



**North Liberty Planning Commission  
Tuesday, December 3, 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

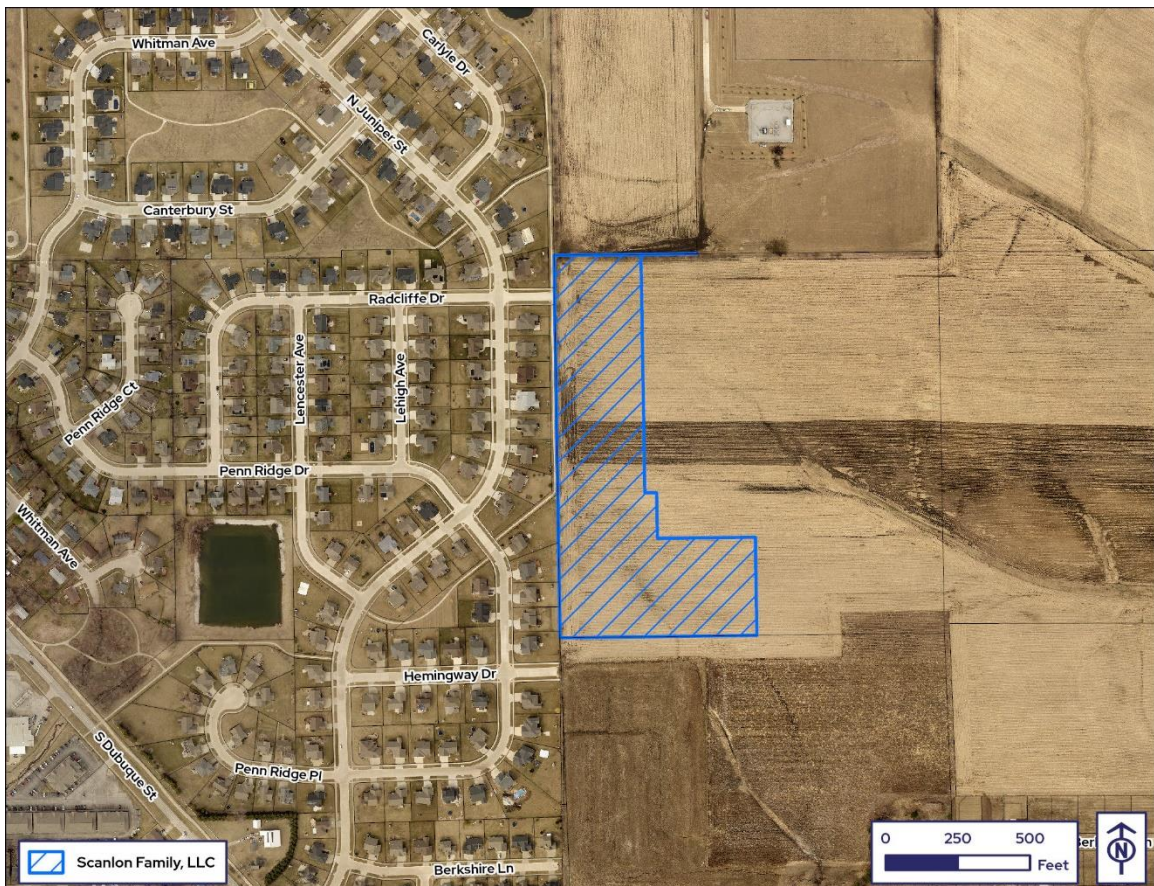
- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Public Hearing on Zoning Map Amendment and Preliminary Subdivision Plat:** Request of Scanlon Family, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District and a preliminary subdivision plat on approximately 12.25 acres. The property is located at the east terminus of Radcliffe Drive and is directly east of Arlington Ridge Subdivision - Parts Four and Six.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 4. Public Hearing on Zoning Ordinance Amendment:** Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances pertaining to residential district dimensional standards.
  - a. Staff Presentation
  - b. Public Comments
  - c. Questions and Comments
  - d. Recommendation to the City Council
- 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 **November 26, 2024**  
 Re **Request of Scanlon Family, LLC for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District and a preliminary subdivision plat on approximately 12.25 acres. The property is located at the east terminus of Radcliffe Drive and is directly east of Arlington Ridge Subdivision - Parts Four and Six. The purpose of the request is to facilitate future development of the property as single-family homes and related infrastructure.**

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

- 1. Request Summary:** The request is to facilitate the future development of 33 single-unit dwelling lots and related infrastructure on approximately 12.25 acres. This portion of the development (Greenbelt Trail Part 8) is likely several years out. Currently, Greenbelt Trail Parts 3 & 4 are under construction. However, Part 8 is within the same sanitary sewer basin as the other Parts and the developer wants to give some assurances that this portion of the property would be single-unit dwellings.





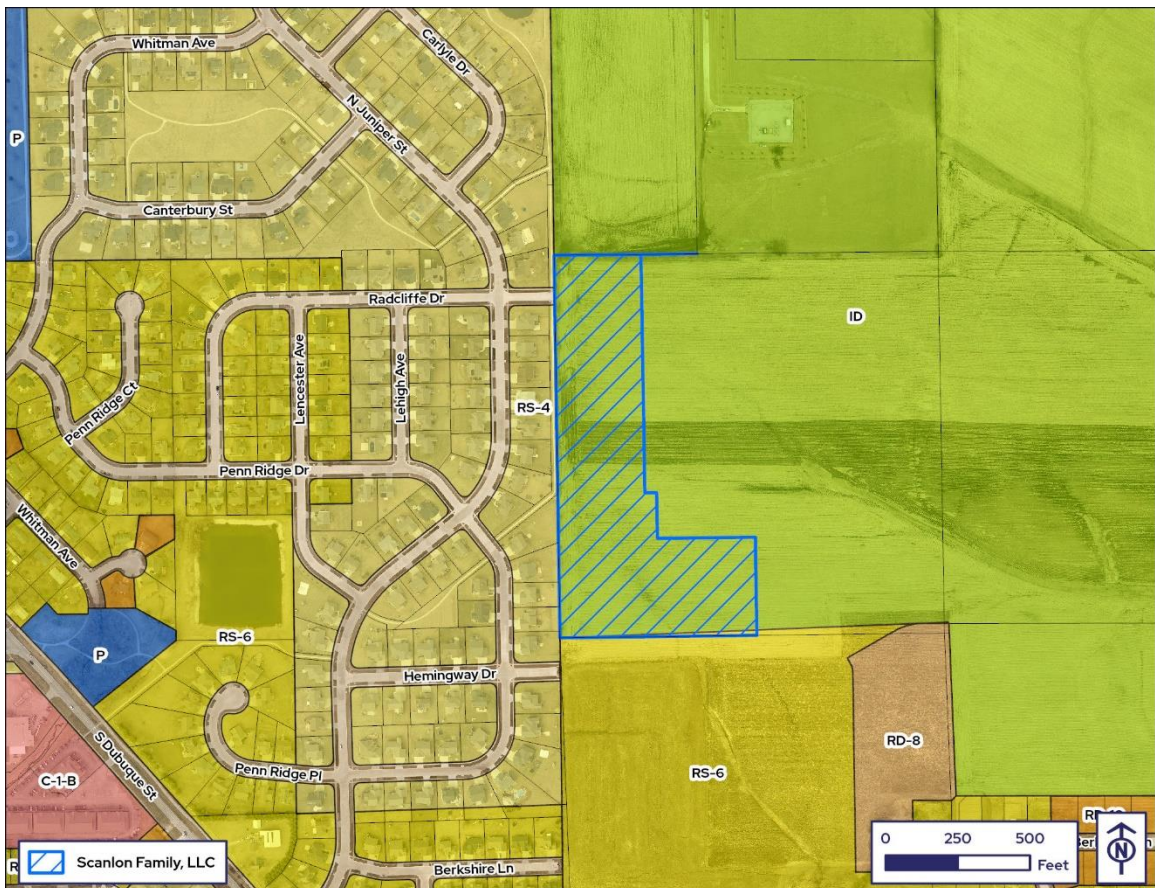
## 2. Current Zoning:

### Current Zoning

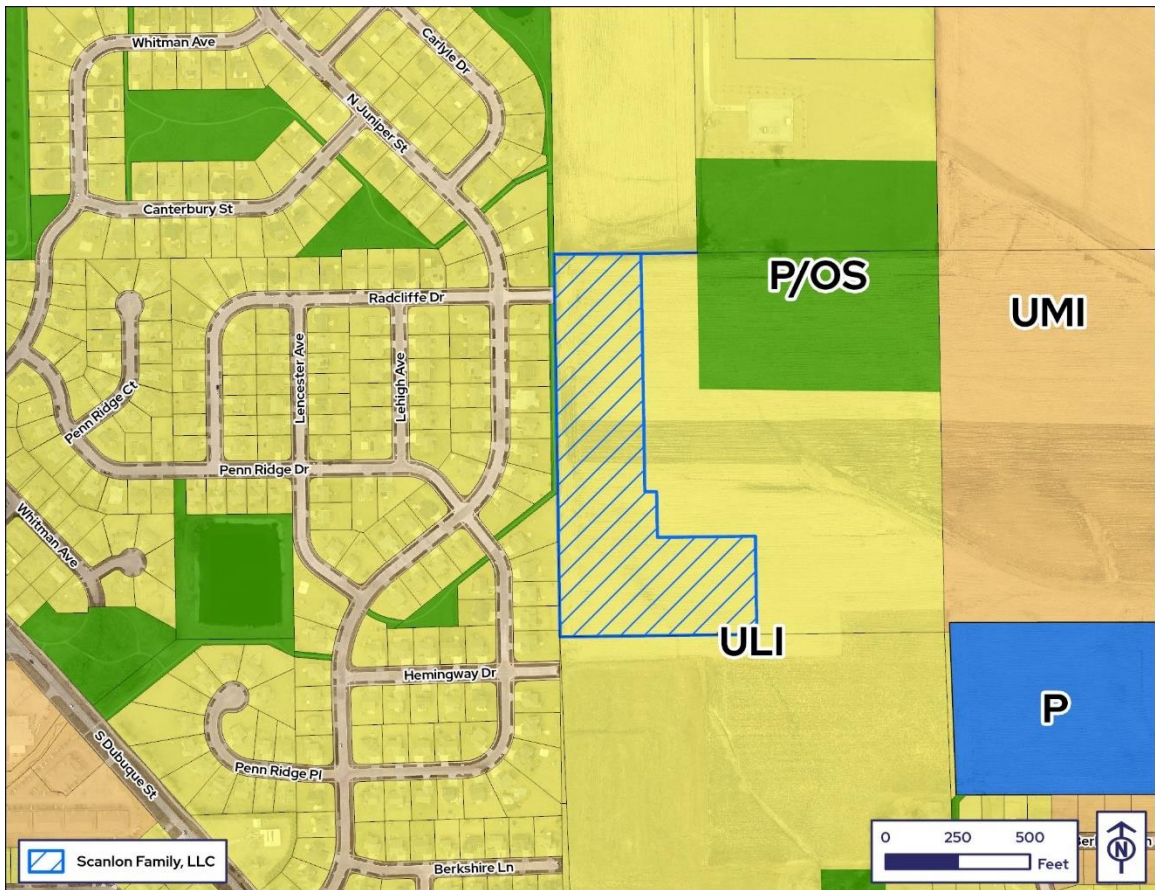
ID Interim Development District. The ID District is intended to preserve existing agriculture and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses, and to help guide urban growth into suitable areas.

### Proposed Zoning

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



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



#### Urban Low Intensity Description

An efficient, walkable pattern of lower-density development. Compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low-intensity areas can include a horizontal mix of primarily residential and limited non-residential uses at compatible lower densities and scales.

#### *Residential*

Emphasis on single-family detached and attached residential developments. Attached housing projects may primarily be at transition areas between arterial or collector streets, small scale commercial uses, and higher intensity districts.

#### *Form and Features*

- » General aggregate development density of 3 to 8 units per acre. Lot sizes can vary within developments to provide different housing types.
- » A framework of streets and open space should create neighborhoods and multiple access points for all types of transportation.
- » Open spaces, streets, and trail connections integrate with the larger community.



#### **4. Public Input:**

A virtual good neighbor meeting was held on November 19, 2024. A total of 19 people attended the meeting. Some topics of discussion include (staff commentary in *italics*):

- A. The timing of completion for Greenbelt Trail Parts 3 & 4, which is currently under construction.  
*The estimated completion date is late 2024 or early 2025.*
- B. The timing of this phase of the development and the other portions of the Scanlon Family, LLC property.  
*This portion of the development (Greenbelt Trail Part 8) is likely several years out. Currently, Greenbelt Trail Parts 3 & 4 are under construction. However, this area is within the same sanitary sewer basin as the other Parts and the developer wants to give some assurances that this portion of the property would be single-unit dwellings. The portion of the property adjacent to North Liberty Road is located within a different sanitary sewer basin so this portion of the property may be further out for development.*
- C. The timing of the Iowa City Community School District property along North Liberty Road.  
*Staff reached out to the District and they had no information to provide on the timing of construction.*
- D. Other area improvements.  
*The North Liberty Road trail will be constructed in 2025.*
- E. Drainage impacts, if any, of proposed Greenbelt Trail Part 8.  
*The preliminary plat shows storm intakes along the rear of the development to convey a portion of the stormwater into the Greenbelt Trail Part 8.*
- F. Connection to the Arlington Ridge trail.  
*No connection is planned since the trail in Arlington Ridge is private.*

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 (ordinance language in italics and staff analysis in bold).

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

**It is staff's opinion that the proposed zoning would be compatible 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. Site Plan 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.**



**7. Additional information:**

None.

**8. Staff Recommendation:**

Findings:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.
2. The preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Recommendation:

Staff recommends the Planning Commission accept the listed findings and forward the request for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District and a preliminary subdivision plat on approximately 12.25 acres to the City Council with a recommendation for approval.

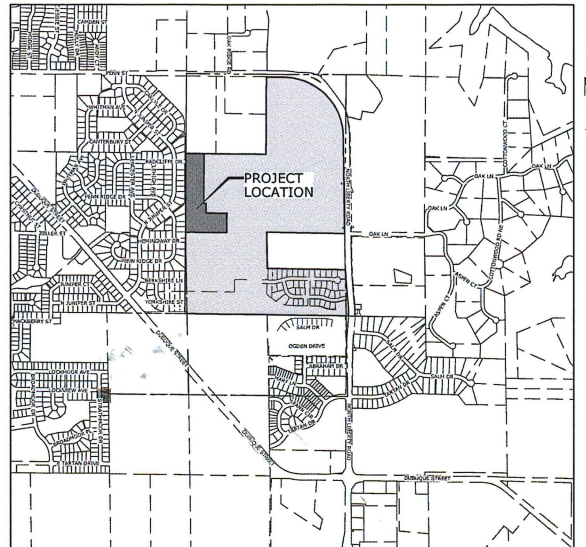
Suggested motion:

I move that the Planning Commission accept the listed findings and forward the zoning map amendment (rezoning) and preliminary subdivision plat to the City Council with a recommendation for approval.

# PRELIMINARY PLAT FOR GREENBELT TRAIL SUBDIVISION PART EIGHT

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

LOCATION MAP  
(1"=1000')



**NOTE:**  
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL (SUDAS) AS NOTED WITH CITY OF NORTH LIBERTY SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.

- BENCHMARKS:**
- CP#1 (SURVEY PT #20149): N=7967616.60 E=20522104.19 EL=780.66  
DESCRIPTION = SET CUT 'X' ON ST INTAKE AT HEMINGWAY DRIVE
  - CP#2 (SURVEY PT #50): N=7966366.34 E=20524853.92 EL=734.35  
DESCRIPTION = SET CUT 'X' ON STORM INTAKE, SE CORNER OF SITE, NORTH LIBERTY ROAD
  - CP#3 (SURVEY PT #53): N=7966344.21 E=20523473.51 EL=756.58  
DESCRIPTION = 5/8" REBAR ON SW CORNER OF SITE

## SHEET INDEX

NO.	DESCRIPTION
1	COVER
2	PRELIMINARY PLAT GRADING PLAN

## LEGAL DESCRIPTION:

**LEGAL DESCRIPTION:**  
THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.E.1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (S.E.1/4-S.E.1/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTY (80) NORTH, RANGE SIX (6) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID S.E.1/4-S.E.1/4; THENCE NORTH 89°08'23" WEST ON THE SOUTH LINE OF SAID S.W.1/4-S.E.1/4, A DISTANCE OF 1.41 FEET; THENCE NORTH 1°47'14" EAST, 54.83 FEET TO THE WEST LINE OF SAID S.E.1/4-S.E.1/4; THENCE NORTH 0°18'59" EAST ON SAID WEST LINE, 1268.64 FEET TO THE NORTHWEST CORNER OF SAID S.E.1/4-S.E.1/4; THENCE SOUTH 89°22'58" EAST ON THE NORTH LINE OF SAID S.E.1/4-S.E.1/4, A DISTANCE OF 300.74 FEET; THENCE SOUTH 0°37'02" WEST, 140.00 FEET; THENCE SOUTH 89°22'58" EAST, 1.81 FEET; THENCE SOUTH 0°37'02" WEST, 344.17 FEET; THENCE SOUTH 89°41'01" EAST, 1.50 FEET; THENCE SOUTH 0°18'59" WEST, 340.00 FEET; THENCE SOUTH 89°41'01" EAST, 38.50 FEET; THENCE SOUTH 0°18'59" WEST, 160.00 FEET; THENCE SOUTH 89°41'01" EAST, 341.50 FEET; THENCE SOUTH 0°18'59" WEST, 339.41 FEET TO THE SOUTH LINE OF SAID S.E.1/4-S.E.1/4; THENCE SOUTH 89°32'30" WEST ON SAID SOUTH LINE, 681.59 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 12.25 ACRES.

PLAT PREPARED BY:	DIMENSIONAL STANDARDS:	SITE CHARACTERISTICS:
HALL & HALL ENGINEERS, INC. 1860 BOYSON ROAD HIAWATHA, IA 52233 (319) 362-9548	RS-8 MINIMUM LOT SIZE REQUIREMENTS FRONTAGE: 35 FT WIDTH: 70 FT AREA: 7,000 SF MINIMUM YARD REQUIREMENTS FRONT YARD DEPTH: 25 FT CORNER SIDE YARD DEPTH: 25 FT SIDE YARD DEPTH: 8 FT REAR YARD DEPTH: 30 FT MAXIMUM BUILDING PARAMETERS MAX HEIGHT: 35 FT OR 2.5 STORIES	SINGLE UNIT, DETACHED: 33 LOTS (LOTS 101-133) TOTAL NUMBERED LOTS: 33 LOTS TOTAL UNITS: 33 UNITS TOTAL AREA: 12.25 AC DENSITY: 2.69 UNITS/AC

OWNER/APPLICANT:	APPLICANT'S ATTORNEY:	ZONING/LAND USE:
SCANLON FAMILY, L.L.C. PO BOX 323 OKOBOJI, IA 51355 (319) 734-0446 scanlonfarms@gmail.com	SHUTTLEWORTH & INGERSOLL ROBERT N. DOWNER 327 2ND STREET, SUITE 300 CORALVILLE, IA 52241	EXISTING ZONING: ID PROPOSED ZONING: RS-6

**PRELIMINARY PLAT NOTES:**  
1. ALL EXISTING FIELD TILES SHALL BE EXPOSED, AND RE-ROUTED INTO PROPOSED STORMWATER MANAGEMENT SYSTEM.

STREET	CLASS	DESIGN SPEED	ROW WIDTH	PAVEMENT WIDTH	PAVEMENT THICKNESS
McCLURE STREET	LOCAL	30 MPH	60'	29'	7"
STRUB STREET	LOCAL	30 MPH	60'	29'	7"
PEARL STREET	LOCAL	30 MPH	60'	29'	7"
DIXON DRIVE	LOCAL	30 MPH	60'	29'	7"
RADCLIFFE DRIVE	LOCAL	30 MPH	60'	29'	7"

CITY FILE NUMBER:  
HALL & HALL ENGINEERS PROJECT NUMBER: 9249-CBT-5.2



Contact Person	JASON STONE, P.E.
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD HIAWATHA, IA 52233
E-Mail Address	jason@halleng.com
Date Submitted	11/03/2024
Date Re-submitted	11/18/2024
Date Re-submitted	

## UTILITY AND EMERGENCY TELEPHONE NUMBERS

DEPARTMENT	PHONE NUMBER
PLANNING DEPARTMENT	(319)-626-5747
POLICE DEPARTMENT	(319)-356-6800
EMERGENCY	911
FIRE DEPARTMENT	(319)-356-6800
WATER DEPARTMENT	(319)-626-5719
STREETS DEPARTMENT	(319)-626-5718
PARKS AND RECREATION	(319)-626-5720
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(800)-529-6261
ALLIANT ENERGY (ELECTRIC) INFORMATION	(800)-255-4268
MEDIACOM (CABLE TV)	(800)-883-0145
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-626-2211
LINN COUNTY REC	(800) 332-5420
WINDSTREAM	(800) 289-1901
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
JOHNSON COUNTY ENGINEER	(319)-356-6046

## UTILITY LEGEND

EXISTING	PROPOSED
(SS) SANITARY SEWER W/PIPE	S58 SANITARY SEWER W/PIPE
(S1S) STORM SEWER W/PIPE	S1S STORM SEWER W/PIPE
(SUB) SUBURBAN	
(FMS) FORCE MAIN W/PIPE	FW2 WATER MAIN W/PIPE
(G) GAS	G- GAS
(E) ELECTRIC OVERHEAD	E- ELECTRIC UNDERGROUND
(C) CABLE TV UNDERGROUND	C- CABLE TV OVERHEAD
(OHT) TELEPHONE OVERHEAD	OHT- TELEPHONE OVERHEAD
(F) FIBER OPTIC UNDERGROUND	CHF- FIBER OPTIC UNDERGROUND
(T) TELEPHONE UNDERGROUND	T- TELEPHONE UNDERGROUND
(CORP) CITY CORPORATION LIMITS	(CORP) CITY CORPORATION LIMITS
(CORP) PROPERTY LINE	(CORP) PROPERTY LINE
(CORP) CITY CORPORATION LIMITS CONTOUR LINE	(CORP) CITY CORPORATION LIMITS CONTOUR LINE
(L) LIGHT POLE W/8' HAST	(L) LIGHT POLE W/8' HAST
(L) LIGHT POLE W/10' HAST	(L) LIGHT POLE W/10' HAST
(L) TELEPHONE POLE	(L) TELEPHONE POLE
(L) POWER POLE	(L) POWER POLE
(L) GUY ANCHOR	(L) GUY ANCHOR
(L) GUY POLE	(L) GUY POLE
(L) TELEPHONE PEDESTAL	(L) TELEPHONE PEDESTAL
(L) TELEPHONE MANHOLE	(L) TELEPHONE MANHOLE
(L) CABLE TV PEDESTAL	(L) CABLE TV PEDESTAL
(L) UTILITY/CONTROL CABINET	(L) UTILITY/CONTROL CABINET
(L) SANITARY MANHOLE	(L) SANITARY MANHOLE
(L) STORM MANHOLE	(L) STORM MANHOLE
(L) GRATE INTAKE	(L) GRATE INTAKE
(L) RA-3 INTAKE	(L) RA-3 INTAKE
(L) RA-5 INTAKE	(L) RA-5 INTAKE
(L) RA-6 INTAKE	(L) RA-6 INTAKE
(L) RA-8 INTAKE	(L) RA-8 INTAKE

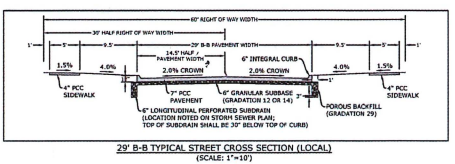
## UTILITY LEGEND (CONTINUED)

EXISTING	PROPOSED
(H) HORSESHOE CATCH BASIN W/0 FLOW	(H) HORSESHOE CATCH BASIN W/0 FLOW
(G) GAS VALVE	(G) GAS VALVE
(F) FLARED END SECTION	(F) FLARED END SECTION
(B) BENCHMARK	(B) BENCHMARK
(S) STREET SIGN	(S) STREET SIGN
(W) WELL	(W) WELL
(F) FIRE HYDRANT	(F) FIRE HYDRANT
(V) WATER VALVE	(V) WATER VALVE
(S) WATER SHUTOFF	(S) WATER SHUTOFF
(W) WATER BLOWOFF	(W) WATER BLOWOFF
(S) SURVEY CONTROL MONUMENT AS NOTED	(S) SURVEY CONTROL MONUMENT AS NOTED

## SURVEY LEGEND

(O) SET REBAR W/CAP NO. ....	SET REBAR W/CAP NO. ....
(X) SET PK NAIL	SET PK NAIL
(*) FOUND SURVEY MONUMENT AS NOTED	FOUND SURVEY MONUMENT AS NOTED
(*) FOUND RIGHT OF WAY BOUNDARY	FOUND RIGHT OF WAY BOUNDARY
(*) SECTION CORNER SET AS NOTED	SECTION CORNER SET AS NOTED
(*) SECTION CORNER FOUND AS NOTED	SECTION CORNER FOUND AS NOTED
(*) CUT 'X' IN CONCRETE	CUT 'X' IN CONCRETE
(*) RECORDED AS	RECORDED AS
(*) PLAT OR SURVEY BOUNDARY	PLAT OR SURVEY BOUNDARY
(*) PLAT LOT LINE	PLAT LOT LINE
(*) CENTERLINE	CENTERLINE
(*) SECTION LINE	SECTION LINE
(*) 1/4 SECTION LINE	1/4 SECTION LINE
(*) 1/4-1/4 SECTION LINE	1/4-1/4 SECTION LINE
(*) BUILDING SETBACK LINE	BUILDING SETBACK LINE

**NOTE:**  
THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.



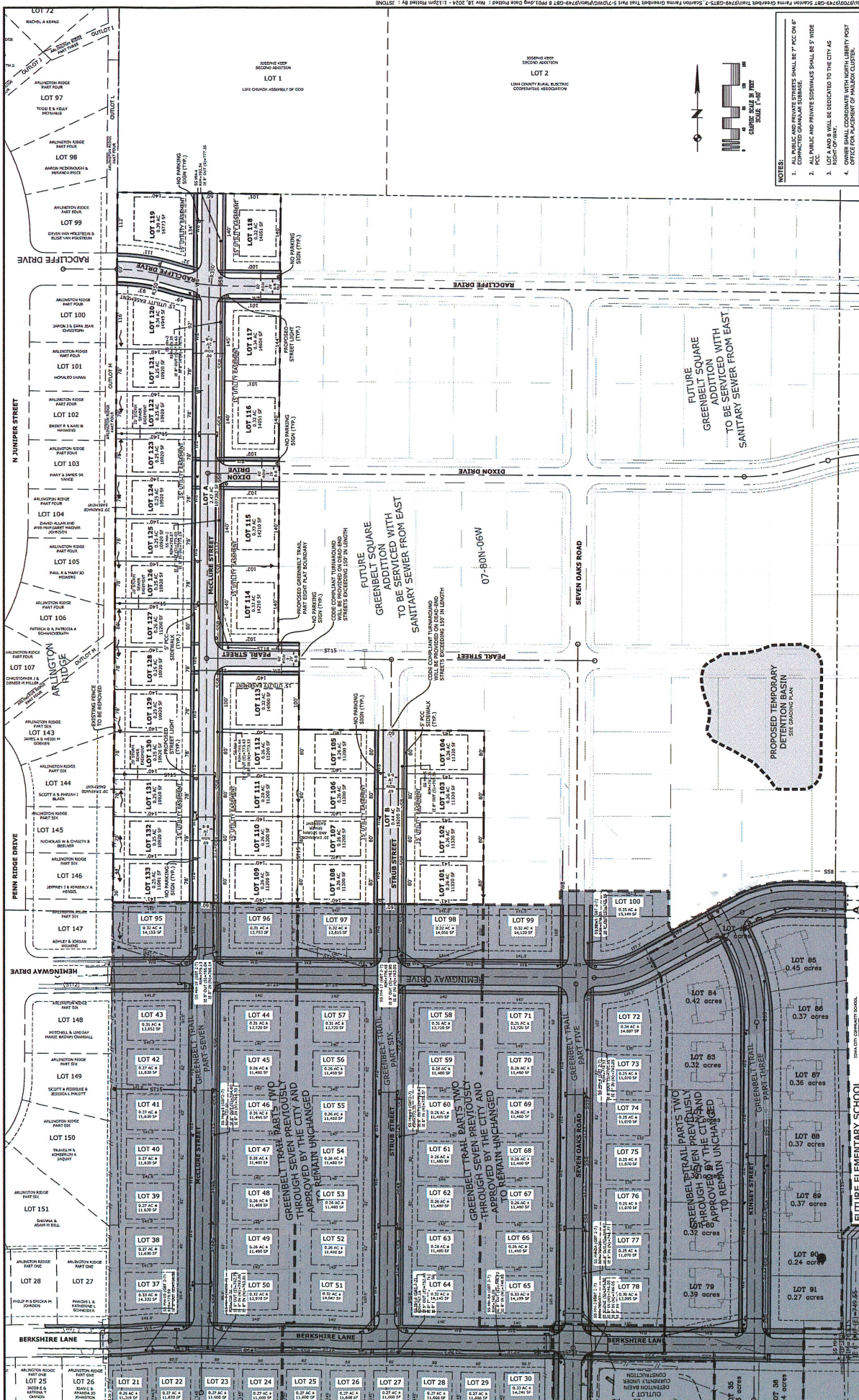
**IOWA ONE CALL**  
CALL BEFORE YOU DIG!  
1-800-292-8989  
www.iowaonecall.com

**HALL & HALL ENGINEERS, INC.**  
Leaders in Land Development Since 1953  
1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
PHONE: (319) 362-9548 FAX: (319) 362-7595  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
LAND SURVEYING • LAND DEVELOPMENT PLANNING  
www.halleng.com

**GREENBELT TRAIL**  
NORTH LIBERTY, IOWA

REVISED PRELIMINARY PLAT FOR GREENBELT TRAIL SUBDIVISION - PART EIGHT  
CAD File: I:\projects\0207919-CBT Scanlon Farms Greenbelt Trail\0207919-CBT 8 Proj.dwg Date Plotted: Monday, November 18, 2024 12:59:48 PM  
Plotted by: Jason Stone





- NOTES:**
1. ALL PUBLIC AND PRIVATE STREETS SHALL BE 7' P.C. ON 6' CONNECTED CONCRETE SUBBASE.
  2. ALL PUBLIC AND PRIVATE STREETS SHALL BE 5' WISE P.C.
  3. LOT A AND B WILL BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
  4. OFFICE FOR PLACEMENT OF MALLORY CLUSTER.

SHEET  
1  
PROJECT NO. 07-80N-06W-2

PRELIMINARY PLAN  
GREENBELT TRAIL SUBDIVISION  
PART EIGHT  
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

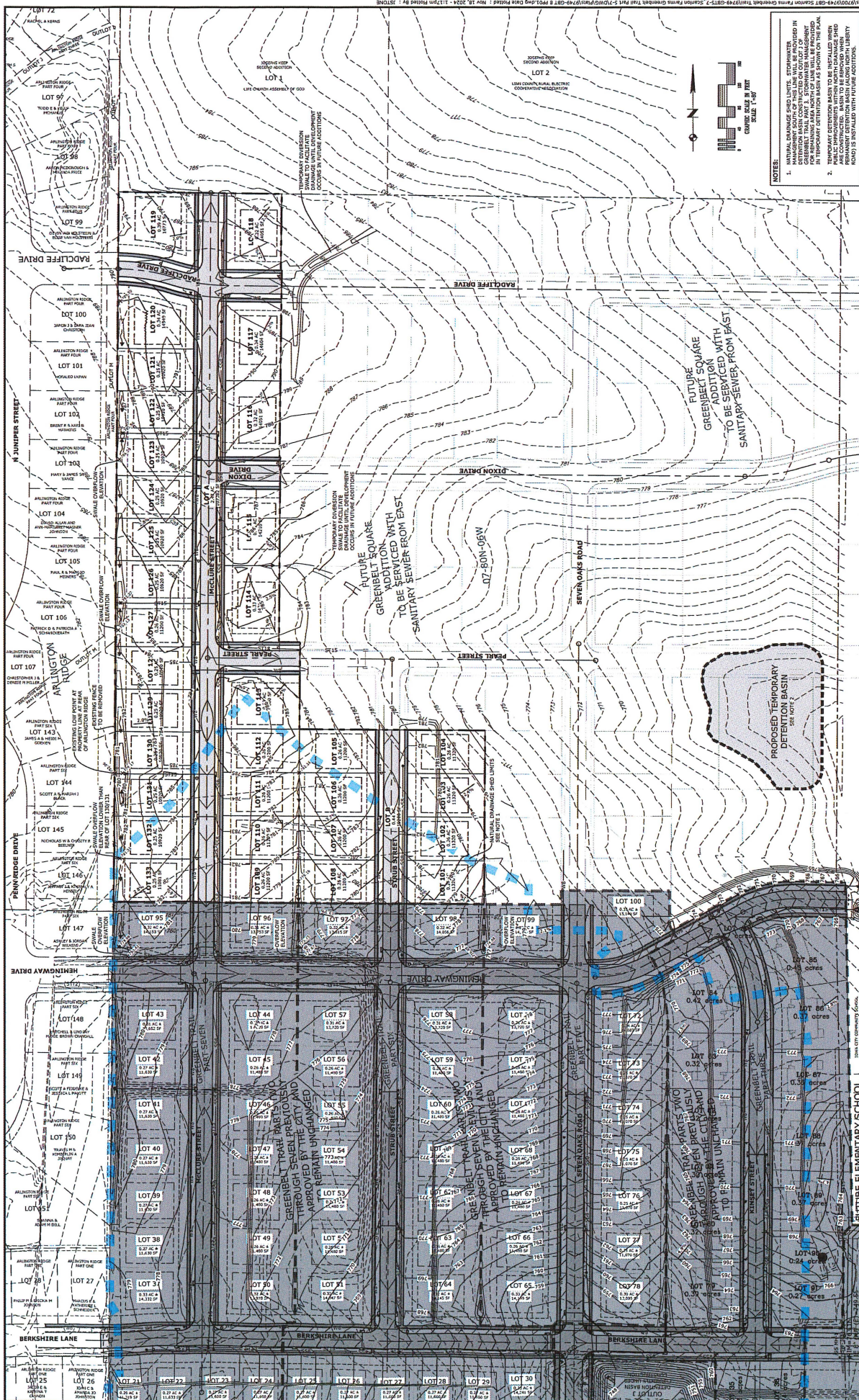
HALL & HALL ENGINEERS, INC.  
1400 WEST 10TH AVENUE, SUITE 100  
NORTH LIBERTY, IOWA 52154  
563-392-2222  
WWW.HALLANDHALL.COM



REVISION DESCRIPTION	APPROVED	DATE

DESIGNED BY: LHM  
DRAWN BY: LHM  
CHECKED BY: LHM  
DATE: 11/18/2024  
FIELD BOOK:





**NOTES:**

1. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY SANITARY SEWER DESIGN MANUAL. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" UNLESS OTHERWISE NOTED.
2. TEMPORARY DETENTION BASIN TO BE INSTALLED WHEN PERMITTED BY THE CITY OF NORTH LIBERTY. PERMITTED BY THE CITY OF NORTH LIBERTY. PERMITTED BY THE CITY OF NORTH LIBERTY. PERMITTED BY THE CITY OF NORTH LIBERTY.

**PROJECT NO.:** 979-08157  
**SHEET:** 2

**GRADING PLAN**

**GREENBELT TRAIL SUBDIVISION  
 PART EIGHT**

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA



NO.	REVISION DESCRIPTION	DATE	APPROVED
1	ISSUED FOR PERMIT	11/18/2024	[Signature]
2	ISSUED FOR PERMIT	11/18/2024	[Signature]

**DESIGNED BY:** [Name]  
**CHECKED BY:** [Name]  
**APPROVED BY:** [Name]  
**DATE:** 11/18/2024  
**FIELD BOOK:** [Number]

PLAN FILE: I:\Projects\979-08157\Greenbelt Trail Subdivision Part Eight\Grading\Grading Plan.dwg  
 DATE: 11/18/2024 11:27:10 AM  
 PROJECT NO.: 979-08157



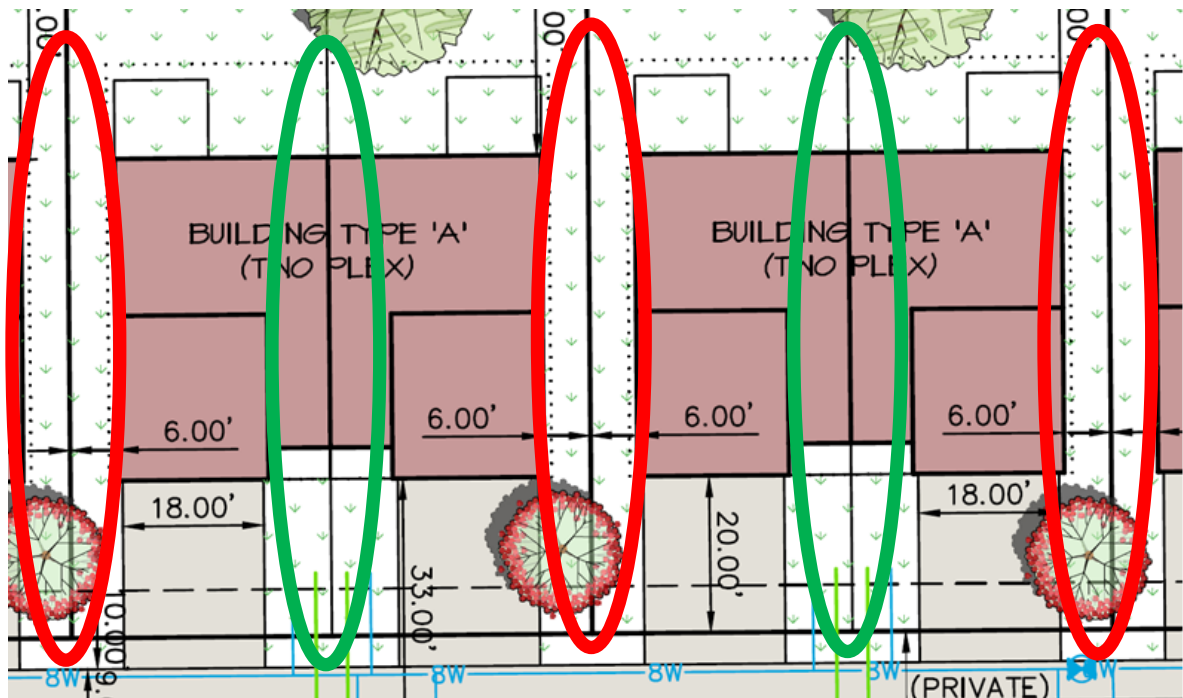


To **City of North Liberty Planning Commission**  
 From **Ryan Rusnak, AICP**  
 Date **November 25, 2024**  
 Re **Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances pertaining to residential district dimensional standards.**

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

### 1. Request Summary:

The City is proposing a minor update the RM dimensional standards due to an oversight to the recently adopted amendments to the Zoning Ordinance. The City requires lots to be subdivided after they are constructed so lot lines can be centered on the common wall. As written, a larger side setback would be required due to the City's process.



Lot line at the time of subdivision plat



Lot line after the subdivision plat

**Table 168.02-B Dimensional Standards**  
 SF = Square Feet, DU = Dwelling Unit, ' = Feet

	RD-8	RD-10	RM-8	RM-12	RM-21
<b>Bulk (Prior to Subdividing into DU Individual Lots)</b>					
<b>Minimum Lot Area</b>	10,000 SF	9,000 SF	21,780 SF	21,780 SF	21,780 SF
<b>Minimum Frontage</b>	40'	35'	75'	50'	50'
<b>Minimum Lot Width</b>	100'	80'	100'	80'	80'
<b>Maximum Building Height</b>	35'	35'	40'	40'	65'
<b>Maximum Density</b>	--	--	8 DU/Acre	12 DU/Acre	21 DU/Acre
<b>Setbacks (Prior to Subdividing into Individual DU Lots)</b>					
<b>Minimum Required Front Yard</b>	25'	25'	25'	25'	25' **
<b>Minimum Required Corner Side Yard</b>	25'	25'	25'	25'	25' **
<b>Minimum Required Side Yard</b>	8'	5'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	10' **
<b>Minimum Required Rear Yard</b>	30'	30'	30'	30'	30' **
<b>Bulk (After Subdividing into Individual DU Lots)</b>					
<b>Minimum Lot Area</b>	5,000 SF	4,500 SF	1,500 SF	1,500 SF	1,500 SF
<b>Minimum Frontage</b>	25'	20'	10'	10'	10'
<b>Minimum Lot Width</b>	50'	40'	15'	15'	15'
<b>Maximum Building Height</b>	35'	35'	40'	40'	40'
<b>Setbacks (After Subdividing into Individual DU Lots)</b>					
<b>Minimum Required Front Yard</b>	25'	25'	25' **	25' **	25' **
<b>Minimum Required Corner Side Yard</b>	25'	25'	25' **	25' **	25' **
<b>Minimum Required Side Yard (Between Units)</b>	0'	0'	0'	0'	0'
<b>Minimum Required Side Yard (at the End of Units)</b>	8'	5'	5' if that side yard abuts RM District, otherwise 15'	5' if that side yard abuts RM District, otherwise 15'	5' 10' **
<b>Minimum Required Rear Yard</b>	30'	30'	30'	30'	30' **

\*Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge  
 \*\*An additional foot of setback is required for every foot of building height over 45'



## **2. Zoning Map Amendment Approval Standards**

Section 165.09(4)(D)(2) of the Zoning Ordinance sets for the approval standards for zoning text 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).

Text Amendments.

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

*It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.*

- (b) 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.*

- (c) The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

*It is staff's opinion that the proposed amendment would be consistent with the intent and general regulations of this Ordinance.*

- (d) Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.

*It is staff's opinion that the proposed amendment adds clarification to existing requirements and reflects changes in development trends.*

- (e) The extent to which the proposed amendment creates nonconformities.

*It is staff's opinion that the proposed amendment does not create any nonconformities, which is always a staff priority.*

## **3. Public Input:**

There are no formal objections to the request.

#### **4. Staff Recommendation:**

##### **Finding:**

1. The proposed amendment would achieve consistency with Section 165.09 of the Zoning Code.

##### **Recommendation:**

Staff recommends the Planning Commission accept the listed finding and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

##### **Suggested motion:**

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



**Planning Commission**

November 5, 2024

Council Chambers, 360 N. Main Street

**Call to Order**

Vice Chair Barry A'Hearn called the Tuesday, November 5, 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, Josey Bathke, Jason Heisler, Valerie Ward; absent: Sheila Geneser, Dave Willer, Amy Yotty.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Jake Evans, Mike Bails, Adam Hahn, and other interested parties.

**Approval of the Agenda**

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

**Grand Rail Construction & Development Preliminary Site Plan**

*Staff Presentation*

Rusnak presented the request of Grand Rail Construction & Development to approve a Preliminary Site Plan for a horizontal mixed-use development on 2.84 acres. Staff recommends that the Planning Commission accept the listed finding that the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code and forward the request to approve a preliminary site plan for a horizontal mixed-use development on 2.84 acres to the City Council with a recommendation for approval.

*Applicant Presentation*

Jake Evans, Grand Rail Development, was present on behalf of the applicant and offered to answer questions.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the quality of the proposal and the fit in the location.

*Recommendation to the City Council*

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

**Grand Rail Construction & Development Zoning Map Amendment and Preliminary Site Plan**

*Staff Presentation*

Rusnak presented the request of Grand Rail Construction & Development for a zoning map amendment (rezoning) from C-1-B General Commercial District to C-2 Highway Commercial

District and to approve a Preliminary Site Plan for 36-unit multi-dwelling housing building and related infrastructure on approximately 1.68 acres. Staff recommends the Planning Commission accept the listed findings; 1. The rezoning request from C-1-B General Commercial District to C-2 Highway Commercial District would achieve consistency with the approval standards, and 2. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code; and forward the request for a zoning map amendment (rezoning) from C-1-B General Commercial District to C-2 Highway Commercial District and to approve a Preliminary Site Plan for 36-unit multi-dwelling housing building and related infrastructure on approximately 1.68 acres to the City Council with a recommendation for approval.

*Applicant Presentation*

Jake Evans was present on behalf of the applicant and offered to answer questions on the application.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the intensity of the request compared to what the applicant could have requested, the compatibility with the proposed development across the street, the density of current proposed developments, and the requirement for buffering between commercial and residential zoning, Mike Bails responded to the question regarding the plan for consistency across the street.

*Recommendation to the City Council*

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

**Public Hearing on Zoning Map Amendment**

*Staff Presentation*

Rusnak presented the request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 1.73 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code and forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District on approximately 1.73 acres to the City Council with a recommendation for approval.

*Applicant Presentation*

Adam Hahn, Watts Group, was present on behalf of the applicant and offered additional information on the application.

*Public Comments*

No public comments were offered.

*Questions and Comments*



The Commission discussed the application including the type of homes already constructed.

*Recommendation to the City Council*

Heisler moved, Bathke 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, A’Hearn, Heisler, Bathke; nays – none; absent: Geneser, Willer, Yotty. Motion carried.

**Administrative Zoning Map Amendment**

*Staff Presentation*

Rusnak presented the request of City of North Liberty for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District Planned Area Development on approximately .18 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and forward the request for zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District Planned Area Development on approximately 0.18 acres to the City Council with a recommendation for approval. Lientz offered additional information on the application.

*Applicant Presentation*

No applicant presentation was offered.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the neighborhood’s openness with the park space, citizen’s responsibility to know what setback requirements are, staff admitted the mistake, that this is a reasonable resolution, that having the park is a big factor in the resolution, no precedent created in this, that it was human error, and that staff has put in redundancies to try to not let it happen again.

*Recommendation to the City Council*

Bathke 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 – A’Hearn, Ward, Bathke, Heisler; nays – none; absent: Geneser, Willer, Yotty. Motion carried.

**Administrative Zoning Map Amendment**

*Staff Presentation*

Rusnak presented the request of City of North Liberty for a zoning map amendment (rezoning) from ID Interim Development District to P Public District on approximately 3.0 acres. Staff recommends the Planning Commission accept the listed finding, the rezoning request from ID Interim Development District to P Public District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code and forward the request for the zoning map amendment (rezoning) from ID Interim Development District to P Public District on approximately 3.0 acres to the City Council with a recommendation for approval.

*Applicant Presentation*

No applicant presentation was offered.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including why the location was selected and why the zoning is being revised.

*Recommendation to the City Council*

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

**Approval of Previous Minutes**

Heisler moved, Ward seconded to approve the minutes of the October 1, 2024, meeting. The vote was all ayes. Minutes approved.

**Old Business**

No old business was presented.

**New Business**

Rusnak reported that staff is seeing subdivision infrastructure construction projects wrap and get started on foundations. Greenbelt rezoning next month.

**Adjournment**

At 7:10 p.m., Heisler moved, Ward seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk