



**North Liberty Planning Commission
Tuesday, October 1, 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 Buck Moon Villas, LLC to approve a Preliminary Site Plan for 11 townhouse units in three buildings on 1.6 acres. The property is located on the east side of North Dubuque Street approximately 300 feet southeast of Ranshaw Way.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Questions and Comments
 - Recommendation to the City Council

- 4. Public Hearing on Zoning Map Amendment:** Request of North Jones, LLC for a zoning map amendment (rezoning) from RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on approximately 3.53 acres. The property is located at 1605, 1655 and 1695 North Jones Boulevard.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Questions and Comments
 - Recommendation to the City Council

- 5. Public Hearing on Zoning Map Amendment:** Request of Hodge Construction Company for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District on approximately 5.12 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 6. Approval of Previous Minutes**

- 7. Old Business**

- 8. New Business**

- 9. Adjournment**



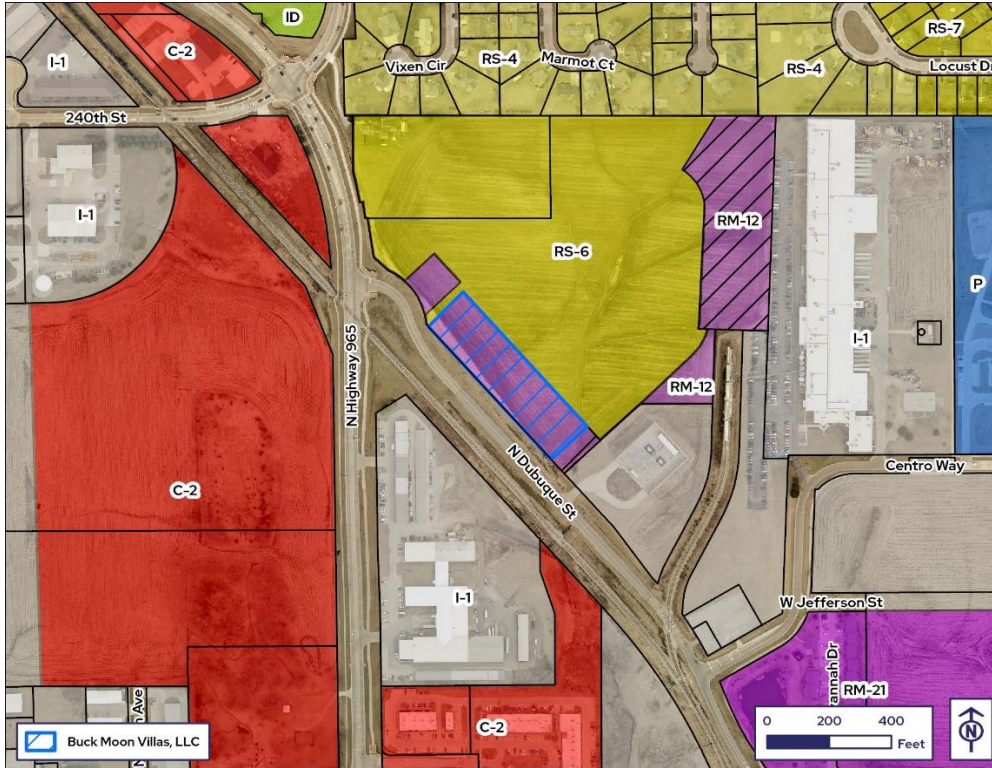
To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **September 27, 2024**
 Re **Request of Buck Moon Villas, LLC to approve a Preliminary Site Plan for 11 townhouse units in three buildings on 1.6 acres. The property is located on the east side of North Dubuque Street approximately 300 feet southeast of Ranshaw Way.**

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

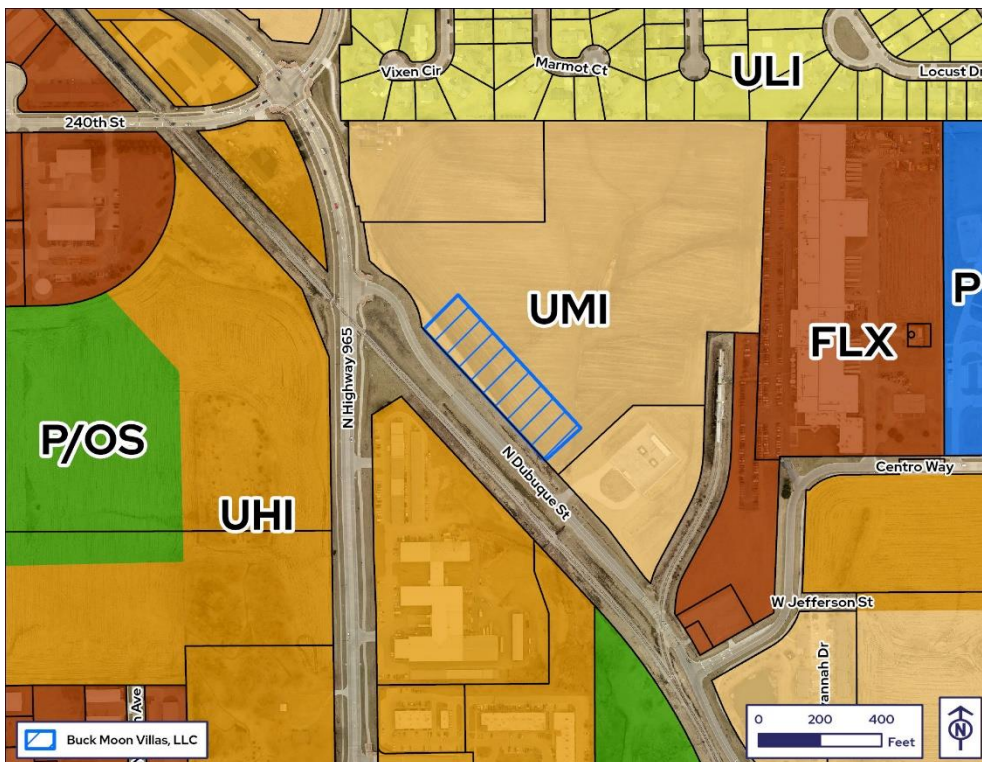
- Request Summary:** The site plan proposes 11 townhouse units in three buildings on 1.6 acres. This would be in conjunction with the Buck Moon Villas Subdivision.



2. **Current Zoning:** RM-12 PAD Multi-Unit Residence District Planned Area Development. The PAD pertains to allowing individual townhouses to have direct access to a public street, which is not normally permitted.



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



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 RM-12 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.

Townhouse Dwelling.

A. Defined. Townhouse Dwelling means structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall and may or may not be on separate lots. A townhouse is typically designed so that each unit has a separate exterior entrance and yard areas. A townhouse dwelling does not include a multi-family dwelling. To provide for design flexibility, a townhouse dwelling development may include single-unit dwellings.

B. Use Standards.

(1) The interior side yard is not applicable to the side of the unit located on the lot line (shared wall attachment to another unit).

(2) Each unit must have an approved one-hour fire-resistive wall between them that is built in such a manner as to allow no connections other than the wall itself between the units

(3) 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.

(4) Minimum required masonry on front and corner side yard building elevations in residential districts is 25%.

(5) 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.

Please note that the City's ability to regulate exterior cladding is limited to due to recent amendments to Iowa Code 414.

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. Please note that the City's ability to regulate exterior cladding is limited to due to recent amendments to Iowa Code 414.

5. Additional information:

None.

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 11 townhouse units in three buildings on 1.6 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.

SHEET INDEX:
C0 - COVER SHEET
C1 - SITE PLAN

SITE PLAN, LOTS 58-60 FOR BUCK MOON VILLAS

AN ADDITION TO THE CITY OF NORTH LIBERTY, IOWA
9/24/2024

OWNER / DEVELOPER
BUCK MOON VILLAS, LLC.
2198 HENDERSHOT RD
NORTH LIBERTY, IA 52317
(319) 430-5200

SURVEYOR
TOWNSEND ENGINEERING
2224 E. 12th STREET
DAVENPORT, IA 52803
(563) 386-4236

ENGINEER
TOWNSEND ENGINEERING
2224 E. 12th STREET
DAVENPORT, IA 52803
(563) 386-4236

ATTORNEY
JOSEPH E. SCHMALL
2007 FIRST AVENUE SE
PO BOX 2804
CEDAR RAPIDS, IA, 52406
(319) 861-8729

RM-12 Zoning Requirements

Minimum Lot Area: 21,780 SF/3,500 SF/DU
Minimum Frontage: 50'
Minimum Lot Width: 80'
Maximum Building Height: 40'
Front Yard Setback: 25' Minimum
Corner Yard Setback: 25' Minimum
Side Yard Setback: 15' Minimum
Rear Yard Setback: 30' Minimum

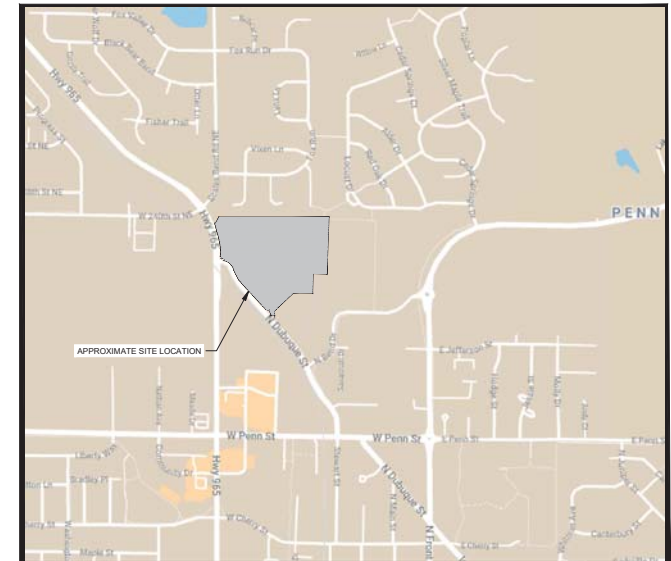
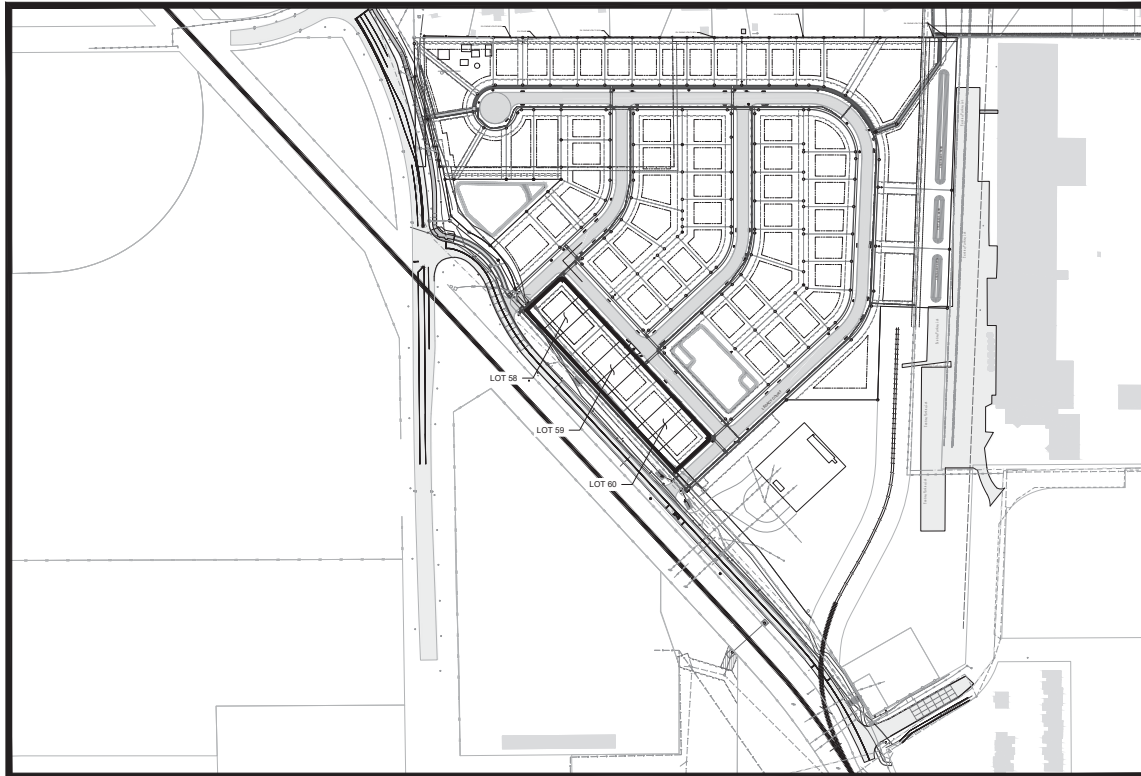
PROPOSED TRI-PLEX BUILDING HEIGHT = 23'-6"
PROPOSED FOUR-PLEX BUILDING HEIGHT = 23'-6"

BUILDING AREA:
TRI-PLEX = 5,722 SQ. FT.
FOUR-PLEX = 7,612 SQ. FT.

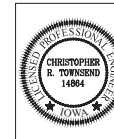
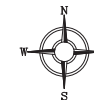
Parking: Townhouse Dwelling, 2 per Dwelling Unit
Number of Units: 11
Number of Parking Spaces: 22 (2 in each garage)

UTILITY COMPANY CONTACTS

SERVICE	SUPPLIER	PHONE NO.
STREET & STORM SEWER	CITY OF NORTH LIBERTY STREETS/ STORM SEWER. ATTN: MICHAEL PENTOCOST	319-626-5718
NATURAL GAS	MID AMERICAN ENERGY ATTN: JI RETEK	319-341-4457
ELECTRICITY	LINN COUNTY REC ATTN: JOSH PFANNEBECKER	319-377-5754
ELECTRICITY	ALLIANT ENERGY ATTN: DEAN COLONY	319-786-1905
TELEPHONE & CABLE TV	SOUTH SLOPE ATTN: RANDY CLINE	319-665-5315
WATER	CITY OF NORTH LIBERTY WATER ATTN: GREG METTERNICH	319-626-5719
SEWER	CITY OF NORTH LIBERTY ATTN: DAN LANGE	319-626-5718
RAILROAD	CRANDIC RAIL ATTN: BRANDY WALSH	319-786-2955



All sanitary sewer, storm sewer, water service and paving shall be complete in conformance with the current standards and specifications (SUDAS and NL'S SUDAS Supplement to SUDAS) of the City of North Liberty, Iowa



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.
Date: 9/24/2024
Christopher R. Townsend, P.E.
License number: 14864
My license renewal date is December 31, 2024.
Pages or Sheets covered by this seal: C0-C1



DATE: 9/24/2024
563 386.4236 ext. 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB
CHECKED BY: CRT
DRAWING LOCATION
S:\CUMMINS\NORTH LIBERTY\DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE
1.	PER CITY COMMENTS AND UPDATED BUILDING PLANS.	9-20-2024
2.	ADJUST COMBINED APPROACH WIDTH PER CITY COMMENTS.	9-24-2024

PROJECT: COVER SHEET
BUCK MOON VILLAS
DUBUQUE STREET
NORTH LIBERTY, IOWA

DEVELOPER: BUCK MOON VILLAS, LLC.
2198 HENDERSHOT RD
NORTH LIBERTY, IA 52317

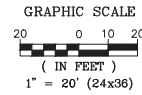
SHEET NO. C0

SITE PLAN

BUCK MOON VILLAS

LOTS 58-60

TO THE CITY OF NORTH LIBERTY, IA

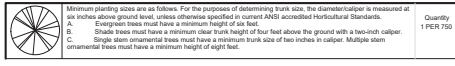
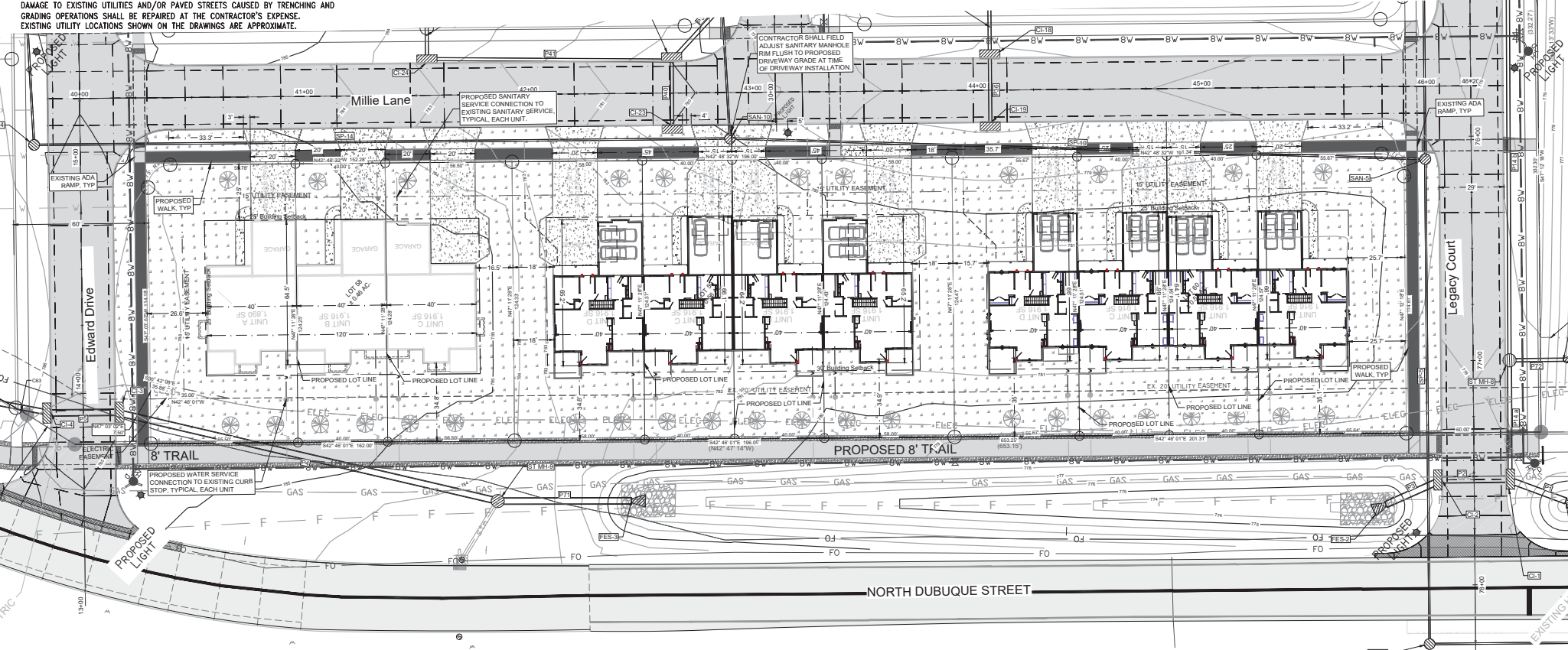


GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE CITY OF NORTH LIBERTY AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, ANY DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS, ENGINEERING PLANS AND THE FIELD CONDITIONS THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION.
- TRASH WILL BE CURBSIDE PICKUP.
- ADA RAMPS ARE TO BE COMPLETED BY OTHERS. THE 8' TRAIL IS TO BE COMPLETED BY OTHERS. 5' WALK ALONG RIGHT OF WAY WILL BE COMPLETED BY LOT OWNERS.

GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, THE NORTH LIBERTY SUPPLEMENT TO SUDAS, AND THE AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: BUCK MOON VILLAS LOT 58, LOT 59, AND LOT 60 CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.



PROPOSED BUILDING HEIGHT = 23'-0"
 AREA:
 TRI-PLEX = 5,722 SQ. FT.
 FOUR-PLEX = 7,612 SQ. FT.

LEGEND:			
	EASEMENT		EXISTING GAS VALVE
	SETRACK LINE		EXISTING WATER VALVE
	CENTERLINE		EXISTING UTILITY POLE
	PROPERTY BOUNDARY		EXISTING LIGHT POLE
	EXISTING FENCE		EXISTING TREE
	EXISTING SANITARY		EXISTING BUSH
	PROPOSED SANITARY		EXISTING MANHOLE
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER		FOUND PROPERTY PIN
	EXISTING WATER		CONTROL POINT
	PROPOSED WATER		EXISTING CONTOUR LINE
	EXISTING GAS LINE		PROPOSED CONTOUR LINE
	EXISTING ELECTRIC		SPOT ELEVATION TOP OF CURB
			SPOT ELEVATION FL. & OUTER
			SPOT ELEVATION FINISHED FLOOR ELEVATION



DATE: 9/24/2024
 563 386.4236 office 386.4231
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB
 CHECKED BY: CRT
 DRAWING LOCATION: S:\CUMMINS\NORTH LIBERTY\DRAWINGS

REVISIONS:		
NO.	DESCRIPTION	DATE
1.	PER CITY COMMENTS AND UPDATED BUILDING PLANS.	9-20-2024
2.	ADJUST COMBINED APPROACH WIDTH PER CITY COMMENTS.	9-24-2024

PROJECT: LOT 58 SITE PLAN
 BUCK MOON VILLAS
 DUBUQUE STREET
 NORTH LIBERTY, IOWA

DEVELOPER: BUCK MOON VILLAS, LLC.
 2198 HENDERSHOT RD
 NORTH LIBERTY, IA 52317

SHEET NO. C1

BID PLAN ONLY NOT FOR CONSTRUCTION



--- GENERAL NOTES---

- *ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATIONS OF APPROVAL, INCLUDING BUT NOT LIMITED TO STRUCTURAL ENGINEER DRAWINGS, SHALL BE SUPPLIED AND PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOME OWNER.
- *ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES. CODE REQUIREMENTS ARE TO SUPERSEDE ANY NOTES OR SPECIFICATIONS ON THIS PLAN.
- *ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRINCKS DESIGN LLC IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS DESIGN, ONCE CONSTRUCTION BEGINS.
- *ALL EXTERIOR AND INTERIOR DIMENSIONS ON THIS PLAN ARE PRELIMINARY. FINAL DIMENSIONS MAY CHANGE DEPENDING ON ACTUAL FOUNDATION MEASUREMENTS, DESIRED FINISH MATERIALS AND GRADE.
- *ALL CONSTRUCTION AND MATERIALS SHALL MEET LOCAL AND/OR STATE BUILDING CODES.
- *CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OTHERS.
- *OWNER OR CONTRACTOR IS RESPONSIBLE FOR THE PREVENTIVE MEASURES TO PREVENT THE BUILD UP OF MOISTURE OR MOLD.
- *FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL COMPONENTS.
- *ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS TO BE DESIGNED BY OTHERS.
- *PLACE SMOKE DETECTORS AS REQUIRED BY LOCAL AND/OR STATE CODES. (TYPICALLY ONE PER BEDROOM, WITH CO-2, SMOKE/CARBON MONOXIDE ALARMS ADJACENT FROM EACH BEDROOM AND AT LEAST 36" FROM ANY BATHROOM DOOR.)
- *REFER TO LOCAL AND/OR STATE FIRE CODES FOR PROPER SEPARATIONS BETWEEN GARAGE AND LIVING SPACE.
- *20 MINUTE FIRE RATED DOOR WITH SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREA.
- *GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP. BOARD.

--- FOUNDATION NOTES---

- *8" X 9'-0" POURED CONCRETE EXTERIOR WALLS ON PROPERLY SIZED FOOTINGS, UNLESS NOTED OTHERWISE. 2x4 FUR WALLS WITH 1/2" AIR SPACE AT FINISHED AREAS IN BASEMENT.
- *GARAGE/PORCH FOUNDATION: 8" POURED CONCRETE FROST WALLS ON PROPERLY SIZED FOOTINGS. FROST WALL DEPTH AS PER LOCAL AND/OR STATE CODES.
- *ALL FOOTINGS/BEARING SIZED BY OTHERS.
- *VERIFY JOB SITE SOIL BEARING CAPACITY, PER LOCAL AND/OR STATE CODES.
- *REINFORCEMENT OF FOUNDATION WALLS AS PER LOCAL AND/OR STATE CODES.
- *SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS.
- *4" BRICKSTONE LEDGE WHERE APPLICABLE, ADJUST FOUNDATION ACCORDINGLY.
- *STONE VENEER APPLIED OVER HOUSE WRAP ON 1/2" OSB. NO BRICK LEDGE REQUIRED (+/- 2" BRICK THICKNESS.)
- *FLOOR FRAMING: 3/4" FLOOR SHEATHING ON ENGINEERED I-JOIST OR AS SPECIFIED PER SUPPLIER. FINISHED CEILING WITH 1/2" GYPSUM OR 5/8" OSB, PER LOCAL AND/OR STATE CODES.
- *SUPPLIER OF VARIOUS STRUCTURAL COMPONENTS RESPONSIBLE FOR PROPERLY SIZING OF MATERIALS BEING PROVIDED.

--- MAIN FLOOR NOTES---

- *9'-1 1/8" PLATE HEIGHT, UNLESS NOTED OTHERWISE.
- *ALL EXTERIOR DIMENSIONS ARE OUT TO OUT OF FRAMING, UNLESS NOTED OTHERWISE.
- *INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- *WALLS ARE DRAWN AS FOLLOWS:
5 1/2" EXTERIOR WALLS
5 1/2" GARAGE WALLS
3 1/2" INTERIOR WALLS
UNLESS NOTED OTHERWISE.
- *ALL BEAMS AND HEADERS TO BE ENGINEERED PER LOCAL AND/OR STATE CODES AND VERIFIED BY OTHERS.
- *ALL WINDOWS AND DOOR HEADERS, DESIGNED AND SUPPLIED BY OTHERS, TO BE SET AT 6" 11" OFF FLOOR, UNLESS OTHERWISE NOTED.
- *WINDOWS AND DOORS LABELED AS FEET, INCHES, FEET, INCHES, TYPE (EX: 4650DH= 4'-6" X 5'-0" DOUBLE HUNG)
- *WINDOW AND DOOR SIZES TO BE VERIFIED BY SUPPLIER. VERIFY ALL LOCAL AND/OR STATE EGRESS OPENING SIZES AND SAFETY GLASS REQUIREMENTS WITH YOUR LOCAL BUILDING INSPECTOR.
- *WHEN USING WINDOWS TO MEET SLEEPING AREA EGRESS REQUIREMENTS, WINDOW SILLS MUST NOT EXCEED 44" ABOVE FINISHED FLOOR. CONTRACTORS RESPONSIBILITY TO VERIFY WINDOWS MEET EGRESS REQUIREMENTS.
- *WINDOW AND DOOR SIZES TO BE VERIFIED BY SUPPLIER. VERIFY ALL LOCAL AND/OR STATE EGRESS OPENING SIZES AND SAFETY GLASS REQUIREMENTS WITH YOUR LOCAL BUILDING INSPECTOR.
- *WHEN USING WINDOWS TO MEET SLEEPING AREA EGRESS REQUIREMENTS, WINDOW SILLS MUST NOT EXCEED 44" ABOVE FINISHED FLOOR. CONTRACTORS RESPONSIBILITY TO VERIFY WINDOWS MEET EGRESS REQUIREMENTS.

ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING; AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THIS PLAN.

THESE PLANS BEING FURNISHED BY BRINCKS DESIGN LLC, ARE CONSIDERED BY THE DRAFTSMAN AND NOT A LICENSED ENGINEER ARCHITECT. USE OF THESE PLANS FOR CONSTRUCTION SHOULD ONLY BE UNDERTAKEN BY A QUALIFIED CONSTRUCTION PROFESSIONAL. THE DRAWINGS CONTAINED IN THESE BLUEPRINTS MUST BE CONSULTED WITH THE OWNER'S AND/OR CONTRACTOR'S SPECIALISTS AS GIVEN TO THE DRAFTER. WHILE EVERY EFFORT HAS BEEN MADE TO AVOID ERRORS, BRINCKS DESIGN LLC CANNOT GUARANTEE AGAINST ERRORS, OMISSIONS, DIMENSIONAL DISCREPANCIES AND LOSS DUE TO USE OF THESE PLANS. USE OF THESE PLANS BY A CONSTRUCTION PROFESSIONAL ASSUMES RESPONSIBILITY FOR THE ABOVE AND FOR PROPER USE OF CONSTRUCTION METHODS AND MATERIALS ALONG WITH ADHERENCE TO ANY AND ALL LOCAL AND STATE CODES THAT MAY APPLY. BRINCKS DESIGN LLC ASSUMES NO LIABILITY, EXPRESSED OR IMPLIED, FOR ANY LOSSES THAT MAY ARISE OUT OF USE OF THESE PLANS FOR CONSTRUCTION.

*ALL SITE GRADE, WINDOWS AND FINISH MATERIALS MIGHT NOT REPRESENT FINAL PRODUCT. PLEASE VERIFY WITH OWNER BEFORE ORDERING.
*WINDOWS AND DOORS SHOWN ARE A REPRESENTATION ONLY. ALL WINDOW AND DOOR (TYPE, SIZE AND LOCATION) MUST BE VERIFIED WITH OWNER.

BRINCKS
DESIGN CO.

BDCO

THE OWNER AND/OR CONTRACTOR OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EMPLOYING ONLY QUALIFIED CONTRACTORS AND EMPLOYEES DURING THE CONSTRUCTION OF THIS PROJECT. BRINCKS DESIGN LLC, ITS OFFICES, OWNERS AND EMPLOYEES DO NOT ASSUME ANY LIABILITY FOR ANY ERRORS OR OMISSIONS OVERALL INTENT OF THESE DOCUMENTS. THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY REVIEW THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUME RESPONSIBILITY FOR THE SAME.

BUCK MOON VILLAGS
3 PLEX
LOT 58 MILLIE LANE
NORTH LIBERTY, IOWA

DATE:

7/19/2024

REVISIONS

DATE

SCALE:

3/16"=1'-0"

COVER PAGE

PAGE:

1 of 6

BID PLAN ONLY
NOT FOR CONSTRUCTION



TOP OF PLATE (DORMER) 17'-1 1/8"

TOP OF PLATE 9'-1 1/8"

TOP OF SUBFLOOR - 1ST FLG 0

TOP OF PLATE 1'-0 5/8"

TOP OF SLAB -4'-10 1/8"

6'-11" (INDOOR HEIGHT)

8'-9 1/2"

1'-0 5/8"

THESE PLANS, BEING FURNISHED BY BRINCKS DESIGN LLC, ARE COMPOSED OF A DRAFTSMAN AND NOT A LICENSED ENGINEER/ARCHITECT. USE OF THESE PLANS FOR CONSTRUCTION SHOULD ONLY BE UNDERTAKEN BY A QUALIFIED CONSTRUCTION PROFESSIONAL. THE DRAWINGS CONTAINED IN THESE PLANS ARE DEEMED TO COMPLY WITH THE OWNERS AND CONTRACTORS SPECIFICATIONS AS GIVEN TO THE DRAFTER WHILE EVERY EFFORT HAS BEEN MADE TO AVOID BRINCKS DESIGN LLC CANNOT GUARANTEE AGAINST ERRORS, OMISSIONS, DIMENSIONAL DISCREPANCIES AND LOSS DUE TO USE OF THESE PLANS. USE OF THIS PLAN BY A CONSTRUCTION PROFESSIONAL ASSUMES RESPONSIBILITY FOR THE ABOVE AND FOR PROPER USE OF CONSTRUCTION METHODS AND MATERIALS ALONG WITH ADHERENCE TO ANY AND ALL LOCAL AND STATE CODES THAT MAY APPLY. BRINCKS DESIGN LLC ASSUMES NO LIABILITY, EXPRESSED OR IMPLIED, FOR ANY LOSSES THAT MAY ARISE OUT OF USE OF THIS PLAN FOR CONSTRUCTION.

*ALL SITE GRADE, WINDOWS AND FINISH MATERIALS MIGHT NOT REPRESENT FINAL PRODUCT. PLEASE VERIFY WITH OWNER BEFORE ORDERING.
*WINDOWS AND DOORS (TYPE, SIZES AND LOCATION) MUST BE VERIFIED WITH OWNER.

BRINCKS
DESIGN CO.

BDCO

THE OWNER AND/OR CONTRACTOR OF THESE PLANS IS NOT TO BE HELD RESPONSIBLE FOR ANY IDENTIFIABLES FROM ANY CLAIMS OR LAWSUITS ARISING THAT MAY ARISE DURING THE CONSTRUCTION OF THIS PROJECT. BRINCKS DESIGN LLC, ITS OFFICERS, OWNERS AND EMPLOYEES DO NOT ASSUME ANY LIABILITY FOR ANY AND ALL CLAIMS OR LAWSUITS ARISING FROM THE OVERALL STATEMENT OF THESE DOCUMENTS. THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY REVIEW THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUME RESPONSIBILITY FOR THE SAME.

BRINCKS DESIGN CO.

BUCK MOON VILLAS
3 FLEX
LOT 58 MILLIE LANE
NORTH LIBERTY, IOWA

DATE:	
7/19/2024	
DATE	REVISIONS
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NORTH LIBERTY, IOWA**

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--- GENERAL NOTES ---

- *ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATIONS OF APPROVAL, INCLUDING BUT NOT LIMITED TO STRUCTURAL ENGINEER DRAWINGS, SHALL BE SUPPLIED AND PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOMEOWNER.
- *ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLICATING TO THEIR RESPECTIVE CODES. CODE REQUIREMENTS ARE TO SUPERSEDE ANY NOTES OR SPECIFICATIONS ON THIS PLAN.
- *ALL OBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRINCKS DESIGN LLC IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS DESIGN ONCE CONSTRUCTION BEGINS.
- *ALL EXTERIOR AND INTERIOR DIMENSIONS ON THIS PLAN ARE PRELIMINARY. FINAL DIMENSIONS MAY VARY DEPENDING ON ACTUAL FOUNDATION MEASUREMENTS, DESIRED FINISH MATERIALS AND GRADE.
- *ALL CONSTRUCTION AND MATERIALS SHALL MEET LOCAL AND/OR STATE BUILDING CODES.
- *CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF LUMBER FOR ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OTHERS.
- *OWNER OR CONTRACTOR IS RESPONSIBLE FOR THE PREVENTIVE MEASURES TO PREVENT THE BUILDUP OF MOISTURE OR MOLD.
- *FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL COMPONENTS.
- *ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS TO BE DESIGNED BY OTHERS.
- *PLACE SMOKE DETECTORS AS REQUIRED BY LOCAL AND/OR STATE CODES. INSTALL ONE PER BEDROOM, HALL AND GARAGE. INSTALL MONITOR ALARMS IN EACH BEDROOM AND AT LEAST ONE IN EACH BATHROOM DOOR.
- *REFER TO LOCAL AND/OR STATE FIRE CODES FOR PROPER SEPARATIONS BETWEEN GARAGE AND LIVING SPACE.
- *120 MINUTE FIRE RATED DOOR WITH SELF-CLOSING SPRING BETWEEN GARAGE AND LIVING AREA.
- *GARAGE FLOORS AND CEILING TO HAVE 1/2" TYPE 3 GYP BOARD.

--- FOUNDATION NOTES ---

- *3" T-2 POURED CONCRETE EXTERIOR WALLS ON PROPERLY SIZED FOOTINGS, UNLESS NOTED OTHERWISE. 18" U-R HALLS WITH 4" AIR SPACE AT FINISHED AREAS IN BASEMENT.
- *GARAGE FLOOR: POURED CONCRETE - ROST HALLS ON PROPERLY SIZED FOOTINGS - ROST HALL DEPTH AS PER LOCAL AND/OR STATE CODES.
- *ALL FOOTINGS/BEARING SIZED BY OTHERS.
- *VERIFY SOFT SOIL BEARING CAPACITIES PER LOCAL AND/OR STATE CODES.
- *FOUNDATION WALLS AS PER LOCAL AND/OR STATE CODES.
- *SOLID BEARING WALLS - OR ALL BEAMS AND HEADERS.
- *BRICKSTONE LEDGE WHERE APPLICABLE. ADJUST FOUNDATION ACCORDINGLY.
- *STONE VENEER APPLIED OVER HOUSE WRAP ON 4" OSB. NO BRICK LEDGE WALLS. 1/2" BRICK THICKNESS.
- *LOOR FRAMING: 2" LOOR SHEATHING ON ENGINEERED JOIST OR AS SPECIFIED PER SUPPLIER. FINISHED CEILING WITH 1/4" Gypsum OR 1/2" OSB. PER LOCAL AND/OR STATE CODES.
- *SUPPLIER OF VARIOUS STRUCTURAL COMPONENTS RESPONSIBLE FOR PROPERLY SIZING MATERIALS BEING PROVIDED.

--- MAIN FLOOR NOTES ---

- *4" 4x4 PLATE NEXT, UNLESS NOTED OTHERWISE.
- *ALL EXTERIOR DIMENSIONS ARE OUT TO OUT OF FRAMING, UNLESS NOTED OTHERWISE.
- *INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- *WALLS ARE DRAWN AS FOLLOWS:
 - 1 1/4" EXTERIOR WALLS
 - 1 1/4" GARAGE WALLS
 - 2 1/4" INTERIOR WALLS
 - UNLESS NOTED OTHERWISE.
- *ALL BEAMS AND HEADERS TO BE ENGINEERED PER LOCAL AND/OR STATE CODES AND VERIFIED BY OTHERS.
- *ALL HINDOORS AND DOOR HEADERS, DESIGNED AND SUPPLIED BY OTHERS, TO BE SET AT 6" 4" O.C. FLOOR, UNLESS OTHERWISE NOTED.
- *HINDOORS AND DOORS LABELED AS BEETINGXES, BEETINGXES, TYPE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- *HINDOOR AND DOOR SIZES TO BE VERIFIED BY SUPPLIER. VERIFY ALL LOCAL AND/OR STATE EGRESS OPENING SIZES AND BALLETY GLASS REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
- *HINDOOR SIZES TO MEET SLEEPING AREA EGRESS REQUIREMENTS. HINDOOR SILLS MUST NOT BE CEED 00" ABOVE FINISHED FLOOR. CONTRACTORS RESPONSIBILITY TO VERIFY HINDOOR S MEET EGRESS REQUIREMENTS.

ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THIS SPECIFICATIONS ON THIS BUILDING, AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THIS PLAN.

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BRINCKS
DESIGN CO.

BDDCO

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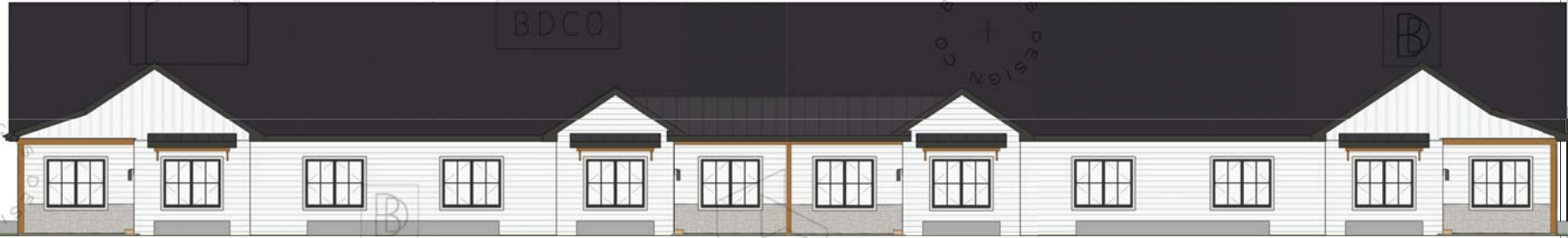
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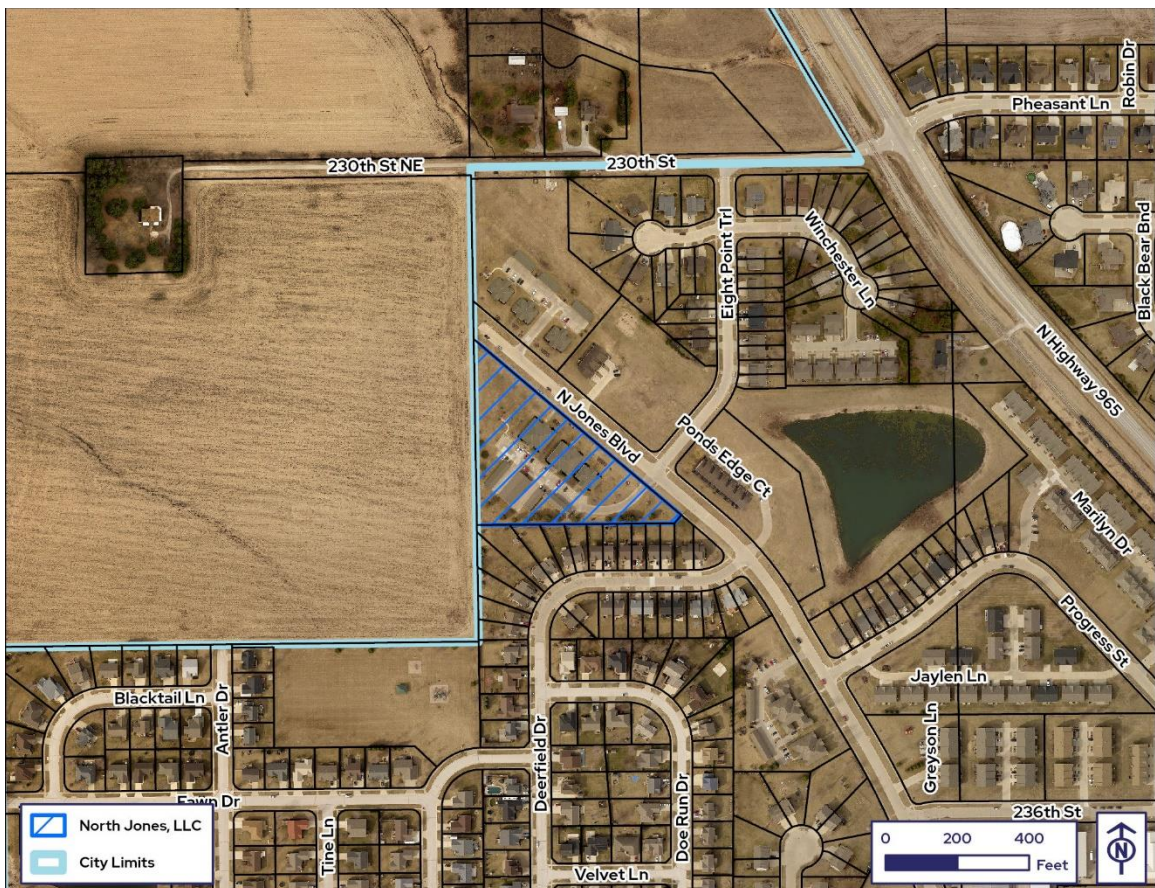


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **May 27, 2024**
 Re **Request of North Jones, LLC for a zoning map amendment (rezoning) from RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on approximately 3.53 acres. The property is located at 1605, 1655 and 1695 North Jones Boulevard.**

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

1. Request Summary:

The purpose of the request is to construct another multi-unit residence north of 1695 North Jones Boulevard.



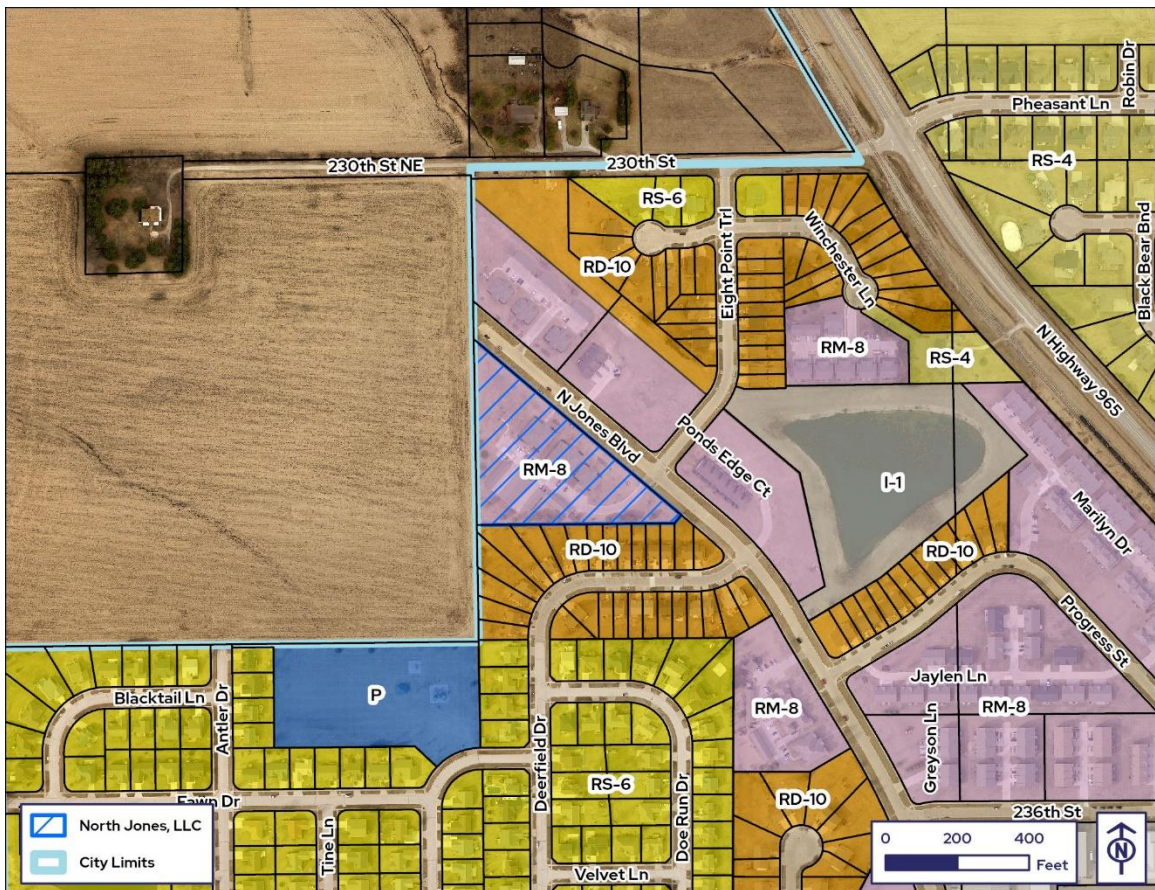
2. Current and Proposed Zoning:

Current Zoning

RM-8 Multi-Unit Residence District. The RM-8 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-8 District.

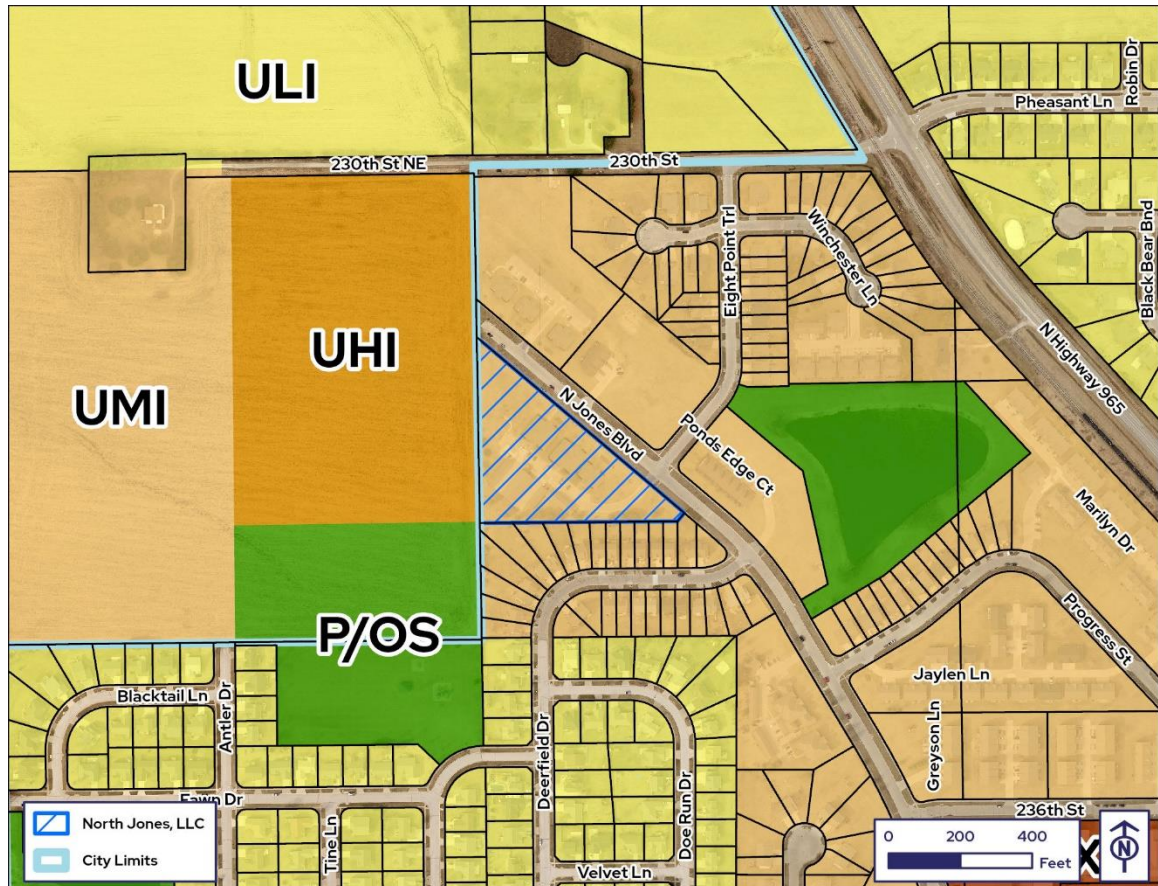
Proposed Zoning

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 September 17, 2024. No one outside of City staff and the applicant attended 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.
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 RM-8 Multi-Unit Residence 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 RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on approximately 3.53 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.

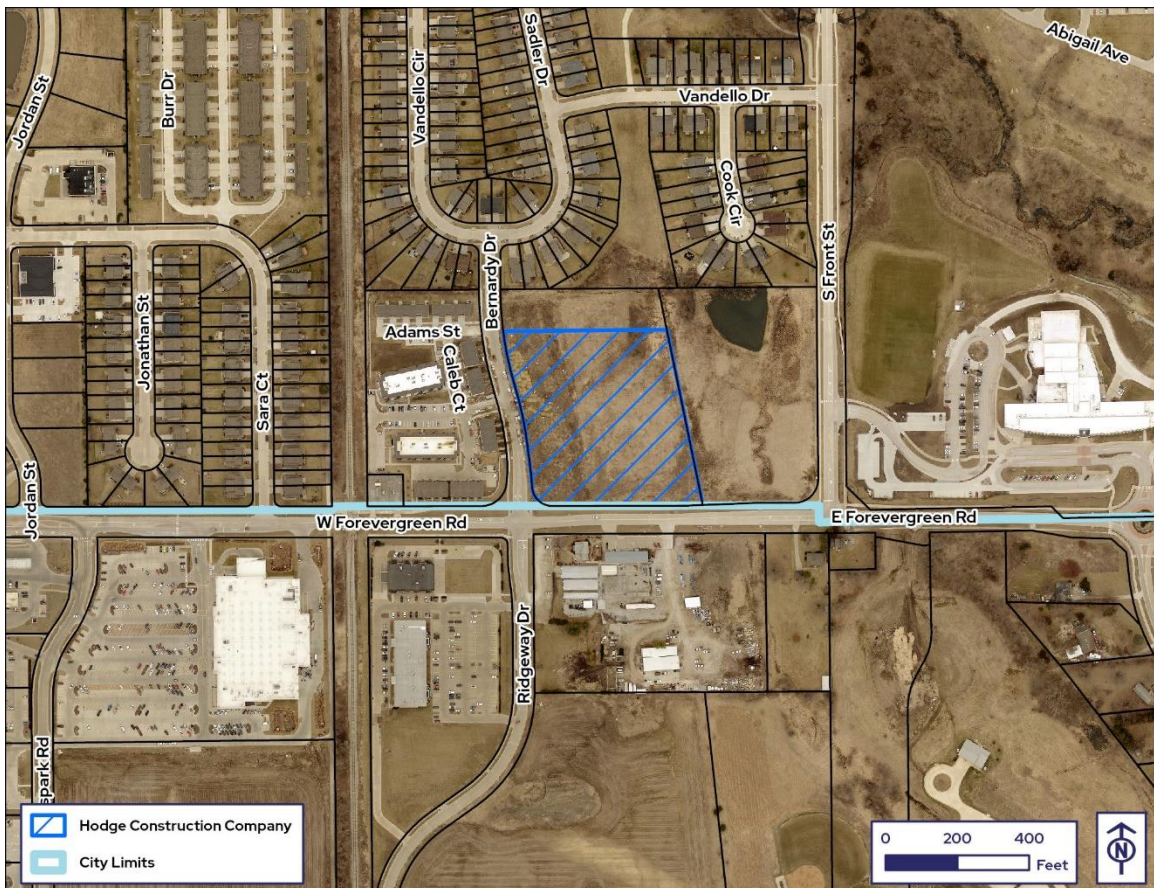


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **September 27, 2024**
 Re **Request of Hodge Construction Company for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District on approximately 5.12 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive.**

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

1. Request Summary:

The purpose of the rezoning request is to facilitate construction of higher-density multi-unit residents, although the zoning would allow for commercial uses as well.



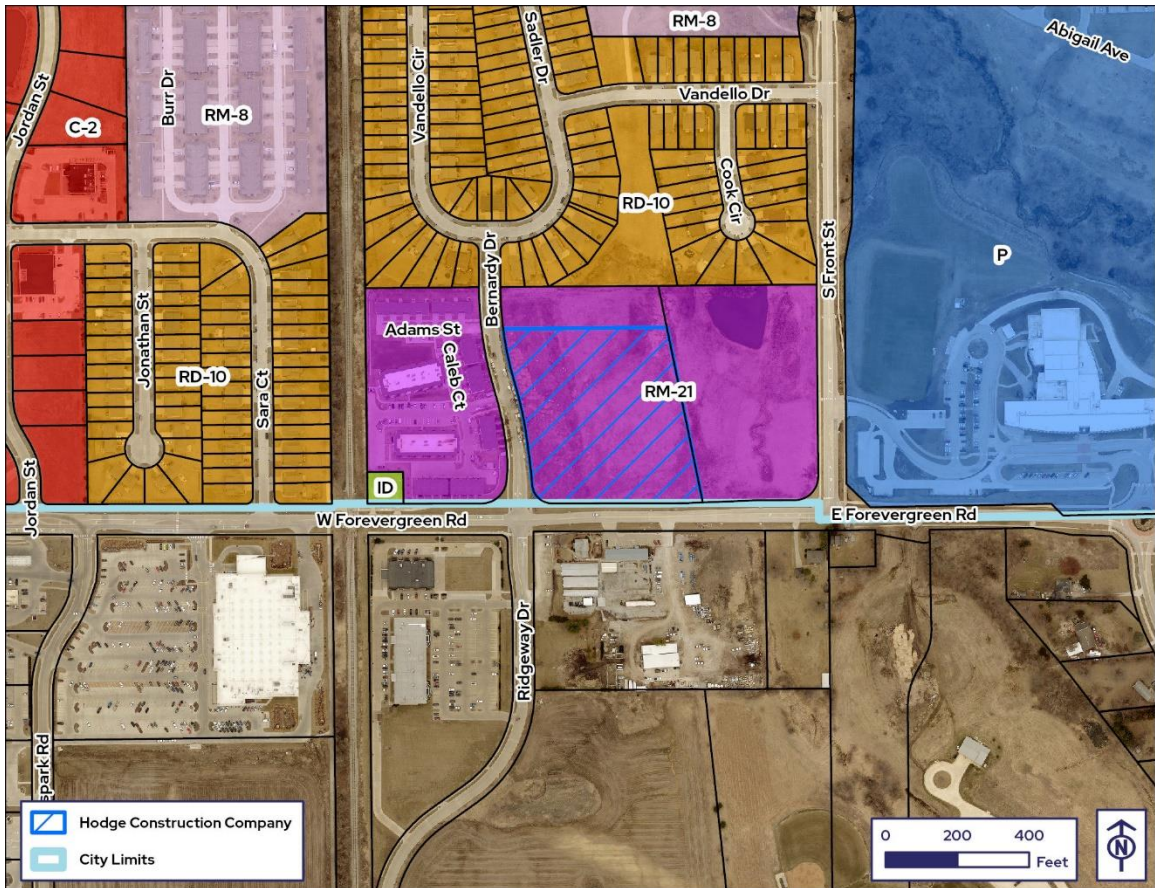
2. Current and Proposed Zoning:

Current Zoning

RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

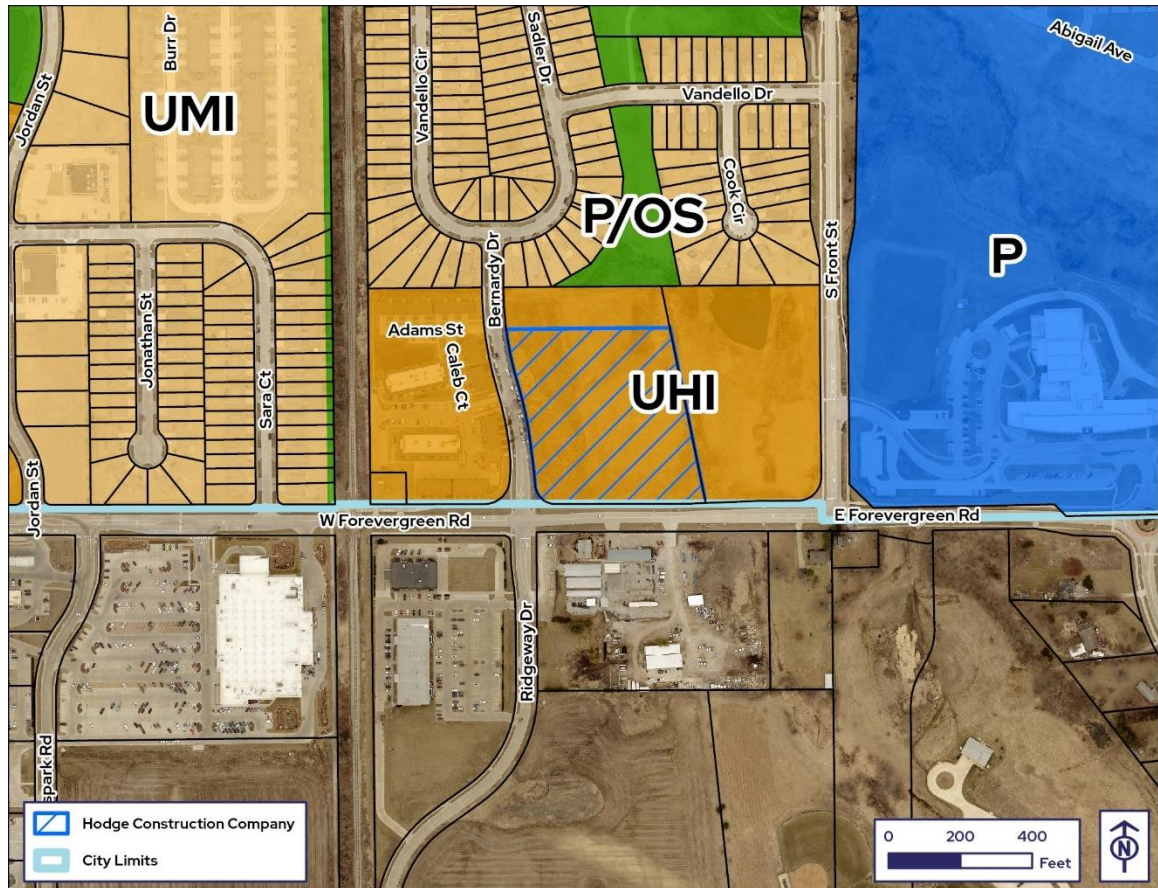
Proposed Zoning

C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.



3. Consistency with Comprehensive Plan:

Land Use Plan designation: Urban High Intensity.



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 September 17, 2024. A few people outside of City staff and the applicant attended the meeting, but no one had any questions. There is correspondence in the background material regarding the potential for commercial development.

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.

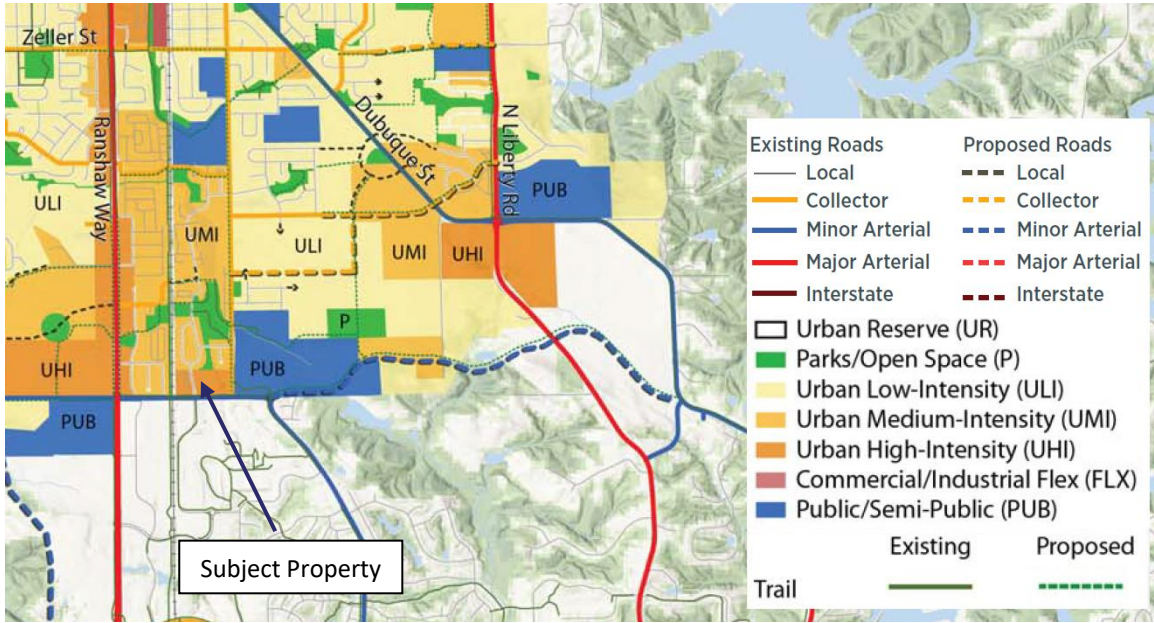
Figure 3.4: Land Use Compatibility

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

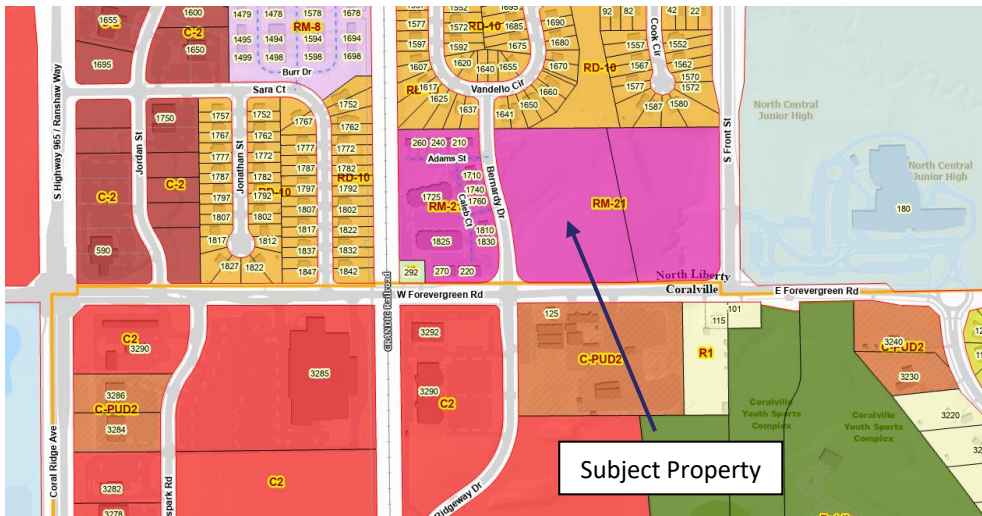
A primary consideration is the appropriateness of C-3 in this location. The property is designed Urban High Intensity (UHI) on the Future Land Use Map (FLUM). C-3 would be consistent with the FLUM.

The UHI Future Land Use Map designation was chosen for this and the adjacent properties due to the existing RM-21 Zoning and that Forevergreen Road is an arterial roadway, with planned extension to North Liberty Road and Dubuque Street.



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. As mentioned, Forevergreen Road is an arterial roadway, with planned extension to North Liberty Road and Dubuque Street. Additionally, there is commercial zoning and development on the south side of Forevergreen Road in the City of Coralville.



It is staff's opinion that the zoning map amendment would be compatible with the zoning of nearby property.

(c) The compatibility with established neighborhood character.
As mentioned, it is staff's opinion that the C-3 District would be appropriate in this location. To achieve greater compatibility with the Creekside Subdivision to the north, staff suggested (and the applicant agreed) that there be less intense residential development toward the north end of the property. *The C-3 zoning boundary would be approximately 115' from the southern boundary of the Creekside Subdivision.*

It is staff's opinion that the proposed zonings 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 zonings 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:

The intensity of the proposed development.

The C-3 District allows for commercial and multi-unit residences in either horizontal mixed-use (different buildings) or vertical mixed-use (same building) developments. There is no residential density restriction in the C-3 District.

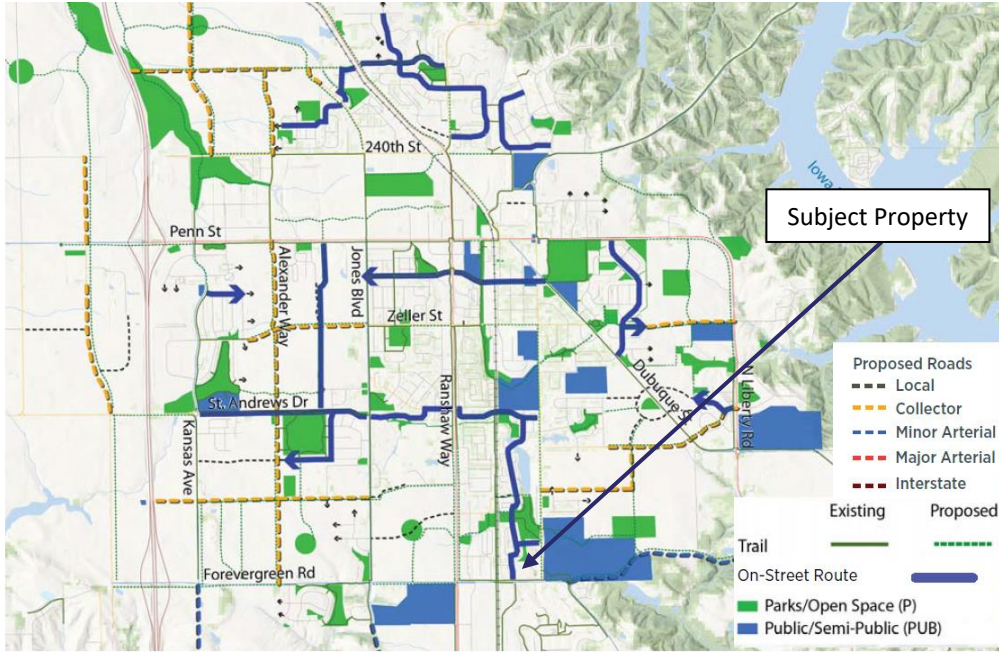
The concept provided to City staff shows 234 residential units in three buildings (45.6 units/acre). To maximum density and meet off-street parking standards, the building would be a "4 over 1", which is four-stories of wood framing over a concrete platform. Wood framing is less expensive than steel or metal framing or using entirely concrete. The concrete base allows builders to construct a building that is one story taller than would normally be allowed for entirely wood-framed buildings under building code.

Staff recognizes that the proposed development is on the higher end of residential density. Certainly, this density wouldn't be appropriate in all locations within the City. However, staff advocates for higher density and intensity in appropriate locations. This was considered when creating the North Liberty Connected to Tomorrow Comprehensive Plan Future Land Use Map, which was adopted in February 2023.

There is a trend toward creating a “15-minute city”, which provides access to all human needs by walking or bicycling 15 minutes or less. On next page is a graphical representation of an ½ mile urban node measured from the intersection of Ranshaw Way and Forevergreen Road. This would be approximately a 10-minute walk from the edge of the radius to the center. A node is the concentration of development near the intersection of major arterials where higher density, mixed-use development should occur. Within this node there is a (forthcoming) major healthcare institution, a major grocery store, retail, offices, and restaurants. It is staff’s opinion that the undeveloped 160 acres north of the hospital is one of the biggest opportunity sites in North Liberty.

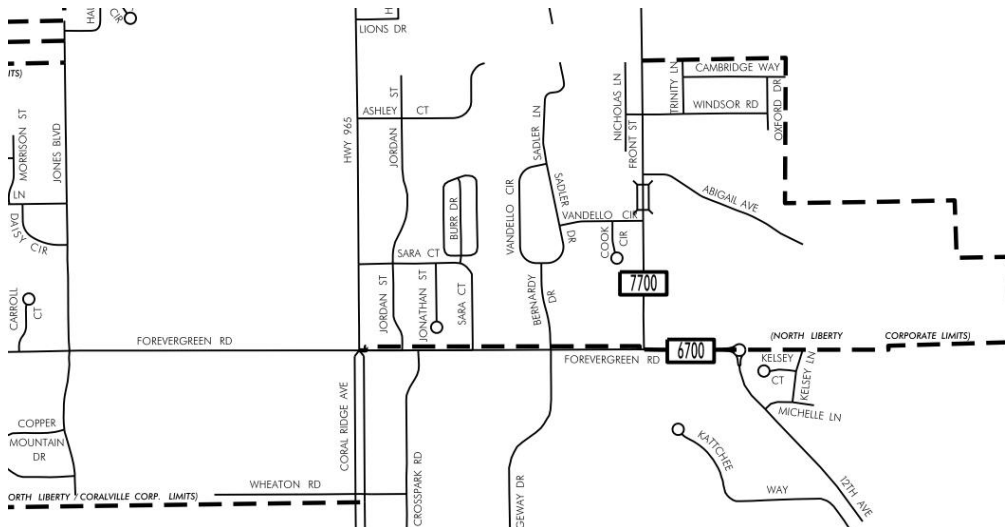


There is an 8' wide trail along the north side of Forevergreen Road and within a short distance, the 10' wide North Liberty Road regional trail. These tie into the existing and future City and regional trail network.



Traffic Considerations

The anticipated vehicle trips for mid-rise multi-family development is 5.44 per day. The concept provided to City staff shows 234 residential units in three buildings, which equates to 1,272 vehicle trips per day at full build out. Below is a map showing 2022 DOT traffic counts, which 6,700 vehicles trips per day. This is well below the maximum roadway capacity of this roadway segment.



Staff reached out to the City of Coralville regarding the anticipated future of the Forevergreen Road/Front Street intersection since it maintains this section of Forevergreen Road. The City Engineer indicated that they expect this intersection to become a roundabout at some point. Additionally, he indicated that the Coralville Youth Sports Park will eventually have a secondary access along Forevergreen Rd and that ideally, a fourth leg of the roundabout could become the secondary access (yellow). This would require some property acquisition.



7. Staff Recommendation:

Finding:

1. The rezoning request from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

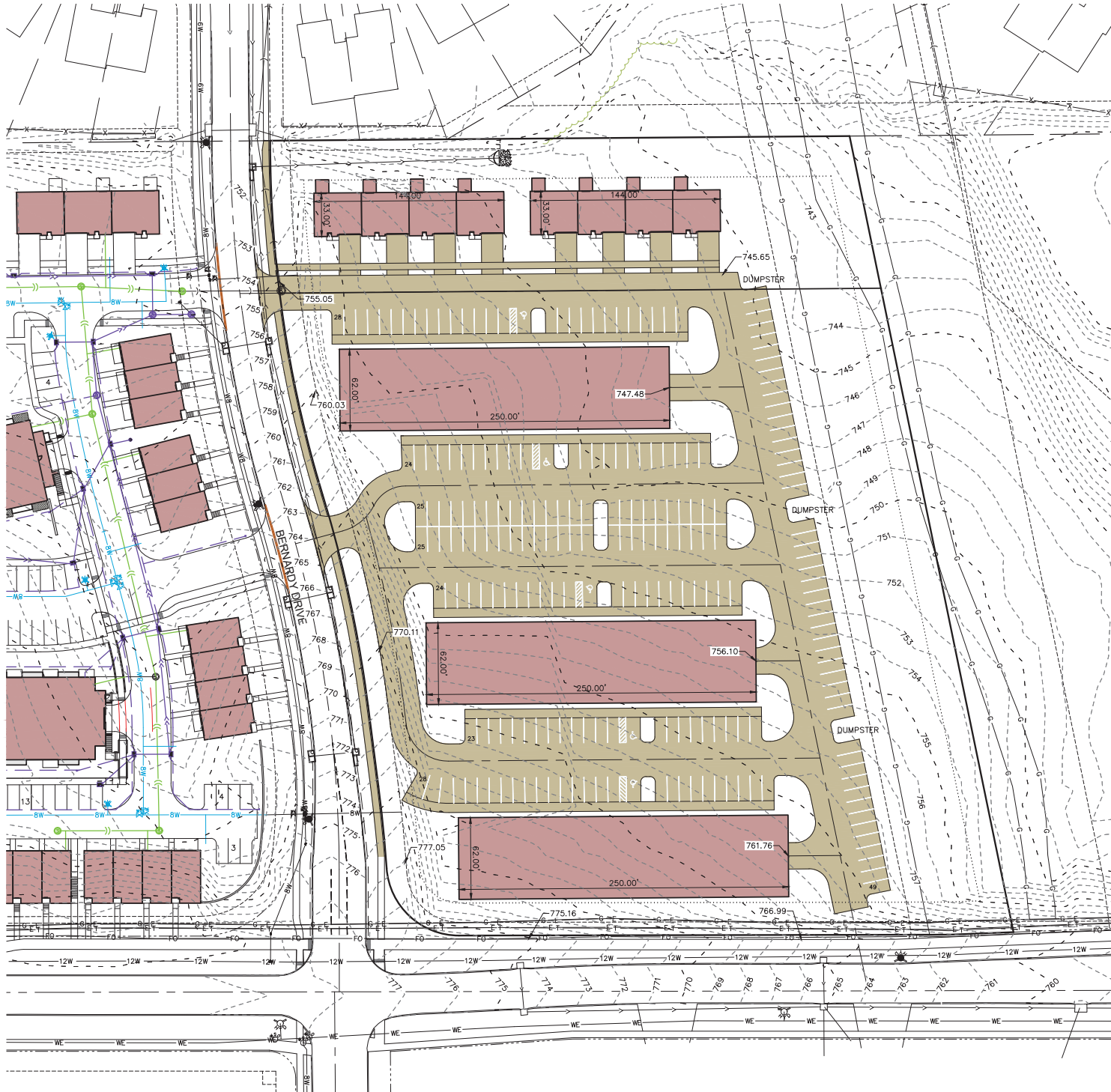
Staff recommends the Planning Commission accept the listed finding and forward the request for zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District on approximately 5.12 acres to the City Council with a recommendation for approval.

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.

Concept Plan Only

6.32 ACRES



SITE CHARACTERISTICS:

TOTAL AREA 6.32 ACRES
 FRONT SETBACK 25 FEET
 REAR SETBACK 20 FEET
 SIDE SETBACK 20 FEET

ZONE: RM-21
 LOT 1 AREA 1.19 ACRES
 TOTAL UNITS 8 UNITS
 DENSITY 6.7 UNITS/ACRE

ZONE: C3
 LOT 2 AREA 5.13 ACRES
 TOTAL UNITS 234 UNITS
 DENSITY 45.6 UNITS/ACRE

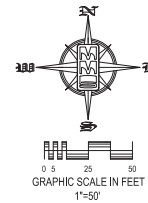
OUTDOOR PARKING 226 SPACES
 GARAGE PARKING 126 SPACES
 TOTAL PARKING 352 SPACES

REQUIRED PARKING 1 AND 2 BEDROOM UNITS 1.5 SPACES/UNIT



CIVIL ENGINEERS
 LAND PLANNERS
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 ENVIRONMENTAL SPECIALISTS

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



Date	Revision

SITE CONCEPT

CREEKSIDE SOUTH

NORTH LIBERTY
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date: 06-18-24

Designed by: JDM Field Book No:

Drawn by: Scale: 1"=50'

Checked by: Sheet No:

Project No: **1**

1296-278 of 1

Ryan Rusnak

From: Brian crow <northblackbird@gmail.com>
Sent: Thursday, September 19, 2024 7:05 AM
To: Ryan Rusnak
Subject: Re: [External] Northeast Corner of West Forevergreen Road and Bernardy Drive

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Thank you for taking the time to respond to me. Your points are well taken. If I may, I'd like to say one last thing in response.

As you mentioned, the area is already highly commercialized, but so far the businesses are on the south side of Forevergreen Road, where there are basically no houses. People live on the north side of the road. Children walk to school on the north side of the road. Businesses on this block would be creating traffic and congestion for them.

Anyway, I'll stop bugging you about it now. Thanks again for your time.

Brian Crow

On Sep 18, 2024, at 8:14 AM, Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hi Brian,

Thanks for participating in the virtual meeting. For feedback is valued.

Your concern about commercial uses if rezoned is valid.

I assume your concern over commercial is limited to certain uses (such as gas stations as you mentioned).

Even though that is not their intent, I struggle with the concept that no commercial is appropriate because Forevergreen is a major road and there is commercial across the street.

<image001.png>

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

Messages to and from this account are subject to public disclosure unless otherwise provided by law.

From: Brian Crow <northblackbird@gmail.com>
Sent: Tuesday, September 17, 2024 6:58 PM
To: Ryan Rusnak <rusrnak@northlibertyiowa.org>
Subject: [External] Northeast Corner of West Forevergreen Road and Bernardy Drive

You don't often get email from northblackbird@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.

Hello, Ryan. My family and I are residents of the Creekside neighborhood and we are concerned about the proposed rezoning at the corner of Forevergreen Road and Bernardy Drive. I realize that Hodge's current plan is to simply build higher-density residential buildings on the site, but I am worried that the rezoning could open the door for potentially having businesses, etc in that area. This is a nice, peaceful neighborhood and it would be upsetting if someone dropped something like a gas station into it.

I just wanted to be sure you are aware that the people who live in this neighborhood might have some concerns about this proposal.

Thank you for your consideration.
Brian Crow



Planning Commission
September 3, 2024
Council Chambers, 360 N. Main Street

Call to Order

Vice chair, Barry A’Hearn called the September 3, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Davie Willer, Sheila Geneser, Valerie Ward, Josey Bathke, Jason Heisler, absent: Amy Yotty.

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

Approval of the Agenda

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

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented Request of Corridor Media Properties, LLC for a zoning map amendment (rezoning) on property owned by Corridor Media Properties, LLC on approximately 1.53 acres from O/RP Office and Research Park District to C-3 Higher-Intensity Commercial District on property located at 2345 Landon Road.

Applicant Presentation

No presentation

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

Willer moved, Heisler 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 – Ward, Bathke, Heisler, Willer, Geneser; nays – none; absent – Yotty. Motion carried.

Public Hearing on Ordinance

Staff Presentation

Request of the City of North Liberty for an Ordinance amending Chapters 165, 167, 168, 169 and 180 of the North Liberty Code of Ordinances, including regulations for preliminary site plans, certificates of zoning compliance, definitions, residential district dimensional standards, uses

listed in the use matrix, uses defined and use standards, off-street vehicle parking requirements, parking lot landscaping, fences and walls, permitted encroachments into required yards, design standards and required improvements for subdivisions.

Public Comments

William Gorman and Jeff Kellbach offered design alternatives and spoke in favor of the request

Questions and Comments

There were general questions about the ordinance from the Planning Commission.

Recommendation to the City Council

Heisler moved, Geneser seconded that the Planning Commission accept the listed finding and forward the Ordinance to the City Council with a recommendation for approval.

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

Approval of Previous Minutes

Heisler moved, Willer seconded to approve the minutes of the July 2, 2024, meeting. The vote was all ayes. Minutes approved.

Old and New Business

No old business was reported.

New Business

Rusnak reported that the city is nearing the final push for construction before Winter.

Adjournment

At 7:13 p.m., Willer moved, Geneser seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Stacey House, Deputy City Clerk