



**North Liberty Planning Commission
Tuesday, January 7, 2025, 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, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/northliberty. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

Call to Order

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Public Comment** on any topic not on the agenda
- 4. Preliminary Site Plan:** Request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 20-lot subdivision on approximately 5.03 acres. The property is located on the south side of Denison Avenue approximately 130 feet west of South Alexander Way
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. Preliminary Site Plan:** Request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 12.86 acres. The property is located at the northeast corner of Denison Avenue and south Kansas Avenue
 - 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**

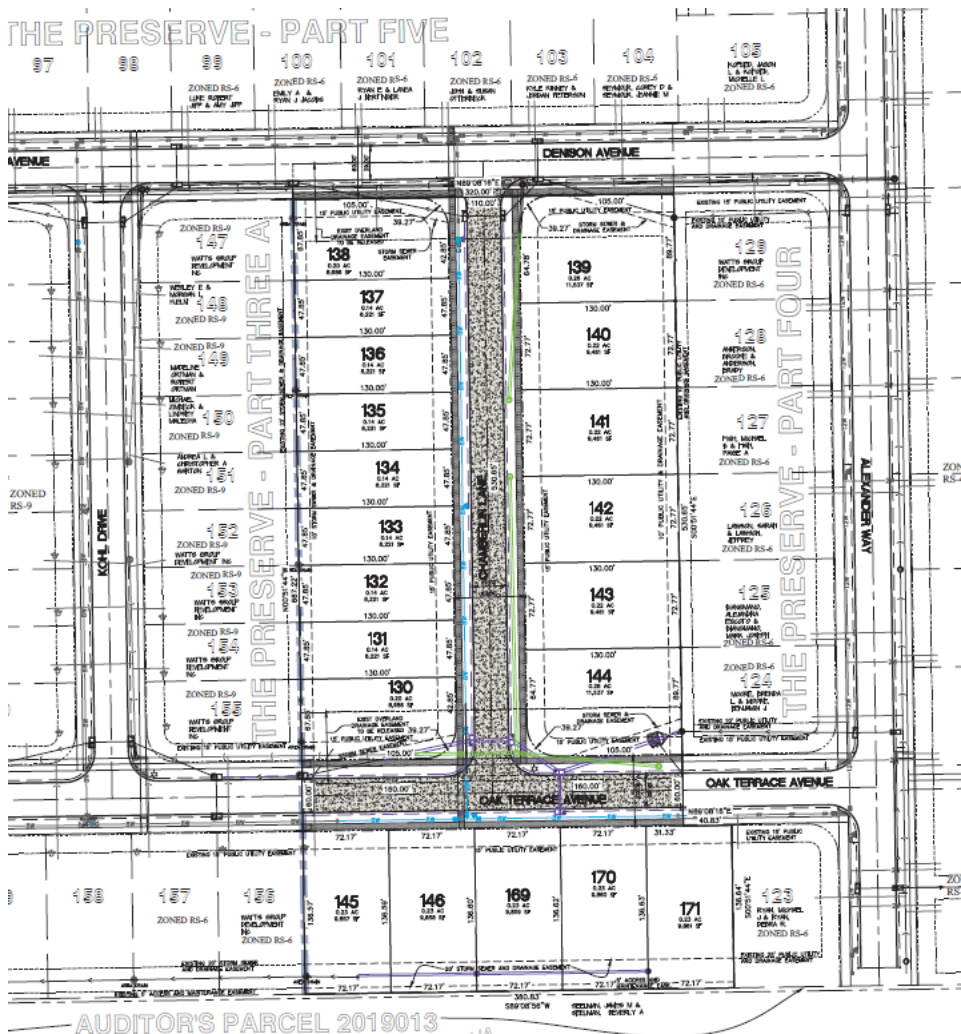


To **City of North Liberty Planning Commission**
 From **Ryan Rusnak, AICP**
 Date **January 3, 2025**
 Re **Request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 20-lot subdivision on approximately 5.03 acres. The property is located on the south side of Denson Avenue approximately 130 feet west of South Alexander Way.**

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

1. Request Summary:

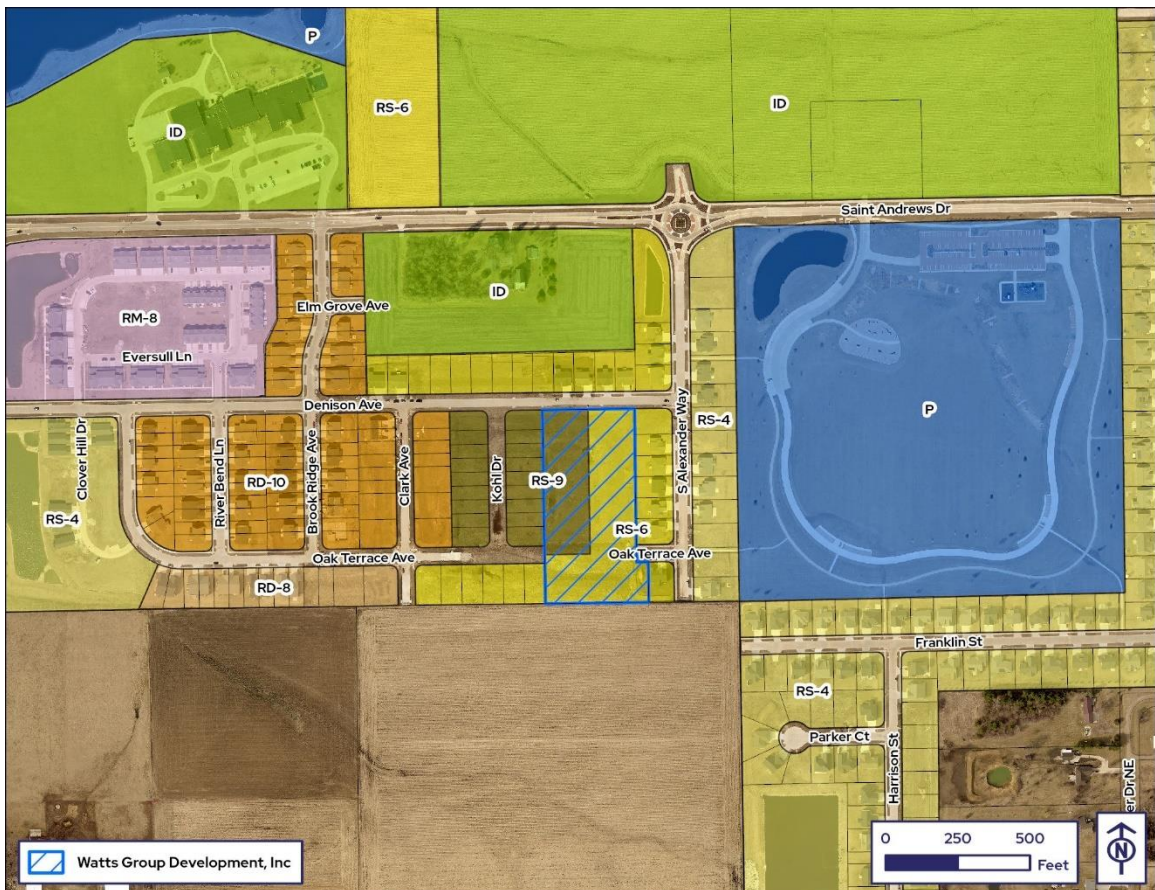
The Preliminary Plat proposes 20 lots on approximately 5.03 acres. This would be the last phase of the single-unit dwelling portion of The Preserve Subdivision.



2. Current Zoning: RS-6 Single-Unit Residence District and RS-9 Single-Unit Residence District. Final City Council approval for RS-9 zoned portion anticipated on 1/28/2025. Consideration of the Preliminary Plat will be held until that meeting.

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.

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



3. Comprehensive Plan Future Land Use Map Designation: Urban Low Intensity. The proposed Preliminary Plat would achieve consistency with the Future Land Use Map.

The RS-9 zoning allows a lot size of 4,500 square feet per dwelling unit (9.68 units/acre). Notably, the adopted Comprehensive Plan articulates the following (page 45) about Land Use boundaries:

Generalized land use locations and transitions: The boundaries between land uses on the map are “fuzzy” lines and are meant to show approximate areas for transition, rather than rigid boundaries.

4. Approval Standards:

Section 180.11(3)(A) of the North Liberty Code of Ordinances sets forth the preliminary subdivision plat submittal requirements and review (Ordinance language in *italics* and staff analysis in **bold**).

Preliminary Subdivision Plat Submittal Requirements and Review. The preliminary plat, in general, contains more information than the final plat, so that the subdivider and the City can ensure conformance with codes, master facility plans, and good planning and engineering practices. Though the preliminary plat is not recorded, it is approved by resolution of the City Council, and conditions for approval of the plat shall be addressed on any final plats of the same area.

A. *Preliminary Plat Contents. The application shall include a preliminary plat of the subdivision drawn to a scale of one inch to one hundred feet minimum, and shall show:*

(1) A location map to provide spatial reference, showing the outline of the area to be subdivided, existing streets and corporate limits in the vicinity, a north arrow and scale or note stating "not to scale," and other information that might help clarify where the plat is located as well as its surroundings and size relative to other City features;

This has been provided on the Preliminary Plat.

(2) Name of proposed subdivision and date;

This has been provided on the Preliminary Plat.

(3) Legal description and acreage;

This has been provided on the Preliminary Plat.

(4) Name and address of owner;

This has been provided on the Preliminary Plat.

(5) Names of the persons preparing the plat, owner's attorney, representative or agent, if any;

This has been provided on the Preliminary Plat.

(6) Existing and proposed zoning district classification of all land within the proposed subdivision and within about 200 feet of the subdivision;

Staff is not requiring this information on the Preliminary Plat.

(7) North point and graphic scale;

This has been provided on the Preliminary Plat.

(8) Contours at two-foot intervals or less, both existing and as generally proposed (subject to more refinement in subsequent construction plans);

This has been provided on the Preliminary Plat.

(9) *Building setback lines as required by the current or proposed zoning district classifications;*

This has been provided on the Preliminary Plat.

(10) *The approximate boundaries of areas of known flood levels or floodplains, areas covered by water, wooded areas, floodways, and all open channel drainage ways;*

This has been provided on the Preliminary Plat.

(11) *Locations, names, and dimensions of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings within in the proposed subdivision and within about 200 feet of the subdivision;*

This has been provided on the Preliminary Plat.

(12) *Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;*

This has been provided on the Preliminary Plat.

(13) *Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;*

This has been provided on the Preliminary Plat.

(14) *Grades of proposed streets and alleys;*

This has been provided on the Preliminary Plat.

(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;*

This has been provided on the Preliminary Plat.

(16) *The layout of proposed water mains and sanitary sewer systems;*

This has been provided on the Preliminary Plat.

(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;*

This has been provided on the Preliminary Plat. There is an off-site stormwater management facility.

(19) *A signed certificate of the Johnson County Auditor for the subdivision name;*

This information has been provided.

(20) *Other special details or features that may be proposed or required.*

None required.

5. Additional information:

RS-6 Lot Requirements:

Minimum Lot Area – 7,000 SF

Minimum Frontage – 35’

Minimum Lot Width – 70’

RS-9 Lot Requirements:

Minimum Lot Area – 4,500 SF

Minimum Frontage – 35’

Minimum Lot Width – 40’

6. Staff Recommendation:

Findings:

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

Recommendation:

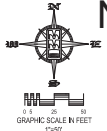
Staff recommends the Planning Commission accept the two listed findings and forward the request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 20-lot subdivision on approximately 5.03 acres to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval.



LEGAL DESCRIPTION - PRELIMINARY PLAT
 Commencing at the Southwest Corner of The Preserve - Part Four, to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 319 of the Records of the Johnson County Recorder's Office, Thence S89°05'07"W, along the North Line of Auditor's Parcel 2019013, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 61 of the Records of the Johnson County Recorder's Office, 365.83 feet, Thence N02°51'44"W, 602.22 feet, to a Point on the South Line of The Preserve, Part Five, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 31 of the Records of the Johnson County Recorder's Office, Thence N02°07'11"E, along the South Line of said The Preserve - Part Five, a distance of 220.00 feet, to the Southeast Corner thereof, and a Point on the West Line of said The Preserve - Part Four, Thence S02°51'44"E, along said West Line, 520.65 feet, Thence N02°07'11"E, along said West Line, 40.83 feet, Thence S02°51'44"E, along said West Line, 136.16 feet, to the POINT OF BEGINNING, said The Preserve - Part Three B contains 5.03 Acres, and is subject to easements and restrictions of record.



PRELIMINARY PLAT

THE PRESERVE - PART THREE B

NORTH LIBERTY, IOWA

PLAT PREPARED BY:
 MMS CONSULTANTS INC.
 1917 S. GILBERT STREET
 IOWA CITY, IA 52240

OWNER/APPLICANT:
 WATTS GROUP DEVELOPMENT, INC.
 425 E. CANDALE BLVD., SUITE 201
 CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:
 MICHAEL J. PUGH
 425 E. CANDALE BLVD., SUITE 201
 CORALVILLE, IOWA 52241

PLAT/PLAN APPROVED
 by the
 City of North Liberty

City Clerk _____ Date _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

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

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, BLENDED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES

---	POWER POLE
---	POWER POLE W/DRIP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	PIPE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	SEWER MANHOLE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	GAS LINES
---	CONTIGUOUS LINES (INTERVAL)
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREES & SHRUBS
---	EXISTING EVERGREEN TREES & SHRUBS

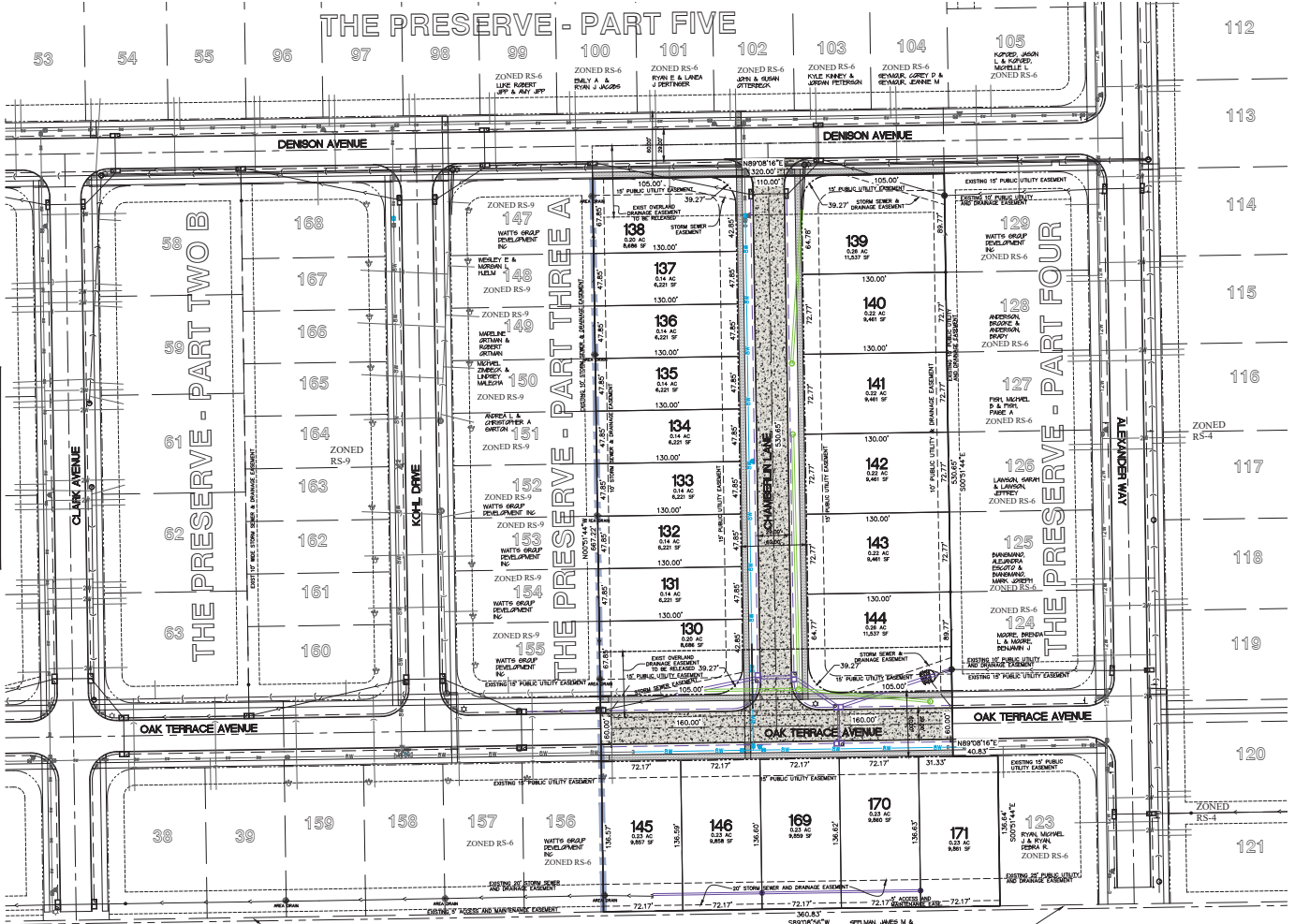
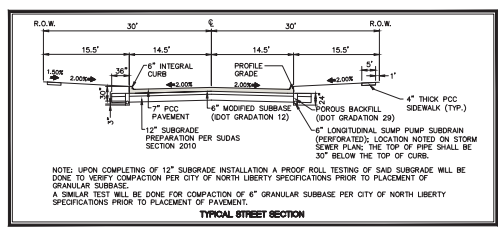
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LOTS

LOT	ZONING	SETBACKS
LOT 138-138	RS-9	FRONT HOUSE -30 FEET FRONT GARAGE -25 FEET REAR -25 FEET SIDE -5 FEET
LOT 139-146 & 166-171	RS-6	FRONT -25 FEET REAR -25 FEET SIDE -8 FEET

NOTES

- ALL EASEMENTS ARE 15 FOOT PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
- NO PARKING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY CITY OF NORTH LIBERTY.



AUDITOR'S PARCEL 2019013

SE 1/4 - SW 1/4
 14-80-7

Date	Revision
12/16/24	PER CITY COMMENTS TAV/DM
12/30/24	PER CITY COMMENTS TAV/DM

PRELIMINARY PLAT

THE PRESERVE PART THREE B
 NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Designed by:	KJB	File Book No:
Drawn by:	TAV	Scale:
Checked by:	JDM	Sheet No:
Project No:	1	

1331-919 of 2



STANDARD LEGEND AND NOTES

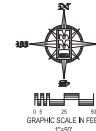
<ul style="list-style-type: none"> - - - - - PROPERTY &/or BOUNDARY LINES - - - - - CONGRESSIONAL SECTION LINES - - - - - RIGHT-OF-WAY LINES - - - - - CENTER LINES - - - - - LOT LINES, INTERNAL - - - - - LOT LINES, PLATTED OR BY DEED - - - - - PROPOSED EASEMENT LINES - - - - - EXISTING EASEMENT LINES 	<ul style="list-style-type: none"> - - - - - POWER POLE W/DROP - - - - - POWER POLE W/TRANS - - - - - POWER POLE W/LIGHT - - - - - LIGHT POLE - - - - - SANITARY MANHOLE - - - - - FIRE HYDRANT - - - - - WATER VALVE - - - - - DRAINAGE MANHOLE - - - - - CURB GATE - - - - - EXISTING SANITARY SEWER - - - - - PROPOSED SANITARY SEWER - - - - - EXISTING STORM SEWER - - - - - PROPOSED STORM SEWER - - - - - WATER LINES - - - - - TELEPHONE LINES - - - - - GAS LINES - - - - - CONTOUR LINES (1' INTERVAL) - - - - - EXISTING TREE LINE - - - - - EXISTING DECIDUOUS TREES & SHRUB - - - - - EXISTING EVERGREEN TREES & SHRUBS
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THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

PRELIMINARY GRADING PLAN

THE PRESERVE - PART THREE B

NORTH LIBERTY, IOWA



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
WATTS GROUP DEVELOPMENT, INC.
425 E. OAKDALE BLVD., SUITE 101
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:
MICHAEL J. PUGH
425 E. OAKDALE BLVD., SUITE 201
CORALVILLE, IOWA 52241



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Date	Revision
12/16/24	PER CITY COMMENTS TAV/JKM
12/30/24	PER CITY COMMENTS TAV

PRELIMINARY GRADING PLAN

THE PRESERVE PART THREE B
NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	12-18-24
Designed by:	KJB
Drawn by:	TAV
Checked by:	JDM
Project No:	1331-919
Field Book No:	
Scale:	1"=50'
Sheet No:	2

of 2

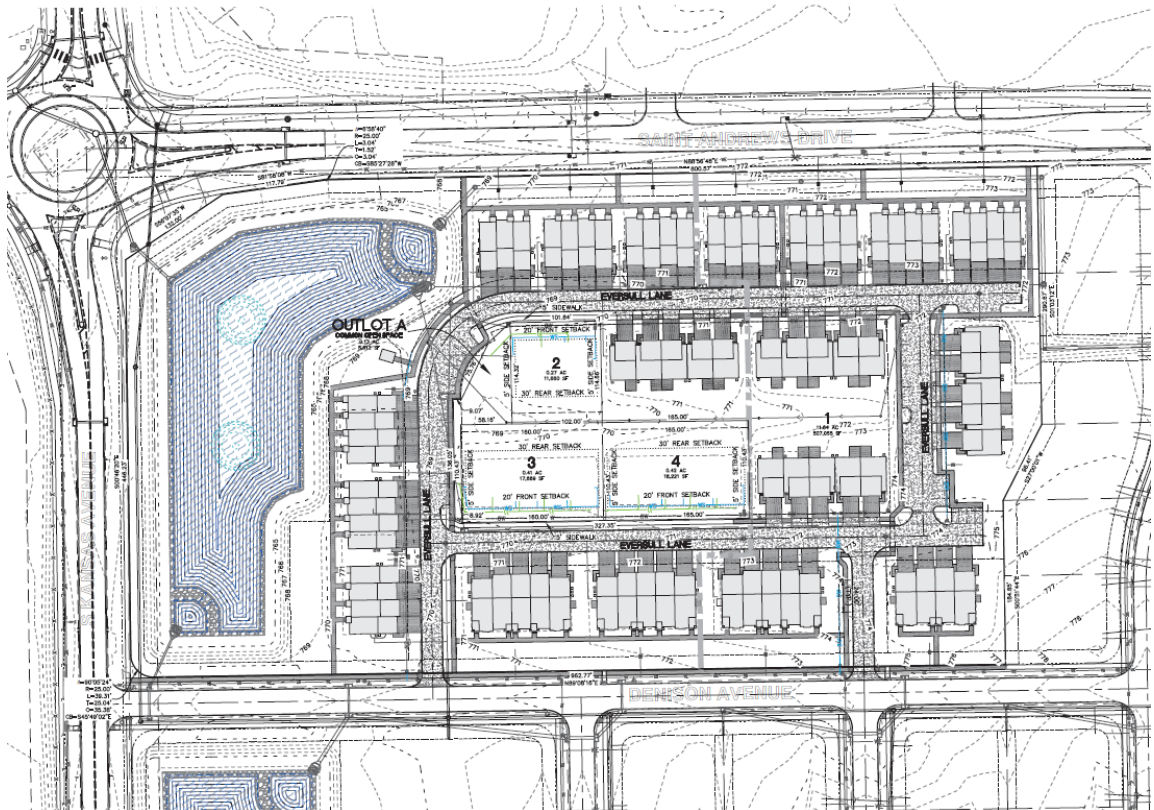


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **January 3, 2025**
Re **Request of Watts Group Development, Inc. to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 12.86 acres. The property is located at the northeast corner of Denison Avenue and south Kansas Avenue.**

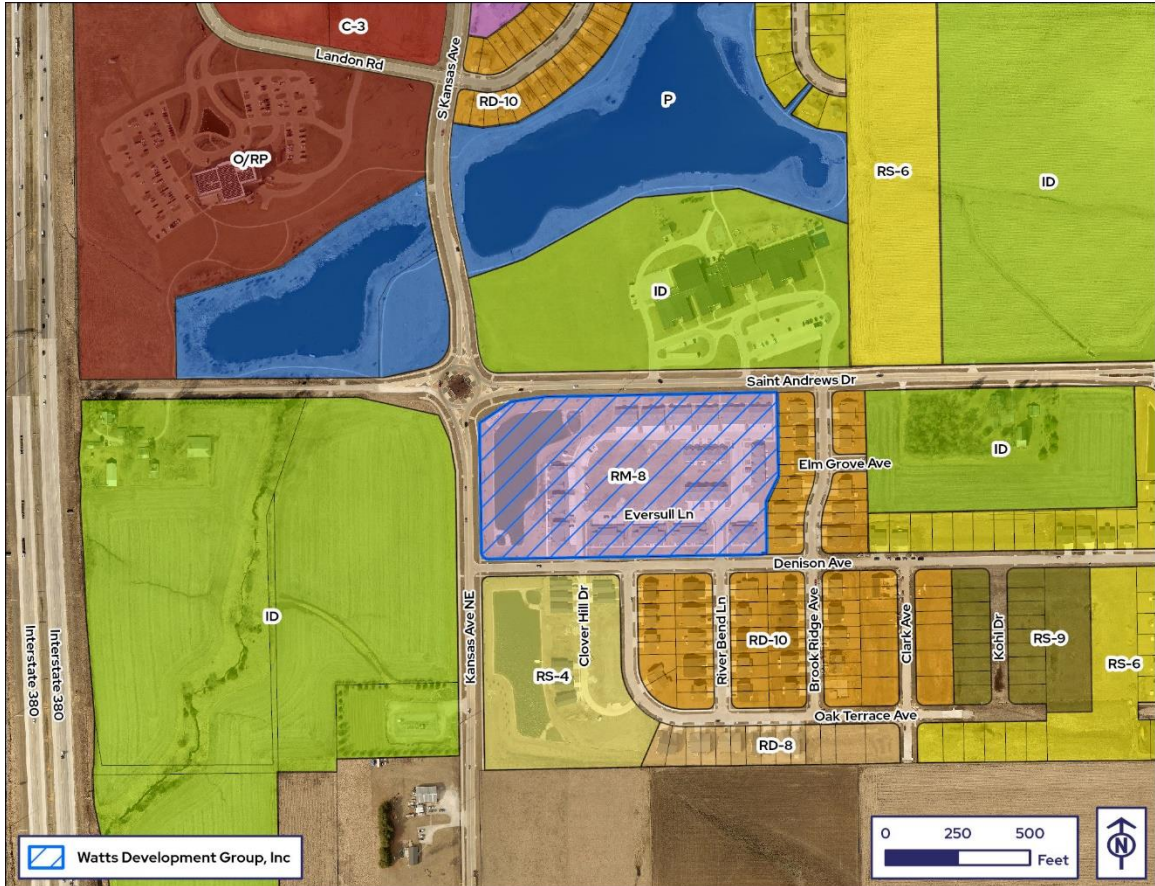
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

The Preliminary Plat proposes 4 lots on approximately 12.86 acres. This is a replat of Lot 1 in The Preserve subdivision to allow townhouse units to be on lots 2, 3, & 4. Similar to zero lot line homes, individual unit lots would be created after construction to ensure the lot lines are centered on the building common walls.



2. Current Zoning: 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.



3. Comprehensive Plan Future Land Use Map Designation: Urban Medium Intensity. The proposed Preliminary Plat would achieve consistency with the Future Land Use Map.

4. Approval Standards:

Section 180.11(3)(A) of the North Liberty Code of Ordinances sets forth the preliminary subdivision plat submittal requirements and review (Ordinance language in *italics* and staff analysis in **bold**).

Preliminary Subdivision Plat Submittal Requirements and Review. The preliminary plat, in general, contains more information than the final plat, so that the subdivider and the City can ensure conformance with codes, master facility plans, and good planning and engineering practices. Though the preliminary plat is not recorded, it is approved by resolution of the City Council, and conditions for approval of the plat shall be addressed on any final plats of the same area.

- A. *Preliminary Plat Contents. The application shall include a preliminary plat of the subdivision drawn to a scale of one inch to one hundred feet minimum, and shall show:*
- (1) *A location map to provide spatial reference, showing the outline of the area to be subdivided, existing streets and corporate limits in the vicinity, a north arrow and scale or note stating "not to scale," and other information that might help clarify where the plat is located as well as its surroundings and size relative to other City features;*

This has been provided on the Preliminary Plat.

- (2) *Name of proposed subdivision and date;*

This has been provided on the Preliminary Plat.

- (3) *Legal description and acreage;*

This has been provided on the Preliminary Plat.

- (4) *Name and address of owner;*

This has been provided on the Preliminary Plat.

- (5) *Names of the persons preparing the plat, owner's attorney, representative or agent, if any;*

This has been provided on the Preliminary Plat.

- (6) *Existing and proposed zoning district classification of all land within the proposed subdivision and within about 200 feet of the subdivision;*

Staff is not requiring this information on the Preliminary Plat.

- (7) *North point and graphic scale;*

This has been provided on the Preliminary Plat.

- (8) *Contours at two-foot intervals or less, both existing and as generally proposed (subject to more refinement in subsequent construction plans);*

This has been provided on the Preliminary Plat.

- (9) *Building setback lines as required by the current or proposed zoning district classifications;*

This has been provided on the Preliminary Plat.

- (10) *The approximate boundaries of areas of known flood levels or floodplains, areas covered by water, wooded areas, floodways, and all open channel drainage ways;*

This has been provided on the Preliminary Plat.

- (11) *Locations, names, and dimensions of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings within in the proposed subdivision and within about 200 feet of the subdivision;*

This has been provided on the Preliminary Plat.

(12) *Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;*

This has been provided on the Preliminary Plat.

(13) *Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;*

This has been provided on the Preliminary Plat.

(14) *Grades of proposed streets and alleys;*

This has been provided on the Preliminary Plat. However, no new streets are proposed.

(15) *A cross-section of the proposed streets showing the roadway locations, the type of curb and gutter, the paving, and sidewalks to be installed;*

No new streets are proposed.

(16) *The layout of proposed water mains and sanitary sewer systems;*

No water or sanitary mains are proposed.

(17) *The drainage of the land, including proposed storm sewers, ditches, culverts, bridges and other structures;*

This has been provided on the Preliminary Plat.

(18) *Stormwater management facilities when applicable;*

There is an off-site stormwater management facility.

(19) *A signed certificate of the Johnson County Auditor for the subdivision name;*

This information has been provided.

(20) *Other special details or features that may be proposed or required.*

None required.

5. Additional information:

This subdivision is the direct result of amendments to the Zoning Ordinance allowing townhouse dwellings on individual lots (including the minor amendment recommended for approval at the December 2024 Planning Commission meeting).

There is a trend toward individual lots due to lending requirements. Typically, condominium mortgages are held in house, whereas zero lot line home loans can receive a lower rate and mortgages are not required to be held in house.

6. Staff Recommendation:

Findings:

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

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 12.86 acres to the City Council with a recommendation for approval.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the Preliminary Subdivision Plat to the City Council with a recommendation for approval.



PRELIMINARY PLAT THE PRESERVE, PART SIX NORTH LIBERTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS, INC. 1917 S. GILBERT STREET IOWA CITY, IA 52242

APPLICANT/OWNER: WATTS GROUP DEVELOPMENT, INC. 435 E. CHANDLER BLVD. SUITE 101 CORALVILLE, IA 52241

APPLICANT'S ATTORNEY: MICHAEL J. PUGH 435 E. CHANDLER BLVD. SUITE 301 CORALVILLE, IA 52241

PLAT/PLAN APPROVED
by the
City of North Liberty

City Clerk: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER, WATER, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.

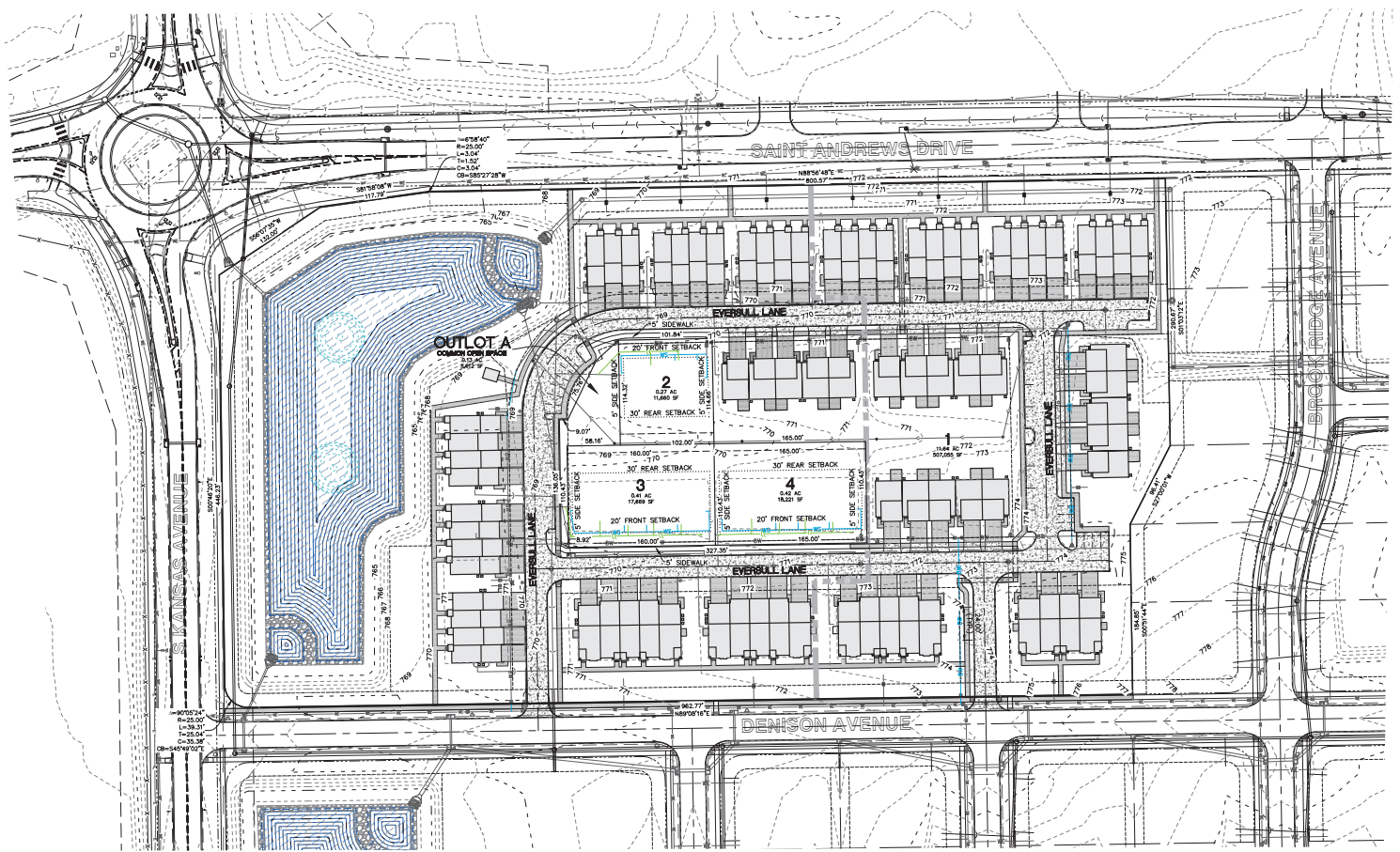
DESCRIPTION - THE PRESERVE, PART SIX
Lot 1 of The Preserve, Part One, to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 83 at Page 170 of the Records of the Johnson County Register's Office.
Said The Preserve, Part Six contains 12.85 Acres, and is subject to easements and restrictions of record.

LOTS	ZONING	SETBACKS
LOT 1-A	RMS4	FRONT: -35 FEET FRONT: -30 FEET (ATTACHED TOWNHOME LOT SPLIT) CORNER SIDE: -35 FEET CORNER SIDE: -30 FEET (ATTACHED TOWNHOME LOT SPLIT) SIDE: -15 FEET SIDE: -5 FEET (ATTACHED TOWNHOME LOT SPLIT) REAR: -30 FEET

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONVEYANCING SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING CENTER LINES
- EXISTING CENTER LINES
- LOT LINES INTERNAL
- LOT LINES PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE W/PROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- LIGHT PDL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1" INTERVAL)
- PROPOSED GROUND
- EXISTING TREE & SHRUB
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREE & SHRUB

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



12.86 ACRES

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52242
(319) 351-8282
www.mmsconsultants.net

Date	Revision
12-23-24	PER CITY REVIEW -JDM

PRELIMINARY PLAT

THE PRESERVE, PART SIX

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-29-2024
Designed by:	JDM
Drawn by:	JDM
Checked by:	JDM
Project No:	1

1331-920 of 1



Planning Commission

December 3, 2024

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, December 3, 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, Sheila Geneser, Jason Heisler, Dave Willer, Amy Yotty; absent: Valerie Ward.

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

Approval of the Agenda

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

Public Hearing on Zoning Map Amendment and Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the listed findings; 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 and the preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.2 of the North Liberty Code of Ordinances, which sets forth the preliminary submittal requirements and design standards, respectively; 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.

Applicant Presentation

Jason Stone, Hall and Hall Engineers, 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 plan for the permanent detention basin.

Recommendation to the City Council

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

Public Hearing on Zoning Ordinance Amendment

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the listed finding; the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code; and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including gratitude for the catch of the error.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the November 5, 2024, meeting. The vote was all ayes. Minutes approved.

Old Business

Rusnak reported on the construction at the corner of Ranshaw and Penn that has been approved for several years as a multi-unit commercial. Several developments are close to completed.

New Business

Rusnak reported applications have been received for the January meeting.

Adjournment

At 6:48 p.m., A'Hearn moved, Willer seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk