



**North Liberty Planning Commission  
Tuesday, August 2, 2022, 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](http://northlibertyiowa.org/live), on Facebook at [facebook.com/northliberty](https://facebook.com/northliberty) or on YouTube at [youtube.com/northliberty](https://youtube.com/northliberty). Meetings are rebroadcast on cable and available on-demand on [northlibertyiowa.org](http://northlibertyiowa.org).

Call to Order

**1. Roll Call**

**2. Approval of the Agenda**

- 3. North Ridge Parts 2 & 3 Preliminary Subdivision Plat:** Request of Scanlon Family, LLC. And The Trustees of Penn Township to approve a Preliminary Subdivision Plat for a 37 lot subdivision on approximately 36.32 acres. The property is located at the southeast corner of North Liberty Road and Oak Lane NE.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council

**This item was tabled from the July 5, 2022 Planning Commission meeting. The applicant has requested that this item be tabled to the September 6, 2022 meeting.**

- 4. North Central Junior High School Preliminary Site Plan:** Request of Iowa City Community School District to approve a Site Plan for a building addition and related site improvements on approximately 39.8 acres. The property is located at 180 East Forevergreen Road.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council

**5. Lot 25 of Forevergreen Estates Preliminary Site Plan:** Request of Dahnovan Holdings to approve a Site Plan for 62 unit townhouses and related site improvements on approximately 7.03 acres. The property is located on the south side of future Harlen Street approximately .17 miles east of South Kansas Avenue.

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

**6. Public Hearing on Zoning Map Amendment:** Request of Insight Construction for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to RM-21 PAD Multi-Unit Residence District Planned Area Development on approximately 5.93 acres. The property is located on the west side of Future North Jones Boulevard approximately .18 miles north of West Penn Street Street.

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

**7. Approval of Previous Minutes**

**8. Old Business**

**9. New Business**

**10. Adjournment**





To **City of North Liberty Planning Commission**  
 From **Ryan Rusnak, AICP**  
 Date **July 29, 2022**  
 Re **Request of Iowa City Community School District to approve a Site Plan for a building addition and related site improvements on approximately 39.8 acres. The property is located at 180 East 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:

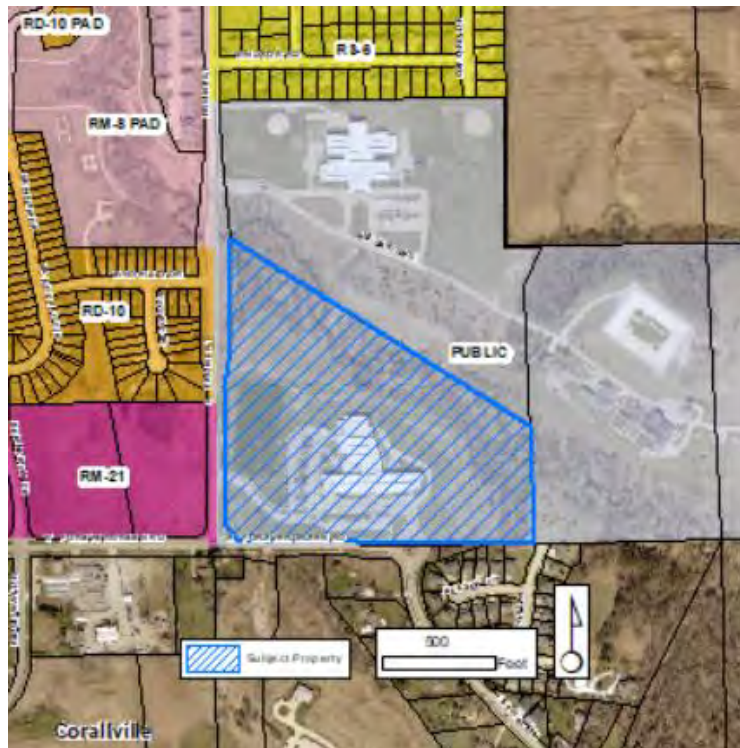
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

**1. Request Summary:**

The site plan proposes to a building addition and related infrastructure.

**2. Existing Zoning:**

The property is currently zoned P Public District. "Primary Educational Facility" is listed as a permitted use in the P District.



**3. Comprehensive Plan Future Land Use Map Designation:** Public. The P District is consistent with the Public Land Use Designation.



#### 4. Public Input:

No public comments have been received.

Section 165.05(2) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

- *Date, north arrow and graphic scale.* **Provided on Sheet 1.**
- *The property owner's name and description of proposed development.* **Provided on Sheet 1**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided on Sheet 1.**
- *Property boundary lines, dimensions, and total area.* **Provided on Sheet 1.**
- *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 site plan.* **Provided on Sheet 1.**
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided on Sheets 1 and 2.**
- *The total square feet of building floor area, both individually and collectively.* **Provided on Sheet 1.**

- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided on Sheet 1 and architectural rendering.**
- *Off-street parking areas, ingress and egress to the property, number of parking spaces proposed, number of parking spaces required by this code and type of surfacing.* **Provided on sheet 1.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided on sheet 1.**
- *Trash and refuse enclosures.* **N/A.**
- *The general drainage pattern and location of storm water detention features.* **Provided on Sheets 1 and 2.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided on Sheet 1.**
- *A rendering, elevation or photo of the proposed development.* **Provided on the architectural rendering.**

North Liberty Code of Ordinances Section 169.10 entitled, "Design Standards" sets forth certain design standards (applicable Ordinance language in italics and staff analysis in bold).

Requirements for All Districts.

- Building design shall be visually harmonious and compatible with the neighborhood character.
- Buildings located on property with double frontages shall have similar wall design facing both streets.
- Except for RS RD, R-MH and ID districts, color schemes shall be primarily based on earth tones. Earth tone colors include colors from the palette of browns, tans, greys, greens, and red. Earth tone colors shall be flat or muted. Building trim and accent areas may feature non-earth tone and brighter colors. In any district, the use of high intensity colors, neon or fluorescent color and neon tubing is prohibited.
- Except in the R-MH district, a minimum roof pitch of 5:12 shall apply to gable, hip, or shed roofs and there shall be a minimum roof overhang at the eaves of 12 inches. This does not apply to portions of a roof that are separate from the structure's primary roof. Metal roofs shall not be corrugated or similar appearance. The color of the roof shall be visually harmonious and compatible with the building color scheme.

Requirements for Development in the Public District. The following requirements shall be observed for development in the public district:

- A. Minimum required masonry on front and corner side yard building elevations is 25%. Notwithstanding the foregoing, buildings on public works campuses screened from public view are not subject to the 25% required masonry.
- B. For exterior walls not composed of masonry products, stucco, wood siding, premium-grade vinyl siding if installed horizontally, or other materials similar in appearance are preferred.

It is staff's opinion that the site plan achieves consistence with the aforementioned design standards.

## **6. Staff Recommendation:**

### **Findings:**

1. The educational use of the property of the property would be consistent with the current P District and the Comprehensive Plan Future Land Use Map designation of Public; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review" and Section 169.10 entitled "Design Standards" and other Code of Ordinance requirements.

### **Recommendation:**

Staff recommends the Planning Commission accept the two listed findings and forward the request to approve a site plan for a building addition and related infrastructure. 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 site plan 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 52242  
(319) 351-8282  
www.mmsconsultants.net

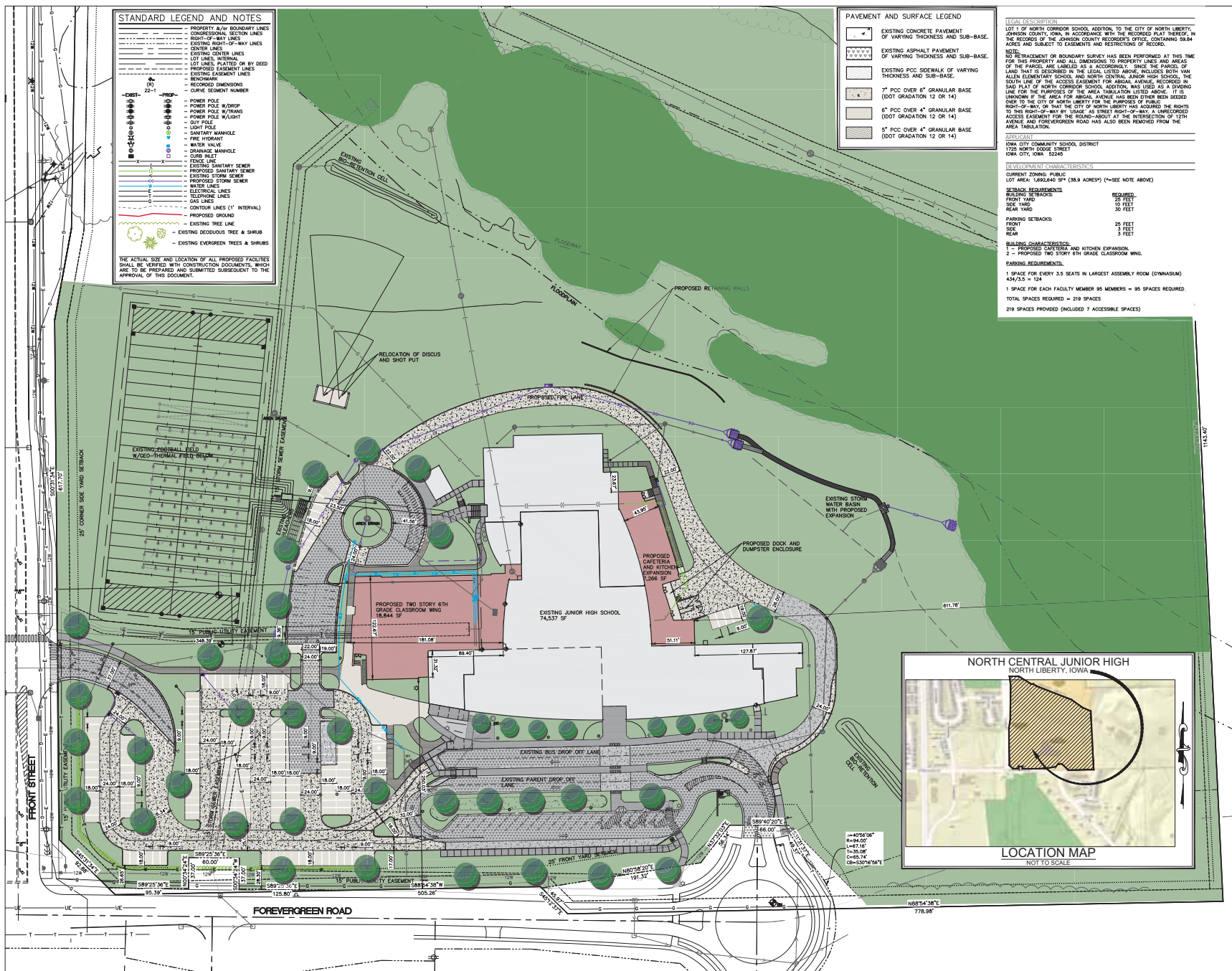
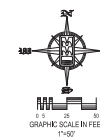
Date: 07/25/22  
Revision: REVISED PER CITY - LSS

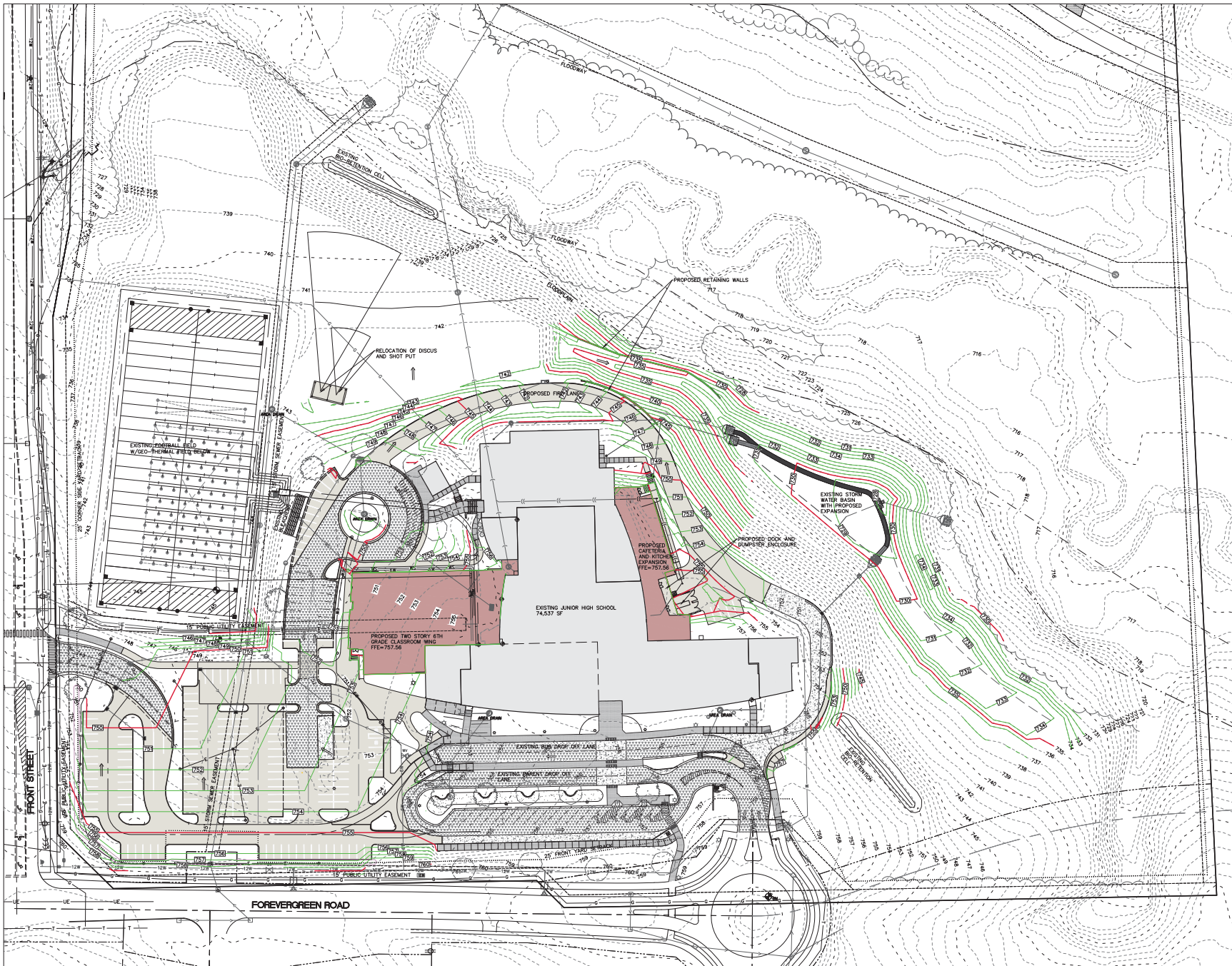
PRELIMINARY SITE PLAN

NORTH CENTRAL JUNIOR HIGH SCHOOL, ICCSD,  
180 EAST FOREVERGREEN ROAD

NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.  
Date: 07-01-22  
Designed by: LCN Field Book No: FIELDBOOK  
Drawn by: TAV Scale: 1"=50'  
Checked by: LCN Sheet No: 1  
Project No: 9500-007





Date	Revision
07/22/22	REVISED PER CITY - LSS

PRELIMINARY GRADING PLAN

NORTH CENTRAL  
 JUNIOR HIGH  
 SCHOOL, ICCSD,  
 180 EAST  
 FOREVERGREEN  
 ROAD

NORTH LIBERTY,  
 JOHNSON COUNTY,  
 IOWA

MMS CONSULTANTS, INC.

Date:	07-01-22
Designed by:	LCN FIELDBOOK
Drawn by:	TAV Scale: 1"=50'
Checked by:	LCN Sheet No: 2
Project No:	9500-007





North Central Junior High:  
Proposed 6th Grade Classrooms Addition

--- VIEW FROM SOUTHWEST ---



North Central Junior High:  
Proposed 6th Grade Classrooms Addition

--- VIEW FROM SOUTHWEST ---





North Central Junior High:  
Proposed 6th Grade Classrooms Addition

--- VIEW FROM SOUTH ---



North Central Junior High:  
Proposed 6th Grade Classrooms Addition  
--- VIEW FROM NORTHWEST ---





North Central Junior High:  
Proposed 6th Grade Classrooms Addition

--- VIEW FROM NORTH ---



North Central Junior High:  
Proposed Kitchen & Cafeteria Addition

--- VIEW FROM NORTHEAST ---





North Central Junior High:  
Proposed Kitchen & Cafeteria Addition

--- VIEW FROM NORTH ---



North Central Junior High:  
Proposed Kitchen & Cafeteria Addition

--- VIEW FROM EAST ---



To **City of North Liberty Planning Commission**  
 From **Ryan Rusnak, AICP**  
 Date **July 29, 2022**  
 Re **Request of Dahnovan Holdings to approve a Site Plan for 62 unit townhouses and related site improvements on approximately 7.03 acres. The property is located on the south side of future Harlen Street approximately .17 miles east of South Kansas 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:

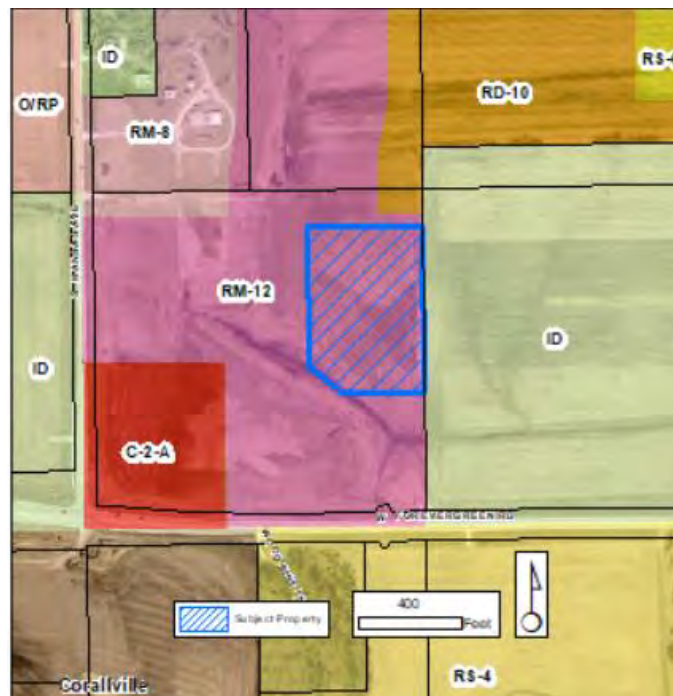
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

**1. Request Summary:**

The site plan proposes to construct eight, two-story 4-unit townhouse buildings and related infrastructure.

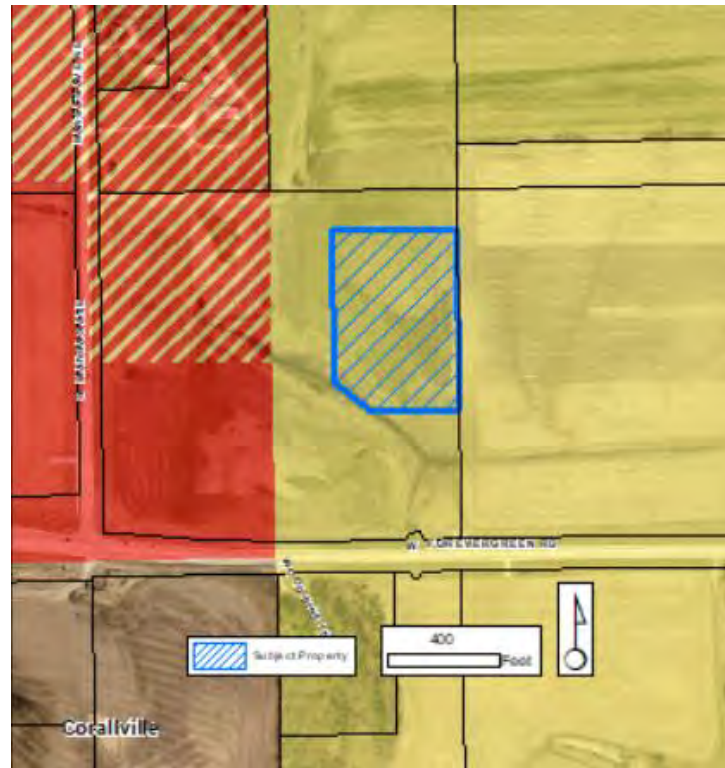
**2. Existing Zoning:**

The property is currently zoned RM-12 Multi-Unit Residence District. "Townhouse Dwellings" is listed as a permitted use in the RM-12 District. RM-12 permits up to 12 units per acre, which would allow up to 84 units on the subject property.





3. **Comprehensive Plan Future Land Use Map Designation:** Residential. The RM-12 District is consistent with the Residential Land Use Designation.



4. **Public Input:**

No public comments have been received.

Section 165.05(2) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

- *Date, north arrow and graphic scale.* **Provided on Sheet 1.**
- *The property owner's name and description of proposed development.* **Provided on Sheet 1**
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- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided on Sheet 1.**
- *The total square feet of building floor area, both individually and collectively.* **Provided on Sheet 1.**



- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided on Sheet 1 and architectural rendering.**
- *Off-street parking areas, ingress and egress to the property, number of parking spaces proposed, number of parking spaces required by this code and type of surfacing.* **Provided on sheet 1.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **This is a residential development with a private street. One sidewalk on the east side of the private drive connecting to future Harlen Street is proposed.**
- *Trash and refuse enclosures.* **Curb side pickup is being proposed.**
- *The general drainage pattern and location of storm water detention features.* **Provided on Sheet 1.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided on Sheet 1.**
- *A rendering, elevation or photo of the proposed development.* **Provided on the architectural rendering.**

North Liberty Code of Ordinances Section 168.07 entitled, "Uses Defined and Use Standards" sets forth certain design standards (applicable Ordinance language in italics and staff analysis in bold).

Section 168.07(29)(B)

B. Use Standards.

- (1) The interior side yard is not applicable to the side of the unit located on the lot line (shared wall attachment to another unit).
- (2) Each unit must have an approved one-hour fire-resistive wall between them that is built in such a manner as to allow no connections other than the wall itself between the units
- (3) The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front facade.
- (4) Minimum required masonry on front and corner side yard building elevations is 25%,
- (5) A 5% minimum transparency requirement applies to the front facade and is calculated on the basis of the area of the facade below the roofline.

It is staff's opinion that the site plan achieves consistence with the aforementioned design standards.

North Liberty Code of Ordinances Section 169.10 entitled, "Design Standards" sets forth certain design standards (applicable Ordinance language in italics and staff analysis in bold).

Requirements for All Districts.

- Building design shall be visually harmonious and compatible with the neighborhood character.
- Buildings located on property with double frontages shall have similar wall design facing both streets.
- Except for RS RD,R-MH and ID districts, color schemes shall be primarily based on earth tones. Earth tone colors include colors from the palette of browns, tans, greys, greens, and red. Earth tone colors shall be flat or muted. Building trim and accent areas may feature non-earth tone and brighter colors. In any district, the use of high intensity colors, neon or fluorescent color and neon tubing is prohibited.
- Except in the R-MH district, a minimum roof pitch of 5:12 shall apply to gable, hip, or shed roofs and there shall be a minimum roof overhang at the eaves of 12 inches. This does not apply to portions of a roof that are separate from the structure's primary roof. Metal roofs shall not be corrugated or similar appearance. The color of the roof shall be visually harmonious and compatible with the building color scheme.

It is staff's opinion that the site plan achieves consistence with the aforementioned design standards.

## **6. Staff Recommendation:**

### **Findings:**

1. The residential use of the property of the property would be consistent with the current RM-12 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.

### **Recommendation:**

Staff recommends the Planning Commission accept the two listed findings and forward the request to approve a site plan for eight, two-story 4-unit townhouse buildings and related infrastructure 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 site plan to the City Council with a recommendation for approval.





FRONT ELEVATION



REAR ELEVATION

REVISIONS	

• DESIGN ELEMENTS •  
 RESIDENTIAL LIGHT COMMERCIAL EXTERIOR  
 LANE TALLE • DVA • 302755  
 897-658 45279  
 CLESTMAN@DESIGNELEMENTS.COM

DAHNOVAN BUILDERS  
 4-PLEX

SCALE: 1/8" = 1'-0"  
 DATE: 06/27/2022  
 DRAWN BY: CDM  
 CHECKED BY: CDM  
 PROJECT NUMBER: 0711868

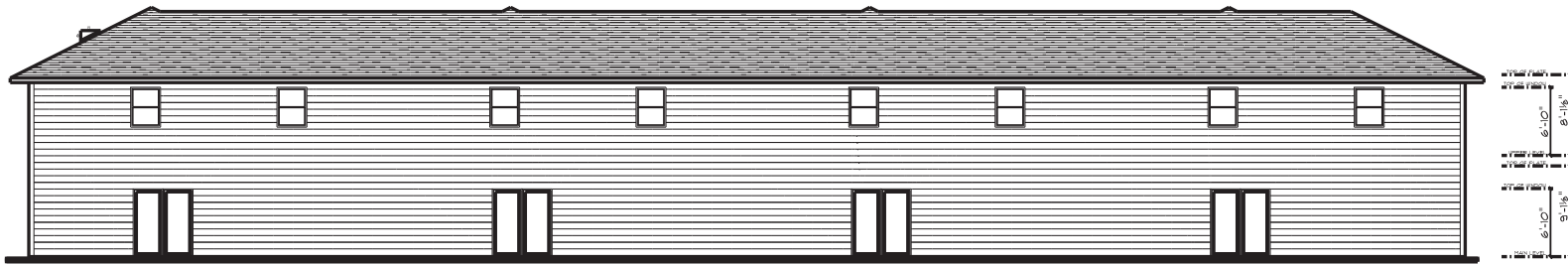
DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIMS OR LAISSES THAT COULD ARISE ARISING OR IN CONNECTION WITH THE CONSTRUCTION OF THIS HOME OR BUILDING. IN CONCLUSION, ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.



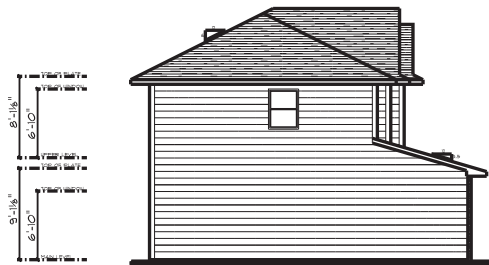




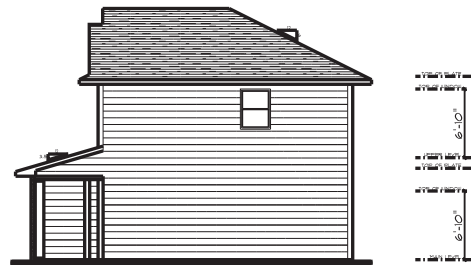
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

REVISIONS

• • •

• DESIGN ELEMENTS •  
 RESIDENTIAL LIGHT COMMERCIAL DRAWING  
 LINE TITLE • IWA • 202795  
 304-659-4448  
 DESIGNELEMENTS.NET

• • •

DAHNOVAN BUILDERS  
 SLAB 4-PLEX

SCALE: 1/8" = 1'-0"  
 DATE: 06/27/2022  
 DRAWN BY: JAC  
 CHECKED BY: GJM  
 PROJECT NUMBER: 22N 2236

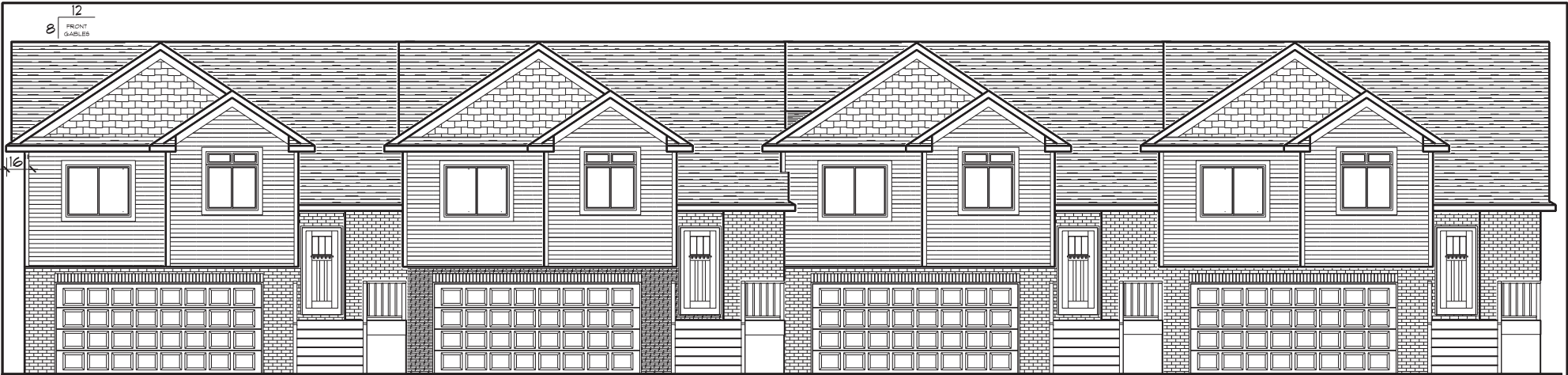
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PRELIMINARY PLAN ONLY NOT FOR CONSTRUCTION

DESIGN ELEMENTS IS NOT AN ARCHITECT  
 IN CHARGE AND CONSTRUCTION FROM  
 THESE PLANS SHALL FIRST BE  
 REVIEWED BY A CONSTRUCTION  
 PROFESSIONAL. THE CLIENT AND  
 MAJORITY OF THE SUBMITTALS  
 DESIGN ELEMENTS FROM ANY CLAIMS OR  
 DAMAGES THAT COULD ARISE THERE  
 OR AFTER THE CONSTRUCTION OF THIS  
 LINE, OR FAILURE, IN CONNECTION ALL  
 STRUCTURAL MEMBERS, FIXINGS AND  
 DETAILS MUST BE CAREFULLY  
 REVIEWED BY A STRUCTURAL DESIGN  
 PROFESSIONAL.

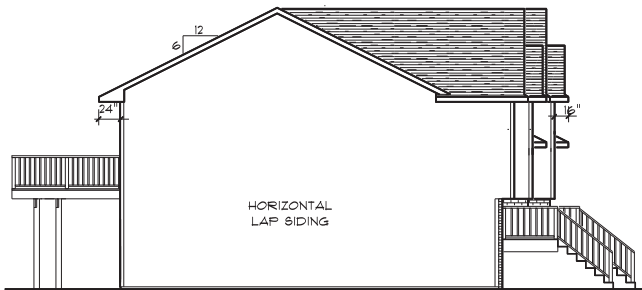






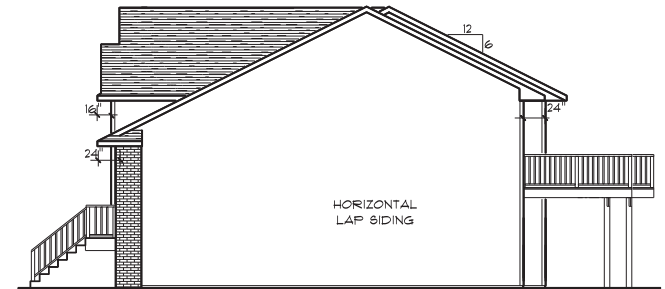
### FRONT ELEVATION

3/16"=1'0"



### LEFT ELEVATION

1/8"=1'0"



### RIGHT ELEVATION

1/8"=1'0"



### REAR ELEVATION

1/8"=1'0"

### FOUR PLEX

SCALE	NOTED	DRAWN BY	B. R. BOCK
DATE	3-12-14	REVIEWED	
		DRAWING NUMBER	1 OF 5







To **City of North Liberty Planning Commission**  
 From **Ryan Rusnak, AICP**  
 Date **July 29, 2022**  
 Re **Request of Insight Construction for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to RM-21 PAD Multi-Unit Residence District Planned Area Development on approximately 5.93 acres. The property is located on the west side of Future North Jones Boulevard approximately .18 miles north of West Penn Street feet.**

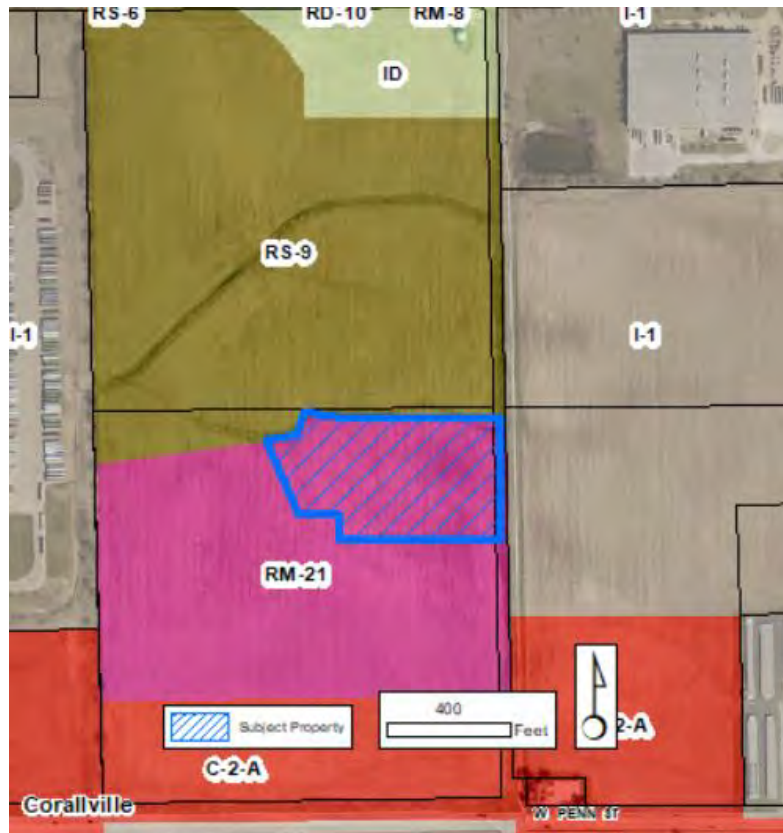
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North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

- 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 RM-21 Multi-Unit Residence District.



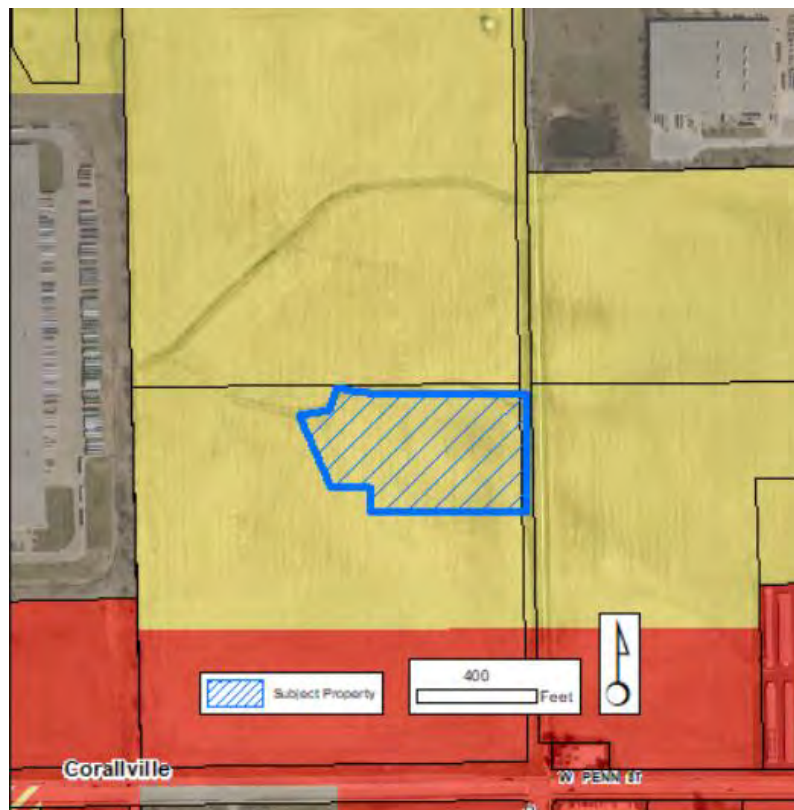
## 2. Proposed Zoning:

RM-21 PAD Multi-Unit Residence District Planned Area Development.

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.

The flexibility being sought is allow the multiple single-unit dwelling on one lot and to have reduced setbacks. The application includes a preliminary site plan, which is required with any PAD.

**3. Comprehensive Plan Future Land Use Map Designation:** Residential. The proposed zoning would be consistent with the Residential Future Land Use Map designation.





#### 4. Public Input:

Letters were sent to property owners within 200 feet of the subject property and notice was posted on the City's website regarding the July 19, 2022 good neighbor meeting, which was held via Zoom. No one outside of City staff and the applicant attended.

To date, staff has received no objections to the request.

#### 5. Analysis of the Request:

The application includes a preliminary site plan, which is required with any PAD.

Section 165.05(2) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

- *Date, north arrow and graphic scale.* **Provided on Sheet 1.**
- *The property owner's name and description of proposed development.* **Provided on Sheet 1**
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- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided on sheet 2.**
- *Trash and refuse enclosures.* **N/A.**
- *The general drainage pattern and location of storm water detention features.* **Provided on Sheet 1.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided on Sheet 2.**
- *A rendering, elevation or photo of the proposed development.* **Provided on the architectural rendering.**

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 if the Future Land Use Map.*

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

*It is staff's opinion that the proposed zoning and development would be compatible with nearby property.*

(c) The compatibility with established neighborhood character.

*It is staff's opinion that the proposed zonings would be compatible with established neighborhood character.*

(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 as residential 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.

*It is staff's opinion that the property, as presently zoned, would be suitable to be developed with multi-unit residences.. However, the proposed development would allow for a nice transition from the proposed multi-unit residential development to the south and the proposed single-unit residences to the north.*

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

*This is not applicable.*

**6. Additional Considerations:**

Below is the residential unit count in North Liberty, which does not include the proposed development.

SFR	2FR	MFR	MFR w/Comm	MH	Total
3224	1598	2896	230	470	8418
38.30%	18.98%	34.40%	2.73%	5.58%	

As part of the Comprehensive Plan update data collection, staff documented the housing construction over the past 11 years:

SFR	2FR	TH	MF	MFR w/Comm	MH	Total
1,127	568	513	602	72	0*	8418
39.88%	20.10%	18.15%	21.30%	2.55%		

\* Not included as there haven't been any manufactured housing park expansions, just replacement units.

**7. Recommendation:**

**Finding:**

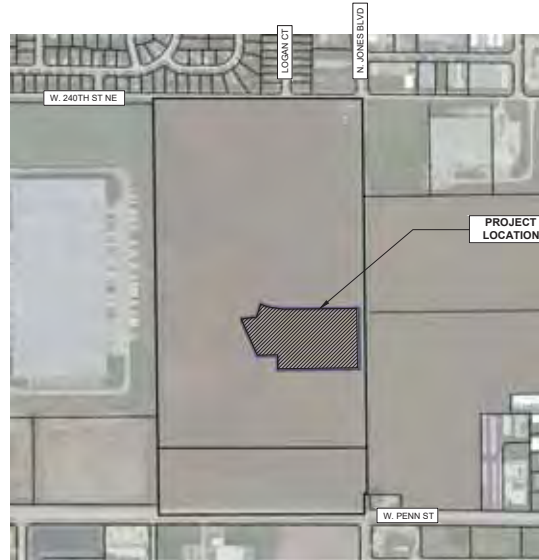
1. The proposed zoning would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review" and 165.09(D)(1) entitled, "Zoning Map Amendment Approval Standards".

Staff recommends the Planning Commission accept the listed finding and forward the request of Insight Construction for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to RM-21 PAD Multi-Unit Residence District Planned Area Development on approximately 5.93 acres to the City Council with a recommendation for approval.

Suggested motion:

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

# PRELIMINARY PAD SITE PLAN FOR EMORY PLACE - SINGLE FAMILY CITY OF NORTH LIBERTY, IOWA



## VICINITY MAP

NOT TO SCALE

**OWNER**  
SOLOMON HOLDINGS, LLC  
75 COMMERCIAL DRIVE, #116  
NORTH LIBERTY, IA 52117  
CONTACT: BRANDON PRATT  
PHONE: 407-276-5322

**APPLICANT**  
INSITE CONSTRUCTION  
5020 LINCOLN WAY  
AMES, IA 50014  
CONTACT: ZACK LUDWIG  
PHONE: 515-232-7575

### GENERAL NOTES:

**SITE AREA**  
TOTAL LOT AREA (5.93 ACRES) 258,156 SF  
TOTAL PAVEMENT (STREETS/DRIVES/WALKS) (34%) 88,004 SF  
TOTAL BUILDING AREA (FOOTPRINT ONLY) (22%) 60,020 SF  
TOTAL PROPOSED OPEN SPACE (43%) 110,132 SF

SETBACKS	RM 21	PROPOSED
FRONT YARD	25'	20'
CORNER SIDE YARD	25'	9.5'
SIDE YARD	10'	10'
REAR YARD	30'	20'
SEPARATION DISTANCE	N/A	10'

**PARKING**  
TOTAL ON-SITE PARALLEL STALLS 23  
TOTAL GARAGE STALLS 95  
TOTAL PARKING STALLS ON SITE 118

**PROPOSED DWELLING UNITS**  
TYPE A: ONE BEDROOM / ONE GARAGE STALL (1,140 SF) 7  
TYPE B: TWO BEDROOM / TWO GARAGE STALLS (1,618 SF) 3  
TYPE C: TWO BEDROOM / TWO GARAGE STALLS (1,692 SF) 11  
TYPE D: TWO BEDROOM / TWO GARAGE STALL (1,389 SF) 7  
TYPE E: THREE BEDROOM / TWO GARAGE STALLS (1,949 SF) 23

TOTAL PROPOSED DWELLING UNITS 51  
PROPOSED DENSITY 8.6 UNITS / ACRE

**LANDSCAPING REQUIREMENTS**  
**ON-SITE TREES:**  
TOTAL SQUARE FOOTAGE OF UNITS 60,020  
TOTAL TREES REQUIRED (1 / 750SF) 80  
**BUFFERYARD**  
TOTAL LENGTH OF BUFFERYARD 629 LF  
TOTAL REQUIRED BUFFERYARD TREES (1 / 30LF) 21  
TOTAL REQUIRED BUFFERYARD SHRUBS (1 / 3LF) 210  
TOTAL TREES PROVIDED (ON-SITE + BUFFERYARD) 101  
TOTAL SHRUBS PROVIDED 210

**PHOTOMETRICS**  
SITE PHOTOMETRICS TO MEET REQUIREMENTS OF ZONING ORDINANCE

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	Troy A. Culver, P.E.	Date
	License Number P20165	
	My License Renewal Date is December 31, 2023	
Pages or sheets covered by this seal:		
_____		
_____		

REVISION	DATE	BY
Checked By: NBS	Scale: 1" = 10'	
Drawn: 03/04/2022	Block: TNR/RWS	
Terminator: CP	Sheet: 1 OF 2	
Project No: 122.0239.07		

**NORTH LIBERTY, IOWA**

320 E. PRENTISS STREET  
NORTH LIBERTY, IOWA 52154  
319-589-8776 | www.snyder-associates.com

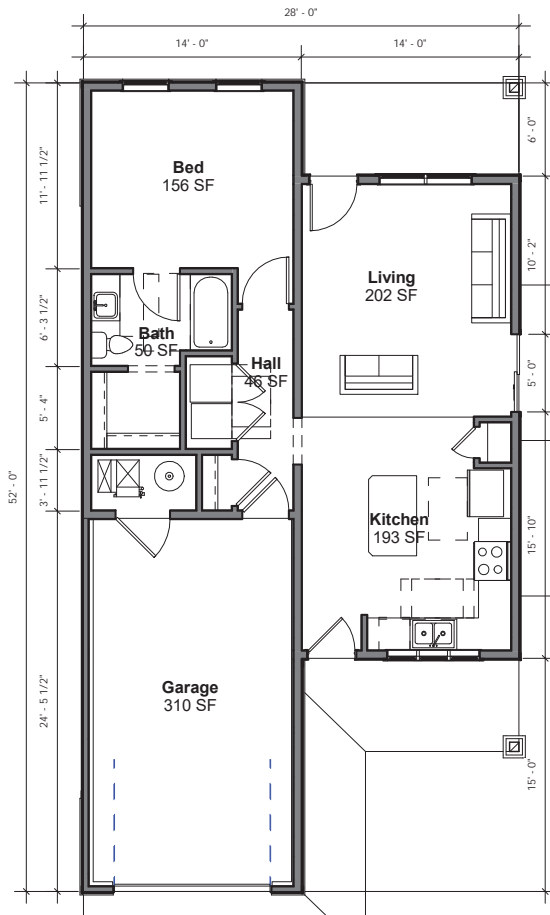
**EMORY PLACE - SINGLE FAMILY**

**SNYDER & ASSOCIATES, INC. |**









① First Floor (830 SF)  
1/8" = 1'-0"

Single Family Concept

1 Bed FL Concept (830) SF

2020-05-09  
22-001



PRACTIC  
DESIGN



② North Elevation  
1/8" = 1'-0"



① East Elevation  
1/8" = 1'-0"



③ South Elevation  
1/8" = 1'-0"



④ West Elevation  
1/8" = 1'-0"



Single Family Concept

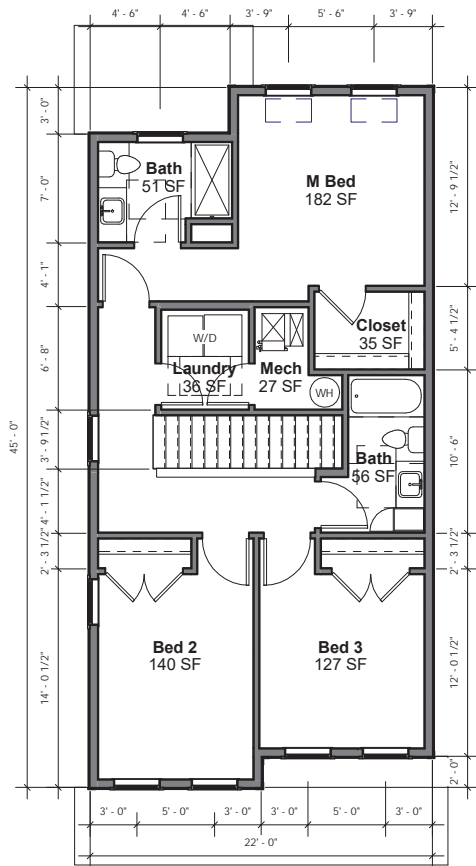
1 Bed FL Concept 3D

2020-05-09  
22-001

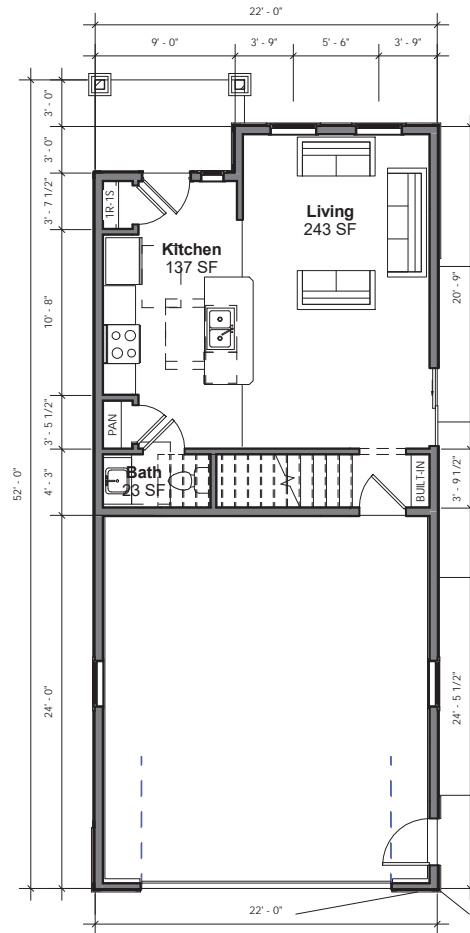


PRACTIC  
DESIGN





② Second Floor (898 SF)  
1/8" = 1'-0"



① First Floor (523 SF)  
1/8" = 1'-0"

# Single Family Concept

3 Bed Concept (1,421 SF)

2020-05-09  
22-001



PRACTIC  
DESIGN



④ West Elevation  
1/8" = 1'-0"



② North Elevation  
1/8" = 1'-0"



① East Elevation  
1/8" = 1'-0"



③ South Elevation  
1/8" = 1'-0"



Single Family Concept

3 Bed Concept 3D

2020-05-09  
22-001



PRACTIC  
DESIGN



**Planning Commission**  
**July 5, 2022**

**Call to Order**

Vice Chair Josey Bathke called the July 5, 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, Sheila Geneser, Jason Heisler, Patrick Staber, Brian Vincent, Dave Willer; absent: none.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Kevin Trom, Jon Marner, Kevin Digmann, Mike Welch, Loren Hoffman, Brian Dennis, Tim Conklin, Jeff Quinlan, Brad Cummins, and other interested parties.

**Approval of the Agenda**

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

**Election of Chairperson**

A'Hearn moved, Heisler seconded to appoint Josey Bathke as Chair. The vote was all ayes. Motion carried.

**Election of Vice-Chairperson**

Staber moved, A'Hearn seconded to appoint Jason Heisler as Vice-Chair. The vote was all ayes. Motion carried.

**The Preserve Part 3 Preliminary Subdivision Plat**

*Staff Presentation*

Rusnak presented the 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. Staff recommends that the Planning Commission accept the two findings:

1. The preliminary plat is consistent 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;

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.

*Applicant Presentation*

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



### *Public Comments*

No public comments were offered.

### *Questions and Comments*

The Commission discussed the application including clarification on the zoning type.

### *Recommendation to the City Council*

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

## **Public Hearing on Zoning Map Amendment**

### *Staff Presentation*

Rusnak presented the 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. Staff recommends that the Planning Commission accept the listed finding:

1. The rezoning request from RS-4 Single -Unit Residence District to RS-9 Single-Unit Residence District and RD-10 Two-Unit Residence District achieves consistency with the approval standards enumerated in Section 165.09 of the zoning Code; 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.

### *Applicant Presentation*

Jon Marner, MMS Consultants, and Kevin Digmann 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 layout of the density types, the availability of the varied zoning types in the nearby area, impact on adjacent property values, the variety of price points throughout the neighborhood and whether the neighborhood would have an association.

### *Recommendation to the City Council*

A'Hearn moved, Willer seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Geneser, Willer, A'Hearn, Bathke, Heisler, Vincent; nays – Staber. Motion carried.

## **Public Hearing on Zoning Map Amendment**

### *Staff Presentation*

Rusnak presented the request of CMW Properties, LLC. for a zoning map amendment (rezoning) from ID Interim Development District to C-3 Higher-Intensity Commercial District on approximately 6.76 acres. The properties are located at the southeast corner of South Dubuque Street and North Liberty Road. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from ID Interim Development District to C-3 Higher Intensity Commercial District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment from ID Interim Development District to C-3 Higher Intensity Commercial District on approximately 6.76 acres to the City Council with a recommendation for approval.

### *Applicant Presentation*

Mike Welch, Welch Design and Development, was present on behalf of the applicant and offered additional information on the application.

### *Public Comments*

No public comments were offered.

### *Questions and Comments*

There was no discussion by the Commission on the application.

### *Recommendation to the City Council*

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

## **Public Hearing on Zoning Map Amendment**

### *Staff Presentation*

Rusnak presented the request of Scanlon Family, LLC. and The Trustees of Penn Township for a zoning map amendment (rezoning) from ID Interim Development District to R-4 Single-Unit Residence District on approximately 36.32 acres. The property is located at the southeast corner of North Liberty Road and Oak Lane NE. Staff recommends the Planning Commission accept the listed finding:

1. The rezoning request from ID Interim Development District to RS-4 Single Unit Residence District achieves consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and

forward the request for zoning map amendment from ID Interim Development District to RS-4 Single-Unit Residence District to the City Council with a recommendation for approval.

*Applicant Presentation*

Loren Hoffman, Hall and Hall Engineers, was present on behalf of the applicant and offered additional information on the application.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the appropriateness of the development.

*Recommendation to the City Council*

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

**North Ridge Parts 2 & 3 Preliminary Subdivision Plat**

*Staff Presentation*

Rusnak presented the request of Scanlon Family, LLC. And The Trustees of Penn Township to approve a Preliminary Subdivision Plat for a 37-lot subdivision on approximately 36.32 acres. The property is located at the southeast corner of North Liberty Road and Oak Lane NE. Staff recommends tabling this item to allow for further conversation between the applicant and the Fjords HOA.

*Applicant Presentation*

Loren Hoffman, Hall and Hall Engineers, was present on behalf of the applicant and offered additional information on the application.

*Public Comments*

Brian Dennis who owns property next to a private pond in the Fjords offered concerns that the development is not adequate to prevent silting and other issues with the pond. Tim Conklin, Board member on the Fjords HOA, realized development was going to happen, just didn't think it would be located where this is proposed. The road does not have enough space for vehicles. He is concerned about the installation of the sewer line with the width of the road. Jeff Quinlan, Cottonwood Court, spoke regarding Oak Lane. Scanlons own the land and the easement, but the neighborhood has always maintained it. He stated it is a private road because the subdivision has always maintained it.

*Questions and Comments*

The Commission did not discuss the application.

*Recommendation to the City Council*

Heisler moved, Staber seconded to table this item to the August Commission meeting. The vote was: ayes – Geneser, Staber, Bathke, Willer, Vincent, Heisler, A'Hearn; nays – none. Motion carried.

## **Liberty Villas Preliminary Subdivision Plat**

### *Staff Presentation*

Rusnak presented the request of Daniel & Rhonda Bernacki Revocable Trust to approve a Preliminary Subdivision Plat for a 68-lot subdivision on approximately 36.32 acres. The property is located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road. Staff recommends that the Planning Commission accept the two listed findings:

1. The preliminary plat would achieve consistency with the Comprehensive Plan Future Land Use 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; and

forward the request to approve a Preliminary Subdivision Plat for 61 single-unit residence lots, 7 townhouse lots and related infrastructure on approximately 36.32 acres to the City Council with a recommendation for approval.

### *Applicant Presentation*

Brad Cummins was present on behalf of the applicant and offered additional information on the application.

### *Public Comments*

No public comments were offered.

### *Questions and Comments*

The Commission discussed the application including trail width and maintenance.

### *Recommendation to the City Council*

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

## **Public Hearing on Ordinance**

### *Staff Presentation*

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapters 165, 168, 169 And 180 of the North Liberty Code of Ordinances Regarding the Construction Plan Approval Process and Standards, Surface and Subsurface Drainage Requirements, Restoring Building Trades and Services to Use Matrix and Adding and Relocating Certain Uses within the Use Matrix, Clarifying Landscaping Plan Requirements and Amending Dumpster Enclosure Requirements. Staff recommends that the Planning Commission accept the listed finding, the proposed ordinance would revise oversights and provide greater clarification to the recently adopted Zoning Ordinance amendment and forward the Ordinance amendment to the City Council with a recommendation for approval.



*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the amendments including berming in utility easements.

*Recommendation to the City Council*

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

**Approval of Previous Minutes**

A'Hearn moved, Willer seconded to approve the minutes of the May 3, 2022 meeting. The vote was all ayes. Minutes approved.

**Old Business**

No old business was presented.

**New Business**

No new business was presented.

**Adjournment**

At 7:22 p.m., A'Hearn moved, Staber seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk