



**North Liberty Planning Commission  
Tuesday, July 2, 2024, 6:30 PM  
North Liberty City Council Chambers  
360 N Main St, North Liberty, Iowa 52317**

This meeting may be accessed live by the public in person or on the internet at [northlibertyiowa.org/live](http://northlibertyiowa.org/live), on Facebook at [facebook.com/northliberty](https://facebook.com/northliberty) or on YouTube at [youtube.com/northliberty](https://youtube.com/northliberty). Meetings are rebroadcast on cable and available on-demand on [northlibertyiowa.org](http://northlibertyiowa.org).

Call to Order

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Public Comments for Items Not on the Agenda**
- 4. Election of Chairperson**
- 5. Election of Vice-Chairperson**
- 6. Preliminary Subdivision Plat:** Request of Primestone Residential to approve a Preliminary Subdivision Plat for a 30-lot subdivision on approximately 43.7 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**

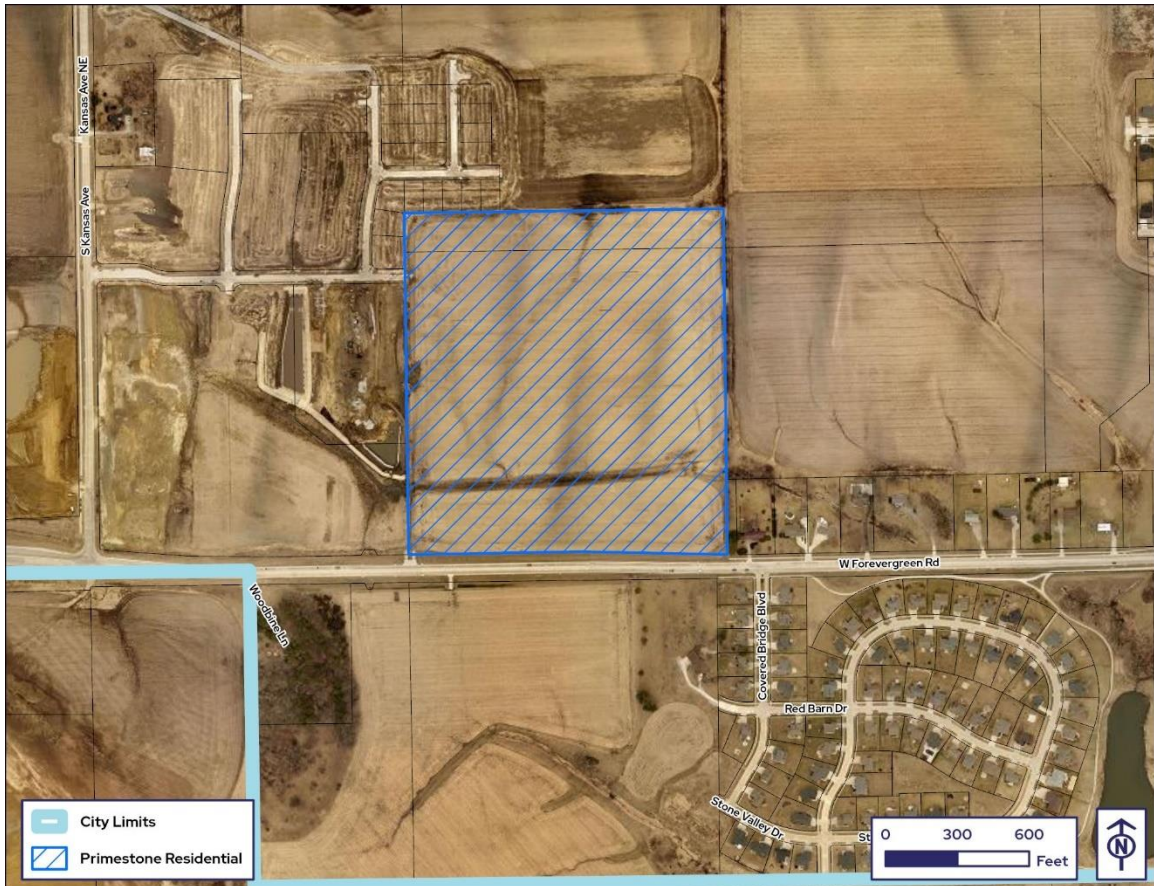


To **City of North Liberty Planning Commission**  
 From **Ryan Rusnak, AICP**  
 Date **June 27, 2024**  
 Re **Request of Primestone Residential to approve a Preliminary Subdivision Plat for a 30-lot subdivision on approximately 43.7 acres. The property is generally located on the north side of West 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.

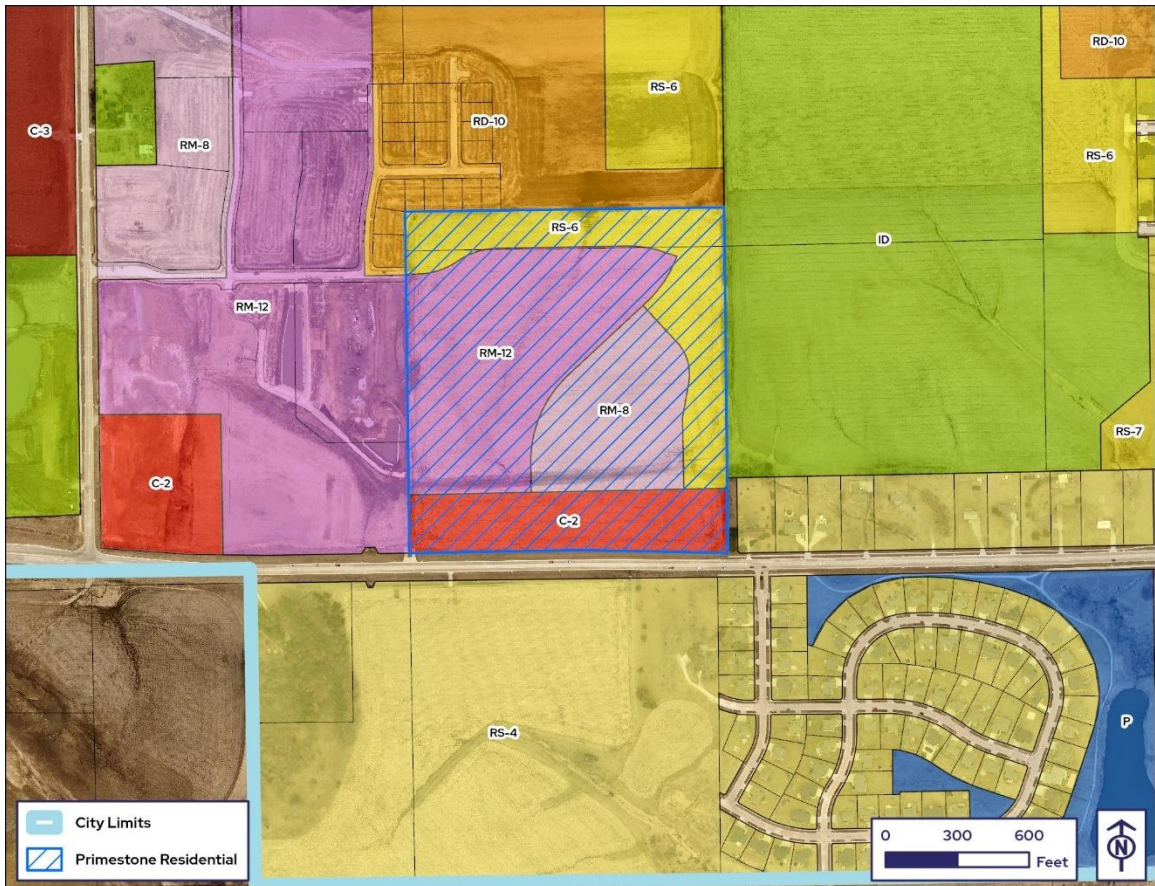
### 1. Request Summary:

The Preliminary Plat proposes 30 lots on approximately 43.7 acres.



## 2. Current Zoning:

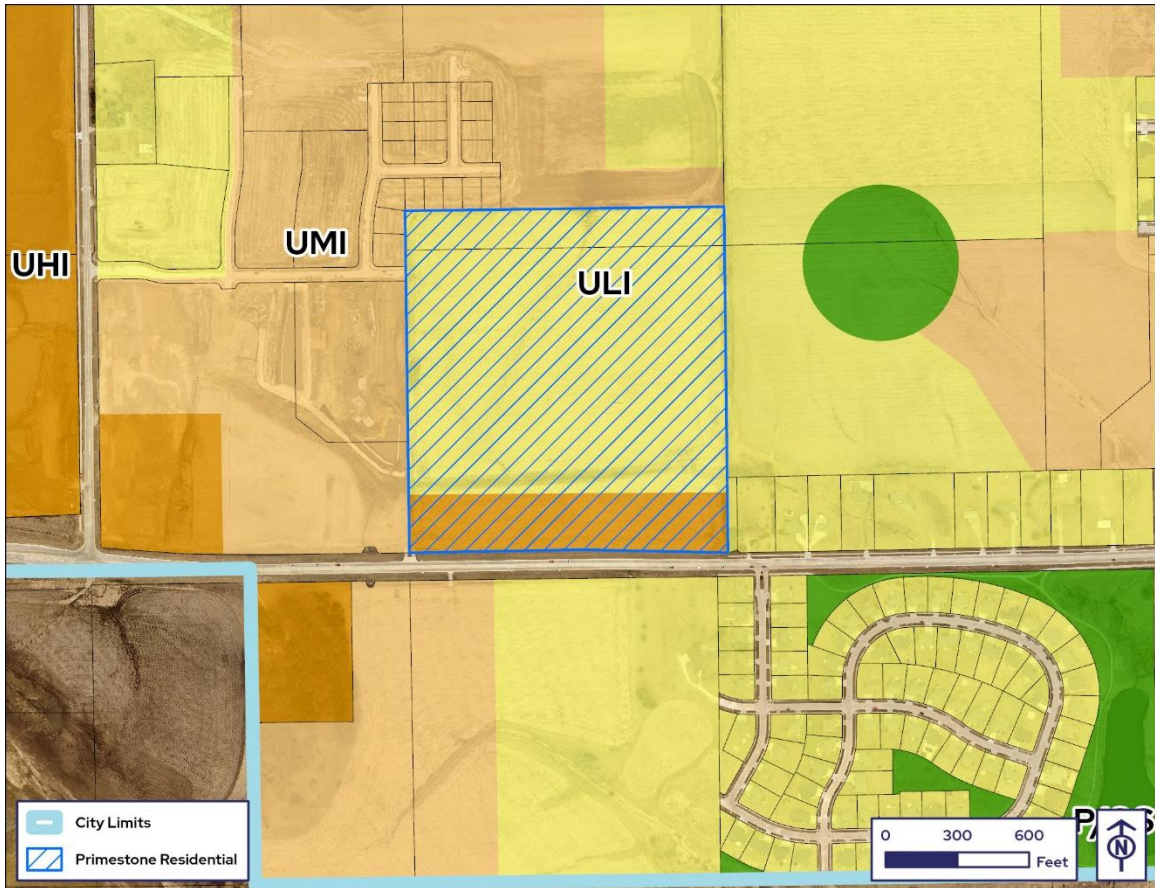
- A. C-2 Highway Commercial District. The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.
- B. 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.
- C. 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.





## 2. Comprehensive Plan Future Land Use Map Designation:

Urban Low Intensity and Urban High Intensity. The proposed preliminary plat would achieve consistency with the Future Land Use Map.



## 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. 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.**

## 6. Additional information:

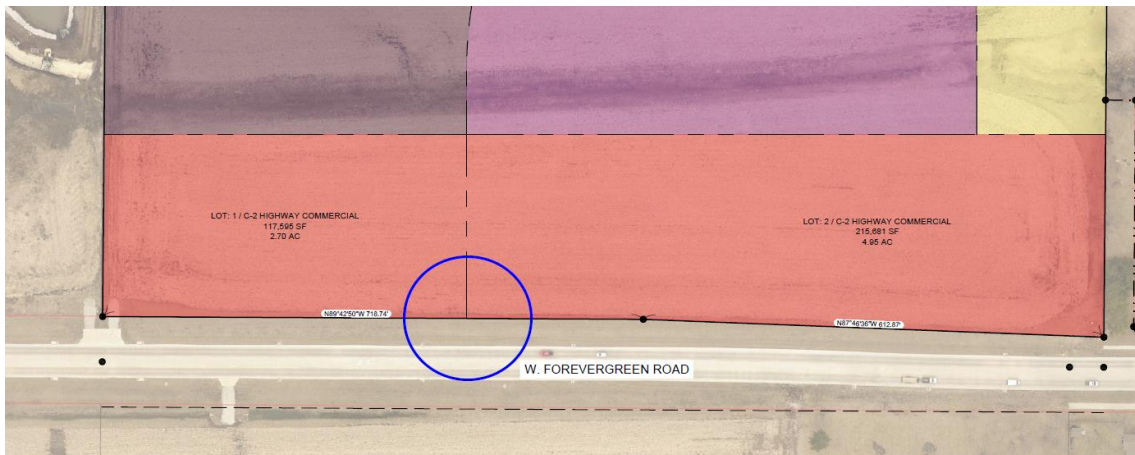
### Proposed Density

The subdivision plat proposes the following:

- Lots 1 – 2: C-2 Highway Commercial District on 7.09 acres.
- Lot 3: RM-12 Multi-Unit Residence District on 15.52 acres. Up to 186 dwelling units.
- Lot 4: RM-8 Multi-Unit Residence District on 7.41 acres. Up to 59 dwelling units.
- Lots 5 – 31: RS-6 Single-Unit Residence District. 27 dwelling units.

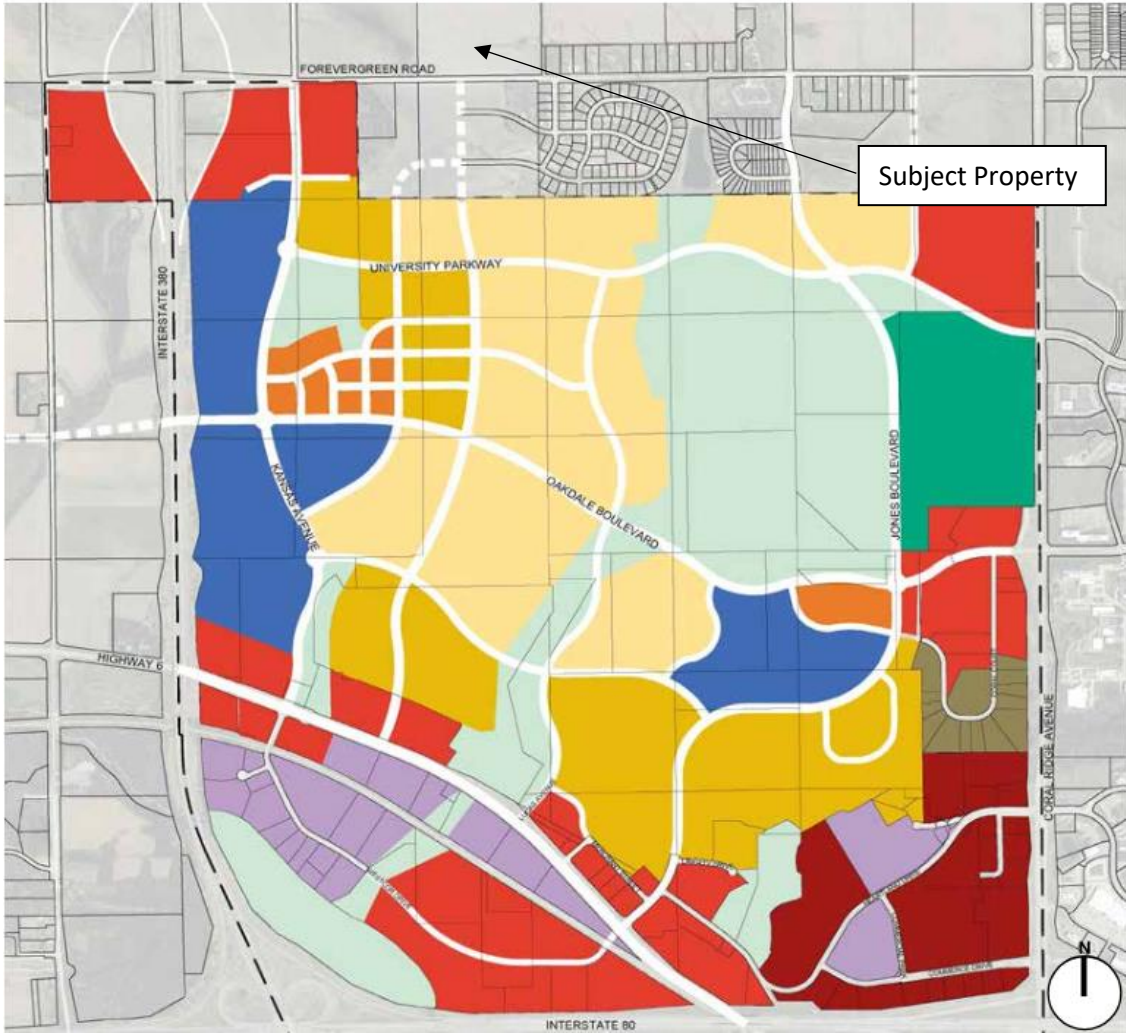
### Alexander Way

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.



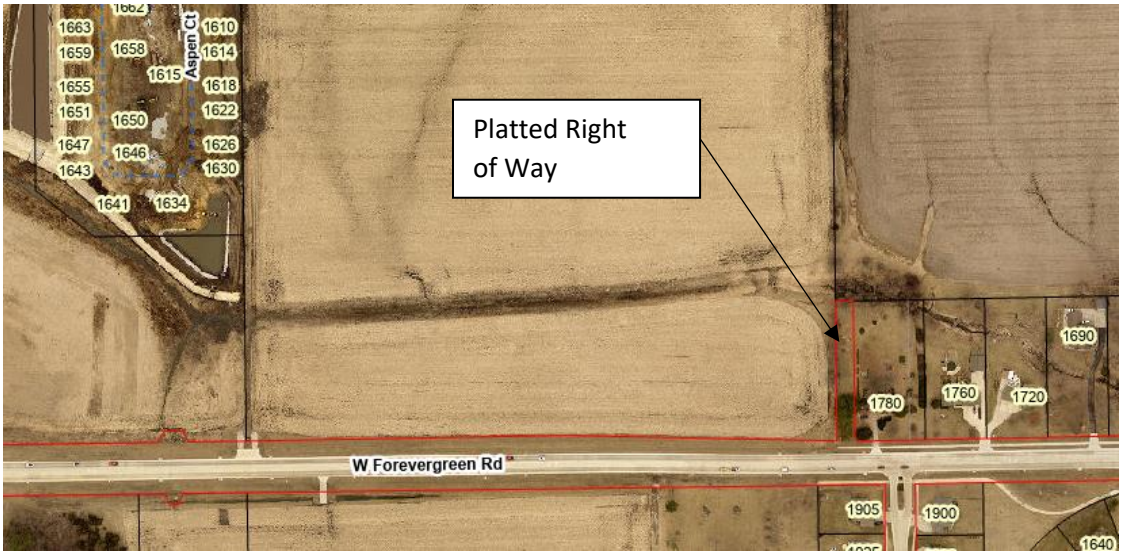
Approximate location of proposed Alexander Way and Forevergreen Road





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:**

#### Findings:

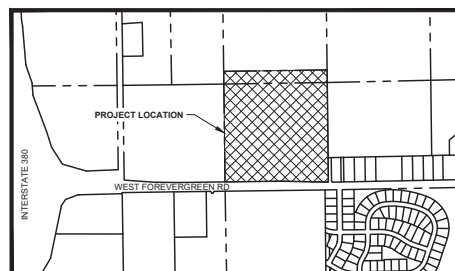
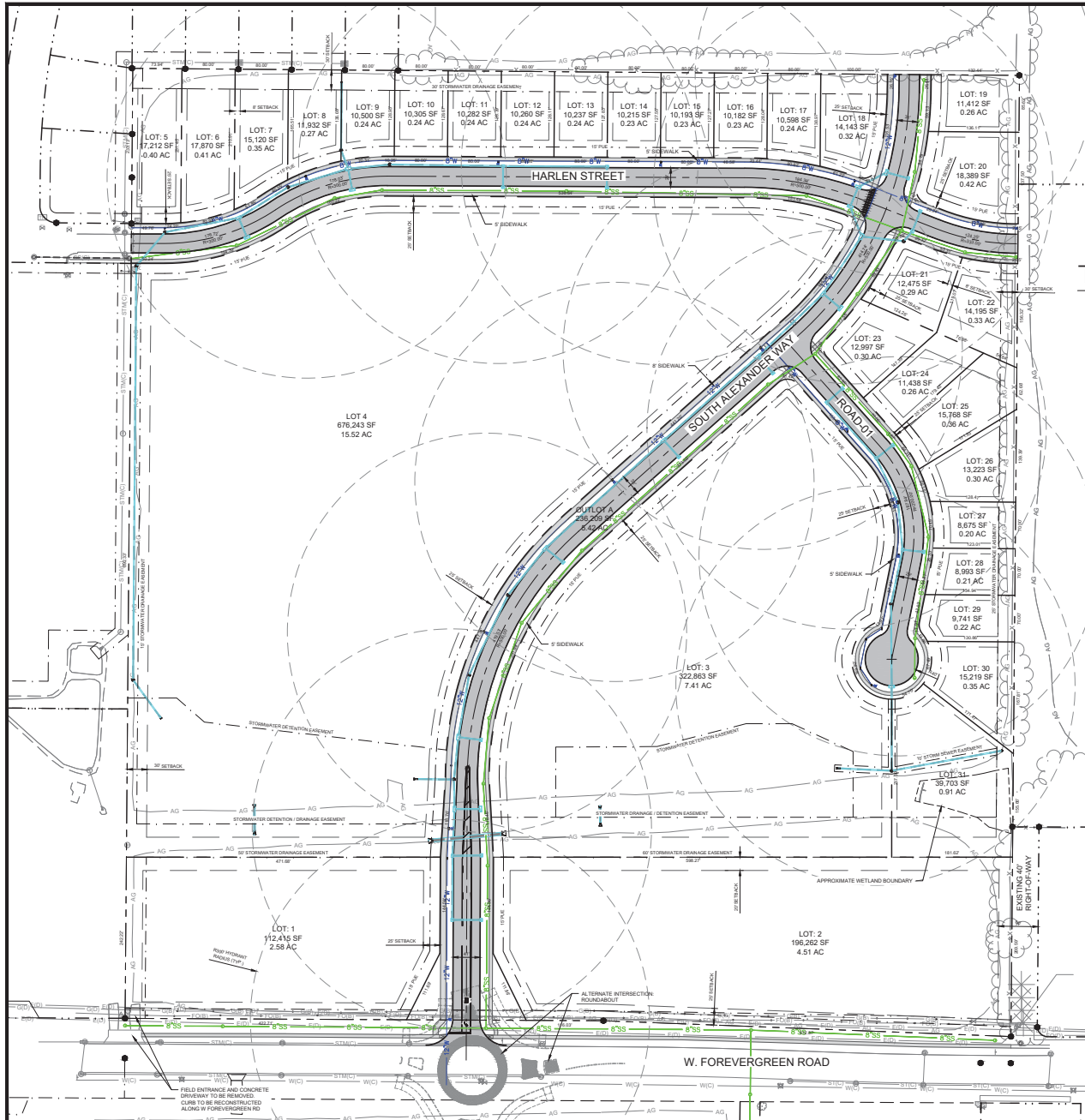
1. The preliminary plat, which proposes commercial development, would achieve consistency with the Comprehensive Plan Future Land Map designation of Urban High Intensity; and
2. The preliminary plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances,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

#### Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Primestone Residential to approve a Preliminary Subdivision Plat for a 30-lot subdivision on approximately 43.7 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.



# 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 46 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5<sup>TH</sup> 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 5733, 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'	10'	20'
LOTS 5-31	RS-6	25'	8'	30'
LOT 3	RM-8	25'	15'	30'
LOT 4	RM-12	25'	15'	30'

### DEVELOPMENT TOTALS

TOTAL AREA (ACRES)	43.7
<b>SINGLE FAMILY (RS-6) - LOT 5 - 31</b>	
TOTAL UNITS	27
<b>MULTI-FAMILY (RM-12) - WEST OF ALEXANDER DRIVE</b>	
TOTAL LOT SIZE (ACRES)	+/- 15.52
TOTAL ALLOWABLE DWELLING UNITS	186
TOTAL DENSITY (DU/AC)	12.0
<b>MULTI-FAMILY (RM-8) - EAST OF ALEXANDER DRIVE</b>	
TOTAL AREA SIZE (ACRES)	+/- 7.41
TOTAL ALLOWABLE DWELLING UNITS	59
TOTAL DENSITY (DU/AC)	8.0
<b>COMMERCIAL LOTS</b>	
LOT 1: TOTAL SIZE (ACRES)	+/- 2.58
LOT 2: TOTAL SIZE (ACRES)	+/- 4.51

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

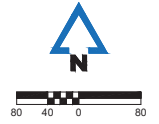
**ENGINEER:**  
 MCCLURE ENGINEERING COMPANY  
 CONTACT: BRYCE ACHEN  
 ADDRESS: 2229 E GRANTVIEW LANE, SUITE 2  
 CORALVILLE, IA 52241

**APPLICANT'S ATTORNEY:**  
 LAW OFFICE OF EDWIN GAUSSELIN  
 CONTACT: EDWIN GAUSSELIN  
 ADDRESS: 2939 LAKE SHORE DRIVE  
 LONG BEACH, IL 46390

- NOTES:**
- ALL EASEMENTS ARE 15' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE
  - 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
  - LOT 1 & LOT 2 SHALL NOT HAVE DIRECT ACCESS TO FOREVERGREEN ROAD

### UTILITY LEGEND

- SS EXISTING SANITARY SEWER
- FW EXISTING SANITARY SEWER FORCE MAIN
- ST EXISTING STORM SEWER
- W EXISTING WATER LINE
- E EXISTING UNDERGROUND ELECTRIC
- ONE EXISTING OVERHEAD ELECTRIC
- C EXISTING UNDERGROUND COMMUNICATIONS
- OHC EXISTING UNDERGROUND COMMUNICATIONS
- T EXISTING UNDERGROUND TELEPHONE
- OHT EXISTING OVERHEAD TELEPHONE
- FO EXISTING UNDERGROUND FIBER OPTIC
- OHO EXISTING OVERHEAD FIBER OPTIC
- CA EXISTING UNDERGROUND CABLE
- OHCa EXISTING OVERHEAD CABLE
- G EXISTING GAS
- SD EXISTING SUBDRAIN
- IC EXISTING INTERMEDIATE CONTOUR
- OC EXISTING OUTLINE CONTOUR
- PL PROPERTY LINE
- SL SECTION LINE
- CS CASEMENT
- EF EXISTING FENCE
- ET EXISTING EDGE OF TREES
- NSWL NEW STORM SEWER LINE
- 8" NEW WATER SERVICE LINE
- 12" NEW SANITARY SEWER LINE
- 499 PROPOSED MINOR CONTOUR
- 500 PROPOSED MAJOR CONTOUR



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 Columbia MO | Macon MO  
 North Kansas City MO | Springfield MO  
 Lenexa, KS  
 Portsmouth, NH

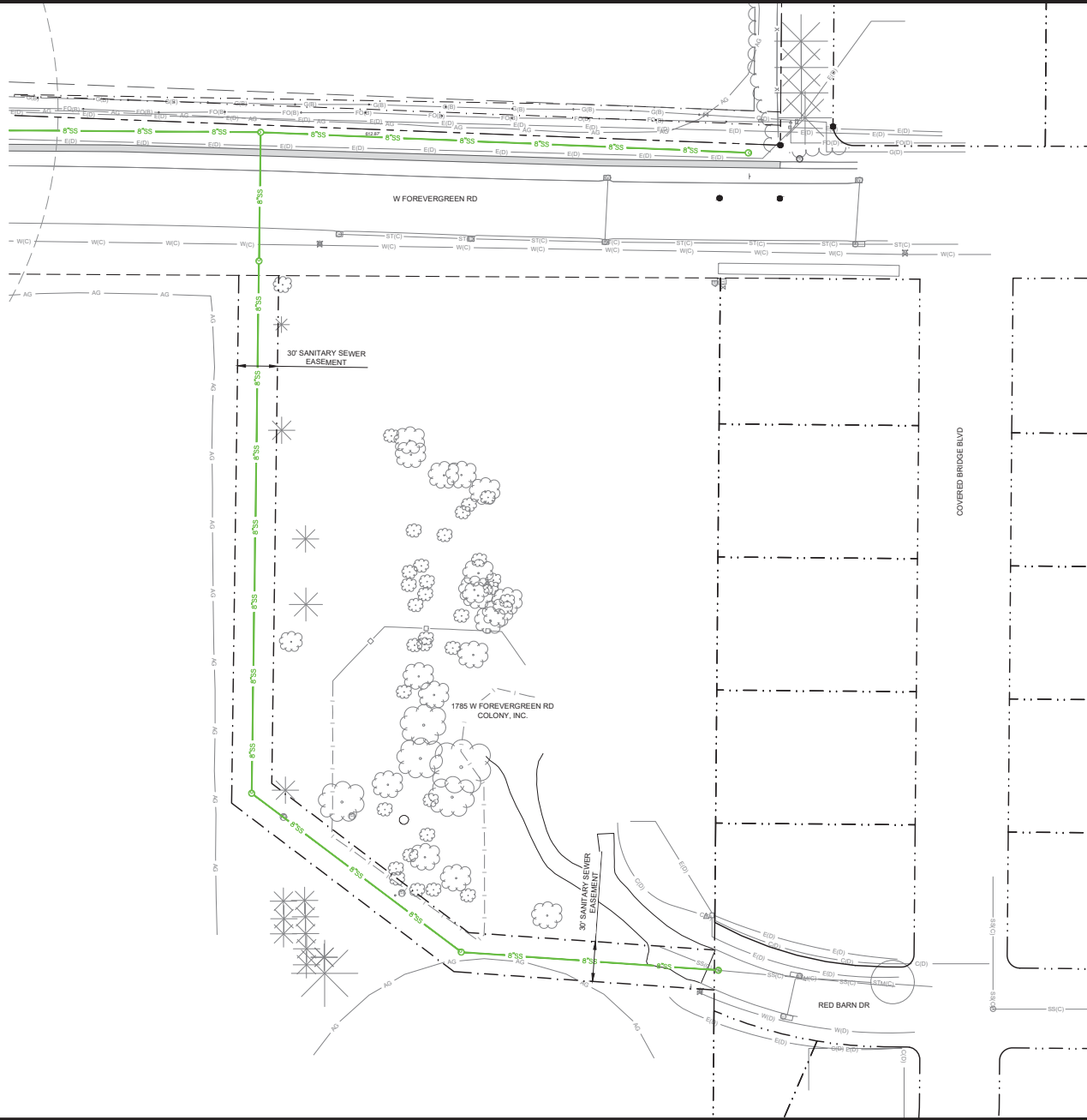
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IOWA CERTIFICATE OF AUTHORITY NO. 26887

### REVISIONS

NO.	DATE	BY	DESCRIPTION

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



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IOWA CERTIFICATE OF AUTHORITY NO. 26887

REVISIONS

NO.	DESCRIPTION

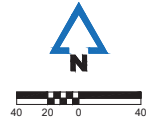
PROJECT INFO  
 2023001823

ENGINEER    DRAWN BY    CHECKED BY  
 LL            BA            LL

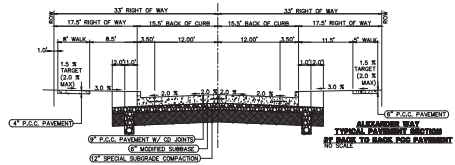
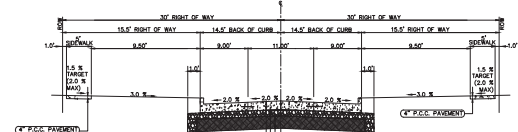
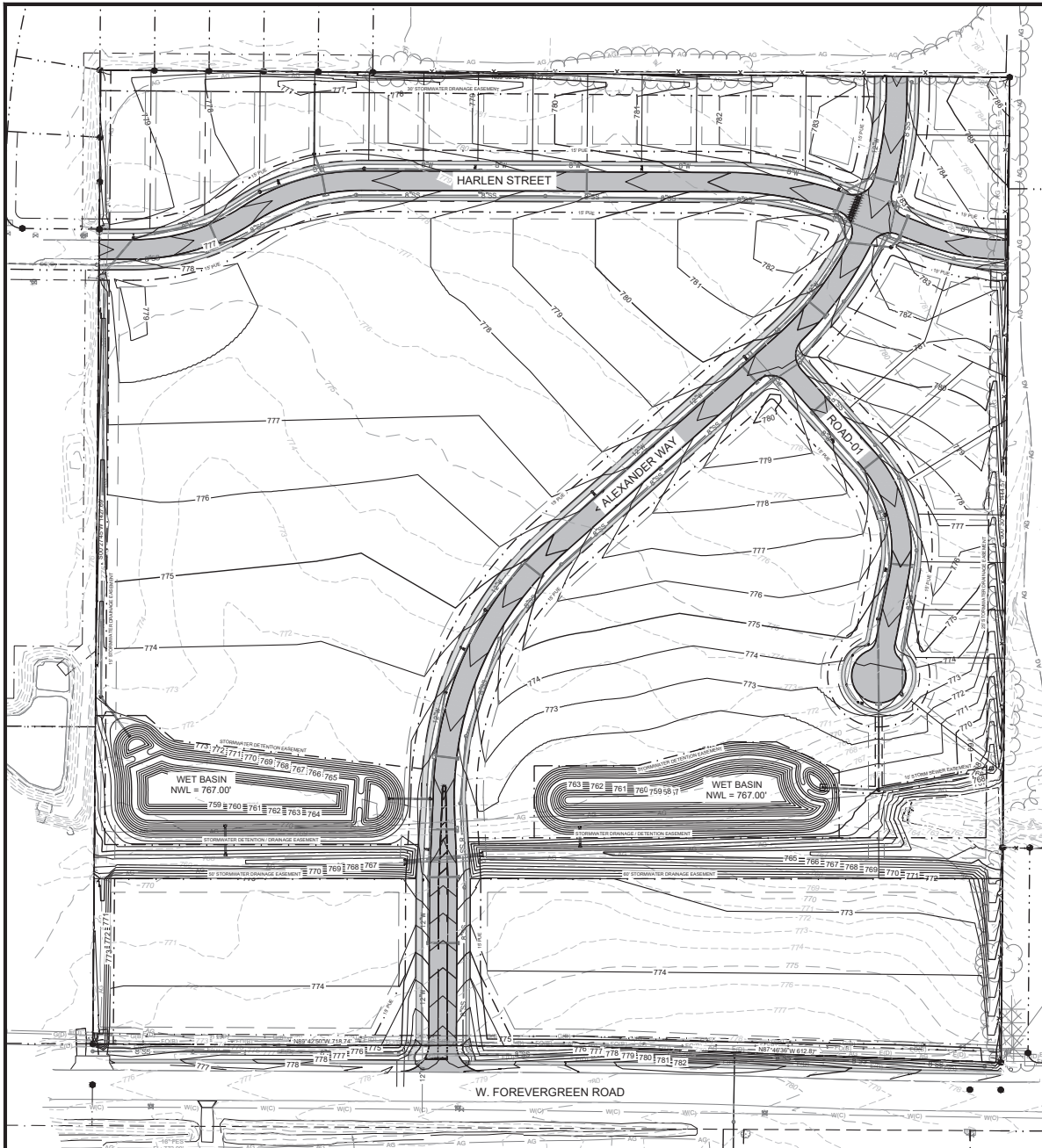
**THE SANCTUARY AT NORTH BEND  
 PRELIMINARY PLAT  
 NORTH LIBERTY, IA**

**SANITARY SEWER EXTENSION**

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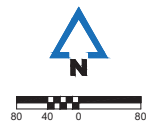


**EXISTING SURVEY LEGEND**

- |                            |                              |                                   |                          |
|----------------------------|------------------------------|-----------------------------------|--------------------------|
| <b>ELECTRIC</b>            | <b>MONUMENTS</b>             | <b>TELECOMMUNICATIONS</b>         | <b>WATER</b>             |
| BB BREAKER BOX             | BENCHMARK                    | TH TELECOM HANDHOLE               | CS CURB STOP             |
| EM ELECTRIC MANHOLE        | BENCHMARK (TEMPORARY)        | FM FIBER OPTIC MARKER             | FI 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 |
| <b>GAS</b>                 | CUT X SET                    | TPD TWCABLE PEDESTAL              | WM WATER MANHOLE         |
| GM GAS MARKER              | MONUMENT FOUND (FIRST TYPE)  | <b>VEGETATION</b>                 | WMR WATER MARKER         |
| GM GAS METER               | MONUMENT FOUND (SECOND TYPE) | CTV CONIFEROUS TREE (SIZE VARIES) | WS WATER SPIGOT          |
| GV GAS VALVE               | MONUMENT SET (FIRST TYPE)    | DT DECIDUOUS TREE (SIZE VARIES)   | WV WATER VALVE           |
| <b>SANITARY SEWER</b>      | MONUMENT SET (SECOND TYPE)   | SR SHRUB (SIZE VARIES)            | WVMM 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                  |                                   |                          |

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| <b>STORM SEWER</b>                       | <b>UTILITY LEGEND</b>               |                                     |
| BS BEEHIVE INTAKE (SIZE VARIES)          | SS EXISTING SANITARY SEWER          | EXISTING SANITARY SEWER FORCE MAIN  |
| DC DOUBLE CURB INTAKE                    | FM EXISTING SANITARY SEWER          | EXISTING STORM SEWER                |
| DCM DOUBLE CURB INTAKE W/ MANHOLE LEFT   | W EXISTING WATER LINE               | EXISTING UNDERGROUND ELECTRIC       |
| DCMR DOUBLE CURB INTAKE W/ MANHOLE RIGHT | OEH EXISTING OVERHEAD ELECTRIC      | EXISTING UNDERGROUND COMMUNICATIONS |
| DI DRAINAGE INTAKE                       | C EXISTING OVERHEAD COMMUNICATIONS  | EXISTING UNDERGROUND TELEPHONE      |
| FES FLARED END SECTION (SIZE VARIES)     | OHC EXISTING OVERHEAD CABLE         | EXISTING UNDERGROUND FIBER OPTIC    |
| SI SINGLE CURB INTAKE                    | OHT EXISTING OVERHEAD TELEPHONE     | EXISTING UNDERGROUND CABLE          |
| SIW SINGLE CURB INTAKE W/ MANHOLE        | FO EXISTING UNDERGROUND FIBER OPTIC | EXISTING OVERHEAD CABLE             |
| SP STAND PIPE                            | OFC EXISTING OVERHEAD FIBER OPTIC   | EXISTING GAS                        |
| SC STORM SEWER CLEANOUT                  | CA EXISTING UNDERGROUND CABLE       | EXISTING SUBDRAIN                   |
| SM STORM SEWER MANHOLE                   | G EXISTING GAS                      | INTERMEDIATE CONTOUR                |
| OSA OPEN SIDED AREA INTAKE (SIZE VARIES) | 495 EXISTING CONTOUR                | INDEX CONTOUR                       |
|  | 500 EXISTING CONTOUR                | PROPERTY LINE                       |
|  |                                     | SECTION LINE                        |
|  |                                     | EASEMENT                            |
|  |                                     | EXISTING FENCE                      |
|  |                                     | EXISTING EDGE OF TREES              |
|  |                                     | NEW STORM SEWER LINE                |
|  |                                     | NEW WATER SERVICE LINE              |
|  |                                     | NEW SANITARY SEWER LINE             |
|  |                                     | PROPOSED MINOR CONTOUR              |
|  |                                     | 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.



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IOWA CERTIFICATE OF AUTHORITY NO. 26887

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT INFO  
 202301823

ENGINEER DRAWN BY CHECKED BY  
 LL BA LL

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

DRAWING NO.  
 03 OF 03

**Ryan Rusnak**

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**From:** Vincent Cook <[vcook1439@gmail.com](mailto: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.**

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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](mailto:vcook1439@gmail.com)> wrote:

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

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



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

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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

# 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





**Planning Commission**

June 4, 2024

Council Chambers, 360 N. Main Street

**Call to Order**

Jason Heisler called the June 4, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A’Hearn, Sheila Geneser, Jason Heisler, Amy Yotty, Dave Willer absent: Patrick Staber, and Josey Bathke.

Others present: Ryan Rusnak, Grant Lientz, Josiah Bilskemper, Stacey House, and other interested parties.

**Approval of the Agenda**

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

**Preliminary Site Plan**

*Staff Presentation*

Rusnak presented the 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. Staff commends 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.

*Applicant Presentation*

Paula O’Rourke was present on behalf of the developer and thanked the city for this opportunity.

*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*

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

**Preliminary Site Plan**

*Staff Presentation*

Rusnak presented the 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. 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.

*Applicant Presentation*

No one was present on behalf of the developer.

*Public Comments*

No public comments were offered.

*Questions and Comments*

Yotty and Willer really like the location.

*Recommendation to the City Council*

A'Hearn moved, Willer seconded that the Planning Commission accept the listed finding and forward the preliminary site plan to the City Council with a recommendation for approval.

The vote was: ayes – Geneser, Yotty, Willer, Heisler and A'Hearn; nays – none; absent – Staber, Bathke. Motion carried.

**Approval of Previous Minutes**

A'Hearn moved, Yotty seconded to approve the minutes of the May 7, 2024, meeting. The vote was all ayes. Minutes approved.

**Old and New Business**

No old business was reported.

**New Business**

Rusnak reported that we will have the Chair and Vice Chair Elections in July.

**Adjournment**

At 6:46 p.m., Geneser moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk