRESERVE - PART FOUR, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S89°08'56"W, ALONG THE NORTH LINE OF AUDITOR'S PARCEL 2019013, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; 360.83 FEET; THENCE S89°03'30"W, ALONG SAID NORTH LINE, 216.50 FEET; THENCE S89°07'00"W, ALONG SAID NORTH LINE, 72.17 FEET; TO THE SOUTHEAST CORNER OF THE PRESERVE - PART TWO B, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE N00°51'44"W, ALONG THE EAST LINE OF SAID THE PRESERVE - PART TWO B, 197.06 FEET; THENCE S89°08'16"W, ALONG SAID EAST LINE, 31.33 FEET; THENCE N00°51'44"W, ALONG SAID EAST LINE, 470.65 FEET; TO THE NORTHEAST CORNER THEREOF; AND A POINT ON THE SOUTH LINE OF THE PRESERVE - PART TWO NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE N89°08'16"W, ALONG SAID SOUTH LINE, 640.00 FEET; TO THE SOUTHEAST CORNER THEREOF; AND A POINT ON THE WEST LINE OF SAID THE PRESERVE - PART FOUR; THENCE S00°51'44"E, ALONG SAID WEST LINE, 550.65 FEET; THENCE N89°08'16"E, ALONG SAID WEST LINE, 40.83 FEET; THENCE S00°51'44"E, ALONG SAID WEST LINE, 126.64 FEET; TO THE SAID POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 9.79 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
WATTS GROUP DEVELOPMENT, INC.
425 E. OAKDALE BLVD., SUITE 101
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:
MICHAEL J. FURSH
425 E. OAKDALE BLVD., SUITE 201
CORALVILLE, IOWA 52241

PLAT/PLAN APPROVED
by the
City of North Liberty

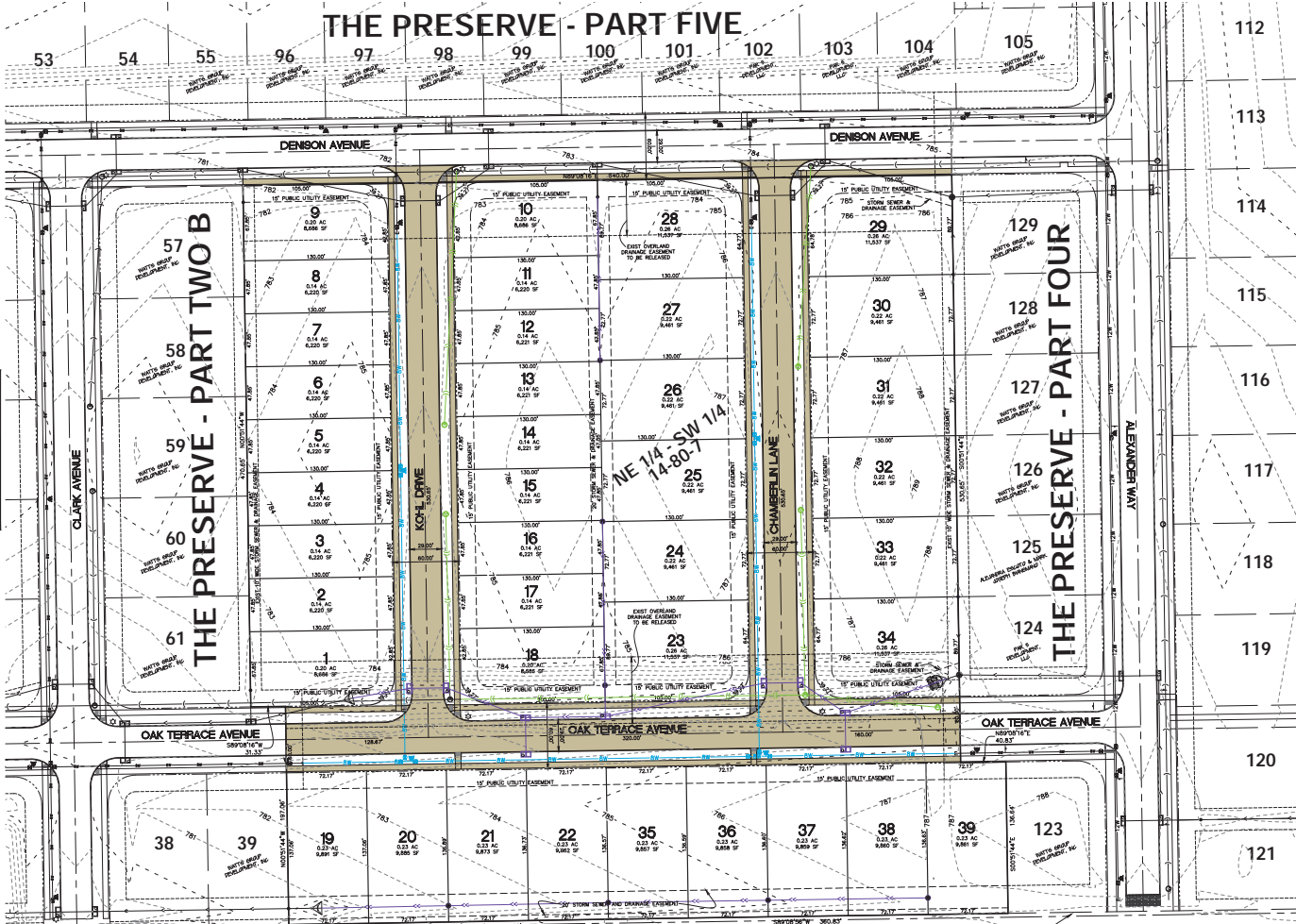
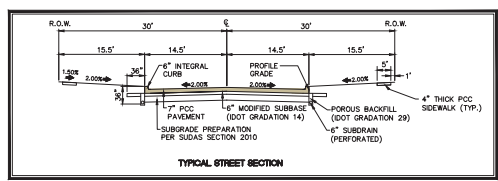
City Clerk _____ Date _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.

STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES

NOTES:
1. ALL EASEMENTS ARE 15 FOOT PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
2. NO PARKING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY CITY OF NORTH LIBERTY.



AUDITOR'S PARCEL 2019013
SE 1/4 - SW 1/4
14-80-7



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **June 3, 2022**
Re **Request of MLDC, Inc. for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 2.29 acres and from RS-6 Single-Unit Residence District to RD-10 Two-Unit Residence District on 7.06 acres. The property is located at the north terminus of Morrison 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. Request Summary:

This rezoning request is to facilitate development of the property with smaller single-unit residence and single-unit zero lot line residences. If approved, the request would allow for the construction of 22 additional homes (six single-unit residences and 16 single-unit zero lot line residences).

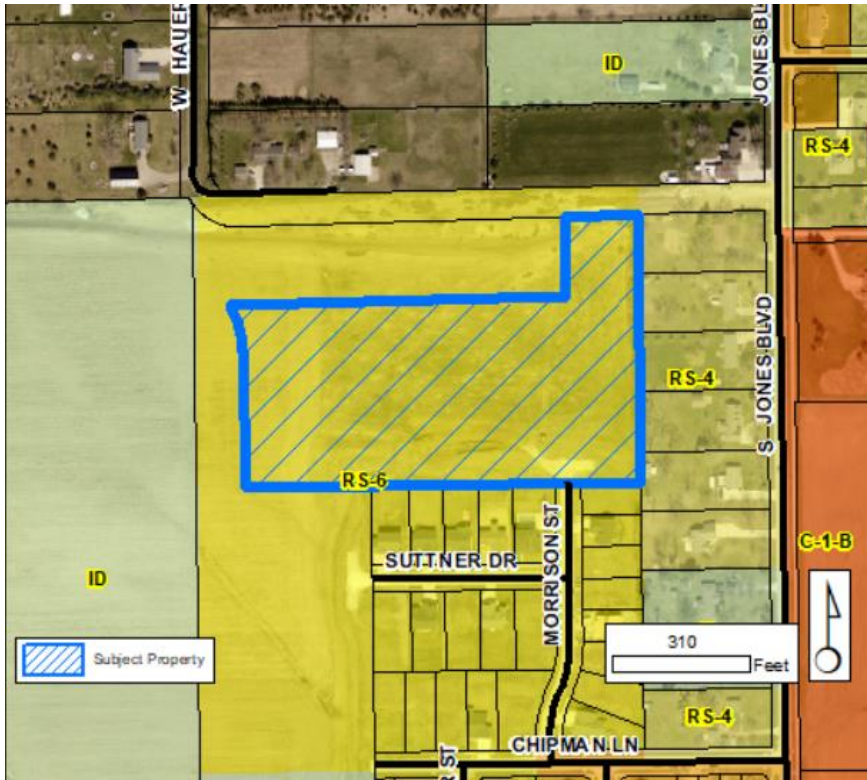
2. Proposed Zoning:

RS-9 Single-Unit Dwelling District.

The RS-9 District is intended to provide for and maintain high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-9 District.

RD-10 Two-Unit Residence District.

The RD-10 District is intended to allow for attached single-unit dwellings joined together on a common boundary line with a common wall between the units. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RD-10 District.



3. Consistency with Comprehensive Plan:
Land Use Plan designation: Residential.



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

The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.

Relevant Comprehensive Plan Policies Related to Land Use:

- Protect residential neighborhoods from encroachment or intrusion of incompatible higher use types by adequate buffering and separation. This policy is not to be interpreted to imply that new development must match existing development in cost, density, or character; but instead to mean that gross incompatibilities shall be minimized and mitigated where unavoidable.

4. Public Input:

A good neighbor meeting was held on May 12, 2022. Approximately five people outside of City staff and the applicant attended the virtual meeting. There were some objections expressed at the meeting. The objections pertained to the different style of housing types than the developed RS-6 lots and the additional traffic generated by the additional units. To date, staff has received four formal objections.

5. Analysis of the Request

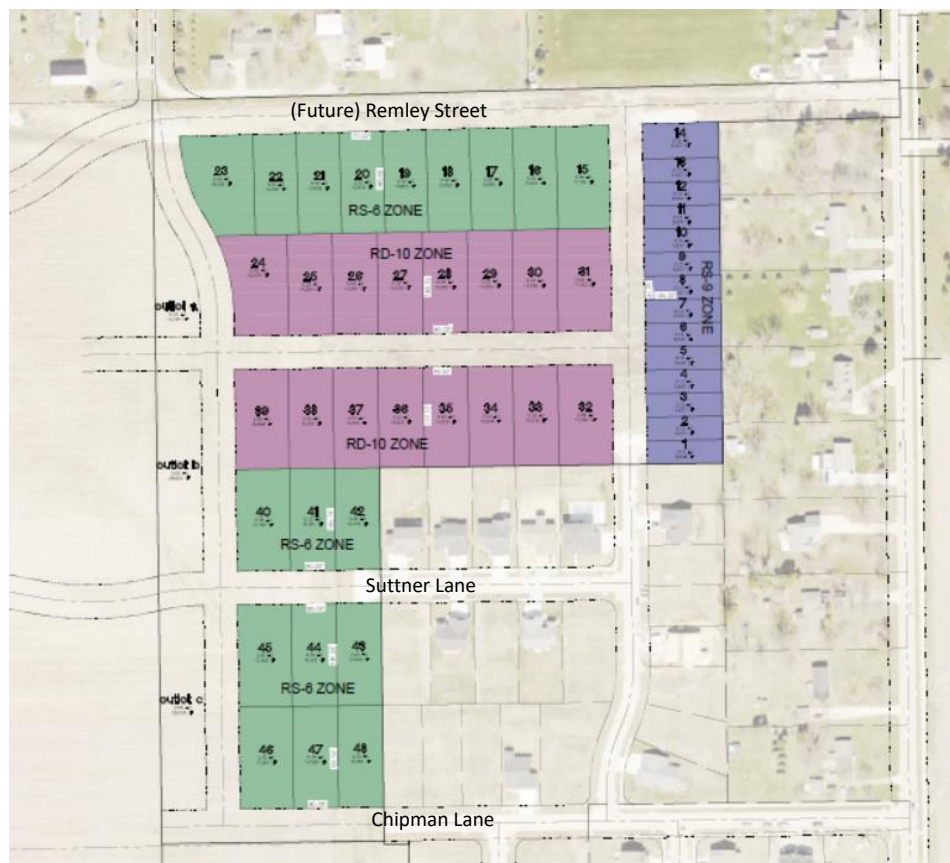
Section 165.09 of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

- D. Approval Standards. The Planning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards (staff commentary in italics).

(1) Map Amendments.

(a) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

It is staff's opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan and adopted land use policies. The RS-6 zoning would be maintained along Chipman Lane and Suttner Lane, which would allow continuity along the block faces. RS-6 zoning would also be maintained along future Remley Street, which is a planned collector street. It is the City's policy to limit the number of driveway accesses on a collector street. It is staff's opinion that the location of the RS-9 zoning would be appropriate due to the adjacency of the higher density RD-10 zoning.



(b) The compatibility with the zoning of nearby property.

It is staff's opinion that the proposed zonings would be compatible with adjacent RS-4 and RS-6 zoning.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zonings would be compatible with established neighborhood character. A mix of housing types in a logical manner is appropriate.

- (d) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

It is staff's opinion that the proposed zonings would promote the public health, safety, and welfare of the City.

- (e) The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

As construction costs and interest rates increase, staff expects denser development requests such as this one. Staff is generally in favor of increasing density in areas where utilities are available if the development would be compatible with the surrounding area.

- (f) The extent to which the proposed amendment creates nonconformities.

This is not applicable.

6. Additional Considerations:

The Planning Commission unanimously recommended approval of the Watts Development Group's recent requests for RS-9 and RD-10 zoning in The Preserve subdivision. If approved, The Preserve would have RS-4, RS-6, RS-9, RD-8, RD-10 and RM-8 zoning within a relatively small geographic location. This would allow The Preserve to offer a good range of housing types.

Staff disagrees that 22 additional homes would create a significant increase in traffic. Generally, home sites generate on average 9.5 vehicle trips per day, which equates to 209 vehicles spread out throughout the day with part traveling north to Remley Street and part traveling south to Chipman Lane.

7. Staff Recommendation:

Findings:

1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map;
2. The RS-9 Single-Unit Dwelling District and RD-10 Two-Unit Residence District zonings 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 RS-9 Single-Unit Dwelling District and RD-10 Two-Unit Residence 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.

From: Kevin P Watts <kevinpaulwatts@gmail.com>
Sent: Thursday, May 19, 2022 6:50 AM
To: Ryan Rusnak
Subject: [EXTERNAL] Hodge Rezoning Objection

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.

Hi Ryan,

Would you please add my name to the list of those in formal objection to the rezoning of the property south of me described as the north terminus of Morrison St.

I have no issue with the development as it was originally zoned and platted. However, I believe our neighborhood should remain single family, moderate size lots as has been established and previously zoned. There are other more suitable places for zero lots and small lots.

Thanks, Kevin Watts

Ryan Rusnak

From: Doris Vaske <dorisvaske@icloud.com>
Sent: Monday, May 23, 2022 8:49 PM
To: Ryan Rusnak
Subject: [EXTERNAL] Opposed to rezoning property located at North Terminus of Morrison Street

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.

Hi Ryan,

We are opposed to the zoning change proposal for the property located at North Terminus of Morrison Street in North Liberty from single family zoning to smaller single family and/or zero lot residences.

Doris and Mark Vaske
1480 Morrison Street
North Liberty, IA. 52317

From: Krystin Erenberger <krystin.erenberger@gmail.com>
Sent: Friday, June 03, 2022 9:31 AM
To: Ryan Rusnak
Subject: Re: [EXTERNAL] 5/12 Good Neighbor Follow-Up

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.

Hi, Ryan -

Thanks for the email! Coincidentally I was just thinking of this, this morning, and how I had not sent you an official email so I appreciate your follow up. Yes, please mark us down as opposing the zoning change. In reading the 414.5 code it states the 20% threshold must be met before the public hearing: "The protest, if filed, must be filed before or at the public hearing." Is this referring to the first city council public hearing or the zoning meeting on the 7th?

Krystin

On Fri, Jun 3, 2022 at 8:30 AM Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Krystin,

I have not seen a formal objection from you. Would you like to provide one so I can include it in the information packet?



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.

Please let me know if I can be of further assistance.

414.5 Changes — protest.

The regulations, restrictions, and boundaries may, from time to time, be amended, supplemented, changed, modified, or repealed. Notwithstanding section 414.2, as a part of an ordinance changing land from one zoning district to another zoning district or an ordinance approving a site development plan, a council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this section or any adjournment of the hearing. The conditions must be reasonable and imposed to satisfy public needs which are directly caused by the requested change. In case, however, of a written protest against a change or repeal which is filed with the city clerk and signed by the owners of twenty percent or more of the area of the lots included in the proposed change or repeal, or by the owners of twenty percent or more of the property which is located within two hundred feet of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all the members of the council. The protest, if filed, must be filed before or at the public hearing. The provisions of section 414.4 relative to public hearings and official notice apply equally to all changes or amendments.

165.09 ZONING TEXT AND MAP AMENDMENTS.

1. Purpose. The regulations imposed and the districts created by this Ordinance may be amended from time to time in accordance with this section. This process for amending the Zoning Ordinance text or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party. Zoning map amendments are also called rezonings.

(2) The Planning Commission must evaluate the application in accordance with the approval standards of this section and evidence and/or testimony provided at the public hearing.

(3) The Planning Commission shall, with due diligence, prepare a preliminary report and hold public hearings thereon before submitting its final report; and such council shall not hold its public hearings or take action until it has received the final report of such commission.

C. Action by the City Council.

(1) The City Council must hold a public hearing on the application within 60 days of receipt of the Planning Commission recommendation.

(2) Following the public hearing, the City Council must take action in the form of approval, approval with conditions, or denial of applications. The City Council may also refer the application back to the Planning Commission for further consideration if it has deemed there are substantive changes and/or new relevant evidence and/or testimony has been provided.

(3) If the Planning Commission recommends denial of the application or if a protest against the rezoning is signed by 20% or more of the area of the lots included in such proposed change or by owners within 200 feet of the exterior boundaries of such proposed map amendment, it may only be approved by a favorable 3/4 vote of the City Council.

D. Approval Standards. The Planning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

(1) Map Amendments.

(a) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

(b) The compatibility with the zoning of nearby property

(c) The compatibility with established neighborhood character.

(d) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

(e) The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

(f) The extent to which the proposed amendment creates nonconformities.

(2) Zoning Text Amendments.

(a) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

1. Are you able to send me the verbiage or information (or direct me where to get it) on the 20% legal rule that applies to the residents in the 200ft boundary of the development in question? You had stated it in the meeting but I didn't catch all of it and I just want to make sure I am interpreting it correctly and having it in writing would help.
2. Regarding the residents in the 200ft boundary: am I able to get a list of the residents that you included in this? Not sure if that is overreaching but thought I would ask.
3. We (myself and fellow neighbors) will be attempting to achieve this 20% by talking to all the residents in the 200ft boundary. Does each household have to write/email to the City individually or are we able to obtain signatures supporting objection in a petition format?

I will plan to send a separate email to you at a later date stating my specific concerns and formal objection, so you have them in writing, but I wanted to get the above requests to you first. Let me know your thoughts and thank you for your time.

Krystin Erenberger

1330 Suttner Dr

319-430-4863

From: Tammy Kahler <tammy@kahlercollision.com>
Sent: Thursday, May 19, 2022 8:39 AM
To: Ryan Rusnak
Subject: [EXTERNAL]

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.

Hi Ryan,

Would you please add Mick and Tammy Kahler to the list of those in formal objection to the rezoning of the property south of Morrison Street from RS6 to RS9 and RD10.

We would prefer our neighborhood to remain single family, with large to moderate size lots as had already been established and previously zoned for.

We feel there are other more suitable places for zero lots and small lots.

Thank you,
Mick and Tammy Kahler



Planning Commission
May 3, 2022

Call to Order

Vice Chair Josey Bathke called the May 3, 2022 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, , Brian Vincent, Dave Willer; absent: Becky Keogh and Patrick Staber.

Others present: Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Carter Kurdire, Jon Marner and other interested parties.

Approval of the Agenda

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

Lot 1, Front Street Place Site Plan

Staff Presentation

Heiar presented the request of Matnic, LLC to approve a Site Plan for two 12-unit multi-family buildings and related site improvements on approximately 1.48 acres of property located at 10 Jaro Way. Staff recommends acceptance of two findings, 1. The residential use of the property is consistent with the RM -21 District and the Comprehensive Plan Future Land Use Map designation of Residential; and 2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review", Section 168.07 entitled "Uses Defined and Use Standards ", and Section 169.10 entitled "Design Standards" and other Code of Ordinance requirements; and forward the request to approve a site plan for two 12-unit multi-family buildings and related site plan improvements on approximately 1.48 acres of property located at 10 Jaro Way to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the inclusion of green space, access to the multi-use path, and the use of stone on the building.

Recommendation to the City Council

Heisler moved, A'Hearn seconded that the Planning Commission accept the two revised findings and forward the site plan to the City Council with a recommendation for approval. The vote was: ayes – A'Hearn, Bathke, Willer, Vincent, Heisler, nays – none; absent – Keogh, Staber. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Heiar presented the request of Watts Development for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 3.90 acres on property located on the south side of Denison Avenue approximately 450 feet east of Brook Ridge Avenue. Staff recommends that the Planning Commission accept the two listed findings, 1. The zoning map amendment would be consistent with the North Liberty Comprehensive Plan Future Land Use Map; and 2. The RS-9 Single-Unit Dwelling District zoning would be compatible with the area; and forward the request for the zoning map amendment from RS-6 – Single -Unit Dwelling District to RS-9 – Single – Unit Dwelling District to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the size of the houses proportionate to the lot size.

Recommendation to the City Council

Willer moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Willer, Vincent, A'Hearn, Bathke, Heisler; nays – none; absent – Keogh, Staber. Motion carried.

Presentation Regarding New City Hall

Heiar presented information on several City projects. Those projects included St. Andrews Drive, Ranshaw Way Project, Dubuque Street Project, and the City Hall project. The Commission discussed the projects.

Approval of Previous Minutes

A'Hearn moved, Heisler seconded to approve the minutes of the April 5, 2022 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Heiar reported on Becky Keogh's resignation. At least one item will be on the agenda next month.

Adjournment

At 6:57 p.m., Heisler moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk