



**North Liberty Planning Commission  
Tuesday, February 7, 2023, 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. 2022 North Liberty Comprehensive Plan:** Request of the City of North Liberty for the adoption of the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow.

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

**4. Public Hearing on Ordinance:** Request of the City of North Liberty for an Ordinance amending Chapter 165 (Zoning Code - Administrative) of the North Liberty Code of Ordinances by narrowing certain compliance requirements within the existing site plan application and review moratorium.

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

**5. Establish Private Street Names Emory Place and Quarter Moon Quart:** Request of the City of North Liberty for an Ordinance amending Chapter 180: Subdivision Ordinance, Chapter 165: Zoning Code - Administrative, and Chapter 173: Zoning Code - Sign Regulations, of the Municipal Code of the City Of North Liberty, Iowa

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

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



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **February 3, 2023**  
Re **Request of the City of North Liberty for the adoption of the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow.**

---

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  
Nick Bergus, Communications Director  
Ryan Rusnak, Planning Director

**1. Request Summary:**

The 2022 North Liberty Comprehensive Plan – Connected to Tomorrow is the result of a consultant-led, yearlong effort, which is the result of substantial public input. This will replace the 2013 Comprehensive Plan and associated Land Use Map.

Charlie Cowell with RDG Planning and Design will be in attendance to summarize the proposed plan.

**2. Public Input:**

Public input was received throughout the planning process, which include:

Community Surveys  
Community Events  
City Staff  
Plan Advisory Committee  
Stakeholder Discussions  
Visioning Webinar  
Design Studio  
Concepts Open House

**3. Additional Considerations:**

Pursuant to Section 166.02(7)(A) of the Zoning Code:

*Comprehensive Plan. It shall be the duty of the Commission, after holding public hearings, to create and recommend to the Council a comprehensive plan for the physical development of its jurisdiction, which may include areas outside of the City's boundaries which bear consideration to the planning of the jurisdiction.*

**4. Staff Recommendation:**

Staff is appreciative of the work product produced by RDG Planning and Design. Charlie Cowell and his team has been outstanding to work with.

**Finding:**

1. The 2022 North Liberty Comprehensive Plan – Connected to Tomorrow would achieve consistency the 2010 “Iowa Smart Planning Act”, which guides and encourages the development of local comprehensive plans and Section 166.02 of the Zoning Code.

**Recommendation:**

Staff recommends the Planning Commission accept the listed finding and forward the request for adoption of the 2022 North Liberty Comprehensive Plan – Connected to Tomorrow to the City Council with a recommendation for approval.

Suggested motion:

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

# North Liberty



*connected to tomorrow*

## Planning & Zoning Commission

February 7, 2023

**RDg...**  
PLANNING • DESIGN

# AGENDA

1. **Connected to Tomorrow Process**
2. Connected to Tomorrow Organization
3. Future Land Use Map
4. Primary Recommendations



## What is a Comprehensive Plan:

- A **guide** for development policy.
- A **context** for making key land use and public investment decisions.
- A **vision** for the city's future.
- A **tool** to guide city priorities and directions, including capital improvement programming.
- A **strategic** document that is adapted to the specific needs and hopes of the city.

## Versus the 2013 Plan, Connected to Tomorrow...

- Provides more clarity on the future land use map.
- Allows flexibility for more uses and arrangements.
- Coordinates other plans and projects
- Expands growth areas.
- Targets policy recommendations.

## What has been done?

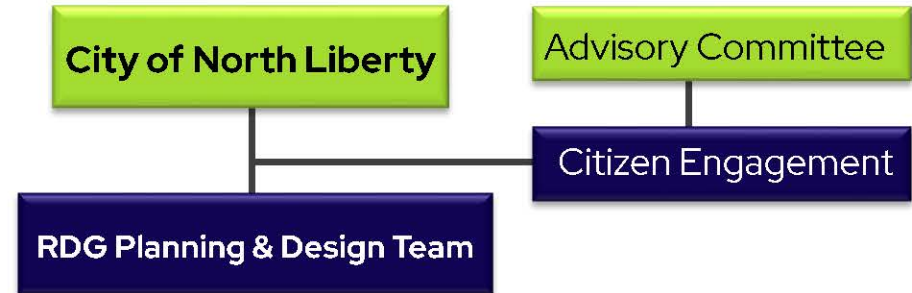


## Advisory Committee Members

- Austin Korn
- Barry A'Hearn
- Eva Anderson
- Josey Bathke
- Martha Stoaks
- Mike Bails
- Nick Kaeding
- RaQuishia Harrington
- Richard Grugin

## Staff

- Ryan Rusnak, Planning Director
- Nick Bergus, Communications Director





# Connected to Tomorrow Process

*Project Launch*



*Input*



*Today:  
Collect and  
Analyze Data*



*Tomorrow:  
Land Use &  
Special Area  
Concepts*



*Tomorrow:  
Plan Elements*



*Implementation*



*Approval*

# Connected to Tomorrow Process



**NOV. '21**  
Project  
Launch



**DEC. '21**  
Community  
Survey & Map



**JANUARY**  
Open  
House



**MARCH**  
Committee  
Listening Sessions



**APRIL**  
Design Studio



**MAY**  
Plan Concepts



**JUNE**  
Committee  
Meeting



**AUGUST**  
Neighborhood  
Meeting



**SEPTEMBER**  
Plan  
Drafting



**OCTOBER**  
Open  
House



**NOVEMBER**  
Plan  
Refinement

[northlibertyiowa.org/ConnectedToTomorrow](http://northlibertyiowa.org/ConnectedToTomorrow)

7067

Total Visits ⓘ

2168

Unique Users ⓘ

1:21

Avg Time (min)  
ⓘ

127

Unique  
Stakeholders

209

Comments



# Connected to Tomorrow Process



DESIGN WORKSHOP



DESIGN WORKSHOP



DESIGN WORKSHOP



CITY STAFF MEETING



HIGH SCHOOL STUDENTS MEETING



OPEN HOUSE



COMMITTEE MEETING



NEIGHBORHOOD AMBASSADORS MEETING



COMMITTEE MEETING

## COMMUNITY SURVEY 495 Responses

### North Liberty Top **10** Greatest Assets

- 1 Family Friendly
- 2 Parks and Outdoor Recreation
- 3 Housing Quality
- 4 Housing Affordability
- 5 Modern Character
- 6 Engaged and Educated Citizenry
- 7 Arts and Cultural Attractions, Events
- 8 Economy - Employment and Business Community
- 9 Community Leadership and Philanthropy
- 10 Entrepreneurial and Spirit of Innovation

### Top **10** Community Priority Projects

- 1 Grow local businesses
- 2 Increase affordable housing
- 3 Expand access to recreational areas
- 4 Strengthen community spaces as destinations
- 5 Increase walking and bicycle facilities
- 6 Improve infrastructure in older neighborhoods
- 7 Attract more diverse industries
- 8 Increase regional commercial development
- 9 More variety of housing types
- 10 Improve stormwater management and flood control programs



# AGENDA

1. Connected to Tomorrow Process
2. **Connected to Tomorrow Organization**
3. Future Land Use Map
4. Primary Recommendations

## 1 PLAN FRAMEWORK

## 2 VISION & GOALS

## 3 PLAN FOR TOMORROW

## 4 REALIZING TOMORROW

## 5 SUPPORTING INFO

Developing Connected to Tomorrow included the collection of a wealth of information, analysis, and complementary planning efforts. This section contains many of these supplemental materials not included in the body of Connected to Tomorrow.

**OTHER RESOURCES:**  
Johnson County Economic Development Plan - [www.johnsoncountyia.gov/planning/economic-development](http://www.johnsoncountyia.gov/planning/economic-development)  
Inclusive Economic Development in Johnson County - [issrc.johnsoncountyia.gov/issrc/issrc-2013-10-22](http://issrc.johnsoncountyia.gov/issrc/issrc-2013-10-22)

Johnson County Comprehensive Plan - [www.johnsoncountyia.gov/complan](http://www.johnsoncountyia.gov/complan)  
Future Forward Long-Range Transportation Plan - [www.northlibertyia.org/transportation-plan-updates](http://www.northlibertyia.org/transportation-plan-updates)  
Iowa City Area Transit Study - [www.icga.org/projects/iowa-city-area-transit-study](http://www.icga.org/projects/iowa-city-area-transit-study)



## 10 Iowa Smart Planning Principles



### **Collaboration.**

North Liberty has many stakeholders. Making sure they are involved in the process is embedded into this plan.



### **Housing Diversity.**

North Liberty will encourage varied housing options to meet the diversity of residents' needs.



### **Efficiency, Transparency, and Consistency.**

North Liberty will provide equitable and reliable development guidelines and implementation.



### **Community Character.**

North Liberty will promote its uniqueness in architecture and culture.



### **Clean, Renewable, and Efficient Energy.**

North Liberty promotes land use and transportation design that mitigates environmental impact.



### **Natural Resources and Agricultural Protection.**

North Liberty will advance land use that keeps agricultural land intact and allows access to natural spaces.



### **Occupational Diversity.**

North Liberty's economy will be diverse in response to future economic changes.



### **Sustainable Design.**

North Liberty will promote sustainable design and development at all scales.



### **Revitalization.**

North Liberty will reinvest in its current infrastructure.



### **Transportation Diversity.**

North Liberty will develop systems that allow diverse transportation options that help promote health and reduce greenhouse gas emissions.



## What is a Vision Statement

- Help identify where North Liberty wants to be.

## What are Goal Statements and Guiding Principles

- Set the intentions for future direction. Goals help guide decision making when specific policies or actions are not listed in Connected to Tomorrow.

## What are Policies and Strategies

- A strategy to implement the Vision and Goals

*Land Use Tomorrow*

*Mobility Tomorrow*

*Spaces and Places for Tomorrow*

*Our Environment Tomorrow*

*An Inclusive Tomorrow*

*Doing Business Tomorrow*

*Realizing Connected to Tomorrow*



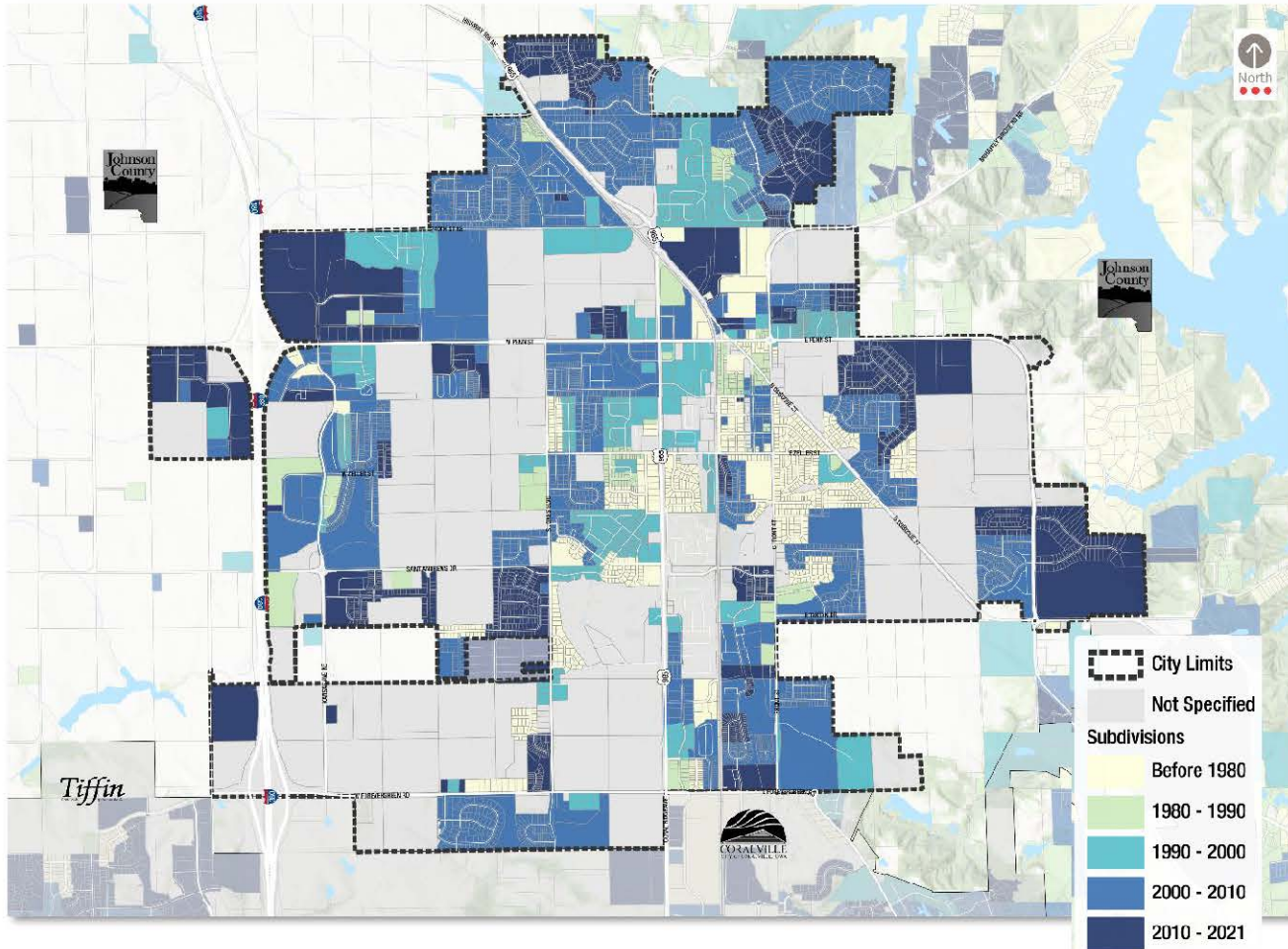


# AGENDA

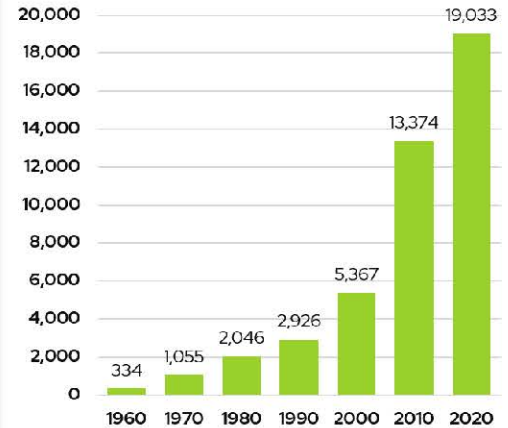
1. Connected to Tomorrow Process
2. Connected to Tomorrow Organization
- 3. Future Land Use Map**
4. Primary Recommendations



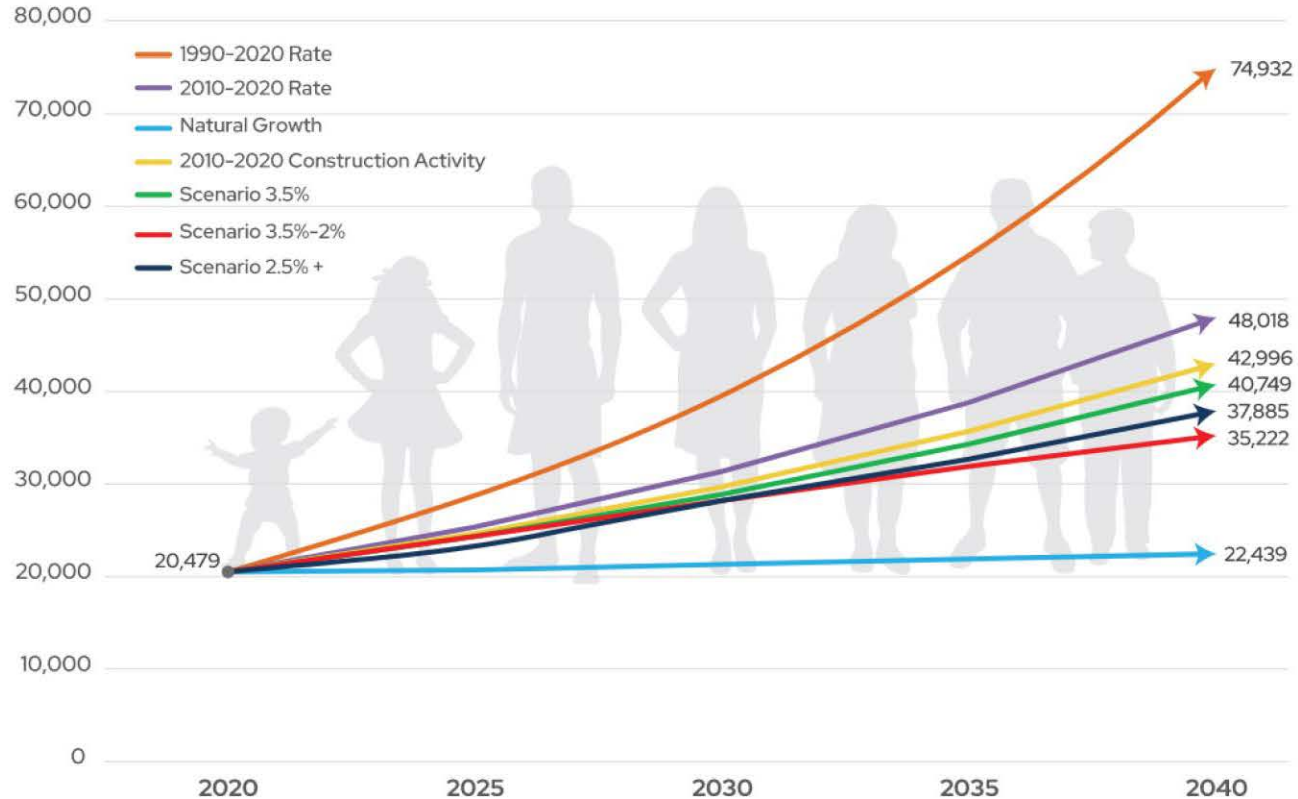
# Future Land Use Map > Past Subdivision Growth



## Historical Population Growth



### Figure 3.1: 2040 Population Forecast Scenarios



## SUMMARY PLANNING NEEDS at 3.5% annual growth

Land Use	Scenario
Residential	~3,000 acres
Commercial	450-500 acres
Industrial*	500-600 acres
Parks	Varies

*\*Industrial uses for North Liberty could fall more toward business park type development*

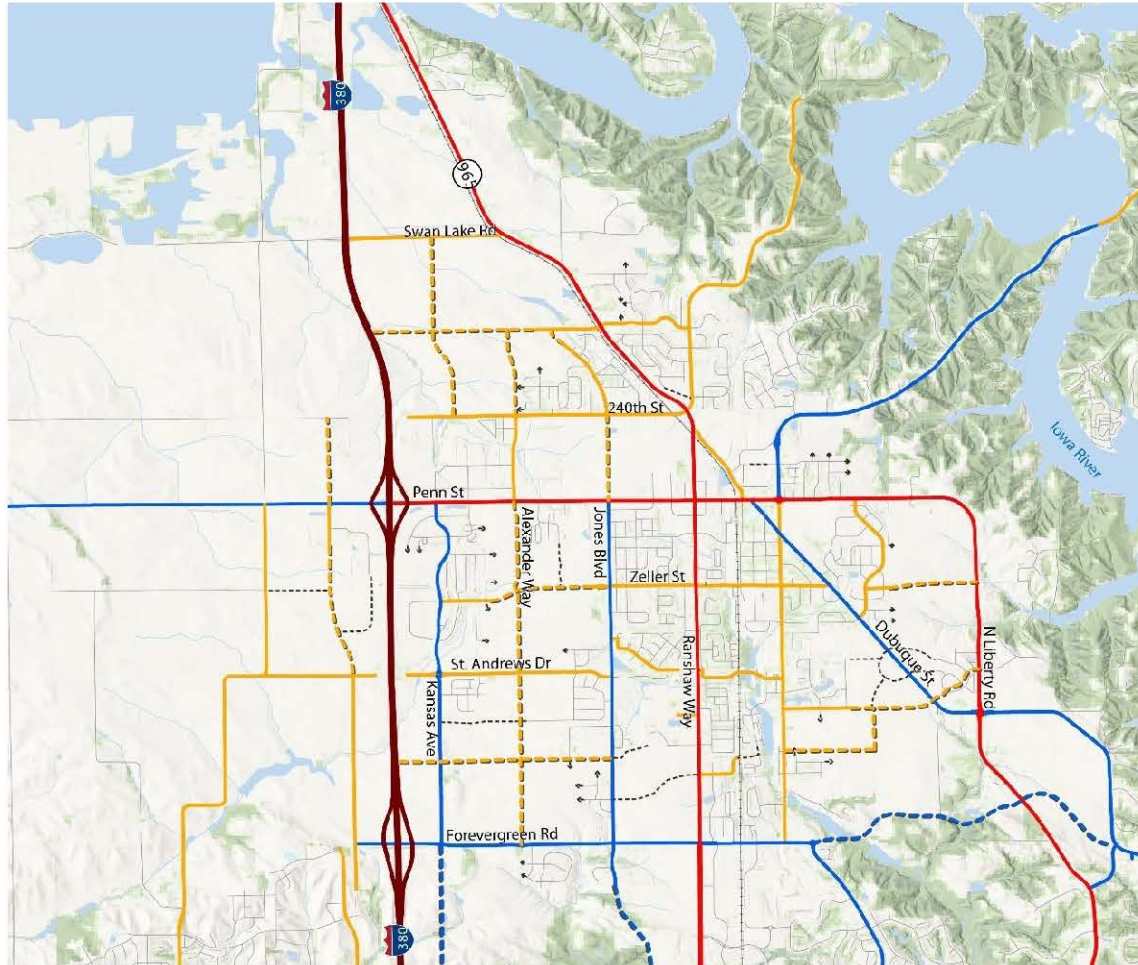


## Development Principles > How land develops and where growth occurs

1. Encourage **flexible but compatible** mixing of uses that avoids large areas concentrated with any one use.
2. Respect and **protect the environment** in all decision making.
3. Connect the city, neighborhoods, and sites with **accessible mobility choices**.
4. Be **commerce ready** to support a range of enterprises.
5. Use urban services efficiently to **proactively plan** for growth and market demands.
6. Promote **diverse housing options** for all life stages and abilities.
7. Plan for **community amenities** to serve all residents.
8. Use public investments to **promote private development**.
9. Lead **transparently** and collaboratively.



# Future Land Use Map > Transportation Plan



## Existing Roads

- Local
- Collector
- Minor Arterial
- Major Arterial
- Interstate

## Proposed Roads

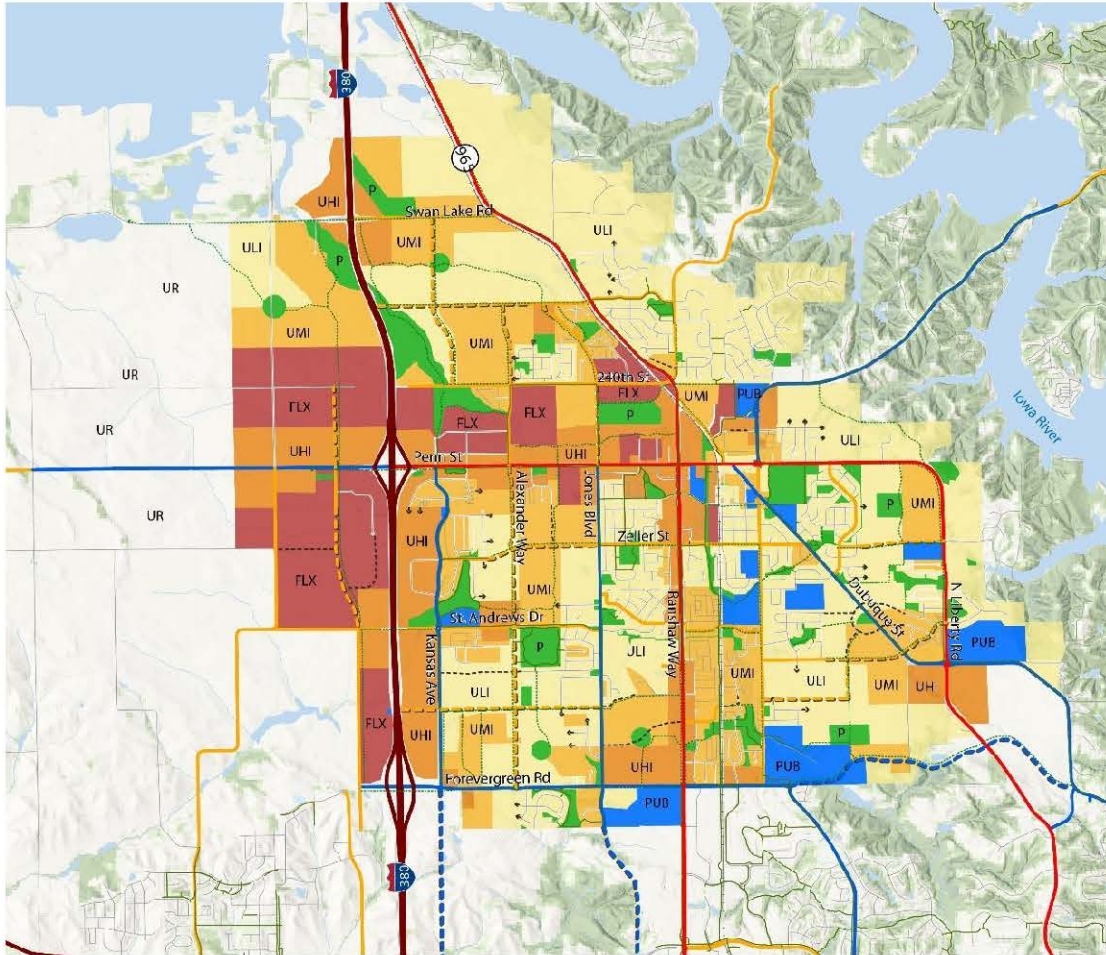
- - - Local
- - - Collector
- - - Minor Arterial
- - - Major Arterial
- - - Interstate

## The Future Transportation Plan is:

1. **High Level** – Not every needed street is shown
2. **Flexible** – Exact paths may vary; connection points are key
3. **Service Driven** – Reaching destinations via multiple routes or modes



# Future Land Use Map



## Three Important Points:

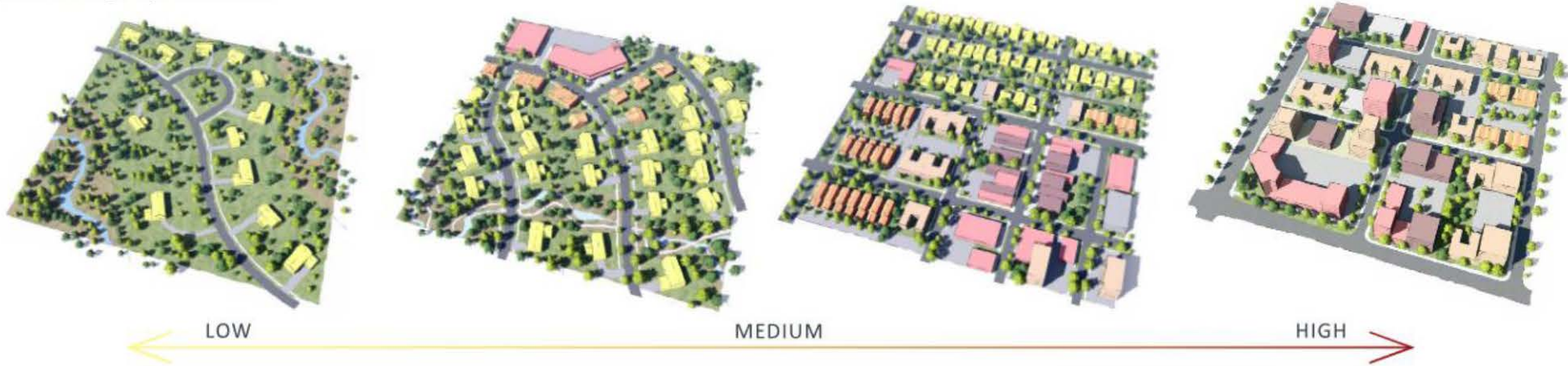
1. Property Owners Decide
2. Generalized Map
3. Basis for Land Use Decisions



# Future Land Use Map

A flexible approach – What does this mean?

## Intensity Spectrum



*Focus on land uses that share common characteristics, such as density, design and types of uses. Allow multiple types of land uses in most instances.*



# Future Land Use Map

Common Principles across the land use map:

- Mixed Land Uses
- Environmental Preservation
- Active Mobility

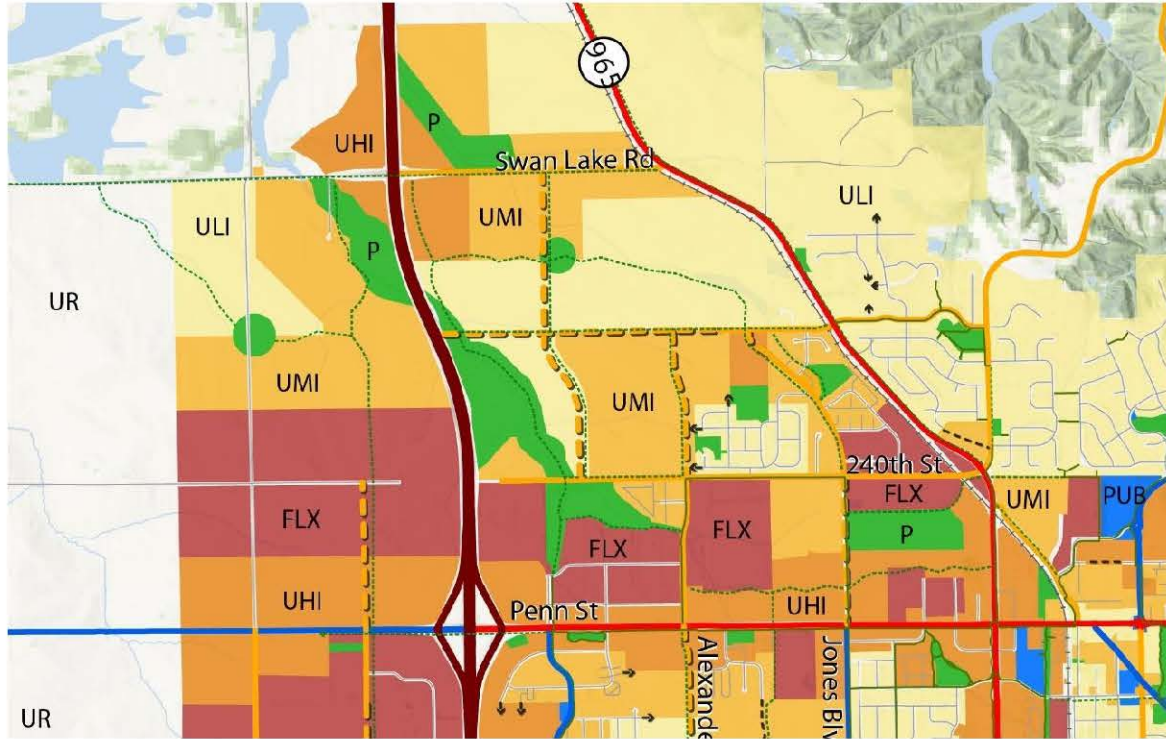
Figure 3.4: Land Use Compatibility

TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
Medium-density residential			●	●	○			
High-density residential				●	●	○		
Rural commercial		●						
Neighborhood commercial			○	●	●	●		
Community commercial				○	●	●		
Regional commercial					○	●		
Low/medium intensity office			○	●	●	●		
High-intensity office				○	●	●		
Limited industrial		○				●		
Heavy industrial						○		
Parks and civic uses	●	●	●	●	●	○	●	●
Major public/civic facilities					○	○	●	○
Residential density range (du/A*)	≤40	≤40	3-8	7-14	14+	14+	NA	NA

● Permitted ○ Permitted with special review

\*Dwelling Units per Acre

# Future Land Use Map > North

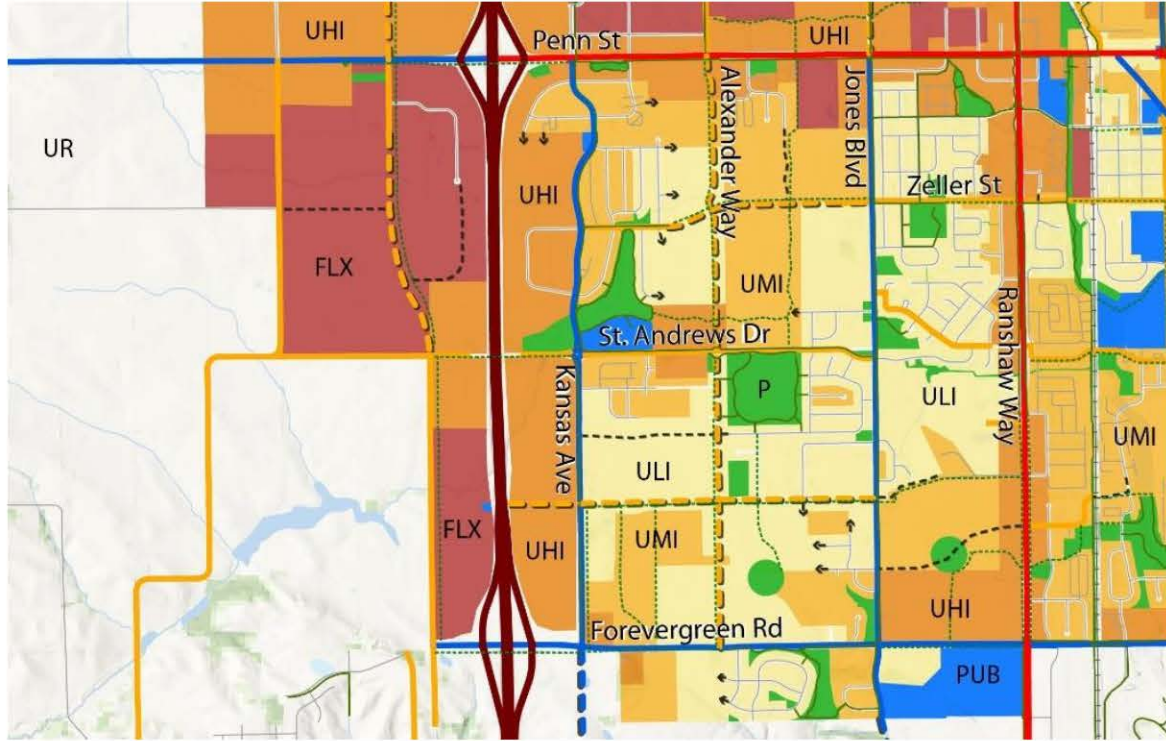


## Three Important Points:

1. Property Owners Decide
2. Generalized Map
3. Basis for Land Use Decisions



# Future Land Use Map > South

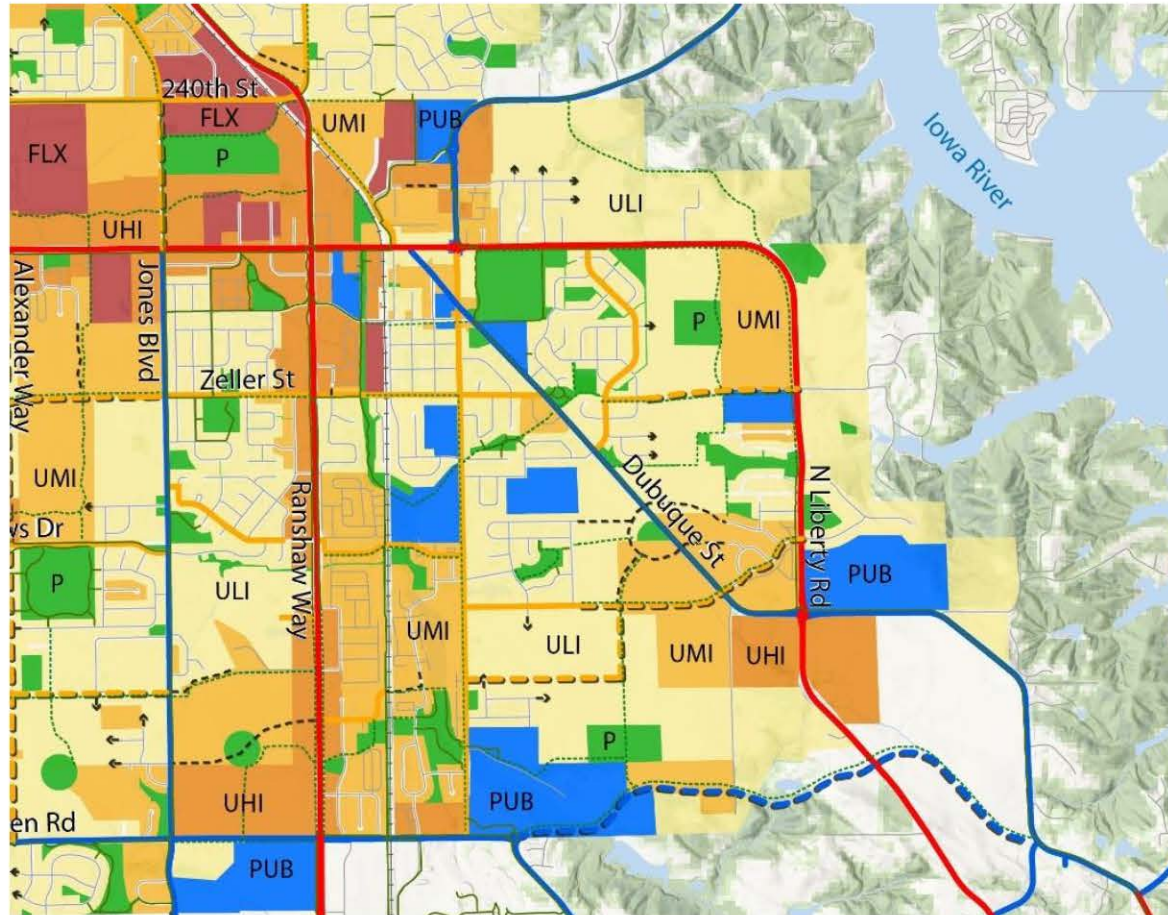


## Three Important Points:

1. Property Owners Decide
2. Generalized Map
3. Basis for Land Use Decisions



# Future Land Use Map > East



## Three Important Points:

1. Property Owners Decide
2. Generalized Map
3. Basis for Land Use Decisions



# AGENDA

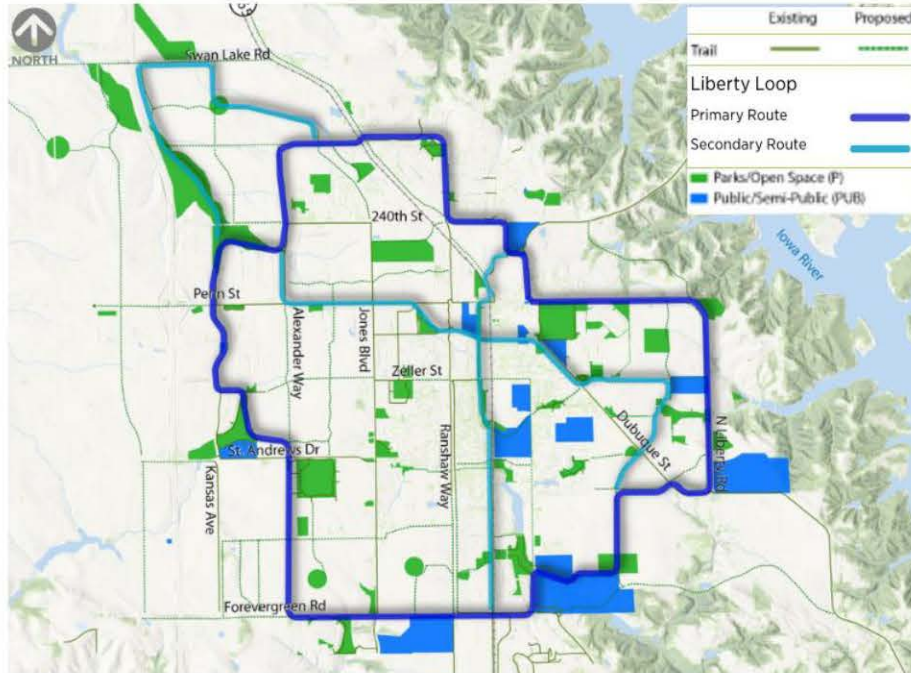
1. Connected to Tomorrow Process
2. Connected to Tomorrow Organization
3. Future Land Use Map
4. **Primary Recommendations**



## VISION

An accessible multi-modal transportation system that supports desirable patterns of community, neighborhood, and economic development.

Figure 3.6: Future Trail Map and the Liberty Loop



### Goals and Guiding Principles

1. **Coordinate transportation and land use plans**, focusing on critical connections illustrated in the land use plan.
2. **Integrate all modes of travel** to allow each mode to complement the others and provide viable and efficient alternatives.
3. **Plan transportation improvements ahead of development**, implement with development, and design for expansion to accommodate future development.
4. **Ensure site development standards accommodate pedestrians and cyclists.**
5. **Establish safe multi-modal routes across Interstate 380 and other major streets in North Liberty.**
6. **Embrace new transportation modes for the future**, such as regional transit, rail, micro-mobility modes, and other unknown technologies.
7. **Use Complete Streets Principles on all arterial and collector streets**, including features that positively add to the image of North Liberty.

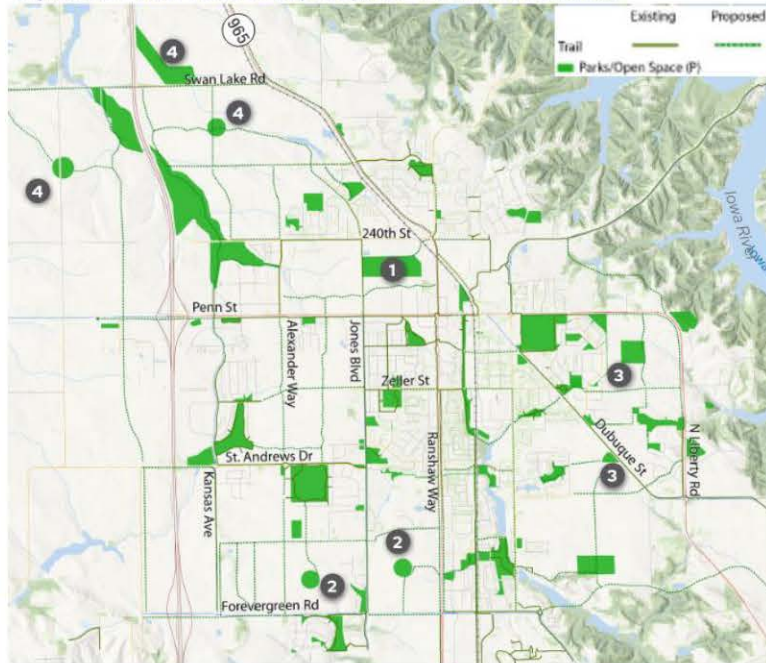


# Primary Recommendations > Spaces & Places for Tomorrow

## VISION

Evokes a special feeling of resident pride, visitor interest, and business collaboration in North Liberty.

Figure 3.9: Future Parks and Open Spaces - Future Growth Areas



### Goals and Guiding Principles

1. **Provide and maintain** adequate neighborhood and community parks and recreational facilities to serve local and regional needs.
2. **Create experiences** at all entrances to North Liberty.
3. **Support efforts** that increase the physical and social well-being of the community by bringing people together.
4. **Foster partnerships** across the community and region to build North Liberty's identity and uniqueness.
5. **Incorporate arts and culture** into public projects and support private efforts to enhance cultural features.



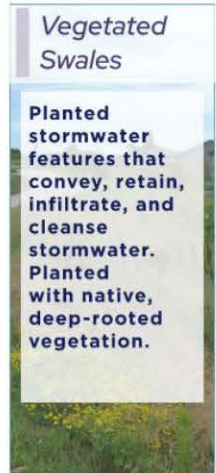
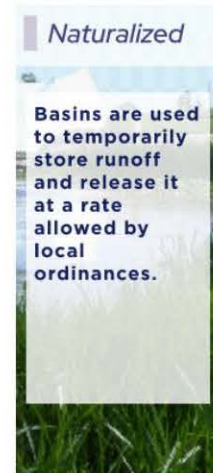
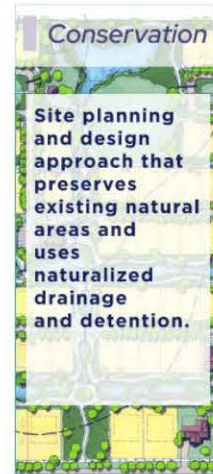
# Primary Recommendations > Our Environment Tomorrow

## VISION

Support natural environmental features while taking measures to mitigate and adapt to changing climate.

### Goals and Guiding Principles

- 1. Protect** all environmentally sensitive areas and unique physical features within the municipal boundaries – including habitats.
- 2. Maintain** and, where feasible, **improve** the natural and aesthetic quality of the region's water resources.
- 3. Examine the influence** on climate from site development and seek ways to mitigate negative influences.
- 4. Take innovative approaches** to sustainability and being climate friendly – be proactive rather than reactive.
- 5. Expand natural landscapes** through street design, commercial development, trail corridors, parks, and public spaces.
- 6. Support and cooperate** with regional efforts to improve water quality.





## VISION

**Grow by creating neighborhood nodes of commerce or recreation that provide diversity in housing types, demographics, and income levels.**

Figure 3.10: North Liberty Neighborhoods and Target Investment Areas (2022)



### Goals and Guiding Principles

1. **Encourage a variety** of dwelling unit types, styles, sizes, and price points to satisfy the needs, desires, and income levels of all people and household sizes.
2. **Elevate housing** as a public good to attract residents, promote economic development, and increase quality of life.
3. **Regulate the transitions** of site intensity rather than the type of use to grow neighborhoods.
4. **Reinforce, maintain, and upgrade** the character of individual residential neighborhoods.
5. **Connect all neighborhoods** with mobility options, public spaces, parks, and commercial services.
6. **Celebrate** and seek opportunities for diversity across all neighborhoods.
7. **Proactively attract** and welcome diversity and inclusion of residents and business owners of all demographic backgrounds.



# Primary Recommendations > Doing Business Tomorrow

## VISION

Support desirable economic growth that contributes to the long-term directions of North Liberty

### Goals and Guiding Principles

1. **Market** the high quality of life in North Liberty.
2. **Ensure** adequate public services and infrastructure to support new commercial and industrial growth areas.
3. **Establish programming** that keeps targeted mixed-use centers "active."
4. **Support** entrepreneurship, local businesses, and community non-profits.
5. **Remain attractive to** businesses in target market sectors that align with the policies of the Comprehensive Plan.
6. **Promote** projects that assist in the redevelopment and/or restoration of substandard and deteriorating property within the city.
7. **Support economic growth** potential by implementing other portions of the Comprehensive Plan.

Figure 3.11: Emerging Business Development Areas

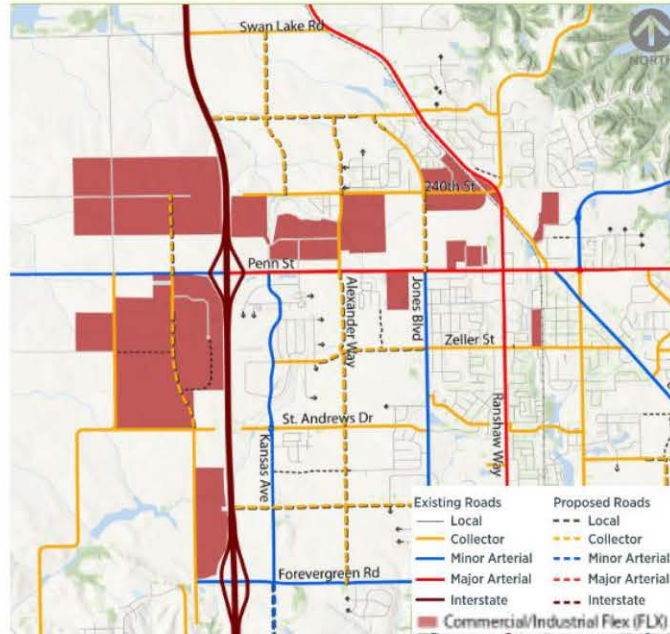


Figure 3.12: Cherry Street Area Development Concept



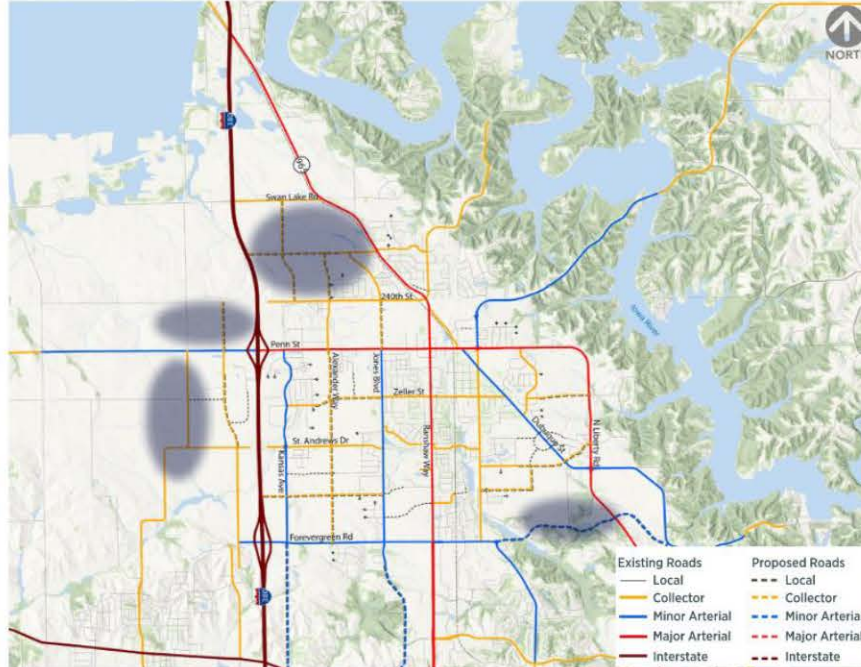
## VISION

A high quality experience for all that live, work, or visit North Liberty that does not decrease as the city grows.

### Goals and Guiding Principles

1. **Plan** for public facilities and services in a **coordinated and cost-effective** manner that is consistent with the nature of development and emergency service plans.
2. **Regularly monitor and maintain** all utility systems to ensure a safe and high quality standard of service.
3. **Promote cooperation and coordination** between governmental units in the provision of public utilities and services.
4. **Coordinate** with school districts and major private entities to understand anticipated growth and expansion plans.
5. **Provide opportunities** for active and direct participation of residents, business owners, and property owners within the community.
6. **Be financially sustainable** with investment by considering costs and benefits.

Figure 3.14: Future Service Area Needs



# Approval Steps

1. Planning and Zoning Commission public hearing and recommendation
2. City Council public hearing and final approval
3. Connected to Tomorrow and future land use map replaces the 2013 Comprehensive Plan



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **February 3, 2023**  
Re **Request of the City of North Liberty for an Ordinance amending Chapter 165 (Zoning Code – Administrative) of the North Liberty Code of Ordinances by narrowing certain compliance requirements within the existing site plan application and review moratorium.**

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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. Request Summary:**

This Ordinance modifies the site plan moratorium in anticipation of the adoption of the 2022 North Liberty Comprehensive Plan Future Land Use Map. In that light, the 2013 Land Use Map would no longer be pertinent.

**2. Public Input:**

No public input has been received.

**3. Staff Recommendation:**

**Finding:**

1. The proposed Ordinance would align the site plan moratorium ordinance with 2022 North Liberty Comprehensive Plan Future Land Use Map only and remove reference to the 2013 Land Use Map.

**Recommendation:**

Staff recommends the Planning Commission accept the listed finding and forward the Ordinance amendment to the City Council with a recommendation for approval.

**Suggested Motion:**

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 165 OF THE CITY CODE (ZONING CODE - ADMINISTRATIVE) BY NARROWING CERTAIN COMPLIANCE REQUIREMENTS WITHIN THE EXISTING SITE PLAN APPLICATION AND REVIEW MORATORIUM

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:

**SECTION 1. AMENDMENT OF SUBDIVISION ORDINANCE.** Chapter 165.10 of the North Liberty Code of Ordinances, is amended to read as follows:

**165.10 MORATORIUM.** No preliminary site plan application shall be accepted or reviewed for properties for which the current zoning designation or proposed use does not conform with ~~both~~ the ~~existing~~ North Liberty Comprehensive Plan ~~2014~~ ~~2023 Future~~ Land Use Map ~~and proposed future land use map~~. ~~A copy~~ ~~Copies~~ of the North Liberty Comprehensive Plan ~~2014-2023 Future~~ Land Use Map ~~and proposed future land use map~~ ~~are~~ ~~is~~ available for inspection at City Hall.

1. The Code Official shall utilize the following for determination of current zoning designation conformity.

~~A. — North Liberty Comprehensive Plan 2014 Land Use Map.~~

<del>Land Use</del>	<del>Zoning District</del>
<del>Residential</del>	<del>ID, RS 3, RS 4, RS 6, RS 7, RS 8, RS 9, RD 8, RD 10, RM 8, RM 12, RM 21, R MH</del>
<del>Commercial</del>	<del>RM 8, RM 12, RM 21, C 1 A, C 1 B, C 2 A, C 2 B, C 3, O RP</del>
<del>Commercial with Residential</del>	<del>RM 8, RM 12, RM 21, C 1 A, C 1 B, C 2 A, C 2 B, C 3, O RP</del>
<del>Industrial</del>	<del>I 1, I 2, I P</del>
<del>Public</del>	<del>P</del>
<del>Parks and Recreation</del>	<del>P</del>

~~B. Proposed Future Land Use Map~~

Land Use	Zoning District
Urban Low Intensity	RS-3, RS-4, RS-6, <del>R-7, RS-9, RD-8</del>
Urban Medium Intensity	RS-6, RS-7, RS-8, RS-9, RD-8, RD-10, RM-8, RM-12, RM-21, R-MH, C-1-A
Urban High Intensity	RD-10, RM-12, RM-21, C-1-B, C-2-A, C-2-B, C-3, O-RP
Commercial/Industrial/Flex	I-1, <del>I-2, I-P</del>
Public and Semi-Public	P
Parks and Open Space*	P

~~\* The locations of these areas are generalized for non-established parks, open spaces, floodplains and wetlands. Adjacent land uses may be considered if the property is not intended to be developed as parks and/or open space.~~

2. Consultation. Potential applicants shall contact the Code Official to verify zoning conformation with the ~~proposed land use map~~ 2023 Future Land Use Map prior to submitting an application or paying an application fee for preliminary site plan review.
3. Termination. This Section 165.10 shall be automatically repealed and be of no further force or effect on May 1, 2023.

**SECTION 2. REPEALER.** All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 3. SCRIVENER'S ERROR.** The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

**SECTION 4. SEVERABILITY.** If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First consideration on \_\_\_\_\_, 2023.

Two meetings prior to final consideration waived on \_\_\_\_\_, 2023.

Second and final consideration on \_\_\_\_\_, 2023.

CITY OF NORTH LIBERTY:

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CHRIS HOFFMAN, MAYOR

ATTEST:

I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

---

TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. \_\_\_\_\_ in the Cedar Rapids Gazette on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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TRACEY MULCAHEY, CITY CLERK



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 165 OF THE CITY CODE (ZONING CODE – ADMINISTRATIVE) BY NARROWING CERTAIN COMPLIANCE REQUIREMENTS WITHIN THE EXISTING SITE PLAN APPLICATION AND REVIEW MORATORIUM**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:**

**SECTION 1. AMENDMENT OF SUBDIVISION ORDINANCE.** Chapter 165.10 of the North Liberty Code of Ordinances, is amended to read as follows:

**165.10 MORATORIUM.** No preliminary site plan application shall be accepted or reviewed for properties for which the current zoning designation or proposed use does not conform with the North Liberty Comprehensive Plan 2023 Future Land Use Map. A copy of the North Liberty Comprehensive Plan 2023 Future Land Use Map is available for inspection at City Hall.

1. The Code Official shall utilize the following for determination of current zoning designation conformity.

<b>Land Use</b>	<b>Zoning District</b>
Urban Low Intensity	RS-3, RS-4, RS-6, R-7, RS-9, RD-8
Urban Medium Intensity	RS-6, RS-7, RS-8, RS-9, RD-8, RD-10, RM-8, RM-12, RM-21, R-MH, C-1-A
Urban High Intensity	RD-10, RM-12, RM-21, C-1-B, C-2-A, C-2-B, C-3, O-RP
Commercial/Industrial/Flex	I-1, I-2, I-P
Public and Semi-Public	P
Parks and Open Space*	P

\* The locations of these areas are generalized for non-established parks, open spaces, floodplains and wetlands. Adjacent land uses may be considered if the property is not intended to be developed as parks and/or open space.

2. Consultation. Potential applicants shall contact the Code Official to verify zoning conformation with the 2023 Future Land Use Map prior to submitting an application or paying an application fee for preliminary site plan review.
3. Termination. This Section 165.10 shall be automatically repealed and be of no further force or effect on May 1, 2023.

**SECTION 2. REPEALER.** All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 3. SCRIVENER'S ERROR.** The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

**SECTION 4. SEVERABILITY.** If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First consideration on \_\_\_\_\_, 2023.

Two meetings prior to final consideration waived on \_\_\_\_\_, 2023.

Second and final consideration on \_\_\_\_\_, 2023.

CITY OF NORTH LIBERTY:

\_\_\_\_\_  
CHRIS HOFFMAN, MAYOR

ATTEST:

I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. \_\_\_\_\_ in the Cedar Rapids Gazette on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **February 3, 2023**  
Re **Request of the City of North Liberty to establish the Emory Place and Quarter Moon Quart private street names.**

---

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:**

At the time of preliminary site plan approval, the private street names were not depicted two of the proposed Solomon's Landing multiple-unit residence developments.

**2. Public Input:**

No public input has been received.

**3. Additional Considerations:**

Pursuant to Section 139.01 (3) of the Zoning Code:

*Proposed street names shall be referred to the Planning and Zoning Commission for review and recommendation.*

Pursuant to Section 180.12((B)(4) of the Zoning City Code:

The terms "lane," "court," "circle," or "place" should be used for cul-de-sacs or low volume loop streets.

**4. Staff Recommendation:**

**Finding:**

1. The street names are unique and would achieve consistence with Section 180.12 of the North Liberty City Code.

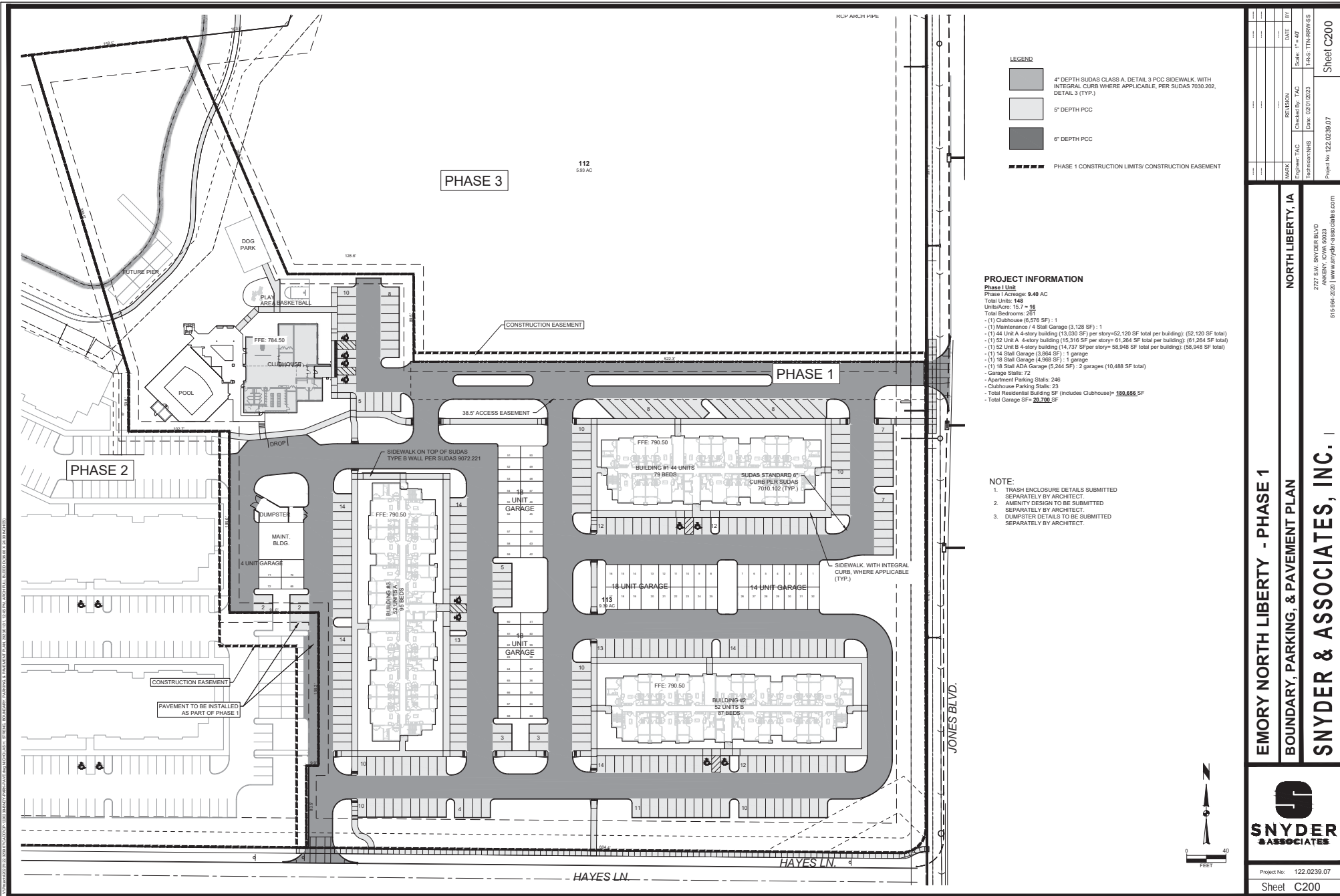
**Recommendation:**

Staff recommends the Planning Commission accept the listed finding and forward the request to establish private street names to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the listed finding and forward the request to establish private street names to the City Council with a recommendation for approval.

# Private Street Name: Emory Place



**LEGEND**

- 4" DEPTH SUDAS CLASS A, DETAIL 3 PCC SIDEWALK, WITH INTEGRAL CURB WHERE APPLICABLE, PER SUDAS 7030.202, DETAIL 3 (TYP.)
- 5" DEPTH PCC
- 6" DEPTH PCC
- PHASE 1 CONSTRUCTION LIMITS/ CONSTRUCTION EASEMENT

**PROJECT INFORMATION**

- Phase 1 Unit**  
 Phase 1 Acreage: 9.40 AC  
 Total Units: 148  
 Units/Acre: 15.7 = 18  
 Total Bedrooms: 261
- (1) Clubhouse (6,576 SF) : 1
  - (1) Maintenance / 4 Stall Garage (3,128 SF) : 1
  - (1) 44 Unit A 4-story building (13,030 SF per story=52,120 SF total per building); (52,120 SF total)
  - (1) 52 Unit B 4-story building (14,737 SF per story=58,948 SF total per building); (58,948 SF total)
  - (1) 14 Stall Garage (3,864 SF) : 1 garage
  - (1) 18 Stall Garage (4,968 SF) : 1 garage
  - (1) 18 Stall ADA Garage (5,244 SF) : 2 garages (10,488 SF total)
  - Garage Stalls: 72
  - Apartment Parking Stalls: 246
  - Clubhouse Parking Stalls: 23
  - Total Residential Building SF (includes Clubhouse): **180,656 SF**
  - Total Garage SF = **20,790 SF**

**NOTE:**

1. TRASH ENCLOSURE DETAILS SUBMITTED SEPARATELY BY ARCHITECT.
2. AMENITY DESIGN TO BE SUBMITTED SEPARATELY BY ARCHITECT.
3. DUMPSTER DETAILS TO BE SUBMITTED SEPARATELY BY ARCHITECT.

MARK	REVISION	DATE	BY

Engineer: TAC  
 Checked By: TAC  
 Date: 02/01/2023  
 Scale: 1" = 40'  
 TAC/TIN-HRW/S  
 Project No: 122.0238.07  
 Sheet C200

**EMORY NORTH LIBERTY - PHASE 1**  
**BOUNDARY, PARKING, & PAVEMENT PLAN**  
**SNYDER & ASSOCIATES, INC.**



Project No: 122.0238.07  
 Sheet C200



# Private Street Name: Quarter Moon Quart



**LEGEND**

	4' DEPTH SIDEWALKS / SIDEWALKS THAT PASS THROUGH A DRIVEWAY MUST MATCH PAVEMENT THICKNESS OF THE DRIVEWAY
	5' DEPTH PCC DRIVEWAYS
	6' DEPTH PCC ROADWAY & PARKING STALLS
	PROJECT LIMITS / PROPERTY LINE

**PROJECT INFORMATION - PHASE 3**

PHASE 3 ACREAGE: 5.93 AC
TOTAL UNITS: 50
UNITS / ACRE: 50 / 5.93 = 8.43
STREET PARKING STALLS: 24
<b>UNIT MIX:</b>
1 BEDROOM / 1 STORY (8 UNITS) - 16%
2 BEDROOM / 1 STORY (8 UNITS) - 16%
2 BEDROOM / 2 STORY (14 UNITS) - 28%
3 BEDROOM / 2 STORY (19 UNITS) - 38%



MARK:	REVISION:	DATE:	BY:	
Engineer: TAC	Checked By: TAC	Date: 12-22-2022	Scale: 1" = 8'	Project No: 122.0798.07
Technician: MW				Sheet C 200
<b>EMORY NORTH LIBERTY - PHASE 3</b>				
<b>BOUNDARY AND PAVEMENT PLAN</b>				
<b>SNYDER &amp; ASSOCIATES, INC.</b>				
300 E. PRENTISS STREET 319.399.7778   www.snyder-associates.com				
<b>SNYDER ASSOCIATES</b>				
Project No: 122.0798.07				
Sheet C 200				



**Planning Commission**  
**January 3, 2023**  
**Council Chambers, 1 Quail Creek Circle**

**Call to Order**

Chair Josey Bathke called the January 3, 2023 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, Brian Vincent, Dave Willer; absent: Patrick Staber.

Others present: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Will Downing, and other interested parties.

**Approval of the Agenda**

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

**Public Hearing on Zoning Map Amendment**

*Staff Presentation*

Rusnak presented the request of Physicians Building Group, LLC for a zoning map amendment (rezoning) on approximately 33.48 acres from O/RP Office and Research Park District to C-3 Higher Intensity Commercial District. The property is located on the west side of South Kansas Avenue approximately .23 miles north of West Forevergreen Road. Staff recommends the Planning Commission accept the listed finding, the rezoning request from O-RP Office and Research Park to C-3 Higher Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and forward the request for zoning map amendment (rezoning) from O-RP Office and Research Park District to C-3 Higher-Intensity Commercial District on approximately 33.48 acres to the City Council with a recommendation for approval.

*Applicant Presentation*

Will Downing, RDG Planning and Design, was present on behalf of the applicant and offered additional information on the request.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including that this was not an unexpected change with the offering of this zoning district.

*Recommendation to the City Council*

Heisler 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 – Willer, Vincent, Geneser, Heisler, A'Hearn, Bathke, nays – none. Motion carried.

**Public Hearing on Ordinance**

*Staff Presentation*

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 180: Subdivision Ordinance, Chapter 165: Zoning Code - Administrative, and Chapter 173: Zoning Code - Sign Regulations, of the Municipal Code of the City of North Liberty, Iowa. Staff recommends approval with one finding; the proposed Ordinance would implement desired practices and adapt to changing land use trends.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the approval process of the escrow and why the change.

*Recommendation to the City Council*

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

**Approval of Previous Minutes**

A’Hearn moved, Willer seconded to approve the minutes of the November 1, 2022 meeting. The vote was all ayes. Minutes approved.

**Old Business**

No old business was presented.

**New Business**

Rusnak reported that the Commission should see the Comprehensive Plan in February. Heisler asked about the Pizza Ranch/Entertainment Center that was in the press.

**Adjournment**

At 6:42 p.m., Willer moved, A’Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk