



**North Liberty Planning Commission
Tuesday, June 4, 2024, 6:30 PM
North Liberty City Council Chambers
360 N Main St, North Liberty, Iowa 52317**

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Call to Order

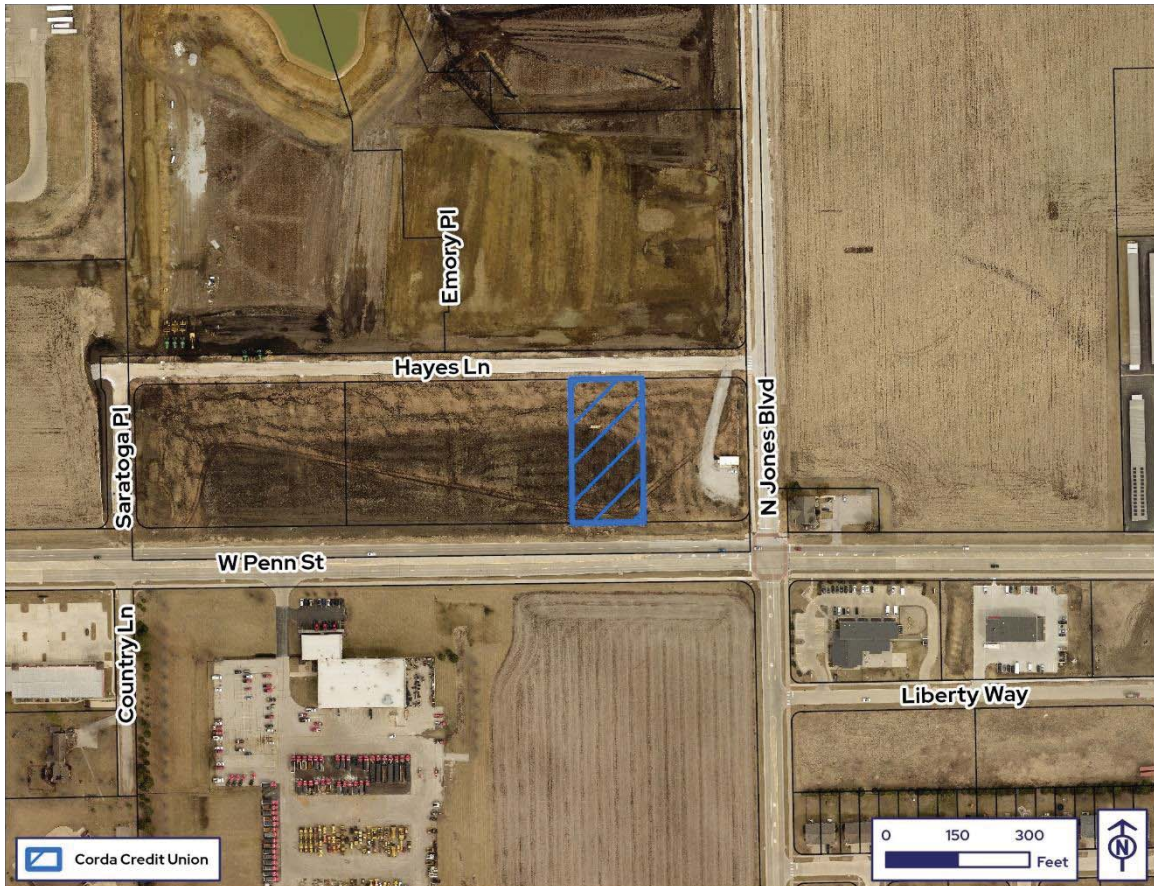
- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Preliminary Site Plan:** Request of Corda Credit Union to approve a Preliminary Site Plan for a 5,046 square foot financial institution on 1.03 acres. The property is located on the north side of West Penn Street approximately 220 feet west of North Jones Boulevard.
- 4. Preliminary Site Plan:** Request of North Liberty Community Pantry to approve a Preliminary Site Plan for a 10,500 square foot community pantry building on 3.04 acres. The property is located on the north side of West Penn Street approximately 200 feet west of North Dubuque Street.
- 5. Approval of Previous Minutes**
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**



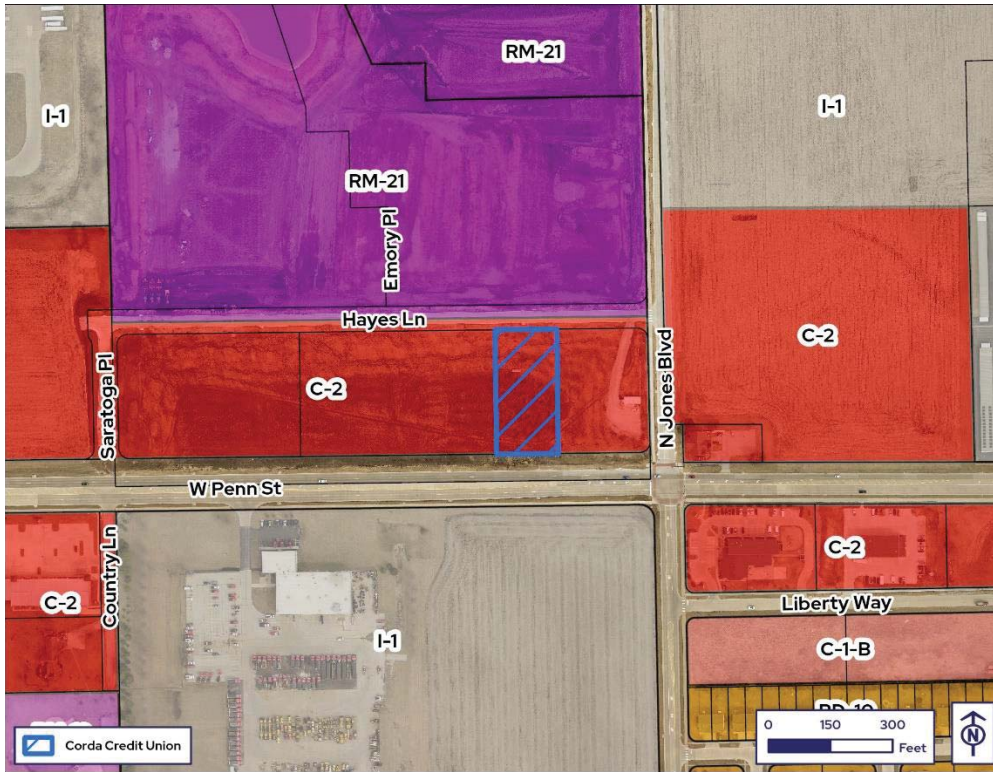
To City of North Liberty Planning Commission
 From Ryan Rusnak, AICP
 Date May 31, 2024
 Re Request of Corda Credit Union to approve a Preliminary Site Plan for a 5,046 square foot financial institution on 1.03 acres. The property is located on the north side of West Penn Street approximately 220 feet west of North Jones Boulevard.

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

- Request Summary:** The site plan proposes a single-story financial institution with drive through on approximately 1.03 acres.

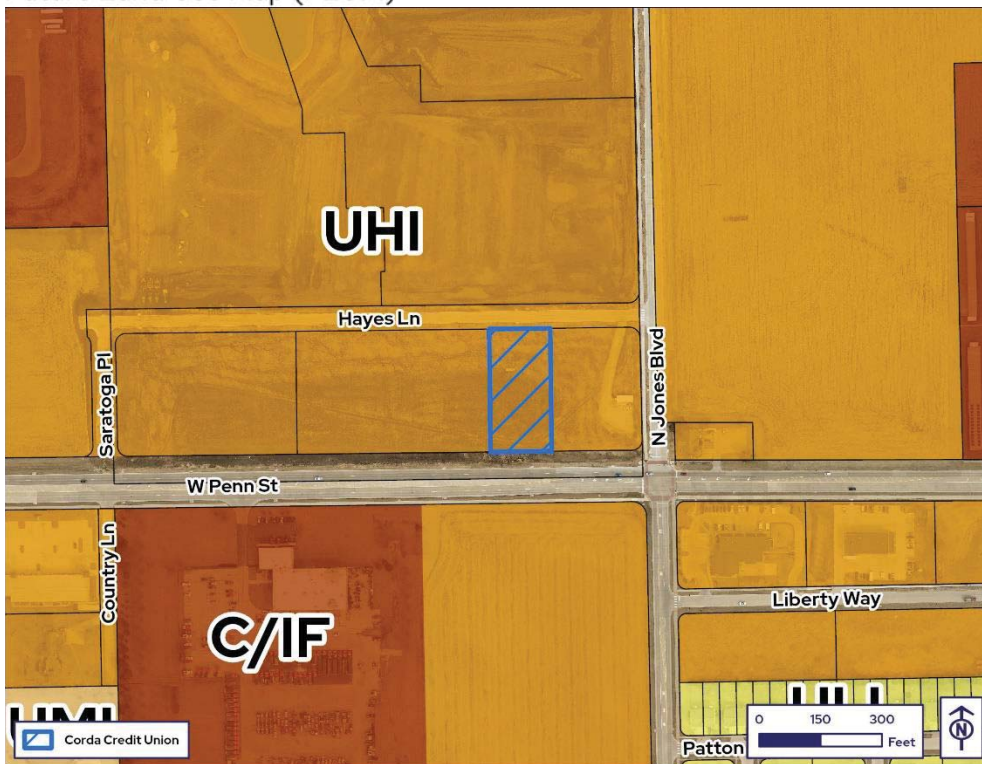


2. **Current Zoning:** C-2 Highway Commercial District.



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.

Financial Institution.

A. Defined. Financial Institution means a bank, savings and loan, credit union, or mortgage office.

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 metal siding commonly referred to as corrugated metal.*

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

5. Additional information:

This lot will not have direct access to West Penn Street or Hayes Lane. Rather, there will be cross-access between the adjacent properties.

From a parking standpoint, this is an ideal use for the property as the adjacent properties will likely have increased parking needs on the weekends and evenings.

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 a 5,046 square foot financial institution on 1.03 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.

NORTH ELEVATION

MASONRY: 24%
 FENESTRATION: 55%
 ACM PANEL: 21%







POTENTIAL AREA FOR SIGNAGE

EAST ELEVATION

MASONRY: 53%
 FENESTRATION: 40%
 ACM PANEL: 52%



MATERIAL LEGEND

-  ALUMINUM COMPOSITE MATERIAL (ACM) WALL PANELS
-  BRICK MASONRY
-  CURTAINWALL & STOREFRONT SYSTEMS (FENESTRATION)
-  ALUMINUM COMPOSITE MATERIAL SOFFIT PANELS

CORDA CREDIT UNION | 04.30.2024 | 5

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384

SOUTH ELEVATION

MASONRY: 46%
 FENESTRATION: 40%
 ACM PANEL: 14%







WEST ELEVATION

MASONRY: 53%
 FENESTRATION: 36%
 ACM PANEL: 11%



MATERIAL LEGEND

-  ALUMINUM COMPOSITE MATERIAL (ACM) WALL PANELS
-  BRICK MASONRY
-  CURTAINWALL & STOREFRONT SYSTEMS (FENESTRATION)
-  ALUMINUM COMPOSITE MATERIAL SOFFIT PANELS

CORDA CREDIT UNION | 04.30.2024 | 6

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384

ENTRY



CORDA CREDIT UNION | 04.30.2024 | 2

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384

DRIVE THRU



CORDA CREDIT UNION | 04.30.2024 | 3

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384

VIEW FROM PENN

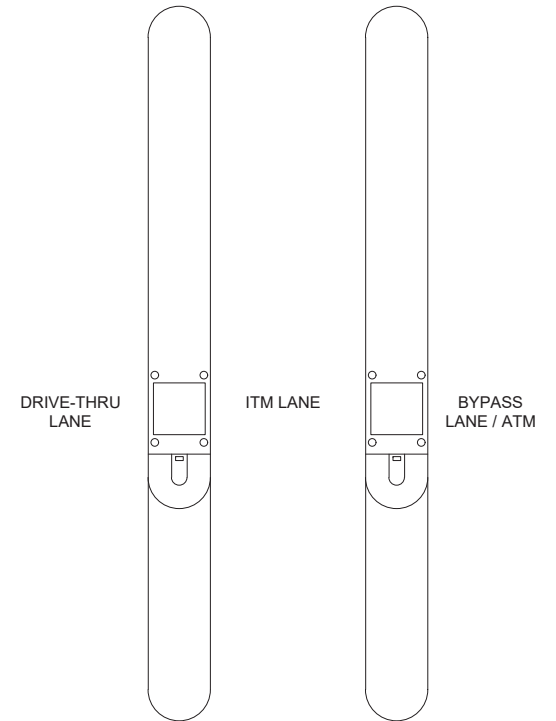


CORDA CREDIT UNION | 04.30.2024 | 4

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384

FLOOR PLAN

5,100 SF



CORDA CREDIT UNION | 04.30.2024 | 1

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384



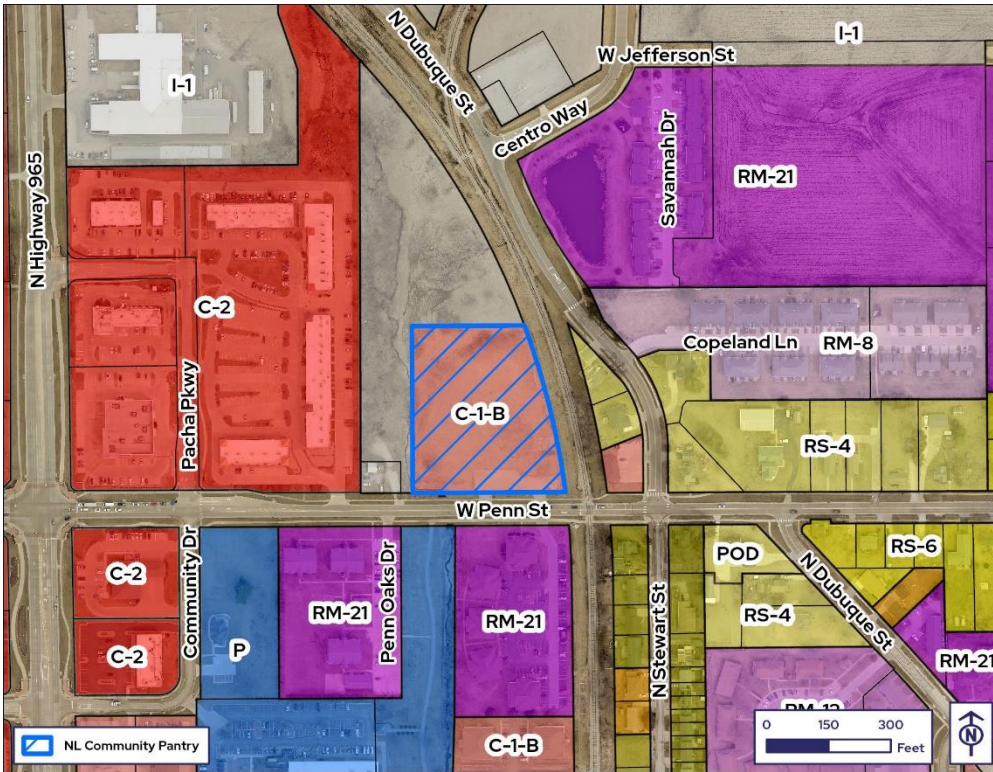
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 31, 2024**
 Re **Request of North Liberty Community Pantry to approve a Preliminary Site Plan for a 10,500 square foot community pantry building on 3.04 acres. The property is located on the north side of West Penn Street approximately 200 feet west of North Dubuque Street.**

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

- Request Summary:** The site plan proposes a single-story community pantry building and related infrastructure on approximately 3.04 acres.

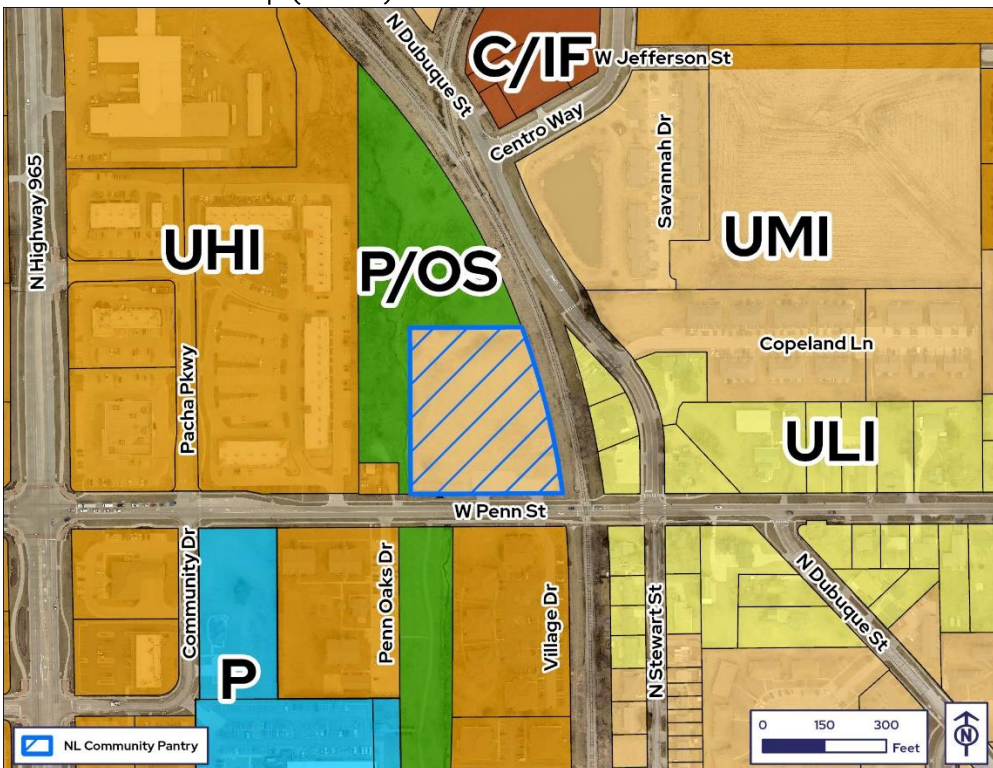


2. Current Zoning: C-1-B General Commercial District.



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

Future Land Use Map (FLUM)



4. Approval Standards:

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The C-1-B District is consistent with the UMI Land Use Map designation.

Analysis of adopted ordinances and regulations.

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

Community Pantry.

A. Defined. Community Pantry means a non-profit organization that receives/buys, stores, and distributes food, clothing, household supplies, personal care items and other related items directly to those in need. Community pantries may also have community gardens and prepare meals to be served at no cost to those who receive them.

B. Use Standards.

(1) **Non-residential districts. None.**

(2) ID, RS RD and RM districts.

(a) Permitted only as an ancillary use for a non-profit principal use on the same lot. The community pantry shall also be operated as a non-profit.

(b) Maximum building size is to be 2,500 square feet, but in no case larger than the square foot total of the principal structure. Additionally, the use may occupy up to 50% of a separate storage building or garage.

(c) Maximum building height is 15 feet.

(d) Zoning district design standards shall apply to the building(s) being utilized by the community pantry.

(e) Signage. Limited to one ground and one wall sign with a maximum sign area of 8 square feet. Ground signs are limited to 5 feet in height.

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

5. Additional information:

A primary staff concern of the Community Pantry at 89 North Jones Boulevard was supporting their needs of growth to serve the community, while being a scale appropriate of an accessory use of the Methodist Church. The proposed location in a commercial district alleviates that concern.

From a locational standpoint, this is an ideal location being centrally located in the community. Staff has had several informal conversations over the past several years regarding uses that were not appropriate in this location. One of the aforementioned uses was self-storage buildings, which is not permitted in the C-1-B District. Staff is pleased that the updated Zoning Ordinance was able to effectively direct an appropriate use for the property.

Although the Muddy Creek multi-use trail terminates at West Penn Street, staff does not see an opportunity for a safe crossing at this time. This may further studied at a later time.

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.

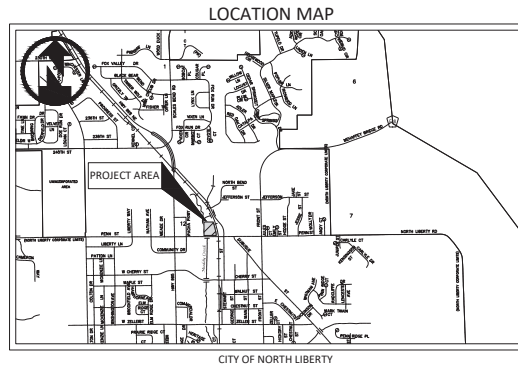
Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request to approve a preliminary site plan for a 10,500 square foot community pantry building on 3.04 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.

DRAWINGS FOR PROPOSED IMPROVEMENTS NORTH LIBERTY COMMUNITY PANTRY NORTH LIBERTY, JOHNSON COUNTY, IOWA



SHEET INDEX		REV
C0.00	COVER SHEET	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	TOPOGRAPHIC SURVEY AND REMOVALS PLAN	
C2.00	OVERALL SITE AND UTILITY PLAN	
C3.00	WATER QUALITY VOLUME BASIN	
C4.00	PAVEMENT PLAN	
C5.00	GRADING AND EROSION CONTROL PLAN	
E1.00	PHOTOMETRIC PLAN	
L1.00	LANDSCAPE PLAN	

LEGAL DESCRIPTION

STR 12-80-7 COM 920.35' E OF SWCOR NE; N 33' TO POB; N 410'; E 272.3' TOWLY/L RR; SELY TO PT 33' FROM S/L NE; W 370' TO POB EXC LAND CONVEYED TO CITY OF NL IN BK 1129 PG 101

DESIGN STANDARDS AND REFERENCE DRAWINGS

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

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4020.211	PIPE CONNECTIONS FOR STORM SEWER
4030.221	RCP APRON SECTION FOOTING
4030.222	CIRCULAR CONCRETE APRONS
4040.231	SUBDRAINS
9040.102	FILTER BERM AND FILTER SOCK
9040.103	ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES
9040.119	SILT FENCE
9040.110	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.120	STABILIZED CONSTRUCTION ENTRANCE

APPLICANT INFORMATION

CONTACT PERSON:
RYAN BOBST
EXECUTIVE DIRECTOR
89 N JONES BLVD
NORTH LIBERTY, IOWA 52317
PHONE: 319-626-2711

ATTORNEY:
EREK SITTIG
ATTORNEY
PHELAN TUCKER LAW LLP
321 E MARKET ST, SUITE 200
IOWA CITY, IOWA 52245
PHONE: 319-354-1104
SITTIG@PHELANTUCKERLAW.COM

PROJECT INFORMATION

CONTACT PERSON:
JAMES KINCADE
AXIOM CONSULTANTS, LLC
300 S CLINTON STREET, UNIT 200
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
JKINCADE@AXIOM-COM.COM



UTILITY CONTACTS

ALLIANT ENERGY
COMPANY NAME : ALLIANT ENERGY
DESIGN CONTACT: ALLIANT ENERGY FIELD ENGINEER
PHONE: 800-255-4268
EMAIL: LOCATE_IPL@ALLIANTENERGY.COM

AT&T TRANSMISSION
COMPANY NAME : AT&T TRANSMISSION
DESIGN CONTACT: LENNY VOHS
PHONE: 816-275-4014
EMAIL: LV2121@ATT.COM

WINDSTREAM ENTERPRISE
COMPANY NAME : WINDSTREAM ENTERPRISE
DESIGN CONTACT: CLEC LOCATE DESK
PHONE: 800-941-3430
EMAIL: WCI.CLEC.LOCATE@WINDSTREAM.COM

MIDAMERICAN-GAS
COMPANY NAME : MIDAMER-GAS
DESIGN CONTACT: CARSON HEMPHILL
PHONE: 319-341-4461
EMAIL: CRHEMPHILL@MIDAMERICAN.COM

VERIZON
COMPANY NAME : VERIZON
DESIGN CONTACT: INVESTIGATIONS
PHONE: 469-886-4090
EMAIL: INVESTIGATIONS@VERIZON.COM

NORTH LIBERTY, CITY OF
COMPANY NAME : NORTH LIBERTY, CITY OF
DESIGN CONTACT: TOM PALMER
PHONE: 319-626-5736
EMAIL: TPALMER@NORTHLIBERTYIOWA.ORG

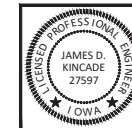
SOUTH SLOPE TELEPHONE
COMPANY NAME : SOUTH SLOPE TELEPHONE
DESIGN CONTACT: BRIAN FRESE
PHONE: 319-665-5326
EMAIL: BRIAN@SOUTHSLOPE.COM

MEDIACOM IOWA CITY
COMPANY NAME : MEDIACOM IOWA CITY
DESIGN CONTACT: JAMES HOUSER
PHONE: 845-544-9069
EMAIL: JHOUSER@MEDIACOMCC.COM

UNITE PRIVATE NETWORKS, LLC
COMPANY NAME : UNITE PRIVATE NETWORKS, LLC DESIGN
CONTACT: JOE KILZER
PHONE: 816-425-3556
EMAIL: UPNGIS@UPNFIBER.COM

SITE INFORMATION

EXISTING ZONING		PARKING REQUIREMENTS
C-1-B	COMMERCIAL, GENERAL	COMMUNITY PANTRY 1 SPACE PER 500 SF GFA
AREA CALCULATIONS		
TOTAL LOT AREA:	132,292 SF (3.04 AC)	REQUIRED PARKING: 21 SPACES
		PROVIDED PARKING: 45 SPACES
PRE-DEVELOPMENT:		
PAVEMENT AREA:	12,706 SF (0.29 AC)	9.6%
OPEN SPACE:	119,586 SF (2.75 AC)	90.4%
POST-DEVELOPMENT:		
BUILDING AREA:	10,500 SF (0.24 AC)	7.9%
PAVEMENT AREA:	33,284 SF (0.76 AC)	25.2%
OPEN SPACE:	88,508 SF (2.03 AC)	66.9%
SETBACKS		
ALL OTHER USES		
FRONT:	25'	
REAR:	10'; ABUTTING RESIDENTIAL THEN 20'	
SIDE:	10'	
SIDE STREET/CORNER:	25'	



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JAMES D. KINCAID, P.E.
LICENSE NUMBER 27597

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.

PAGES OR SHEETS COVERED BY THIS SEAL:



NORTH LIBERTY PANTRY
 350 W PENN ST
 NORTH LIBERTY, IA 52317
 NORTH LIBERTY FOOD PANTRY

ISSUED FOR
CITY SUBMITTAL

DATE	DESCRIPTION	DATE
04/09/2024	PRE-APP REVIEW	
06/01/2024	CITY FMS1 SUBMITTAL	
06/24/2024	RFC 1	

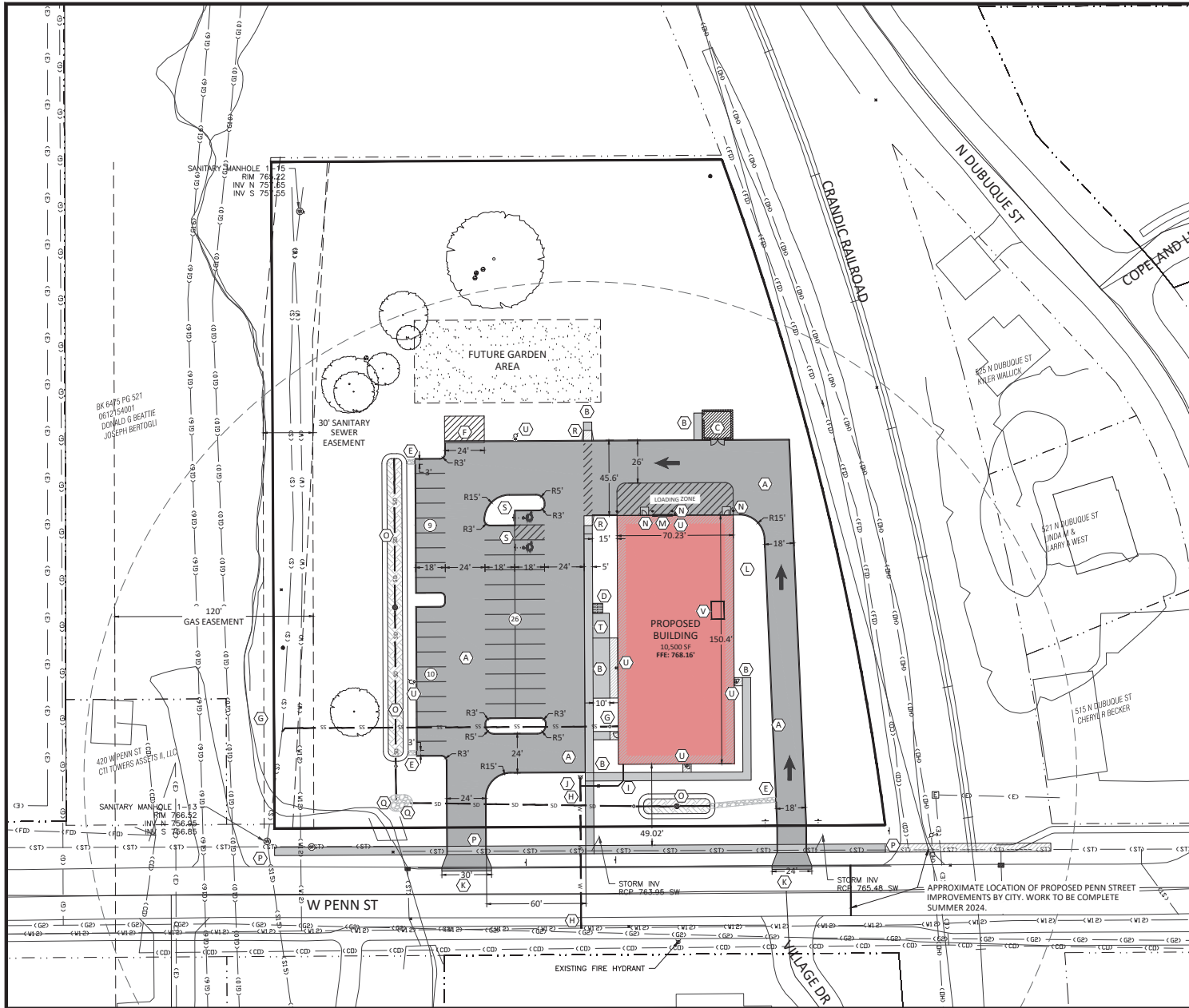
DESIGNED BY	DATE
DETAILED BY	DATE
CHECKED BY	DATE

PROJECT NO.	SHEET NAME
210235	COVER SHEET

NOT FOR CONSTRUCTION

COVER SHEET

C0.00



SITE PLAN KEYNOTES:

- (X) NUMBER OF PROPOSED PARKING STALLS.
- (A) PROPOSED STANDARD DUTY PCC PAVEMENT.
- (B) PROPOSED SIDEWALK PCC PAVEMENT.
- (C) PROPOSED DUMPSTER LOCATION, REFER TO ARCHITECTURAL PLANS.
- (D) PROPOSED BICYCLE PARKING.
- (E) PROPOSED 3' WIDE CURB CUT AND EROSION STONE.
- (F) PROPOSED SNOW STORAGE AREA. REFER TO PAVEMENT PLANS FOR CURB DETAILS.
- (G) PROPOSED #210 LF OF 6" PVC SANITARY SERVICE. CONNECT TO EXISTING MAIN WITH SADDLE CONNECTION AND INSTALL CLEANOUT OUTSIDE BUILDING. REFER TO BUILDING PLANS FOR CONTINUATION. EXISTING PIPE IS HDPE AND IS KNOWN TO BE HIGH H2S GAS PRESENT. CONTRACTOR TO COORDINATE WITH CITY REGARDING MEANS AND METHODS FOR SERVICE CONNECTION.
- (H) PROPOSED #91 LF OF 8" PVC WATER SERVICE WATER SERVICE VIA 8"x12" TAPPING VALVE AND SLEEVE AND IN ACCORDANCE WITH SUDAS AND NORTH LIBERTY SUPPLEMENTAL STANDARDS. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM CONNECTION TO HYDRANT. CONTRACTOR TO BORE WATER SERVICE CONNECTION UNDER WEST PENN STREET. EXISTING WATERMAIN IS THIN WALLED BLUE PVC PIPE MATERIAL, CONTRACTOR TO COORDINATE MEANS AND METHODS OF SADDLE CONNECTION WITH CITY WATER DEPARTMENT PRIOR TO MAIN TAP. CONTRACTOR TO REPLACE ANY DAMAGE PAVEMENT ASSOCIATED WITH BORE ACTIVITIES, PAVEMENT TO BE REPLACED TO NEAREST COMPLETE PANEL OR PAVEMENT JOINT. MIN. 5.5' BURY.
- (I) PROPOSED #35 LF OF 1.25" DOMESTIC WATER SERVICE LINE. CONNECT TO PROPOSED 8" WATER SERVICE WITH CORPORATION STOP AND INSTALL ISOLATION VALVE 5' FROM FACE OF BUILDING. MIN. 5.5' BURY.
- (J) PROPOSED FIRE HYDRANT ASSEMBLY.
- (K) PROPOSED DRIVEWAY, REFER TO SUDAS 7030.101 TYPE A WITH FLARES.
- (L) PROPOSED OUTDOOR MECHANICAL AREA.
- (M) PROPOSED OVERHEAD DOOR.
- (N) PROPOSED BOLLARD.
- (O) PROPOSED WATER QUALITY BASIN. SEE SHEET C3.00 THIS PLAN SET.
- (P) PROPOSED 5' PUBLIC SIDEWALK.
- (Q) CONTRACTOR TO PROVIDE EROSION CONTROL STONE AT OUTLET LOCATIONS FOR BOTH WATER QUALITY BASINS PER SUDAS DETAIL 4040.233. CONTRACTOR TO PROVIDE RODENT GUARD AT EACH OUTLET PER SUDAS DETAIL 4040.233 "RODENT GUARD ON SUBDRAIN OUTLET"
- (R) PROPOSED ADA CURB RAMP.
- (S) PROPOSED PAVEMENT MOUNTED ADA PARKING SIGN.
- (T) PROPOSED OUTDOOR PATIO.
- (U) PROPOSED SITE LIGHTING FIXTURE. REFER TO E1.00 THIS PLAN SET.
- (V) PROPOSED MECHANICAL ROOM LOCATION.



NORTH LIBERTY PANTRY
350 W PENN ST
NORTH LIBERTY, IA 52317
NORTH LIBERTY FOOD PANTRY

ISSUED FOR
CITY SUBMITTAL

DATE	DESCRIPTION	DATE
04/09/2024	PRE-APP REVIEW	04/09/2024
05/02/2024	CITY FMS SUBMITTAL	05/02/2024
	REC'D	

DESIGNED BY: []
 DETAILED BY: []
 CHECKED BY: []
 PROJECT NO: 210235
 SHEET NAME:

OVERALL SITE AND UTILITY PLAN

C2.00

NOT FOR CONSTRUCTION

ID	SYMBOL	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES							
QB		8	Quercus bicolor SWAMP WHITE OAK	60' H X 60' W	BB	SEE PLAN	MIN. OF 2" CALIPER AND CLEAR TRUNK HEIGHT AT 4' ABOVE GRADE
CO		7	Celtis Occidentalis HACKBERRY	50' H X 40-60' W	BB	SEE PLAN	MIN. OF 2" CALIPER AND CLEAR TRUNK HEIGHT AT 4' ABOVE GRADE
TA		6	Tilia americana 'Redmond' AMERICAN LINDEN	50' H X 35' W	BB	SEE PLAN	MIN. OF 2" CALIPER AND CLEAR TRUNK HEIGHT AT 4' ABOVE GRADE
DECIDUOUS SHRUBS							
PO		3	Physocarpus opulifolius COMMON NINEBARK	6' H X 6' W	2 GAL.	SEE PLAN	MIN. HEIGHT OF 18"
WF		16	Weigela florida 'Bramwell' FINE WINE WEIGELA	4' H X 4' W	2 GAL.	SEE PLAN	MIN. HEIGHT OF 18"

ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS

NORTH LIBERTY CODE:
CURRENT ZONING C-1-B - COMMERCIAL, GENERAL
SETBACKS
FRONT 25'
CORNER SIDE 25'
SIDE 10'
REAR 10', ABUTTING RESIDENTIAL THEN 20'

169.02 LANDSCAPING REQUIREMENTS

2.A.(2) ALL SPECIES TO WITHSTAND HARDINESS ZONE 5B

- 3. MIN PLANTING SIZES**
- EVERGREEN MIN HEIGHT = 6'
 - SHADE TREES MIN CLEAR TRUCK HEIGHT = 4' AGL 2" CALIPER
 - SINGLE STEM ORNAMENTAL TREES MIN TRUNK SIZE = 2" CALIPER; MULTIPLE STEM MIN HEIGHT 8'
 - EVERGREEN/DECIDUOUS SHRUBS MIN HEIGHT 18"
- 4. PARKING LOT LANDSCAPE:** RUNS FULL LENGTH OF PARKING LOT PERIMETER AND LOCATED BETWEEN THE LOT LINE AND EDGE OF PARKING LOT
- MIN 1 SHADE TREE PER 50 SF OF PERIMETER LANDSCAPE YARD; 2 ORNAMENTAL SUBSTITUTE FOR 1 SHADE TREE EVERY 25 LF LINEARLY O.C. OR GROUPED
 - 300.9997 LF / 50 = **6.02 TREES**
 - TREES WITHIN PARKING LOT ISLANDS MAY BE INCLUDED IN CALC FOR MIN REQUIRED TREES

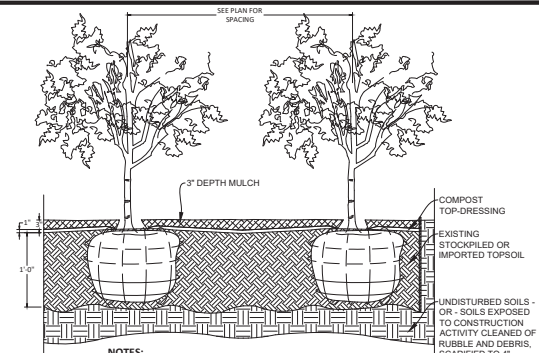
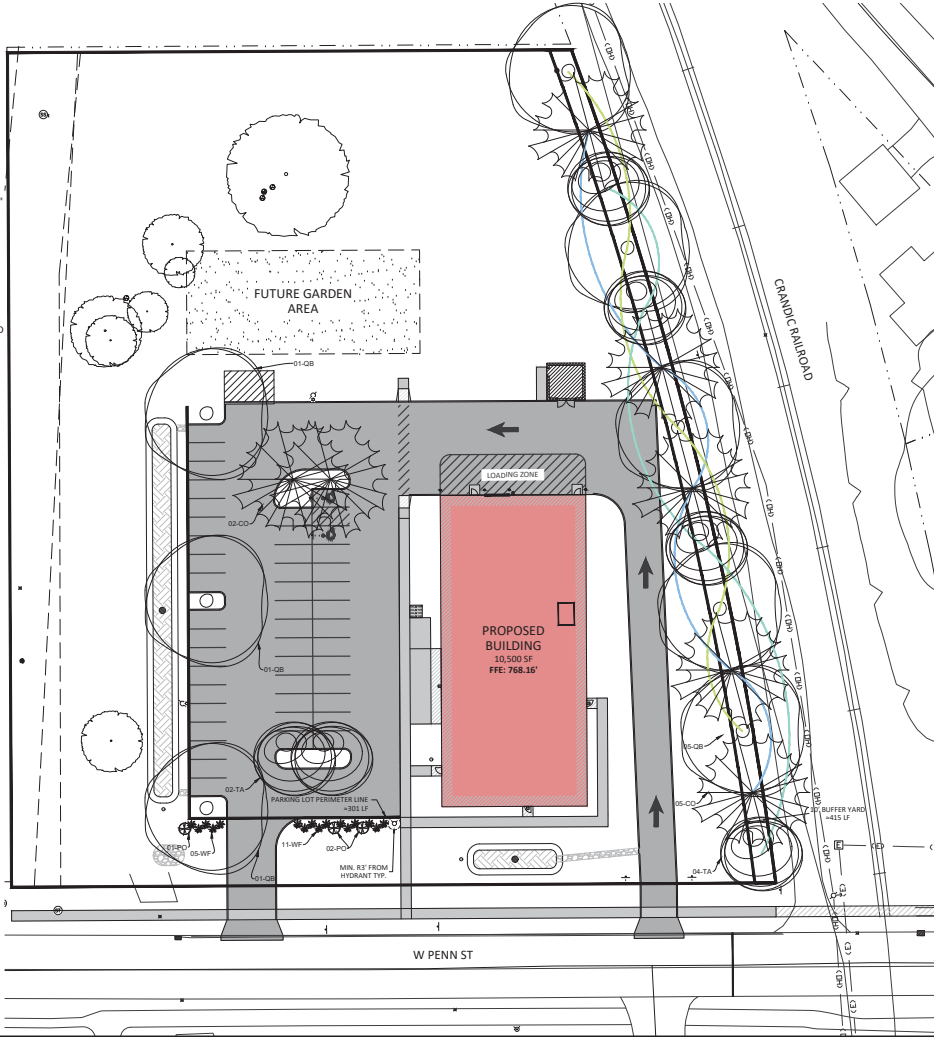
- 6. PARKING LOT INTERIOR LANDSCAPE**
- ALL ROWS OF PARKING STALLS MUST TERMINATE IN A PARKING LOT ISLAND OR LANDSCAPE AREA
 - >15 STALLS IN A ROW; MUST HAVE 1 PARKING LOT ISLAND BETWEEN EVERY 15 STALLS
 - PARKING LOT ISLANDS MUST BE SAME DIMENSION AS PARKING STALL. DOUBLE ROWS = SAME DIMENSIONS AS DOUBLE ROW
 - MIN 1 SHADE TREE IN EVERY PARKING LOT ISLAND; IF ISLAND WIDTH IS DOUBLE ROW THE 2 SHADE TREES

- 7. ON-SITE TREES**
- COMMERCIAL, INDUSTRIAL AND PUBLIC DISTRICTS: 1 TREE / 2,000 SF OF BUILDING FOOTPRINT
 - TREES WITHIN PARKING LOT LANDSCAPE AND PARKING LOT ISLANDS MAY BE INCLUDED
 - 10,500 SF / 2,000 = **5.25 TREES**

- 8. BUFFER YARDS**
- REQUIRED ALONG INTERIOR SIDE AND REAR YARDS IF:
 - LOT LINE OF NON-RESIDENTIAL DISTRICT IS ADJACENT TO LOT LINE OF RESIDENTIAL DISTRICT
 - REQUIRED DESIGN
 - MIN 10' WIDTH
 - 1 SHADE OR EVERGREEN EVERY 30 LF OF BUFFER YARD LENGTH
 - 415.3006 LF / 30 = **13.84 TREES**
 - EXISTING TREES COUNT TOWARD REQ AT 1:1 RATIO REGARDLESS OF SIZE
 - EVERGREEN SHRUBS TO CREATE A CONTINUOUS LINEAR HEDGEROW

- 9. SITE LANDSCAPE**
AREAS NOT COVERED BY STRUCTURES OR PAVEMENT MUST BE PLANTED WITH LIVE LANDSCAPING, STONE, MULCH, ETC. MUST NOT COVER MORE THAN 40% OF AREA AND HEIGHT NO HIGHER THAN HEIGHT OF CURB

PROHIBITED TREES
BLACK LOCUST, BOX ELDER, COTTON BEAR POPLAR, FEMALE GINKGO, GREEN ASH, RUSSIAN OLIVE, SIBERIAN ELM, SILVER MAPLE/WHITE RIVER MAPLE (SOFT MAPLES), TREE OF HEAVEN AND WHITE ASH



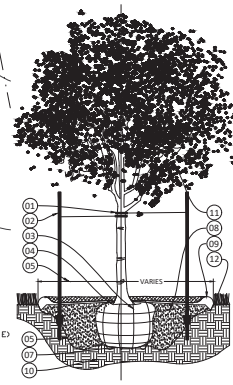
- NOTES:**
- REMOVE ANY EXISTING VEGETATION, BARRIER FABRIC, OR ROCK WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
 - SCARIFY SUB-SOIL TO A DEPTH OF 4"
 - PLACE 12" OF TOPSOIL
 - TOP DRESS ALL PLANTING AREAS WITH 1" COMPOST
 - MIX EXISTING OR IMPORTED PLACED TOPSOIL AND COMPOST TOP DRESSING TOGETHER TO A TOTAL DEPTH OF 6"
 - RAKE AND SMOOTH SOIL TO 3" BELOW FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS

SHRUB/PERENNIAL PLANTING 1

- STAKING NOTES:**
- TREE STAKING SHALL ONLY BE USED IF NOTED, IN HIGH WIND AREAS, OR AREAS OF HEAVY ADJACENT PEDESTRIAN TRAFFIC.
 - STAKING WIRE THROUGH RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND DETRIMENTAL GROWTH. TREE SHOULD ALLOW LIMITED MOVEMENT.
 - STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

- TREE PLANTING NOTES:**
- REMOVE TOP 2/3 OF WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.
 - TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH. PLANT TREE WITH TRUNK FLARE 1-2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
 - PLANTING HOLE TO BE AT MINIMUM 3 TIMES THE WIDTH OF ROOTBALL AT SOIL SURFACE, SLOPING TO THE WIDTH OF ROOT BALL AT BASE. PLANTING HOLE WIDTH NEAR SURFACE IS INCREASED TO 5 TIMES THE WIDTH OF ROOTBALL WHEN SOILS ARE HIGHLY COMPACTED OR HEAVY IN CLAY CONTENT.
 - SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.
 - PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE.
 - REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL, WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIR POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
 - AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM 2-3" SHREDED HARDWOOD MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE KEPT CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.
 - UNDISTURBED SOIL.
 - ONLY LIGHTLY PRUNE AND REMOVE DAMAGED OR DEAD BRANCHES.
 - SPADE EDGING, TYP. UNLESS OTHERWISE NOTED ON PLAN.
 - REFER TO LANDSCAPE PLAN FOR PLANT SPACING, LOCATIONS.
 - 6" MINIMUM WIDER HOLE THAN CONTAINER ON ALL SIDES.

TREE STAKING AND PLANTING 2



AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (313) 519-6220

NORTH LIBERTY PANTRY
350 W PENN ST
NORTH LIBERTY, IA 52317
NORTH LIBERTY FOOD PANTRY

ISSUED FOR
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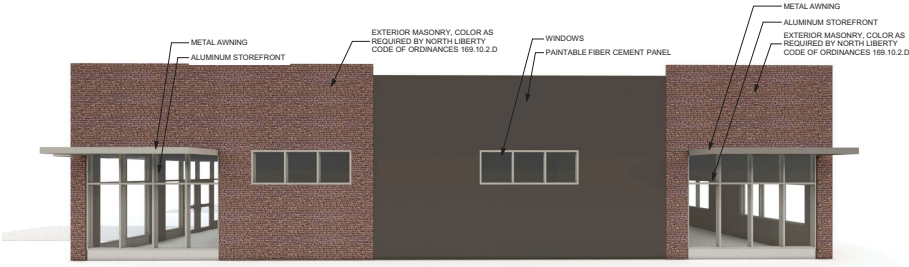
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04/09/2024	PRE-APP REVIEW	04/09/2024
05/01/2024	CITY FMS SUBMITTAL	05/01/2024
05/24/2024	RTS 1	05/24/2024

DESIGNED BY: []
 DETAILED BY: []
 CHECKED BY: []
 PROJECT NO: 210235
 SHEET NAME: LANDSCAPE PLAN

LANDSCAPE PLAN

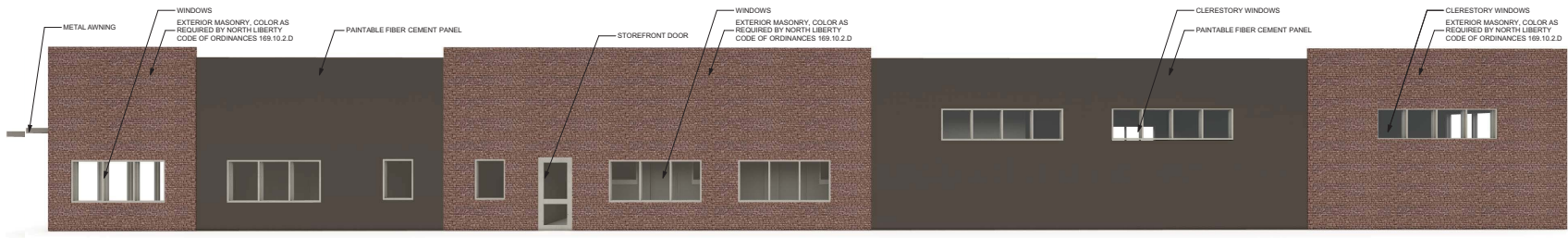
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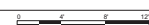
1 SOUTH ELEVATION - PENN STREET

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION - FACING RAILROAD TRACKS

SCALE: 3/16" = 1'-0"



NORTH LIBERTY COMMUNITY PANTRY

89 N Jones Blvd
North Liberty, IA 52317

SITE PLAN REVIEW DOCUMENTS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO: #Pln
DATE: 4/29/2024
DRAWN BY: LM
COPYRIGHT

SHEET TITLE
ELEVATIONS

SD-102

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1 SOUTHWEST CORNER



2 SOUTHEAST CORNER



3 FRONT VIEW



SITE PLAN REVIEW DOCUMENTS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO: #Pln
DATE: 4/29/2024
DRAWN BY: LM
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SHEET TITLE
3D VIEWS

SD-103

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North Liberty Planning Commission

May 7, 2024

Council Chambers, 1 Quail Creek Circle

Call to Order

Chair Josey Bathke called the May 7, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 1 Quail Creek Circle. Commission members present: Josey Bathke, Amy Yotty, Jason Heisler, Patrick Staber and Barry A'Hearn; absent: Dave Willer and Sheila Geneser.

Others present: Ryan Rusnak, Grant Lientz, Josiah Bilskemper, Brandon Pratt, Jon Marner, Benjamin Baugher, Bryce Achen, Bryce Achen, Mary Byers, and other interested parties.

Approval of the Agenda

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

Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the findings: the Preliminary Subdivision, which proposes residential would achieve consistency with the Comprehensive Plan Future Land Use Map designation of Urban Medium Intensity; and the Preliminary Subdivision 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 to the City Council with a recommendation for approval.

Applicant Presentation

Brandon Pratt was present to offer additional information on the request.

Public Comments

No Public comments were offered.

Recommendation to the City Council

Heisler moved, seconded by Staber, 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—Heisler, Yotty, Bathke, Ahearn, Staber; nays—none; absent—Geneser, Willer. Motion carried.

Preliminary Site Plan:

Staff Presentation

Rusnak presented the 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). 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 to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the developer for questions from the commission.

Public Comments

No public comments were offered.

Recommendation to the City Council

Staber moved, Yotty seconded that the Planning Commission accept the listed finding and forward the Preliminary Site Plane to the City Council with a recommendation for approval. The vote was—Ahearn, Heisler, Bathke, Yotty, Staber; nays—none; absent—Geneser, Willer. Motion carried.

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presents the 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. Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (zoning) from RS-6 Single-Unit Residential District to RM-12 Multi-Unit Residential District on approximately .39 acres and approximately .62 acres (approximately 1.01 total acres) to the City Council with a recommendation for approval.

Applicant Presentation

Benjamin Baugher was present on behalf of the developer for questions and comments from the commission.

Public Comments

No public comment was offered.

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

Public Hearing on Zoning Map Amendment:

Staff Presentation

Rusnak presented the 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. 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 District on 170.1 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.

Applicant Presentation

Bryce Achen, McClure Engineering, was present to take questions and comments from the commission.

Heisler moved, A'Hearn seconded 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. The vote was—Bathke, Heisler, Staber, Yotty—nays—none; absent—Geneser, Willer. Motion carried.

Approval of Previous Minutes

A'Hearn moved, Yotty seconded to approve the minutes of the April 2, 2024 meeting. The vote was all ayes. Minutes approved.

Old Business

Staber will be leaving the commission after 8 years of service and Rusnak thanked him for his service. Rusnak will send out information on starting the commission meetings at 6:00 p.m. There will be a preliminary plat and a new location for the North Liberty Food Pantry on the next agenda.

Adjournment

Staber moved, Heisler seconded to adjourn the meeting at 7:05 p.m. The vote was all ayes. Meeting adjourned.

Signed:

Mary Byers, Deputy City Clerk