



**North Liberty Board of Adjustment
Wednesday, September 20, 2023, 6:30 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

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Call to Order

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Election of Chairperson**
- 4. Election of a Vice-Chairperson**
- 5. Public Comment** on any topic not on the agenda
- 6. Public Hearing for Conditional Use:** Request of North Liberty Storage LLC to approve a Conditional Use for an outdoor self-storage facility on 2.71 acres. The property is located at the southern terminus of North Madison Avenue (Proposed Lot 11 of Water Tower Place Subdivision).
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Form Action
- 7. Approval of Previous Minutes**
- 8. Old Business**
- 9. New Business**
- 10. Adjournment**

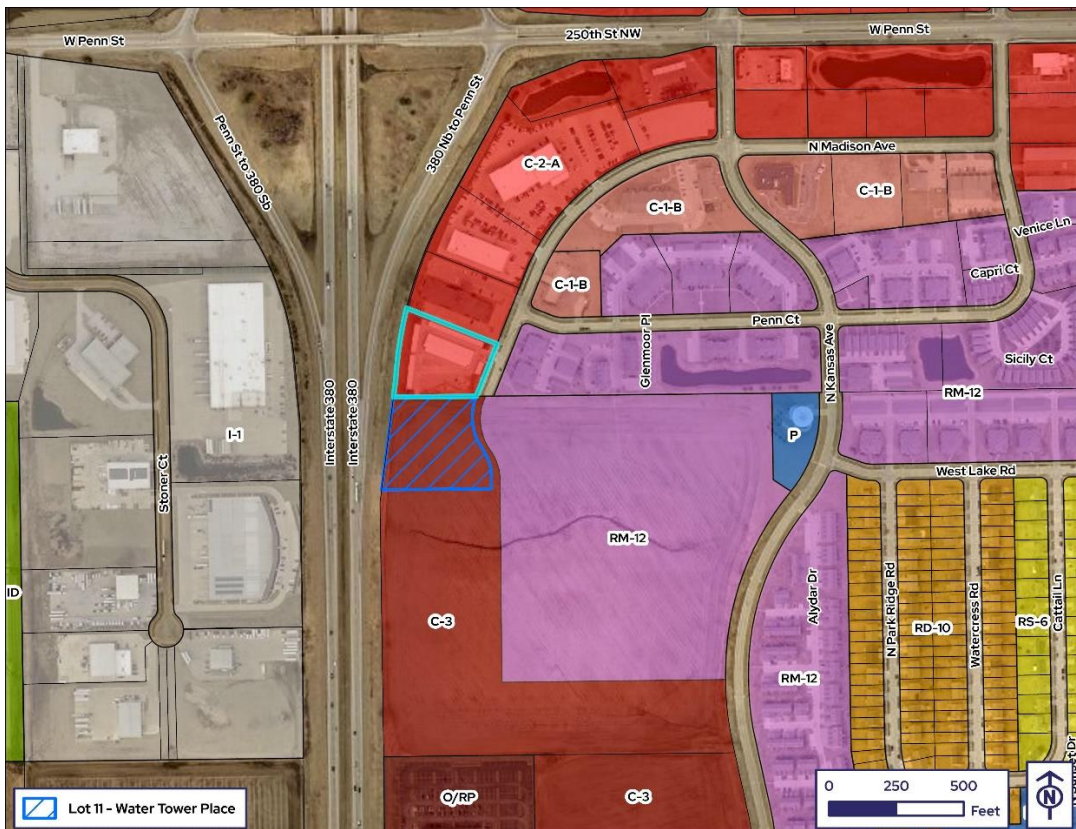


To **City of North Liberty Board of Adjustment**
 From **Ryan Rusnak, AICP**
 Date **September 15, 2023**
 Re **Request of North Liberty Storage LLC to approve a Conditional Use for an outdoor self-storage facility on 2.71 acres. The property is located at the southern terminus of North Madison Avenue (Proposed Lot 11 of Water Tower Place Subdivision).**

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

Purpose for the Request:

North Liberty Storage LLC is requesting a Conditional Use for an outdoor self-storage facility to expand the existing storage facility to the north (highlighted in light blue).



Section 168.06 of the North Liberty Code of Ordinances lists outdoor self-storage facility as a Conditional Use in the C-3 Higher-Intensity Commercial District.

Section 168.07(72)(B) of the North Liberty Code of Ordinances sets forth the Outdoor Self-Storage Facility Use Standards. Please note, City staff is recommending amendments to Use Standards (proposed amendment is shown in red). The first of three readings of this ordinance was approved by City Council on 9/12/2023

- (1) *Storage units cannot be used for residential occupancy or business.*
- (2) *No plumbing connections are permitted in self-storage units.*
- (3) *Outdoor self-storage facilities shall be oriented to the best extent possible so that storage unit access doors do not face the public right-of-way, or residential districts as set forth in Section 168.02.*
- (4) *Facades not facing the exterior of the property are not subject to the masonry requirements set forth in Section 169.10.*
- (5) *Commercial district design standards.*
 - (a) *Exterior facades that face a right-of-way or adjoining residential district shall include the following:*
 - (i) *Color, texture and building material changes.*
 - (ii) *Wall articulation change of no less than two feet in depth or projection every 50 feet.*
 - (iii) *Wall articulation change no less than two feet in vertical elevation every 50 feet in building width. The change in elevation shall extend a minimum of 20 feet in building width.*
 - (iv) *Exterior facades that face a right-of-way or adjoining residential district shall include windows or faux windows.*

Staff worked with the applicant to achieve a higher design standard, which served as the basis for the proposed amendment to outdoor self-storage facilities. It is staff's opinion that the site plan achieves consistency with the aforementioned use standards as adopted and proposed.

However, since the ordinance amendment eliminating the required masonry for facades not facing the exterior of the property has not been approved, staff is recommending a condition requiring the 60% masonry requirement on all exterior facades if the ordinance is not approved.

Section 171.02 of the North Liberty Code of Ordinances reads in part:

A conditional use permit shall be obtained for certain uses which may be harmonious under special conditions and in specific locations within a zone, but may not be allowed under the general conditions of the zone as stated in this code.

2. *Prior to any action on a conditional use permit, a public hearing shall be held by the Board of Adjustment.*

3. *Determination.*

Upon consideration of an application for a conditional use permit, the (Planning) Commission shall itemize, describe and justify, then record and file in writing, to the Board of Adjustment, any recommended conditions to be imposed on the use, along with its general recommendation to approve, amend, or deny the application. After consideration and upon recommendation of the Commission, the Board of Adjustment shall have the authority to impose conditions and safeguards as deemed necessary to protect and enhance the health, safety, and welfare of the surrounding area. The authorization of a conditional use permit shall not be made unless evidence is presented to establish that:

A. *Such use will not, under specific circumstances of a particular case, be detrimental to the health, safety, or general welfare of the surrounding area and that the proposed use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area; and*

B. *Such use will comply with the regulations and conditions specified in this code for such use.*

The Planning Commission considered the request to approve a Conditional Use for an outdoor self-storage facility on 2.71 acres at its September 5, 2023 meeting and voted to recommend approval subject to the following condition:

1. All facades shall be subject to the 60% masonry requirements set forth in Section 169.10 unless the ordinance amendment for outdoor self-storage facilities is adopted, which would eliminate the required masonry on facades not facing the exterior of the property.

Public Input:

No public input has been provided.

Staff Commentary:

It's staff opinion that many self-storage facilities have a negative community perception due to their exterior appearance, particularly from prominent transportation corridors. Below is a screen capture of North Liberty Self Storage as viewed from Ranshaw Way.



Staff's approach to self-storage facilities in commercial districts is to focus on the form of the exterior facing elevations, rather than the actual use of the property. The applicant has been great to work with by appropriately responding to staff concerns to achieve the current site and building design.

Findings:

1. The outdoor self-storage facility use will not be detrimental to the health, safety, or general welfare of the surrounding area and that the proposed use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area; and
2. The outdoor self-storage facility use, with condition imposed, will comply with the regulations and conditions specified in the Zoning Ordinance.

Recommendation:

Staff recommends the Board of Adjustment accept the two listed findings and approve the Conditional Use for an outdoor self-storage facility on 2.71 acres subject to the following condition:

1. All facades shall be subject to the 60% masonry requirements set forth in Section 169.10 unless the ordinance amendment for outdoor self-storage facilities is adopted, which would eliminate the required masonry on facades not facing the exterior of the property.

Suggested motion:

I move that the Board of Adjustment accept the two listed findings and approve the Conditional Use subject to the condition recommended by City staff.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: 07-21-2023
Revision: PER CITY COMMENTS

PRELIMINARY
SITE PLAN

PRELIMINARY SITE PLAN WATER TOWER PLACE, LOT 11 NORTH LIBERTY, IOWA

APPLICANT: KEVIN KIDWELL
2382 SUGAR BOTTOM ROAD
SOLON, IA 52333

OWNER: DANUVAN HOLDINGS
1650 LINER LANE
NORTH LIBERTY, IA 52317

LEGAL DESCRIPTION: LOT 11 WATER TOWER PLACE, NORTH LIBERTY, JOHNSON COUNTY, IOWA, SAID TRACT OF LAND CONTAINS 2.70 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL: APPLICANT PLANS TO DEVELOP 6 STORAGE UNIT BUILDINGS TO BE LOCATED ON A 2.70 ACRE SITE.

| PHASE | AREA OF WORK | LAND USE TYPE(S) | CONSTRUCTION PERIOD |
|--------|---------------|------------------|----------------------------|
| LOT 11 | STORAGE UNITS | | FALL 2023 THRU SPRING 2024 |

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING: C-3

SETBACK REQUIREMENTS
BUILDING SETBACK: 25 FEET
FRONT YARD: 25 FEET
CORNER SIDE YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 10 FEET

PARKING REQUIREMENTS
SELF STORAGE: 1 SPACE PER 25 STORAGE UNITS = 11 SPACES (271 UNITS)
PARKING SPACES SHALL BE LOCATED AT FRONTS OF UNITS

MINIMUM LOT REQUIREMENTS
MINIMUM LOT SIZE: 20,000 SF
LOT FRONTAGE: 35 FEET
LOT WIDTH: 35 FEET
MAXIMUM BUILDING HEIGHT: 75 FEET

LOT CHARACTERISTICS
LOT AREA: 117,470 SF (100% (2.70 AC))
BUILDING AREA - PROPOSED: 41,974 SF (36.7%)
PAVING AREA - PROPOSED: 49,816 SF (41.8%)
GREEN SPACE AREA: 26,304 SF (22.4%)

LIGHTING
WALL MOUNTED LIGHTS NOT TO BE FORWARD THROWING.
MAXIMUM WATTAGE = 280 WATTS.
LIGHT SPREAD SHALL NOT IMPACT BEYOND PROPERTY LIMITS.

UTILITIES
ALL PROPOSED UTILITIES SHOWN ARE PRIVATE UNLESS NOTED AS PUBLIC ON THIS PLAN.

NOTES:
- 4" PCC OVER 4" GRANULAR BASE SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHING AT LEAST 7500 LBS.
- THERE WILL BE NO DUMPSTERS ON THIS SITE.

PAVING LEGEND
6" PCC OVER 4" GRANULAR BASE (47,540 SF)
4" PCC (1,652 SF)
INCLUDING OFFSITE PAVING

KEYNOTES
1. INSTALL 6" HIGH DECORATIVE STEEL FENCE AND GATE. COORDINATE FENCE MANUFACTURER WITH OWNER PRIOR TO CONSTRUCTION.
2. INSTALL 4" HIGH DECORATIVE STEEL FENCE AND GATE. COORDINATE FENCE MANUFACTURER WITH OWNER PRIOR TO CONSTRUCTION.
3. GATE ACCESS WITH A KNOX KEY PER FIRE DEPARTMENT.
4. SUDAS CONCRETE DRIVEWAY TYPE B WITH RADI.
5. GATE VALVES TO BE LOCATED WITHIN PAVING TO BE REPLACED WITH SLIDE-TYPE VALVE BOX WITH FLANGE (TYP).
6. FIRE LANE: PROVIDE PAINT AND SIGNAGE PER CITY REQUIREMENTS.

LANDSCAPE REQUIREMENTS
1 TREE FOR EVERY 2,000 SF OF BUILDING FOOTPRINT.
- 41,774 / 2,000 = 21 TREES

CONCEPT PLANT SCHEDULE
SHADE TREE: 5
ORNAMENTAL TREE: 16
EVERGREEN SHRUB: 14

STANDARD LEGEND AND NOTES
PROPERTY &/or BOUNDARY LINES
CONGRESSIONAL SECTION LINES
RIGHT-OF-WAY LINES
EXISTING CENTER LINES
CENTER LINES
EXISTING RIGHT-OF-WAY LINES
LOT LINES, INTERNAL
LOT LINES, PLATTED OR BY DEED
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
BENCHMARK
RECORDED DIMENSION
CURVE SEGMENT NUMBER
EXISTING POWER POLE
PROPOSED POWER POLE
EXISTING POWER POLE W/TRANS
PROPOSED POWER POLE W/TRANS
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING DRAINAGE MANHOLE
PROPOSED DRAINAGE MANHOLE
EXISTING CURB INLET
PROPOSED CURB INLET
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING WATER LINES
PROPOSED WATER LINES
EXISTING GAS LINES
PROPOSED GAS LINES
EXISTING FIBER OPTIC
PROPOSED FIBER OPTIC
EXISTING OVERHEAD ELECTRIC
PROPOSED OVERHEAD ELECTRIC
EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING DECEADUOUS TREE & SHRUB
PROPOSED DECEADUOUS TREE & SHRUB
EXISTING EVERGREEN TREE & SHRUB
PROPOSED EVERGREEN TREE & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBJECT TO THE APPROVAL OF THIS DOCUMENT.

GRAPHIC SCALE IN FEET
1"=20'

OWNER: DANUVAN HOLDINGS

OWNER: NORTH LIBERTY STORAGE

OWNER: DANUVAN HOLDINGS

OWNER: DANUVAN HOLDINGS

OWNER: DANUVAN HOLDINGS

OWNER: DANUVAN HOLDINGS

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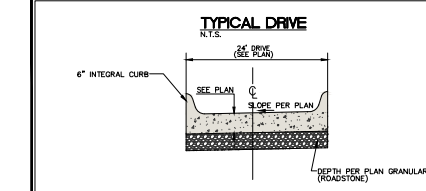
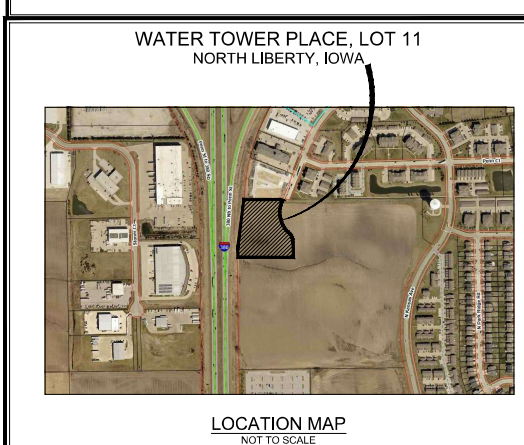
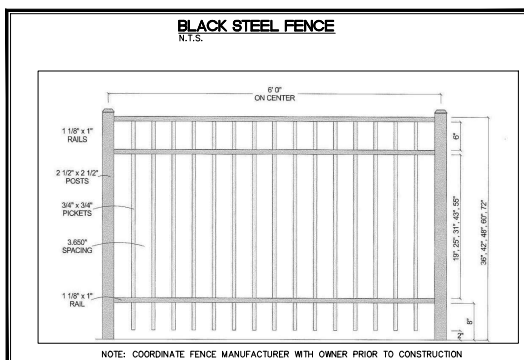
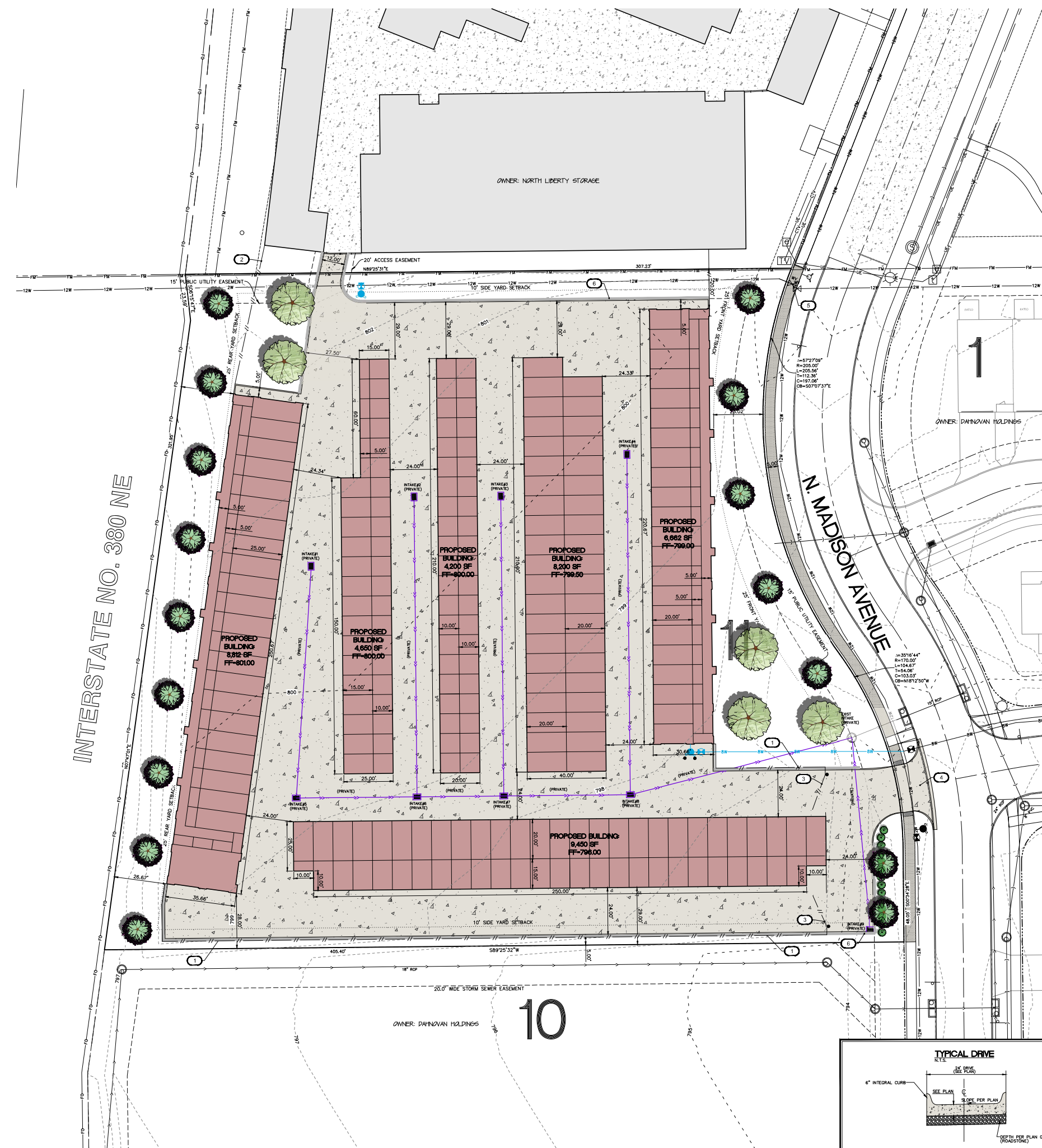
OWNER: DANUVAN HOLDINGS

OWNER: DANUVAN HOLDINGS

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OWNER: DANUVAN HOLDINGS



UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/282-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.
WHERE PUBLIC UTILITY FACILITIES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREBY. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL
IOWA PROFESSIONAL ENGINEER
CHRISTOPHER THOMPSON
20228
I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.
CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25333
Seal of Christopher A. Thompson, P.E.
Seal of Christopher Thompson, P.E.
Seal of Christopher Thompson, P.E.

MMS CONSULTANTS, INC.
Date: 07-21-2023
Designed by: CAT
Drawn by: ADP
Checked by: CAT
Project No: 1963-082
Field Book No:
Scale:
Sheet No: 1
of: 1



[E1]

[E4]

[E10]

[E6]

[E2]

[E2]

[E11]

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 KIMBERLY RD.
SUITE 2405
BETTENDORF, IA 52722
563-359-3117



| REVISIONS | | DESCRIPTION |
|-----------|------|-------------|
| # | DATE | BY |
| | | |
| | | |
| | | |

NORTH LIBERTY SELF STORAGE
MADISON AVENUE
NORTH LIBERTY, IOWA
KEVIN KIDWELL

SHEET TITLE
PROPOSED WEST BUILDING ELEVATIONS & PLAN

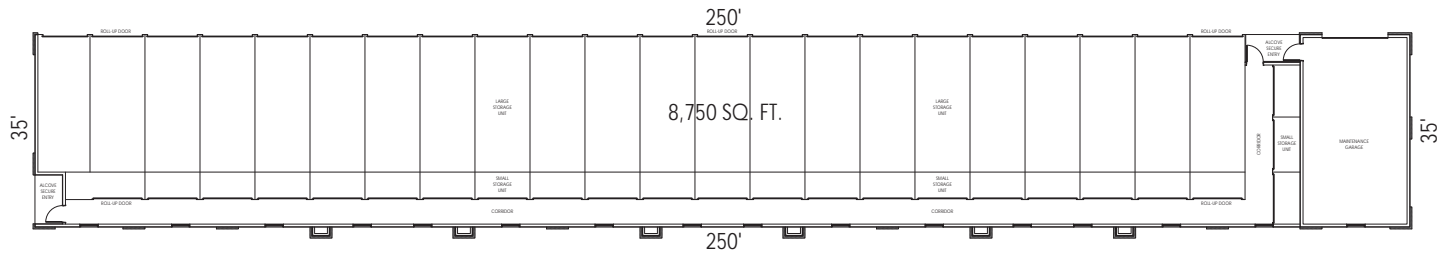
DATE: 03/20/23
JOB DATE: 03/20/23
JOB NO: 23713

DESIGNED BY: []
CHECKED BY: []
APPROVED BY: []

PAGE NO: A-101



W WEST ELEVATION (PROPOSED) - HIGHWAY VIEW
NOTE: SEE MASONRY EXTERIOR ELEVATION (PAGE 1)
Scale: 1/8" = 1'-0"



1 FLOOR PLAN (PRELIMINARY)
NOTE: FINAL LAYOUT & DIMENSIONS TO BE DETERMINED
Scale: 1/8" = 1'-0"



ELEVATION KEYED NOTES (TYPICAL)

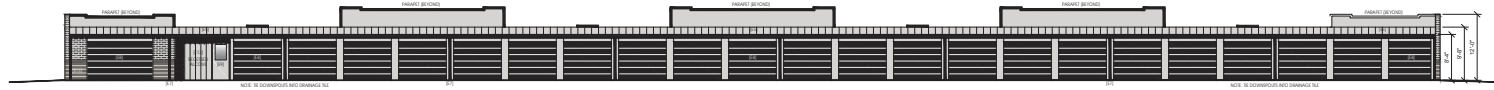
- (S1) 1/2" HORIZONTAL BRICKS - 1/4" STONE NECESSARY TRAIL LINE
- (S2) VENEER BRICK MASONRY - 1/4" GIBBS ONE-SIDE BLACK GLAZED
- (S3) STONE BALCONY RAMP
- (S4) HANDED CORNER BRICK AND TRAIL LINE
- (S5) SHINGLED BRICK CORNER BRICK 1/4" GIBBS
- (S6) PRIVATE CAP FLASHING CLASSIC & METAL TRIM PRE-FINISHED BLACK
- (S7) BRICK TRIM CORNERS & DORMERS OR W/ 1/2" BLACK
- (S8) ROLL-UP DOOR AND DOOR BLACK
- (S9) INSULATED ALUMINUM METAL DOORS & TRIM, CAP FINISHED (SHARED)
- (S10) ALUMINUM CORNER WINDOW SYSTEM BLACK GRAB BRASS WINDOW REGISTRATION (SHARED) (SEE DETAILS)
- (S11) HANDICAPPED T.S. (SEE CHAS. PLAN)
- (S12) METAL PANEL BRK CORRUGATED-PAVEMENT WHITE
- (S13) VENEER BRICK 1/2" HORIZONTAL 1/4" STONE RAMP



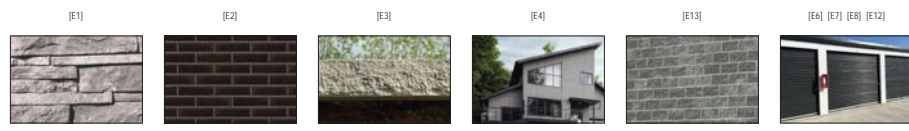
N NORTH ELEVATION (PROPOSED)
NOTE: SEE MASONRY EXTERIOR ELEVATION (PAGE 1)
Scale: 1/8" = 1'-0"



S SOUTH ELEVATION (PROPOSED)
NOTE: SEE MASONRY EXTERIOR ELEVATION (PAGE 1)
Scale: 1/8" = 1'-0"



E EAST ELEVATION (PROPOSED) - INTERIOR DRIVE VIEW
Scale: 1/8" = 1'-0"



PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

I:\SS (2023)\2023\03\23\North Liberty Storage Unit - Revit\Revit\SS - Drawing\A-101 - Elevations.dwg (2/28/23) 2:02 PM



**Board of Adjustment
February 2, 2022
City Council Chambers, 1 Quail Creek Circle**

**Members: Beau Brown
Laura Hefley
Nicholas Gulick
Janet Norton
Eric Ruttum**

- 1. Roll Call:** The meeting was called to order by temporary Chairperson Ruttum at 6:30 p.m. Members present were: Brown, Hefley, Gulick and Ruttum. Norton was absent.

Staff present: Ryan Rusnak and Grant Lientz

- 2. Approval of the Agenda.** Motion by Gulick, second by Brown to approve the agenda. Vote to approve was 4-0.
- 3. Election of Chairperson.** Motion by Ruttum, second by Brown to elect Ruttum as Chairperson. Vote to approve was 4-0.
- 4. Election of a Vice-Chairperson.** Motion by Gulick, second by Ruttum to elect Gulick as Vice Chairperson. Vote to approve was 4-0.
- 5. Public comment.** None.
- 6. Public Hearing for Conditional Use:** Request of Colony Acres, LLC, dba Colony Pumpkin Patch on behalf of Colony 1927 for an Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE).

Rusnak summarized the request.

Findings:

- The approval of the Agricultural Experience Conditional Use would allow the Colony Pumpkin Patch to operate within the City of North Liberty; and
- The Agricultural Experience use complying with the use standards would ensure compatibility with the area.

There were general questions from Board members.

Lientz summarized the Ordinance requirements and reminded the Board that they could impose their own conditions if they wished to do so.

Staff provided the following recommendation.

Findings:

1. The approval of the Agricultural Experience Conditional Use would allow the Colony Pumpkin Patch to operate within the City of North Liberty; and
2. The Agricultural Experience use complying with the use standards would ensure compatibility with the area.

Staff recommends the Board of Adjustment accept the two listed findings and approve the Agricultural Experience Conditional Use on approximately 63.17 acres of property located on the east side of Front Street NE approximately 130 feet south of East Tartan Drive (2780 Front Street NE) subject to the following conditions:

1. That the property be annexed into the City of North Liberty; and
2. That the buildings identified in the staff report not meeting the design standards be permitted to be used in conjunction with the use.

Motion by Brown, second by Hefley to accept the two listed findings and approve the Conditional Use, subject to the conditions recommendations listed by City staff. Vote to approve was 4-0.

7. Approval of Previous Minutes. Motion by Ruttum, second by Brown to approve the previous minutes. Vote to approve was 4-0.

8. Old Business. There was none.

9. New Business. There was none.

10. Adjournment. The Chairperson declared the meeting adjourned at 7:00 PM.