



North Liberty Planning Commission
Tuesday, April 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. Public Hearing on Zoning Map Amendment::** Request of Northridge 2-4, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-4 Single-Unit Residential District on 5.36 acres of property located at the northeast corner of North Liberty Road and Oak Lane NE.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. Approval of Previous Minutes**
- 5. Old Business**
- 6. New Business**
- 7. Adjournment**



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **March 29, 2024**
 Re **Request of Northridge 2-4, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-4 Single-Unit Residential District on 5.36 acres of property located at the northeast corner of North Liberty Road and Oak Lane NE.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

This property is currently located in unincorporated Johnson County. However, the City Council has approved the annexation, and the Iowa City Development Board (CDB) will consider the annexation at its April 10, 2024. Annexations becomes effective 30 days after CDB approval. Per City code, "any territory annexed into the City is automatically, upon annexation, zoned ID Interim Development District." The request proposes a rezoning to allow 2 single-unit dwellings.



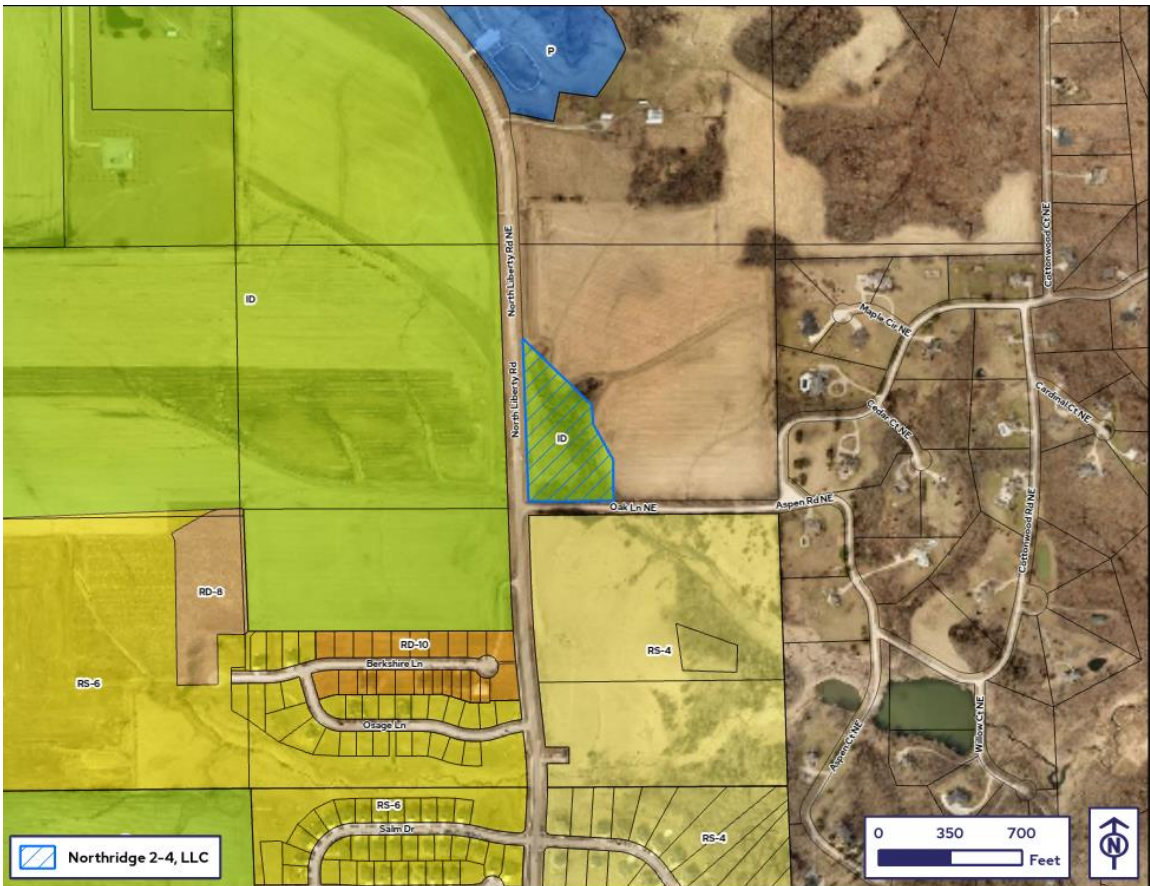
2. Current and Proposed Zoning:

Current Zoning

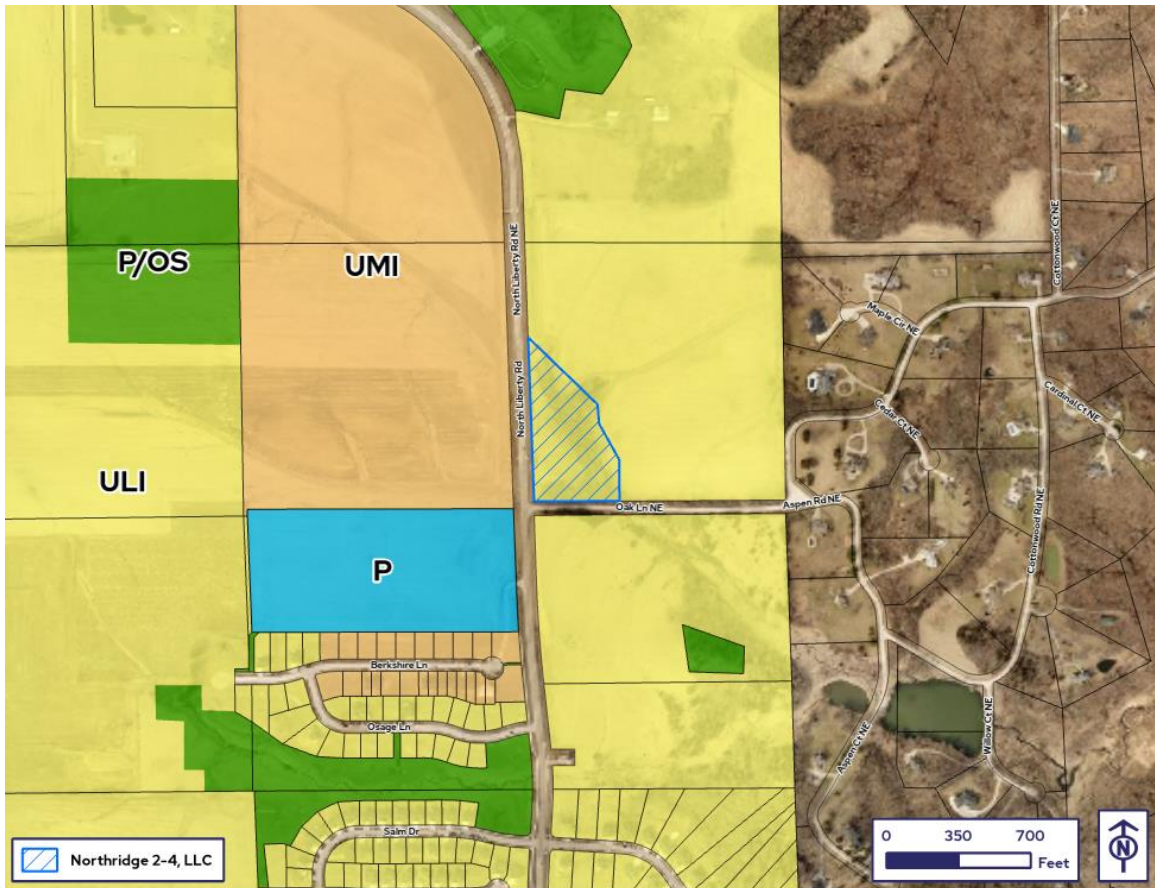
ID Interim Development District. The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas.

Proposed Zoning

RD-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.



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.

4. Public Input:

A virtual good neighbor meeting was held on March 12, 2023. No one outside of City staff and the applicant attended the meeting. Although outside the normal notification boundary, staff contacted representatives of the Fjords North Subdivision and informed them of the request and the meeting. There are no objections to the request.

5. Zoning Map Amendment Approval Standards

Section 165.09(4)(D)(1) of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

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).

Map Amendments.

- (a) The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

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 RS-4 zoning allows a lot size of 10,000 square feet per dwelling unit (4.36 units/acre). 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.
The adjacent property to the south (across Oak Lane NE) is zoned RS-4. 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 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:

It is anticipated that the preliminary subdivision plat would be considered by the Planning Commission at its May 7, 2024 meeting. Due to access restrictions on North Liberty Rd, a single driveway access is planned for both home sites. Oak Lane NE is not planned as an access due to it being a private road, which would necessitate the granting of a waiver from the Subdivision Ordinance.

7. Staff Recommendation:

Finding:

1. The rezoning request from ID interim Development District to RS-4 Single-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 ID interim Development District to RS-4 Single-Unit Residence District on approximately 5.36 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.



Planning Commission

February 6, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the February 6, 2024 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, Dave Willer, and Amy Yotty; absent: none.

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

Approval of the Agenda

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

Preliminary Site Plan

Staff Presentation

Rusnak presented the request of Senne Property Investments IA, LLC to approve a Preliminary Site Plan for a 11,600 square foot multi-tenant commercial building with a drive through facility on 1.48 acres. The property is located at the southeast corner of Liberty Way and North Jones Boulevard. Staff recommends the Planning Commission accept the finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code, and forward the request to approve a preliminary site plan for a 11,600 square foot multi-tenant commercial building with a drive through facility on 1.48 acres to the City Council with a recommendation for approval.

Applicant Presentation

Mark Snyder, owner of Salons & Studios (the primary tenant), was present and offered additional information on the use of the property.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the quality of the site plan.

Recommendation to the City Council

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

Approval of Previous Minutes

Staber moved, Yotty seconded to approve the minutes of the January 2, 2024 meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported no new applications were received in February resulting in no meeting in March.

Adjournment

At 6:37 p.m., Staber moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk