



**North Liberty Planning Commission
Tuesday, April 18, 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, 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. Water Tower Place Preliminary Site Plan: Request of Dahnovan Holdings to approve a Preliminary Site Plan for 44 townhouse units on approximately 5.31 acres. The property is located on the west side of North Kansas Avenue approximately 175 feet south of West Lake Road.

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

4. Solomons Entertainment District Preliminary Site Plan: Request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for two commercial buildings on approximately 6.28 acres. The property is located on the north side of West Penn Street approximately 350 feet west of North Jones Boulevard.

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

- 5. Steindler Orthopedic Clinic Preliminary Plat:** Request of Physician's Building Group, LLC to approve a Preliminary Subdivision Plat for a 2 lot subdivision on approximately 36.22 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West Forevergreen Road.

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

- 6. Steindler Orthopedic Clinic Preliminary Site Plan:** Request of Physician's Building Group, LLC to approve a Preliminary Site Plan for 82,894 square foot medical office on approximately 8.93 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West Forevergreen Road.

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

- 7. Public Hearing on Zoning Map Amendment:** Request of Modern Horizons, LLC for a zoning map amendment (rezoning) on 9.83 acres of property located on the east side of Scales Bend Road approximately 170 feet south of Fox Run Drive. The rezoning would be from ID Interim Development to RS-4 PAD Single-Unit Residence District Planned Area Development. The purpose of the request is to redevelop the property as an age restricted community (55+) with single-unit residences and a clubhouse/common area on one lot.

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

- 8. Public Hearing on Zoning Map Amendment:** Request of Twopoint2, LLC and Vantage Point Properties, LLC for a zoning map amendment (rezoning) on approximately 5.23 acres on property located on the west side of North Highway 965/Ranshaw Way approximately 280 feet south of West Cherry Street. The rezoning would be from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development. The purpose of the request is to rehabilitate the southeast portion of the property and waive some of the Zoning Ordinance design standards.

9. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .40 acres, from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on property located at the northwest corner of North Front Street and West Zeller Street (Also Known As 20 West Zeller Street).

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

10. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .37 acres, from I-1 Light Industrial District to C-1-B General Commercial District on property located south of West Cherry Street approximately 300 feet east of North Highway 965/Ranshaw Way (Also Known As 445 West Cherry Street).

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

11. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 4.0 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located on the east side of North Highway 965/Ranshaw Way approximately 275 feet south of West Cherry Street (Also Known As 250 North Highway 965/Ranshaw Way).

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

12. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 3.69 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located at the northeast corner of North Highway 965/Ranshaw Way and Commercial Drive (Also Known As 160 North Highway 965/Ranshaw Way).

13. Public Hearing on Ordinance to Zoning Code: Request of the City of North Liberty for an Ordinance amending Chapter 165 of the North Liberty Code of Ordinances regarding preliminary site plan approval standards and access easement requirements for utility and emergency vehicles.

14. Approval of Previous Minutes

15. Old Business

16. New Business

17. Adjournment



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 14, 2023**
 Re **Request of Dahnovan Holdings to approve a Preliminary Site Plan for 44 townhouse units on approximately 5.31 acres. The property is located on the west side of North Kansas Avenue approximately 175 feet south of West Lake 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:

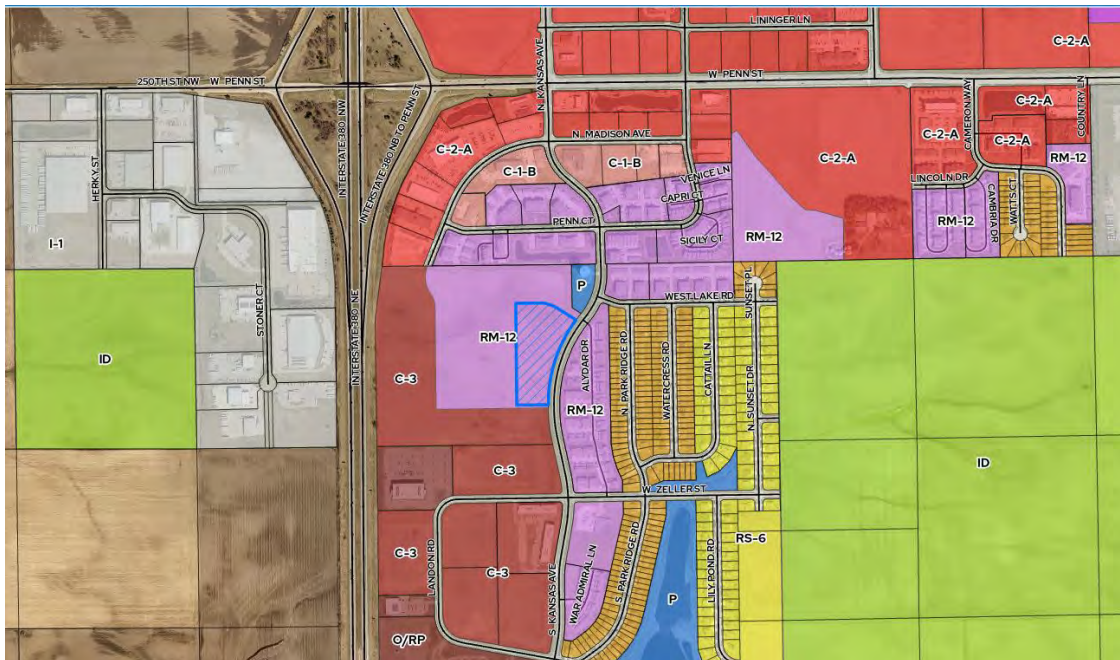
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

1. Request Summary:

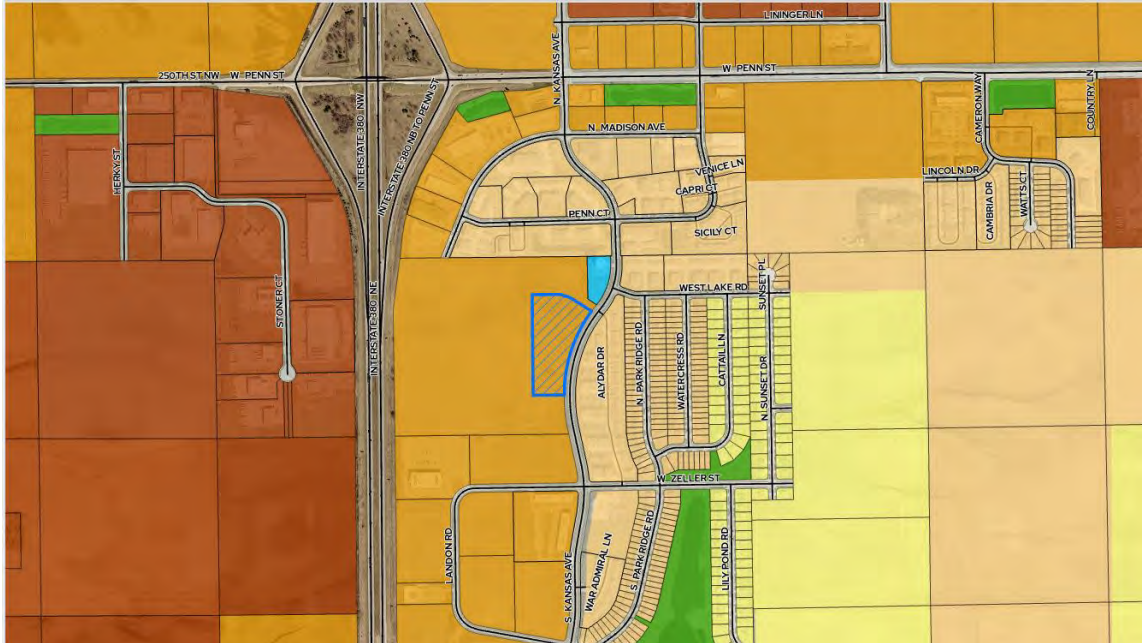
The site plan proposes 44 townhouse units in 11 buildings on approximately 5.31 acres.

2. Existing Zoning:

The property is currently zoned RM-12 Multiple-Unit Residence District. "Townhouse Dwelling" is listed as a permitted use in the RM-12 District.



3. Comprehensive Plan Future Land Use Map Designation: Urban High Intensity. The RM-12 District is consistent with the Urban High Intensity 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.**
- *The property owner's name and description of proposed development.* **Provided.**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided.**
- *Property boundary lines, dimensions, and total area.* **Provided.**
- *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.**
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided.**
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**
- *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.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**

- *Trash and refuse enclosures.* **Trash and refuse would be curb side pickup.**
- *The general drainage pattern and location of storm water detention features.* **Provided.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

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(30)

- A. Defined. Townhouse Dwelling means structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall and may or may not be on separate lots. A townhouse is typically designed so that each unit has a separate exterior entrance and yard areas. A townhouse dwelling does not include a multi-family dwelling.
- 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 consistency 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 consistency with the aforementioned design standards.

6. Staff Recommendation:

Findings:

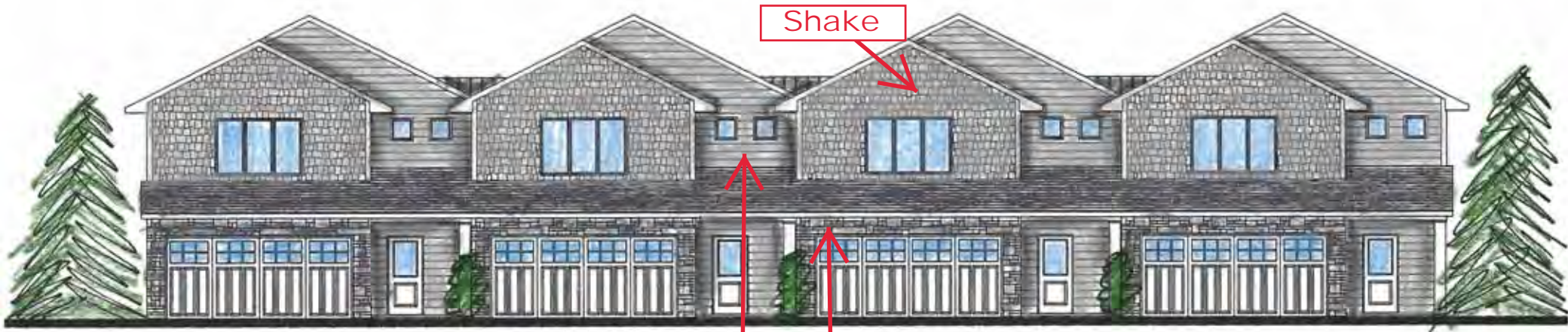
1. The townhouse dwelling use of the property would be consistent with the current RM-12 District and the Comprehensive Plan Future Land Use Map designation of Urban High Intensity; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary 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 Preliminary Subdivision Plat for 44 townhouse units on approximately 5.31 acres 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 preliminary site plan to the City Council with a recommendation for approval.

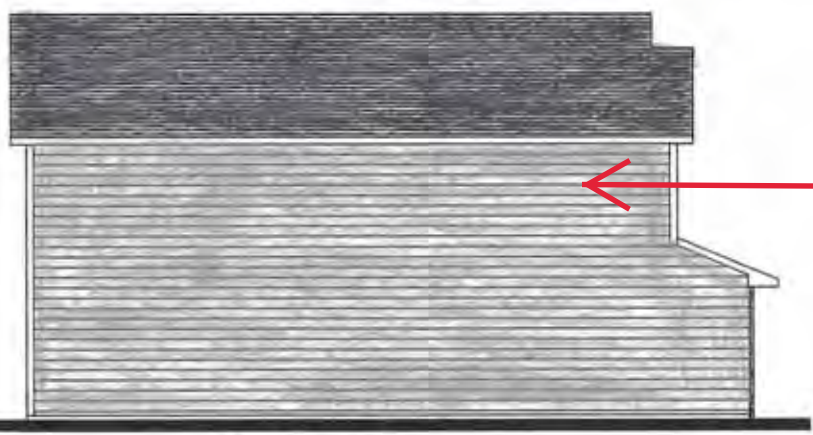


Shake

FRONT ELEVATION

Stone / Brick

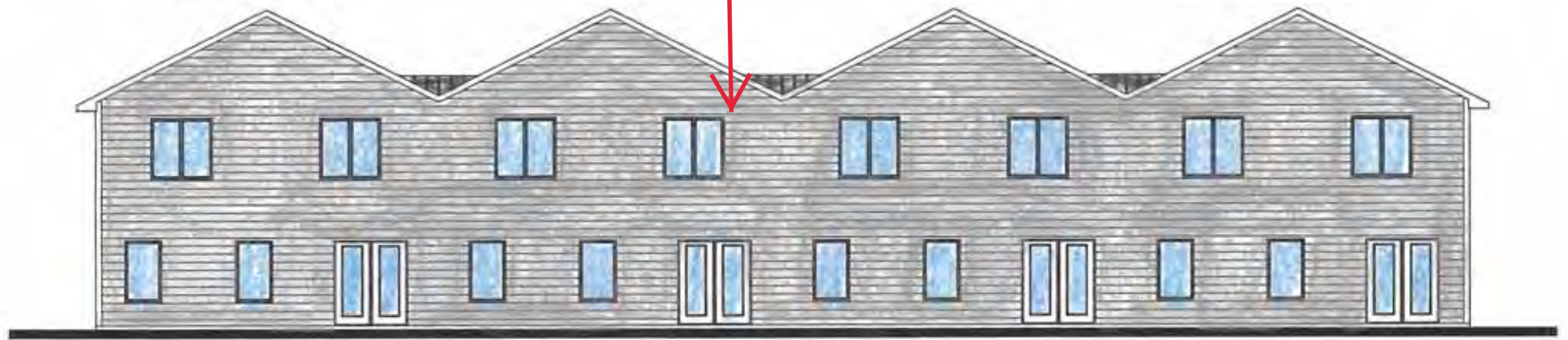
Siding



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Siding

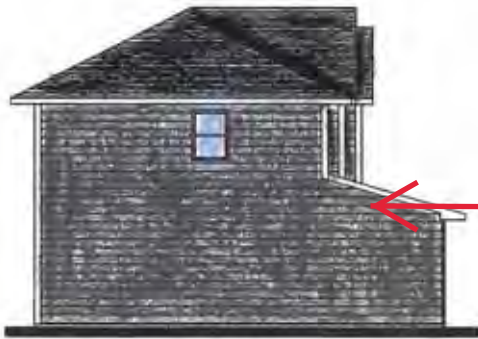


REAR ELEVATION



FRONT ELEVATION

Brick / Stone



LEFT ELEVATION



RIGHT ELEVATION

Siding



REAR ELEVATION



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 14, 2023**
 Re **Request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for two commercial buildings on approximately 6.28 acres. The property is located on the north side of West Penn Street approximately 350 feet west of North.**

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

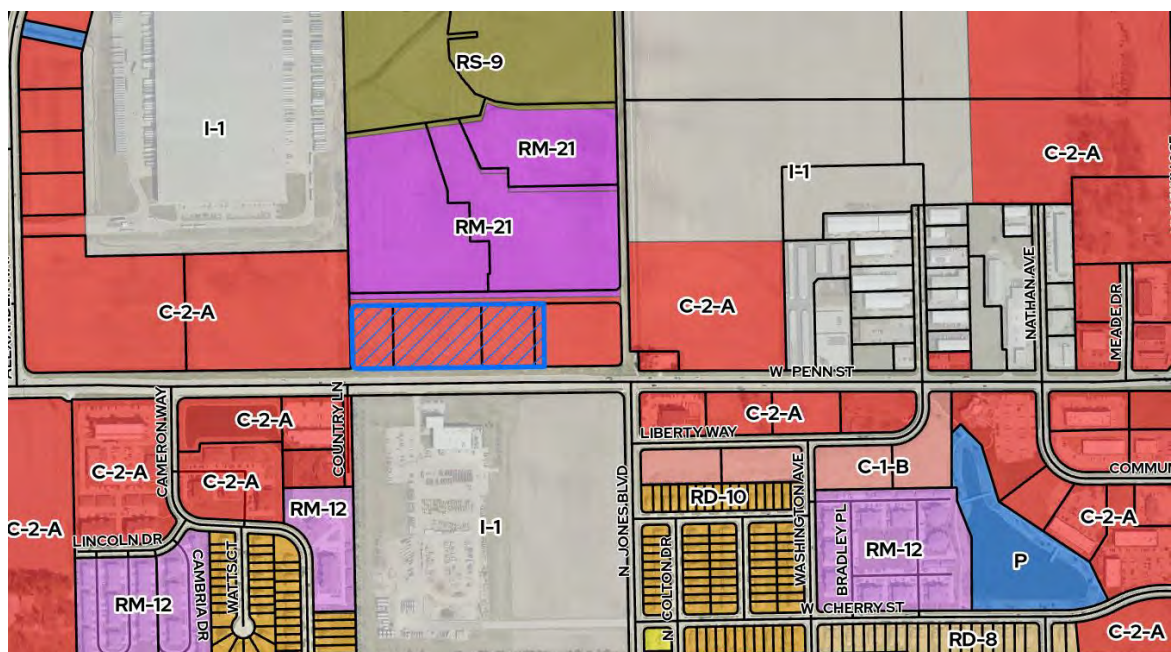
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

1. Request Summary:

The site plan proposes a 34,359 square foot private recreation building and a 33,528 square foot restaurant/bowling alley on approximately 6.28 acres.

2. Existing Zoning:

The property is currently zoned C-2-A Highway Commercial District. "Indoor Amusement Facility" and "Restaurant" are listed as permitted uses in the C-2-A District.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban High Intensity. The RM-12 District is consistent with the Urban High Intensity 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.**
- *The property owner's name and description of proposed development.* **Provided.**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided.**
- *Property boundary lines, dimensions, and total area.* **Provided.**
- *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.**
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided.**
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**
- *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.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**
- *Trash and refuse enclosures.* **Provided.**

- *The general drainage pattern and location of storm water detention features.* **Provided.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

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(4)

- A. Defined. Indoor Amusement Facility means a facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Indoor amusement facility does not include an adult entertainment establishment, live performance venues. or private recreational facilities.
- B. Use Standards. None.

Section 168.07(68)

- A. Defined. Restaurant means an establishment where food and drinks, including alcoholic beverages, are provided to the public for on-premises consumption by seated patrons and/or for carry-out service.
- B. Use Standards. None.

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 consistency with the aforementioned design standards.

Requirements for Non-Residential and Commercial Districts

Requirements for Non-Residential (including mixed-use) Development in Residential Districts. The following requirements shall be observed for all non-residential development in the RS, RD, RM and ID districts:

- Minimum required masonry on front and corner side yard building elevations is 60%. Required masonry does not apply to accessory structures.
- For exterior walls not composed of masonry products, wall coverings shall be wood and/or vertical or horizontal grooved siding or lapped siding, or materials of similar appearance.

Requirements for Development in Commercial Districts.

Commercial zoning districts are intended to enhance public welfare by providing for safe, convenient, high quality pedestrian-oriented commercial centers that contribute to community identity as energetic and attractive focus points. Through development and redevelopment within these districts, the city recognizes the importance of creating high quality development areas to the quality of life for residents of the city, the impact quality development has on the image of the community, and the need to provide restrictions and guidelines to enhance visual appearance and functionality. The objectives addressed through these regulations include the following:

- Design. To achieve appealing aesthetic design through high quality architecture and construction, with attention to placement, relationship, and orientation of structures and amenities to provide both internal cohesiveness and compatibility with surrounding uses.
- Walkability. To achieve overall development patterns that encourage walking and reduce dependence on the automobile to travel from one business to another, and so reduces the dominance of the automobile within the development.
- Human-scale Activity. To achieve a sense of place by emphasizing pedestrian interaction with commercial uses rather than sprawling automobile-dominated designs, both in building architecture and public or private outdoor areas.
- Compatible Uses. To achieve the right blend of uses, compact and well-designed, that complement each other and provide cohesive overall developments.

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

Findings:

1. The commercial use of the property would be consistent with the current C-2-A District and the Comprehensive Plan Future Land Use Map designation of Urban High Intensity; 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 preliminary site plan for a 34,359 square foot private recreation building and a 33,528 square foot restaurant/bowling alley on approximately 6.28 acres 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 preliminary site plan to the City Council with a recommendation for approval.

SOLOMONS LANDING



SOLOMONS LANDING



SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



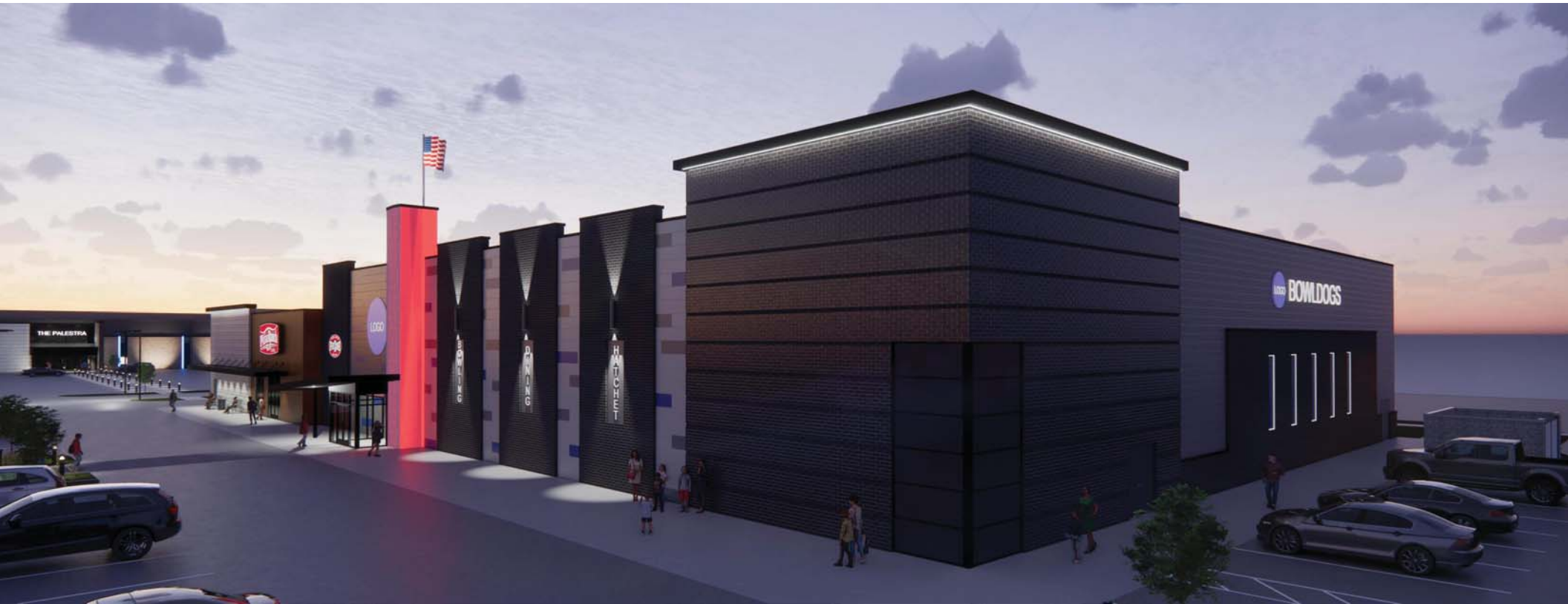
SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



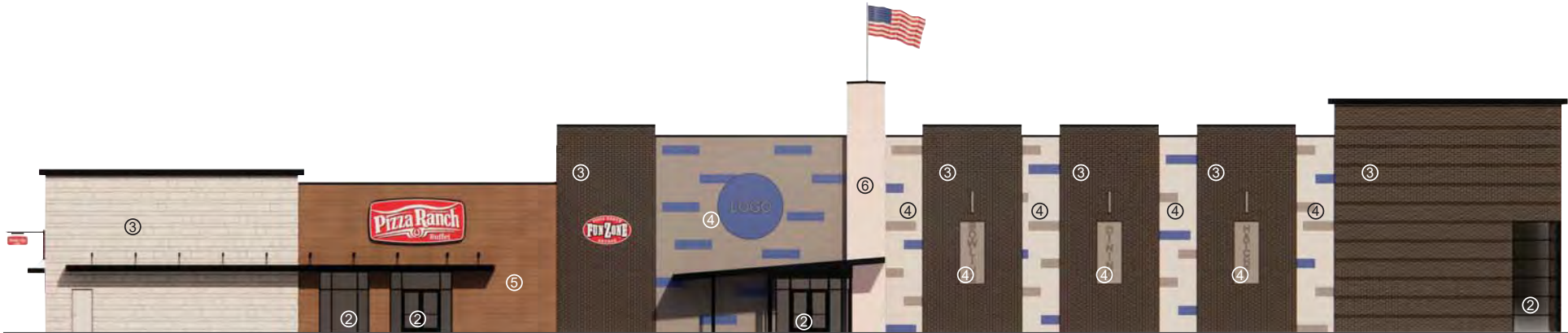
SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



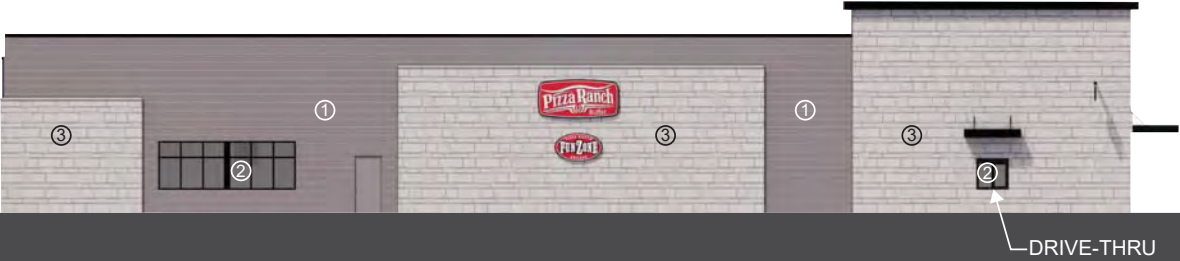
SOUTH ELEVATION



①	ARCHITECTURAL MTL. PANELS	
②	GLAZING - BLACK ANODIZED	6%
③	MASONRY (BRICK & STONE)	57%
④	NICHIHA (COMMERCIAL FIBER CEMENT)	23%
⑤	WOOD GRAIN NICHIHA (COMMERCIAL FIBER CEMENT)	11%
⑥	INTERNALLY LIT COLOR CHANGING TOWER	3%

GLAZING + MASONRY
6% + 57% = 63%

SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



WEST ELEVATION



- ① ARCHITECTURAL MTL. PANELS 36%
- ② GLAZING - BLACK ANODIZED 3%
- ③ MASONRY (BRICK & STONE) 61%
- ④ NICHIIA (COMMERCIAL FIBER CEMENT)
- ⑤ WOOD GRAIN NICHIIA (COMMERCIAL FIBER CEMENT)
- ⑥ INTERNALLY LIT COLOR CHANGING TOWER

GLAZING + MASONRY
3% + 61% = 64%

SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



NORTH ELEVATION



- ① ARCHITECTURAL MTL. PANELS 39%
- ② GLAZING - BLACK ANODIZED
- ③ MASONRY (BRICK & STONE) 62%
- ④ NICHIIHA (COMMERCIAL FIBER CEMENT)
- ⑤ WOOD GRAIN NICHIIHA (COMMERCIAL FIBER CEMENT)
- ⑥ INTERNALLY LIT COLOR CHANGING TOWER

GLAZING + MASONRY
0% + 62% = 62%

SOLOMONS LANDING PIZZA RANCH | BOWLDOGS



EAST ELEVATION



①	ARCHITECTURAL MTL. PANELS	35%
②	GLAZING - BLACK ANODIZED	3%
③	MASONRY (BRICK & STONE)	58%
④	NICHIHA (COMMERCIAL FIBER CEMENT)	3%
⑤	WOOD GRAIN NICHIHA (COMMERCIAL FIBER CEMENT)	
⑥	INTERNALLY LIT COLOR CHANGING TOWER	

GLAZING + MASONRY
3% + 58% = 61%

SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



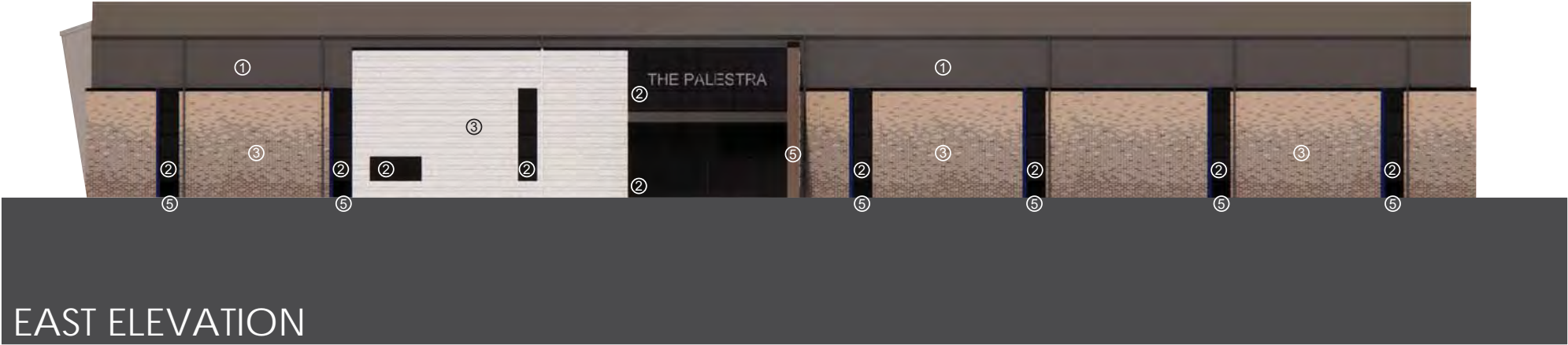
SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



SOLOMONS LANDING THE PALESTRA



- ① PEMB PANELS 24%
- ② GLAZING - BLACK ANODIZED 18%
- ③ MASONRY (BRICK & STONE) 56%
- ④ NICHIHA (COMMERCIAL FIBER CEMENT) 1%
- ⑤ ALUMINUM COMPOSITE PANELS 1%

GLAZING + MASONRY
18% + 56% = 74%



SOLOMONS LANDING THE PALESTRA



SOUTH ELEVATION



①	PEMB PANELS	27%
②	GLAZING - BLACK ANODIZED	2%
③	MASONRY (BRICK & STONE)	58%
④	NICHIHA (COMMERCIAL FIBER CEMENT)	13%
⑤	ALUMINUM COMPOSITE PANELS	

GLAZING + MASONRY
2% + 58% = 60%

SOLOMONS LANDING THE PALESTRA



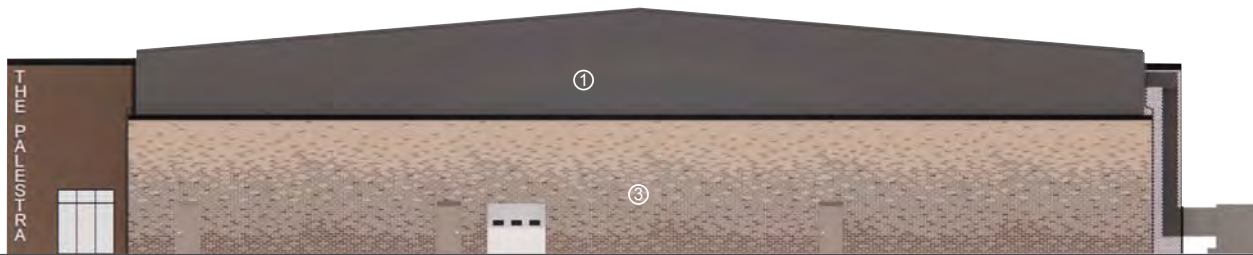
WEST ELEVATION



①	PEMB PANELS	32%
②	GLAZING - BLACK ANODIZED	
③	MASONRY (BRICK & STONE)	68%
④	NICHIHA (COMMERCIAL FIBER CEMENT)	
⑤	ALUMINUM COMPOSITE PANELS	

GLAZING + MASONRY
0% + 68% = 68%

SOLOMONS LANDING THE PALESTRA



NORTH ELEVATION



- | | | |
|---|-----------------------------------|-----|
| ① | PEMB PANELS | 38% |
| ② | GLAZING - BLACK ANODIZED | |
| ③ | MASONRY (BRICK & STONE) | 62% |
| ④ | NICHIHA (COMMERCIAL FIBER CEMENT) | |
| ⑤ | ALUMINUM COMPOSITE PANELS | |

GLAZING + MASONRY
0% + 62% = 62%



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 14, 2023**
 Re **Request of Physician's Building Group, LLC to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 36.22 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West.**

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

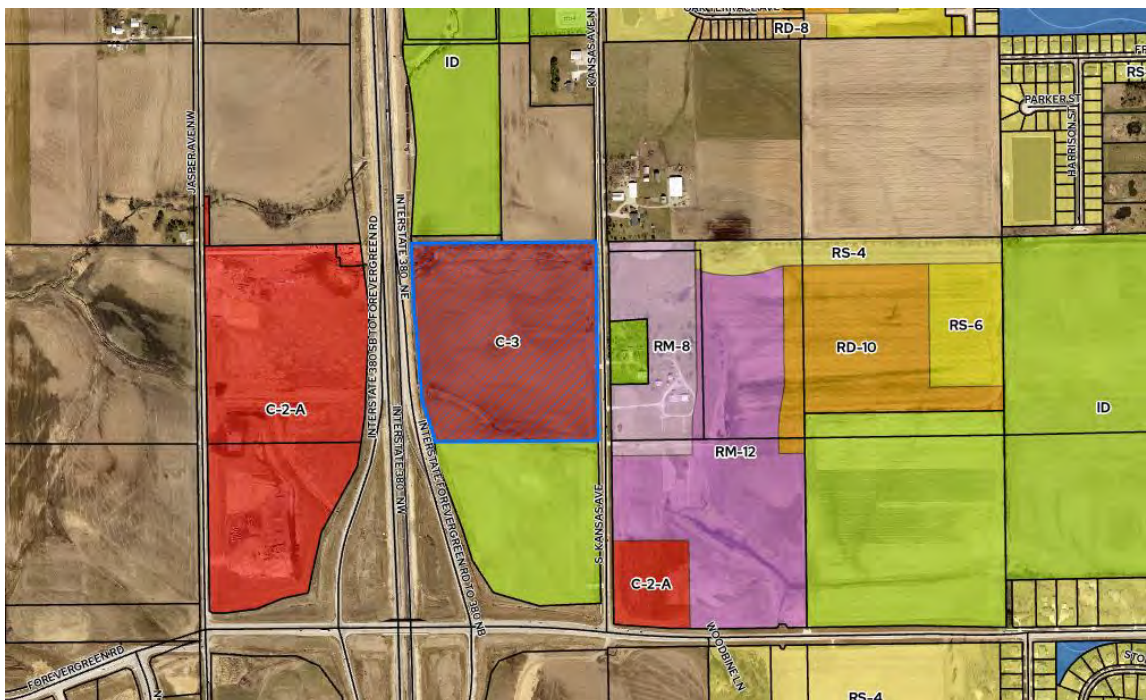
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

1. Request Summary:

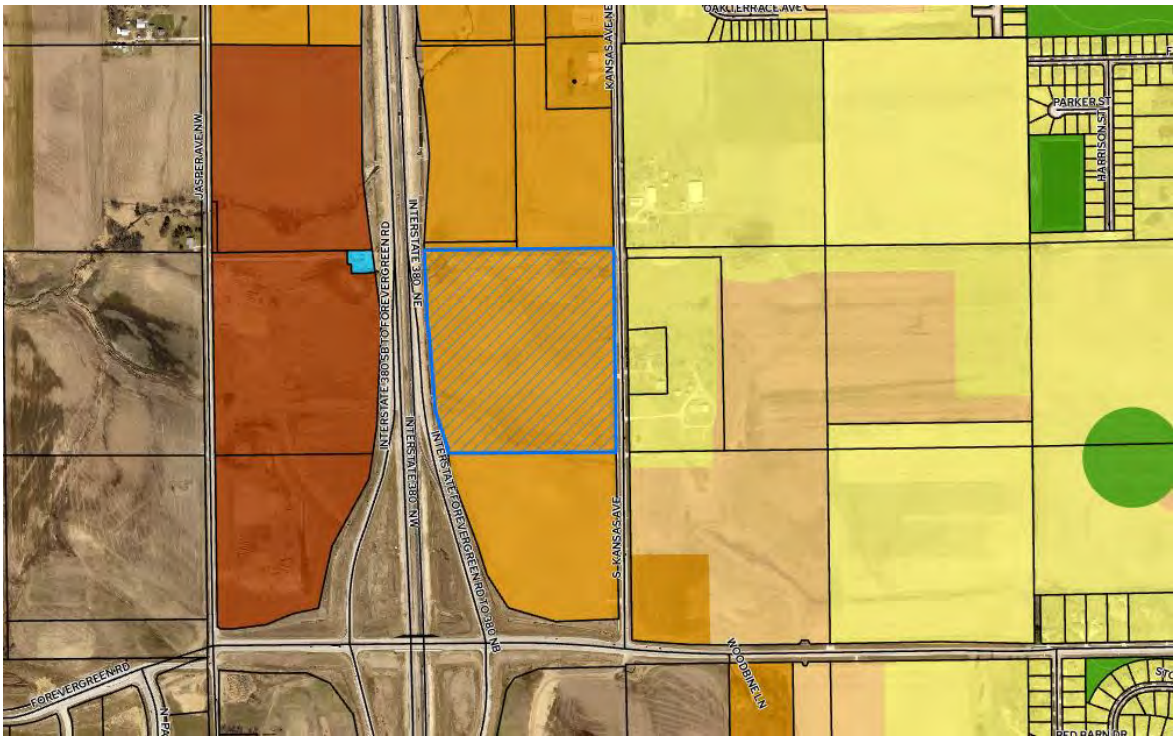
The Preliminary Plat proposes 2 lots and related infrastructure approximately 36.22 acres.

2. Current Zoning:

The property is currently zoned C-3 Higher Intensity Commercial District.



3. Comprehensive Plan Future Land Use Map Designation: Urban High Intensity.



The proposed preliminary plat would achieve consistency with the Future Land Use Map.

4. Public Input:

Good neighbor meetings were held on December 22, 2022. One person outside of City staff and the applicant attended the virtual meeting and just had general questions. There are no formal objections to the request.

5. 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.

6. Staff Recommendation:

Findings:

1. The preliminary plat, which proposes commercial development, would consistency with the Comprehensive Plan Future Land Map designation, which is Urban High Intensity; and
2. The preliminary plat, with conditions recommended by City staff, 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 of Physician's Building Group, LLC to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 36.22 acres 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 Preliminary Subdivision Plat to the City Council with a recommendation for approval.

OWNER/APPLICANT

PHYSICIAN'S BUILDING GROUP, LLC / RDG PLANNING AND DESIGN
 201 E WASHINGTON STREET STE. 201
 IOWA CITY, IOWA 52240
 (515) 282-3141
 WDOWNING@RDGUSA.COM
 ATTN: WILL DOWNING

ENGINEER/SURVEYOR

McCLURE ENGINEERING
 1740 LININGER LANE
 NORTH LIBERTY, IOWA 52317
 (319) 531-7764
 AFULLER@MCCLUREVISION.COM
 ATTN: ALEC FULLER

SITE LOCATION

NE 1/4 NE 1/4, SEC. 22, T80N, R7W

BULK REGULATIONS

ZONING - C-3 - HIGHER DENSITY COMMERCIAL DISTRICT
C-3 BULK REGULATIONS:
 MINIMUM LOT AREA: 20,000 SF C-3
 BUILDING HEIGHT: 75 FEET C-3
 FRONT YARD SETBACK: 25 FEET C-3
 SIDE YARD SETBACK: 10 FEET C-3
 REAR YARD SETBACK: 25 FEET C-3

FLOOD INFORMATION

PANEL NUMBER: 19103C0160E
 EFFECTIVE DATE: 2/16/2007
 ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

LEGAL DESCRIPTION

(PER WARRANTY DEED FILED IN BOOK 6309, PAGE 438)

AUDITOR'S PARCEL 2021037 ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 85, PAGE 60, PLAT RECORDS OF JOHNSON COUNTY, IOWA

SITE USAGE

LOT 1 - FUTURE DEVELOPMENT
 LOT 2 - FUTURE DEVELOPMENT

ONE CALL UTILITY INFORMATION

DESIGN INFORMATION REQUEST TICKET #: 552300882, 552300883, 552300884

CITY OF NORTH LIBERTY
 CONTACT: TOM PALMER
 PHONE #: 319-626-5736
 EMAIL: TPALMER@NORTHLIBERTYIOWA.ORG

MIDAMERICAN - GAS
 CONTACT: CARSON HEMPHILL
 PHONE #: 319-341-4461
 EMAIL: CRHEMPHILL@MIDAMERICAN.COM

IOWA DEPT. OF TRANSPORTATION
 CONTACT: TIM ZEIMET
 PHONE #: 319-626-2386
 EMAIL: TIMOTHY.ZEIMET@DOT.IOWA.GOV

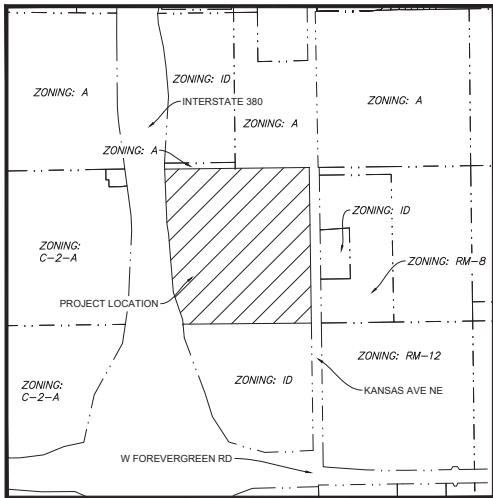
LINN COUNTY REC
 CONTACT: JOHNA NUNEMAKER
 PHONE #: 319-377-1587
 EMAIL: NUNEMAKER@LINNCOUNTYREC.COM

SOUTH SLOPE TELEPHONE
 CONTACT: BRIAN FRESE
 PHONE #: 319-665-5328
 EMAIL: BRIAN@SOUTHSLOPE.COM

UTILITY WARNING

THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

PRELIMINARY PLAT STEINDLER MEDICAL PARK MINOR SUBDIVISION NORTH LIBERTY, IOWA



VICINITY MAP

1" = 600'



1-800-292-9989
 www.iowasonecall.com



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ALEC FULLER
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 DATE _____
 PAGES OR SHEETS COVERED BY THIS SEAL: THREE SHEETS
 DATE SURVEYED: 2/15/2023



ENGINEER
 A. FULLER
 SURVEYOR
 W. GIERDING
 DRAWING NO.
 SHEET NO.
 01/03



EXISTING SURVEY LEGEND

LINework

— — — — —	SANITARY SEWER	--- 949 ---	INTERMEDIATE CONTOUR
— — — — —	SANITARY SEWER FORCE MAIN	--- 950 ---	INDEX CONTOUR
— — — — —	STORM SEWER	— 949 —	PROPOSED INT. CONTOUR
— — — — —	WATER	— 950 —	PROPOSED IND. CONTOUR
— — — — —	UNDERGROUND ELECTRIC	— — — — —	PROPERTY LINE
— — — — —	OVERHEAD ELECTRIC	— — — — —	RIGHT OF WAY
— — — — —	UNDERGROUND COMMUNICATIONS	— — — — —	SECTION LINE
— — — — —	OVERHEAD COMMUNICATIONS	— — — — —	EASEMENT
— — — — —	UNDERGROUND TELEPHONE	— — — — —	GUARD RAIL
— — — — —	OVERHEAD TELEPHONE	— — — — —	FIELD FENCE
— — — — —	UNDERGROUND FIBER OPTIC	— — — — —	CHAIN LINK FENCE
— — — — —	OVERHEAD FIBER OPTIC	— — — — —	WOODEN FENCE
— — — — —	UNDERGROUND CABLE	— — — — —	AGRICULTURE LINE
— — — — —	OVERHEAD CABLE	— — — — —	EDGE OF TREES
— — — — —	GAS	— — — — —	ROAD CENTERLINE
— — — — —	TRAFFIC	— — — — —	WATERWAY FLOWLINE

UTILITY QUALITY LEVELS:

UTILITY QUALITY LEVELS ARE BASED ON THE CIVASCE 38-02 STANDARD.

UTILITY QUALITY LEVEL A:

PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES

UTILITY QUALITY LEVEL B:

INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL C:

INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

UTILITY QUALITY LEVEL D:

INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

ADDITIONALLY IN THE CASE OF MULTIPLE OWNERS OF THE SAME UTILITY TYPE SAID UTILITIES WILL BE ABBREVIATED WITH AN OWNER NUMBER (1, 2, 3, ETC) AND REFERENCED IN THE IOWA ONE CALL UTILITY INFORMATION SECTION.

EXAMPLES:

— C1(B) —	UNDERGROUND COMMUNICATIONS- OWNER 1
— C2(B) —	UNDERGROUND COMMUNICATIONS- OWNER 2

ABBREVIATIONS

CP	CONTROL POINT	CI	CAST IRON PIPE
BM	BENCHMARK	DI	DUCTILE IRON PIPE
R.O.W.	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
ASPH	ASPHALT	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PCC	CONCRETE	VCP	VITRIFIED CLAY PIPE
FL	FLOWLINE	PVC	POLYVINYL CHLORIDE PIPE
TYP	TYPICAL	RCP	REINFORCED CONCRETE PIPE
FND	FOUND	UNK	UNKNOWN
PUE	PUBLIC UTILITY EASEMENT	FF	FINISHED FLOOR

AVIATION

	AVIATION GUIDANCE SIGN
	BEACON LIGHT
	MALS LIGHT
	PAPI LIGHT
	REIL LIGHT
	RUNWAY MULTILIGHT W/BASE
	RUNWAY MULTILIGHT W/STAKE
	TAXIWAY LIGHT W/BASE
	TAXIWAY LIGHT W/STAKE
	TAXIWAY REFLECTOR
	WIND CONE
	WIND TEE

ELECTRIC

	AIR CONDITIONING UNIT
	BREAKER BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	HEAT PUMP

GAS

	GAS MARKER
	GAS METER
	GAS VALVE

GENERAL SITE FEATURES

	BOLLARD
	FLAGPOLE
	FLOOD LIGHT
	GUY WIRE
	MAILBOX
	SIGN- DOUBLE POST
	SIGN- SINGLE POST
	SOILBORE
	STREET LIGHT
	UTILITY POLE
	UTILITY POLE W/STREET LIGHT
	UNKNOWN MANHOLE

MONUMENTS

	BENCHMARK
	BENCHMARK (TEMPORARY)
	CONTROL POINT
	CUT X FOUND
	CUT X SET
	MONUMENT FOUND (FIRST TYPE)
	MONUMENT FOUND (SECOND TYPE)
	MONUMENT SET (FIRST TYPE)
	MONUMENT SET (SECOND TYPE)
	SECTION CORNER FOUND
	SECTION CORNER SET
	T POST
	WOODEN POST

OIL

	OIL PIPELINE MARKER
--	---------------------

RAILROAD

	MAINLINE MILE MARKER
	POINT OF SWITCH
	RAILROAD SIGNAL

SANITARY SEWER

	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SEPTIC TANK LID

STORM SEWER

	BEEHIVE INTAKE (SIZE VARIES)
	DOUBLE CURB INTAKE
	DOUBLE CURB INTAKE W/MANHOLE LEFT
	DOUBLE CURB INTAKE W/MANHOLE RIGHT
	DOUBLE CURB INTAKE W/MODIFIED MANHOLE
	DRAINAGE INTAKE
	FLARED END SECTION (SIZE VARIES)
	SINGLE CURB INTAKE
	SINGLE CURB INTAKE W/MANHOLE
	STAND PIPE
	STORM SEWER CLEANOUT
	STORM SEWER MANHOLE
	OPEN SIDED AREA INTAKE (SIZE VARIES)

TELECOMMUNICATIONS

	COMPOSITE HANDHOLE
	FIBER OPTIC MARKER
	SATELLITE DISH
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TV/CABLE BOX
	TV/CABLE MANHOLE
	TV/CABLE PEDESTAL

TRAFFIC

	PEDESTRIAN SIGNAL
	SIGNAL CONTROL CABINET
	TRAFFIC BOX
	TRAFFIC HANDHOLE
	TRAFFIC MANHOLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/STREET LIGHT

VEGETATION

	CONIFEROUS TREE (SIZE VARIES)
	DECIDUOUS TREE (SIZE VARIES)
	SHRUB (SIZE VARIES)
	TREE STUMP (SIZE VARIES)

WATER

	CURB STOP
	FIRE HYDRANT
	IRRIGATION VALVE
	MONITORING WELL
	POST INDICATOR VALVE
	SPRINKLER BOX
	WATER MANHOLE
	WATER MARKER
	WATER SPIGOT
	WATER VALVE
	WATER VALVE MANHOLE
	YARD HYDRANT

NOTE:
DEVELOPER SHALL BE RESPONSIBLE FOR
EXPLORATORY DIGGING ALONG THE
PERIMETER OF THE SUBDIVISION TO LOCATE
EXISTING FIELD TILE LINES. TILE LINES SHALL
BE REMOVED OR CONNECTED TO ENSURE
THE PROPOSED DRAINAGE SYSTEM TO ENSURE
ACTIVE TILE LINES REMAIN FUNCTIONAL

NW CORNER A.P. 2021037
FOUND 1" REBAR
RPC #13842

R.O.W. OWNER:
STATE OF IOWA

INTERSTATE 380

S02°24'52"E 468.12'

EXISTING CIPCO
RIGHT OF WAY EASEMENT
BOOK 4086, PAGES 97-99

FOUND 3/4" REBAR
ALUMINUM DOT CAP

S09°09'08"E 85.59'

FOUND 3/4" REBAR

S04°40'58"E 500.40'

INTERSTATE 380

R.O.W. OWNER:
STATE OF IOWA

FOUND 3/4" REBAR
ALUMINUM DOT CAP

S18°59'40"E 245.20'

FOUND 3/4" REBAR
ALUMINUM DOT CAP

S04°08'15"E 38.34'

SW CORNER A.P. 2021037
FOUND 1" REBAR
RPC #13842

S89°31'24"W 356.32'

N89°31'24"E 1093.78'

N89°31'24"E 737.46'

SE CORNER A.P. 2021037
FOUND 1" REBAR
RPC #13842

LOT 2
27.29 AC
1,168,681 SF

LOT 1
8.93 AC
388,941 SF

EXISTING CIPCO
RIGHT OF WAY EASEMENT
BOOK 4086, PAGES 97-99

EXISTING SANITARY SEWER
AND WATER MAIN EASEMENT
BOOK 6001, PAGE 779

EXISTING DRAINAGE EASEMENT
BOOK 5804, PAGE 212

EXISTING LINN COUNTY REC
ELECTRIC UTILITY EASEMENT
BOOK 4874, PAGES 394-398

EXISTING SANITARY
SEWER EASEMENT
BOOK 6287, PAGE 5

EXISTING DRAINAGE EASEMENT
BOOK 5804, PAGE 212

EXISTING DRAINAGE EASEMENT
BOOK 5804, PAGE 212

PART OF AUDITOR'S PARCEL
99010
NE CORNER
SEC. 22-80-7
FOUND CUT X
BOWMAN PROPERTY LLC.

NE CORNER A.P. 2021037
FOUND 3/4" REBAR
YPC #12531
0.12' NORTH OF SEC. LINE
0.29' WEST OF ROW LINE

R.O.W. OWNER:
CITY OF NORTH
LIBERTY, IOWA

KANSAS AVENUE NE
85' ROW WIDTH

AUDITOR'S PARCEL
2011021
BOWMAN PROPERTY LLC.

LOT 1
RARIFIED ACRES
ROBERT A RARICK
JOYCE K RARICK

KANSAS AVENUE NE
85' ROW WIDTH

AUDITOR'S PARCEL
2011021
BOWMAN PROPERTY LLC.

SE CORNER
NE 1/4 SEC. 22-80-7
FOUND CUT X
BOOK 64, PAGE 366



ENGINEER: A. FULLER
SURVEYOR: C. D. HOFF
DRAWING NO.: 2021037
SHEET NO.: 03/3
DATE: 02/24/2023



STEINDLER
MEDICAL PARK
PRELIMINARY PLAT
NORTH LIBERTY, IOWA
JOHNSON COUNTY
2021037
02/24/2023



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **April 14, 2023**
 Re **Request of Physician's Building Group, LLC to approve a Preliminary Site Plan for 82,894 square foot medical office on approximately 8.93 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West 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:

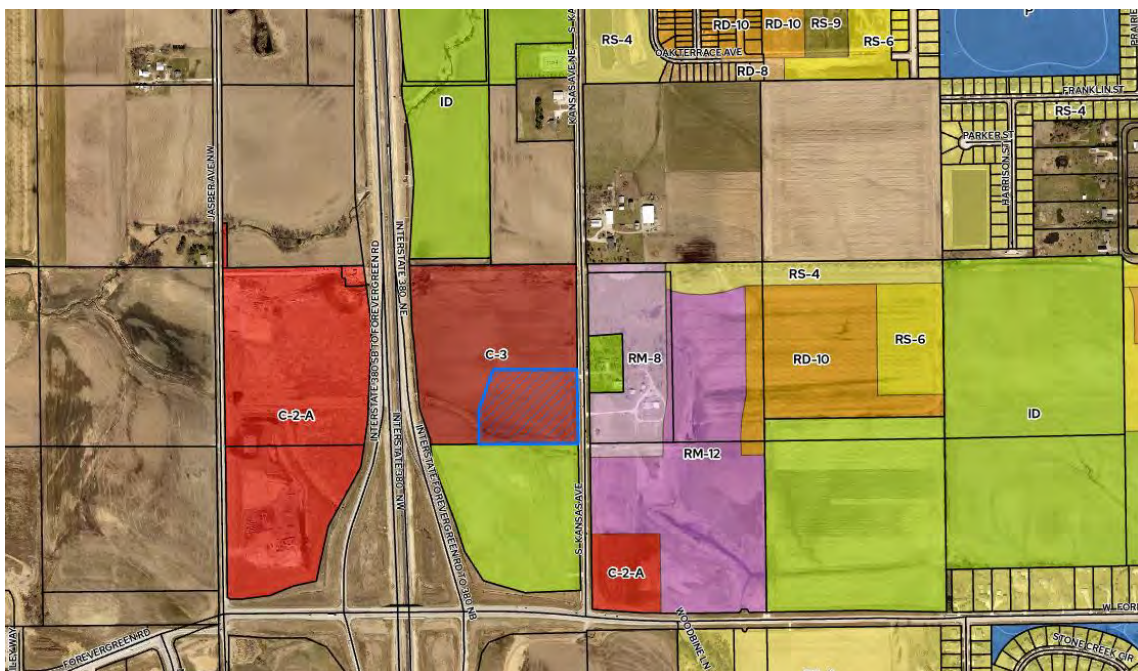
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Kevin Trom, City Engineer
- Ryan Rusnak, Planning Director

1. Request Summary:

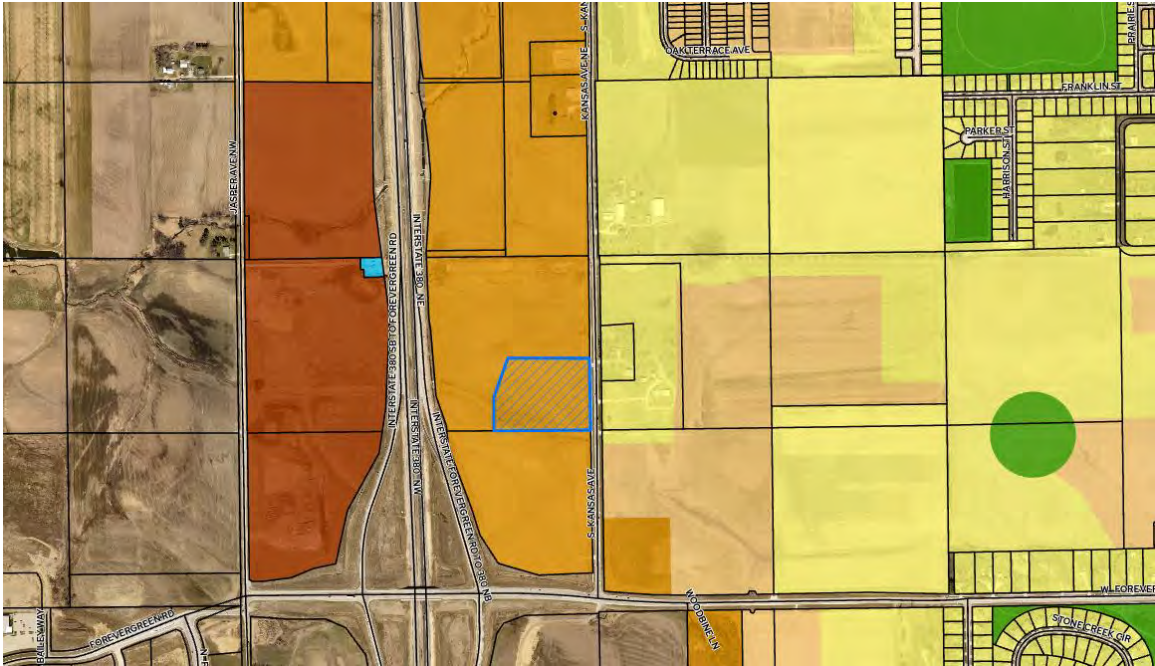
The site plan proposes an 82,894 square foot medical office on approximately 8.93 acres.

2. Existing Zoning:

The property is currently zoned C-3 Higher Intensity Commercial District. "Medical/Dental Office" is listed as a permitted uses in the C-3 District.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban High Intensity. The C-3 District is consistent with the Urban High Intensity 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.**
- *The property owner's name and description of proposed development.* **Provided.**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided.**
- *Property boundary lines, dimensions, and total area.* **Provided.**
- *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.**
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided.**
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**
- *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.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**

- *Trash and refuse enclosures.* **Provided.**
- *The general drainage pattern and location of storm water detention features.* **Provided.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

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(54)

- A. Defined. Medical/dental office means a facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.
- B. Use Standards. None.

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 consistency with the aforementioned design standards.

Requirements for Non-Residential and Commercial Districts

Requirements for Non-Residential (including mixed-use) Development in Residential Districts. The following requirements shall be observed for all non-residential development in the RS, RD, RM and ID districts:

- Minimum required masonry on front and corner side yard building elevations is 60%. Required masonry does not apply to accessory structures.
- For exterior walls not composed of masonry products, wall coverings shall be wood and/or vertical or horizontal grooved siding or lapped siding, or materials of similar appearance.

Requirements for Development in Commercial Districts.

Commercial zoning districts are intended to enhance public welfare by providing for safe, convenient, high quality pedestrian-oriented commercial centers that contribute to community identity as energetic and attractive focus points. Through development and redevelopment within these districts, the city recognizes the importance of creating high quality development areas to the quality of life for residents of the city, the impact quality development has on the image of the community, and the need to provide restrictions and guidelines to enhance visual appearance and functionality. The objectives addressed through these regulations include the following:

- **Design.** To achieve appealing aesthetic design through high quality architecture and construction, with attention to placement, relationship, and orientation of structures and amenities to provide both internal cohesiveness and compatibility with surrounding uses.
- **Walkability.** To achieve overall development patterns that encourage walking and reduce dependence on the automobile to travel from one business to another, and so reduces the dominance of the automobile within the development.
- **Human-scale Activity.** To achieve a sense of place by emphasizing pedestrian interaction with commercial uses rather than sprawling automobile-dominated designs, both in building architecture and public or private outdoor areas.
- **Compatible Uses.** To achieve the right blend of uses, compact and well-designed, that complement each other and provide cohesive overall developments.

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

Findings:

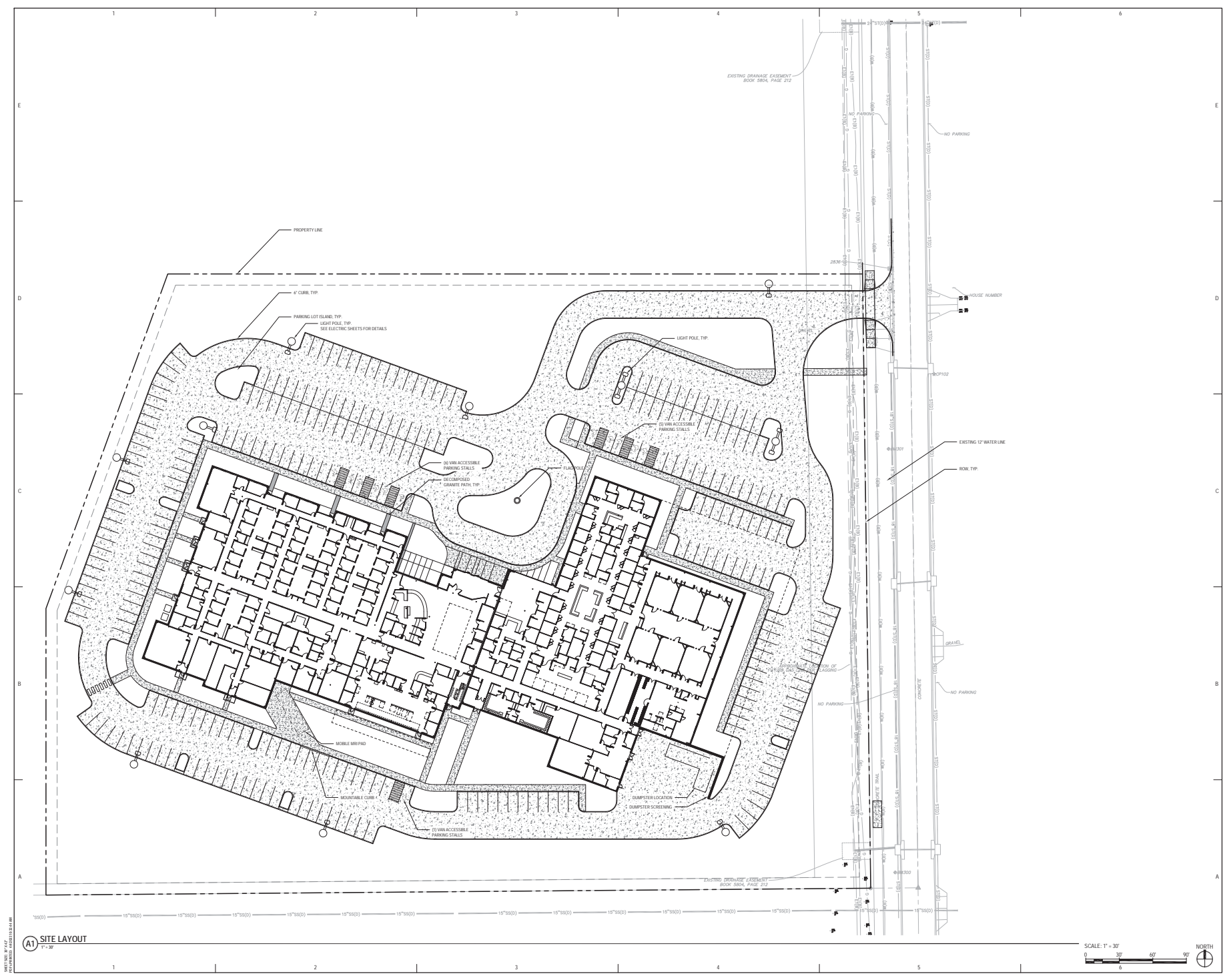
1. The commercial use of the property would be consistent with the current C-3 District and the Comprehensive Plan Future Land Use Map designation of Urban High Intensity; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site 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 preliminary site plan for an 82,894 square foot medical office on approximately 8.93 acres 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 preliminary site plan to the City Council with a recommendation for approval.



A1 SITE LAYOUT
1" = 30'

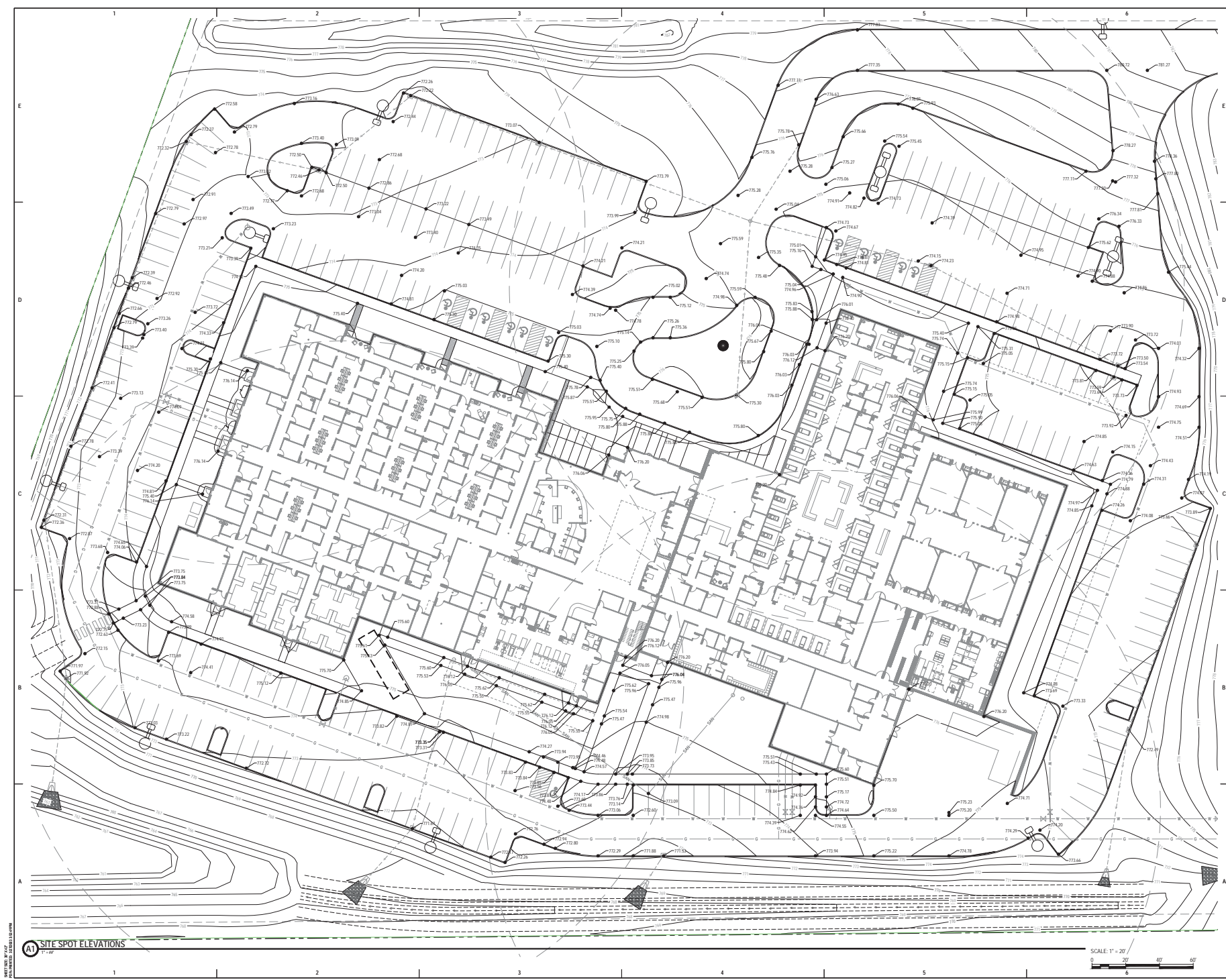
SCALE: 1" = 30'
0 30 60 90
NORTH

STEINDLER ORTHOPEDIC CLINIC AND ASC
NOT FOR CONSTRUCTION
CITY SITE PLAN SUBMITTAL

<p>RDG PLANNING & DESIGN</p>	
<p>ARCHITECT RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>	<p>INTERIORS RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>
<p>MECH/ELEC/PLUMB/TELECOM RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>	<p>STRUCTURAL RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>
<p>CIVIL RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>	<p>AS/EQUIP/PLUMB RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>
<p>CIVIL/LANDSCAPE RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>	<p>CONSTRUCTION/MGR RDG Planning & Design 1015 Franklin Ave. North Liberty, IA 52317 Phone: 563.334.1111 Fax: 563.334.1112</p>

NORTH LIBERTY, IA
STEINDLER ORTHOPEDIC CLINIC AND SURGERY CENTER

SITE LAYOUT PLAN
L02.01A



A1 SITE SPOT ELEVATIONS

SCALE: 1" = 20'
 0 20' 40' 60'

STENDLER ORTHOPEDIC CLINIC AND ASC

NOT FOR CONSTRUCTION

CITY SITE PLAN SUBMITTAL

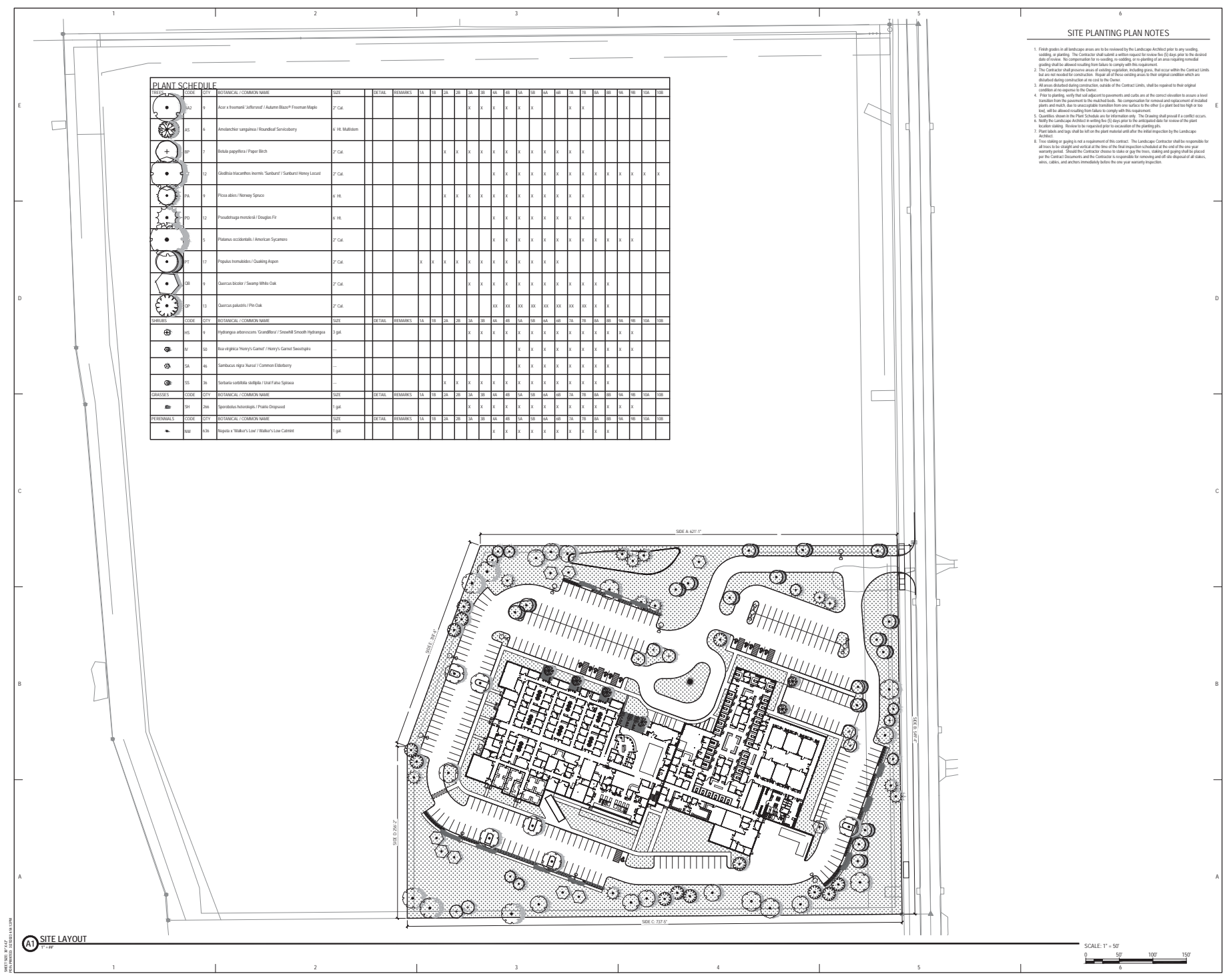
ARCHITECT INTERIORS RDG Planning & Design 1000 North Liberty, IA Phone: 515.281.1111 Fax: 515.281.1112		STRUCTURAL MECHANICAL/PUMPS/ELECTRICAL RDG Planning & Design 1000 North Liberty, IA Phone: 515.281.1111 Fax: 515.281.1112	
CONSTRUCTION MGR RDG Planning & Design 1000 North Liberty, IA Phone: 515.281.1111 Fax: 515.281.1112		CIVIL CIVIL LANDSCAPE RDG Planning & Design 1000 North Liberty, IA Phone: 515.281.1111 Fax: 515.281.1112	



NORTH LIBERTY, IA
 STENDLER ORTHOPEDIC CLINIC AND SURGERY CENTER

SITE GRADING PLAN

C03.04



PLANT SCHEDULE		BOTANICAL / COMMON NAME	SIZE	DETAIL	REMARKS	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	7A	7B	8A	8B	9A	9B	10A	10B
1	1	Alar + Frontalis / Jiffbornd / Auburn Blau® Frontal Maple	2" Cal.						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2	2	Azadirachta indica / Roundleaf Senebieria	6 Ht. Multistem																						
3	3	Betula papyrifera / Paper Birch	2" Cal.			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
4	4	Quercus bicolor / Northern Red Oak	2" Cal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
5	5	Picea canadensis / Norway Spruce	6 Ht.			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
6	6	Thuja occidentalis / Eastern Arborvitae	6 Ht.			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7	7	Populus tremuloides / Quaking Aspen	2" Cal.			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
8	8	Quercus bicolor / Swamp White Oak	2" Cal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
9	9	Quercus palustris / Pin Oak	2" Cal.							XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
SHRUBS		CODE	CITY	BOTANICAL / COMMON NAME	SIZE	DETAIL	REMARKS	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	7A	7B	8A	8B	9A	9B
10	10	Hydrangea arborescens 'Grandiflora' / Smooth Smooth Hydrangea	3 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
11	11	Hamamelis virginica 'Fraxinifolia' / Fraxinifolia Hamamelis	3 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
12	12	Sambucus nigra 'Aurea' / Common Elderberry	3 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
13	13	Spiraea alba 'Goldflame' / Goldflame Spiraea	3 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
GRASSES		CODE	CITY	BOTANICAL / COMMON NAME	SIZE	DETAIL	REMARKS	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	7A	7B	8A	8B	9A	9B
14	14	Sporobolus heterostachyus / Prairie Dropseed	1 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
PERENNIALS		CODE	CITY	BOTANICAL / COMMON NAME	SIZE	DETAIL	REMARKS	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	6A	6B	7A	7B	8A	8B	9A	9B
15	15	Hebe x Walker's Low / Walker's Low Carner	1 gal.							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

- ### SITE PLANTING PLAN NOTES
- Finish grades in all landscape areas are to be reviewed by the Landscape Architect prior to any grading, sodding, or planting. The Contractor shall submit a written request for review ten (10) days prior to the desired start of work. No compensation for re-grading, re-sodding, or re-planting of any area requiring reworked grading shall be allowed resulting from failure to comply with this requirement.
 - The Contractor shall provide areas of suitable vegetation, including plants, that occur within the Contract Limits. All areas are to be maintained for the duration of the project. All plants and shrubs shall be installed during construction at no cost to the Owner.
 - All areas detailed during construction, outside of the Contract limits, shall be subject to their original condition at no expense to the Owner.
 - When planting, verify that soil nutrient requirements and water use of the contract location to assess a best location from the government to the matched bank. No compensation for removal and replacement of installed plants and materials, due to unsuitable conditions from one species to the other for plant hardiness or soil level, will be allowed resulting from failure to comply with this requirement.
 - Quantities shown in the Plant Schedule are for information only. The quantity shall prevail in the event of a conflict.
 - Notify the Landscape Architect in writing ten (10) days prior to the anticipated date for review of the plant schedule. Review to be requested prior to installation of the planting plan.
 - Plant stock and tags shall be left on the plant material until after the final inspection by the Landscape Architect.
 - Once sodding or grading is not a requirement of the contract, the Landscape Contractor shall be responsible for all trees to be installed and until the time of that inspection scheduled at the end of the one year warranty period. Should the Contractor choose to take or give the trees, sodding and grading shall be placed per the Contract Documents and the Contractor is responsible for removing and all site disposal of all stumps, wires, cables, and anchors immediately before the one year warranty expiration.

CITY SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

STEINDLER ORTHOPEDIC CLINIC AND ASC

NORTH LIBERTY, IA

STEINDLER ORTHOPEDIC CLINIC AND SURGERY CENTER

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SITE PLANTING PLAN

L04.01



(D4) NORTHWEST AXONOMETRIC VIEW
1/8" = 1'-0"



(D1) NORTHEAST AXONOMETRIC VIEW
1/8" = 1'-0"



(B1) SOUTHWEST AXONOMETRIC VIEW
1/8" = 1'-0"



(B6) SOUTHEAST AXONOMETRIC VIEW
1/8" = 1'-0"



(A1) PERSPECTIVE VIEW
N/A

COURTESY: J. B. BELL/STP



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AS/SC/ EQUIP PLUMB: RDG Planning & Design, LLC
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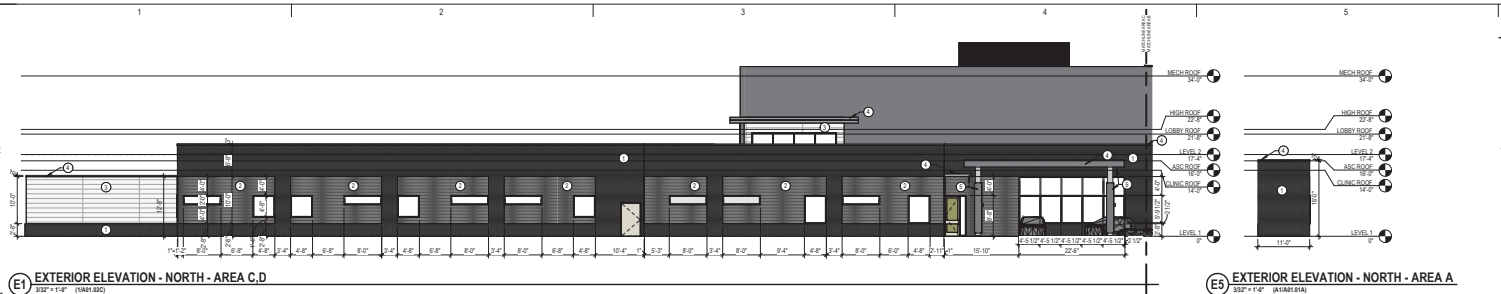
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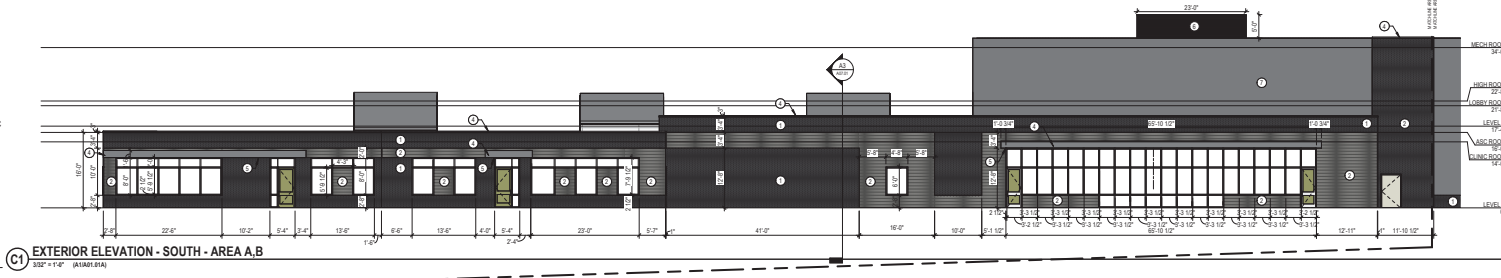
STEINDLER ORTHOPEDIC CLINIC AND ASC



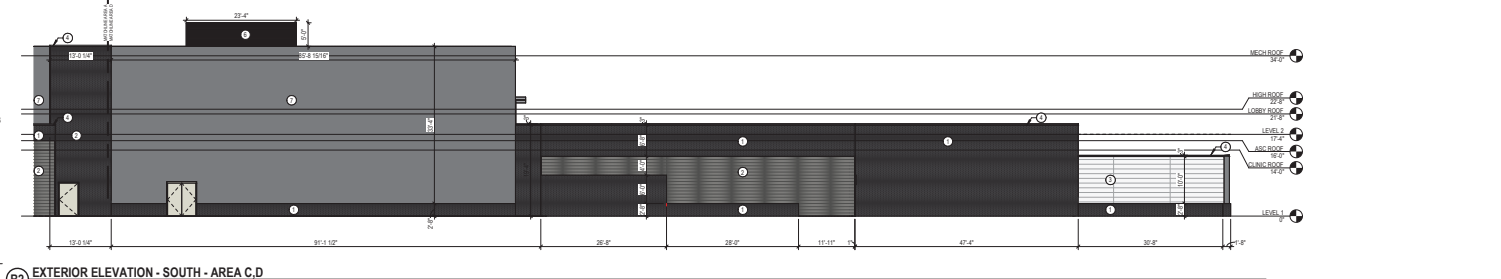
E1 EXTERIOR ELEVATION - NORTH - AREA C.D.
332' x 14' (A1A01.002)



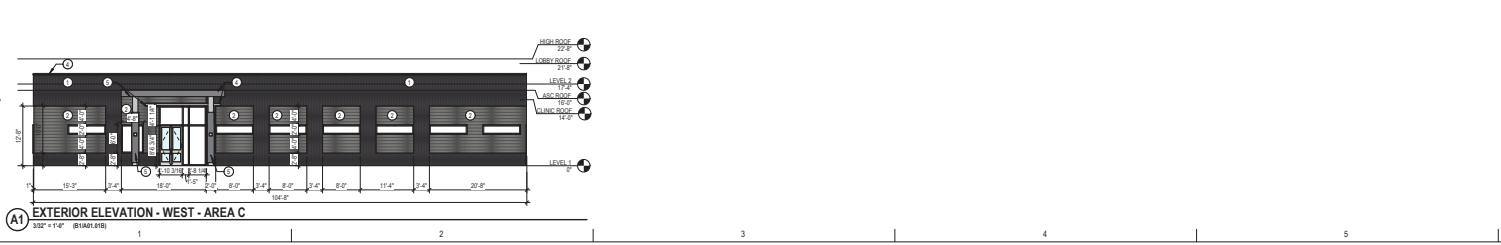
D1 EXTERIOR ELEVATION - NORTH - AREA A.B.
332' x 14' (A1A01.01A)



C1 EXTERIOR ELEVATION - SOUTH - AREA A.B.
332' x 14' (A1A01.01A)



B2 EXTERIOR ELEVATION - SOUTH - AREA C.D.
332' x 14' (A1A01.01A)



A1 EXTERIOR ELEVATION - WEST - AREA C.
332' x 14' (B1A01.01B)

KEYED EXTERIOR ELEVATION NOTES

1. FIELD BRICK - BODY: GLEN-GRAY, NORMAN SIZE, BRONZE VELOUR
2. ACCENT BRICK - BODY: GLEN-GRAY, MODULAR SIZE APRON WHITE SMOOTH
3. COMPOSITE PANEL - BODY: NOSHIA, LATURA V GRODDE, GRAY
4. METAL FINISH & CARB. FIN. PRESTONE, KYMAR 500, BONE WHITE
5. PHENOLIC PANEL - BODY: FINDERMAX, NT GR. LIGHT # 0181
6. CORRUGATED METAL PANE - HORIZONTAL - BODY: BERRIDGE, ZINC-COTE, KYMAR 500, SIASTA WHITE
7. CORRUGATED METAL PANE - VERTICAL - BODY: BERRIDGE, ZINC-COTE, KYMAR 500, SIASTA WHITE

GENERAL EXTERIOR NOTES

1. WINDOWS TO BE STORE FRONT WITH MULLION CLIP EXTENSION TO STAND PROUD OF BRICK WALL BY 1" - FACTORY FINISHED WHITE
2. PHENOLIC PANELS ARE LOCATED UNDERSIDE OF ALL CANOPIES AND WRAP COLLARS AT MAIN CLINIC AND ASC ENTRANCE.

CITY SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

STEINDLER ORTHOPEDIC CLINIC AND ASC

NORTH LIBERTY, IA

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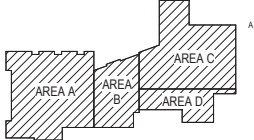
REVISIONS

NO.	DESCRIPTION	DATE

RDG Planning & Design
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RDG Planning & Design, Inc. shall not be held liable for any
errors or omissions on the drawings and specifications prepared
by other consultants or contractors. The drawings and specifications
shall be read in conjunction with the contract documents. All
dimensions shall be as shown unless otherwise noted. The
contract documents shall prevail in the event of any conflict.
Contract documents shall be available for review at the
contract documents shall be available for review at the
contract documents shall be available for review at the

EXTERIOR ELEVATIONS

A05.01





KEYED EXTERIOR ELEVATION NOTES

- 1 FIELD BRICK - BOB GLEN GARY, NORMAN 802, ESCENTE VELOUR
- 2 ACCENT BRICK - BOB GLEN GARY, MODULAR SIZE ASPEN WHITE SMOOTH
- 3 COMPOSITE PANEL - BOB NICHOL, LATURA V-GROOVE GRAY
- 4 METAL FASCIA CAP - BOB FRESTONE, KYMAR 500, SONG WHITE
- 5 PHENOLIC PANEL - BOB FLUNDERMAX, AT GR LIGHT AF 0181
- 6 CORRUGATED METAL PANEL - HORIZONTAL - BOB BERRIDGE, ZINC-COTE, KYMAR 500, SHASTA WHITE
- 7 CORRUGATED METAL PANEL - VERTICAL - BOB BERRIDGE, ZINC-COTE, KYMAR 500, SHASTA WHITE

GENERAL EXTERIOR NOTES

1. WINDOWS TO BE STONE FRONT WITH MULLION LIP EXTENSION TO STAND PROUD OF BRICK WALL BY 1" - FACTORY FINISHED WHITE
2. PHENOLIC PANELS ARE LOCATED INSIDE OF ALL CHANGES AND WRAP COLUMNS AT MAIN CLINIC AND ASC ENTRANCE

CITY SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

STEINDLER ORTHOPEDIC CLINIC AND ASC

NORTH LIBERTY, IA

STEINDLER ORTHOPEDIC CLINIC AND SURGERY CENTER

A05.02

ARCHITECT
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To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of Modern Horizons, LLC for a zoning map amendment (rezoning) on 9.83 acres of property located on the east side of Scales Bend Road approximately 170 feet south of Fox Run Drive. The rezoning would be from ID Interim Development to RS-4 PAD Single-Unit Residence District Planned Area Development. The purpose of the request is to redevelop the property as an age restricted community (55+) with single-unit residences and a clubhouse/common area on one lot.**

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 request proposes to redevelop the property with 34 single-unit residences and a clubhouse/common area on lot. The residential density of the proposed development would be 3.45 units/acre before right-of-way dedication and 3.59 units/acre after right-of-way dedication.

2. Current and Proposed Zoning:

Current Zoning

ID Interim Development District. The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas.

Proposed Zoning

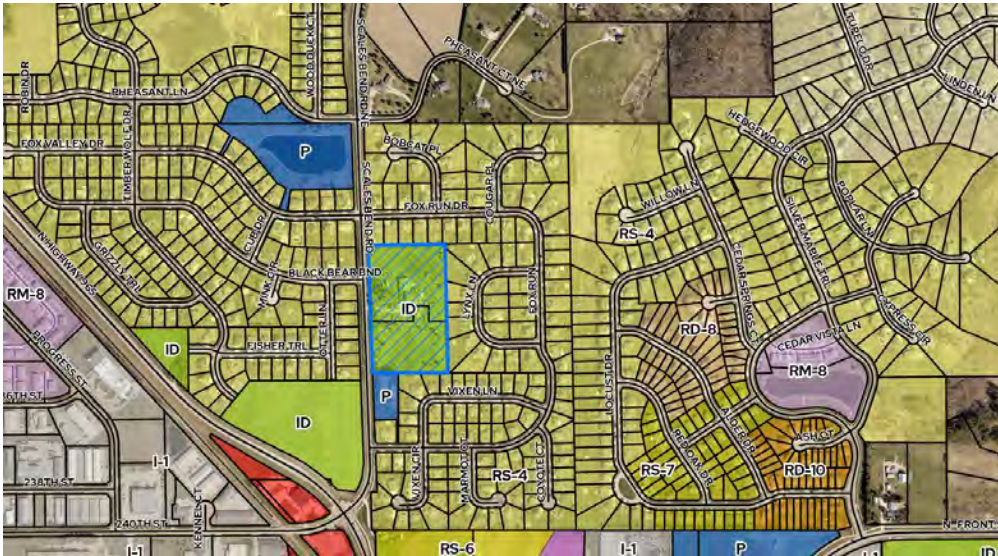
RS-4 PAD Single-Unit Residence District Planned Area Development.

RS-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District. The RS-4 district requires a minimum lot area of 10,000 square feet, which equates to 4.356 units/acre.

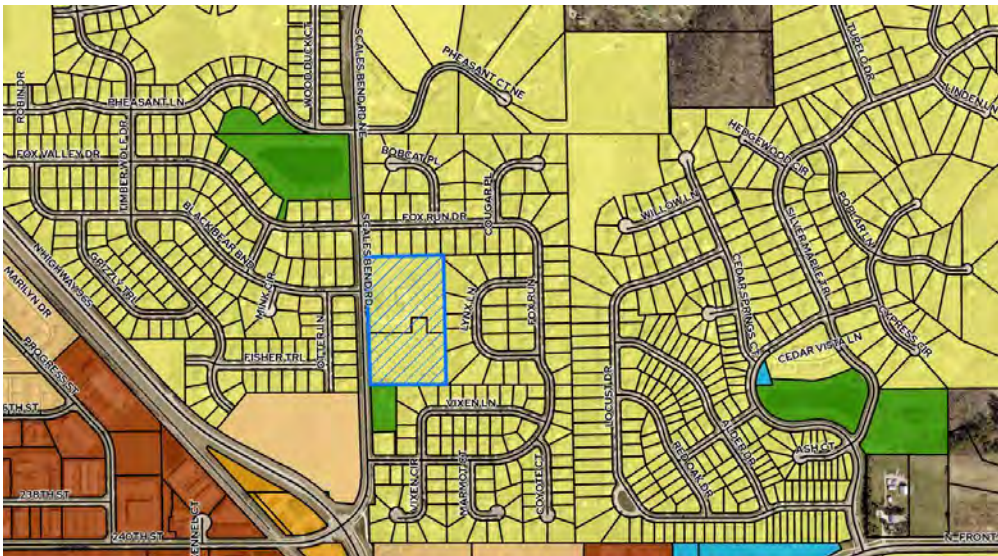
PAD Planned Area Development Overlay District. The PAD District is intended to encourage innovation and flexibility in planning the development of land so development is compatible with the site's physical and environmental characteristics. This district allows

for flexibility in 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 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 planned area development that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use and shall be governed by density, design and other requirements of the planned area development permit.



3. Consistency with Comprehensive Plan:
Land Use Plan designation: Urban Low Intensity.



Urban Low Intensity Description

An efficient, walkable pattern of lower-density development. Compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low-intensity areas can include a horizontal mix of primarily residential and limited non-residential uses at compatible lower densities and scales.

Residential

Emphasis on single-family detached and attached residential developments. Attached housing projects may primarily be at transition areas between arterial or collector streets, small scale commercial uses, and higher intensity districts.

Form and Features

- » General aggregate development density of 3 to 8 units per acre. Lot sizes can vary within developments to provide different housing types.
- » A framework of streets and open space should create neighborhoods and multiple access points for all types of transportation.
- » Open spaces, streets, and trail connections integrate with the larger community.

Relevant Connected to Tomorrow Sections

Section 2 Vision & Goals

Relevant Land Use Tomorrow Guiding Development Principles:

- Promote diverse housing options for all life stages and abilities.
 - Support high density and medium density housing in close proximity to commercial and service centers to provide intensity-of-use buffers for low density residential uses.

Relevant Mobility for Tomorrow Goals and Guiding Development Principles:

- Coordinate transportation and land use plans, focusing on critical connections illustrated in the land use plan.

Relevant Inclusive Tomorrow Goals and Guiding Development Principles:

- 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.
- Regulate the transitions of site intensity rather than the type of use to grow neighborhoods.

Section 3 Plan for Tomorrow

Relevant Development Principles:

- Connect the city, neighborhoods, and sites with accessible mobility choices.
- Use urban services efficiently to proactively plan for growth and market demands.
- Promote diverse housing options for all life stages and abilities.

4. Public Input:

A virtual good neighbor meeting was held on March 21, 2023. The meeting was very well attended with approximately 60 people outside of City staff and the applicant. There are letters in favor of the request and objecting to the request in the background material.

5. Analysis of the Request

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

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

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.

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

It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zoning 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 zoning 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.

The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas. Staff is unaware of any active agricultural use on the property.

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

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**).

Generally, the plan depicts home sites as building envelopes, which surround a private street and has on-site stormwater retention. It also depicts a private clubhouse/common area. The applicants indicated that this would be an age restricted community (55+). Notably, this should not be a compelling consideration in approval of the request because the City would not enforce age restrictions.

As presented, this development would be similar to the Vintage Estates development on South Jones Boulevard.

- *Date, north arrow and graphic scale.* **Provided.**
- *The property owner's name and description of proposed development.* **Provided.**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided.**
- *Property boundary lines, dimensions, and total area.* **Provided.**
- *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.**
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.* **Provided.**
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**

- *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.**
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**
- *Trash and refuse enclosures.* **Provided.**
- *The general drainage pattern and location of storm water detention features.* **Provided.**
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

6. Additional Considerations:

In 2022, the same persons submitted a rezoning on this property, which proposed 22 duplex units in 11 buildings and a four-story 48-unit independent living facility with a private common area. The proposed residential density was 7.12 units/acre before right-of-way dedication and 7.39 units/acre after right-of-way dedication.

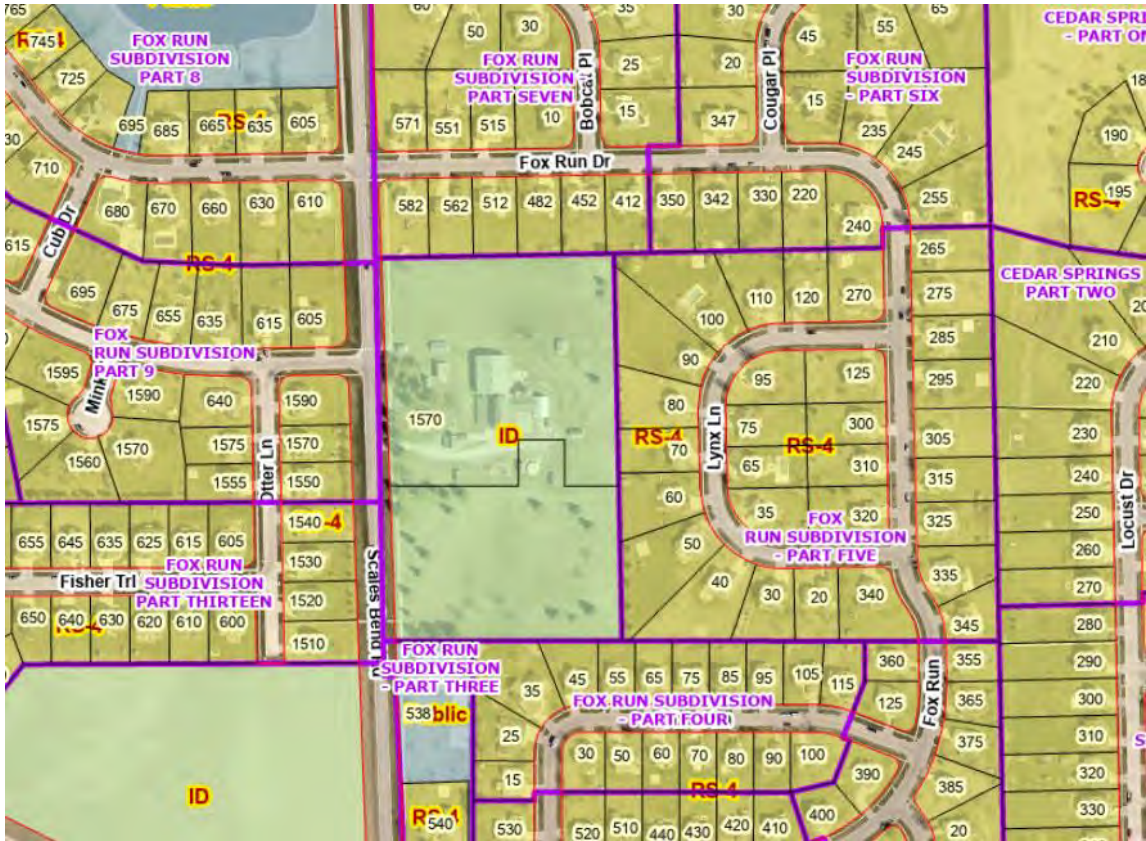
The previous request was not able to move forward due to the adopted moratorium ordinance pertaining to consistency with the comprehensive plan. Subsequently, an application was submitted, which was not subject to the adopted moratorium ordinance due to a proposal with much less density.

Compatibility of the request

The surrounding properties to east, north and west, across Scales Bend Road, are zoned RS-4 single-unit residence. The properties to the south are zoned RS-4 and P Public District.

Residential densities in the area:

Fox Run Part Four – 18 units on 6.17 acres. 2.92 units/acre. Smallest lot size 10,400 SF
 Fox Run Part Five – 30 units on 16.03 acres. 1.87 units/acre. Smallest lot size 12,994 SF
 Fox Run Part Seven – 20 units on 11.58 acres. 1.73 units/acre. Smallest lot size 16,353 SF
 Fox Run Part Nine – 25 units on 12.68 acres. 1.97 units/acre. Smallest lot size 12,004 SF
 Fox Run Part Thirteen – 24 units on 10.63 acres. 2.25 units/acre. Smallest lot size 11,900 SF



At less than 4 units/acre, it is staff's opinion that the proposed development would be compatible with the surrounding properties.

Moreover, although Fox Run subdivision is on either side of Scales Bend Road, the road does act as an edge where a marginal increase in density would be appropriate.

Last, there are many examples of a variety of housing types in the same subdivision, such as Cedar Springs and Harvest Estates.

The plan depicts the smallest setback (east and south) to the Fox Run development at 40 feet. That setback increases to 70 feet along the north property line.

Increased traffic

The Institute of Traffic Engineers (ITE) trip generation estimate for Single-Family – Senior Adult Housing (ITE Code 251) is 4.31 average daily trips per unit, which would equate to 146.54 trips per day. The development would not significantly cause an increase in traffic.

Stormwater impacts

If the rezoning is approved, the City will require detailed engineering plans to ensure compliance with the post construction stormwater runoff control ordinance.

7. Staff Recommendation:

Findings:

1. The rezoning request from ID Interim Development to RS-4 PAD Single-Unit Residence Planned Area Development would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review", and other Code of Ordinance requirements.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request for zoning map amendment (rezoning) from ID Interim Development to RS-4 PAD Single-Unit Residence Planned Area Development on approximately 9.83 acres to the City Council with a recommendation for approval.

Suggested motion:

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

ADDITIONAL INFORMATION

LOT SIZE:
 EXISTING: 9.83 ACRES
 PROPOSED: 9.47 ACRES (ROW DEDICATION)

EXISTING ZONING: ID INTERIM DEVELOPMENT
 PROPOSED ZONING: RS-4 PAD SINGLE-UNIT RESIDENTIAL PLANNED AREA DEVELOPMENT

BUILDINGS:
 COMMUNITY CLUBHOUSE: ~ 100' x 82' = 8,796 SF
 HOME 1: (Model 007) 64'8" x 40' = 2,587.7 SF (6 TOTAL)
 HOME 2: (Model 008) 72'8" x 40' = 2,906.7 SF (4 TOTAL)
 HOME 3: (Model 009) 71' x 40' = 2,840 SF (7 TOTAL)
 HOME 4: (Model 010) 71' x 40' = 2,840 SF (13 TOTAL)
 HOME 5: (Model 011) 48' x 40' = 1,840 SF (2 TOTAL)
 HOME 6: (Model 20-0118) 58'8" x 35' = 2,053.3 SF (2 TOTAL)
 TOTAL: 100,531.6 SF (34 HOUSES, CLUBHOUSE)

* THE AREA FOR HOMES DEPICTED ON THE SITE PLAN ARE THE MAXIMUM FOOTPRINT FOR EACH HOME

STORM RUNOFF WILL BE DETAINED ACCORDING TO CURRENT SUDAS / NORTH LIBERTY STANDARDS THEN WILL OUTLET INTO EXISTING STORM SEWER SYSTEM. ONSITE STORM SEWER SYSTEM WILL BE A PRIVATE UTILITY.

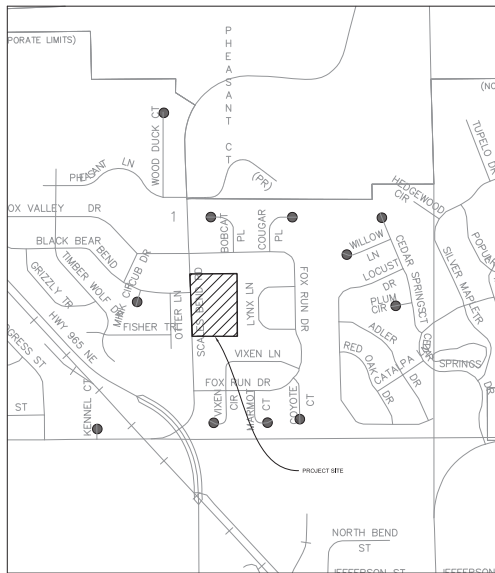
SANITARY SEWER WILL UTILIZE THE EXISTING SYSTEM THAT RUNS TO THE EAST OF THIS DEVELOPMENT. ONSITE SANITARY SEWER SYSTEM WILL BE A PRIVATE UTILITY.

WATERMAIN WILL TIE INTO THE EXISTING SYSTEM TO CREATE A LOOPED SYSTEM. ONSITE WATER SYSTEM WILL BE A PRIVATE UTILITY.

ROADWAY TYPICAL SECTION: 28-FT B-B PCC WITH CURB AND GUTTER
 ROAD WILL BE PRIVATE.

PLANNED AREA DEVELOPMENT WAIVERS:

- 34 SINGLE-UNIT DWELLINGS AND PRIVATE COMMON AREA CLUBHOUSE/POOL ON ONE LOT.
- MINIMUM 10' SEPARATION DISTANCE BETWEEN HOMES INSTEAD OF 7.5' SIDE YARD SETBACK TO SIDE LOT LINES.
- 25' FRONT YARD SETBACK TO THE EDGE OF THE PRIVATE STREET OR SIDEWALK.
- 13' CORNER SIDE YARD SETBACK TO THE BACK EDGE OF THE PRIVATE STREET.



DRAWN BY: JDEIGMAN APPROVED BY: LEBURCH
 DATE: 04/13/2023 FILE: Y:\PROJECTS\420220\9\TTT DESIGN.DWG

NO.	REVISION DESCRIPTION	APPROVED	DATE



FOX RUN FARM
 SCALES BEND ROAD
 NORTH LIBERTY, IOWA

PRELIMINARY SITE PLAN

Ryan Rusnak

From: Christel Philipp <cjphilipp31@gmail.com>
Sent: Tuesday, March 21, 2023 6:47 PM
To: Ryan Rusnak
Subject: [External] Re: Fox Run Development

You don't often get email from cjphilipp31@gmail.com. [Learn why this is important](#)

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Ryan-

We are listening to the good neighbor meeting and we are encouraged. Please disregard our previous objection. Is that what we say? :) Sorry we sent it too soon without waiting for more information.

We know this land will be developed at some point, and this plan will work for us. It's better than a giant 3 story home glaring down into our backyard!!

Thanks,

Joshua and Christel Philipp
512 Fox Run Drive
North Liberty, IA 52317
(319)360-9414

On Mon, Mar 20, 2023 at 12:35 PM Christel Philipp <cjphilipp31@gmail.com> wrote:

Hi Ryan -

My name is Christel Philipp. My husband, Joshua Philipp and I live at 512 Fox Run Drive in North Liberty. We have lived in this house for more than 20 years.

We live within 200 feet of the newly proposed development by Modern Horizon's LLC of the old Mekota Farmstead in the Fox Run neighborhood.

We wish to formally object to the rezoning request as well as this newly proposed development, which we believe will markedly and negatively change the character of the neighborhood.

Let me know if you have any questions and thank you for your attention to this formal objection.

Sincerely,
Christel Philipp
Joshua Philipp
512 Fox Run Drive
North Liberty, IA 52317

| cell phone (319)360-9414

Ryan Rusnak

From: Kevin Miehe <kevin.miehe@gmail.com>
Sent: Tuesday, March 21, 2023 7:23 PM
To: Ryan Rusnak
Subject: [External] Fox Run Farm Redevelopment

You don't often get email from kevin.miehe@gmail.com. [Learn why this is important](#)

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Ryan,
My feedback for the public record:

I applaud the developer for taking the community's feedback from the last good neighbor meeting and creating a revised set of plans for consideration. I do not oppose the rezoning as described. I would, however, urge the City of North Liberty to re-evaluate the traffic of Scales Bend Road despite the recent opinion of the consultants. This evaluation should consider children crossing as well as include the proposed gated entry to the re-zoned property (and perhaps the need for a turning lane into the property). I would also want to see the City to very carefully plan and monitor construction traffic. I do not want to see a parade of trailered boats going through Fox Run Drive to get around construction barriers on Scales Bend for years on end during construction.

Respectfully submitted,
Kevin Miehe
70 Vixen Lane

Ryan Rusnak

From: T&M Keeney <tmkeeney98@gmail.com>
Sent: Tuesday, March 21, 2023 6:48 PM
To: Ryan Rusnak
Subject: [External] Mekota Farms Plan

[You don't often get email from tmkeeney98@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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This project proposal has my support.

Marisa Keeney

Sent from my iPhone

Ryan Rusnak

From: Eric Ruttum <egruttum@uwalumni.com>
Sent: Sunday, March 26, 2023 11:34 AM
To: Ryan Rusnak
Subject: [External] Fox Run / Scales Bend Co-op Development

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Ryan-

Please consider this email my formal comments and support of the proposed development by Modern Horizons, LLC off Scales Bend Road in the Fox Run neighborhood.

According to Zillow (best source of data I have for this) the parcel has been for sale since 5/19/2017. I can't confirm that it has been vacant that long but from living in the neighborhood it seems like it could have been that long ago. In those years the property is not improving. It will be nice to see something done with the property that will prevent the existing buildings from becoming ragged and/or unsafe and/or an attractive nuisance.

Overall I am in support of this development but have some concerns that I would like to see the Planning and Zoning Commission and City Council incorporate as conditions into their final approval:

1. Fences on North, East, and South sides
 1. I am not a fan of the black chain link fence
 2. I would like the approval to include changing to a white PVC "Forever Fence" style of fencing
2. Fence on the West side along Scales Bend Rd.
 1. I would like to see no fence along this side of the property
 1. A fence along the road would be out of character with the entire Fox Run neighborhood
 2. A fence along the road would be out of character with most of the City of North Liberty
3. Trees added along Scales Bend Road
 1. In the approximately 25' between the edge of the walking trail and what I think is the required set back I would like to see trees planted consistent with
 1. Tree/landscaping plans drawn up by an Iowa licensed Landscape Architect
 2. Minimum tree planting density/spacing/amount as determined by Landscape Architect to act as screening when reaching maturity
 3. A minimum DBH of 2.5" or as determined by the Landscape Architect
 4. A mix of overstory and evergreen trees as determined by the Landscape Architect
4. Gates at the two driveways
 1. Final approval of gate design/aesthetics/materials of construction/etc. by the City of North Liberty Planning Director or their designate

I believe that this development will have a neutral to positive effect on surrounding property values. With a sales price equivalent (attempting to convert the coop style of ownership to the typical single family home ownership) of a \$400-450K home these homes will be more expensive than many of the original homes in the Fox Run subdivision and

comparable with the rest of the homes in the vicinity of the development. With the co-op style of ownership we are assured that the external property will be maintained at least as well or better than the typical external property in the neighborhood.

People are talking about what a gem this property is and how it's so important to the Fox Run neighborhood. If it's so important how has it sat on the market for this long and no one in the neighborhood has snapped it up to preserve its heritage? This is a perfect case of NIMBYs protesting something because it changes what their neighborhood and/or backyard looks like. If someone wanted to maintain the neighborhood or their backyard as is they had plenty of time to come up with the \$1MM+ sales price of the land. It was no secret that it's been up for sale. I'm guessing none of these neighbors protested the newer 55+ community near the corner of S. Jones Blvd and Cory Court even though there are residences nearby to that development too.

Once construction is complete and the homes are occupied no one in this neighborhood will remember anything different. Certainly no one driving into the neighborhood or moving here after the 55+ community is completed will see this as out of place or incongruent to the Fox Run neighborhood.

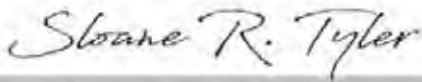
Eric Ruttum
510 Fox Run

Ryan Rusnak

From: Sloane Tyler <Sloane.Tyler@foriowa.org>
Sent: Friday, March 17, 2023 11:34 AM
To: Ryan Rusnak
Subject: [External] objection - fox run farm development

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My name is Sloane Tyler. I am the property owner of 45 Vixen Lane, North Liberty. My home is within 200 feet of the proposed Scales Bend Road and Fox Run Drive Development. I would like to communicate my objection to the rezoning request.



SLOANE R. TYLER

SENIOR DIRECTOR OF DEVELOPMENT, INTERCOLLEGIATE ATHLETICS

UI Center for Advancement | PO Box 4550 | Iowa City, IA | 52240-4550

Office: 319-467-3736 | Cell: 319-331-9099 | sloane.tyler@foriowa.org

: @jointheclub | : @jointheclub | : National I-Club | www.jointheclub.com



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Ryan Rusnak

From: Lovie Andersen <landersen@cedardevelopment.com>
Sent: Friday, March 17, 2023 12:10 PM
To: Ryan Rusnak
Subject: [External] Rezoning of property on Scales Bend Road

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Ryan,

We are the owners of the property at 35 Vixen Lane, North Liberty, Roy & Lovie Andersen. Our property is within 200 feet of proposed Scales Bend & Fox Run Drive rezoning area. We object to the rezoning! We know it is the same developer.

Lovie L Andersen

Andersen Investments

Andersen Development

The DERS Group

1100 Andersen Place, Ste. 550

Tiffin, IA 52340

319-331-9117

Ryan Rusnak

From: Lovie Andersen <landersen@cedardevelopment.com>
Sent: Friday, March 17, 2023 1:25 PM
To: Ryan Rusnak; Lovie Andersen
Subject: [External] Rezoning of Property on Scales Bend Road

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Ryan,

I am sorry a draft was sent earlier today in error; I am going to cover all our concerns in this one please disregard the previous one.

We live at 35 Vixen Lane, North Liberty, Iowa in Fox Run Subdivision, Roy and Lovie Andersen. Our property is within 200 feet of the proposed Scales Bend and Fox Run Drive rezoning area. When we purchased our home what drew us to it was the park and the farmstead behind our home, it was country feeling while still being in city limits.

Our concerns are as follows below.

1. Increased traffic
2. Value of our home decreasing.
3. Water run-off and retention to all homes, this will increase the water table to our home as well as our neighbors, who already have flooding issues.
4. Existing tiling from our home to the proposed rezone area being damaged.
5. The possibilities of all homes in this area looking the same.
6. Removal of the historical home.
7. Removal of the farmstead barn.
8. Quality and quantity of the homes proposed to be built.
9. Lack of privacy and will there be a buffer zone for existing homes.

From recent neighborhood discussions a lot of us feel this property would be perfect for a large park and save the buildings for city needs.

We appreciate you reviewing our concerns.

Thank You,

Roy and Lovie Andersen

Roy 319.331.9116

Lovie 319.331.9117

Get [Outlook for iOS](#)

Ryan Rusnak

From: Lovie Andersen <landersen@cedardevelopment.com>
Sent: Friday, March 17, 2023 1:34 PM
To: Ryan Rusnak; Lovie Andersen
Subject: [External] Fwd: Rezoning of Property on Scales Bend Road

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Ryan,
Just to be clear we OBJECT to this rezoning.

Thank you
The Andersen's

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From: Lovie Andersen <landersen@cedardevelopment.com>
Sent: Friday, March 17, 2023 1:25 PM
To: rrusnak@northlibertyiowa.org; Lovie Andersen
Subject: Rezoning of Property on Scales Bend Road

Ryan,
I am sorry a draft was sent earlier today in error; I am going to cover all our concerns in this one please disregard the previous one.

We live at 35 Vixen Lane, North Liberty, Iowa in Fox Run Subdivision, Roy and Lovie Andersen. Our property is within 200 feet of the proposed Scales Bend and Fox Run Drive rezoning area. When we purchased our home what drew us to it was the park and the farmstead behind our home, it was country feeling while still being in city limits.

Our concerns are as follows below.

1. Increased traffic
2. Value of our home decreasing.
3. Water run-off and retention to all homes, this will increase the water table to our home as well as our neighbors, who already have flooding issues.
4. Existing tiling from our home to the proposed rezone area being damaged.
5. The possibilities of all homes in this area looking the same.
6. Removal of the historical home.
7. Removal of the farmstead barn.
8. Quality and quantity of the homes proposed to be built.
9. Lack of privacy and will there be a buffer zone for existing homes.

From recent neighborhood discussions a lot of us feel this property would be perfect for a large park and save the buildings for city needs.

We appreciate you reviewing our concerns.

Thank You,

Roy and Lovie Andersen

Roy 319.331.9116

Lovie 319.331.9117

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Ryan Rusnak

From: Monica Brockway <monica.brockway1@gmail.com>
Sent: Friday, March 17, 2023 4:41 PM
To: Ryan Rusnak
Cc: Mike Brockway
Subject: [External] Opposition to Rezoning Fox Run

You don't often get email from monica.brockway1@gmail.com. [Learn why this is important](#)

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Hi Ryan-

My husband and I, Mike Brockway, are the property owners of 1520 Otter Ln North Liberty. Our home is within 200 feet of the proposed Scales Bend Road and Fox Run Drive Development. We would like to formally communicate our objection to the rezoning.

Ryan Rusnak

From: John Lohman <johnl@corridorbusiness.com>
Sent: Sunday, March 19, 2023 5:25 PM
To: Ryan Rusnak
Cc: John Lohman
Subject: [External] Formal Objection to Fox Run Rezoning and Modern Horizon's LLC

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Hi Ryan -

My name is John Lohman. My wife, Aspen Lohman and I live at 562 Fox Run Drive in North Liberty. We have lived in this house for more than 20 years.

We live within 200 feet of the newly proposed development by Modern Horizon's LLC of the old Mekota Farmstead in the Fox Run neighborhood.

We wish to formally object to the rezoning request as well as this newly proposed development, which we believe will markedly change the character of the neighborhood.

Let me know if you have any questions and thank you for your attention to this formal objection.

Sincerely,
John F. Lohman
cell 319-936-6555

JOHN F. LOHMAN, Chief Executive Officer & President

[319.665.6397](tel:319.665.6397)

johnl@corridorbusiness.com

www.corridorbusiness.com

2345 Landon Rd, #100, North Liberty, IA 52317



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Ryan Rusnak

From: Abby Brown <brown@lefflaw.com>
Sent: Sunday, March 19, 2023 5:37 PM
To: Ryan Rusnak
Subject: [External] Zoning change request - Fox Run

You don't often get email from brown@lefflaw.com. [Learn why this is important](#)

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Mr. Rusnak,

I am writing to you to formally lodge my objection to the City's consideration of a zoning change and proposed construction by Modern Horizon's LLC of the old Mekota Farmstead in the Fox Run neighborhood.

My husband, Beau Brown, and I live at 1530 Otter Lane with our two children. We have lived here since 2016 and plan to continue living in this home. I am concerned about the impact this proposed development would have on my property and the neighborhood, both in value and in enjoyment.

My property is within 200 feet of this proposed new development. We would formally like to express our concern and objection to the proposed zoning change, as well as any development of the farmstead that would markedly change the character and safety of the neighborhood.

I am already scheduled to attend the Good Neighbor meeting this Tuesday, March 21.

Thank you for your time and consideration.

Abigail L. Brown
Leff Law Firm, L.L.P.
222 South Linn Street
Iowa City, Iowa 52240
office: (319) 338-7551
email: brown@lefflaw.com

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Ryan Rusnak

From: TED SLOANE <slnranger@aol.com>
Sent: Monday, March 20, 2023 9:23 AM
To: Ryan Rusnak
Subject: Re: [External] Fox Run farm rezoning

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Yes we both object

Ted

Sent from my iPhone

On Mar 20, 2023, at 9:16 AM, Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hi Ted,

Are you objecting on behalf of both property owners at 55 Vixen Lane?

<image001.png>

RYAN “RUS” RUSNAK
PLANNING DIRECTOR
(319) 626-5747 office

Messages to and from this account are subject to public disclosure unless otherwise provided by law.

From: Ted <tedslope@gmail.com>
Sent: Friday, March 17, 2023 6:59 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Fox Run farm rezoning

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My name is Ted Sloane and I am the property owner of 55 vixen Ln. My home is within 200 feet of the proposed Scales Bend Road and Fox Run Drive Development. I would like to communicate my objection to the rezoning request.

Sent from my iPhone

Ryan Rusnak

From: Andrew Fenstermaker <fenstermaker.andrew@gmail.com>
Sent: Monday, March 20, 2023 8:27 AM
To: Ryan Rusnak
Subject: [External] Fox Run Development/Rezoning Request

You don't often get email from fenstermaker.andrew@gmail.com. [Learn why this is important](#)

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Hi Ryan -

My name is Andrew Fenstermaker. My wife, Kara Fenstermaker, and I have lived at 15 Bobcat Place for the last five years.

We were recently informed about the proposed development by Modern Horizon's LLC of the old Mekota Farmstead in the Fox Run neighborhood.

We wish to formally object to the rezoning request as well as this newly proposed development, which we believe will markedly and negatively change the character of the neighborhood.

Let me know if you have any questions and thank you for your attention to this formal objection.

Ryan Rusnak

From: Fielder, Elizabeth A <elizabeth-fielder@uiowa.edu>
Sent: Monday, March 20, 2023 9:37 AM
To: Ryan Rusnak
Subject: [External] Fox Run Development/Rezoning

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Hi Ryan -

My name is Beth Fielder-my husband, Matt, and two children have lived at 582 Fox Run Drive in North Liberty for almost 13 years.

We live within 200 feet of the newly proposed development by Modern Horizon's LLC of the old Mekota Farmstead in the Fox Run neighborhood.

We wish to formally object to the rezoning request as well as this newly proposed development, which we believe will markedly and negatively change the character of the neighborhood.

Thank you for your time!

Beth Fielder

Ryan Rusnak

From: Angela Maddux <madduxreporting@yahoo.com>
Sent: Monday, March 20, 2023 9:56 AM
To: Ryan Rusnak
Subject: [External] Proposed Development

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Ryan,

My name is Angela Maddux. I am the property owner of 482 Fox Run Drive, North Liberty. My home is within 200 feet of the proposed Scales Bend Road and Fox Run Drive Development. I would like to communicate my formal objection to the rezoning request and the newly proposed development by Modern Horizons, LLC.

Thank you for your to this matter.

Angela Maddux, CSR, RPR

Maddux Reporting (319) 610-9513

Ryan Rusnak

From: Sarah Keedy <skeedy@gmail.com>
Sent: Tuesday, March 21, 2023 6:44 PM
To: Ryan Rusnak
Subject: [External] Oppose to Scales Bend/Fox Run Development

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I would like to officially oppose the development that was proposed for Mekota Farm on Scales Bend in the Fox Run Neighborhood.

Thanks for the consideration,
Sarah Keedy

Ryan Rusnak

From: Molly and Mark Petersen <m2petersen@yahoo.com>
Sent: Thursday, March 23, 2023 4:51 PM
To: Ryan Rusnak
Subject: [External] Objection to Fox Run Development

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Hello Ryan -

We are Mark and Molly Petersen. We are the property owners of 605 Black Bear Bend.

My home is within 200 feet of the proposed Scales Bend Road and Fox Run Drive Development. I would like to communicate my formal objection to the rezoning request and the newly proposed development by Modern Horizons, LLC.

Thank you

Mark and Molly Petersen
319.333.4855

Dear Mr. Rusnak,

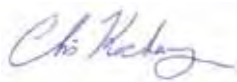
1 April 2023

Thank you for the opportunity to provide input on the Mekota Farm Rezoning proposal which was presented for a 2nd time on March 21, 2023. I participated in the presentation and listen intently as the developers presented their vision to the neighborhoods surrounding the property. After careful consideration, I cannot support the proposed development of the property and here is why.

- 1) The overall development does not fit into the single-family homes which surround the area. Putting four homes on a single area does not exist in any of the neighborhoods surrounding the property. We, the homeowners, selected our homes based on the principal that the neighborhoods were single family homes.
- 2) The developer said that they need to place four homes per acre to make it economically viable. I strongly disagree. Have you seen the single homes being built in Tiffin and in the Scanlon Farms development south of the high school? Those developers can make it work. The point being, the profits of the developer should not be put above the wants of the community.
- 3) The estimated living cost for a tenant seems unrealistic in that the tenant/owner is expected to pay a mortgage of ~\$280,000 + \$1,850 per month in association fees. Not to mention the high property taxes already associated with living in North Liberty. Why would you spend that kind of money for a zero lot home, with no basement in a climate with cold and snow? If I was a retiree I would just move to Florida for that cost and enjoy the warmer climate.
- 4) I have my doubts on how much a swimming pool and outdoor pickle ball court will actually be used.
- 5) The pitch by the developer was that they wanted to integrate into the neighborhood, but the gated community concept they are developing says just the opposite.
- 6) Like many of the residents in the area we have concerns about the traffic and the gated community.
- 7) There are plenty of new areas in North Liberty where there are not established single family homes where something like this development can be put.
- 8) As one of my neighbors said "We should not settle (on the 2nd proposal) just because it is a better proposal than the original one." Which I agree with, not settling.
- 9) Why can't the city purchase the property and develop it into a community space/park by turning the fantastic barn into a community center with a large open park. There is nothing like this on the North side of the city. With all the kids in the area we lack a large park space with a baseball diamond and soccer field for kids to play at. It would be a good use of the property. After all we are putting 16 million dollars into Centennial Park.
- 10) I could get behind a proposal of single family homes to fit the established single family neighborhoods. Maybe this is not the right developer for the property.
- 11) I am not in favor of the 2nd proposal presented by the developer.

Thank you once again to provide comment.

Sincerely



Chris Kochanny 845 Pheasant Lane, North Liberty, IA



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of Twopoint2, LLC and Vantage Point Properties, LLC for a zoning map amendment (rezoning) on approximately 5.23 acres on property located on the west side of North Highway 965/Ranshaw Way approximately 280 feet south of West Cherry Street. The rezoning would be from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development. The purpose of the request is to rehabilitate the southeast portion of the property and waive some of the Zoning Ordinance design standards.**

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 request proposes to rehabilitate the property for multiple tenants. The primary reason for the rezoning is to waive some of the Ordinance Design Standards.

2. Current and Proposed Zoning:

Current and Proposed Zoning

C-2-A Highway Commercial District Planned Area Development.

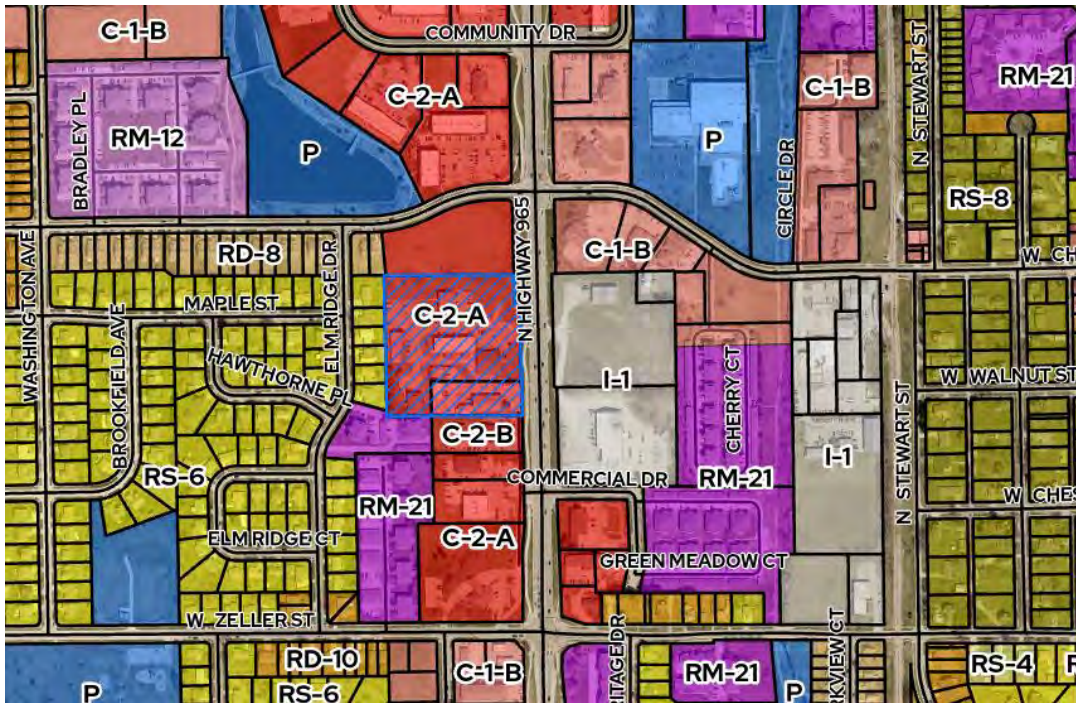
C-2-A Highway Commercial District. The C-2-A District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial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

Proposed Zoning

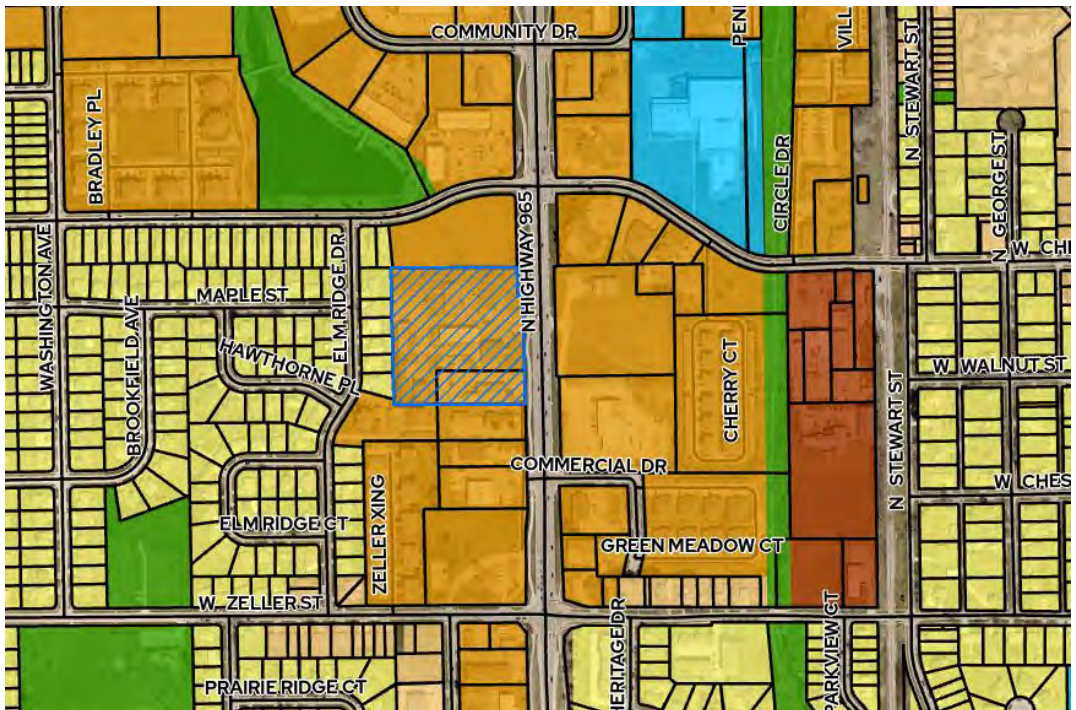
PAD Planned Area Development Overlay District.

The PAD 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 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 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 planned area development that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use and shall be governed by density, design and other requirements of the planned area development permit.



3. Consistency with Comprehensive Plan:
Land Use Plan designation: Urban High Intensity.



Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

Residential

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

Form and Features

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

Non-Residential

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

Relevant Connected to Tomorrow Sections

Section 2 Vision & Goals

Relevant Land Use Tomorrow Guiding Development Principles:

- Be commerce ready to support a range of enterprises.

4. Public Input:

A virtual good neighbor meeting was held on March 21, 2023. A couple of people outside of City staff of the applicant attended and just had general questions about the proposal. No formal objections have been received.

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.
- (b) The compatibility with the zoning of nearby property.
It is staff's opinion that the proposed zoning would be compatible with the area.
- (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 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 this is a specific case warranting flexibility from the Zoning Ordinance.
- (f) The extent to which the proposed amendment creates nonconformities.
It is staff's opinion that the proposed zoning would not create any nonconformities.

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**).

Generally, the plan is to rehabilitate the southeast portion of the property for new users. The property was developed at a time when current design standards regarding masonry were not applicable.

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

- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height. **Provided.***
- *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.***
- *Pedestrian walkways with special consideration given to pedestrian safety. **Provided.***
- *Trash and refuse enclosures. **Provided.***
- *The general drainage pattern and location of storm water detention features. **Provided.***
- *The general location, type and size of landscaping and ground cover illustrated in color perspective. **Provided.***
- *A rendering, elevation or photo of the proposed development. **Provided.***

6. Additional Considerations:

New commercial developments are expensive considering land and building costs. These costs ultimately get passed on to tenants, which lease the space. There is a smaller portion of the business community which is willing and/or able to least at those rates.

It is easy to see the ultimate type of development because the applicant rehabilitated the adjacent development to the north.



The PAD waivers requested are as follows:

- Building setback waiver to allow a 0' setback to the common property line.
- Waiver from the 60% masonry requirement.
- Waiver from the trash enclosure and recycling enclosure as it will be incorporated into the design of the building.
- Allow for shared parking with the property to the north.

7. Staff Recommendation:

Findings:

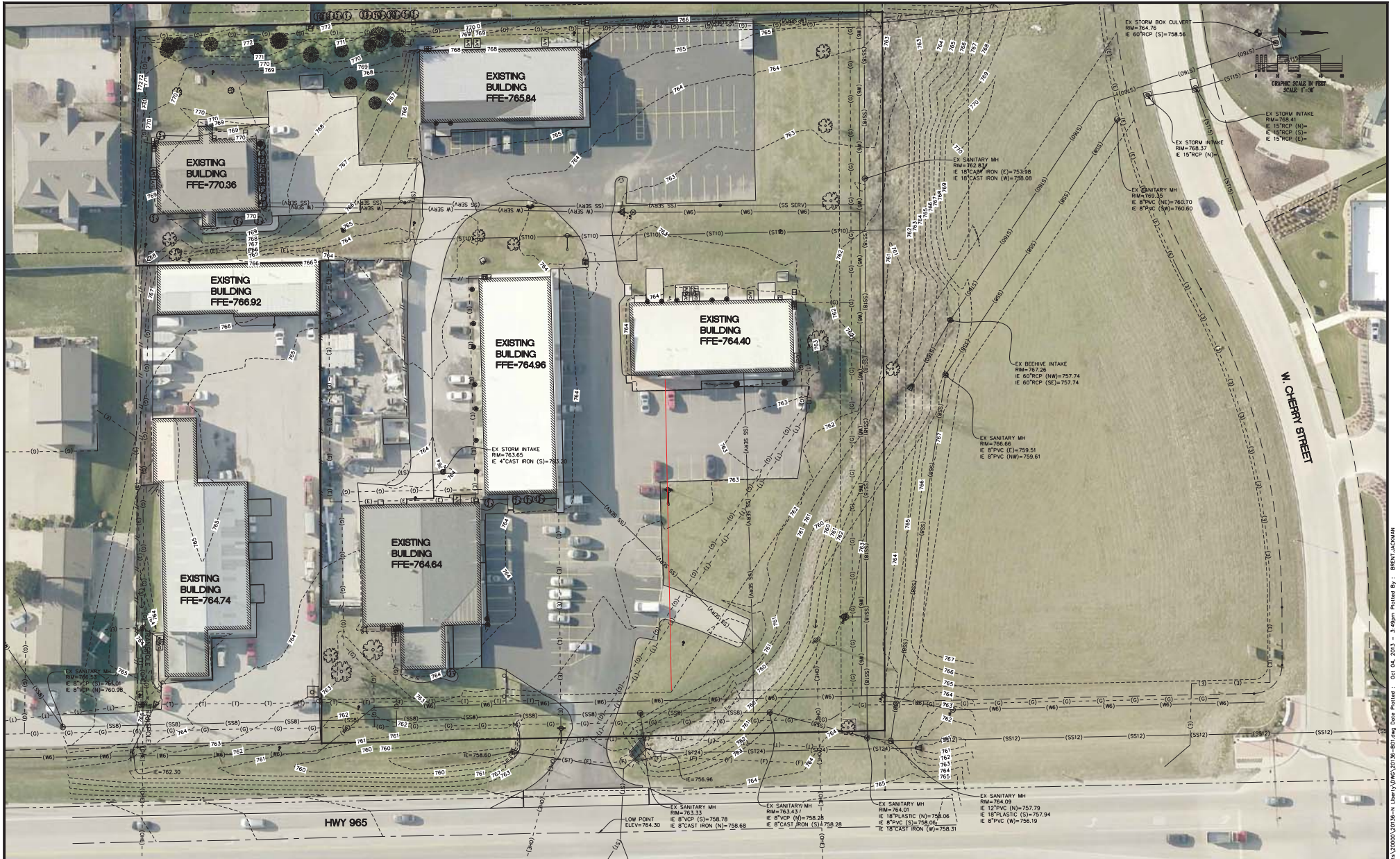
1. The rezoning request from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.05(2) entitled, "Preliminary Site Plan Review", and other Code of Ordinance requirements.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request for zoning map amendment (rezoning) from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development on approximately 5.23 acres 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.



DRAWN BY: DAS			
CHECKED BY: BWJ			
APPROVED BY: XXX			
DATE: 10/03/13			
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED DATE

HALL & HALL ENGINEERS, INC.
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 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 LAND SURVEYING AND DEVELOPMENT PLANNING

JDS DEVELOPMENT
 HWY 965
 NORTH LIBERTY, IOWA

TOPOGRAPHIC SURVEY AND BOUNDARY

PROJECT NO: 20136

CAD File: \\proj\proj\20000_20136-N_Liberty\DWG\20136-1801.dwg Date Plotted: 01/04/2013 3:49pm Plotted By: BRETT JACKMAN

DRAWINGS FOR PROPOSED IMPROVEMENTS FRONTAGE ROAD AND LOT RESURFACING NORTH LIBERTY PLAZA, NORTH LIBERTY, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION

175 N HIGHWAY 965 (PARCEL ID# 0612376002) AND 165 N HIGHWAY 965 (PARCEL ID# 0612385001), NORTH LIBERTY, JOHNSON COUNTY, IOWA.

NOTE:

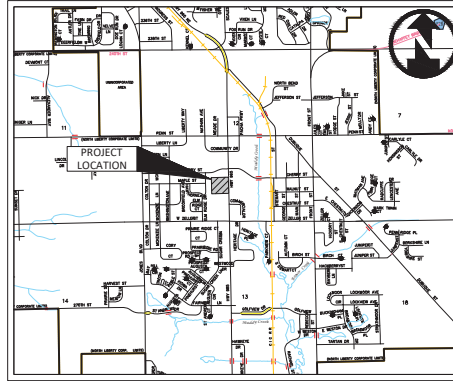
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF NORTH LIBERTY REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

GIVEN THIS PROPERTY WAS BUILT AND SUBDIVIDED IN A HISTORIC ERA, THE DEVELOPER REQUESTS A VARIANCE TO THE FOLLOWING:

ZONING CODE 168.03 - BUILDING SETBACK-EXISTING, NONCONFORMING BUILDING SETBACK BETWEEN EXISTING PARCELS WHICH DIVIDE BETWEEN THE SINGLE OWNER. EXISTING SETBACK IS ZERO (0) FEET. VARIANCE TO ALLOW ZERO FEET SETBACK OF EXISTING AND NEW CONSTRUCTION.

ZONING CODE 169.10 B - 60% REQUIREMENT FOR SPECIFIC WALL ELEVATION MATERIALS. GIVEN THE LOCATION OF EXISTING BUILDINGS AND IN PLACE EXTERIOR CONDITIONS, REQUEST TO REVIEW THE IMPROVEMENTS AS A WHOLE WITH PRIORITY PLACED ON PEDESTRIAN AND VEHICULAR VANTAGE POINTS. VARIANCE FOR FACADE MATERIALS EXTENDED TO TRASH ENCLOSURE WHICH IS TO BE INCORPORATED INTO A WALL WITH REQUESTED VARIANCE PER ELEVATION PLAN.

ZONING CODE 169.01 - CONSIDERATION FOR OVERFLOW PARKING SHARED IN COMMON WITH EXISTING COMMERCIAL SITE TO NORTH WHICH IS CURRENTLY OVER PARKED TO CODE. ADDITIONAL NEW PARKING CAN BE LOCATED BEHIND BUILDING 2 NEW CONSTRUCTION.



CITY OF NORTH LIBERTY, IOWA

SHEET INDEX	
C0.00	COVER SHEET
CIVIL	
C0.01	LEGEND AND GENERAL NOTES
C0.02	GENERAL NOTES
C1.00	EXISTING CONDITIONS AND REMOVALS PLAN
C2.00	SITE & EROSION CONTROL PLAN - FRONTAGE ROAD
C3.00	PAVEMENT PLAN - FRONTAGE ROAD
C4.00	SITE & EROSION CONTROL PLAN - LOT RESURFACING
C5.00	PAVEMENT PLAN - LOT RESURFACING

APPLICANT INFORMATION

OWNER/APPLICANT:
JEFF SCHWEITZER
VANTAGE POINT PROPERTIES
PHONE: 319-621-2335
EMAIL: JEFF@NORTHLIBERTYPLAZA.COM

PROJECT INFORMATION

CONTACT PERSON:
BRIAN BOELK
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
EMAIL: BBOELK@AXIOM-CON.COM

UTILITY CONTACTS

<p>ALLIANT ENERGY CONTACT NAME: ALLIANT ENERGY FIELD ENGINEER CONTACT PHONE: 800-255-4268 CONTACT EMAIL: LOCATE_IPL@ALLIANTENERGY.COM</p>	<p>SOUTH SLOPE TELEPHONE CONTACT NAME: BRIAN FRESE CONTACT PHONE: 319-227-7111 CONTACT EMAIL: BRIAN@SOUTHSLOPE.COM</p>
<p>LINN COUNTY RECORDER CONTACT NAME: JOHNA NUNEMAKER CONTACT PHONE: 319-377-1587 CONTACT EMAIL: LNUNEMAKER@LINNCOUNTYREC.COM</p>	<p>MEDIACOM IOWA CITY CONTACT NAME: CARL NORTON CONTACT PHONE: 319-594-6201 CONTACT EMAIL: CNORTON@MEDIACOMCC.COM</p>
<p>MIDAMERICAN - GAS CONTACT NAME: CARSON HEMPHILL CONTACT PHONE: 319-341-4461 CONTACT EMAIL: CRHEMPHILL@MIDAMERICAN.COM</p>	<p>UNIVERSITY OF IOWA CONTACT NAME: CHRIS HATLAND CONTACT PHONE: CONTACT EMAIL: CHRIS-HATLAND@UIOWA.EDU</p>
<p>CITY OF NORTH LIBERTY CONTACT NAME: TOM PALMER CONTACT PHONE: 319-626-5736 CONTACT EMAIL: TPALMER@NORTHLIBERTY.ORG</p>	<p>WINDSTREAM COMMUNICATIONS CONTACT NAME: LOCATE DESK CONTACT PHONE: 800-289-1901 CONTACT EMAIL: LOCATE.DESK@WINDSTREAM.COM</p>



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.

BRIAN A. BOELK, P.E.
LICENSE NUMBER 16503. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL PLAN SHEETS

CITY APPROVAL

BY: _____ DATE: _____



REV.	DESCRIPTION OF CHANGES	DATE
1	CITY SUBMITTAL	03-30-2023

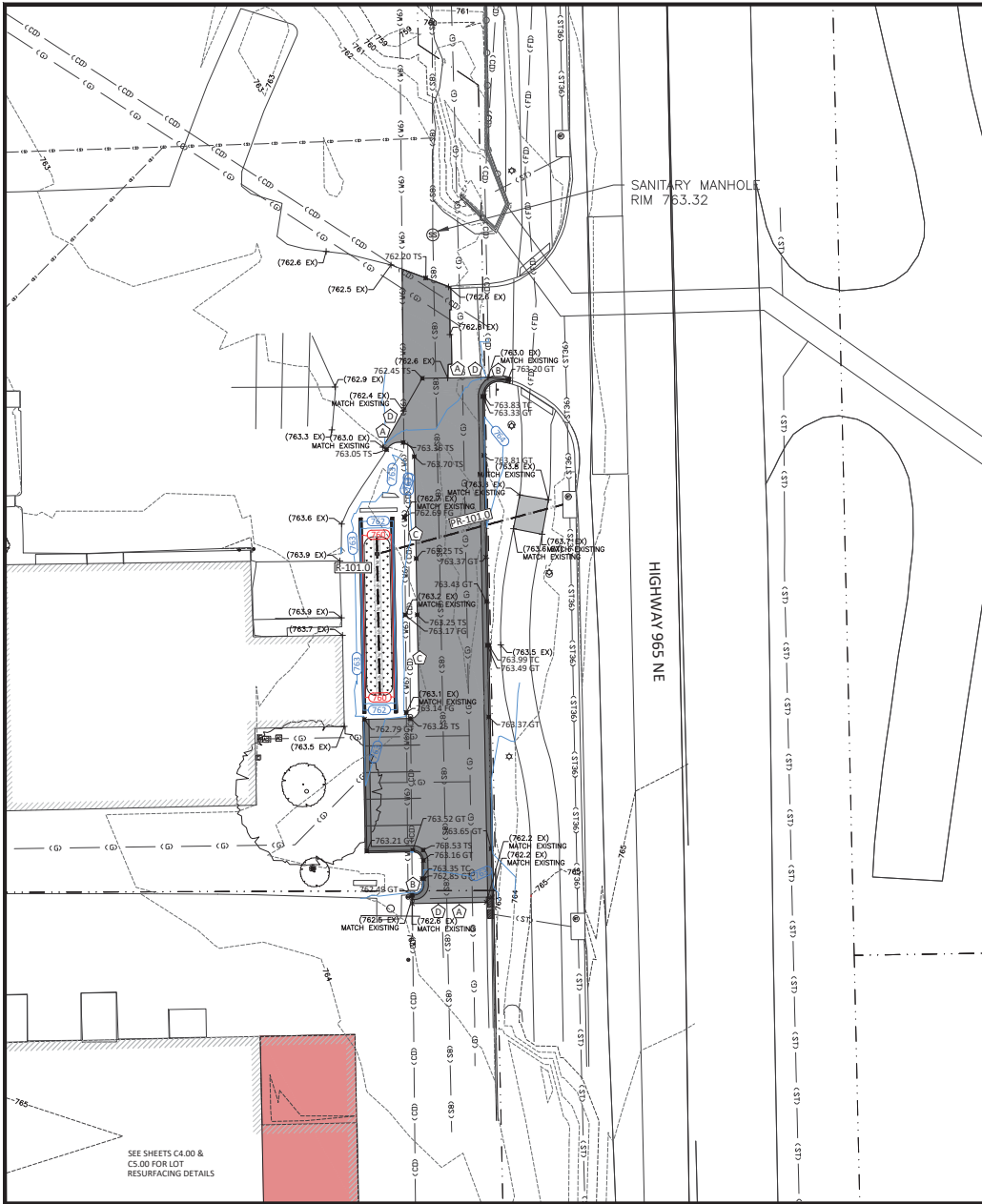
DRAWING LOG

PROJECT NAME: NORTH LIBERTY PLAZA
CITY: NORTH LIBERTY, IA
CLIENT NAME: VANTAGE POINT PROPERTIES

NOT FOR CONSTRUCTION

SHEET NAME: COVER SHEET
PROJECT NO: 220113
SHEET NUMBER: BOELK

C0.00



PAVING PLAN KEY NOTES:

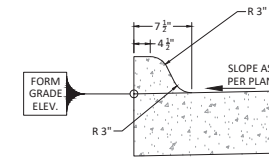
- (A) MATCH EXISTING ADJACENT PAVEMENT
- (B) BEGIN TRANSITION FROM NO CURB TO STANDARD CURB. SEE PCC CURB DETAILS SUDAS PV-102
- (C) NO CURB FOR PAVEMENT ADJACENT TO BIO RETENTION CELL TO FACILITATE EFFECTIVE OVERLAND STORM FLOW INTO STORMWATER FACILITY.
- (D) SAWCUT AND REMOVE EXISTING PAVEMENT PER LIMITS OF PROPOSED PAVEMENT

LEGEND:

- PROPOSED BIOCELL
- SIDEWALK PCC PAVEMENT
- STANDARD DUTY ACC PAVEMENT WITH STANDARD PCC 6" CURB AS SHOWN. (OR APPROVED EQUIVALENT)

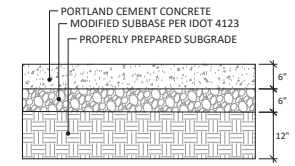
GENERAL NOTES:

1. JOINTING PLAN TO BE SUBMITTED BY PAVING CONTRACTOR FOR ENGINEER REVIEW PRIOR TO PLACEMENT.
2. SEE SUDAS SECTION 7010 FOR ADDITIONAL CONCRETE PAVING REQUIREMENTS
- GT = GUTTER
TS = TOP OF SLAB
TC = TOP OF CURB
EX = EXISTING GRADE
3. ASSUME STANDARD 6" CURB UNLESS NOTED OTHERWISE.



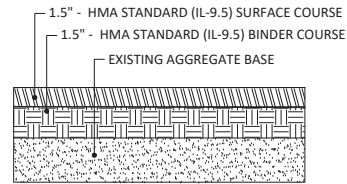
6" STANDARD CURB
NOT TO SCALE

1



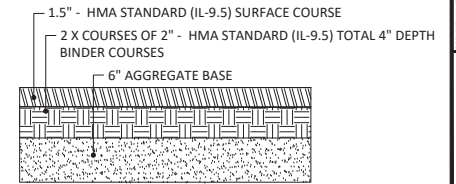
STANDARD DUTY PAVEMENT SECTION - DESIGN ALTERNATE
NOT TO SCALE

2



ACC PAVEMENT RESURFACE DETAIL
NOT TO SCALE

3



ACC PAVEMENT DETAIL
NOT TO SCALE

4

NOT FOR CONSTRUCTION

PROJECT NAME: NORTH LIBERTY PLAZA
SHEET NAME: PAVEMENT PLAN
PROJECT NO: 220113
DRAWN BY: BOELK

CITY: NORTH LIBERTY, IA
DRAWING LOG:
DATE: 03-10-2023
DESCRIPTION OF CHANGES:
CITY SUBMITTAL
REV: 1

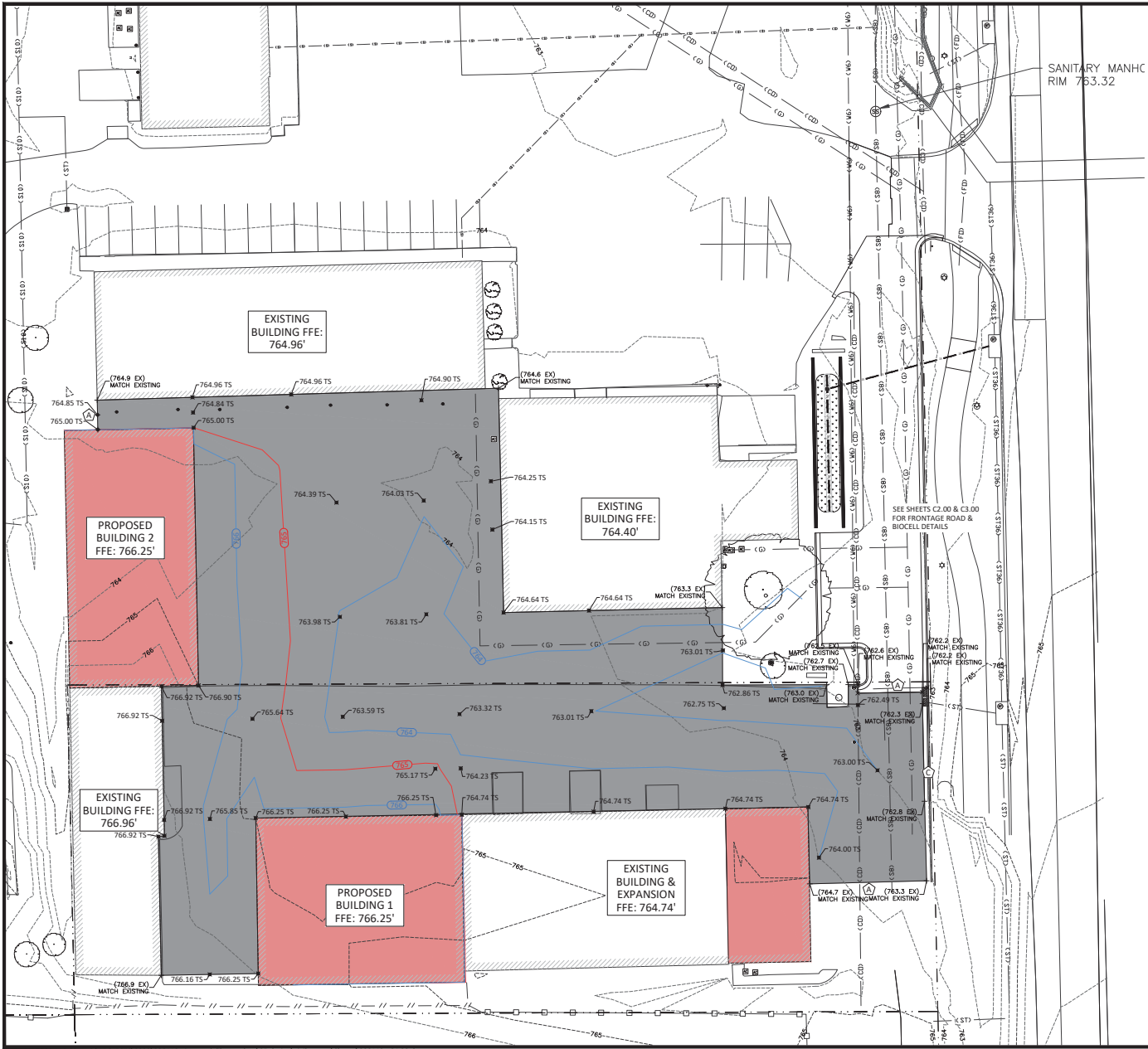
PROJECT NO: 220113
SHEET NUMBER: C3.00

DRAWING LOG:
DATE: 03-10-2023
DESCRIPTION OF CHANGES:
CITY SUBMITTAL
REV: 1

PROJECT NAME: NORTH LIBERTY PLAZA
SHEET NAME: PAVEMENT PLAN
PROJECT NO: 220113
DRAWN BY: BOELK

CITY: NORTH LIBERTY, IA
DRAWING LOG:
DATE: 03-10-2023
DESCRIPTION OF CHANGES:
CITY SUBMITTAL
REV: 1

PROJECT NO: 220113
SHEET NUMBER: C3.00

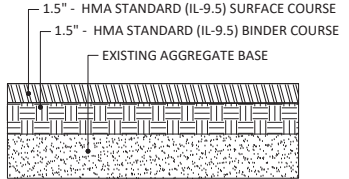


PAVING PLAN KEY NOTES:

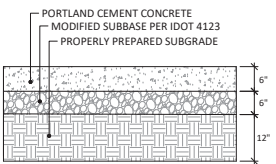
- (A) MATCH EXISTING ADJACENT PAVEMENT
- (B) SAWCUT AND REMOVE EXISTING PAVEMENT PER LIMITS OF PROPOSED PAVEMENT
- (C) INSTALL 6" STANDARD CURB

GENERAL NOTES:

1. JOINTING PLAN TO BE SUBMITTED BY PAVING CONTRACTOR FOR ENGINEER REVIEW PRIOR TO PLACEMENT.
 2. SEE SUDAS SECTION 7010 FOR ADDITIONAL CONCRETE PAVING REQUIREMENTS
- GT = GUTTER
 TS = TOP OF SLAB
 TC = TOP OF CURB
 FG = FINISHED GRADE
 EX = EXISTING GRADE
3. ASSUME STANDARD 6" CURB UNLESS NOTED OTHERWISE.



ACC PAVEMENT RESURFACE DETAIL 1
NOT TO SCALE



STANDARD DUTY PAVEMENT SECTION - DEISING ALTERNATE 2
NOT TO SCALE

NOT FOR CONSTRUCTION

PROJECT NAME: NORTH LIBERTY PLAZA
 SHEET NAME: PAVEMENT PLAN
 CLIENT NAME: LOT RESURFACING
 PROJECT NO: 220113
 DRAWING NO: BOELK
 DATE: 01-10-2023
 CITY: ARIZONA
 REV: 1

PROJECT NAME: NORTH LIBERTY PLAZA
 CLIENT NAME: VANTAGE POINT PROPERTIES
 SHEET NUMBER: C5.00

ENGINEER: AXIOM CONSULTANTS
 WWW.AXIOM-CONSULTANTS.COM | (520) 529-6220



Apr 14, 2023 - 4:38pm s:\PROJECTS\2022\220113 - js - north liberty plaza\05 design\civil\survey\Concepts\220113 - Concept B.dwg

NOT FOR CONSTRUCTION

SHEET NAME:
 CONCEPT B
 PROJECT NO.:
 220113
 SHEET NUMBER:
 1 OF 1

PROJECT NAME:
 NORTH LIBERTY PLAZA
 CLIENT NAME:
 NORTH LIBERTY, IA
 VANTAGE POINT PROPERTIES

REV.	DESCRIPTION OF CHANGES	DATE



ENGINEER:

 WWW.AXIOM-CONSULTANTS.COM | (515) 519-6220

REVISIONS

Rev #	Date	Description

VANTAGE ARCHITECTS
 4800 BOWLING ST., SW, STE 100
 CEDAR RAPIDS, IA 52404
 319-882-7138 (phone)
 319-882-7138 (fax)
 www.vantagearch.com

POINT BUILDERS
 4800 BOWLING ST., SW, STE 100
 CEDAR RAPIDS, IA 52404
 319-882-7138 (phone)
 319-882-7138 (fax)

NORTH LIBERTY PLAZA
 165 HIGHWAY 965
 NORTH LIBERTY, IOWA

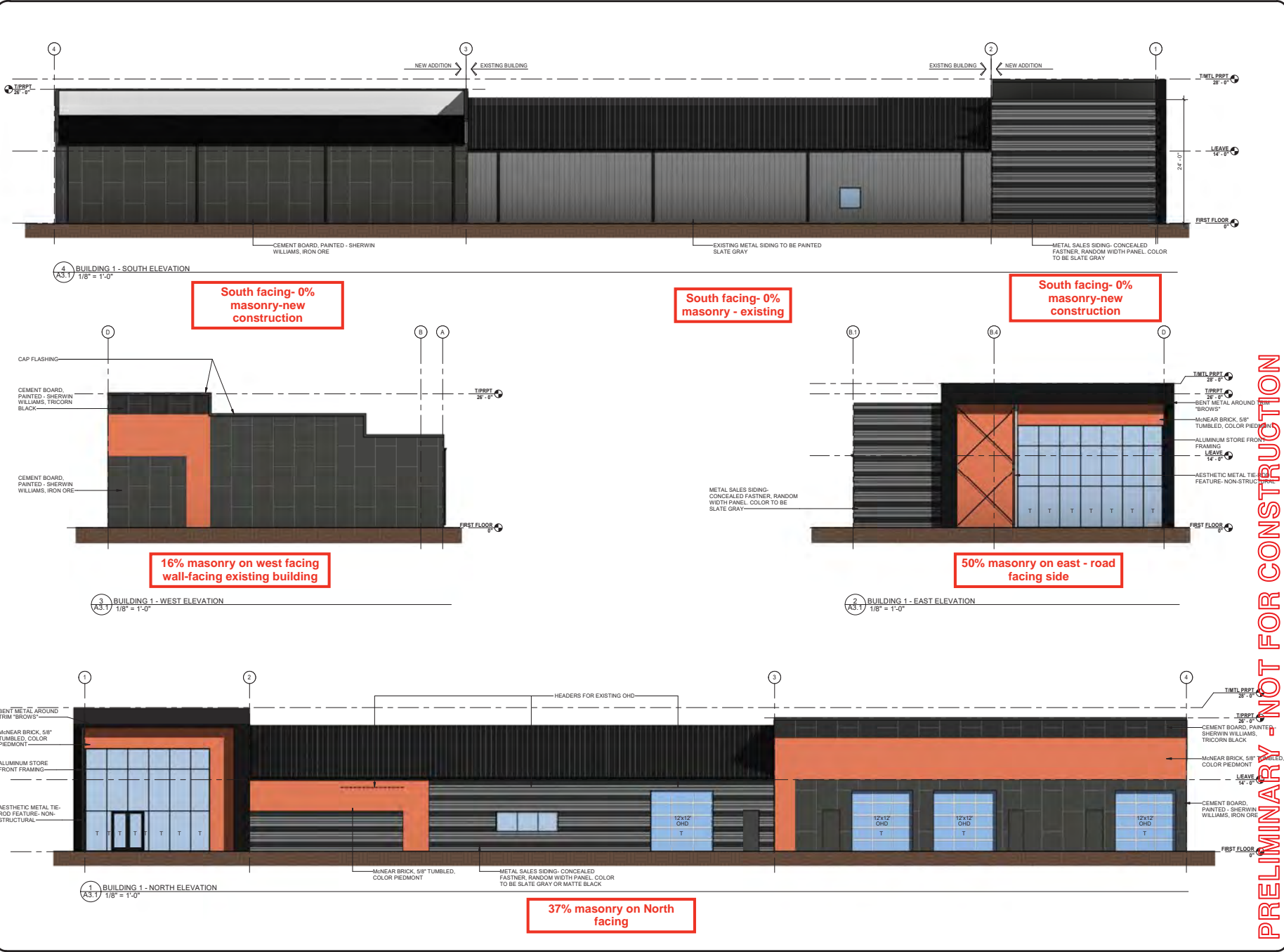
SCHEMATIC

DATE	JOB NO.	CHECKED	CHECKER
02-22-2023	GA-0151		

BUILDING 1 ELEVATIONS

SHEET
A3.1

PRELIMINARY - NOT FOR CONSTRUCTION



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REVISIONS

Rev #	Date	Description

VANTAGE ARCHITECTS
 4800 BOWLING ST., SW, STE 100
 CEDAR RAPIDS, IA 52404
 319-882-1706 (phone)
 319-882-1708 (fax)
 www.vantagearch.com

POINT BUILDERS
 THE MASONRY SPECIALISTS
 4800 BOWLING ST., SW, STE 100 CEDAR RAPIDS, IA 52404
 VOICE 319-844-5003
 FAX 319-898-9212

NORTH LIBERTY PLAZA
 165 HIGHWAY 965
 NORTH LIBERTY, IOWA

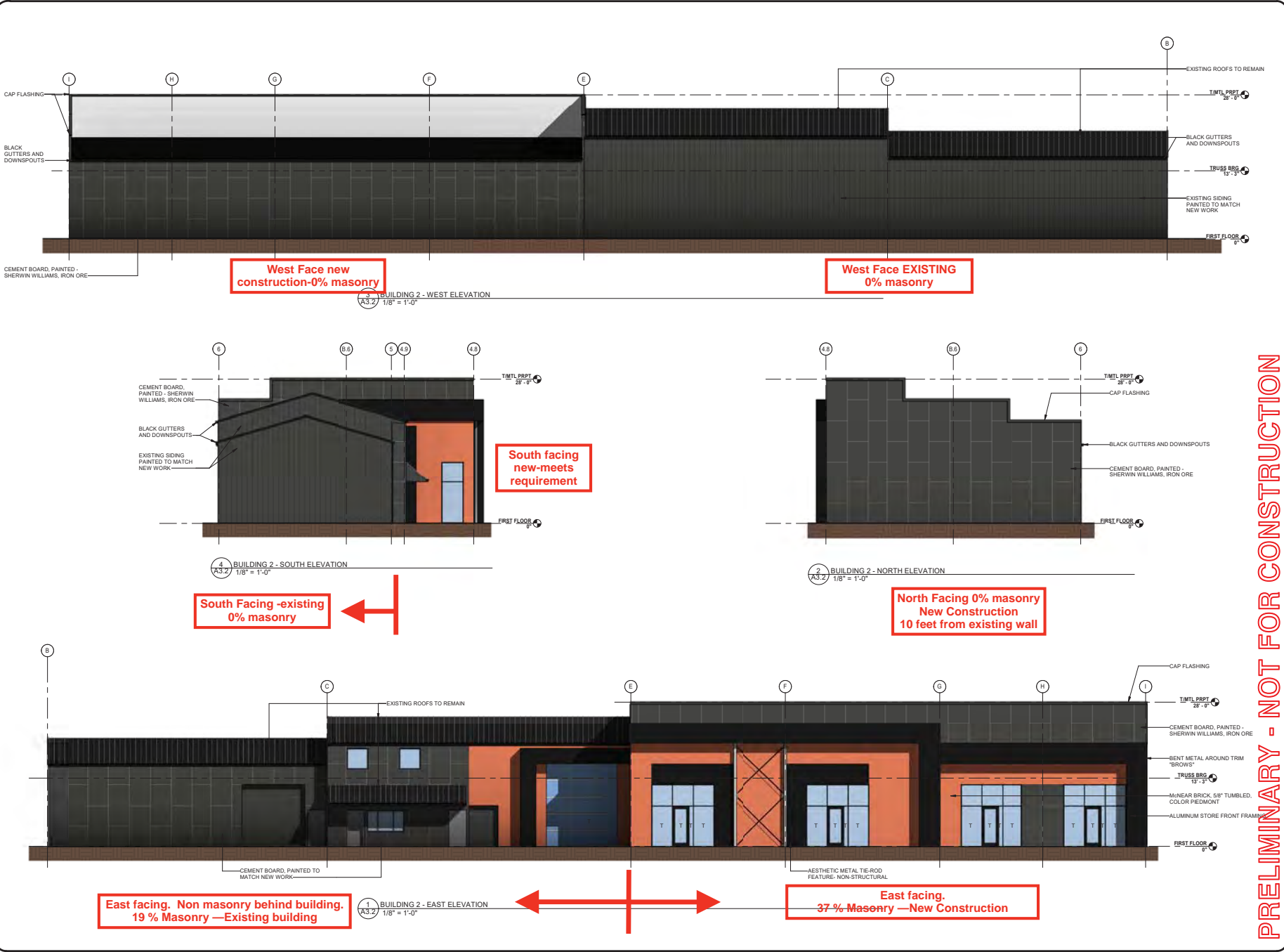
SCHEMATIC

ISSUED	CHECKED
Author	Checker
DATE	JOB NO.
02-22-2023	GA-0151

BUILDING 2 ELEVATIONS

SHEET
 A3.2

PRELIMINARY - NOT FOR CONSTRUCTION





To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .40 acres, from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on property located at the northwest corner of North Front Street and West Zeller Street (Also Known As 20 West Zeller 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 is a City-initiated rezoning to achieve consistency with the new Comprehensive Plan Connected to Tomorrow, which was adopted by City Council on February 28, 2023.

Section 165.09(2) of the North Liberty Code of Ordinances reads, "Initiation. The City or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment."

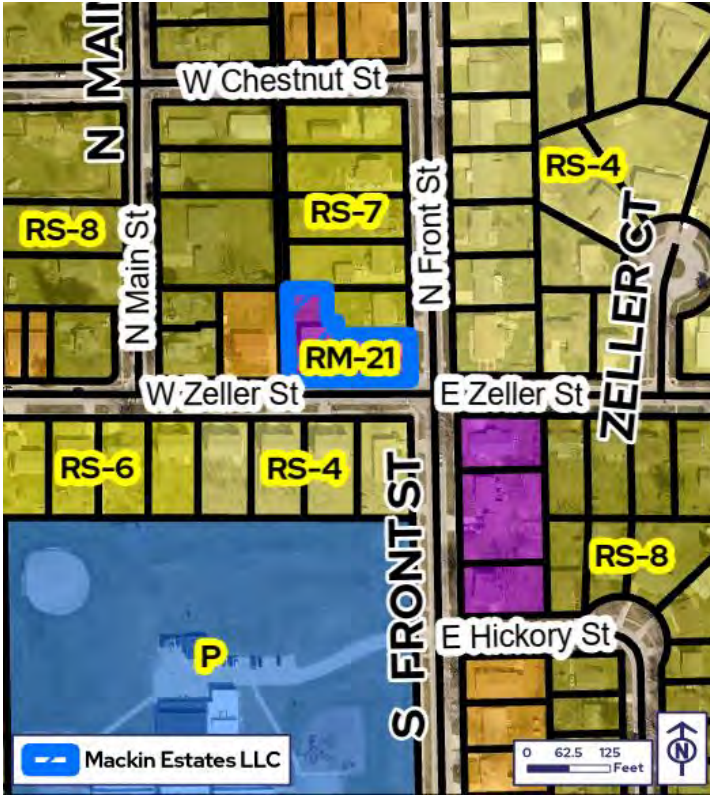
2. Current and Proposed Zoning:

Current Zoning

RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

Proposed Zoning

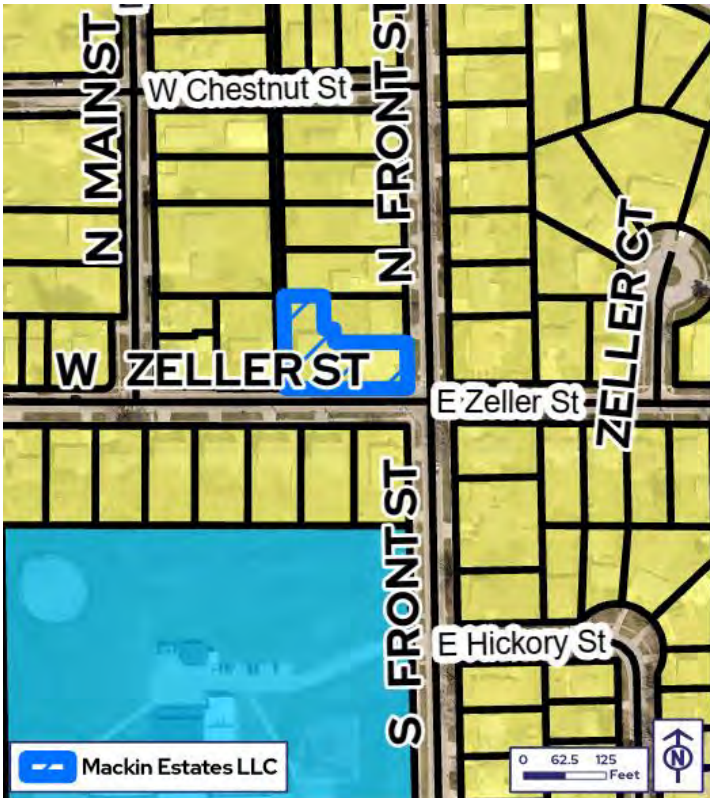
RM-12 Multi-Unit Residence District. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.



3. Comprehensive Plan

Future Land Use Map designation

ULI Urban Low Intensity. The current RM-21 zoning is not consistent with the ULI Land Use designation, however, the RM-12 zoning would be consistent with ULI.



Urban Low Intensity Description

An efficient, walkable pattern of lower-density development. Compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low-intensity areas can include a horizontal mix of primarily residential and limited non-residential uses at compatible lower densities and scales.

Residential

Emphasis on single-family detached and attached residential developments. Attached housing projects may primarily be at transition areas between arterial or collector streets, small scale commercial uses, and higher intensity districts.

Form and Features

- » General aggregate development density of 3 to 8 units per acre. Lot sizes can vary within developments to provide different housing types.
- » A framework of streets and open space should create neighborhoods and multiple access points for all types of transportation.
- » Open spaces, streets, and trail connections integrate with the larger community.

4. Public Input:

Good neighbor meetings are not required with City-initiated rezonings. Mailed notice (certified and regular) of the proposed rezoning was sent to the property owner listed in public records.

5. Analysis of the Request

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

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

The RM-12 zoning was selected due to current number of (four) residential units on the property (12 units x .40 acres = 4.8 units).

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.

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

It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zoning 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 zoning 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.

The RM-21 District permits residential development at 21 units per acre. This is too dense based on the size of the property and the character of the area.

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

The development and adoption of Connected to Tomorrow was a yearlong effort, which was the result of substantial input. The Plan identifies a shared vision and set of goals for the community based on a series of public discussions and community needs. Much like the 2013 plan, the 2022 comprehensive plan serves three primary roles:

- A Shared Vision for the Future. Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents and City Staff identified issues and opportunities for North Liberty's land use, infrastructure, public facilities, natural resources, and more. These findings create a vision and set public priorities.
- Guidance for Decision-Makers. The plan serves as a guide for City Staff, the Planning Commission, City Council, and other City boards and commissions as they set policy, make public investments, and deliberate land use decisions.
- Legal Basis for Land Use Regulations. The Code of Iowa allows cities to adopt land use regulations, such as zoning and subdivision ordinances, to promote the "health, safety, morals or general welfare of the community." These regulations govern how to develop land within the city and its extraterritorial jurisdiction. Land use regulations recognize that people live cooperatively and have certain responsibilities to coordinate and harmonize private property uses. Connected to Tomorrow provides a legal basis for these regulations.

The adoption of Connected Tomorrow is a directive to align the Zoning Ordinance and Map with the comprehensive plan. To quote the Plan, "Policymakers, most notably the City Council and Planning and Zoning Commission, will help set the course to realize this plan. These are the bodies to create and administer the policies that shape development in North Liberty. The plan should be a reliable guide to help with decisions related to large-scale policies and individual projects."

7. Staff Recommendation:

Finding:

1. The rezoning request from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on .40 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.



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .37 acres, from I-1 Light Industrial District to C-1-B General Commercial District on property located south of West Cherry Street approximately 300 feet east of North Highway 965/Ranshaw Way (Also Known As 445 West Cherry 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 is a City-initiated rezoning to achieve consistency with the new Comprehensive Plan Connected to Tomorrow, which was adopted by City Council on February 28, 2023.

Section 165.09(2) of the North Liberty Code of Ordinances reads, "Initiation. The City or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment."

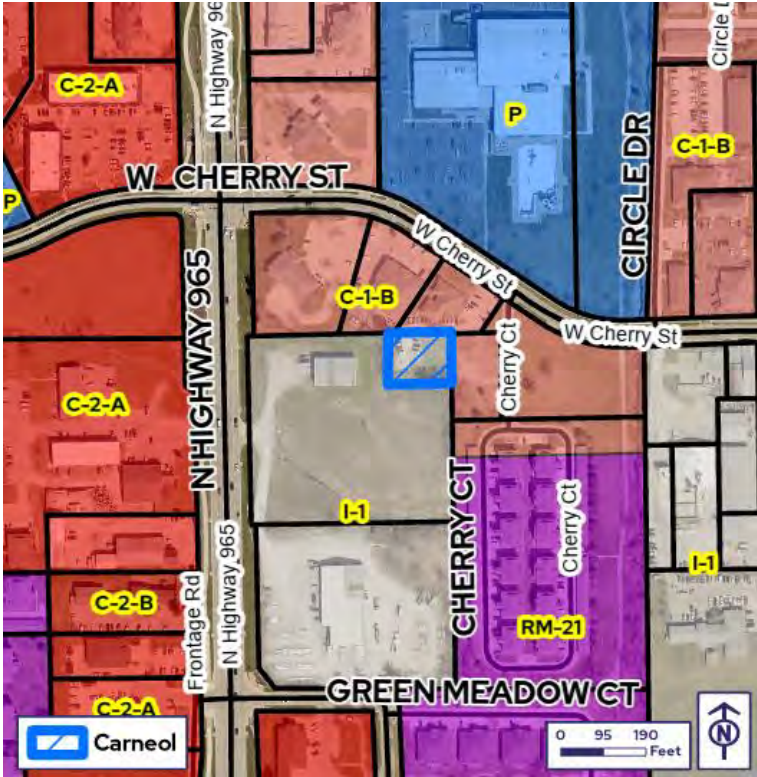
2. Current and Proposed Zoning:

Current Zoning

I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard-and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.

Proposed Zoning

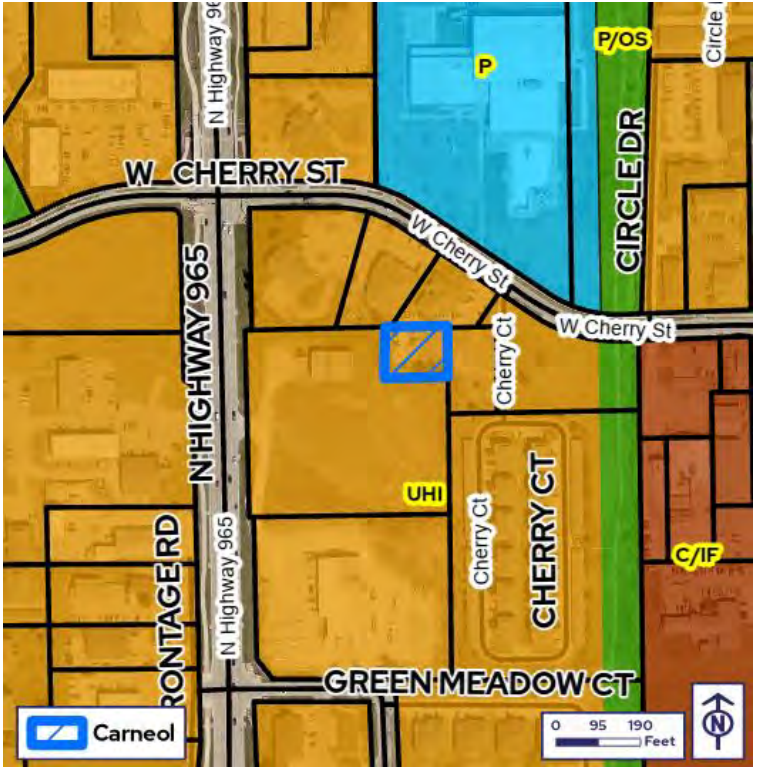
C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.



3. Comprehensive Plan

Future Land Use Map designation

UHI Urban High Intensity. The current I-1 zoning is not consistent with the UHI Land Use designation, however, the C-1-B zoning would be consistent with UHI.



Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

Residential

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

Form and Features

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

Non-Residential

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

4. Public Input:

Good neighbor meetings are not required with City-initiated rezonings. Mailed notice (certified and regular) of the proposed rezoning was sent to the property owner listed in public records.

5. Analysis of the Request

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

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

The C-1-B zoning was selected due to the adjacent property under common ownership (North Liberty Dental) being zoned C-1-B.

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.

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

It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zoning 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 zoning 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.

There are several permitted uses listed in the I-1 district. However, a consistency review of any use with the Comprehensive Plan must be performed. For example, a retail goods establishment is listed as a permitted use within the I-1 District. That use would be appropriate if developed in accordance with commercial design standards.

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

The development and adoption of Connected to Tomorrow was a yearlong effort, which was the result of substantial input. The Plan identifies a shared vision and set of goals for the community based on a series of public discussions and community needs. Much like the 2013 plan, the 2022 comprehensive plan serves three primary roles:

- A Shared Vision for the Future. Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents and City Staff identified issues and opportunities for North Liberty's land use, infrastructure, public facilities, natural resources, and more. These findings create a vision and set public priorities.
- Guidance for Decision-Makers. The plan serves as a guide for City Staff, the Planning Commission, City Council, and other City boards and commissions as they set policy, make public investments, and deliberate land use decisions.
- Legal Basis for Land Use Regulations. The Code of Iowa allows cities to adopt land use regulations, such as zoning and subdivision ordinances, to promote the "health, safety, morals or general welfare of the community." These regulations govern how to develop land within the city and its extraterritorial jurisdiction. Land use regulations recognize that people live cooperatively and have certain responsibilities to coordinate and harmonize private property uses. Connected to Tomorrow provides a legal basis for these regulations.

The adoption of Connected Tomorrow is a directive to align the Zoning Ordinance and Map with the comprehensive plan. To quote the Plan, "Policymakers, most notably the City Council and Planning and Zoning Commission, will help set the course to realize this plan. These are the bodies to create and administer the policies that shape development in North Liberty. The plan should be a reliable guide to help with decisions related to large-scale policies and individual projects."

7. Staff Recommendation:

Finding:

1. The rezoning request from I-1 Light Industrial District to C-1-B General Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from I-1 Light Industrial District to C-1-B General Commercial District on approximately .37 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.



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 4.0 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located on the east side of North Highway 965/Ranshaw Way approximately 275 feet south of West Cherry Street (Also Known As 250 North Highway 965/Ranshaw Way).**

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 is a City-initiated rezoning to achieve consistency with the new Comprehensive Plan Connected to Tomorrow, which was adopted by City Council on February 28, 2023.

Section 165.09(2) of the North Liberty Code of Ordinances reads, "Initiation. The City or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment."

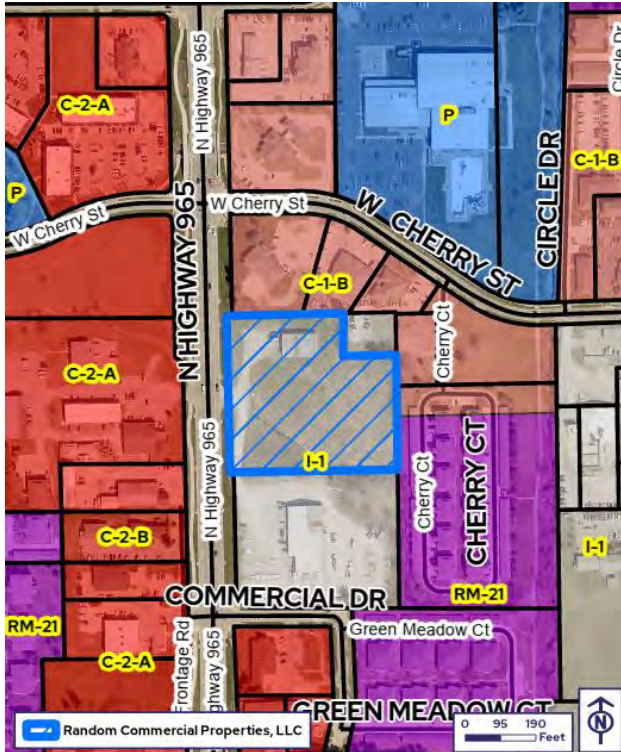
2. Current and Proposed Zoning:

Current Zoning

I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard-and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.

Proposed Zoning

C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.



3. Comprehensive Plan

Future Land Use Map designation

UHI Urban High Intensity. The current I-1 zoning is not consistent with the UHI Land Use designation, however, the C-3 zoning would be consistent with UHI.



Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

Residential

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

Form and Features

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

Non-Residential

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

4. Public Input:

Good neighbor meetings are not required with City-initiated rezonings. Mailed notice (certified and regular) of the proposed rezoning was sent to the property owner listed in public records.

5. Analysis of the Request

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

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

The C-3 zoning was selected because it is the highest intensity commercial district.

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.

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

It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zoning 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 zoning 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.

There are several permitted uses listed in the I-1 district. However, a consistency review of any use with the Comprehensive Plan must be performed. For example, a retail goods establishment is listed as a permitted use within the I-1 District. That use would be appropriate if developed in accordance with commercial design standards.

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

The development and adoption of Connected to Tomorrow was a yearlong effort, which was the result of substantial input. The Plan identifies a shared vision and set of goals for the community based on a series of public discussions and community needs. Much like the 2013 plan, the 2022 comprehensive plan serves three primary roles:

- A Shared Vision for the Future. Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents and City Staff identified issues and opportunities for North Liberty's land use, infrastructure, public facilities, natural resources, and more. These findings create a vision and set public priorities.
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The adoption of Connected Tomorrow is a directive to align the Zoning Ordinance and Map with the comprehensive plan. To quote the Plan, "Policymakers, most notably the City Council and Planning and Zoning Commission, will help set the course to realize this plan. These are the bodies to create and administer the policies that shape development in North Liberty. The plan should be a reliable guide to help with decisions related to large-scale policies and individual projects."

7. Staff Recommendation:

Finding:

1. The rezoning request from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on approximately 4.0 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.



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 3.69 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located at the northeast corner of North Highway 965/Ranshaw Way and Commercial Drive (Also Known As 160 North Highway 965/Ranshaw Way).**

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 is a City-initiated rezoning to achieve consistency with the new Comprehensive Plan Connected to Tomorrow, which was adopted by City Council on February 28, 2023.

Section 165.09(2) of the North Liberty Code of Ordinances reads, "Initiation. The City or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment."

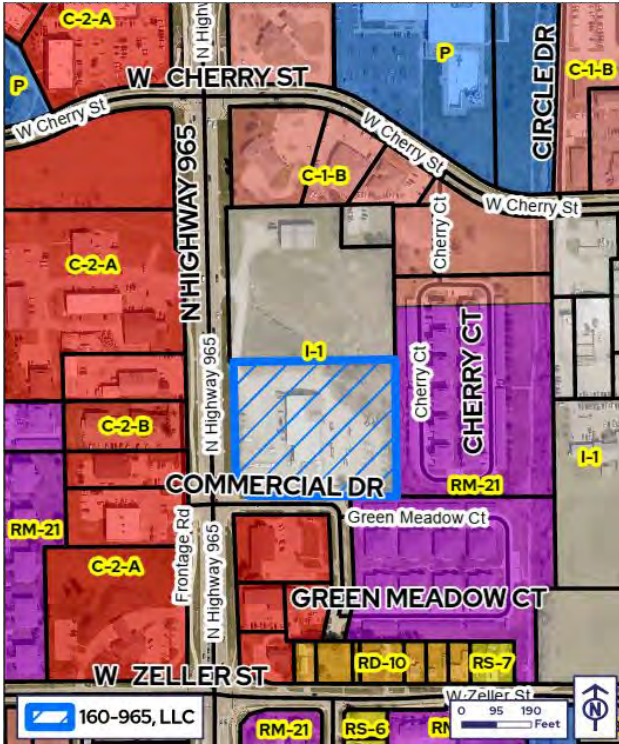
2. Current and Proposed Zoning:

Current Zoning

I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard-and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.

Proposed Zoning

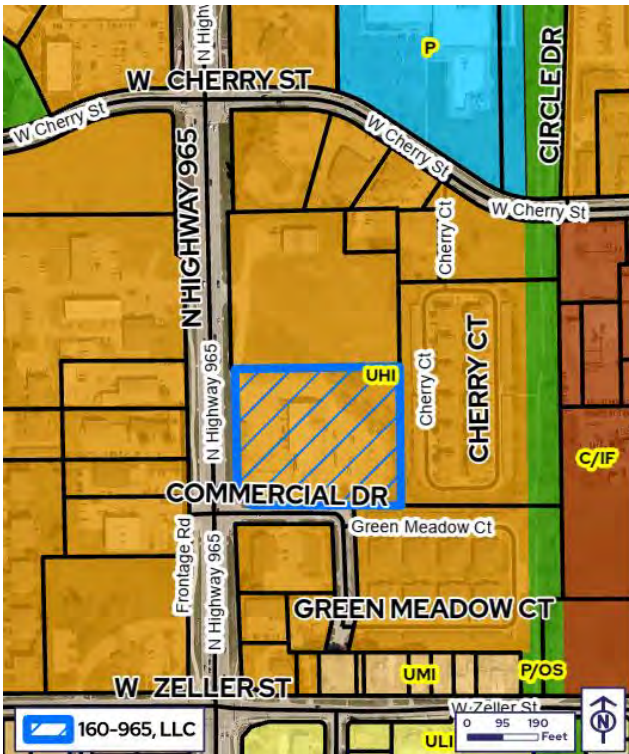
C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.



3. Comprehensive Plan

Future Land Use Map designation

UHI Urban High Intensity. The current I-1 zoning is not consistent with the UHI Land Use designation, however, the C-3 zoning would be consistent with UHI.



Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

Residential

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

Form and Features

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

Non-Residential

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

4. Public Input:

Good neighbor meetings are not required with City-initiated rezonings. Mailed notice (certified and regular) of the proposed rezoning was sent to the property owner listed in public records.

5. Analysis of the Request

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

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)
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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

The C-3 zoning was selected because it is the highest intensity commercial district.

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.

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It is staff's opinion that the zoning map amendment would achieve consistency with the Comprehensive Plan and adopted land use policies.

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

It is staff's opinion that the proposed zoning would be compatible with the area.

(c) The compatibility with established neighborhood character.

It is staff's opinion that the proposed zoning 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 zoning 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.

There are several permitted uses listed in the I-1 district. However, a consistency review of any use with the Comprehensive Plan must be performed. For example, a retail goods establishment is listed as a permitted use within the I-1 District. That use would be appropriate if developed in accordance with commercial design standards.

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

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

The development and adoption of Connected to Tomorrow was a yearlong effort, which was the result of substantial input. The Plan identifies a shared vision and set of goals for the community based on a series of public discussions and community needs. Much like the 2013 plan, the 2022 comprehensive plan serves three primary roles:

- A Shared Vision for the Future. Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents and City Staff identified issues and opportunities for North Liberty's land use, infrastructure, public facilities, natural resources, and more. These findings create a vision and set public priorities.
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7. Staff Recommendation:

Finding:

1. The rezoning request from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on approximately 3.69 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.



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **April 14, 2023**
Re **Request of the City of North Liberty for an Ordinance amending Chapter 165 of the North Liberty Code of Ordinances regarding preliminary site plan approval standards and access easement requirements for utility and emergency vehicles.**

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 preliminary site plan review regulations to include approval standards, which are absent from the current Code. The approval standards would include a consistency review with the comprehensive plan and any adopted land use policies. Staff asserts the adoption of Connected Tomorrow is a directive to align proposed development with the comprehensive plan. This would be a critical component of the preliminary site plan review process considering the temporary Moratorium Ordinance on site plans inconsistent with the 2023 Future Land Use Map expires at the end of May 2023.

Also included is the authority to require easements for access to public utilities and to allow emergency access on private developments during the construction site plan review process.

2. Public Input:

No public input has been received.

3. Staff Recommendation:

Finding:

1. The proposed Ordinance would create clear approval standards for preliminary site plans and add a requirement for necessary easements during the construction review process.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forwards 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 NORTH LIBERTY CODE OF ORDINANCES REGARDING PRELIMINARY SITE PLAN APPROVAL STANDARDS AND ACCESS EASEMENT REQUIREMENTS FOR UTILITY AND EMERGENCY VEHICLES

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

SECTION 1. RENUMBERING OF ORDINANCE. Subparagraphs E and F of Paragraph 2 of Chapter 165.05 of the North Liberty Code of Ordinances are re-lettered to subparagraphs F and G, respectively.

SECTION 2. AMENDMENT OF ZONING ORDINANCE. The following new subparagraph E is inserted into Paragraph 2 of the North Liberty Code of Ordinances immediately prior to subparagraph F:

- E. Approval Standards. The Planning Commission's recommendation to the City Council and the City Council's decision to approve or disapprove a preliminary site plan shall be informed by the preliminary site plan's adherence to the following standards:
- (1) The consistency of the preliminary site plan with all adopted ordinances and regulations.
 - (2) The consistency of the proposed land use with the Comprehensive Plan and any adopted land use policies. The submission of a preliminary site plan which proposes one or more uses inconsistent with the City's Future Land Use Map creates a rebuttable presumption that said use or uses are inharmonious with surrounding properties and incompatible with orderly development and redevelopment.

SECTION 3. AMENDMENT OF ZONING ORDINANCE. Paragraph 3(D) of Chapter 165.05 of the North Liberty Code of Ordinances, entitled Extension of Public Utilities, is amended to read as follows:

- D. Extension of public utilities and services, dedication of right-of-way. The petitioner may, as a condition of the construction site plan approval, be required to install public utilities, including (but not limited to) water lines, storm sewer, sanitary sewer, street paving, fire hydrants, and such other utilities as applicable to properly serve the proposed development, to provide easements for the ingress and egress of public utility and emergency vehicles, and to dedicate right-of-way to accommodate motorized and nonmotorized transportation, parking, and utility requirements. Where required as a condition of a construction site plan approval, utilities shall be constructed in accordance with construction standards as

established by resolution of the City Council for those portions within the public right-of-way and to be dedicated to the City, and may be required to be constructed to the same specifications for those undedicated portions where said utilities may have a direct effect on the future safety, proper functioning, and maintenance of those portions to be dedicated.

SECTION 4. AMENDMENT OF ZONING ORDINANCE. Paragraph 3(F) of Chapter 165.05 of the North Liberty Code of Ordinances, entitled Modifications, is amended to read as follows:

- F. Modifications. The development shall be substantially in conformance with the approved construction site plan. Amended construction site plans shall be submitted to the Code Official for determination if the amendment can be approved administratively or if the amendment requires review by the Planning Commission and approval by City Council in accordance with Section 165.05(2)(~~EE~~).

SECTION 5. REPEALER. All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. 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 7. 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 8. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on _____, 2023.

Second reading on _____, 2023.

Third and final reading 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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 165 OF THE NORTH LIBERTY CODE OF
ORDINANCES REGARDING PRELIMINARY SITE PLAN APPROVAL
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First reading on _____, 2023.

Second reading on _____, 2023.

Third and final reading 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



Planning Commission
March 7, 2023
Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the March 7, 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, Patrick Staber, Vincent, Willer; absent: Brian Vincent and Dave Willer.

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

Approval of the Agenda

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

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 approval with the following findings:

1. The preliminary plat, which proposes residential development and park space, would achieve consistency with the Comprehensive Plan Future Land Map designation, which are Urban Low Intensity and Parks, Open Space, respectively;
2. The preliminary plat warrants approval of a variation from the design standards regarding the use of a private street for a portion of the development in accordance with Section 180.08 of the North Liberty Code of Ordinances; and
3. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances (with variation granted), which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Applicant Presentation

Bob Downer was present on behalf of the applicant and offered additional information on the agreement between the Scanlon Family and the Fjords North neighborhood.

Public Comments

No comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Solomons Entertainment District Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on approximately 8.82 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard. Staff recommends the Planning Commission accept the following two findings:

1. The preliminary plat, which proposes commercial development, would achieve consistency with the Comprehensive Plan Future Land Map designation, which is Urban High Intensity; and
2. The preliminary plat, with conditions recommended by City staff, would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary plat submittal requirements and design standards, respectively;

and forward the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on approximately 8.82 acres with approval subject to the following conditions:

1. That development may proceed on Lots 1 and 2 without the right-of-way for Saratoga Place and corresponding roadway and infrastructure improvements being constructed and dedicated to the City of North Liberty. Said development shall abide by size and unit restrictions as described as follows:

Use	Max Size
Bowing Alley	36K SQ FT
Recreational Community Center	40K SQ FT
High Turnover Sit-Down Restaurant	9K SQ FT
Coffee/Donut Shop with Drive-Through window and no indoor Seating*	N/A

*One drive-through lane. Located within the Recreational Community Center
The City reserves the right to require an additional traffic study if changes to the development are requested by the developer.

2. That the right-of-way for Saratoga Place be dedicated to the City of North Liberty, roadway and infrastructure improvements constructed thereon and the traffic signal at the Saratoga Place/West Penn Street intersection be installed by the Developer and accepted by the City prior to development of Lot 3.

Applicant Presentation

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

Public Comments

No comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the February 7, 2023 meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak reported that the Comprehensive Plan was adopted by the City Council.

New Business

Rusnak reported that April's agenda will be full.

Adjournment

At 6:49 p.m., Staber moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk