



**North Liberty Planning Commission
Tuesday, May 7, 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 Pratt Real Estate Management Inc. to approve a Preliminary Subdivision Plat for a 49-lot subdivision on approximately 11.28 acres. The property is located on the west side of North Jones Boulevard approximately 625 feet south of 240th Street.
- 4. Preliminary Site Plan:** Request of Dahnovan Holdings to approve a Preliminary Site Plan for 14 four-unit and one two-unit dwellings (58 units total) on approximately 5.45 acres. The property is located at the northeast corner of North Madison Ave and Tower Drive (Lot 1 of Water Tower Place Subdivision).
- 5. Public Hearing on Zoning Map Amendment:** Request of Buck Moon Villas, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres). The property is generally located at the northeast corner of Highway 965/Ranshaw Way and North Dubuque Street.

6. Public Hearing on Zoning Map Amendment: Request of Primestone Residential for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard.

7. Approval of Previous Minutes

8. Old Business

9. New Business

10. Adjournment

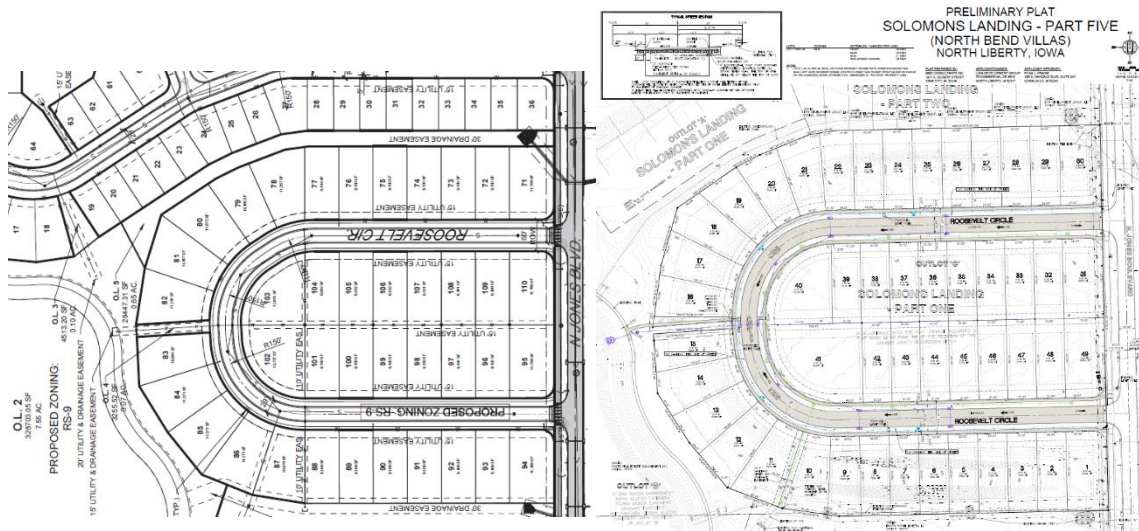


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Pratt Real Estate Management Inc. to approve a Preliminary Subdivision Plat for a 49-lot subdivision on approximately 11.28 acres. The property is located on the west side of North Jones Boulevard approximately 625 feet south of 240th Street.**

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

1. Request Summary:

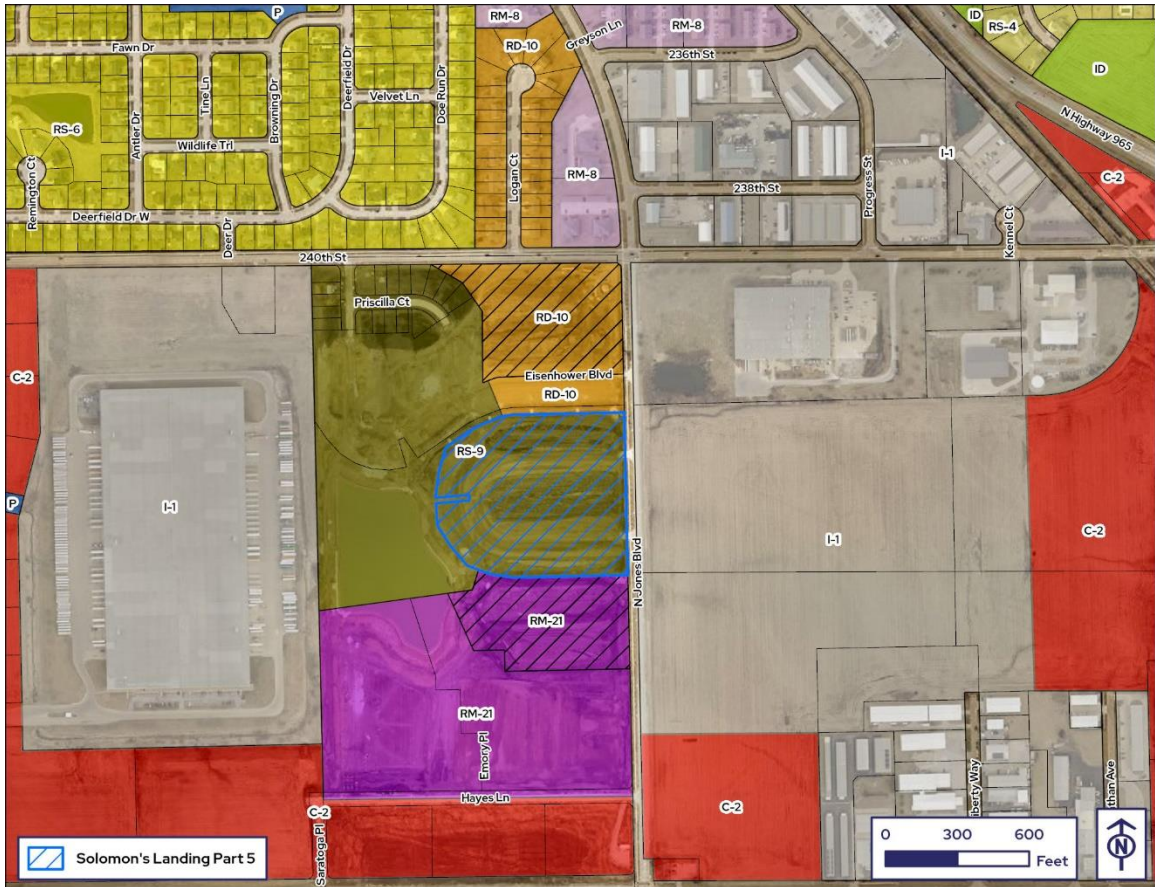
The preliminary plat proposes 49 lots on approximately 11.28 acres. This would revise a previously approved preliminary plat, which depicted 40 lots. Initially, this area was envisioned to have slightly larger lots. The revision would allow smaller lots for an age-restricted community with lot 41 being a private park with a clubhouse.



Previously approved preliminary plat – 40 lots

Proposed preliminary plat – 49 lots

2. **Current Zoning:** RS-9 Single-Unit Residence District. The RS-9 District is intended to provide for and maintain high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-9 District.



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

RS-9 Lot Requirements:

Minimum Lot Area – 4,500 SF

Minimum Frontage – 35'

Minimum Lot Width – 40'

A note is included on the preliminary plat that Lots 1, 30, 31 and 49 have no driveway access to North Jones Boulevard.

As mentioned, a private park is planned on proposed lot 41. A private park is listed as a permitted use within the RS-9 District. Private park means a privately-owned area of land that serves recreational needs of residents and visitors, which may or may not have limited access. Private park includes, but is not limited to, playgrounds, basketball courts, volleyball courts, tennis and pickle ball courts and passive recreation areas. Private parks shall not be used for commercial use.

6. Staff Recommendation:

Findings:

1. The Preliminary Subdivision Plat, which proposes residential would achieve consistency with the Comprehensive Plan Future Land Use Map designation of Urban Medium Intensity; and
2. The Preliminary Subdivision 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 for a 49-lot subdivision on approximately 11.28 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 Subdivision Plat to the City Council with a recommendation for approval.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Table with 2 columns: Date, Revision. Row 1: 04-26-24, PER UTILITY REVISION COMMENTS TAILOR

PRELIMINARY PLAT

SOLOMONS LANDING - PART FIVE (NORTH BEND VILLAS) NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 03/28/2024
Designed by: KUB
Drawn by: HEH
Checked by: KUB
Project No: 11728-003
Sheet No: 1

PRELIMINARY PLAT
SOLOMONS LANDING - PART FIVE
(NORTH BEND VILLAS)
NORTH LIBERTY, IOWA

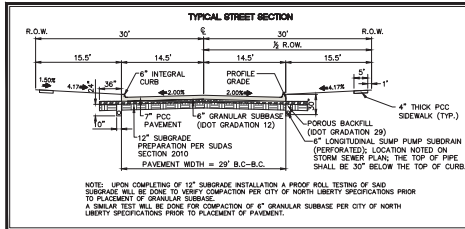
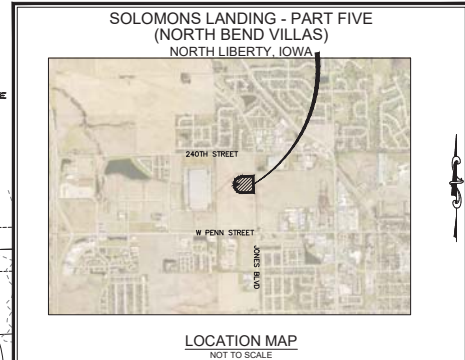
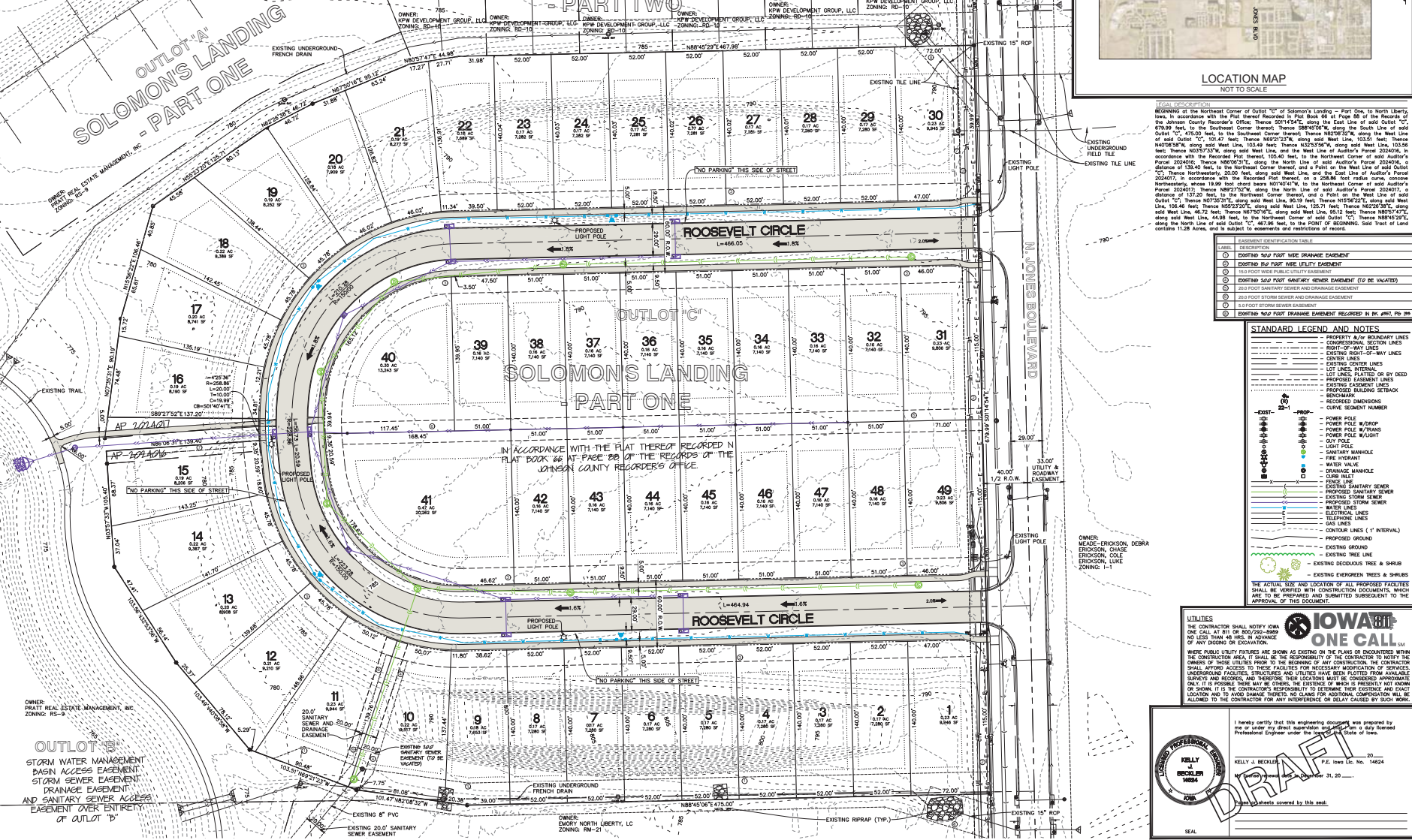


Table with 2 columns: SETBACKS (VARIES PER USE), FRONT (35 FEET), REAR (25 FEET), SIDE (SIDE STREET CORNER) (25 FEET)

NOTES: LOTS 1, 30, 31 AND 49 SHALL NOT HAVE DRIVEWAY ACCESS ONTO JONES BOULEVARD AND SHALL NOT HAVE DRIVEWAY EDGES LOCATED CLOSER THAN 25 FEET FROM THE END OF RADIIUS OF THE JONES BOULEVARD INTERSECTION. (MEASURED AT THE FRONT PROPERTY LINE)

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240
APPLICANT/OWNER: LION DEVELOPMENT GROUP 75 COMMERCIAL DR #919 NORTH LIBERTY, IA 52217
APPLICANT ATTORNEY: RYAN J. PRINAM 425 E. OAKDALE BLVD, SUITE 201 CORNELLVILLE, IA 52241



DESCRIPTION OF BEGINNING OF THE Northeast Corner of Outlot "C" of Solomon's Landing - Part One, to North Liberty, Iowa, in accordance with the Plat Recorded in Plat Book 66 at Page 88 of the Records of the Johnson County Recorder's Office. Thence S27°14'54\"/>

EASEMENT IDENTIFICATION TABLE with columns: EASEMENT, DESCRIPTION. Includes items like 40' DRAINAGE EASEMENT, 15' FOOT WIDE PUBLIC UTILITY EASEMENT, etc.

STANDARD LEGEND AND NOTES with symbols for PROPERTY A/W BOUNDARY LINES, CONVEYANCE BOUNDARY LINES, RIGHT-OF-WAY LINES, etc.

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

UTILITIES THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 888-888-8888 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR INDICATED WITHIN THE DRAINAGE AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL ADVISE ACCESS TO THESE FACILITIES FOR NECESSARY MAINTENANCE SERVICES.

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.



KELLY J. BECKLER, P.E. License No. 14824
Iowa City, Iowa 52240
Date: 03/28/2024

1 sheet covered by this plat:

OUTLOT "B" STORM WATER MANAGEMENT BASIN ACCESS EASEMENT, STORM SEWER EASEMENT, DRAINAGE EASEMENT, AND SANITARY SEWER ACCESS EASEMENT OVER ENTIRETY OF OUTLOT "B"

OWNER: LION DEVELOPMENT GROUP, LLC
ZONING: RM-21

OWNER: MEADE-ERICKSON, DEBRA
ERICKSON, CHASE
ERICKSON, COLE
ERICKSON, LURE
ZONING: R-1



To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Dahnovan Holdings to approve a Preliminary Site Plan for 14 four-unit and one two-unit dwellings (58 units total) on approximately 5.45 acres. The property is located at the northeast corner of North Madison Ave and Tower Drive (Lot 1 of Water Tower Place Subdivision).**

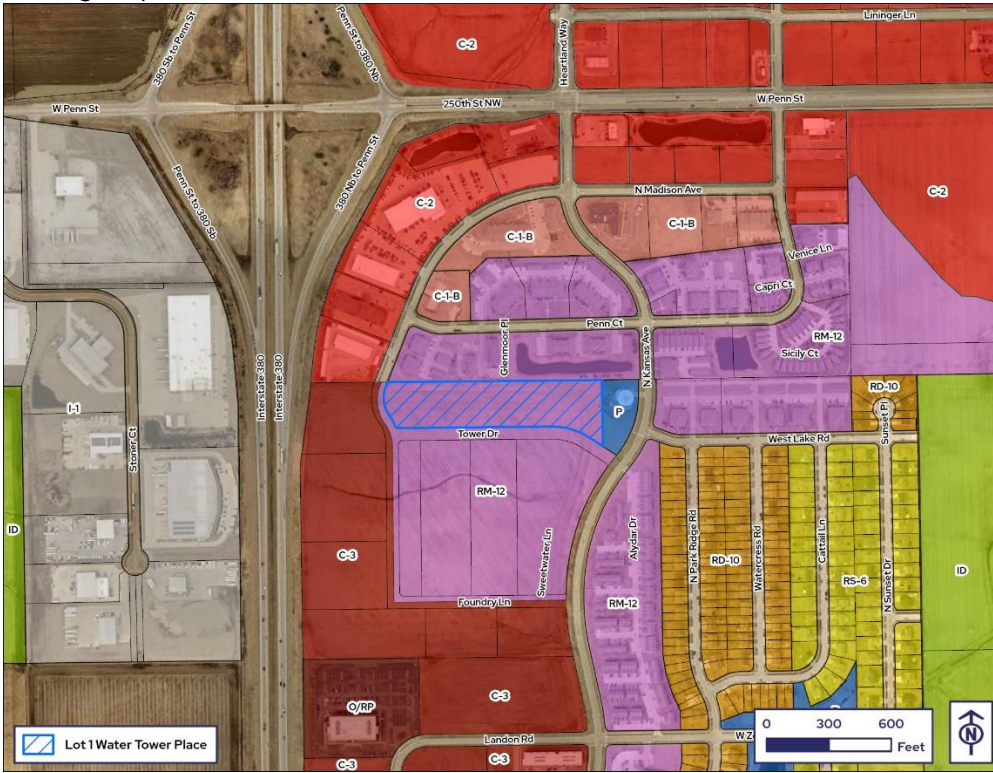
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary: The site plan proposes 14 four-unit and one two-unit dwellings (58 units total) on approximately 5.45 acres.



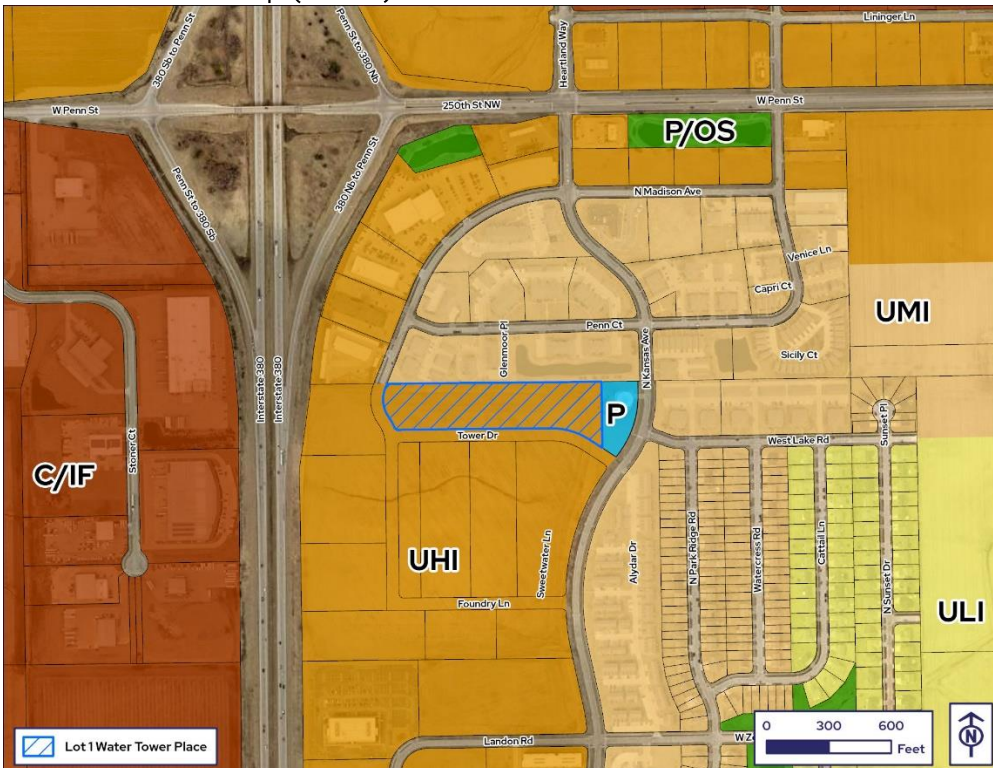
2. Existing Zoning: RM-12 Multiple-Unit Residence District.

Zoning Map



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

Future Land Use Map (FLUM)



5. Approval Standards:

Consistency of proposed use with current zoning and Future Land Use Map.

RM-12 Multiple-Unit Residence District. "Two-Unit Dwelling" and Multi-Unit Dwelling" are both listed as a permitted use in the RM-12 District.

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 167.07(27) Multi-Unit Dwelling

- A. Defined. Multiple-Unit Dwelling means a structure containing three or more attached dwelling units used for residential occupancy. A multiple-unit dwelling does not include a townhouse dwelling.
- B. Use Standards.
 - (1) Buildings must be designed with consistent materials and treatments that wrap around all building elevations. There must be a unifying architectural theme for the entire multi-unit development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.
 - (2) Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a facade.
 - (3) Minimum required masonry on front and corner side yard building elevations in residential districts is 25.
 - (4) A 15% minimum transparency requirement applies to any facade facing a street and is calculated on the basis of the entire area of the facade.
 - (5) Buildings shall be oriented to the best extent possible so that attached garages doors do not face the public right-of-way.
 - (6) Additional Commercial district design standards.
 - (a) Roofs shall be designed to be generally flat and shall be concealed from view by use of parapet walls or other architectural methods. Portions of roofs that are curved or pitched may be allowed as architectural accents but shall not be used as the primary roof design.

Section 168.07(31) Two-Unit Dwelling

- A. Defined. A Two-Unit Dwelling means a structure containing two dwelling units, arranged side-by-side with each unit having an exterior entrance, on a single lot.
- B. Use Standards.
 - (1) 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.
 - (2) Minimum required masonry on front and corner side yard building elevations is 25%,

- (3) 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.

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 of Section 165.02(2)(D) and applicable design standards 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 RM-12 District is consistent with the Urban High Intensity Land Use Designation.

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.* **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 169.10 entitled, "Design Standards" sets forth certain design standards (ordinance language in *italics*).

Requirements for All Districts (ordinance language in *italics*).

- *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:

Finding:

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

Recommendation:

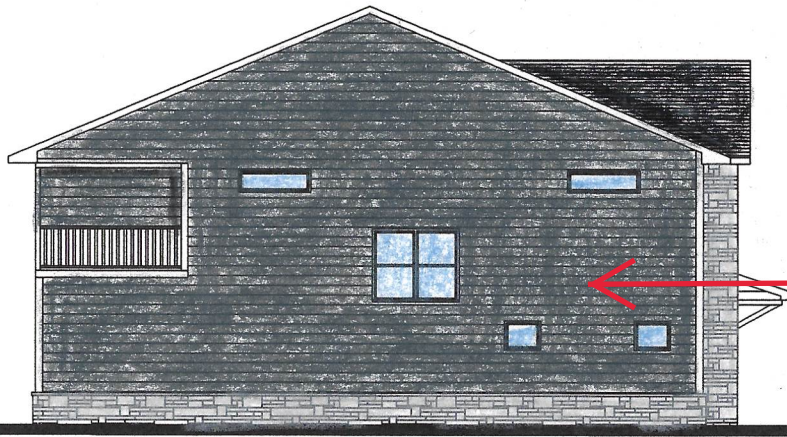
Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for 14 four-unit and one two-unit dwellings (58 units total) on approximately 5.45 acres. to the City Council with a recommendation for approval.

Suggested motion:

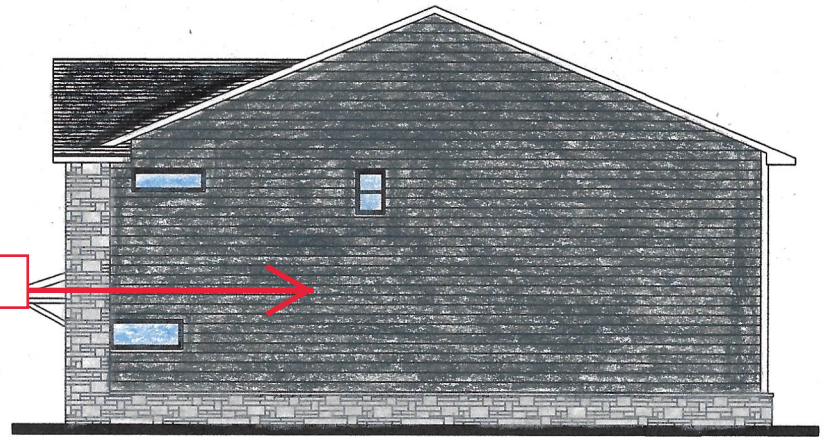
I move that the Planning Commission accept the listed finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval.



FRONT ELEVATION

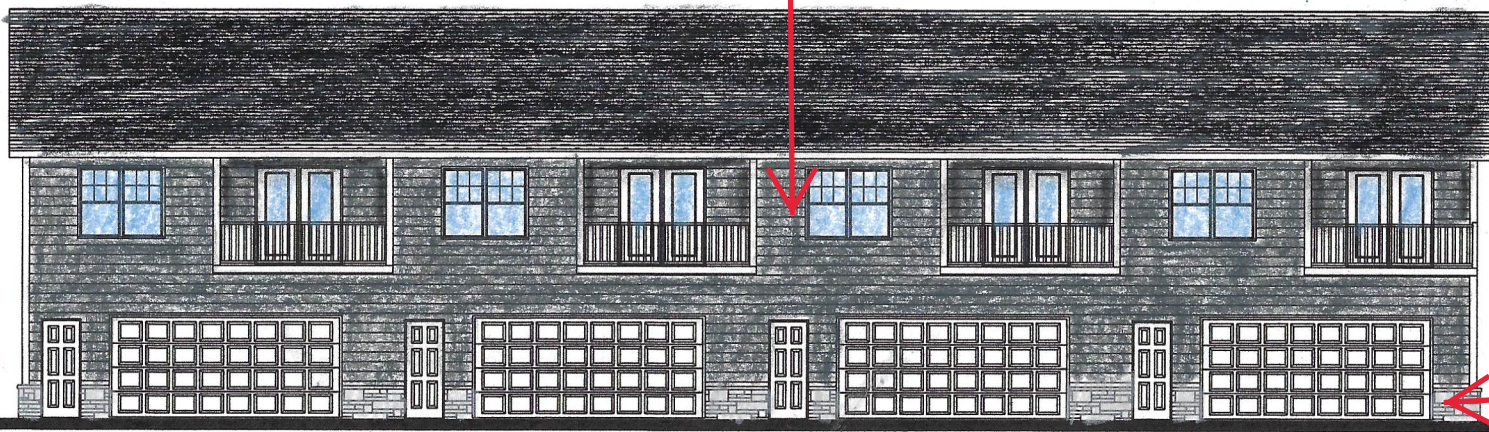


LEFT ELEVATION



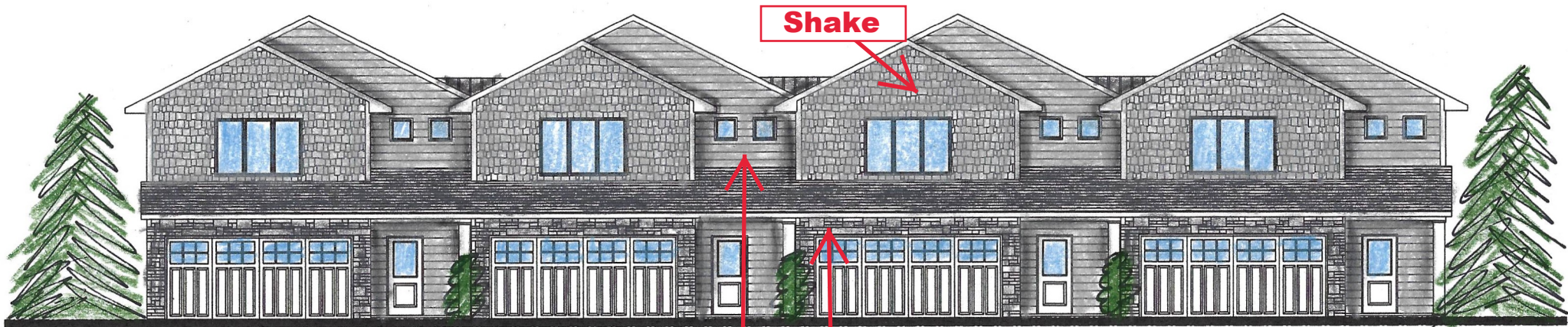
RIGHT ELEVATION

Siding



REAR ELEVATION

Brick / Stone

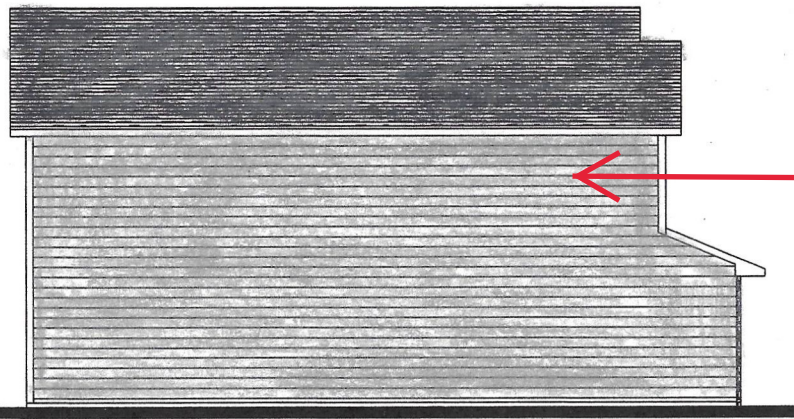


Shake

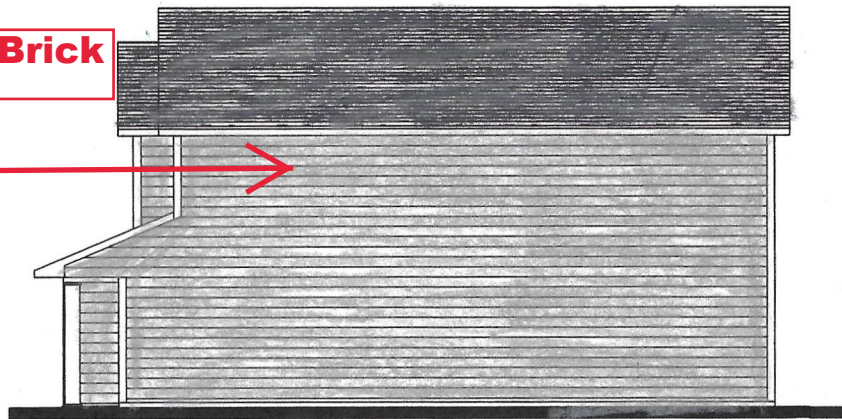
FRONT ELEVATION

Stone / Brick

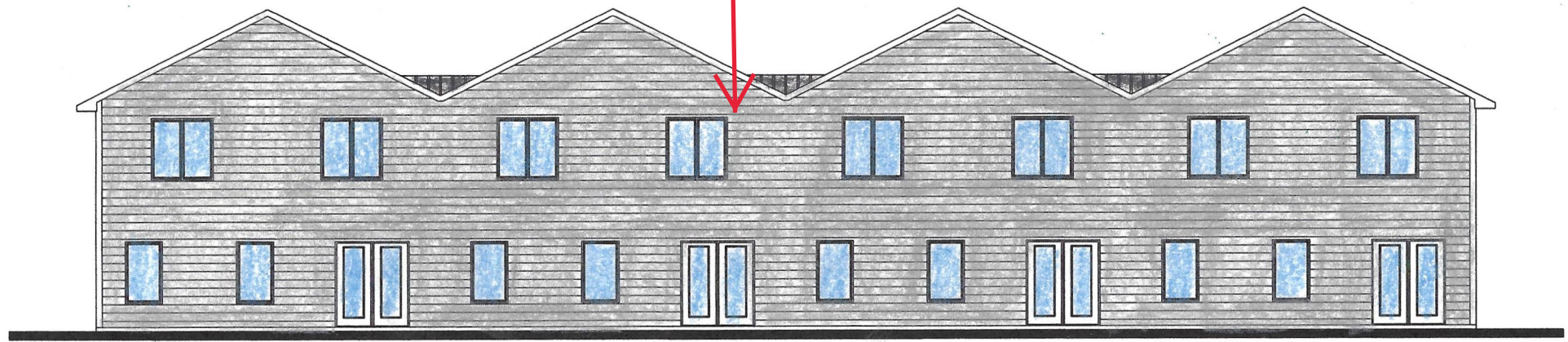
Siding



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

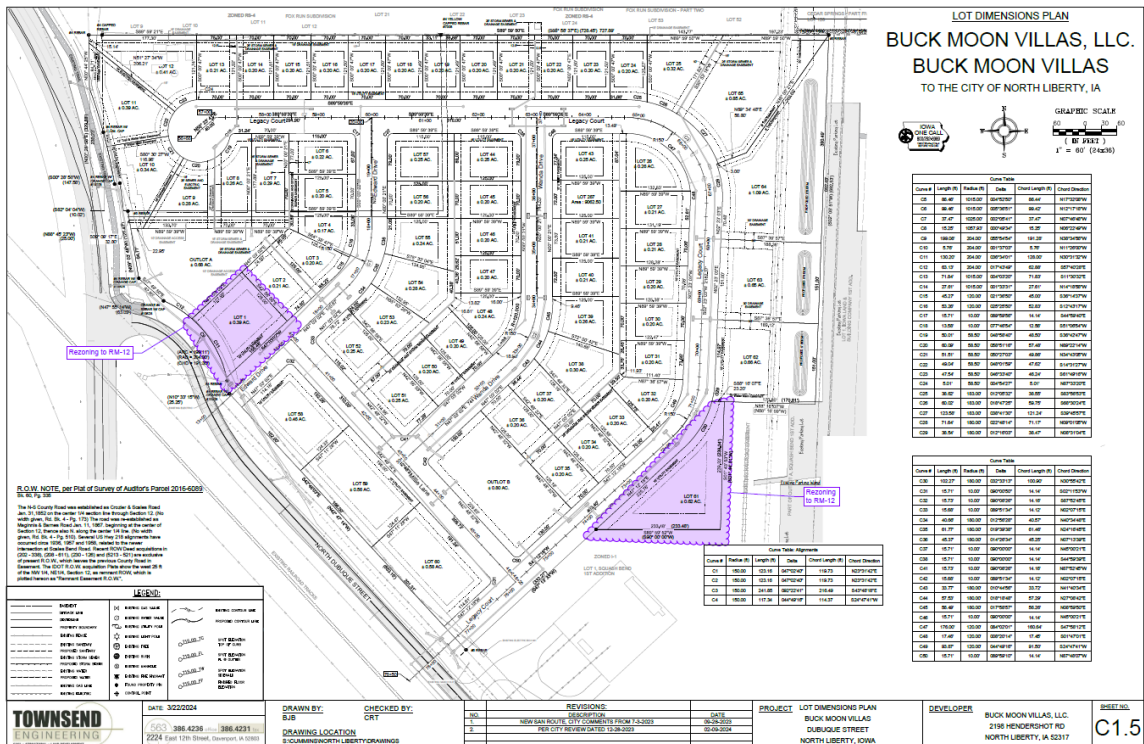


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Buck Moon Villas, LLC for a zoning map amendment (rezoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres). The property is generally located at the northeast corner of Highway 965/Ranshaw Way and North Dubuque Street.**

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

1. Request Summary:

During design of the subdivision, it was realized that it would be more efficient to construct two-unit residences on two of the proposed lots. The approved preliminary plat depicts 61 single-unit lots and 7 multi-unit lots. This change would allow 58 single-units lots and 9 multi-unit lots.



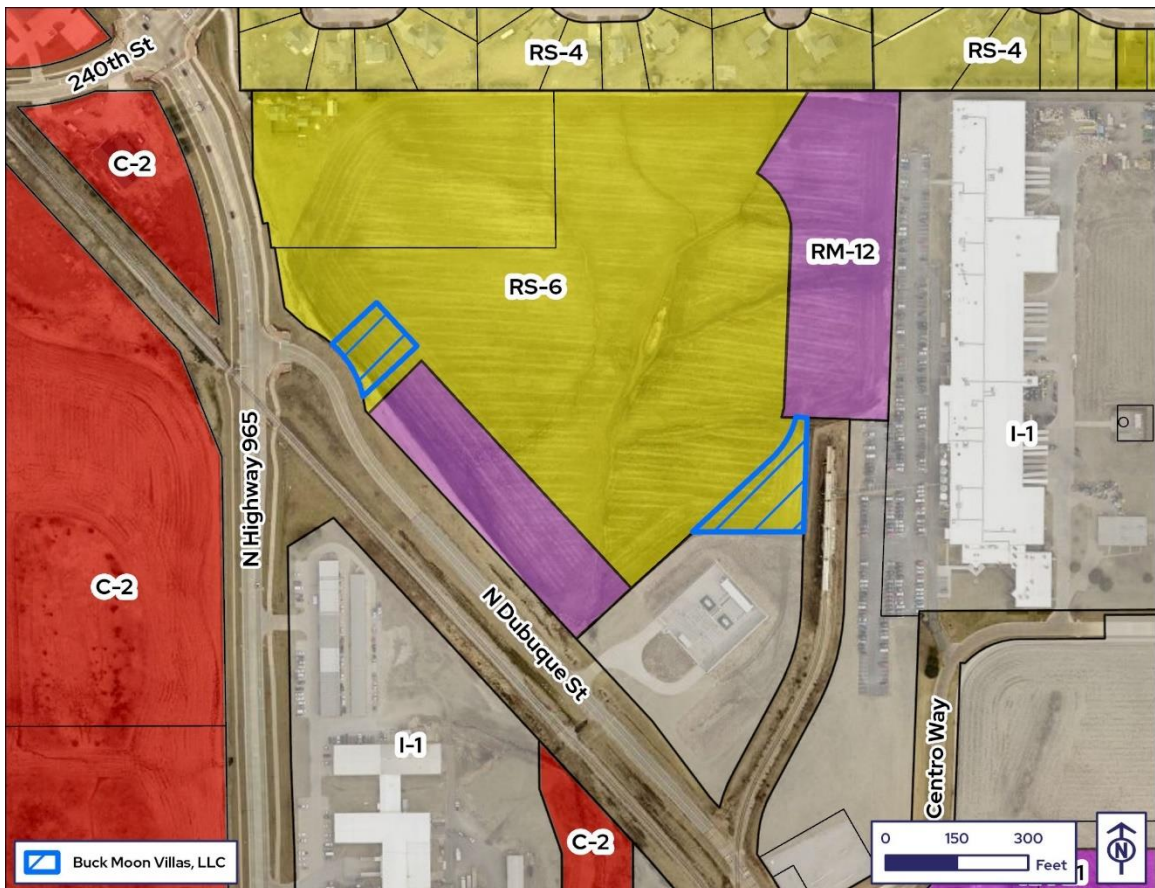
2. Current and Proposed Zoning:

Current Zoning

RS-6 Single-Unit District. The RS-6 District is intended to provide for and maintain moderate density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-6 District.

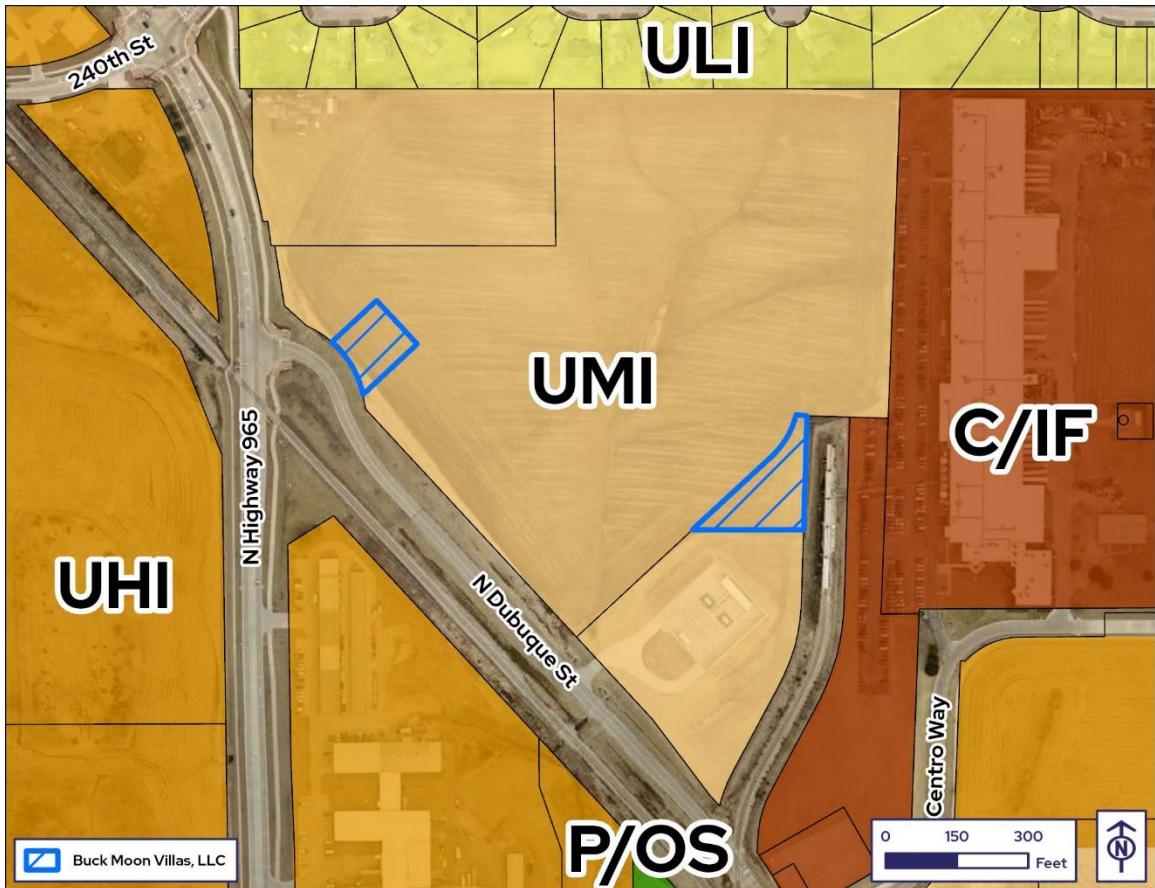
Proposed Zoning

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. Consistency with Comprehensive Plan:

Land Use Plan designation: Urban Medium Intensity.



Urban Medium Intensity Description

More variety in housing arrangements and more allowance for activity areas that draw people from outside the immediate area for services or recreation. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction. Medium intensity areas include mostly a horizontal mix of residential and non-residential uses at compatible moderate densities and scale, although there may be opportunities for vertical mixed-use.

Residential

Uses include a variety of housing types that may be on smaller lots. Housing mix can include single-family detached homes, duplexes, townhomes, and multifamily buildings to create integrated neighborhoods.

Form and Features

- » General aggregate development density of 7 to 14 dwelling units per acre. Innovative designs should allow more public spaces than ULI.
- » Attached housing developments maintain the identity of the individual housing units.
- » High connectivity with multiple access points into neighborhoods. As compared to ULI, UMI encourages closer proximity between transportation, housing, and commercial services.

4. Public Input:

A virtual good neighbor meeting was held on April 5, 2024. A couple of people outside of City staff and the applicant attended the meeting. Although outside the normal notification boundary, staff contacted representatives of the Fox Run 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 RM-12 District permits up to 12 units/per, which is within the allowable density of the Urban Medium Intensity Land Use designation. 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. *Portions of the development are currently zoned RM-12. It is staff’s opinion that the proposed zoning would be compatible with nearby property.*

(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:

There are none.

7. Staff Recommendation:

Finding:

1. The rezoning request from RS-6 Single-Unit Residential 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 RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District on approximately .39 acres and approximately .62 acres (approximately 1.01 total 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.

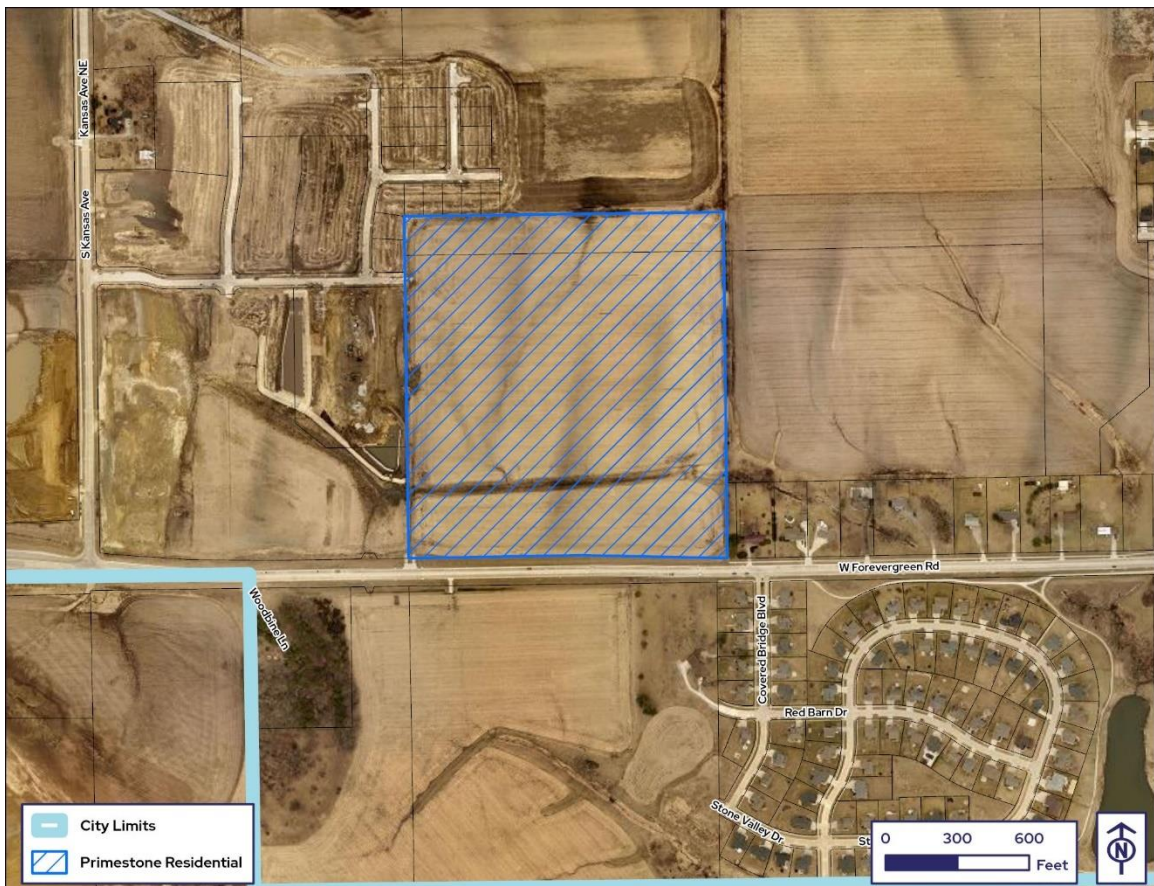


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 3, 2024**
 Re **Request of Primestone Residential for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total acres). The property is generally located on the north side of West Forevergreen Road approximately 150 feet west of Covered Bridge Boulevard.**

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

1. Request Summary:

This Future Land Use Amendment and rezoning would facilitate a mixture of commercial, multi-unit and single-unit zonings and uses.



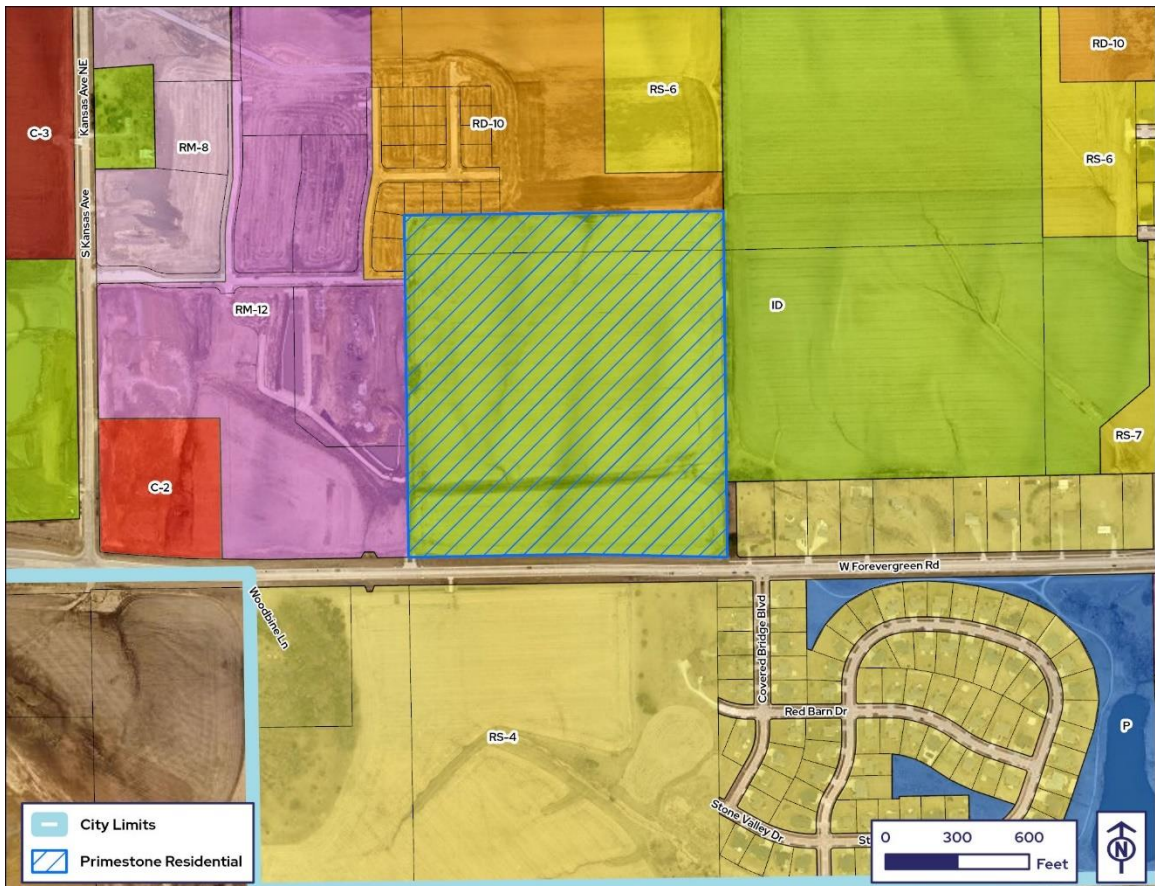
2. Current and Proposed Zoning:

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.

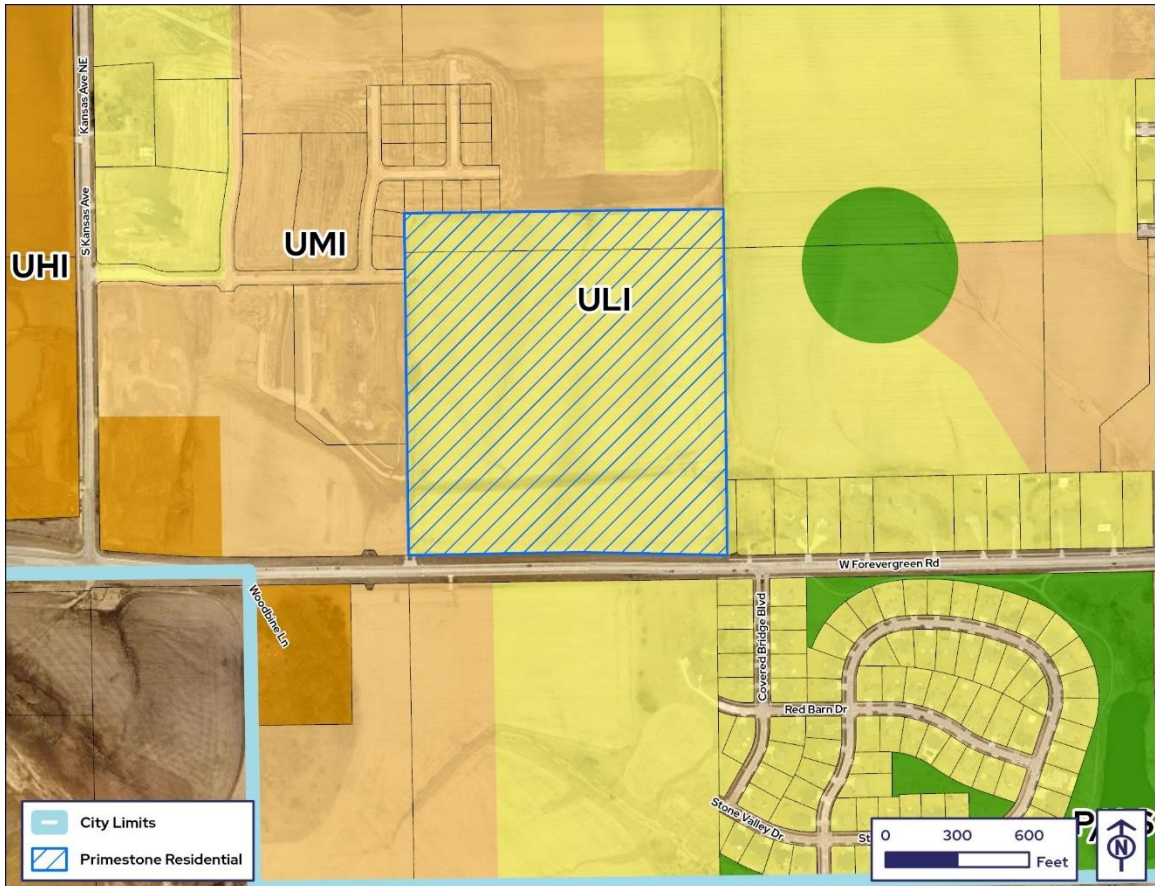
Proposed Zoning

1. C-2 Highway Commercial District. The C-2 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.
2. RM-8 & RM-12 Multi-Unit Residence District. The RM-8 & RM-12 Districts are 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. RS-6 Single-Unit Residence District. The RS-6 District is intended to provide for and maintain moderate density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-6 District.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Urban Low Intensity. *There is a request for a Future Land Use Map amendment from Urban Low Intensity to Urban High Intensity on 7.65 acres.*



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.

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:

A virtual good neighbor meeting was held on April 5, 2024. A couple of people outside of City staff and the applicant attended the meeting. Staff contacted representatives of the Fox Valley Subdivision and informed them of the request and the meeting. There is one formal objection to the request.

Notably, the request has changed since the initial application and good neighbor meeting. The request has changed to include RS-6 along the northern and eastern edges of the property and RM-12 along the central and western part of the property.

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

Urban Low Intensity (ULI)

The actual residential density must take into account the net developable area once stormwater tracts and right-of-way is removed. A draft preliminary plat shows the following number of proposed units on the residential portion of the development:

RM-12 on 15.03 acres – 180 units

RM-8 on 7.99 acres – 63 units

RS-6 on 7.97 acres – 25 units

268 units/36.09 acres (overall residential portion of the development) = 7.42 units/acre. See attachment for draft preliminary plat.

Urban High Intensity (UHI) *as amended*

The predominant location of the Urban High Intensity Land Use Map designation is along arterial streets. Forevergreen Road is designated as an arterial street. See attachment for Future Land Use Map

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 abutting property to the west is zoned RM-12 and to the north RD-10. While higher density would be appropriate in those locations, it is staff's opinion that the density should decrease toward the east property line. As such, the abutting property to the east would be logically developed as lower density residential, which would be compatible with the larger-lot single-unit residences along West Forevergreen Road. Considering West Forevergreen Road is an arterial roadway, Urban High Intensity Future Land Use and corresponding C-2 zoning would be appropriate in that location. It is staff's opinion that the proposed zoning would be compatible with nearby property.

(c) The compatibility with established neighborhood character.
It is staff's opinion that the proposed zoning would be compatible with established neighborhood character.

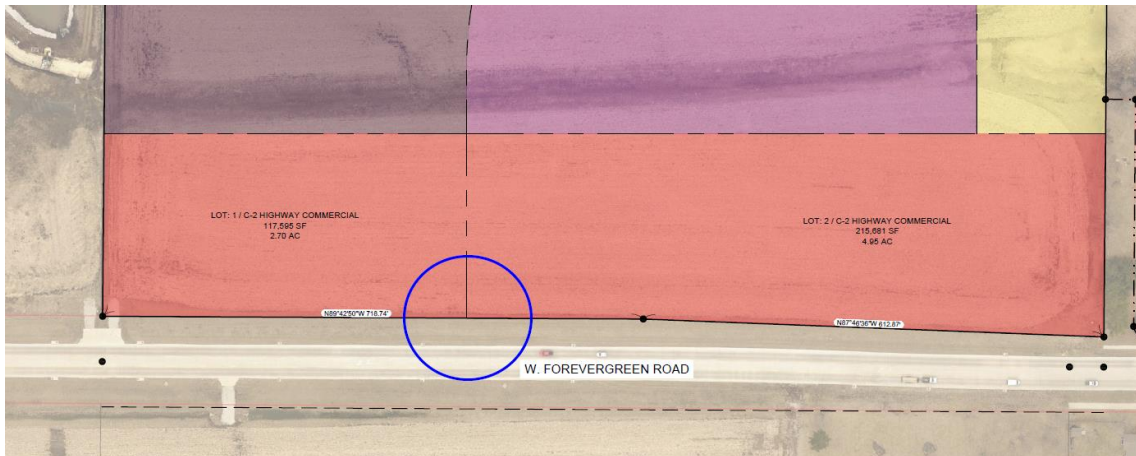
(d) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
It is staff's opinion that the proposed zoning would promote the public health, safety, and welfare of the City.

(e) The extent to which the proposed amendment creates nonconformities.
It is staff's opinion that the proposed zoning would not create any nonconformities.

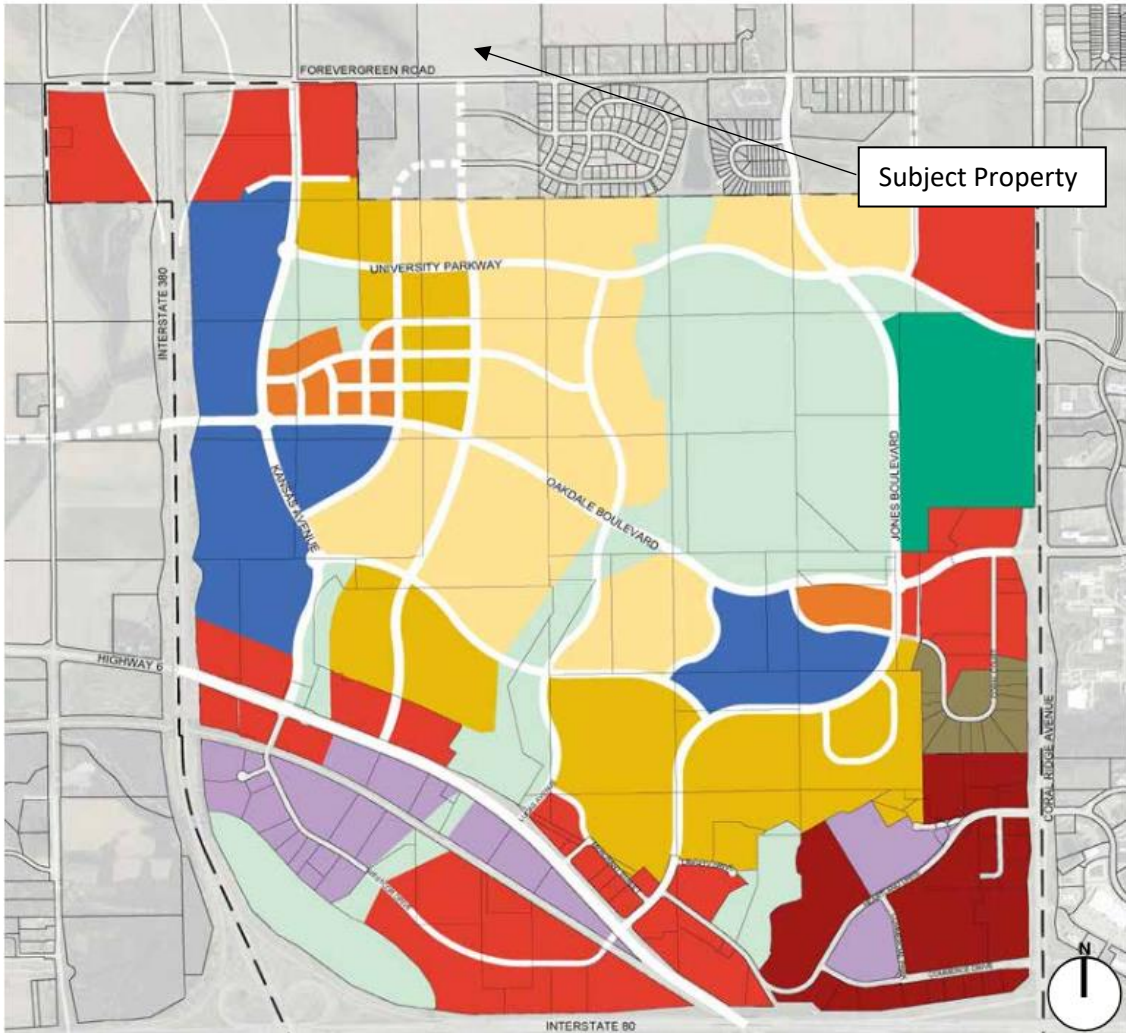
6. Additional Considerations:

Alexander Way

A primary consideration for the development of this property is the proposed location of Alexander Way, which would be a collector street. City staff examined possible locations based on sight clearances and distances to other existing and planned street intersections. Alexander Way would be extended south of Forevergreen Road and ultimately into Coralville to connect to its roadway network. North Liberty and Coralville staff met to discuss the location of this intersection and to plan in a cooperative manner. It's possible that this could be a signalized intersection at some point in the future.

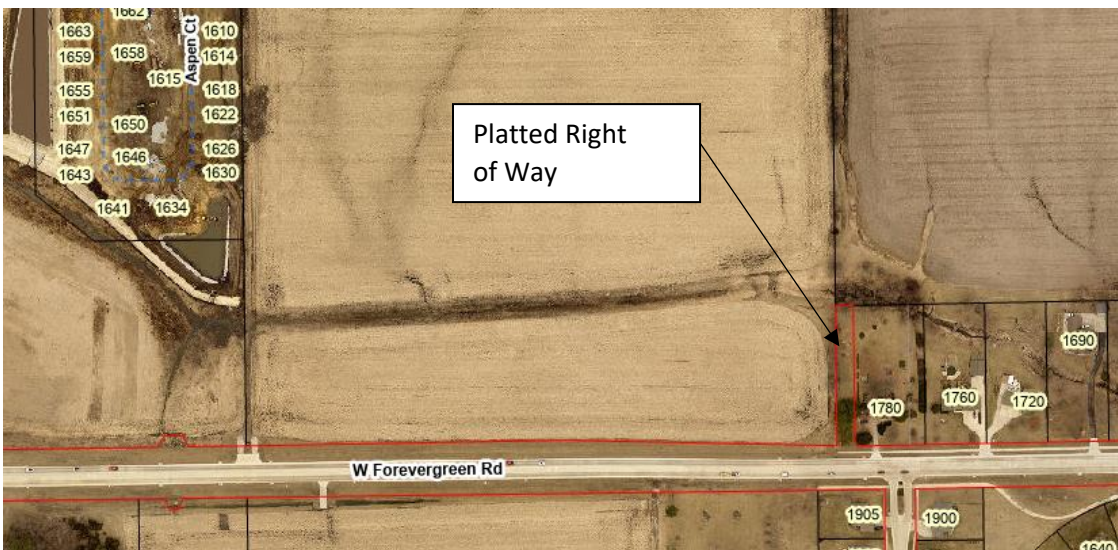


Approximate location of proposed Alexander Way and Forevergreen Road



Coralville West Land Use Area Master Plan

There is a 40' wide area platted for a future road adjacent to the southeast portion of this property. However, due to its proximity to Covered Bridge Boulevard, this would not be a suitable location for a street connection.



Considering Alexander Way would be a collector street with an 8' wide trail on one side, staff would restrict the number of driveway accesses of that street. Multi-unit residences and townhouses with rear loaded vehicle access would be acceptable for development.

Harlen Street

Another primary consideration for the development is the extension of Harlen Street from Forevergreen Estates at the west and extending the street to the east property line.

An early area-wide concept showed another public street connection south of Harlen Street, but staff doesn't deem this as necessary.

7. Staff Recommendation:

Finding:

1. The Future Land Use Map amendment request from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

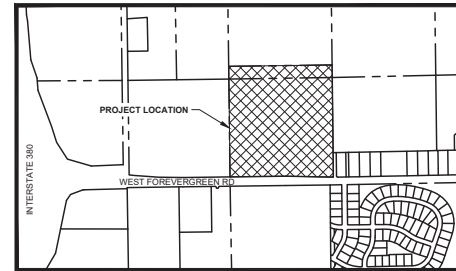
Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request for a Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 7.65 acres and a zoning map amendment (rezoning) from ID Interim Development District to C-2 Highway Commercial District on approximately 7.65 acres, to RM-12 Multi-Unit Residence District on 17.01 acres, to RM-8 Multi-Unit Residence District on approximately 9.18 acres, and to RS-6 Single-Unit Residence District on approximately 9.9 acres (approximately 43.74 total 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 future land use map amendment and zoning map amendment to the City Council with a recommendation for approval.

Concept Only (Not Final)



THE SANCTUARY AT NORTH BEND PRELIMINARY PLAT

LEGAL DESCRIPTION OF PROPERTY IS AN EXCERPT FROM WARRANTY DEED TO COLONY, INC. (MAY 26, 1961) FILED IN BOOK 248, PAGE 548 OF THE RECORDS OF JOHNSON COUNTY, IOWA - DESCRIPTION OF RECORD.
 THE SOUTH 43 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M. AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND ENCUMBRANCES OF RECORD.
 NOW EXCEPTING RIGHT OF WAY CONTAINING 1.30 ACRES AS RECORDED IN WARRANTY DEED FILED IN BOOK 573, PAGE 359 OF THE RECORDS OF JOHNSON COUNTY, IOWA.

EXISTING ZONING: ID - INTERIM DEVELOPMENT				
LOT	ZONING	PROPOSED ZONING		
		FRONT	SIDE	REAR
LOTS 1-2	C-2	25'	8'	20'
LOTS 15-29	RS-06	25'	8'	30'
LOT 3	RM-08	25'	15'	30'
LOT 4	RM-12	25'	15'	30'

DEVELOPMENT TOTALS

TOTAL AREA (ACRES) 43.7
 TOTAL ALLOWABLE DWELLING UNITS SHOWN 302
 TOTAL DWELLING UNITS PER ACRE (OVERALL) 6.9

SINGLE FAMILY (RS-6) LOT 5 - 29
 TOTAL UNITS 25

MULTI-FAMILY (RM-12) - WEST OF ALEXANDER DRIVE

TOTAL LOT SIZE (ACRES) +/- 17.0
 TOTAL ALLOWABLE DWELLING UNITS 204
 TOTAL DENSITY (DU/AC) 12.0

MULTI-FAMILY (RM-8) - EAST OF ALEXANDER DRIVE

TOTAL AREA SIZE (ACRES) +/- 9.2
 TOTAL ALLOWABLE DWELLING UNITS 73
 TOTAL DENSITY (DU/AC) 8.0

COMMERCIAL LOTS

LOT 1: TOTAL SIZE (ACRES) +/- 2.7
 LOT 2: TOTAL SIZE (ACRES) +/- 5.0

NOTES:

- ALL EASEMENTS ARE 15' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE
- NO PARKING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY CITY OF NORTH LIBERTY
- DEVELOPER SHALL BE RESPONSIBLE FOR EXPLORATORY DIGGING ALONG PERIMETER OF THE SUBDIVISION TO LOCATE EXISTING FIELD TILES, DESIGN, AND CONNECT EXISTING TILES TO THE PROPOSED STORM SEWER SYSTEM TO ENSURE THAT EXISTING FIELD TILES REMAIN IN SERVICE
- OUTLOT A TO BE DEDICATED TO THE CITY OF NORTH LIBERTY AS RIGHT-OF-WAY
- ALL WATER MAIN AND SANITARY SEWER TO BE 8"

APPLICANT:
 PRIMESTONE RESIDENTIAL, LLC
 CONTACT: DAVID TRANDEL
 ADDRESS: 120 NORTH LASALE STREET, SUITE 3200
 CHICAGO, IL 60602

ENGINEER:
 MCCLURE ENGINEERING COMPANY
 CONTACT: BRYCE ACHEN
 ADDRESS: 2229 E GRANTVIEW LANE, SUITE 2
 CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
 LAW OFFICE OF EDWIN GAUSSELIN
 CONTACT: EDWIN GAUSSELIN
 ADDRESS: 2939 LAKE SHORE DRIVE
 LONG BEACH, IN 46380

McCLURE™
 2229 E Grantview Ln Suite 2
 Coralville, Iowa 52241
 P 319-526-9090

Ankeny, IA | Carroll, IA
 Cedar Rapids, IA | Clive, IA
 Coralville, IA | Council Bluffs, IA
 Fort Dodge, IA | Sioux City, IA
 Columbia, MO | Mason, MO
 North Kansas City, MO | Springfield, MO
 Lenexa, KS
 Portsmouth, NH

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

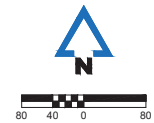
IOWA CERTIFICATE OF AUTHORITY NO. 26887

REVISIONS

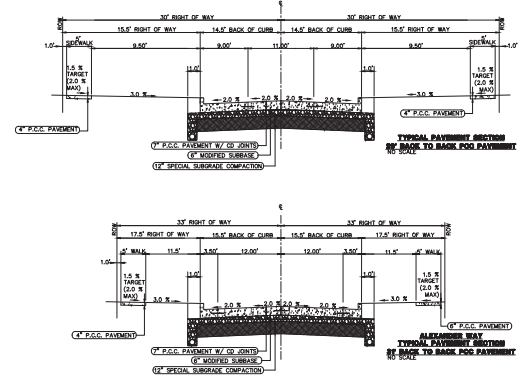
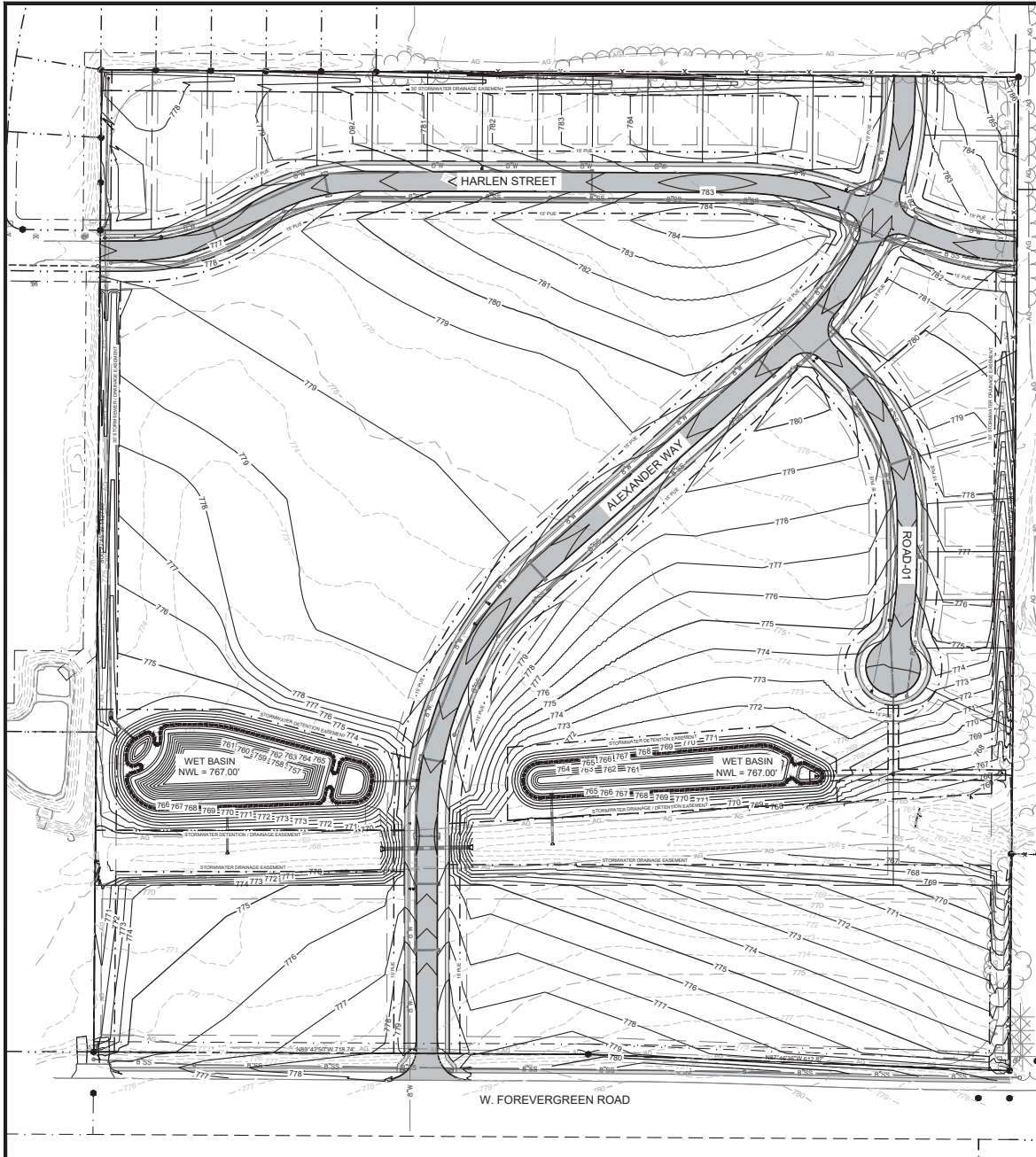
PROJECT INFO
2023001823

ENGINEER	DRAWN BY	CHECKED BY
LL	BA	LL

THE SANCTUARY AT NORTH BEND
 PRELIMINARY PLAT
 NORTH LIBERTY, IA
 OVERALL SITE LAYOUT



Concept Only (Not Final)

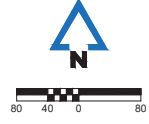


EXISTING SURVEY LEGEND

ELECTRIC	MONUMENTS	TELECOMMUNICATIONS	WATER
BB BREAKER BOX	BENCHMARK	TH TELECOM HANDHOLE	CS CURB STOP
EM ELECTRIC MANHOLE	BENCHMARK (TEMPORARY)	FM FIBER OPTIC MARKER	CH FIRE HYDRANT
EM ELECTRIC METER	CONTROL POINT	TM TELECOM MANHOLE	IV IRRIGATION VALVE
EP ELECTRIC PEDESTAL	CUT X FOUND	TP TELEPHONE PEDESTAL	PIV POST INDICATOR VALVE
GAS	CUT X SET	TP TIVCABLE PEDESTAL	WM WATER MANHOLE
GM GAS MARKER	MONUMENT FOUND (FIRST TYPE)	VEGETATION	WM WATER MARKER
GM GAS METER	MONUMENT FOUND (SECOND TYPE)	CT CONIFEROUS TREE (SIZE VARIES)	WS WATER SPIGOT
GV GAS VALVE	MONUMENT SET (FIRST TYPE)	DT DECIDUOUS TREE (SIZE VARIES)	WV WATER VALVE
SANITARY SEWER	MONUMENT SET (SECOND TYPE)	SR SHRUB (SIZE VARIES)	WVM WATER VALVE MANHOLE
SC SANITARY SEWER CLEANOUT	SECTION CORNER FOUND	TS TREE STUMP (SIZE VARIES)	YH YARD HYDRANT
SM SANITARY SEWER MANHOLE	SECTION CORNER SET	TD TREE (DEAD)	
	T POST		
	WOODEN POST		

STORM SEWER	UTILITY LEGEND
BS BEEHIVE INTAKE (SIZE VARIES)	SS EXISTING SANITARY SEWER FORCE MAIN
DC DOUBLE CURB INTAKE	ST EXISTING STORM SEWER
DCW DOUBLE CURB INTAKE W/MANHOLE LEFT	W EXISTING WATER LINE
DCWR DOUBLE CURB INTAKE W/MANHOLE RIGHT	U EXISTING UNDERGROUND ELECTRIC
DI DRAINAGE INTAKE	UHC EXISTING UNDERGROUND COMMUNICATIONS
FES FLARED END SECTION (SIZE VARIES)	UHT EXISTING UNDERGROUND TELEPHONE
SC SINGLE CURB INTAKE	UFO EXISTING UNDERGROUND FIBER OPTIC
SCW SINGLE CURB INTAKE W/MANHOLE	UC EXISTING UNDERGROUND CABLE
SP STAND PIPE	UCM EXISTING UNDERGROUND CABLE
SCW STORM SEWER CLEANOUT	G EXISTING GAS
SM STORM SEWER MANHOLE	ES EXISTING SUBDRAIN
OSA OPEN SIDED AREA INTAKE (SIZE VARIES)	IC INTERMEDIATE CONTOUR
	IL INDEX CONTOUR
	SL SECTION LINE
	EB EXISTING EASEMENT
	EF EXISTING FENCE
	ET EXISTING EDGE OF TREES
	NS NEW STORM SEWER LINE
	NWS NEW WATER SERVICE LINE
	NSW NEW SANITARY SEWER LINE
	PC PROPOSED MINOR CONTOUR
	PM PROPOSED MAJOR CONTOUR

UTILITY WARNING
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPOSE 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.



McCLURE™
 2229 E Grantview Ln Suite 2
 Coralville, Iowa 52241
 P 319-626-9000

Ankeny, IA | Carroll, IA
 Cedar Rapids, IA | Clark, IA
 Coralville, IA | Council Bluffs, IA
 Fort Dodge, IA | Sioux City, IA
 Columbia, MO | Mason, MO
 North Kansas City, MO | Springfield, MO
 Lenexa, KS
 Portsmouth, NH

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFO
 2023001823

ENGINEER DRAWN BY CHECKED BY
 LL BA

**THE SANCTUARY AT NORTH BEND
 PRELIMINARY PLAT
 NORTH LIBERTY, IA
 GRADING PLAN**

IOWA ONE CALL™
 1-800-292-6969
 www.iowasonecall.com

Figure 3.3: Future Land Use Map

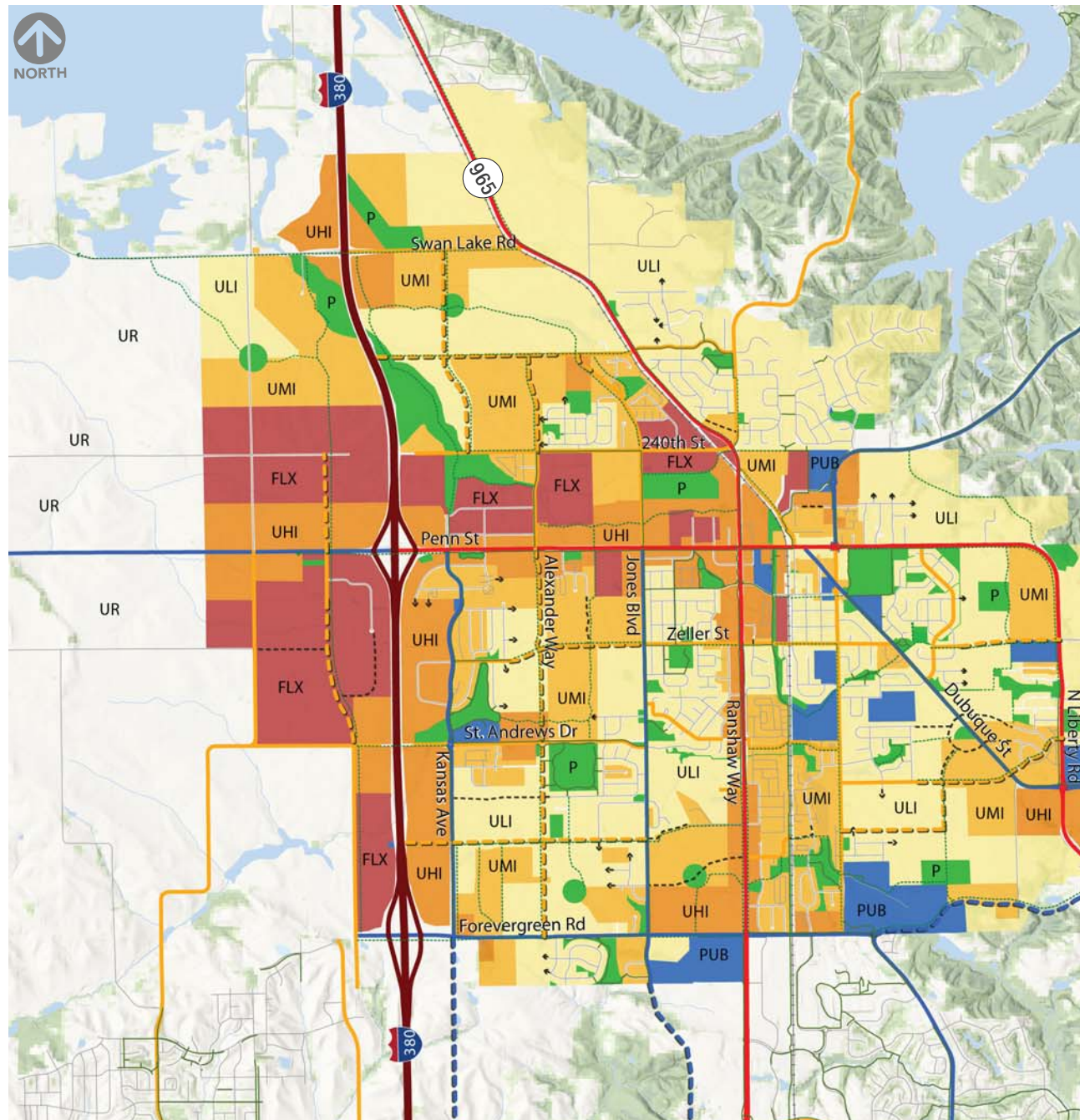


Figure 3.4: Future Land Use Designated Land

LAND USE	ACRES
Urban Low Intensity	3,700
Urban Medium Intensity	1,850
Urban High Intensity	1,570
Commercial/Industrial Flex	1,110
Parks and Open Space	665
Public and Semi-Public	388
Urban Reserve	1,500

Source: RDG Planning & Design
 The Future Land Use map shows well more land than needed to support the forecast 2040 population.

Existing Roads	Proposed Roads
Local	Local
Collector	Collector
Minor Arterial	Minor Arterial
Major Arterial	Major Arterial
Interstate	Interstate
Urban Reserve (UR)	
Parks/Open Space (P)	
Urban Low-Intensity (ULI)	
Urban Medium-Intensity (UMI)	
Urban High-Intensity (UHI)	
Commercial/Industrial Flex (FLX)	
Public/Semi-Public (PUB)	
	Existing Proposed
Trail	Existing Proposed

Objection

4/11/2024

Ryan -

I indirectly received the notification of Good Neighbor meeting for the Primestone proposed rezoning and would like to voice my concerns as a resident who lives in the vicinity. Mainly, my objections are:

1. The proposal is totally inconsistent with the recently-adopted Comprehensive Plan, which indicates a policy of low-density residential development for all of this property. It is somewhat alarming to see how little low-density residential development is shown on the Comprehensive Plan, and this proposal would shrink even that area substantially.

2. The proposal for a huge area of multi-family zoning in this location is not consistent with good planning principles of developing higher density near corridors, transitioning to lower density with distance. I have watched with concern the amount of multi-family zoning that has been approved over the past several years, especially considering the development land within the city that is far more appropriate for large areas of multi-family development such as land across from the new hospital. I fear that North Liberty will become the low-cost starter/apartment community that people move to until they can afford to move to a nicer, single-family home in Coralville, Tiffin or Solon. At some point, someone needs to say “enough is enough,” and a 36 acre request removed from the I-380 corridor seems to be an obvious time.

3. The proposal is not consistent with the appropriate zoning established on property to the west, where commercial designation was allowed at the Kansas intersection but stopped east of that. Though Forevergreen Road carries a lot of traffic, stripping it out with commercial development as requested diminishes the value of existing commercial areas of the city, both developed and undeveloped, and may well lead to commercial areas of neglect and disinvestment. Also, residential development is already well established in the corridor to the east of the subject site and would likely be negatively impacted by the noise, lighting, and late night activity that is part of commercial development.

The most reasonable zoning for this 40 acres, in my opinion, would be for multi-family zoning along Forevergreen Road – providing a residential buffer for existing and planned low density residential; potential duplex zoning along the western boundary – stepping down in density from the property to the west; and single-family for the balance.

I don't think anyone can reasonably characterize this proposal as anything other than a plan to maximize profit without consideration for the good of the city, especially since, again, it totally ignores the City's recently-adopted Land Use Plan.

Thank you for your consideration. I will not be able to attend the electronic Good Neighbor meeting but would appreciate my comments being considered by staff and attached to the case documentation as it moves forward to the Commission and Council.

Dean Wheatley

Ryan Rusnak

From: Vincent Cook <vcook1439@gmail.com>
Sent: Thursday, April 18, 2024 12:49 PM
To: Ryan Rusnak
Subject: Re: [External] Primestone Residential plans

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Thank you for your responses to my questions.
I'm sure I will be in touch in the future.

Vince

On Thu, Apr 18, 2024, 10:59 AM Vincent Cook <vcook1439@gmail.com> wrote:

----- Forwarded message -----

From: **Ryan Rusnak** <rrusnak@northlibertyiowa.org>
Date: Thu, Apr 18, 2024, 8:50 AM
Subject: RE: [External] Primestone Residential plans
To: Vincent Cook <vcook1439@gmail.com>

Vincent,

I'm going to try and answer things in the context of our thoughts very early in this process. These are not definitive or final and things often change throughout the zoning/development process. I encourage you check back with me.

1.What are the plans for the water runoff that runs north of my property? (It is currently a large ditch.)

The historic flow will be maintained, which is a code requirement. They would be required to provide stormwater detention, but then it would outfall into this runoff area.

2. Will the utility right of way to my immediate west change in any way?

Just to be clear, this 40' wide area is dedicated as public right-of-way, which typically means a road. It doesn't make sense to me at this point for a road to be there, particularly with the location of Covered Bridge Blvd across the street. The concepts I have seen up until now do not show any type of road in that area.

3. Where is the proposed entrance to the new development from W Forevergreen?

We have been directing a single access on Forevergreen Road, which would actually be Alexandar Way. The location is generally toward the middle of the property.

4. Where will the development exit street plans run? Will it hook up to Alexander Way to St Andrew's Dr to the north or where will it hook up to the west?

The concepts I have seen show Harlen St extending the east boundary. This would connect to Alexandar Way, which would be extended to Forevergreen Road.

5. What type of structures are planned immediately to my west? I trust I won't have a convenience store or fast food restaurant next to me.

Tough to know. Right now, they are asking for the frontage to be commercial, which would permit what you mentioned.

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

From: Vincent Cook <vcook1439@gmail.com>
Sent: Wednesday, April 17, 2024 4:32 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Primestone Residential plans

You don't often get email from vcook1439@gmail.com. [Learn why this is important](#)

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Hi Ryan;

This is Vincent Cook @1780 W Forevergreen Rd,

The last property on the right heading west on W Forevergreen.

I have to pick someone up at the CR airport at 5:08 on 4/18 and will not be able to attend the virtual meeting, I am registered to attend but I will miss the introduction depending on the length.

I have just a few basic questions for you.

1. What are the plans for the water runoff that runs north of my property? (It is currently a large ditch.)
2. Will the utility right of way to my immediate west change in any way?
3. Where is the proposed entrance to the new development from W Forevergreen?
4. Where will the development exit street plans run? Will it hook up to Alexander Way to St Andrew's Dr to the north or where will it hook up to the west?
5. What type of structures are planned immediately to my west? I trust I won't have a convenience store or fast food restaurant next to me.

I thank you for your response in my absence.

Regards;

Vincent Cook



Planning Commission

April 2, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the April 2, 2024 Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Josey Bathke, Sheila Geneser, Jason Heisler, and Amy Yotty; absent: Barry A'Hearn, Patrick Staber, and Dave Willer.

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

Approval of the Agenda

Yotty moved, Geneser seconded to approve the agenda. The vote was all ayes. Agenda approved.

Zoning Map Amendment

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the finding; the rezoning request from ID Interim Development to RS-4 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code; and forward the request to approve a rezoning of approximately 5.36 acres from ID Interim Development to RS-4 Single-Unit Residence District to the City Council with a recommendation for approval.

Applicant Presentation

Loren Hoffman, Hall & Hall Engineers, was present on behalf of the developer and offered additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments on the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Yotty moved, Geneser seconded to approve the minutes of the February 6, 2024 meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported that several submittals have been received that will be on May's agenda. He provided an update on ongoing projects.

Adjournment

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

Signed:

Tracey Mulcahey, City Clerk