



North Liberty Planning Commission
Tuesday, March 4, 2025, 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. Public Comment** on any topic not on the agenda
- 4. Preliminary Site Plan:** Request of Kwik Trip, Inc. to approve a Preliminary Site Plan for a 9,716 square foot retail building and fueling station on approximately 2.01 acres. The property is located on the south side of South Dubuque Street approximately 350 feet east of North Liberty Road.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. Preliminary Subdivision Plat:** Request of Kevin Watts to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 acres. The property is located on the north side of (future) Remley Street approximately 680 feet west of South Jones Boulevard.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

6. Public Hearing on Zoning Map Amendment: Request of Dover

Development for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments
- d. Questions and Comments
- e. Recommendation to the City Council

7. Public Hearing on Zoning Map Amendment: Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-6 Single-Unit Residence District on approximately 6.61 acres and RD-10 Two-Unit Residence District on approximately 12.06 acres. The property is located at the west terminus of Chipman Lane and the south terminus of Mayer Street.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments
- d. Questions and Comments
- e. Recommendation to the City Council

8. Approval of Previous Minutes

9. Old Business

10. New Business

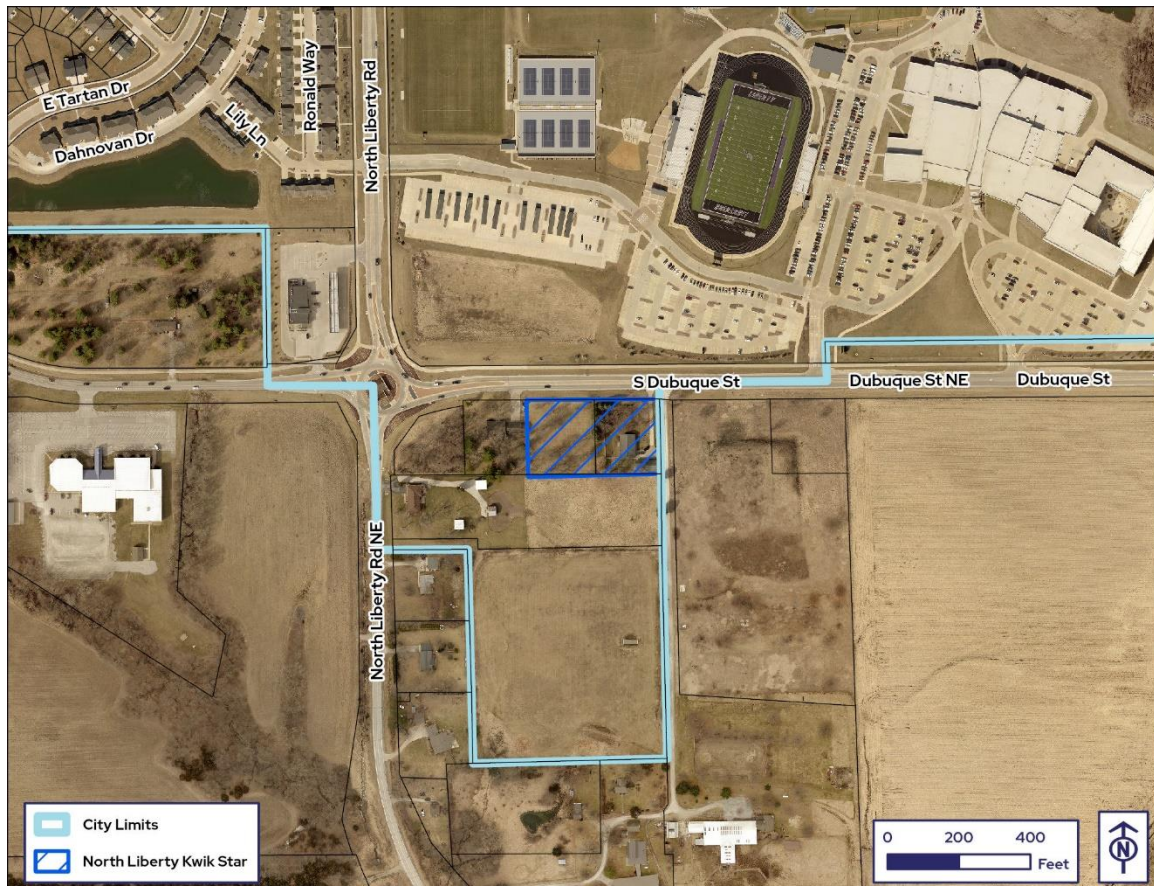
11. Adjournment



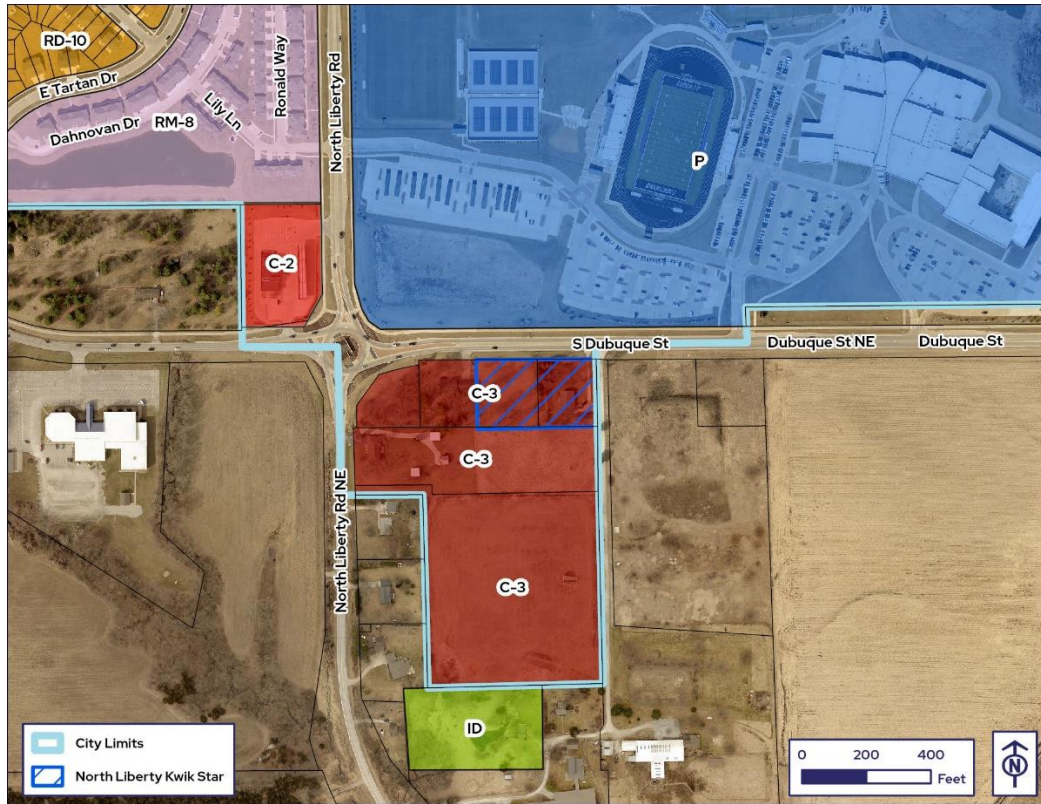
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 28, 2025**
Re **Request of Kwik Trip, Inc. to approve a Preliminary Site Plan for a 9,716 square foot retail building and fueling station on approximately 2.01 acres. The property is located on the south side of South Dubuque Street approximately 350 feet east of North Liberty Road.**

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

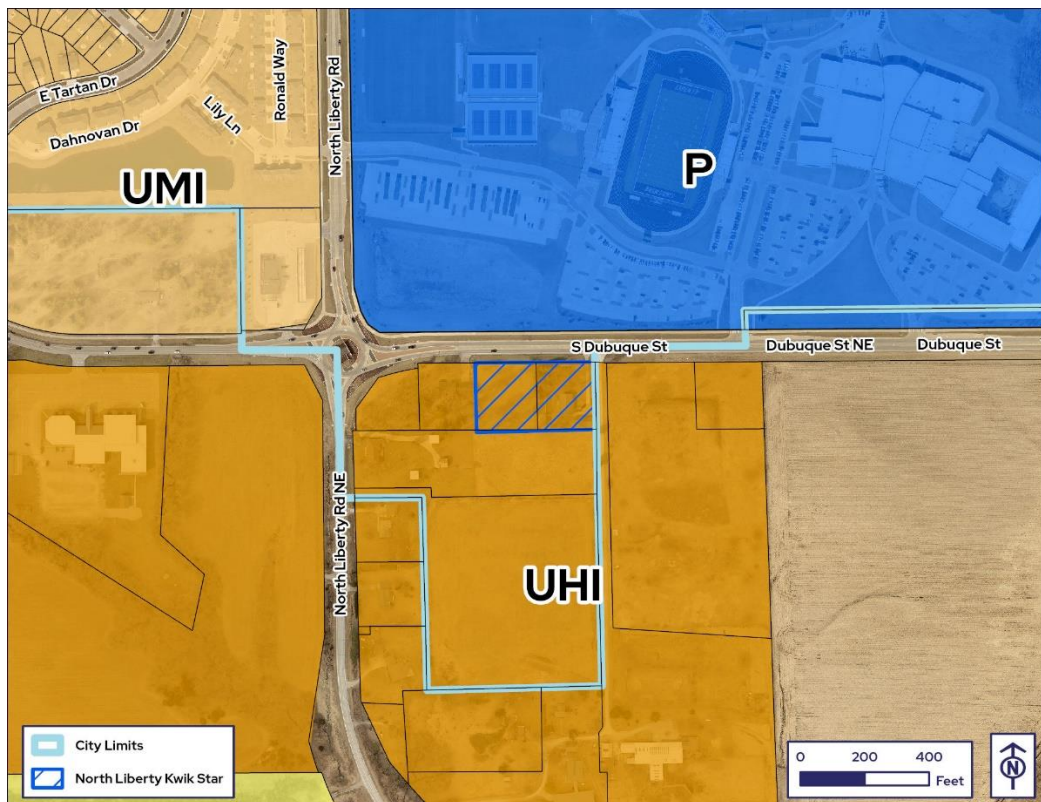
- 1. Request Summary:** The site plan proposes a one-story, 9,716 square foot retail building, fueling station and related infrastructure on approximately 2.01 acres.



2. Current Zoning: C-3 Higher-Intensity Commercial District.



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



4. Site Plan Approval Standards:

Section 165.05(2)(E) of the North Liberty Code of Ordinances sets forth the approval standards (ordinance language in *italics* and staff analysis in **bold**).

E. *Approval Standards. The Planning Commission's recommendation to the City Council and the City Council's decision to approve or disapprove a preliminary site plan shall be informed by the preliminary site plan's adherence to the following standards:*

(1) *The consistency of the preliminary site plan with all adopted ordinances and regulations.*

See analysis below.

(2) *The consistency of the proposed land use with the Comprehensive Plan and any adopted land use policies. The submission of a preliminary site plan which proposes one or more uses inconsistent with the City's Future Land Use Map creates a rebuttable presumption that said use or uses are inharmonious with surrounding properties and incompatible with orderly development and redevelopment.*

The C-3 District is consistent with the UHI Land Use Map designation.

Analysis of adopted ordinances and regulations.

Section 168.07 of the North Liberty Code of Ordinances defines uses and use standards for particular uses of the property.

Retail Goods Establishment

- A. Defined. Means an establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment does not include micro fulfillment center.
- B. Use Standards. None.

Fueling Station.

- A. Defined. Fueling Station means an establishment where fuel for vehicles is dispersed from fixed equipment into the fuel tanks or battery cells of said vehicles. A fueling station may also include ancillary car wash bays.
- B. Use Standards.
- (1) Canopy support structures shall be wrapped in masonry materials consistent with the principal building.

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 this section.

Requirements for Development in Commercial Districts.

- A. Commercial zoning districts are intended to enhance public welfare by providing for safe, convenient, high quality pedestrian-oriented commercial centers that contribute to community identity as energetic and attractive focus points. Through development and redevelopment within these districts, the city recognizes the importance of creating high quality development areas to the quality of life for residents of the city, the impact quality development has on the image of the community, and the need to provide restrictions and guidelines to enhance visual appearance and functionality. The objectives addressed through these regulations include the following:
 - (1) Design. To achieve appealing aesthetic design through high quality architecture and construction, with attention to placement, relationship, and orientation of structures and amenities to provide both internal cohesiveness and compatibility with surrounding uses.
 - (2) Walkability. To achieve overall development patterns that encourage walking and reduce dependence on the automobile to travel from one business to another, and so reduces the dominance of the automobile within the development.
 - (3) Human-scale Activity. To achieve a sense of place by emphasizing pedestrian interaction with commercial uses rather than sprawling automobile-dominated designs, both in building architecture and public or private outdoor areas.
 - (4) Compatible Uses. To achieve the right blend of uses, compact and well-designed, that complement each other and provide cohesive overall developments.
- B. The following requirements shall be observed for all development in commercial districts:
 - (1) Site Layout Requirements.
 - (a) Pedestrian Areas. Each development shall provide a complete network of paths, plazas, and open spaces that interconnect building entrances, parking, sidewalks, other properties, and other pedestrian amenities. These pedestrian areas are expected to constitute a significant portion of development area, and may include plazas, special paving areas between parking and entrances, and outdoor eating patios. Additionally, portions of pedestrian areas should be at least partly covered so that users are protected from rain and intense sun. New developments will be required to connect to paths and sidewalks established by previously-approved developments.
 - (b) Outdoor Infrastructure Design. Each development shall provide outdoor lighting fixtures, integrated street pavers or patterns, and landscaping that reinforces quality building design and blends with previously-approved developments, when appropriate. Design elements may include decorative lighting, seating with benches, low walls, planters, enhanced paving techniques, and other features complimentary to the development.

- (c) **Parking Areas.** Parking areas shall consist of areas that are aesthetically pleasing, landscaped to screen public views, and located so as not to be the dominant feature along any street or within any development. The use of alternate materials to designate pedestrian areas within or adjacent to parking lots is encouraged, and pedestrian areas shall be separated from vehicular traffic with landscaping, decorative posts, special paving, or other measures to clearly define the pedestrian spaces. Property owners are encouraged to establish shared parking zones among uses on one or more lots.
- (2) **Building Materials and Design Requirements.**
 - (a) **Materials.** Minimum required masonry on all building elevations is 60%. Exterior walls not composed of masonry products shall not be covered with ribbed metal siding commonly referred to as corrugated metal.
 - (b) **Design.** Buildings and building features shall be sized and detailed appropriately for pedestrian use. Projected or recessed doorways and windows, awnings, and other architectural features may be used to achieve this design. Traditional strip-retail type frontages featuring long flat frontages with regularly spaced doors and unbroken expanses of concrete approaching the storefronts are specifically disallowed. Side and rear elevations shall be comprised of the same materials and reasonably similar in character and quality as the front elevation unless screened from view from all public streets and residential areas by topography differences, landscaping materials, or other screening devices, in which case building material may be concrete block or tilt-up concrete panels.

It is staff's opinion that the site plan achieves consistency with this section.

5. Additional information:

The Preliminary Site Plan includes a note about a required tree in the landscape island northeast of the proposed building. The applicant has acknowledged this requirement and will be added to the Construction Site Plan to ensure code compliance.

Public improvements for the proposed Liberty Commons subdivision are on-going. This includes the public street along the eastern property line. Construction site Plan approval cannot be issued until the Final Subdivision Plat is approved.

6. Staff Recommendation:

Finding:

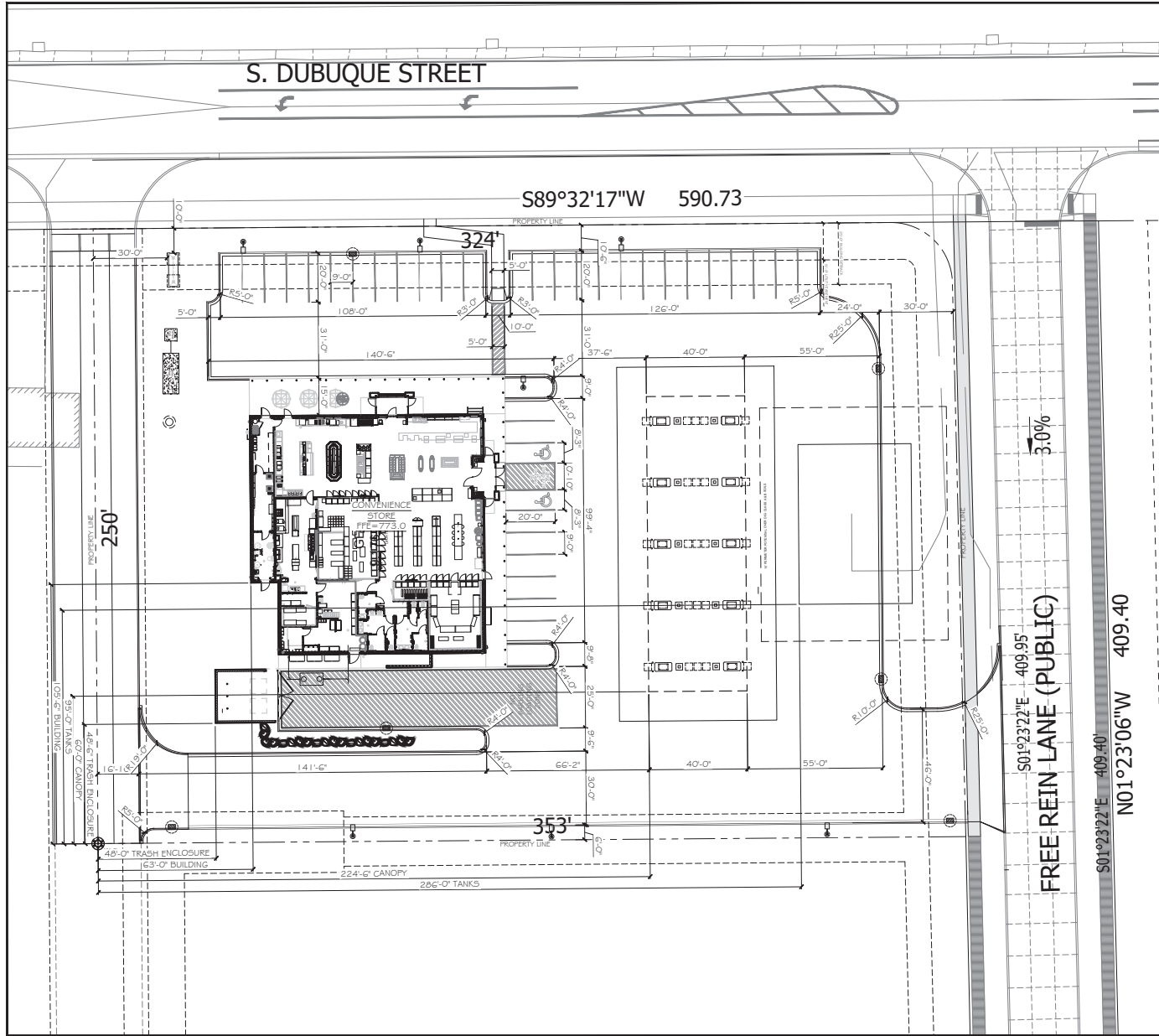
1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for a 9,716 square foot retail building and fueling station on approximately 2.01 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.



CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTAIRSM LAND TITLE SURVEY BY: -
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS. CONTROL JOINT MAXIMUM DISTANCE: WALKS - 8' O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS - 24' O.C., ALL OTHERS - 40' O.C. DONUT ALL EXPANSION JOINTS - MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR. 15 - OCT. 31 USE: TX-250UV NOV. 1 - DEC. 31 USE: TX-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL-1

SITE DATA:

ZONING DISTRICT:	C3 (INTENSIVE COMMERCIAL)
TOTAL SITE AREA:	87,618 SF
EX. IMPERVIOUS:	9%
EX. PERVIOUS:	95%
PARKING REQUIREMENTS:	1/350 SF OF GFA - 9,174/250 = 36 STALLS
PARKING PROVIDED:	20 SRV. PNTS
BUILDING HEIGHTS:	24.9
CONVENIENCE STORE:	24.9
CANOPY:	10
BUILDING SETBACKS:	10
FRONT:	25
REAR:	10
SIDE:	10
PROPOSED GREEN AREA:	16,440 SF
PROPOSED HARD COVER:	49,178 SF
PAVED AREA:	50,593 SF
BUILDING AREA:	9,174 SF



PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE AREA: SCALE: 1"=40'

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.381.8400
(www.insitesarchitect.com)



SITE DIMENSION PLAN















CONVENIENCE STORE 1734

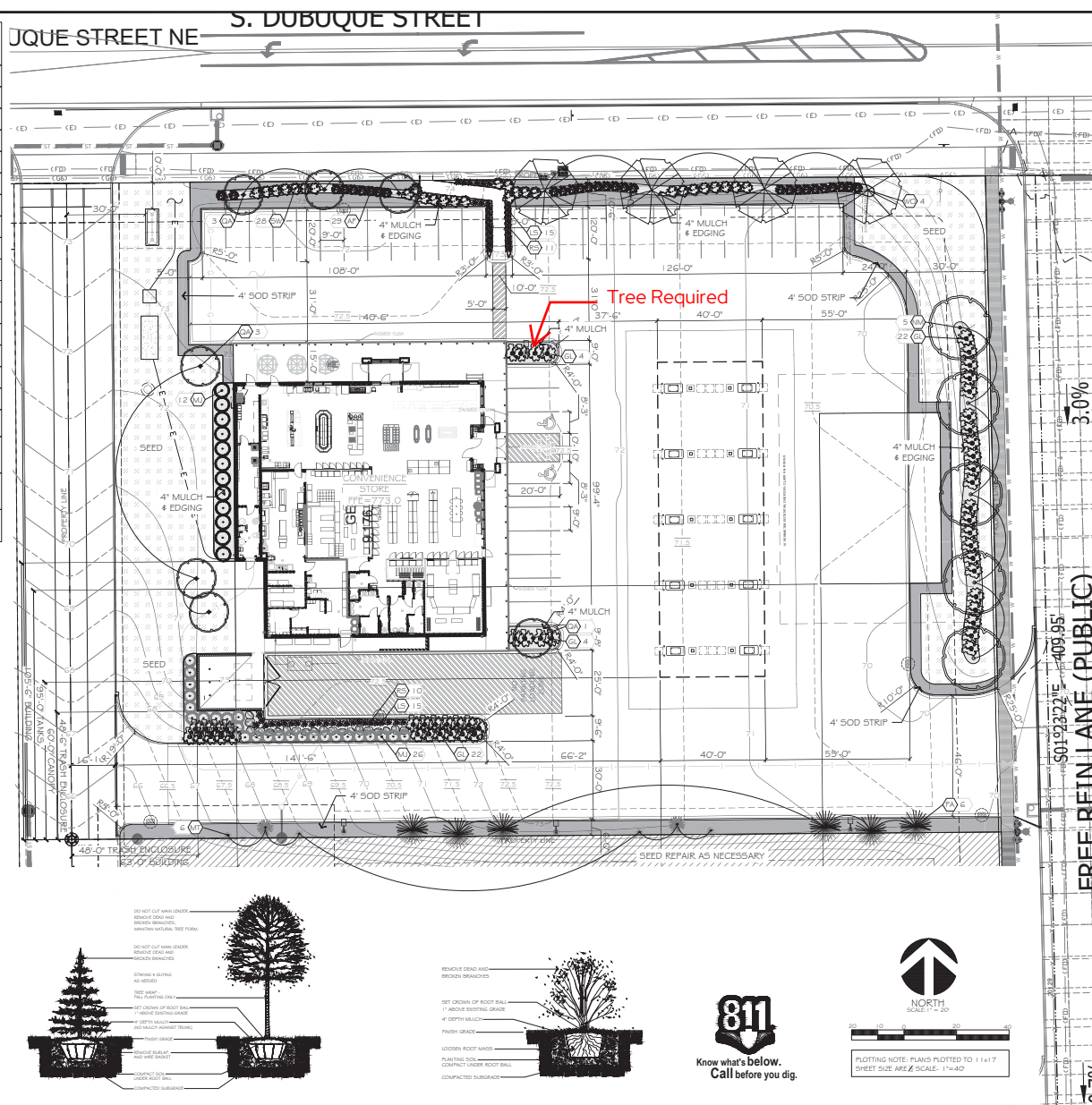
DUBUQUE STREET
NORTH LIBERTY, IOWA

NO.	DATE	DESCRIPTION
-	3/26/24	SUBMITTAL
-	29/JAN/25	CITY COMMENTS
-	14/FEB/25	SITE CHANGES
-		
-		
-		
-		
-		
-		
-		

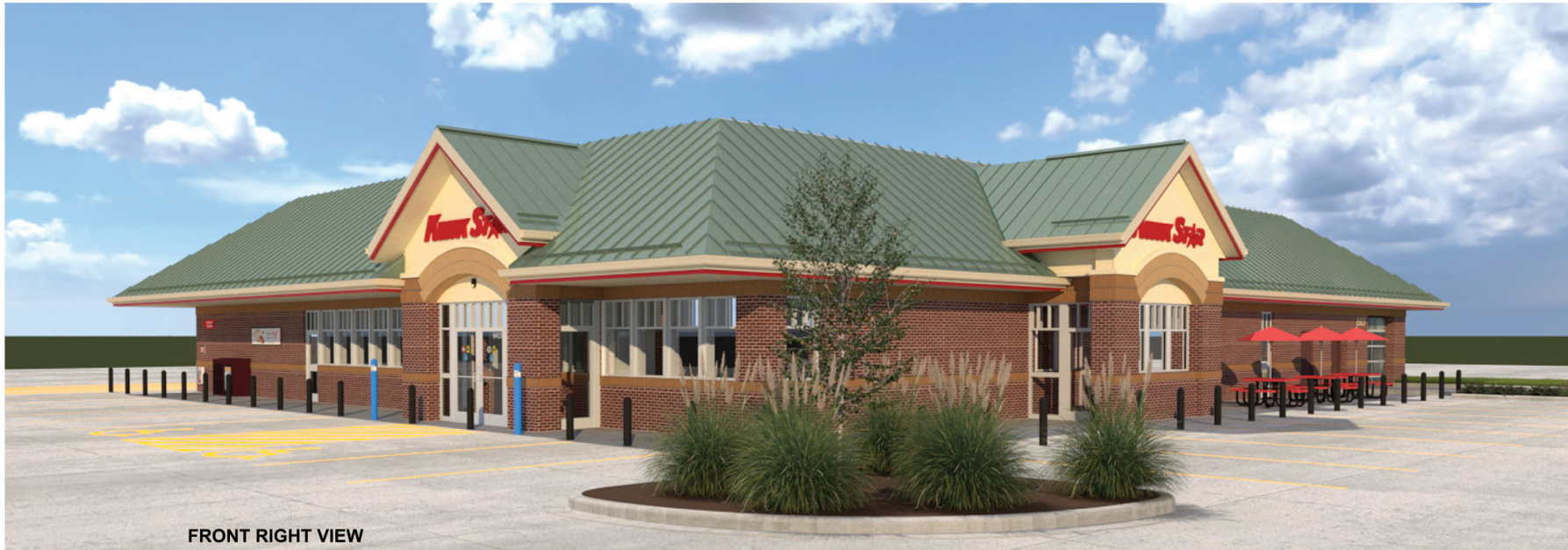
DRAWN BY: SCALE: GRAPHIC
PROJ. NO. 24-1734
DATE: 00000000
SHEET: C181

REVISED 24-12-2024 PW 1/4

PLANT MATERIAL						HEIGHT X	WIDTH
	QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME			
DECIDUOUS TREES							
	DW	4	2.5' CAL.	DAB	WHITE OAK <i>Quercus alba</i>	50' x 50'	
	NM	5	2.5' CAL.	DAB	NORTHWOOD MAPLE <i>Acer rubrum 'Northwood'</i>	50' x 35'	
	GA	7	10' HT.	DAB	QUAKING ASPEN <i>Populus tremuloides</i>	50' x 25'	
EVERGREEN TREES							
	MT	6	3C' HT.	pot	MUGO TAMENBAUM <i>Ficus nage Tamenbaumii</i>	12' x 6'	
	FA	6	9' HT.	DAB	FAT ALBERT BLUE SPRUCE <i>Picea pungens Fat Albert</i>	15' x 15'	
	MJ	12	10' CONT.	pot	MUGO JARDENSON <i>Ficus nage Jardensonii</i>	4' x 6'	
SHRUBS							
	GL	30	#3 CONT.	pot	GRO-LOW PRAGMATI SLIMME <i>Rhus aromatica Gro-Low</i>	2' x 7'	
	NW	28	#3 CONT.	pot	SUMMER WINE NINEBARK <i>Physocarpus opulifolius 'Seward'</i>	5' x 5'	
	AF	29	#3 CONT.	pot	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera Farnco</i>	4 X 4	
	MJ	26	#3 CONT.	pot	MANNY JUNIPER <i>Juniperus chinensis 'Manny'</i>	4' x 2'	
PERENNIALS							
	L3	30	#1 CONT.	pot	LAVENDER STARDUST DAYLILY <i>Hemerocallis 'Lavender Starburst'</i>	2' x 3'	
	RD	21	#1 CONT.	pot	BURBY STELLA DAYLILY <i>Hemerocallis 'Roby Stella'</i>	2' x 3'	
SEED SPEC: BALL SEEDLING IS PREFERABLE (AUG. 20 TO OCT. 20); SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15; NO SUMMER SEEDING.							
	1,262 SY	LAWN MIXTURE; BLUE GRASS MIX., IADOT STATE URBAN AREA MIX 2601 .03-4 (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.					
	576 SY	LAWN MIXTURE; BLUE GRASS MIX., IADOT STATE URBAN AREA MIX 2601 .03-4 (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.					
EDGING - 6x3 LF MULCH - 2.0 CY SOO - 515 SY							



<h1 style="margin: 0;">Kwik TRIP</h1>		
<h1 style="margin: 0;">Kwik STAR</h1>		
KWIK TRIP, Inc. P.O. BOX 2107 1628 OAK STREET LACROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960		
<div style="text-align: center;"> <p><small>SITE PLANNING LANDSCAPE ARCHITECTURE 4037 Langston Lane North Suite 115 Plymouth, Minnesota 55441 763.381.8600 www.insitesarchitect.com</small></p> </div>		
<h2 style="margin: 0;">CONVENIENCE STORE 1734</h2>		
LANDSCAPE PLAN	DUBUQUE STREET NORTH LIBERTY, IOWA	C700
NO.	DATE	DESCRIPTION
—	—	SUBMITTAL
—	—	DISCUSS CITY COMMENTS
—	—	IF FEES SITE CHANGES
DRAWN BY _____ SCALE _____ GRAPHIC _____ PROJ. NO. _____ 24-1734 DATE _____ X0000X SHEET _____ C700		



FRONT RIGHT VIEW



REAR RIGHT VIEW



FRONT LEFT VIEW



REAR LEFT VIEW



FRONT ELEVATION



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1626 OAK STREET
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FAX. (608) 781-8900

EXTERIOR ELEVATIONS
GEN 3 RIGHT HAND with 1 Bay Carwash



1 FRONT ELEVATION



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD



2 SIDE ELEVATION



**Kwik
Trip**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

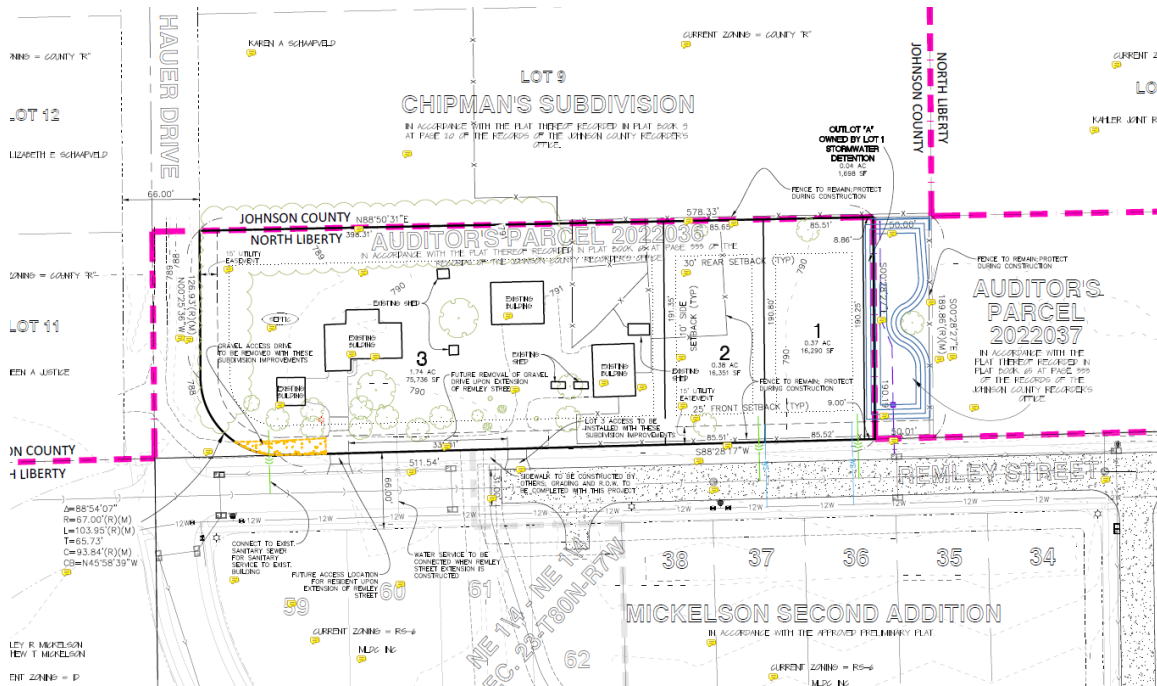


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 28, 2025**
Re **Request of Kevin Watts to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 acres. The property is located on the north side of (future) Remley Street approximately 680 feet west of South Jones Boulevard.**

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

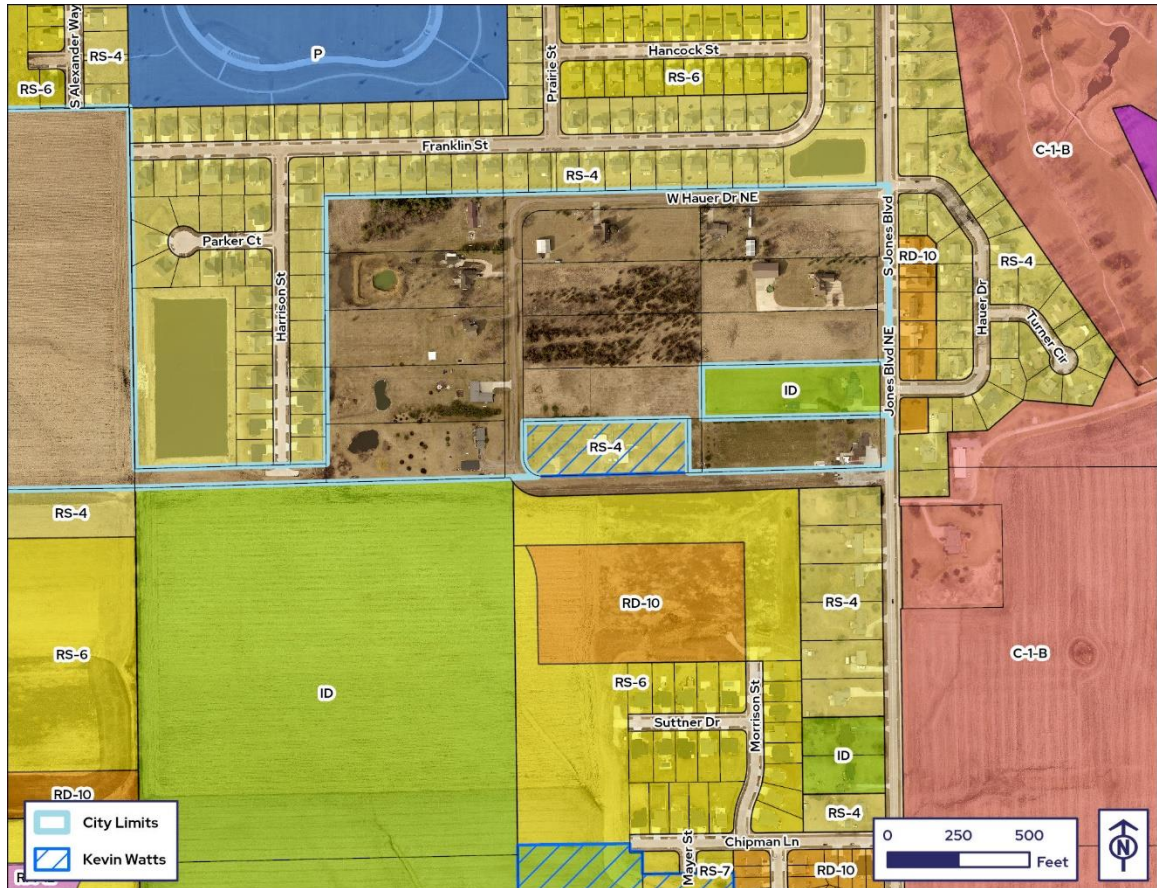
1. Request Summary:

The Preliminary Plat proposes 3 lots on approximately 2.53 acres. This subdivision is possible due to Remley Street being constructed in conjunction with the subdivision to the south.



2. Current Zoning:

RS-4. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 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.

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;*

This has been provided 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;

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. Public Input:

A good neighbor meeting was held on September 19, 2022 in conjunction with the rezoning. One person outside of City staff and the applicant attended the virtual meeting. There were no objections expressed at the meeting.

6. Additional information:

The small outlot east of proposed Lot 1, which is owned by the applicant, was required to remain in unincorporated Johnson County in order maintain connection to the property to the east. Subdivision improvements for Mickelson Second Addition will need to be constructed and accepted before the Final Subdivision Plat for Watts First Subdivision is able to be approved.

7. Staff Recommendation:

Findings:

1. The Preliminary Subdivision Plat, which proposes low-density residential uses 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 to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 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.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
01/22/2025	PER CITY COMMENTS
02/24/2025	PER CITY REVIEW -JDM

PRELIMINARY PLAT

WATTS FIRST SUBDIVISION

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	12/27/2022
Designed by:	JDM
Field Book No:	1341
Drawn by:	LSS
Scale:	1" = 60'
Checked by:	JDM
Sheet No:	1
Project No:	9824-004
of:	1

PRELIMINARY PLAT WATTS FIRST SUBDIVISION NORTH LIBERTY, IOWA

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

OWNER/APPLICANT:
KEVIN P. WATTS
P.O. BOX 218
NORTH LIBERTY, IOWA 52317-0218

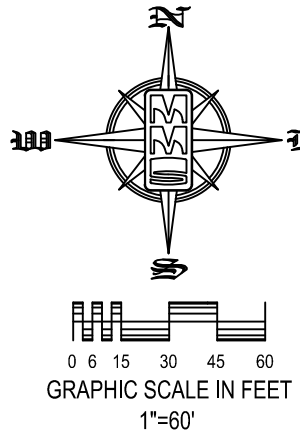
APPLICANT'S ATTORNEY:
TIMOTHY J. KRUMM
327 2ND STREET, SUITE 300
CORALVILLE, IOWA 52241

LOTS	ZONING	SETBACKS
LOT 1-3	RS-4	FRONT -25 FEET REAR -30 FEET SIDE -10 FEET

- NOTES:
- ALL EASEMENTS ARE 15 FOOT PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
 - SANITARY SEWER SERVICE SHALL BE PROVIDED FOR LOTS 1-3 PER CITY OF NORTH LIBERTY REQUIREMENTS WITH THESE SUBDIVISION IMPROVEMENTS.
 - WATER SERVICE CONNECTIONS SHALL BE PROVIDED FOR LOTS 1 AND 2 PER CITY OF NORTH LIBERTY WITH THESE SUBDIVISION IMPROVEMENTS.
 - WATER SERVICE CONNECTION SHALL BE PROVIDED FOR LOT 3 PER CITY OF NORTH LIBERTY WITH FUTURE EXTENSION OF REMLEY STREET.
 - ALL MICKELSON SECOND ADDITION IMPROVEMENTS SHOWN ARE PER THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION PLANS.
 - ALL EXISTING GRAVEL DRIVEWAY WITHIN PUBLIC RIGHT-OF-WAY AND WITHIN PUBLIC UTILITY EASEMENT TO BE REMOVED WITH CONSTRUCTION OF REMLEY STREET IMPROVEMENTS ACROSS THE REMAINING LOT 3 FRONTAGE.
 - ALL GRADING WITHIN THE RIGHT-OF-WAY NORTH OF REMLEY STREET, AND NORTH OF FUTURE REMLEY STREET, WILL BE COMPLETED WITH THIS SUBDIVISION CONSTRUCTION TO PROVIDE FINAL GRADE FOR FUTURE SIDEWALK, AS NOTED BELOW IN PLAN VIEW.
 - ALL FENCE REPLACED AS PART OF CONSTRUCTION OF WATTS FIRST IMPROVEMENTS, OR DUE TO REQUIRED WORK WITHIN THE PUBLIC UTILITY EASEMENT, SHALL BE REPLACED IN ACCORDANCE WITH CITY OF NORTH LIBERTY ORDINANCES.

LEGAL DESCRIPTION - WATTS FIRST SUBDIVISION

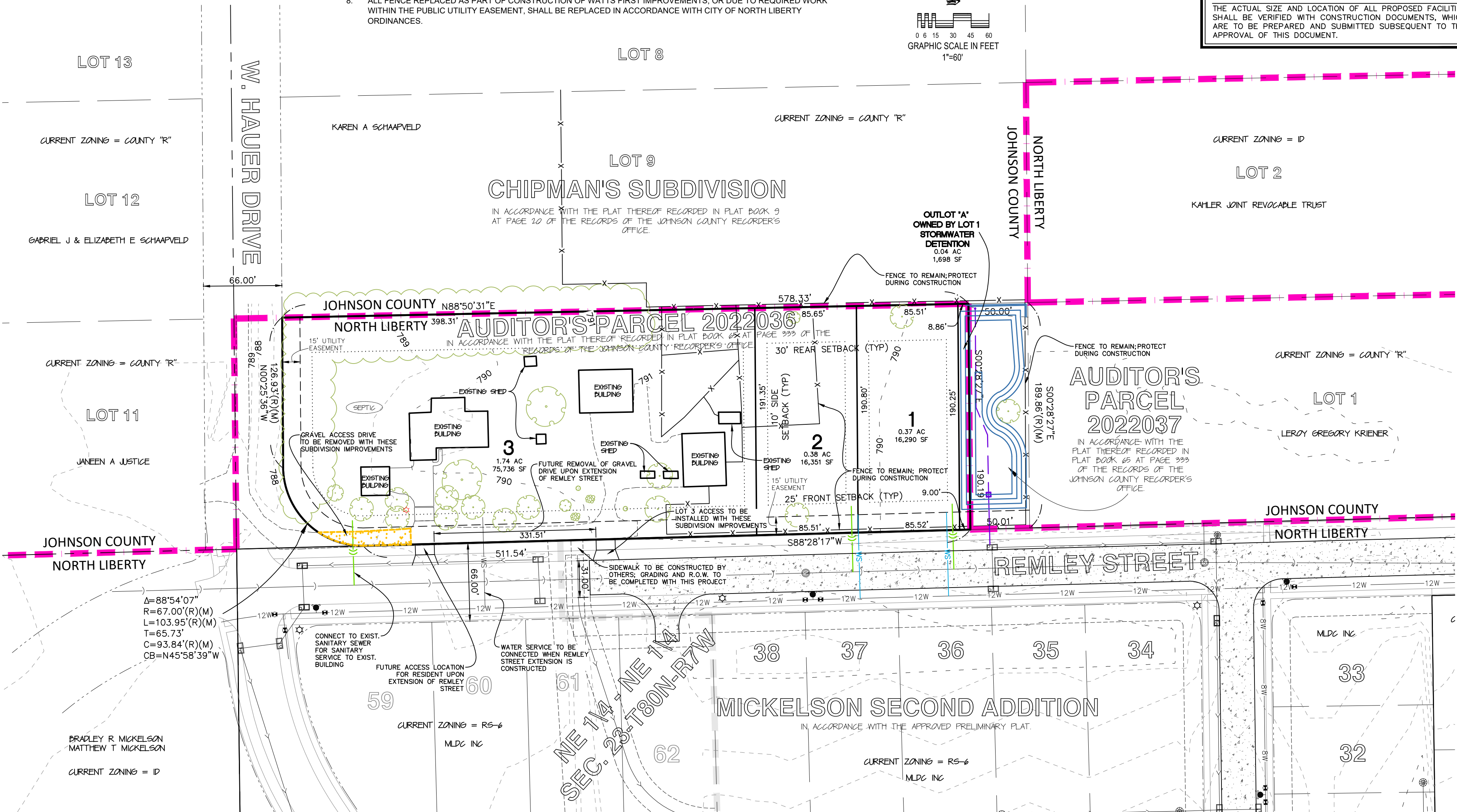
AUDITOR'S PARCEL 2022036, IN ACCORDANCE TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65 AT PAGE 333 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 2.53 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STANDARD LEGEND AND NOTES

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





To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 28, 2025**
Re **Request of Dover Development has submitted a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.**

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 facilitate a senior housing development consisting of independent living, assisted living and memory care.



Conceptual site plan for proposed development. As proposed, there are a total of 133 units – 65 independent living, 47 assisted living, 21 memory care.

2. Current and Proposed Zoning:

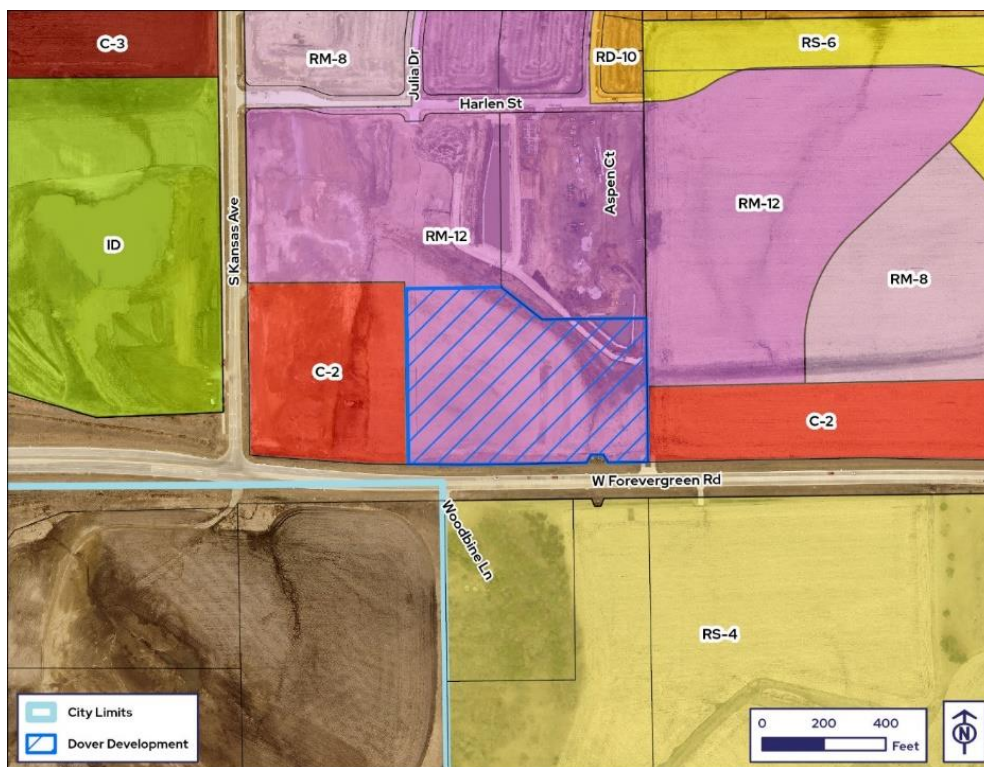
Current Zoning

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.

Proposed Zoning

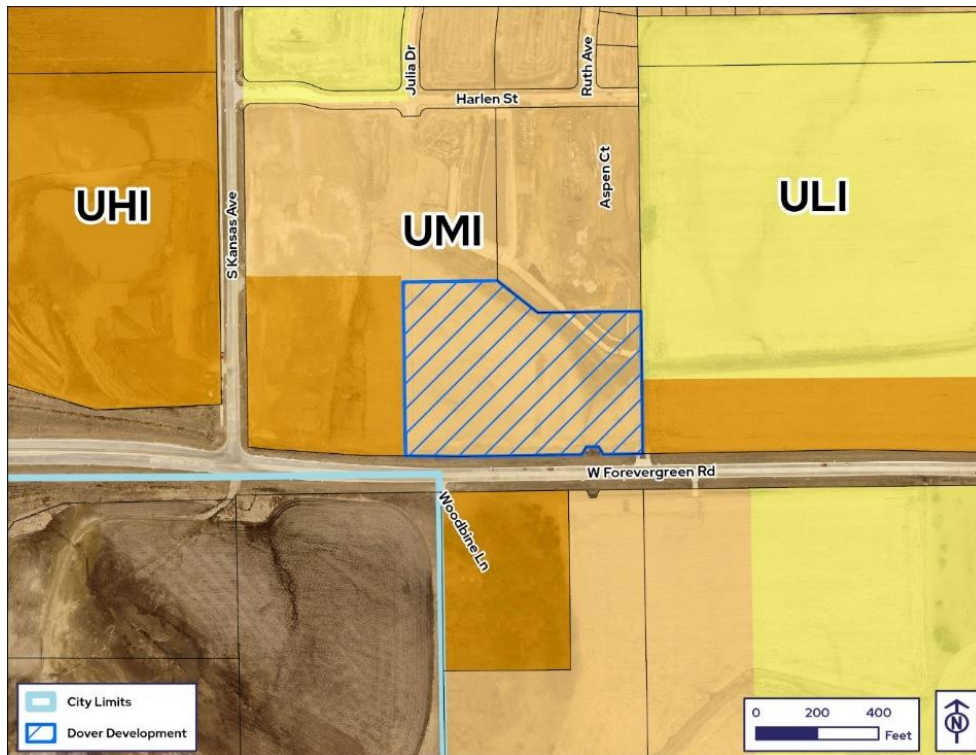
RM-21 Multi-Unit Residence District. The RM-21 District is intended to provide and maintain high-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-21 District.

Unfortunately, there isn't an RM district between RM-12 and RM-21. The development proposes 133 units on 9.18 acres, which equates to 14.49 units/acre. It is staff's opinion that an RM-15 District would be appropriate in the Zoning Code, but staff has not proposed the amendment.



3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designation: Urban Medium Intensity. There is a separate request to amend the FLUM to Urban High 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.

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 February 17, 2025. No one outside of City representatives (City staff, one Planning Commission member and one City Council member) 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 (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 Comprehensive Plan 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

Unfortunately, there isn't an RM district between RM-12 and RM-21. The development proposes 133 units on 9.18 acres, which equates to 14.49 units/acre. It is staff's opinion that an RM-15 District would be appropriate in the Zoning Code, but staff has not proposed the amendment.

Considering the location, it is staff's opinion that the Urban High Intensity (UHI) Future Land Use Designation and higher density zoning would be appropriate in this location.

(b) The compatibility with the zoning of nearby property.

Considering the properties to the east and west are zoned C-2 Highway Commercial District, 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.

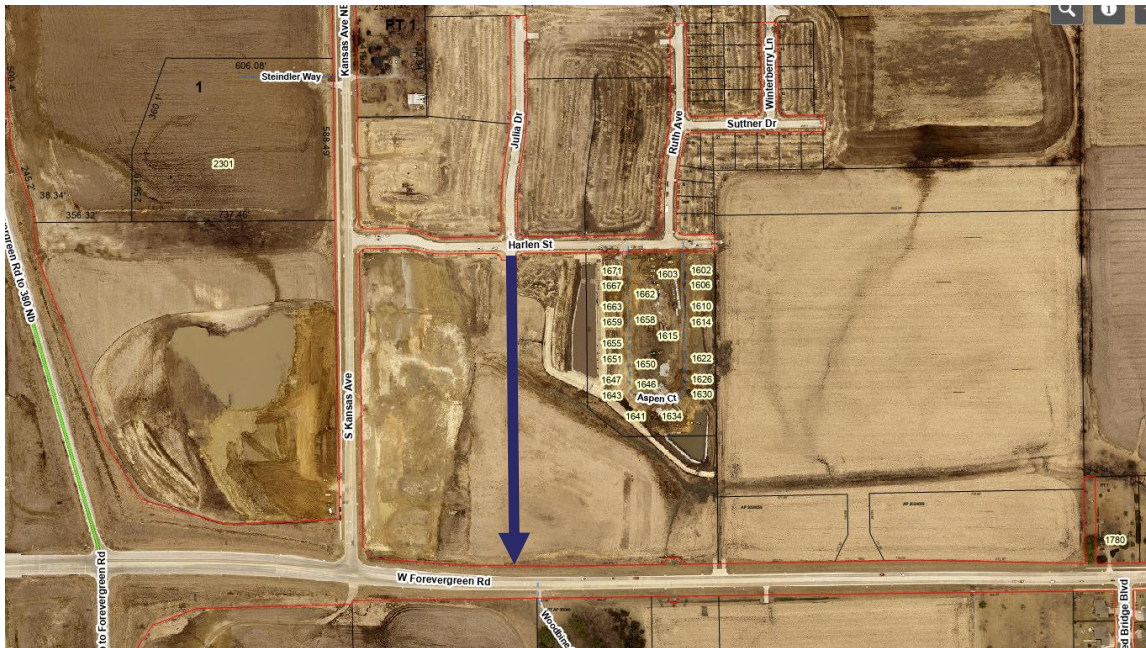
(e) The extent to which the proposed amendment creates nonconformities.

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

This would be a large building located along a major gateway into North Liberty. Staff has expressed and has been working with the applicant regarding the building design to ensure a higher-quality building design.

Related subdivision construction improvements include Julia Drive, which would be extended to West Forevergreen Road. The access would be right in/right-out only.



7. Staff Recommendation:

Findings:

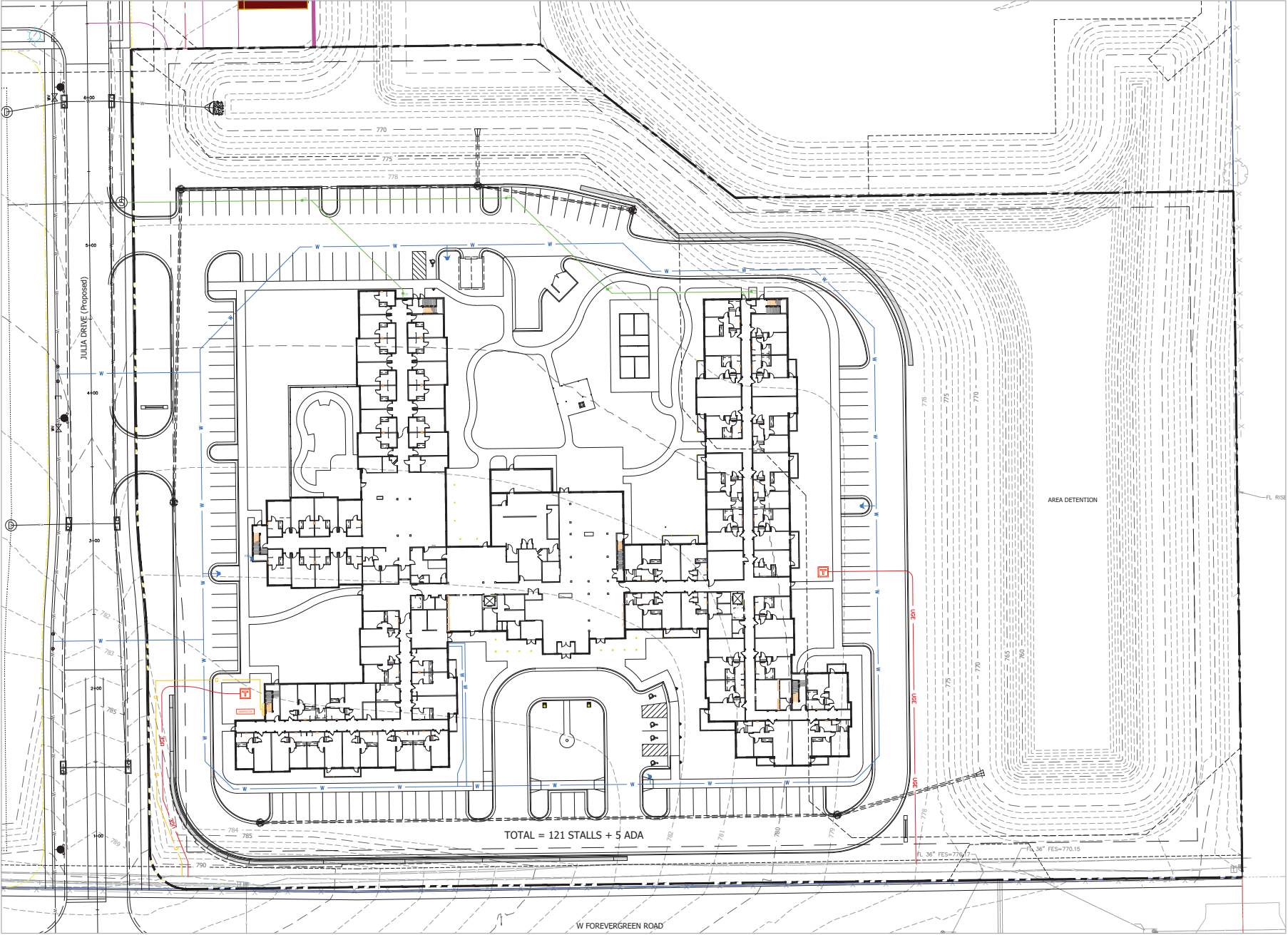
1. The Future Land Use Map amendment request from Urban Medium Intensity (ULI) to Urban High Intensity (UHI) on approximately 9.18 acres would achieve consistency with Comprehensive Plan locational standards for the UHI Future Land Use; and
2. The rezoning request from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed findings and forward the request for a Comprehensive Plan Future Land Use Map amendment from Urban Medium Intensity to Urban High Intensity on approximately 9.18 acres and a Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-21 Multi-Unit Residence District on approximately 9.18 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 Future Land Use Map amendment and zoning map amendment to the City Council with a recommendation for approval.





FRONT ELEVATION



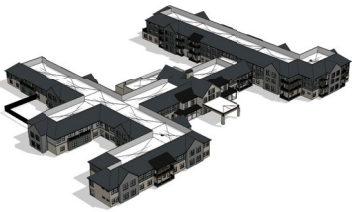
SIDE ELEVATION - TWO STORY



REAR ELEVATION



SIDE ELEVATION - THREE STORY



AERIAL PERSPECTIVE

CEDARHURST SENIOR LIVING COMMUNITY

NORTH LIBERTY, IOWA







To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **February 28, 2025**
Re **Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-6 Single-Unit Residence District on approximately 6.61 acres and RD-10 Two-Unit Residence District on approximately 12.06 acres. The property is located at the west terminus of Chipman Lane and the south terminus of Mayer Street.**

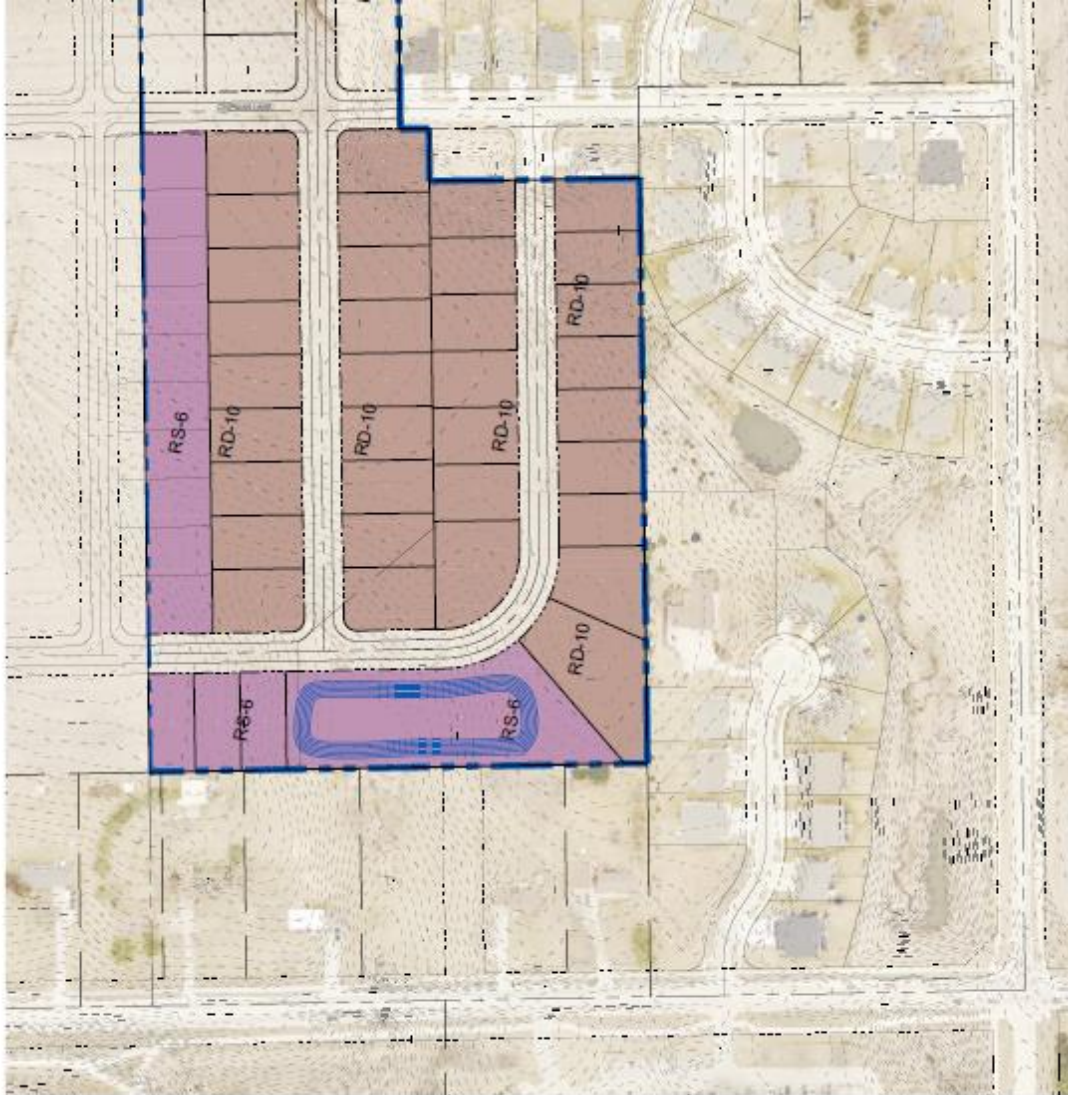
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

1. Request Summary:

The purpose of the request is to develop the property with a mix of single-unit and two-unit residences and related infrastructure.



Below is a conceptual site plan for proposed development. As proposed, there would be a total of 3 single-unit dwelling lots and 34 single-unit zero lot line dwelling lots (68 total units).

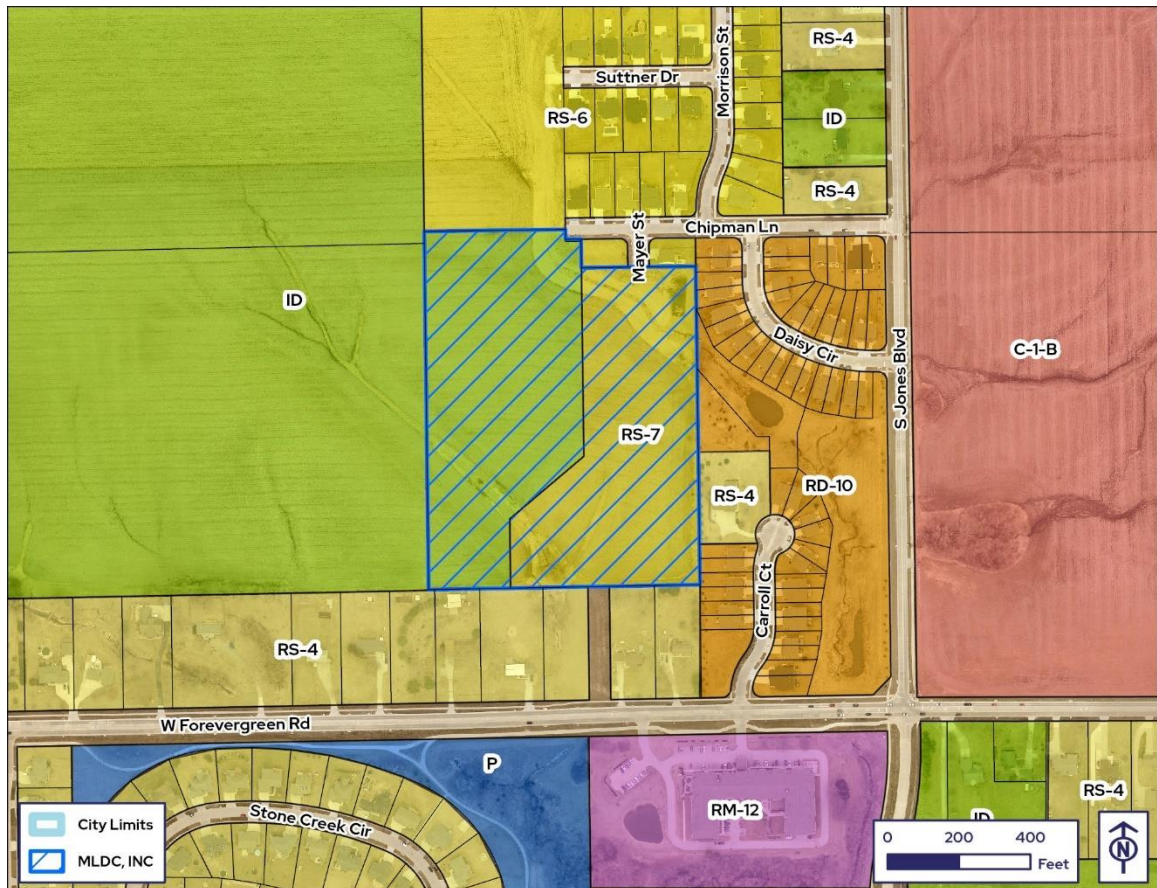


2. Current and Proposed Zoning:

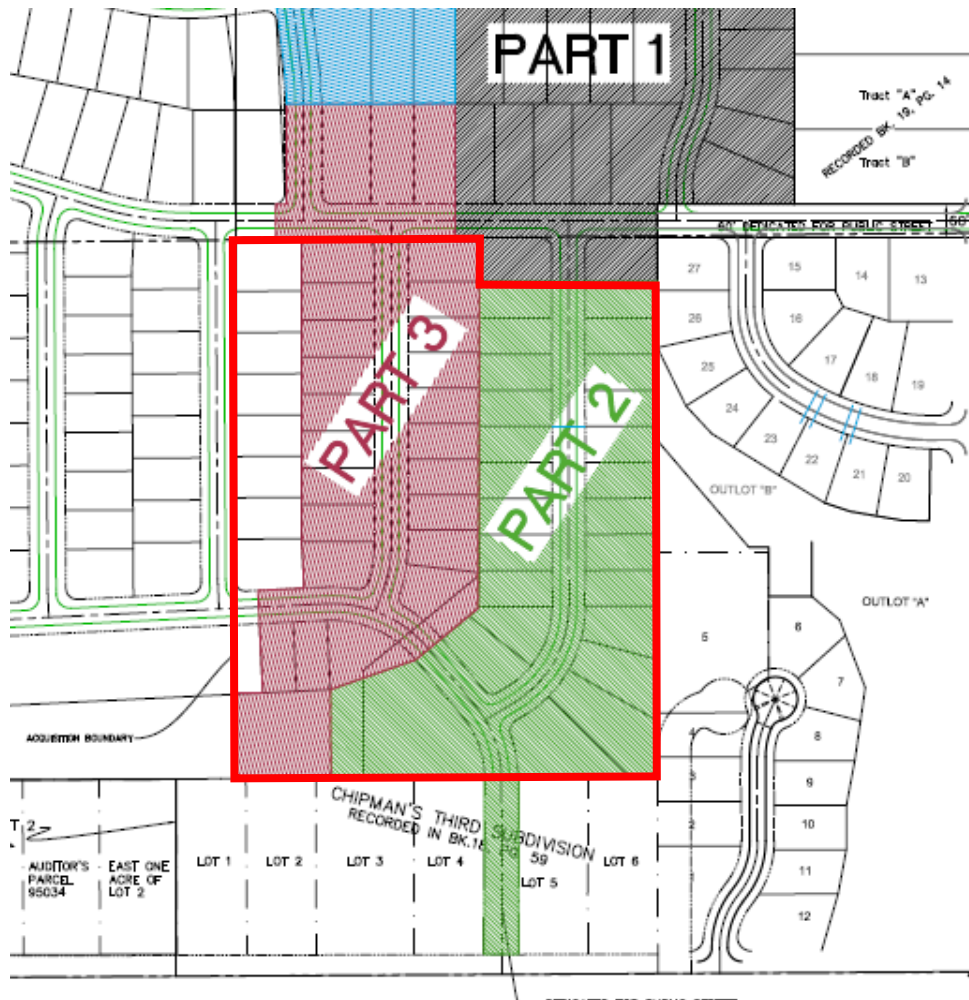
Current Zoning

RS-7 PAD. The RS-7 District is intended to provide for and maintain moderate to high-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-7 District. The Planned Area Development pertained to providing variation in housing types.

ID. 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.



This is a concept at the time the RS-7 zoning was approved. The RS-7 zoned portion is shown in green and depicts 24 single-unit dwelling lots. It appears that the red and white areas depict 30 future single-unit dwelling lots.



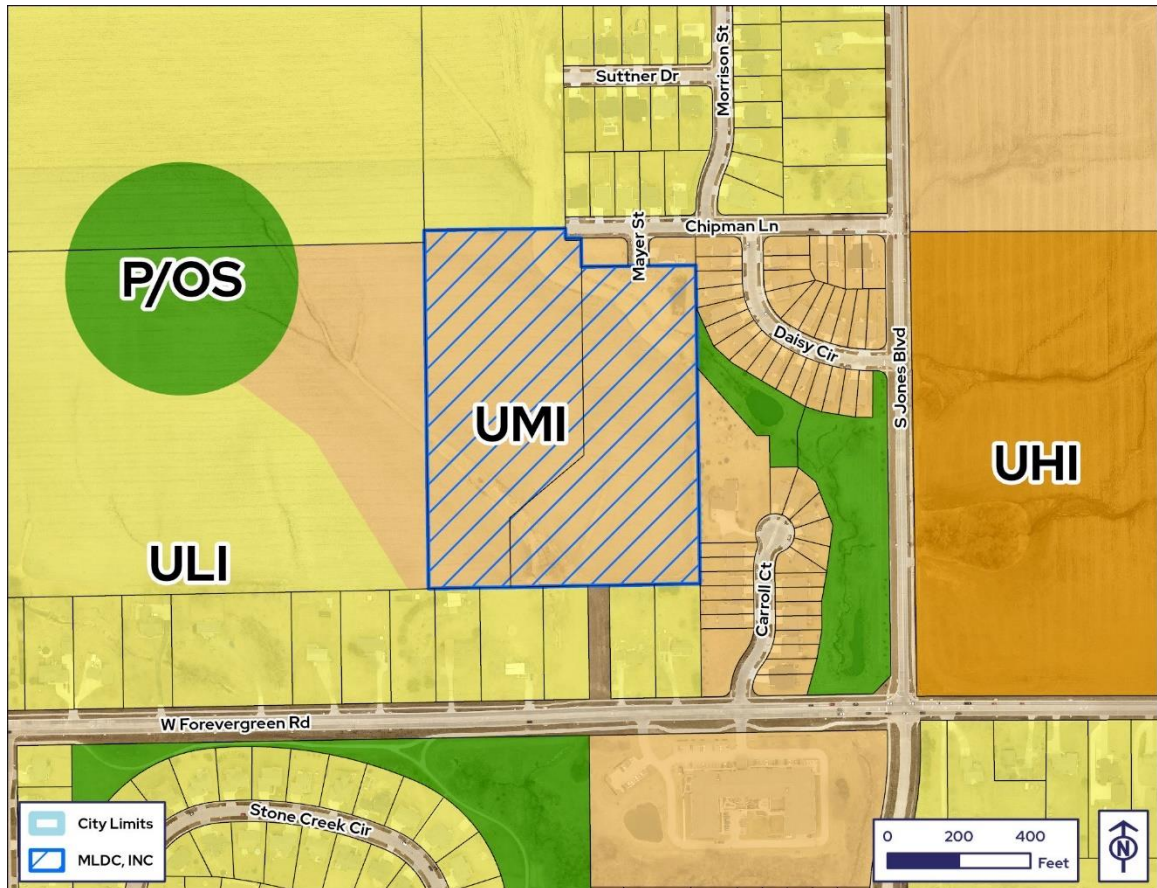
Proposed Zoning

RS-6. 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.

RD-10. The RD-10 District is intended to allow for attached single-unit dwellings joined together on a common boundary line with a common wall between the units. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RD-10 District.

3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) 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 February 17, 2025. A couple people outside of City staff and the applicant attended the meeting. City staff has also talked to a few interested neighbors outside of the meeting. There is one letter of objection and two letters of concern in the background information.

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

RS-6 Districts permit 7,000 square foot lots, which equates to 6.22 units/acre. The RD-10 District permits 4,500 square foot lots, which equates to 9.68 units/acre. The RS-6 and RD-10 would be compatible with the Urban Medium Intensity designation.

(b) *The compatibility with the zoning of nearby property.*

Considering the properties to the south are zoned RS-4 Single-Unit Residence District, the applicant is proposing RS-6 Single-Unit Residence District in that location. There would be a remnant parcel along the western boundary of the property, which is proposed to be RS-6 as well. The majority of the properties to the east are zoned RD-10 Two-Unit Residence District.

(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.

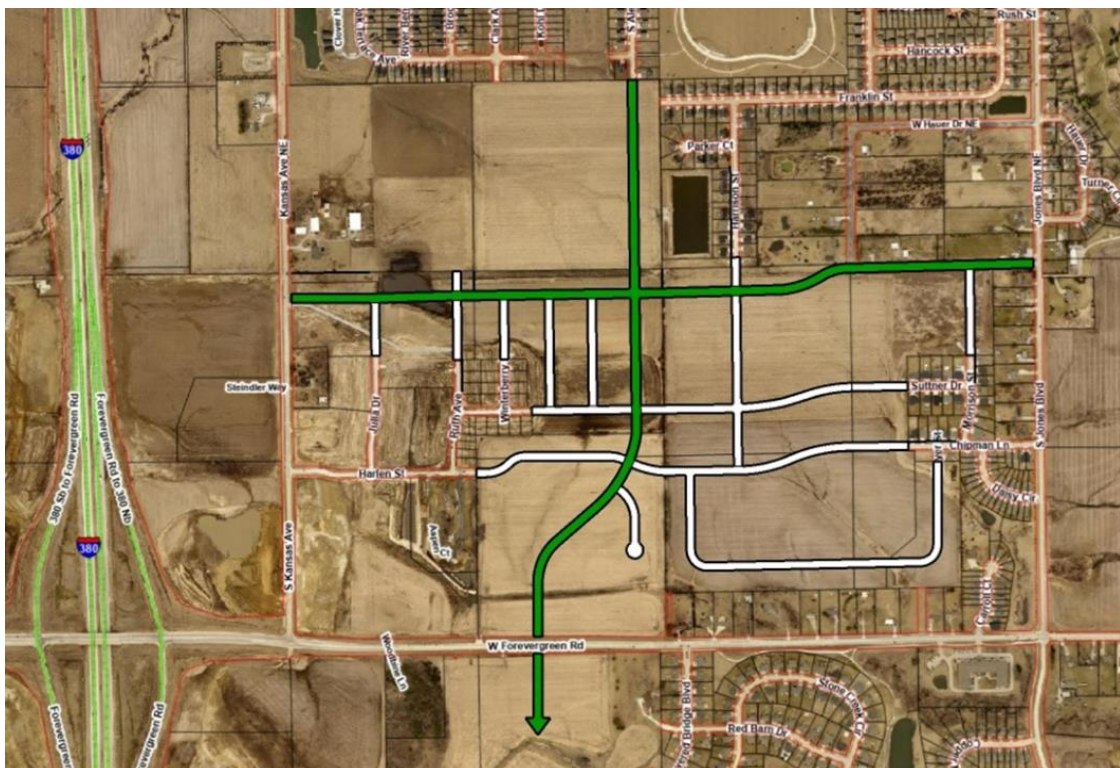
(e) *The extent to which the proposed amendment creates nonconformities.*

It is staff's opinion that the proposed zoning would not create any nonconformities.

6. Additional Considerations:

Anticipated development pattern in this area:

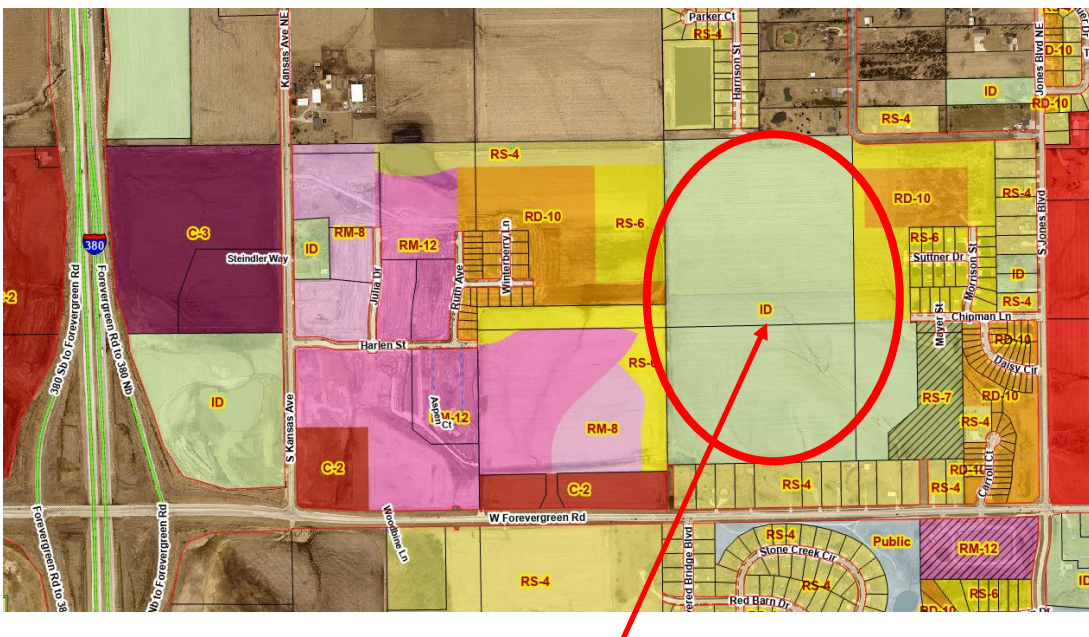
Streets. This is a staff generated concept showing the anticipated roadway network. Green lines would be collector streets and white lines would be local streets. Not all proposed local street are shown.



It is staff's opinion that the roadway connection to West Forevergreen Road is not necessary. First, West Forevergreen Road is an arterial roadway and the number and location of accesses should be limited. Additionally, the City permitted a driveway access into Keystone North Liberty toward the west end of its development, so a new street intersection would be close to this driveway. Last, the property at 1380 West Forevergreen Road has a driveway entrance toward the end of their lot, so a new street intersection would be close to this driveway.



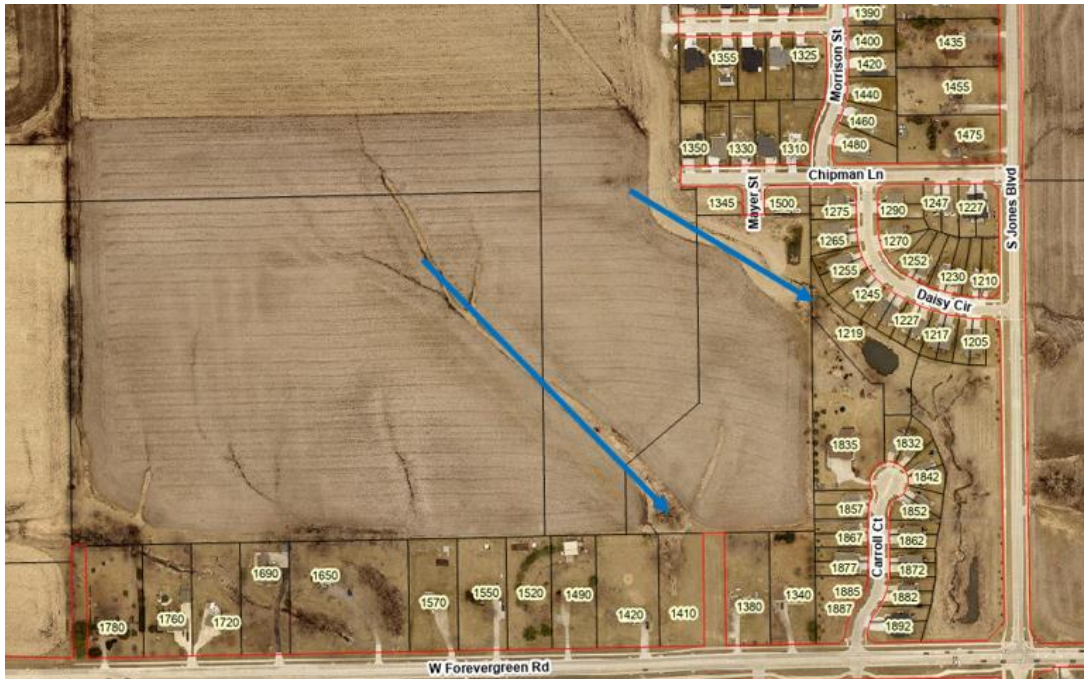
Zoning. This is a staff generated concept showing anticipated zoning in the area. Staff has advocating for transitioning to single-unit residence zoning toward the interior of this area.



Transition to RS Single-Unit Residence Zoning

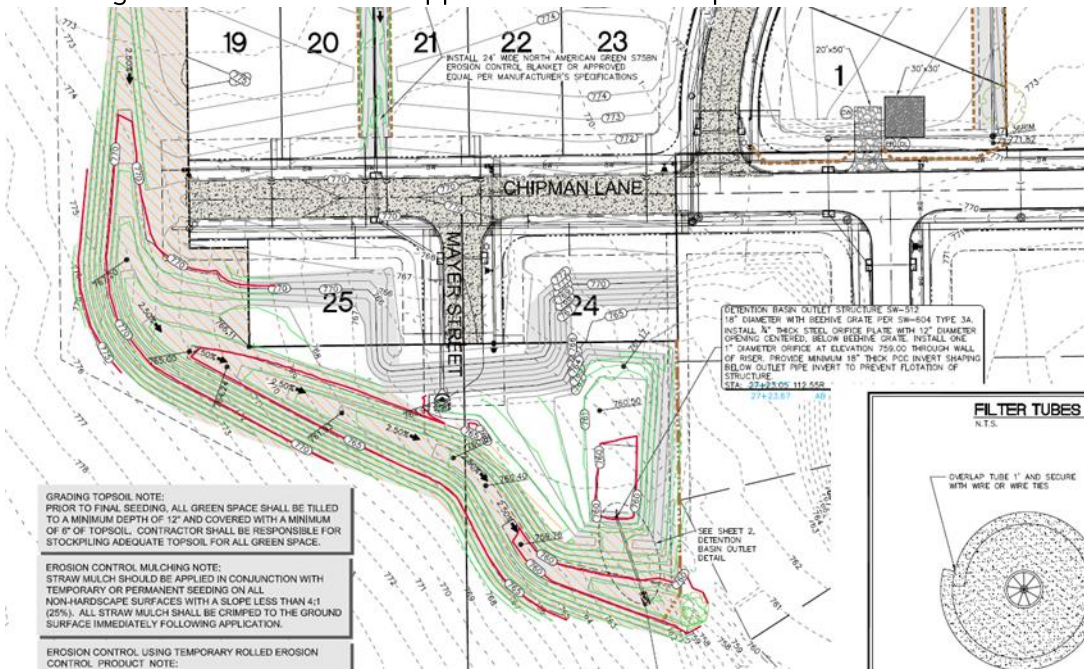
Stormwater Drainage:

City staff understands the concern about stormwater management, but this is a design related concern. The blue arrows depict the route of overland flow of stormwater.



The area at the terminus of Mayer Street was a temporary drainage solution until this property was developed.

This image is from the sheet of approved construction plans for Mickelson 1st.





Current estimate by housing type (updated 2/21/2025):

Total		3434	1783	1231	2150	243	470	9311
Percentage		36.88%	11.74%	9.18%	17.66%	2.42%	4.81%	9311
		SFR	2FR	TH	MFR	MFR w/comm	MH	Total
Total Housing Units	9311							
Household Size	2.59							
Occupied Housing Percentage	96.40%							
Population Estimate	23276.3634							

7. Staff Recommendation:

Finding:

1. The rezoning request from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-6 Single-Unit Residence District on approximately 6.61 acres and RD-10 Two-Unit Residence District on approximately 12.06 acres 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 RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-6 Single-Unit Residence District on approximately 6.61 acres and RD-10 Two-Unit Residence District on approximately 12.06 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.

Ryan Rusnak, Planning Director

City of North Liberty

North Liberty, IA

February 25, 2025

Dear Ryan:

We would like to introduce ourselves; we are David and Holly Smigel and we reside at 1835 Carroll Court in North Liberty. We are writing to you regarding a letter we received for the proposed rezoning at Chipman Lane and Mayer Street. We own the home and land, 1.5 acres, that backs up to this property.

We built our house here in 1999 on a plot behind Holly's mother's home; (Carolyn Matousek) part of the 18 acres that she owned along Forevergreen Rd. and Jones Blvd. Carolyn Matousek (Chipman) decided to sell in 2015 which involved rezoning by Hodge Construction. We were involved in these discussions with Kevin Digman, and it was agreed upon that the land behind us would only be zoned for single family homes. We made it very clear that we did not want or approve of multi-family units backing up to our home.

We are in strong opposition to this proposed re-zoning. It will impact our quality of living by increasing noise, obstructing our view, lowering our property value and causing potential drainage issues. If this is approved, we will be surrounded by multi-family units which we never would have agreed to years ago when the sale occurred. We have already lost much of the quiet and serene landscape that we once had and allowing this to be approved will destroy that for us.

We can have Carolyn Matousek verify the stipulations that were made at the time of the sale which included single family homes behind us on larger lots to protect the integrity of our property. Her number is 319-400-6285.

We ask you to please consider the points we have made and block this re-zoning request.

Sincerely,

David and Holly Smigel

319-440-7122 or 319-541-7253

From: Coleen Chipman <iccoleen@southslope.net>
Sent: Thursday, February 27, 2025 8:09 AM
To: Ryan Rusnak
Subject: [External] reagarding the rezoning request on property located at the west terminus of Chipman Lane and the south terminus of Mayer Street

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.

I am submitting my concerns with the proposed rezoning. I would like to see more single-family dwellings around the entire perimeter replacing the RD10 that is proposed on the east side of the development. My niece (Holly Smigel) was told by Hodge, at the time her mother (Carolyn Matousek) sold her property to Hodge Development, that single-family housing would be put on the west side of their property.

I am also going to list the other concerns that I have with the development that I hope will be addressed at the time when the preliminary plat is drawn up.

- What is the plan for the watershed from the undeveloped land to the northwest of the west of the proposed development? There is a lot of run-off from the land to the west that will have to be addressed before approving the preliminary plat. The city in the past approved a development, but the watershed issue was not addressed, and the homes were flooded when there was a large rain event. Who is liable for the flooding?
- Is the pond going to be a wet or dry pond? Who will do the maintenance on the pond? The pond area at the north-west corner of Jones Blvd and Forevergreen Rd is poorly maintained and is mostly noxious weeds and scrub trees. We do not want that along our back properties. We are also concerned about the elevations with the pond extending from the Young lot to the Oxley lot. When the preliminary plot is proposed, we would like to meet with the city so it can be explained to us how this pond is viable and operational.
- Will there be a barrier, trees, bushes, or a fence along the back property to prevent people from walking through our lot to get to Forevergreen? We do not want the liability of people using our property as a walkway to Forevergreen Rd.
- Easements - We are not willing to sell any of our property to benefit this development. We would grant a temporary easement if needed.
- If the road is vacated between the Young's and our undeveloped lot, we would like the land back. As per my husband, the road was requested as an afterthought by the city after the plots were laid out. The Chipman family has been maintaining the property ever since it was platted for a road.

- We would allow the development to connect a culvert to the existing culvert that goes under Forevergreen Rd, but there is a problem that the earth for the Oxley septic field could not be disturbed. If the septic field is compromised, then the Oxleys would need the developer or city to cover the costs of hook up to the city sewer. They also have their own well, but that well is shared with us, so hooking up to city water may be a problem.

Due to a family situation, I will be flying back to Iowa this Saturday so I will be coming to the planning and zoning meeting.

Thank you for your time.

Coleen Chipman

From: Mark Casper <mark.w.casper@gmail.com>
Sent: Tuesday, February 25, 2025 5:41 PM
To: Ryan Rusnak
Subject: [External] zoning for Hodge

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.

Dear Mr. Rusnak:

I own lot 25 (1345 Chipman Lane) and am responding to the proposed Zoning District for development by Hodge Construction. There is a run-off slough or creek that runs to the West and South of my lot. Beyond that as we look south and west, the land/ field beyond the depressed area is quite a bit higher than our lot. If the slough/ creek is graded out I fear that the slope of the land on the south and west to us will drain or threaten to drain into our property. I ask that for future development of these lots the zoning commission take this into consideration and require these lots remain undeveloped. The city has taken great pains to account for the ground water problems. In addition I request they factor in the threat from surface run-off complications.

Prior to purchasing the lot in 2021 I checked with building inspector, Tom Palmer, to check for run-off threats to lot 25. He shared that NL's records of flooding threat went back to 1990 and they did not indicate any flooding threats. I specifically asked about 1993 and 2008 as those were the two flooding threats that were pertinent to North Liberty. He responded that neither of those years posed credible threat to the property we were considering. I am concerned that if these run-off creeks are graded out it will provide future threat to my property. Thus I hope that the zoning department not allow these creeks to be graded out in future development.

Thank you,

Mark Casper

**Planning Commission**

February 4, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, February 4, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Sheila Geneser, Valerie Ward, and Amy Yotty; absent: Josey Bathke, Jason Heisler, and Dave Willer.

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

Approval of the Agenda

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

Heisler arrived at 6:31 p.m.

Public Comment

No public comments were offered.

North Jones, LLC Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of North Jones, LLC to approve a Preliminary Site Plan for a 12-unit multi-unit residence building and related infrastructure on 3.53 acres. Staff recommends the Planning Commission accept the listed finding; the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code; and forward the request to approval a Preliminary Site Plan for a 12-unit multi-unit residence building on 3.53 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no comments or questions regarding the application.

Recommendation to the City Council

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

Public Hearing on Zoning Ordinance Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapters 167 and 169 of the North Liberty Code of Ordinances, governing definitions of and regulations for fences and accessory structures and uses. 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 to the City Council with a recommendation for approval.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including that the amendment provides clarity for future instances.

Recommendation to the City Council

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

Approval of Previous Minutes

Heisler moved, A'Hearn seconded to approve the minutes of the January 7, 2025, meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak reported there is no old business. He reported on the applications for March's meeting.

Adjournment

At 6:42 p.m., A'Hearn moved, Heisler seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk