



**North Liberty Planning Commission
Tuesday, January 2, 2024, 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. Preliminary Subdivision Plat:** Request of NLCD Lot 12, LC to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.12 acres. The property is located on the west side of Community Drive approximately 275 feet south of Community Drive.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. Preliminary Subdivision Plat:** Request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.54 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

5. Preliminary Site Plan: Request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for a 9,020 square foot multi-tenant commercial building on 1.51 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard.

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

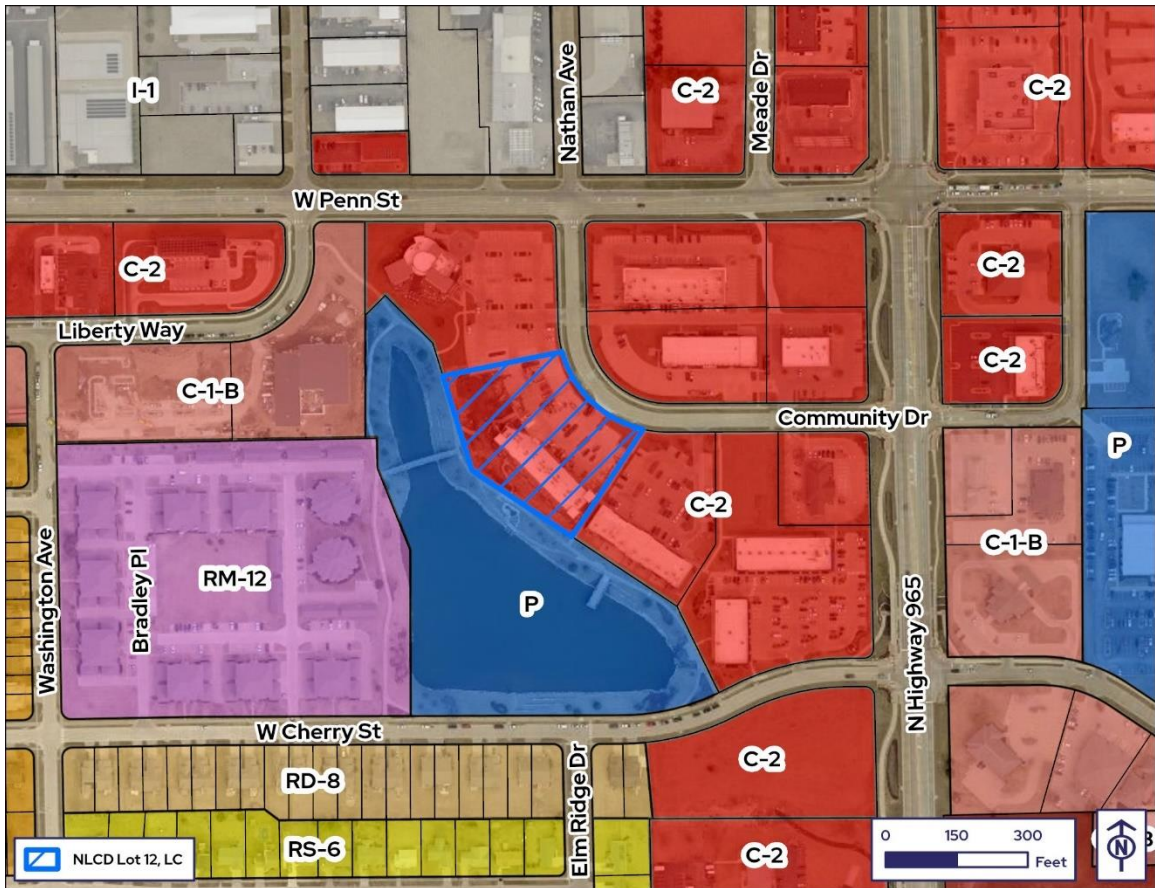
6. Approval of Previous Minutes

7. Old Business

8. New Business

9. Adjournment

2. **Current Zoning:** C-2 PAD Highway Commercial District Planned Area Development. The PAD was to allow for a multi-unit residence building in the C-2 District and to allow reduced parking standards.



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. **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**).

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. However, no new streets are proposed.

(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;

No new streets are proposed.

(16) The layout of proposed water mains and sanitary sewer systems;

No water or sanitary mains are proposed.

(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;

There is an off-site stormwater management facility.

(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.

5. Additional information:

C-2 Lot Requirements:

Minimum Lot Area – None

Minimum Frontage – 35'

Minimum Lot Width – 35'

A note is included on the preliminary plat that Lot 1 has no driveway access to Community Drive.

6. Staff Recommendation:

Findings:

1. The preliminary plat, which proposes a mixture of residential and commercial uses would achieve consistency with the Comprehensive Plan Future Land Map designation of Urban High Intensity; and
2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of NLCD Lot 12, LC to approve a Preliminary Subdivision Plat revision for a 2-lot subdivision on approximately 2.12 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.

PRELIMINARY PLAT

LIBERTY CENTRE PART 1D

A SUBDIVISION OF AUDITORS PARCEL 2021039

NORTH LIBERTY, IOWA

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

OWNER/APPLICANT: NLCD LOT 12 LC
 115 IOWA AVENUE
 IOWA CITY, IA 52240

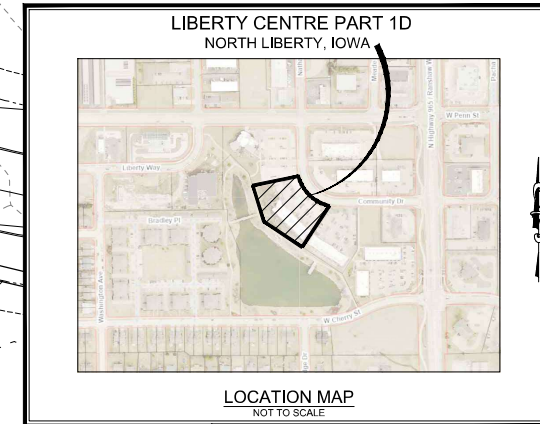
APPLICANT'S ATTORNEY: RYAN J. PRAHM
 425 E. OAKDALE BLVD, SUITE 201
 CORALVILLE, IA 52241

LEGAL DESCRIPTION - PRELIMINARY PLAT

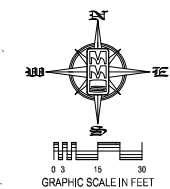
DESCRIPTION - LIBERTY CENTRE PART 1D

A SUBDIVISION OF AUDITOR'S PARCEL 2021039 TO NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 66 AT PAGE 74 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, SAID AUDITOR'S PARCEL 2021039 CONTAINS 2.12 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:
 LOT 1 SHALL NOT HAVE DIRECT ACCESS TO COMMUNITY DRIVE.



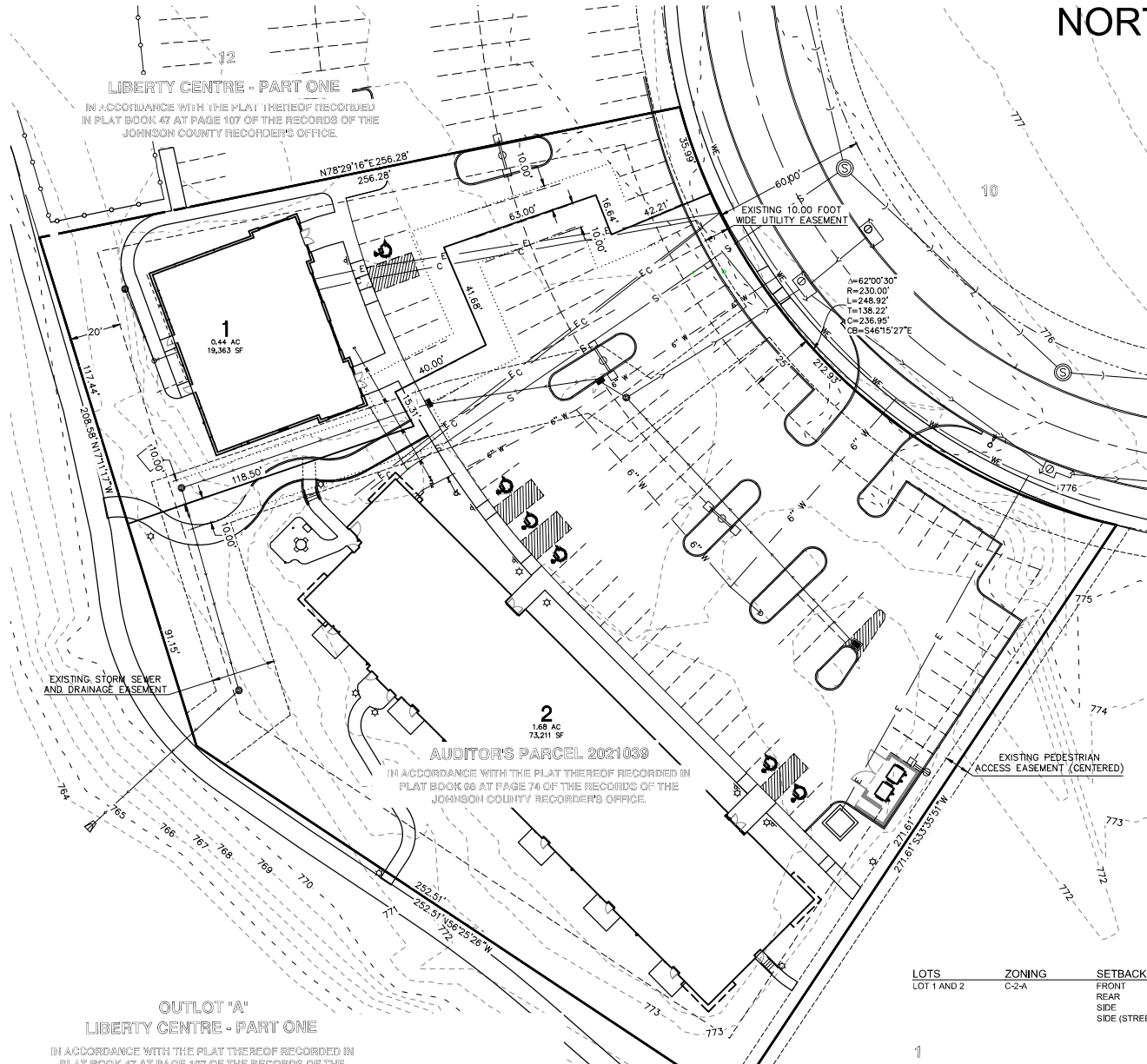
LOCATION MAP
 NOT TO SCALE



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
-
- EXIST - POWER POLE
 - EXIST - POWER POLE W/DROP
 - EXIST - POWER POLE W/TRANS
 - EXIST - POWER POLE W/LIGHT
 - EXIST - GUY POLE
 - EXIST - LIGHT POLE
 - EXIST - SANITARY MANHOLE
 - EXIST - FIRE HYDRANT
 - EXIST - WATER VALVE
 - EXIST - DRAINAGE MANHOLE
 - EXIST - CURB INLET
 - EXIST - FENCE LINE
 - EXIST - PROPOSED SANITARY SEWER
 - EXIST - PROPOSED SANITARY SEWER
 - EXIST - EXISTING STORM SEWER
 - EXIST - WATER LINES
 - EXIST - ELECTRICAL LINES
 - EXIST - TELEPHONE LINES
 - EXIST - C - COAXIAL CABLE
 - EXIST - FO - FIBER OPTIC
 - EXIST - OHE - OVERHEAD ELECTRIC
 - CONTOUR LINES (INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS

LOTS	ZONING	SETBACKS *(VARIES PER USE)
LOT 1 AND 2	C-2A	FRONT -25 FEET REAR -20 FEET SIDE -10 FEET SIDE (STREET CORNER) -25 FEET



LIBERTY CENTRE PART 1B

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 62 AT PAGE 308 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LIBERTY CENTRE - PART ONE

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGE 107 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

OUTLOT 'A'
LIBERTY CENTRE - PART ONE

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGE 107 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



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 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net

Date	Revision

PRELIMINARY PLAT

LIBERTY CENTRE PART 1D

NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	11/29/2023
Designed by:	JDM
Field Book No:	1380
Drawn by:	HEH
Scale:	1"=30'
Checked by:	JDM
Sheet No:	1
Project No:	11887-001



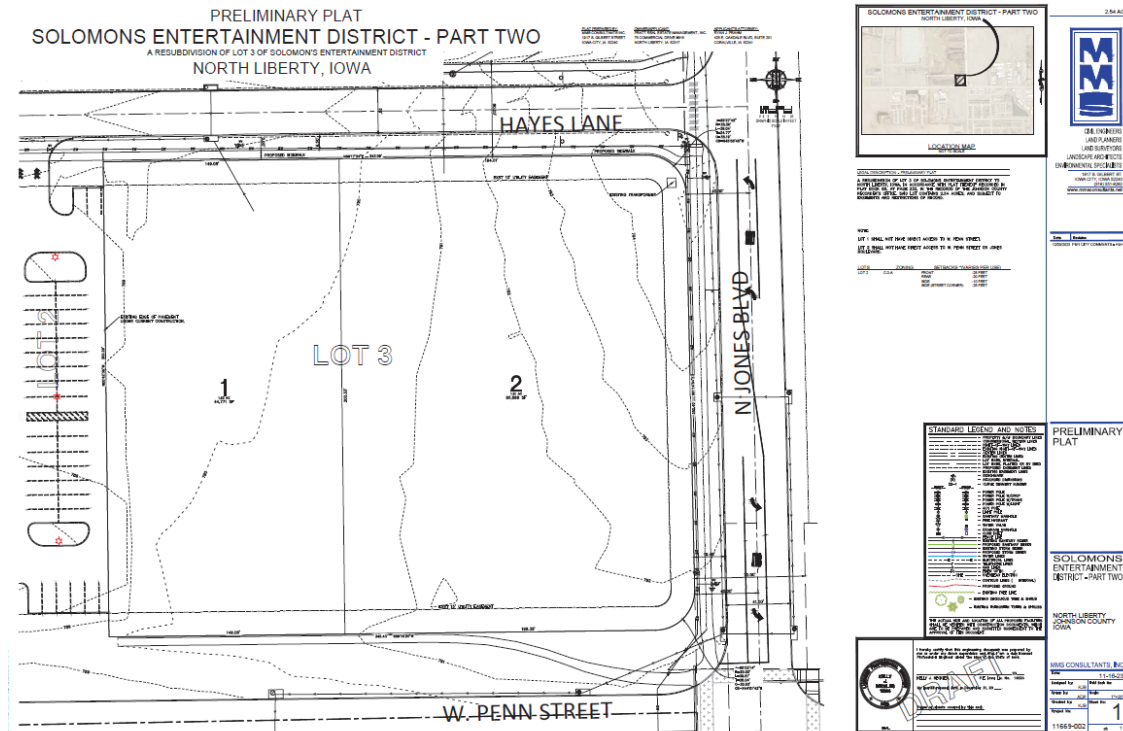
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **September 1, 2023**
 Re **Request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat for a 2-lot subdivision on approximately 2.54 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard.**

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

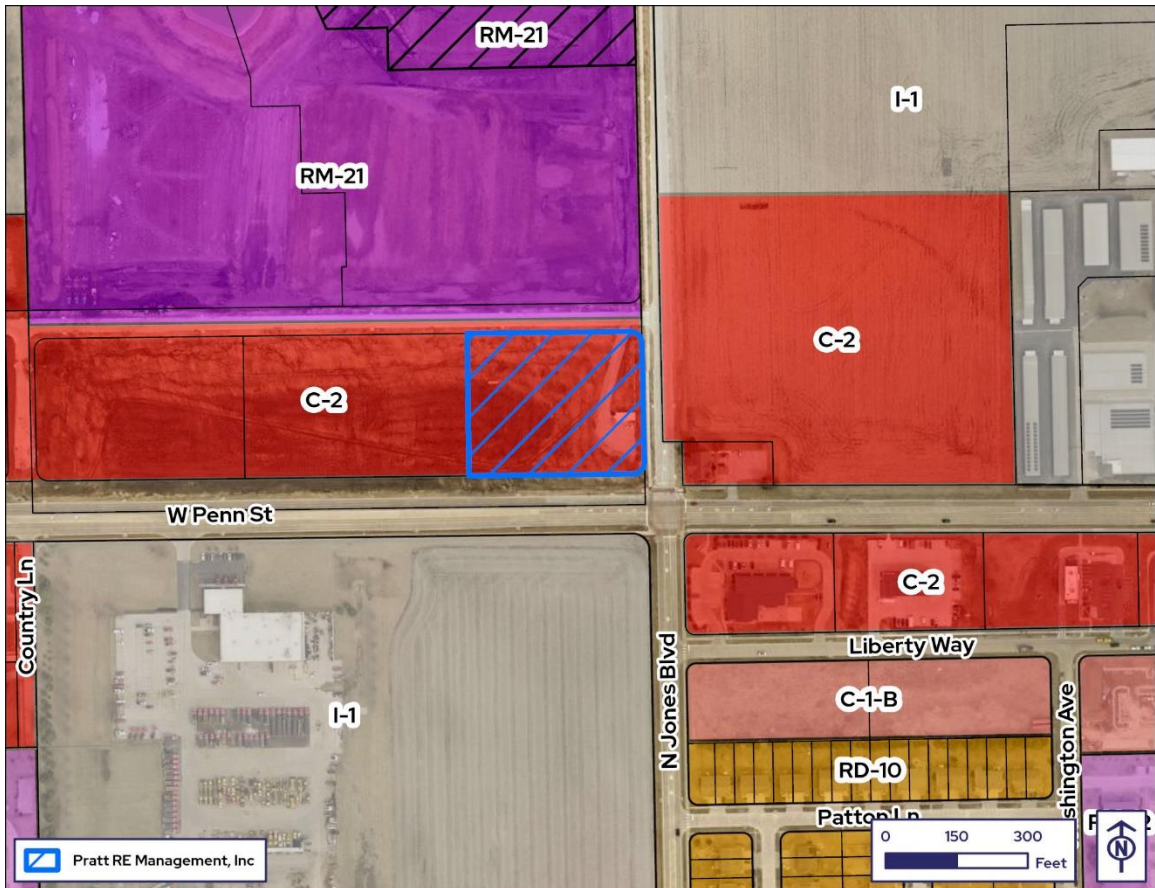
- Ryan Heiar, City Administrator
- Tracey Mulcahey, Assistant City Administrator
- Grant Lientz, City Attorney
- Tom Palmer, City Building Official
- Josiah Biskemper, City Engineer
- Ryan Rusnak, Planning Director

1. Request Summary:

The Preliminary Plat proposes 2 lots on approximately 2.54 acres. This is to allow the development of a single-story commercial building on proposed Lot 2.



2. Current Zoning: C-2 Highway 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. 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**).

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;

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(12) Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;

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(13) Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;

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This has been provided on the Preliminary Plat. However, no new streets are proposed.

(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;

No new streets are proposed.

(16) The layout of proposed water mains and sanitary sewer systems;

No water or sanitary mains are proposed.

(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;

There is an off-site stormwater management facility.

(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.

5. Additional information:

C-2 Lot Requirements:

Minimum Lot Area – None

Minimum Frontage – 35'

Minimum Lot Width – 35'

A note is included on the preliminary plat that Lot 1 has no driveway access to West Penn Street and Hayes Lane and that Lot 2 has no driveway access to West Penn Street and North Jones Boulevard.

6. Staff Recommendation:

Findings:

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

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Pratt Real Estate Management, Inc. to approve a Preliminary Subdivision Plat revision for a 2-lot subdivision on approximately 2.54 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.

PRELIMINARY PLAT

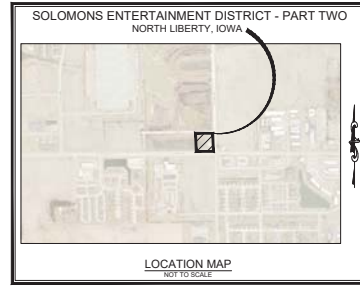
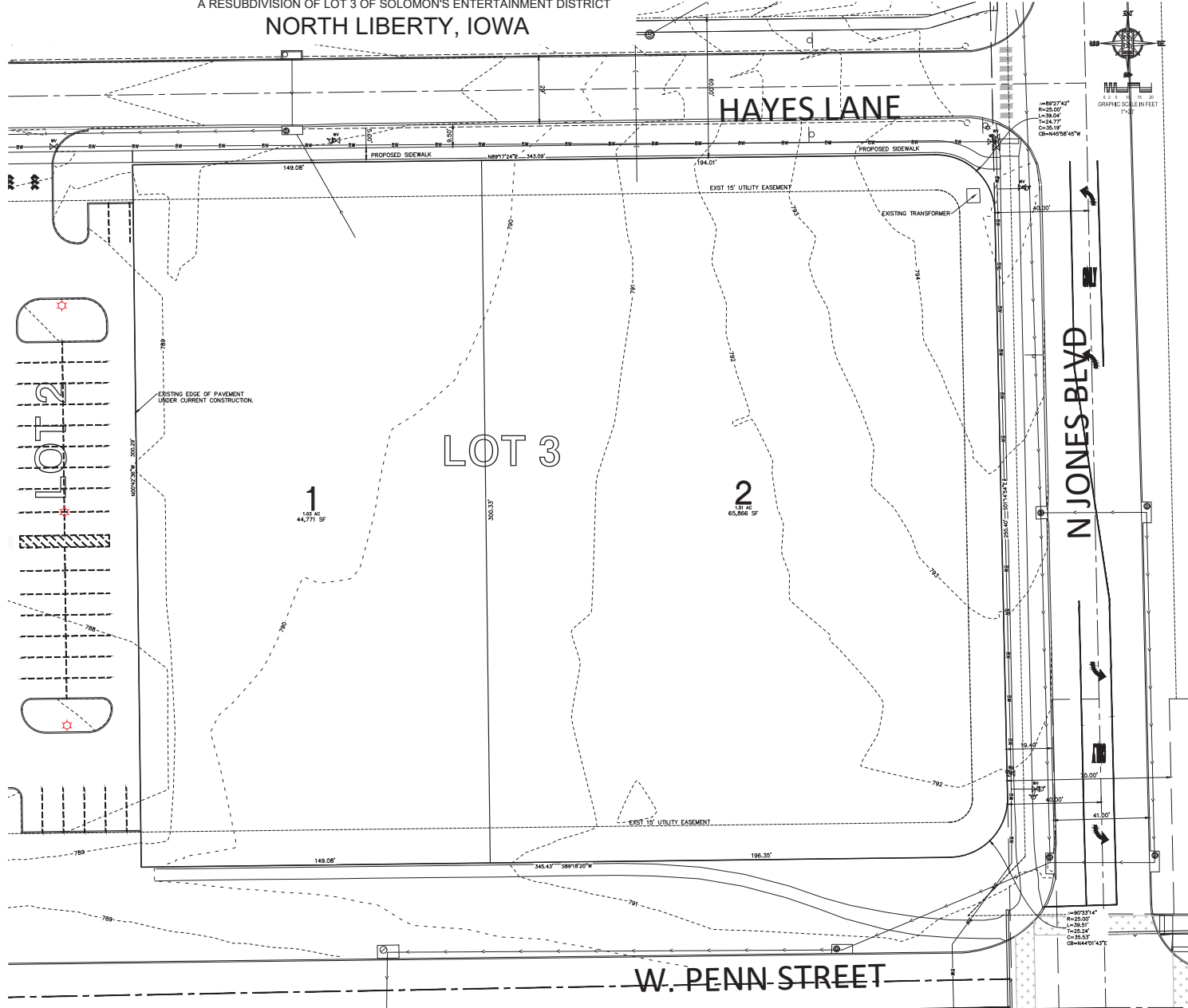
SOLOMONS ENTERTAINMENT DISTRICT - PART TWO

A RESUBDIVISION OF LOT 3 OF SOLOMON'S ENTERTAINMENT DISTRICT
NORTH LIBERTY, IOWA

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

OWNER/APPLICANT:
PRITTY REAL ESTATE MANAGEMENT, INC.
75 COMMERCIAL DRIVE #916
NORTH LIBERTY, IA 52241

APPLICANT'S ATTORNEY:
RYAN J. FROHNE
425 E. GARGALE BLVD., SUITE 201
CORALVILLE, IA 52241



LEGAL DESCRIPTION - PRELIMINARY PLAT

A RESUBDIVISION OF LOT 3 OF SOLOMONS ENTERTAINMENT DISTRICT TO NORTH LIBERTY, IOWA, IN ACCORDANCE WITH PLAT THEREOF RECORDED IN PLAT BOOK 96, AT PAGE 232, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID LOT CONTAINS 2.54 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

LOT 1 SHALL NOT HAVE DIRECT ACCESS TO W. PENN STREET OR HAYES LANE.
LOT 2 SHALL NOT HAVE DIRECT ACCESS TO W. PENN STREET OR JONES BOULEVARD.

LOTS	ZONING	FRONT	REAR	SIDE	SIDE (STREET CORNER)
LOT 2	C-2-A	-25 FEET	-30 FEET	-10 FEET	-25 FEET

STANDARD LEGEND AND NOTES

---	PROPERTY A/W BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED ON BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	EXISTING DIMENSIONS
---	PROPOSED DIMENSIONS
---	POWER POLE
---	POWER POLE W/DRIP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	DUY PILE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINE
---	TELEPHONE LINES
---	GAS LINES
---	FIBER OPTIC
---	OVERHEAD ELECTRIC
---	CONTOUR LINES (INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

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

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

KELLY J. BECKLER
16824

P.E. Iowa Lic. No. 14624

11-16-23

11/16/23

11-16-23

1

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Date	Revision
12/20/2023	PER CITY COMMENTS - HEH
12/27/2023	PER CITY COMMENTS - CRM

PRELIMINARY PLAT

SOLOMONS ENTERTAINMENT DISTRICT - PART TWO

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-16-23

Designed by: KJB File Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: KJB Sheet No: 1

Project No: 11669-002

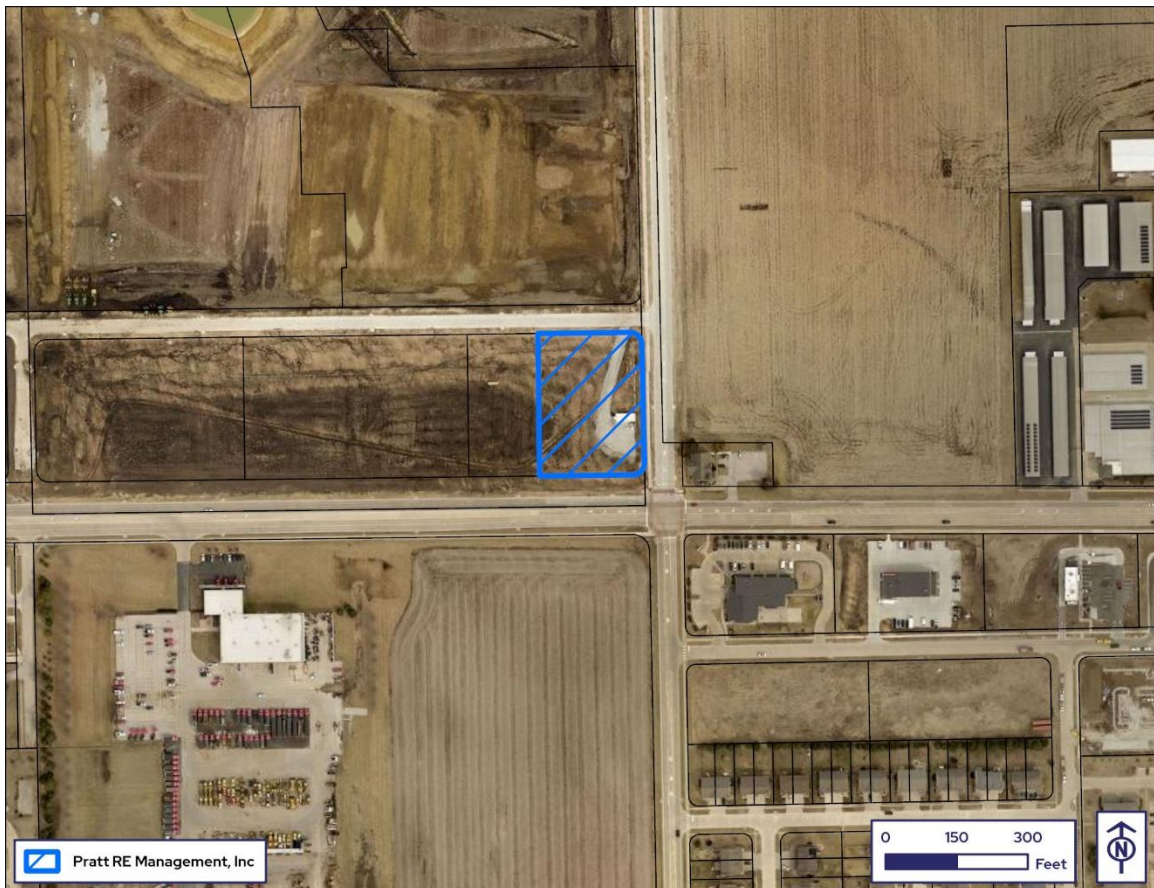


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **December 28, 2023**
Re **Request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for a 9,020 square foot multi-tenant commercial building on 1.51 acres. The property is located at the northwest corner of West Penn Street and North Jones Boulevard.**

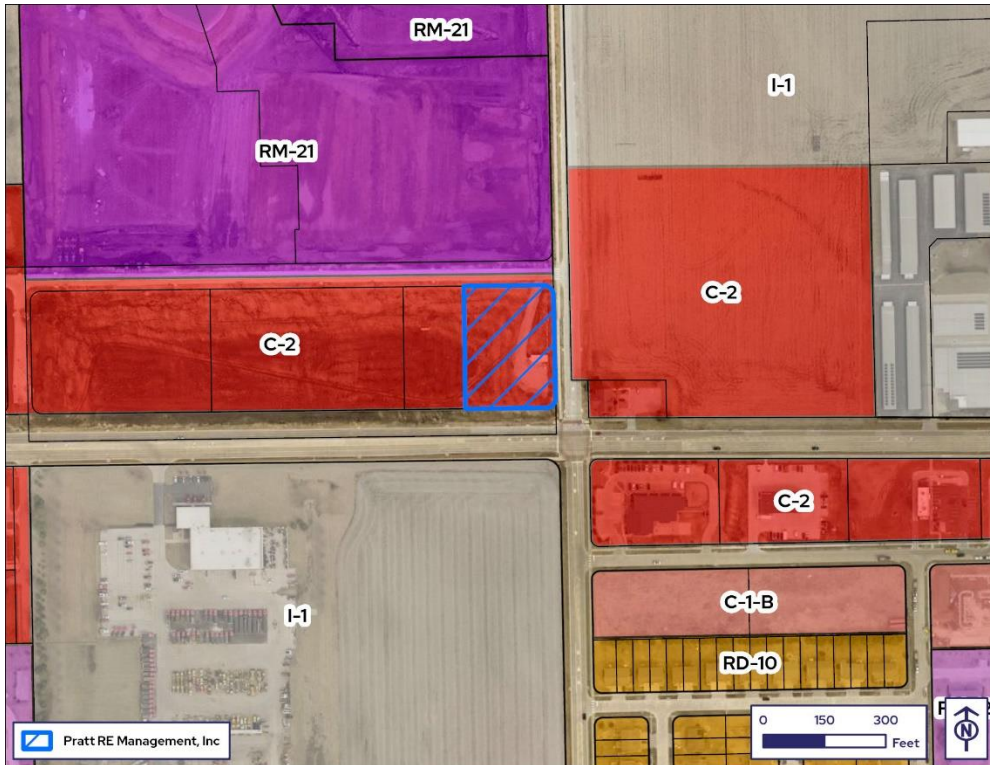
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

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

- Request Summary:** The site plan proposes a single-story multi-tenant commercial building with drive through on approximately 1.51 acres.

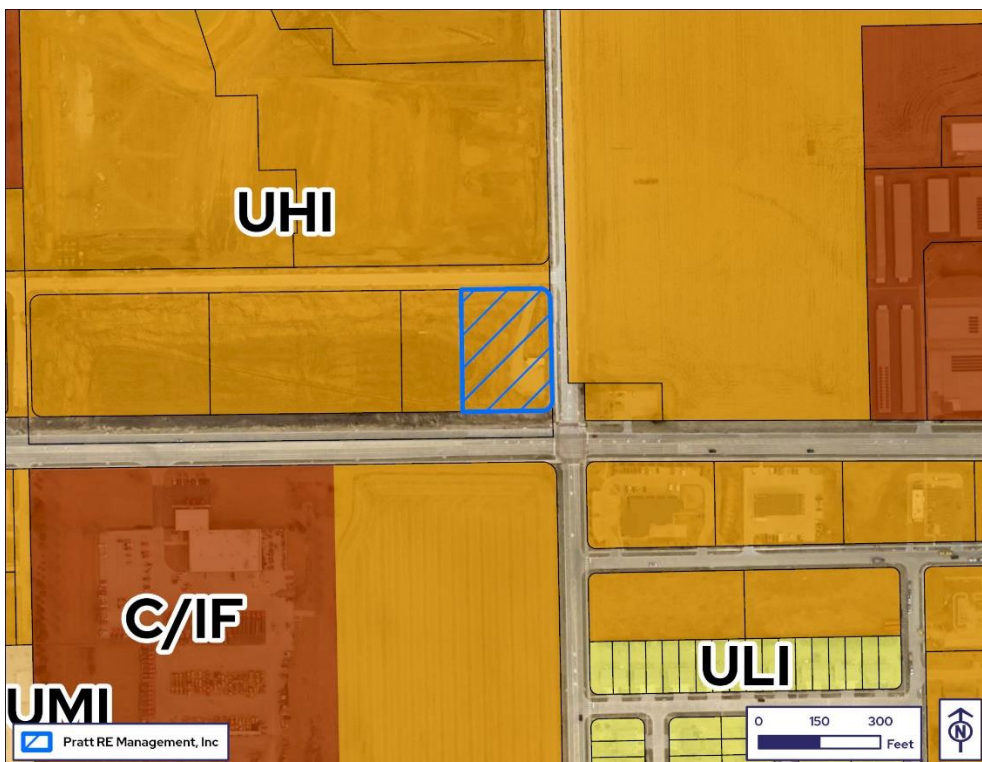


2. **Current Zoning:** C-2 Highway Commercial District.



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

Future Land Use Map (FLUM)



4. Approval Standards:

Section 165.05(2)(E) of the North Liberty Code of Ordinances sets forth the approval standards (ordinance language in *italics* and staff analysis in **bold**).

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.*

See analysis below.

(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.*

The C-2 District is consistent with the UHI Land Use Map designation.

Analysis of adopted ordinances and regulations.

Section 168.07 of the North Liberty Code of Ordinances for the intended uses of the property.

Restaurant.

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.

Retail Goods Establishment.

A. Defined. Means an establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment does not include micro fulfillment center.

B. Use Standards. None.

Drive-Through Facility.

A. Defined. Drive-Through Facility means that portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone ATM is considered a drive-through facility for the purposes of this definition.

B. Use Standards.

(1) All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Ordinance. Stacking spaces provided for drive-through uses must:

- (i) Be a minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.
- (ii) Begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
- (2) All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets.

Section 165.05(2)(D) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the submission requirements (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 169.10 entitled, "Design Standards" sets forth certain design standards.

Requirements for All Districts (ordinance language in *italics* and staff analysis in **bold**).

- *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 Development in Commercial Districts (ordinance language in *italics*).

- *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.*
- *Materials. Minimum required masonry on all building elevations is 60%. Exterior walls not composed of masonry products shall not be covered with ribbed.*

5. Additional information:

From a design perspective, double-frontage lots can be a challenge. The south façade facing West Penn Street West Penn Street should be a principal consideration with respect to community design. However, the north façade is the front of the building from the user's perspective. Staff worked with the applicant to achieve a higher-level of design on the back (south façade) of the building. This is reflected in the current site plan and building elevations.

6. Staff Recommendation:

Finding for Recommendation City Council:

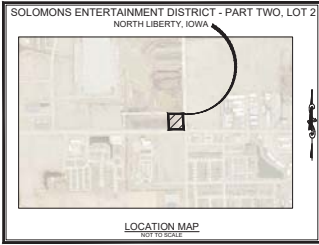
1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Recommendation to City Council:

Staff recommends the Planning Commission accept the listed finding and forward the request to approve a preliminary site plan for a 9,020 square foot multi-tenant commercial building on 1.51 acres to the City Council with a recommendation for approval.

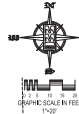
Suggested motion to City Council:

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



PRELIMINARY SITE PLAN SOLOMONS ENTERTAINMENT DISTRICT - PART TWO, LOT 2 NORTH LIBERTY, IOWA

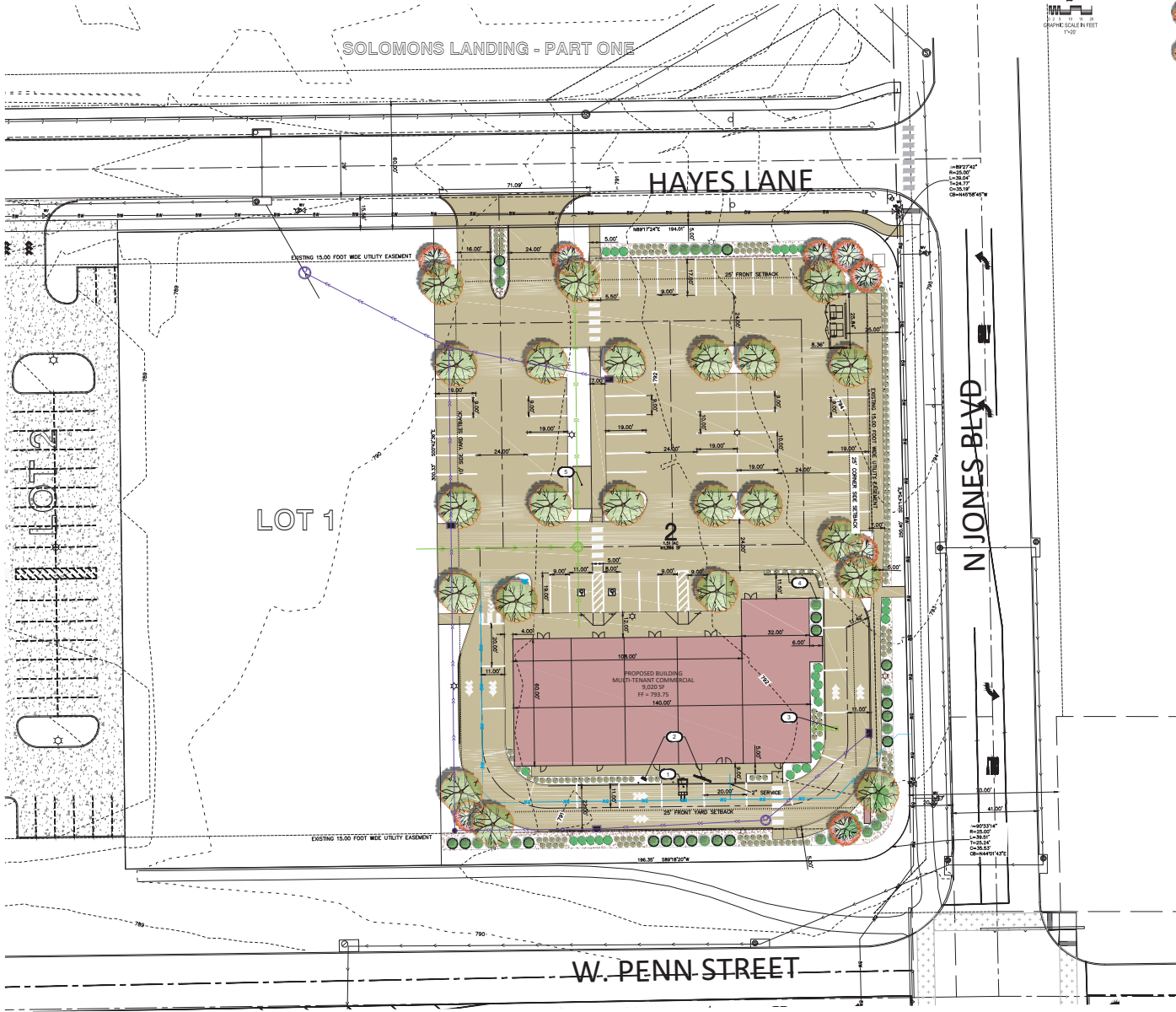
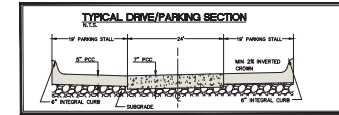
- PARKING OF LANDSCAPE:**
SHRUBS MUST FORM A CONTINUOUS LINEAR HEDGEROW AT MATURITY.
1 SHADE TREE PER EVERY 500 SF OF PAVEMENT LANDSCAPE VARD.
200' / 17' 50" = 12 TREES REQUIRED
- PARKING OF INTERIOR LANDSCAPE:**
NO ROWS OF PARKING SPACE REMAINS IN A LANDSCAPE ISLAND.
1 ISLAND FOR EVERY 15 PARKING SPACES.
1 SHADE TREE IN EVERY LANDSCAPE ISLAND.
- OLDEST TREES:**
THERE MUST BE 2,000 SF OF BUILDING FOOTPRINT.
1 1" DBH / 2,000" = 5 TREES REQUIRED



CONCEPT PLANT SCHEDULE

	ORNAMENTAL TREE	8
	SHADE TREE	21
	DECIDUOUS SHRUB	37
	EVERGREEN SHRUB	42
	ORNAMENTAL GRASS	173

SYMBOL	DESCRIPTION
	METAL OPERATING STATION
	METAL DISPLAY BOARDS
	METAL GREASE TRAP - REFERENCE PLUMBING PLAN BY OTHERS FOR FINAL DESIGN
	PATIO, RETAIL 2' HIGH DECORATIVE KNEE WALL
	BIKE RACK



STANDARD LEGEND AND NOTES

	PROPERTY BOUNDARY
	EASEMENT
	UTILITY LINE
	CONTOUR LINE (INTERVAL)
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREE & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE SHOWN ON THE CONSTRUCTION DOCUMENTS. NOTES TO BE PROVIDED AND SUBMITTED SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.

PROPERTY INFORMATION:
PROPERTY: 15.00 ACRES
OWNER: SOLOMONS ENTERTAINMENT DISTRICT - PART TWO, LOT 2, NORTH LIBERTY, IOWA

PROPOSED BUILDING:
MULTI-TENANT COMMERCIAL
3,000 SF
FF = 793.75
148,000

PARKING REQUIREMENTS:
MULTI-TENANT COMMERCIAL (0.80 SP) 1 SPACE PER 300 SF OF SPACES
TOTAL SPACES REQUIRED: 20 SPACES
SPACES PROVIDED: 20 SPACES (5 ADA)

GENERAL NOTES:
- ALL SHOWN MECHANICAL UNITS SHALL BE SCREENED WITH LANDSCAPE.
- ALL UTILITIES SHALL BE SHOWN TO SUPPORT THE APPROPRIATE BEARING AT LEAST 15.00' FROM THE PROPERTY BOUNDARY.
- ALL PROPOSED UTILITIES SHOWN ARE PRIVATE.

1.51 AC

MMS CONSULTANTS, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52242
(319) 351-6262
www.mmsconsultants.com

Date	Revision
02/19/2025	PER CITY COMMENTS - HOUSING
02/27/2025	PER CITY COMMENTS - HOUSING

PRELIMINARY SITE PLAN

IOWA ONE CALL

UTILITY NOTES:
THE CONTRACTOR SHALL NOTIFY ONE CALL AT 800-848-8888 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR INSTALLATION OF ANY UTILITIES OR EQUIPMENT.
IF ANY UTILITIES ARE SHOWN AS EXISTING ON THE PLAN OR INDICATED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ACCESS TO THESE FACILITIES FOR NECESSARY APPLICATIONS OF SERVICES.
UNDEGROUND FACILITIES, UTILITIES AND UTILITIES ARE IDENTIFIED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. IF IT IS PROVEN THAT ANY OF THESE UTILITIES ARE NOT WHERE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO ADJUST EXCAVATION TO AVOID DAMAGE TO SUCH UTILITIES. COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERRUPTION OR DELAY CAUSED BY SUCH WORK.

I hereby certify that this engineering document was prepared by me or under my direct supervision and control and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

SEAL: KELLY A. REEDER, P.E., License No. 14624

DATE: FEBRUARY 27, 2025

Project No: 11669-002

SOLOMONS ENTERTAINMENT DISTRICT - PART TWO, LOT 2
NORTH LIBERTY IOWA
JOHNSON COUNTY

MMS CONSULTANTS, INC.
Date: 11-22-23
Designed by: PAUL BEEBE
Drawn by: JESSIE BEEBE
Checked by: KYLE BEEBE
Project No: 11669-002

North Liberty Retail

Renders

12/19/23





North facade
Hayes Lane





West facade



South facade
W Penn Street



East facade
N Jones Blvd









North facade
Hayes Lane





South facade
W Penn Street





Planning Commission
October 4, 2023
Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the October 4, 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, Dave Willer, and Amy Yotty; absent: Patrick Staber, and Jason Heisler.

Others present: Ryan Rusnak, Grant Lientz, Josiah Bilskemper, Tracey Mulcahey and other interested parties.

Approval of the Agenda

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

Preliminary Subdivision Plat*Staff Presentation*

Rusnak presented the request of CMW Properties, LLC. to approve a Preliminary Subdivision Plat revision for a 7-lot subdivision on approximately 10.30 acres. The property is located at the southeast corner of North Liberty Road and South Dubuque Street. Staff recommends that the Planning Commission accept the two listed findings; 1. The preliminary plat, which proposes a mixed-use development, would achieve consistency with the Comprehensive Plan Future Land map designation of Urban High Intensity; and 2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively; and forward the request of CMW Properties, LLC to approve a Preliminary Subdivision Plat for a 7-lot subdivision on approximately 10.30 acres.

Applicant Presentation

Mike Welch, Welch Design and Development, was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the Putnam Drive intersection with North Liberty Road's proximity to roundabout.

Recommendation to the City Council

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

Approval of Previous Minutes

A'Hearn moved, Yotty seconded to approve the minutes of the September 5, 2023 meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak reported that Aldi, Steindler, the sports facility, and Pizza Ranch are all under construction. Buck Moon Villas is grading this year. Solomon's Landing and Watertower Place are going vertical.

New Business

Rusnak reported that there is no meeting in November. Bathke asked about the new location. Rusnak reported that Heiar will be presenting about the new city hall. The presentation might be at the December meeting if the agenda allows.

Adjournment

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

Signed:

Tracey Mulcahey, City Clerk