

**North Liberty Planning Commission
Tuesday, April 1, 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 Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure 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
- 5. 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-4 Single-Unit Residence District on approximately 4.10 acres, RS-9 Single-Unit Residence District on approximately 2.16 acres and RD-10 Two-Unit Residence District on approximately 10.34 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

6. **Zoning Code Ordinance:** Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
7. **Urban Renewal Area Amendment:** Request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
8. **Approval of Previous Minutes**
9. **Old Business**
10. **New Business**
11. **Adjournment**



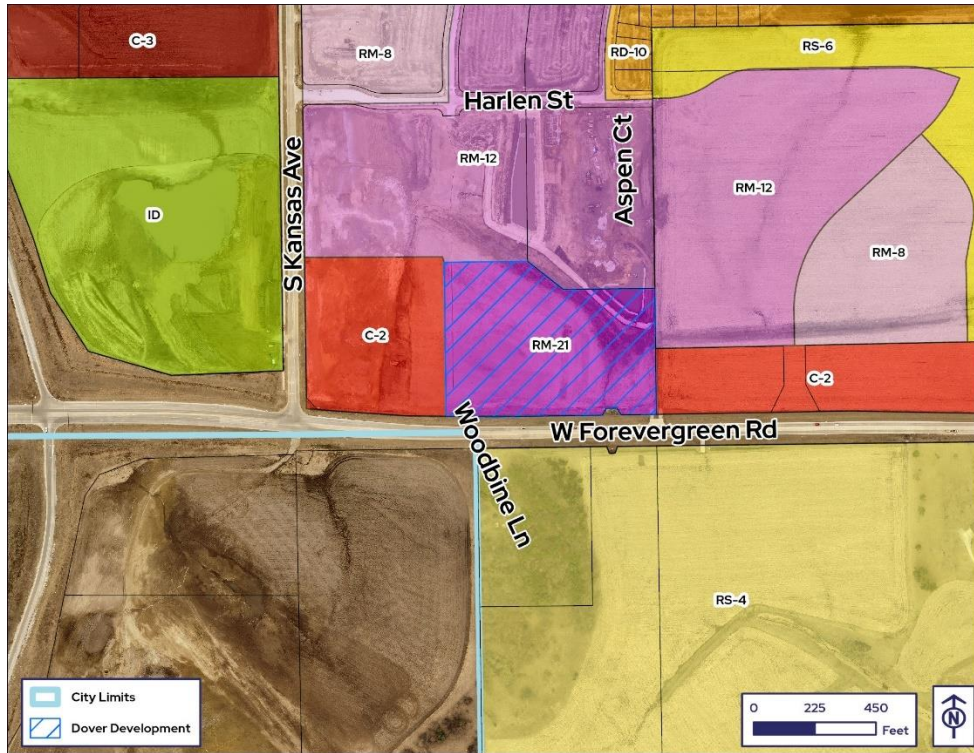
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **March 28, 2025**
Re **Request of Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres. The 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.

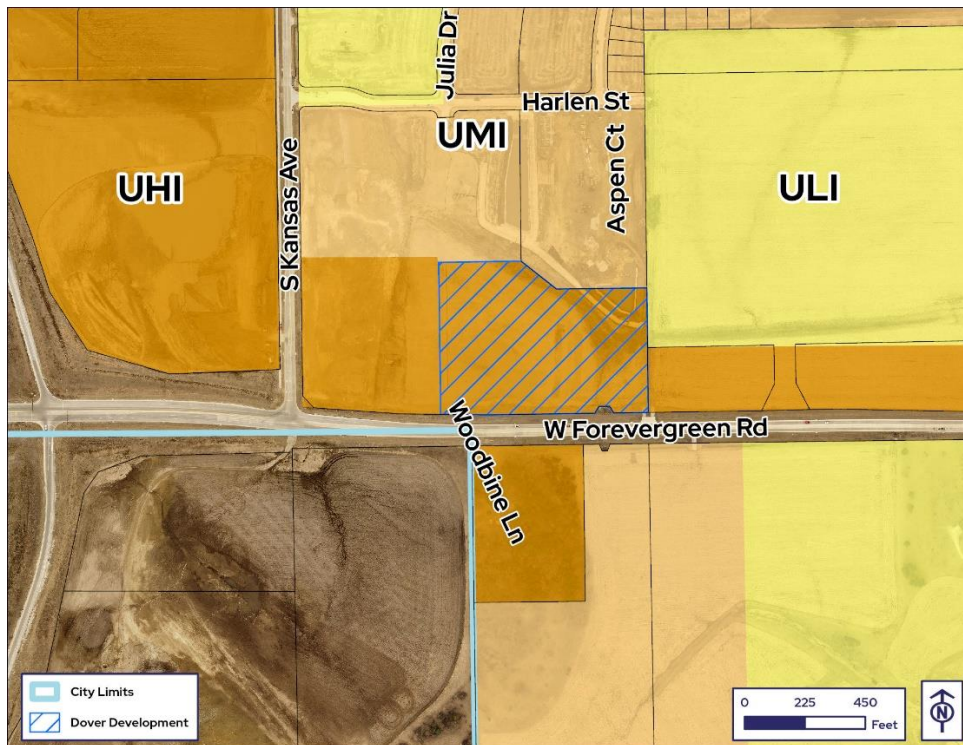
1. **Request Summary:** The site plan proposes a two and three-story, 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres.



2. Current Zoning: RM-21 Multi-Unit Residence District*.



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



*Rezoning from RM-12 to RM-21 and Future Land Use Map amendment from UMI to UHI anticipated to be approved at the April 22, 2025 City Council meeting.

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 RM-21 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.

Residential Care Facility.

- A. Defined. Residential care facility means a licensed establishment that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. This includes institutions that are located in one or more buildings on contiguous property with one administrative body. Residential care facility does not include a residential drug/alcohol treatment facility.
- B. Use Standards. None.

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**).

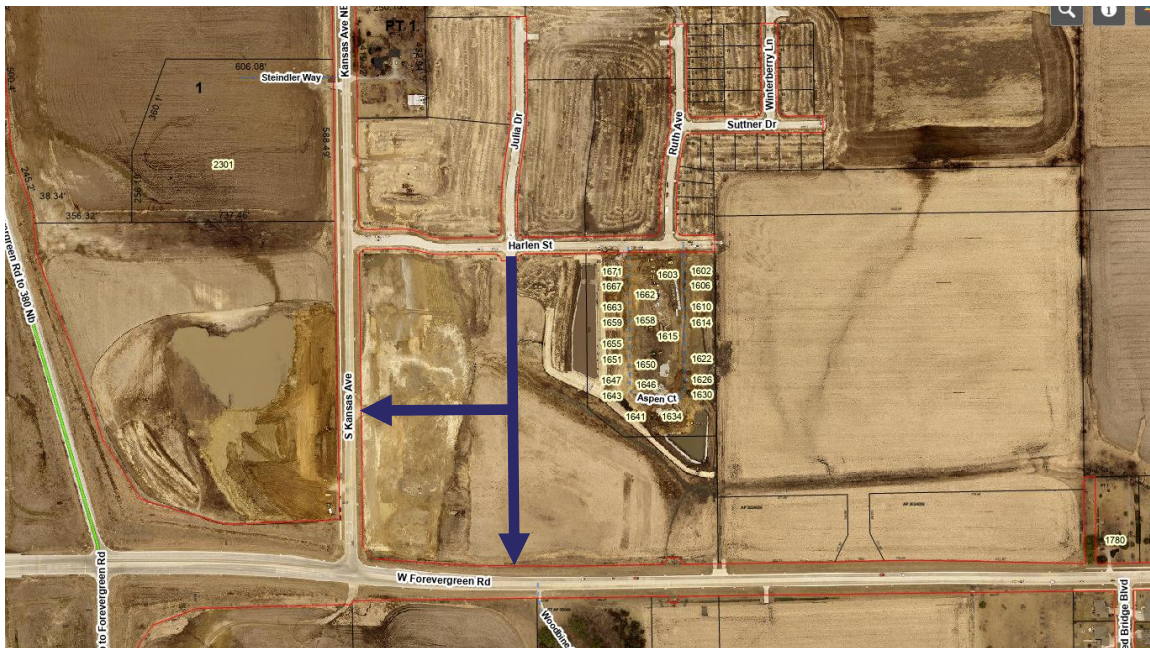
- *Building design shall be visually harmonious and compatible with the neighborhood character.*
- *Buildings located on property with double frontages shall have similar wall design facing both streets.*
- *Except for RS RD, R-MH and ID districts, color schemes shall be primarily based on earth tones. 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.

5. Additional information:

This would be a large building located along a major gateway into North Liberty. Staff has expressed and the applicant is proposing a higher-level of building design.

Related subdivision construction improvements include Julia Drive (north/south street), which would be extended to West Forevergreen Road and Cora Drive (east/west street), which would be extended to South Kansas Avenue. Julia Drive at West Forevergreen Road would be right in/right-out only and Cora Drive at South Kansas Avenue would be a full access.



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 133-unit independent living, assisted living, memory care facility and related infrastructure 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 finding and forward the Preliminary Site Plan to the City Council with a recommendation for approval.

PRELIMINARY SITE PLAN

FOR

CEDARHURST OF NORTH LIBERTY

W FOREVERGREEN RD. & JULIA DRIVE (Proposed)

UTILITY CONTACTS:

WATER

CITY OF NORTH LIBERTY
PH: (319) 626-5719
GREG METTERNICH, SUPERINTENDENT
gmetternich@northlibertyiowa.org

WASTEWATER

CITY OF NORTH LIBERTY
PH: (319) 626-5700

ELECTRIC

LINN COUNTY R.E.C.
PH: (800) 332-5420
ALLIANT ENERGY
PH: (800) 255-4268

NATURAL GAS

MID-AMERICAN ENERGY
PH: (800) 329-6261

TELEPHONE

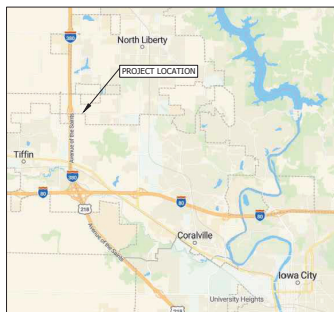
SOUTH SLOPE COOPERATIVE COMMUNICATIONS
PH: (319) 626-2211

CABLE & INTERNET

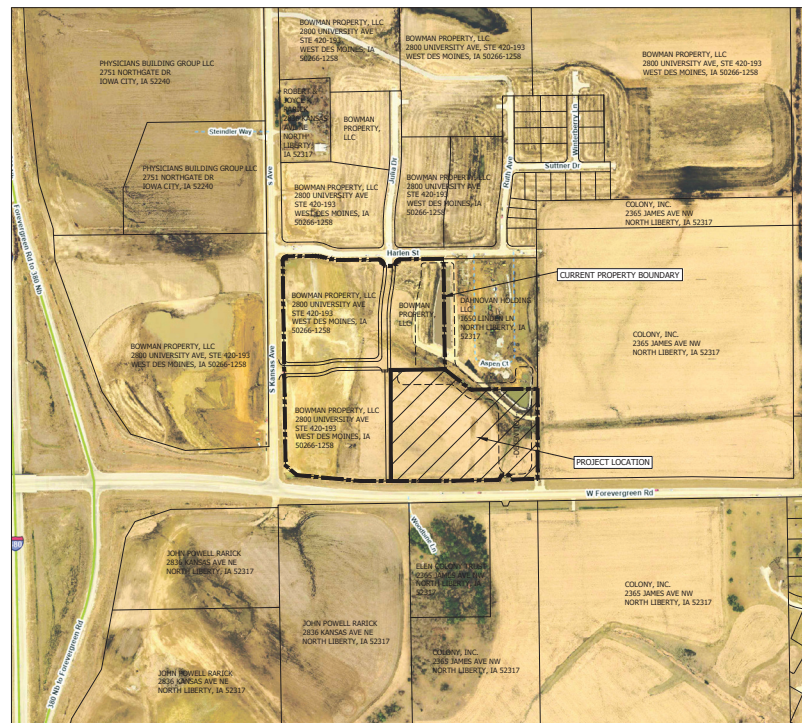
SOUTH SLOPE COOPERATIVE COMMUNICATIONS
PH: (319) 626-2211

MEDIA/COM

PH: (855) 633-4226



VICINITY MAP
NOT TO SCALE



PROJECT CONTACTS:

DEVELOPER
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MO 63124
PROJECT CONTACT: NICK DWYER
EMAIL: NDWYER@DOVER-DEVELOPMENT.COM
PHONE: 314-884-8968

CIVIL ENGINEER
KARIN LANG, P.E.
BARTLETT & WEST, INC.
EMAIL: KARINLANG@BARTLETTWEST.COM
PHONE: 605-373-5836

SHEET INDEX

C100	COVER SHEET
C200	EXISTING CONDITIONS & BOUNDARY
C300	GENERAL LAYOUT
C301 - C302	LAYOUT AND UTILITY PLAN
C400 - C401	DIMENSION PLAN
C500 - C501	GRADING AND STORM SEWER PLAN
L100 - L101	LANDSCAPE PLAN



CITY OF NORTH LIBERTY SITE PLAN APPROVAL

RYAN RUSNAK, PLANNING DIRECTOR DATE

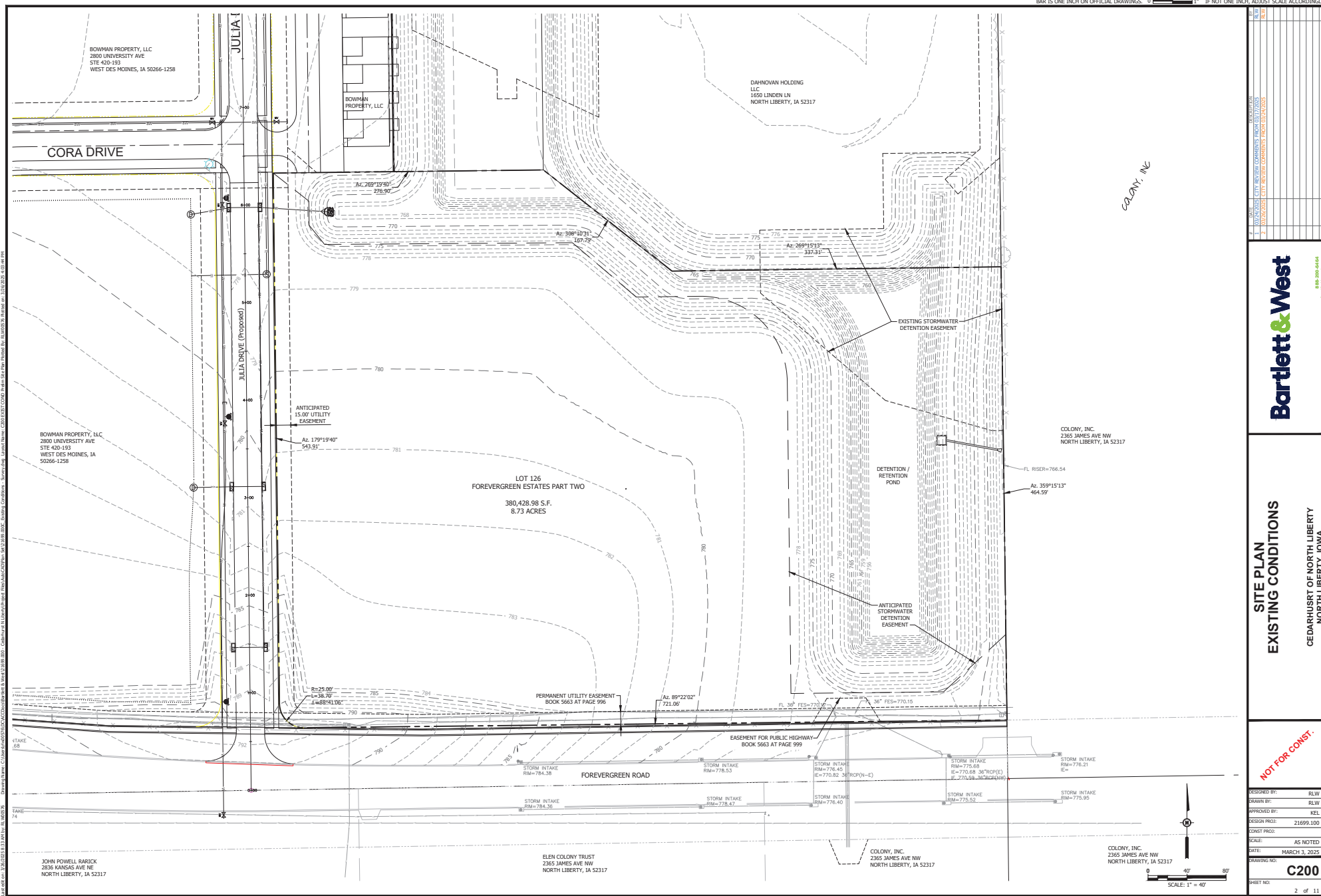
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO SERVE AS A PERMIT FOR CONSTRUCTION, OR AS APPROVAL OF ANY ACT IN VIOLATION OF ANY PROVISION OF THE CITY OF NORTH LIBERTY CODE OF ORDINANCES.

Bartlett & West

SITE PLAN
COVER SHEET
CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C100
SHEET NO:	1 of 11

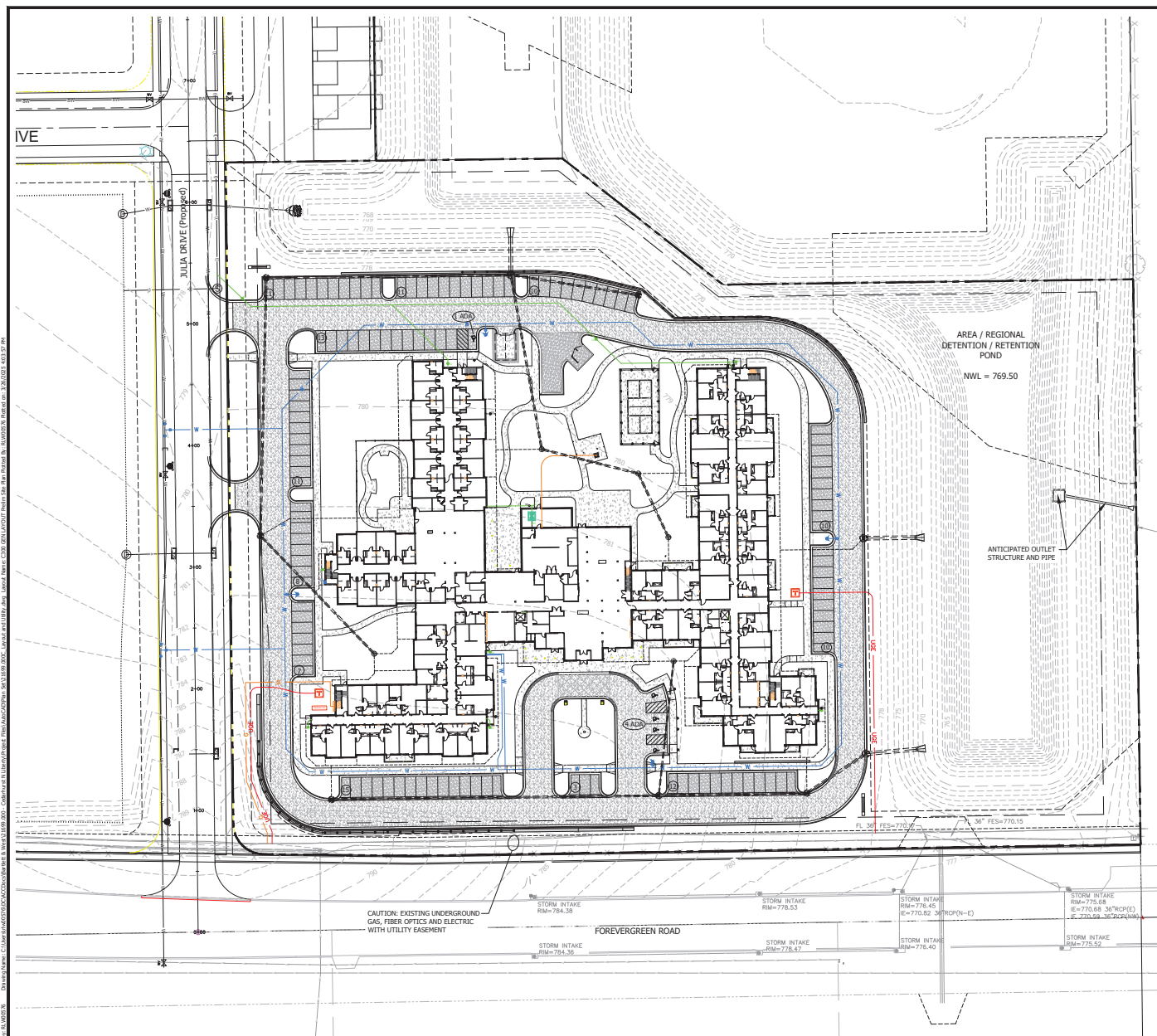


Bartlett & West

**SITE PLAN
EXISTING CONDITIONS**
CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C200
SHEET NO:	2 of 11



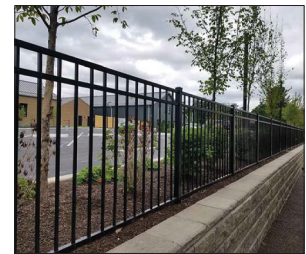
GENERAL NOTES

- Existing Zoning: ID (Interim Development)
Proposed Zoning: RM-21 (Multi-Unit Residence District)
- Lot 126, Forevergreen Estates Part Two (Future Plat)
- Topographic information provided by MMS Consultants, Inc.
- Current Owners: Bosman Property, LLC
2800 University Ave., Suite 420-193
West Des Moines, IA 50266-1258
- Developer: Dover Development, LLC
Nick Dwyer 300 Hunter Ave. #200 St. Louis, MO 63124
Patrick Anthony 300 Hunter Ave. #200 St. Louis, MO 63124
- Building Information:
Proposed Assisted Living / Memory Care
First Floor Breakdown:
Memory Care (21 beds) - Studio = 21 units
Assisted Living (14 beds) - Studio = 3 units, 1BR = 9 units, 2BR = 1 unit
Independent Living (20 beds) - Studio = 3 units, 1BR = 11 units, 2BR = 8 units
Second Floor Breakdown:
Assisted Living (27 beds) - Studio = 4 units, 1BR = 25 units, 2BR = 4 units
Independent Living (31 beds) - Studio = 4 units, 1BR = 11 units, 2BR = 8 units
Third Floor Breakdown:
Independent Living (26 beds) - 1BR = 14 units, 2BR = 6 units
Total bed count = 159
Staff Count = 53 Administrative, Doctor, Staff (20 employees on largest shift)
- Parking Information:
Existing Parking = 0
Required Parking:
Independent Living Facility (0.75 per Dwelling Unit): 65 units X 0.75 = 49
Assisted Living Facility (0.50 per Dwelling Unit): 46 units X 0.50 = 23
Nursing Home or Hospice (0.50 per Patient Room): 21 units X 0.50 = 11
Total Required Parking: 83 stalls
Proposed Parking: 121 stalls + 5 ada stalls = 126 total stalls provided
- Setbacks:
Front yard = 25'
Corner Side yard = 25'
Side yard = 10'
Rear yard = 30'
- Utility Connections:
Sanitary - From Northwest, proposed sanitary manhole along proposed Julia Drive
Water - From West, proposed water main extension to be brought from extension of Julia Drive
Electric - From South, to be coordinated and finalized with utility provider
Gas - From South, to be coordinated and finalized with utility provider
Cable/Telephone - To be field evaluated
- All street and/or drive aisle dimensions are to back of curb.
- All eaves, canopies and other building projections may extend over the building envelope lines but not the lot lines.
- The building footprint and parking spaces shown are conceptual and are subject to adjustment provided that such footprints stay within the building envelope and are in general conformance with the approved plan.

SITE SUMMARY

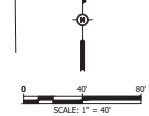
EXISTING SITE SUMMARY:		
EXISTING BUILDINGS:	0 SF	(0.00 AC.)
EXISTING PAVEMENT:	0 SF	(0.00 AC.)
TOTAL IMPERVIOUS:	0 SF	(0.00 AC.)
EXISTING PERVIOUS:	380,428.98 SF	(8.73 AC.)
TOTAL SITE AREA:	380,428.98 SF	(8.73 AC.)

PROPOSED SITE SUMMARY:		
PROPOSED BUILDINGS:	139,836.00 SF	(3.21 AC.)
PROPOSED PAVEMENT:	98,760.12 SF	(2.26 AC.)
PROPOSED IMPERVIOUS:	238,596.12 SF	(5.47 AC.) (63%)
PROPOSED PERVIOUS:	141,832.86 SF	(3.26 AC.) (37%)
TOTAL SITE AREA:	380,428.98 SF	(8.73 AC.)



ANTICIPATE USING AN ALUMINUM FENCE STYLE SIMILAR TO IMAGE

EXAMPLE FENCE OPTION FOR RETAINING WALL



Bartlett & West

**SITE PLAN
GENERAL LAYOUT**

CEARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

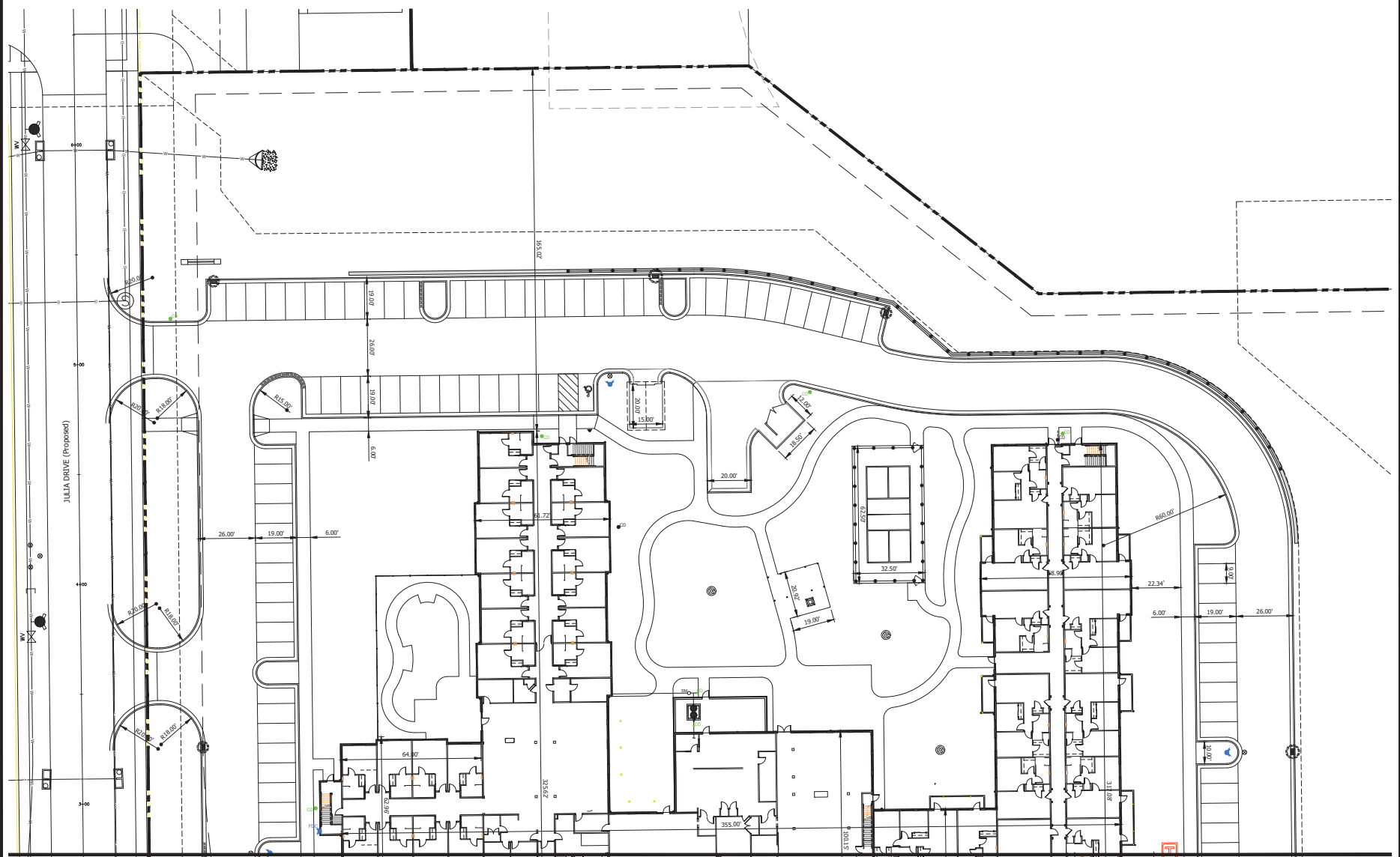
NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C300
SHEET NO:	3 of 11



3. ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, CABLE, ELECTRICAL, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE CITY DEPARTMENT. ANY UTILITY ROUTING SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE UTILITY AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DESIGNATIONS FOR THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT AND WEST, INC. ASSURES NO LIABILITY FOR IMPROPER ROUTING OR INSTALLATION OF UTILITIES.
4. ALL INSTALLATION AND MATERIALS TO BE IN COMPLIANCE WITH CITY OF NORTH LIBERTY CODES AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS.
5. ALL ROUTING OF UNDERGROUND ELECTRIC LINE TO BE VERIFIED WITH THE CITY OF NORTH LIBERTY. CONTRACTOR SHALL VERIFY WITH THE CITY OF NORTH LIBERTY IF ANY REMOVAL FOR INSTALLATION SHALL BE REPLACED AS PREVIOUSLY EXISTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, METHODS OF TRAFFIC INSTALLATION OR CONSTRUCTION OF UTILITIES OR RELATED ITEMS. AT NO TIME SHALL A DRIVE LANE BE CLOSED TO TRAFFIC. CONTRACTOR SHALL MAINTAIN AT LEAST 15 FEET OF MINIMUM DRIVEWAY CLEARANCE FOR ALL TRAFFIC.
7. CONTRACTOR TO CONTACT AFFECTED RESIDERS A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNLESS NO DISRUPTIONS SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN (1) 12-HOUR PERIOD.
8. THE PRICE BID FOR SANITARY SERVICE LINE, IN PLACE, SHALL INCLUDE TRENCHING, LAYING PIPE AND FITTINGS, BEDDING MATERIALS, BACKFILL, AND FINISHING TO MATCH EXISTING CONDITIONS.
9. CONTRACTOR SHALL COORDINATE ROUTING OF ELECTRICAL, GAS, CABLE AND TELEPHONE LINES WITH THE APPROPRIATE SERVICE PROVIDER, OWNER, SUB-CONTRACTOR AND ELECTRICAL/MECHANICAL ENGINEERS PLANS. ALL UTILITY SERVICE INTERRUPTIONS ARE NOT INTERRUPTED AT EXISTING NEIGHBORHOODS.
10. 4" PVC DOMESTIC SERVICE AND WATER CONNECTED TO 8" BOP WATER LUG 4"x6"x8" AND 6" PVC FIRE SUPPRESSION SERVICE AND WOOD CONNECTED TO 8" BOP WATER LUG 4"x6"x8" SHALL BE CONNECT TO PROPOSED BUILDING SERVICE PER THE PLANS.

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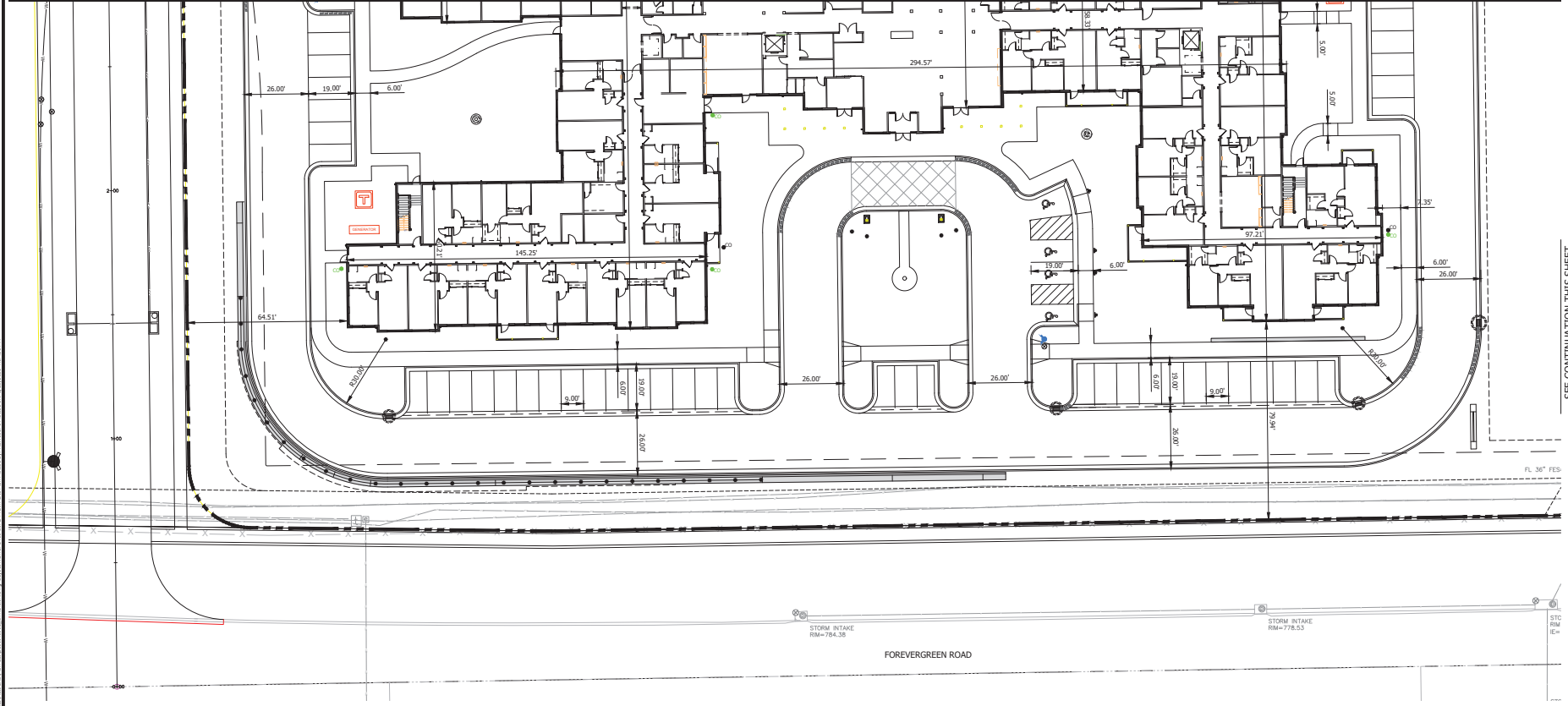
MATCHLINE: SEE SHEET C401

Bartlett & West

**SITE PLAN
DIMENSION PLAN**

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C400
SHEET NO:	6 of 11



SEE CONTINUATION THIS SHEET

Bartlett & West

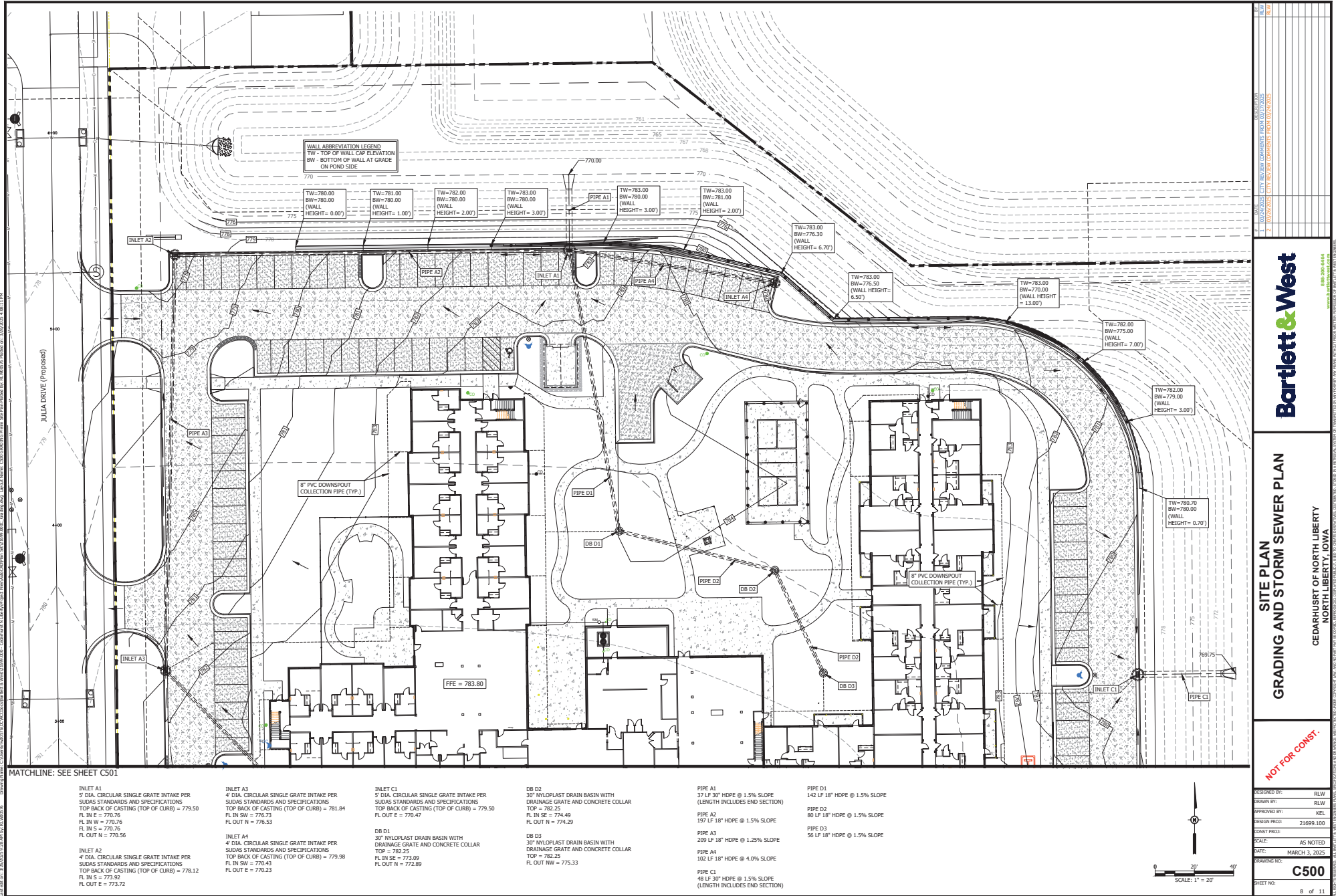
SITE PLAN DIMENSION PLAN

**CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA**

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	

C401



Bartlett & West

**SITE PLAN
 GRADING AND STORM SEWER PLAN**

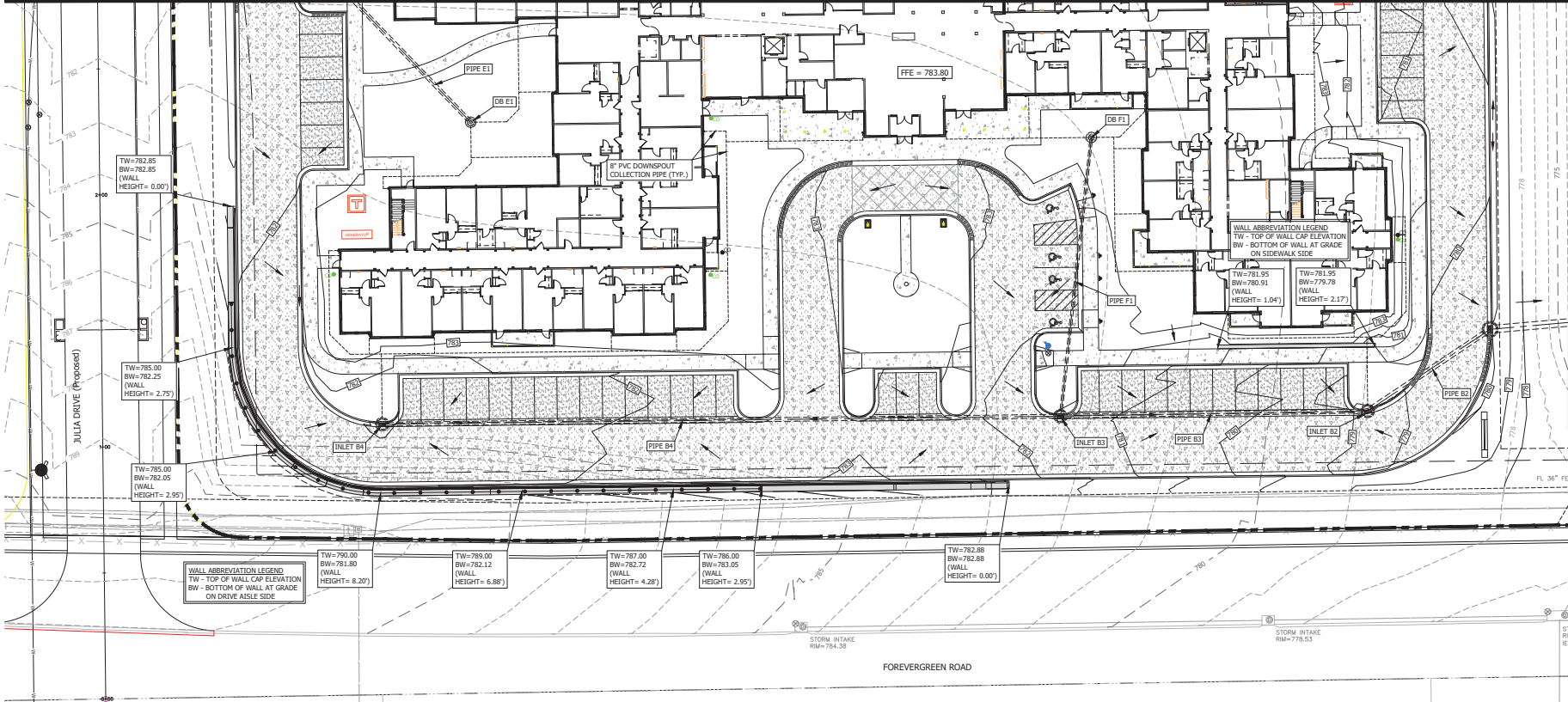
**CEDARHURST OF NORTH LIBERTY
 NORTH LIBERTY, IOWA**

C500

8 of 11

DESIGNED BY: RLW
 DRAWN BY: RLW
 APPROVED BY: KEW
 DESIGN PROJ: 21699.100
 SCALE: AS NOTED
 DATE: MARCH 3, 2025
 DRAWING NO: C500
 SHEET NO: 8 of 11

MATCHLINE: SEE SHEET C500



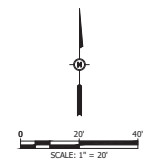
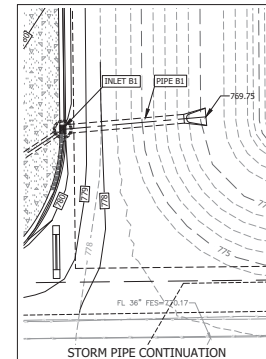
SEE CONTINUATION THIS SHEET

GRADING NOTES:

1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL ASSUME NO ROCK EXCAVATION AS PART OF MASS GRADING OR UTILITY CONSTRUCTION. CONTRACTOR SHALL PROVIDE A UNIT PRICE ESTIMATE FOR ROCK EXCAVATION AS NECESSARY WITH BID.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND FAMILIARIZE HIMSELF WITH ALL SOIL CONDITIONS AND RECOMMENDATIONS.
5. ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADE RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
6. ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
7. ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
8. GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
10. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. ALL PROPOSED SIDEWALKS SHALL HAVE A MINIMUM OF 1% CROSS SLOPE.
12. NO SLOPES ON THIS SITE SHALL EXCEED 3 TO 1.
13. CONCRETE STORM SEWER STRUCTURES ARE TO BE INSTALLED PER CITY OF NORTH LIBERTY, IOWA STANDARDS AND SPECIFICATIONS.
14. AT ALL BUILDING EXITS INSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2% MAXIMUM SLOPE. NO SIDEWALK IS TO EXCEED 5% SLOPE UNLESS IT IS AN ADA COMPLIANT RAMP.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONSTRUCTION STAKES, CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

- INLET B1**
5" DIA. CIRCULAR SINGLE GRATE INTAKE PER SUDAS STANDARDS AND SPECIFICATIONS
TOP BACK OF CASTING (TOP OF CURB) = 779.98
FL IN SW = 770.43
FL OUT E = 770.23
- INLET B2**
4" DIA. CIRCULAR SINGLE GRATE INTAKE PER SUDAS STANDARDS AND SPECIFICATIONS
TOP BACK OF CASTING (TOP OF CURB) = 779.93
FL IN W = 771.18
FL OUT NE = 770.98
- INLET B3**
4" DIA. CIRCULAR SINGLE GRATE INTAKE PER SUDAS STANDARDS AND SPECIFICATIONS
TOP BACK OF CASTING (TOP OF CURB) = 781.99
FL IN W = 772.57
FL OUT E = 772.37
- INLET B4**
4" DIA. CIRCULAR SINGLE GRATE INTAKE PER SUDAS STANDARDS AND SPECIFICATIONS
TOP BACK OF CASTING (TOP OF CURB) = 781.38
FL OUT E = 775.23
- DB E1**
24" NYLOPLAST DRAIN BASIN WITH DRAINAGE GRATE AND CONCRETE COLLAR
TOP = 782.25
FL OUT NW = 778.38
- DB F1**
24" NYLOPLAST DRAIN BASIN WITH DRAINAGE GRATE AND CONCRETE COLLAR
TOP = 782.25
FL OUT NW = 775.84

- PIPE B1**
48 LF @ 1.0% SLOPE (LENGTH INCLUDES END SECTION)
- PIPE B2**
55 LF @ 1.0% SLOPE
- PIPE B3**
119 LF @ 1.0% SLOPE
- PIPE B4**
266 LF @ 1.0% SLOPE
- PIPE E1**
132 LF 18" HOPE @ 1.25% SLOPE
- PIPE E1**
108 LF 12" HOPE @ 3.0% SLOPE

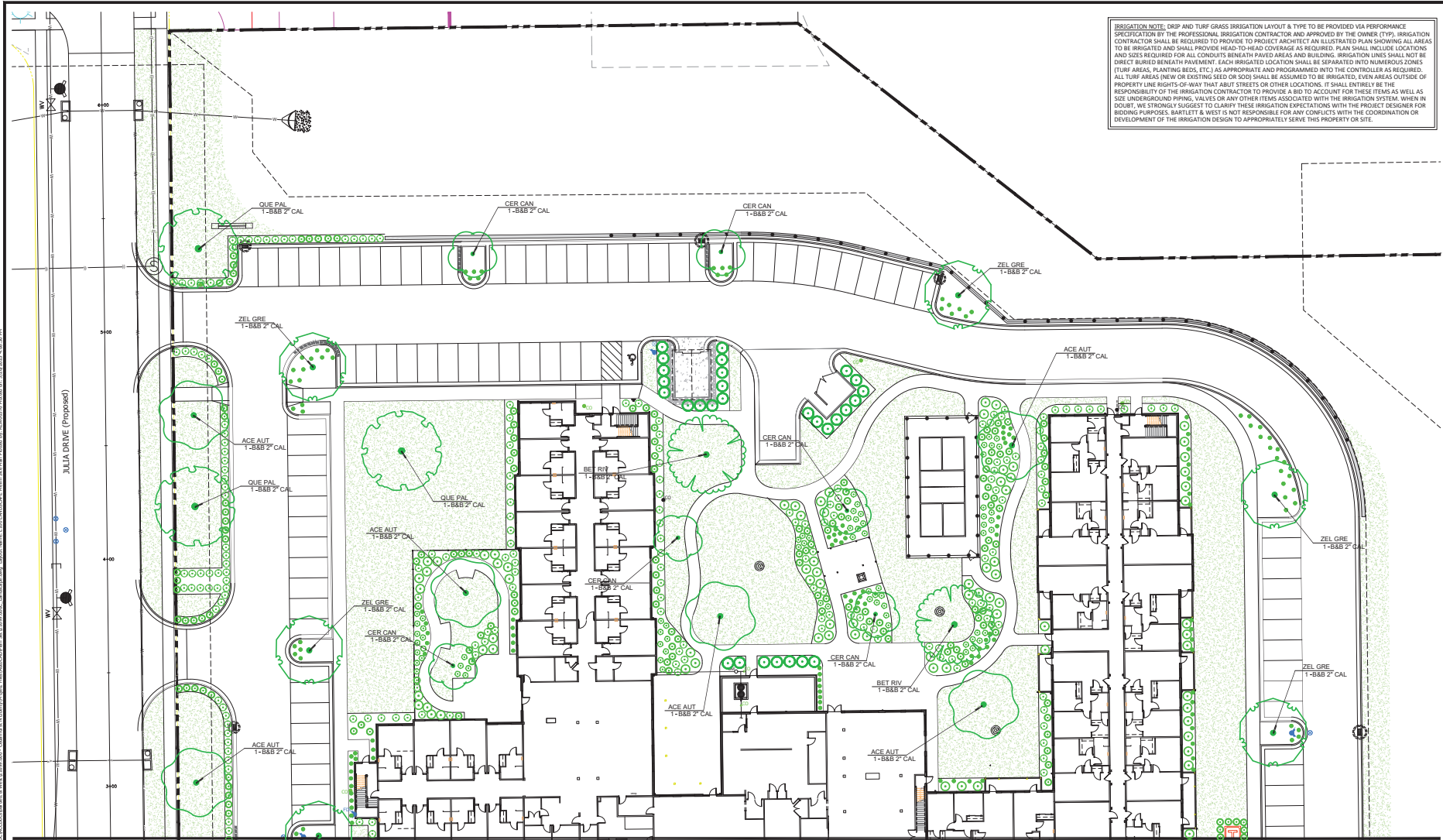


Bartlett & West

**SITE PLAN
GRADING AND STORM SEWER PLAN**
CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY:	RLW
DRAWN BY:	RLW
APPROVED BY:	KEL
DESIGN PROJ:	21699.100
CONST PROJ:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	C501
SHEET NO:	9 of 11



IRRIGATION NOTE: DRIP AND TURF GRASS IRRIGATION LAYOUT & TYPE TO BE PROVIDED VIA PERFORMANCE SPECIFICATION BY THE PROFESSIONAL IRRIGATION CONTRACTOR AND APPROVED BY THE OWNER (TYP). IRRIGATION CONTRACTOR SHALL BE REQUIRED TO PROVIDE TO PROJECT ARCHITECT AN ILLUSTRATED PLAN SHOWING ALL AREAS TO BE IRRIGATED AND SHALL PROVIDE HEAD-TO-HEAD COVERAGE AS REQUIRED. PLAN SHALL INCLUDE LOCATIONS AND SIZES REQUIRED FOR ALL CONDUITS BENEATH PAVED AREAS AND BUILDING. IRRIGATION LINES SHALL NOT BE DIRECT BURIED BENEATH PAVEMENT. EACH IRRIGATED LOCATION SHALL BE SEPARATED INTO NUMEROUS ZONES (TURF AREAS, PLANTING BEDS, ETC.) AS APPROPRIATE AND PROGRAMMED INTO THE CONTROLLER AS REQUIRED. ALL TURF AREAS (NEW OR EXISTING SEED OR SOO) SHALL BE ASSUMED TO BE IRRIGATED, EVEN AREAS OUTSIDE OF PROPERTY LINE RIGHTS-OF-WAY THAT ADJUT STREETS OR OTHER LOCATIONS. IT SHALL ENTIRELY BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROVIDE A BID TO ACCOUNT FOR THESE ITEMS AS WELL AS SIZE UNDERGROUND PIPING, VALVES OR ANY OTHER ITEMS ASSOCIATED WITH THE IRRIGATION SYSTEM. WHEN IN DOUBT, WE STRONGLY SUGGEST TO CLARIFY THESE IRRIGATION EXPECTATIONS WITH THE PROJECT DESIGNER FOR BIDDING PURPOSES. BARTLETT & WEST IS NOT RESPONSIBLE FOR ANY CONFLICTS WITH THE COORDINATION OR DEVELOPMENT OF THE IRRIGATION DESIGN TO APPROPRIATELY SERVE THIS PROPERTY OR SITE.

MATCHLINE: SEE SHEET L101

LANDSCAPE NOTES:

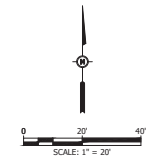
1. GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
2. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1995) PLUS UPDATES.
3. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
5. ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DEPENDENT TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
6. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
8. ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING OR SOODING.

9. PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
10. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH 1.5" ROCK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
11. ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPARATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
12. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE (SEEDING OR SOODING) WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SEEDING OR SOODING, MOISTEN PREPARED TOPSOIL. IF GROUND IS DRY, AFTER ONE MONTH FOLLOWING (SEEDING OR SOODING), APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING (SEEDING OR SOODING), APPLY OPTIMUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, RESEEDING, REODING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
13. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.

LEGEND:



14. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF (SEED OR SOO) NEEDED FOR OPTIMUM COVERAGE.
15. ALL EDGING IS TO BE COL-MET STEEL EDGING OR APPROVED EQUAL. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
16. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
17. SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
18. CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERFORMANCE SPECIFICATIONS FOR DESIGN AND LAYOUT OF IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER.



Bartlett & West

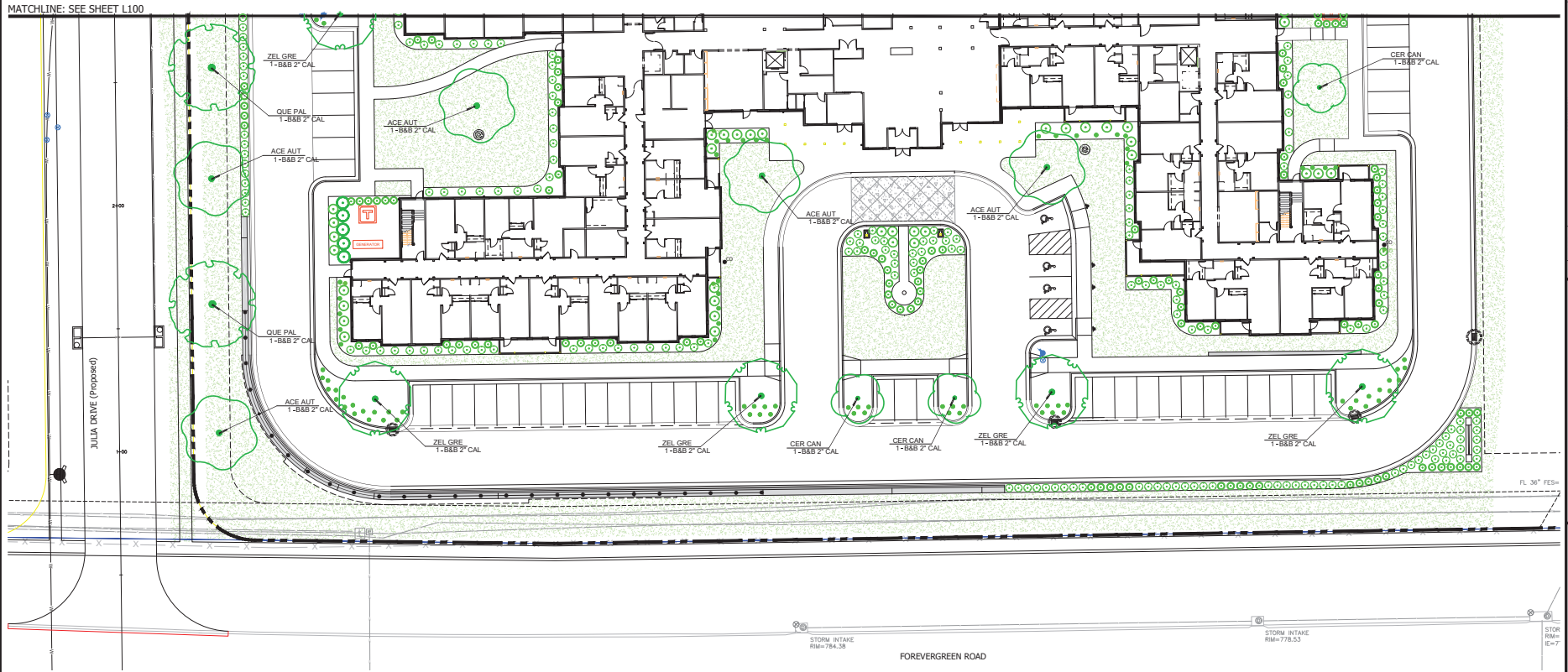
**SITE PLAN
LANDSCAPE PLAN**

CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

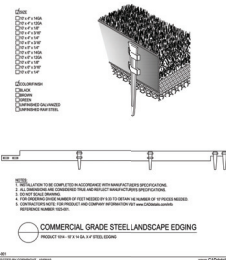
NOT FOR CONST.

DESIGNED BY:	---
DRAWN BY:	KEL
DESIGN PROJ:	21699.100
SCALE:	AS NOTED
DATE:	MARCH 3, 2025
DRAWING NO:	L100
SHEET NO:	10 of 11

MATCHLINE: SEE SHEET L100



COL-MET.



COMMERCIAL GRADE STEEL LANDSCAPE EDGING
PRODUCT 1014 - 10" x 14 GA. X 4" STEEL EDGING

LEGEND:

SOD WITH TALL FESCUE-
SPRAY IRRIGATION

PLANTING CALCULATIONS:

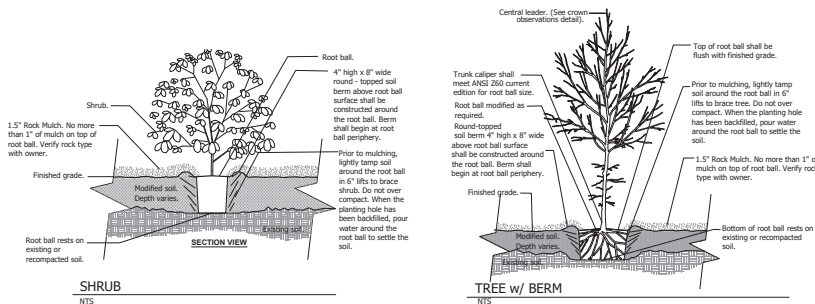
SITE TREES: 1 TREE/750 SF OF BUILDING FOOTPRINT

BUILDING FOOTPRINT = 41,170 SF/750 SF = 55 TREES REQUIRED

PL TREES PROVIDED

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
ACE AUT	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	B&B 2" CAL	11
BET RIV	Betula nigra / River Birch	B&B 2" CAL	2
CER CAN	Cercis canadensis / Eastern Redbud	B&B 2" CAL	9
QUE PAL	Quercus palustris / Pin Oak	B&B 2" CAL	5
THU NIG	Thuja occidentalis 'Nigra' / Black Arborvitae	6 FT	34
ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	B&B 2" CAL	10
CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
BUX GRG	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal	358
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal	252
FOR CO2	Forsythia x intermedia 'Coudreaux' / Golden Peep™ Forsythia	3 gal	72
LIR BIG	Liriodendron 'Big Blue' / Big Blue Liriodendron	2 gal	232
RHO VMD	Rhododendron x 'P.J.M. Compact' / P.J.M. Compact Rhododendron	3 gal	114



Bartlett & West

**SITE PLAN
LANDSCAPE PLAN**

CEDARHURST OF NORTH LIBERTY
NORTH LIBERTY, IOWA

NOT FOR CONST.

DESIGNED BY: _____
DRAWN BY: _____
APPROVED BY: KEL
DESIGN PROJ: 21699.100
CONST PROJ: _____
SCALE: AS NOTED
DATE: MARCH 3, 2025
DRAWING NO:
L101
SHEET NO: 11 of 11



FRONT ELEVATION



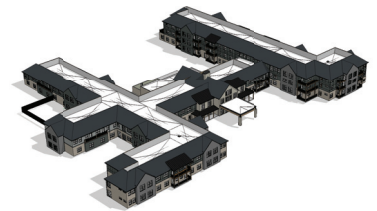
SIDE ELEVATION - TWO STORY



REAR ELEVATION



SIDE ELEVATION - THREE STORY



AERIAL PERSPECTIVE

CEDARHURST SENIOR LIVING COMMUNITY

NORTH LIBERTY, IOWA



FEBRUARY 27, 2025

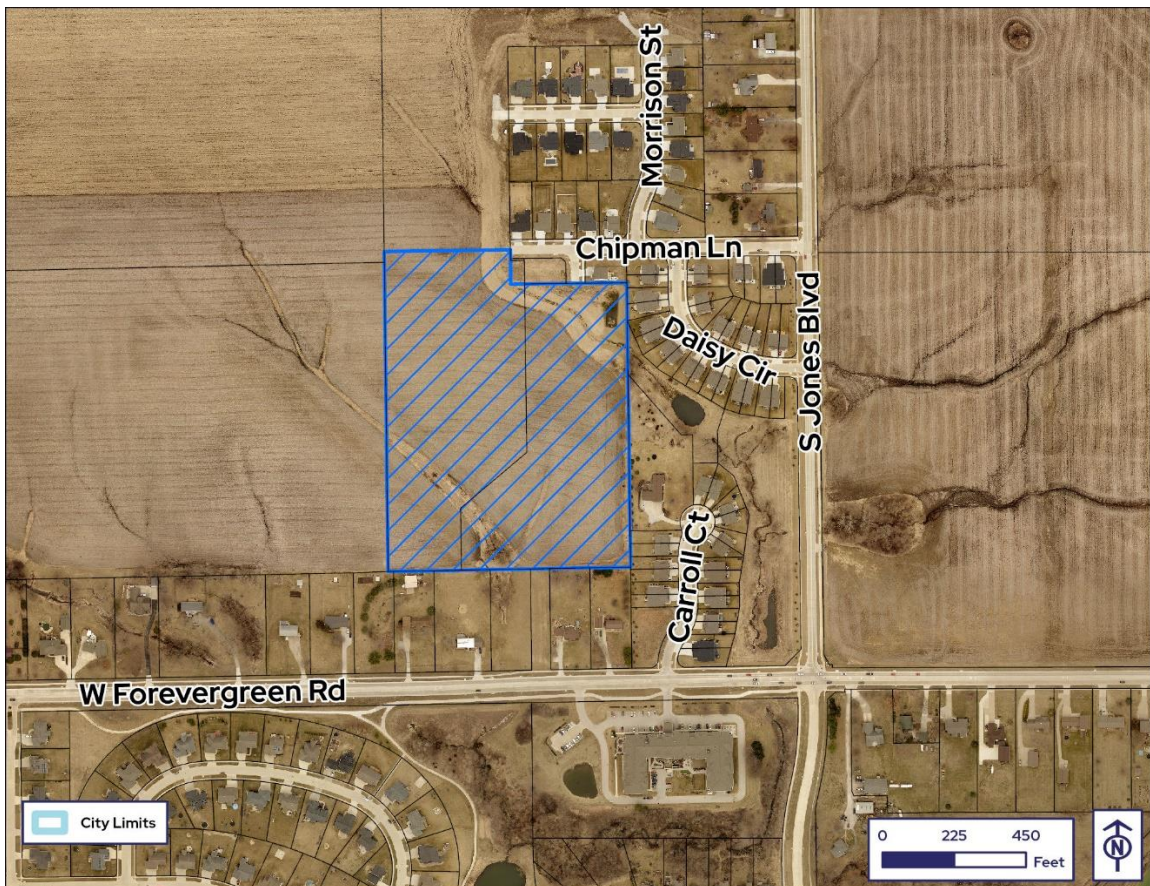


To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **March 28, 2025 (Revised March 31, 2025)**
Re **Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-9 Single-Unit Residence District on approximately 2.16 acres and RD-10 Two-Unit Residence District on approximately 10.34 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.



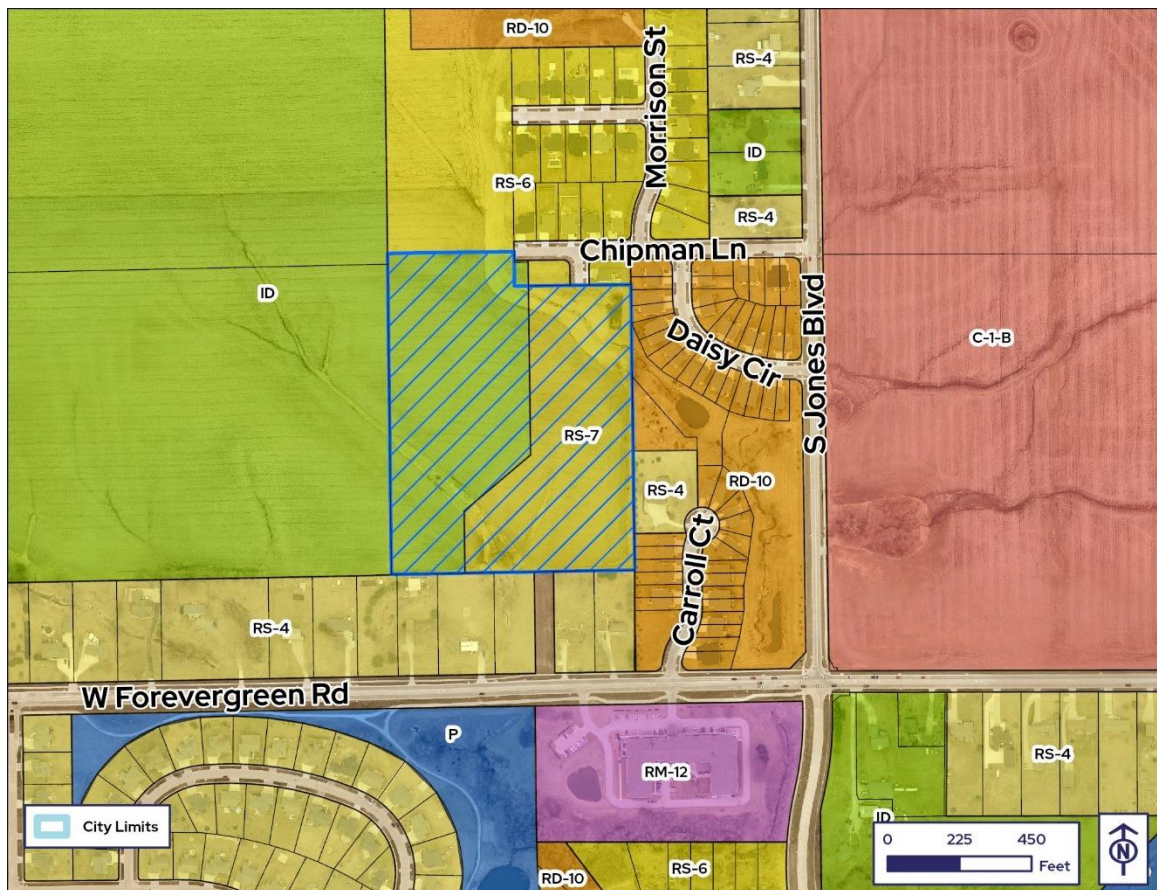
[illegible]

2. Current and Proposed Zoning:

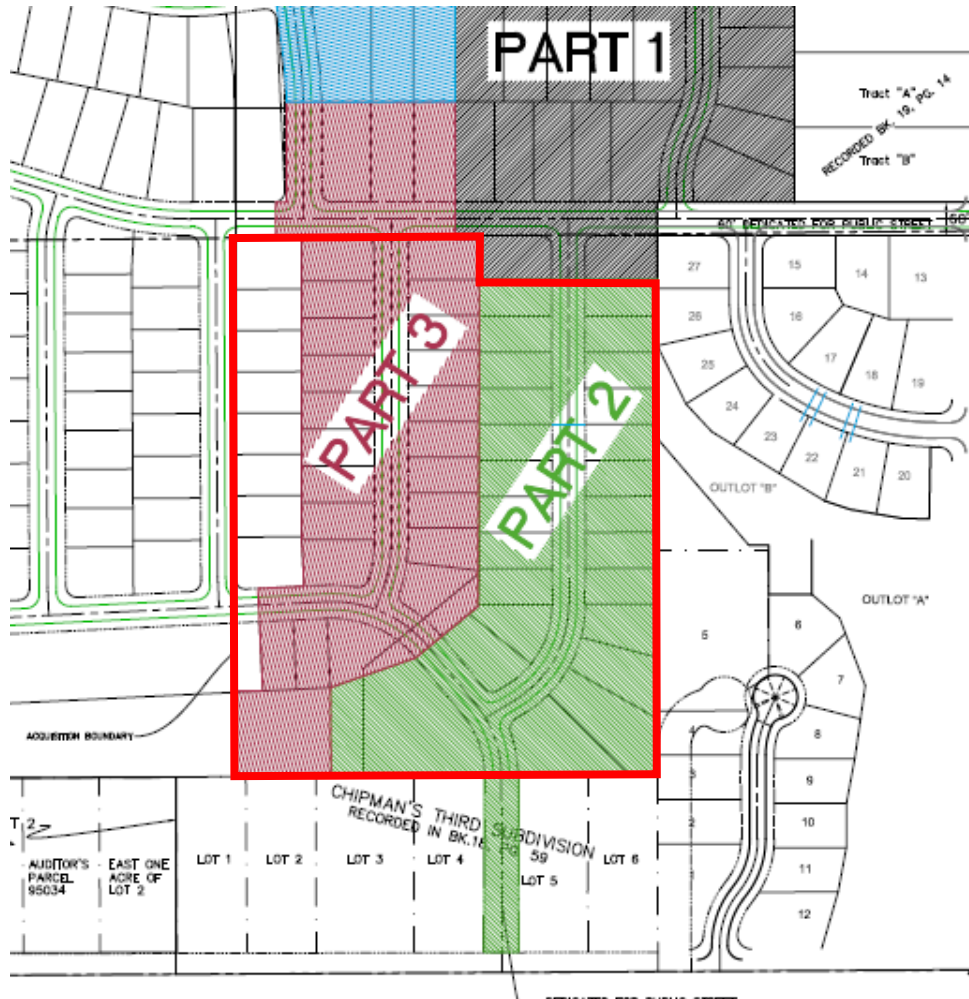
Current Zoning

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 (future development) depict 30 future single-unit dwelling lots. As combined, it depicts a total of 54 units.



Proposed Zoning

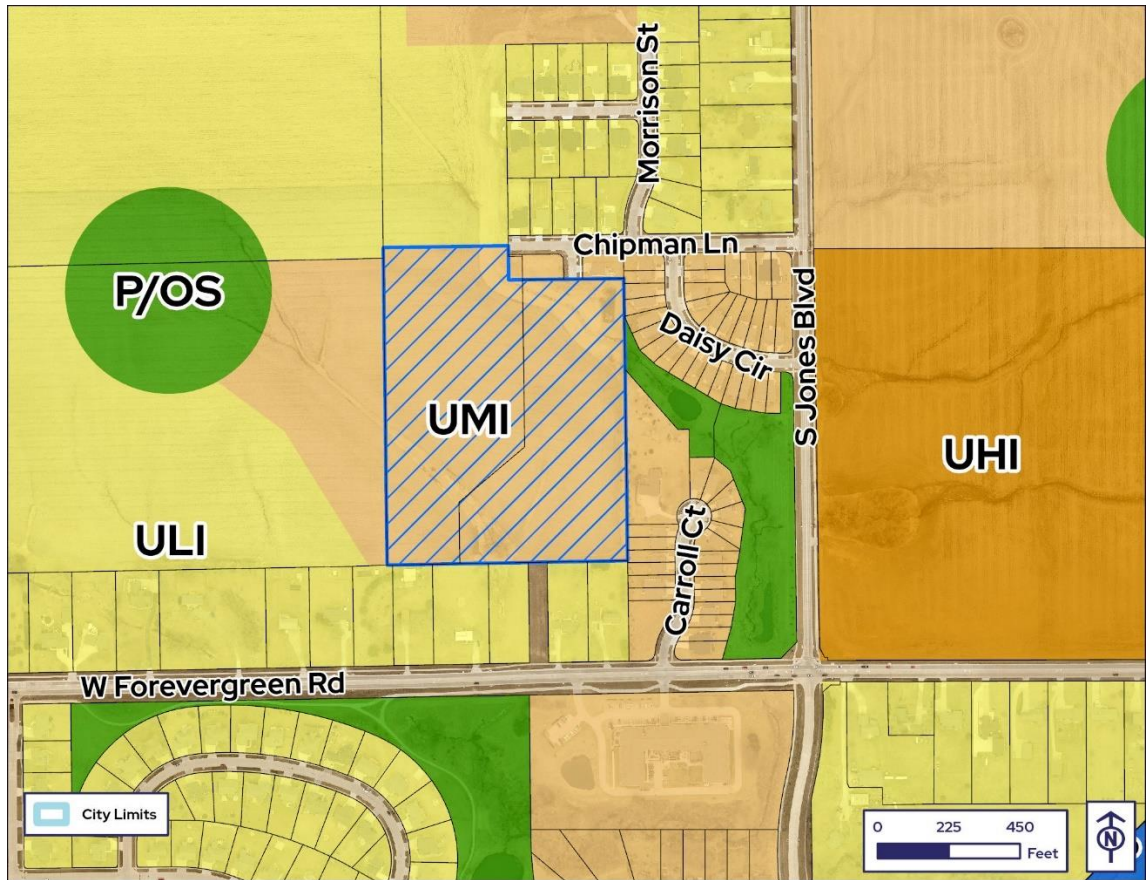
RS-4. RS-4 Single-Unit Residence District. The RS-4 District is intended to provide and maintain low-density single-unit residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RS-4 District.

RS-9. 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.

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. Staff has received concerns/objections from the following property owners (see attached correspondence):

- 1340 West Forevergreen Road (Thomas and Roberta Berdo)
- 1420 West Forevergreen Road (Thomas and Julia Oxley)
- 1410 and 1490 West Forevergreen Road (Arthur and Colleen Chipman)
- 1835 Carroll Court (David and Holly Smigel)
- 1345 Chipman Lane (Mark and Phyllis Casper)

Notably, the applicant has amended the request in an attempt to address the stated concerns/objections. Objections have been filed regarding the amended request.

5. Zoning Map Amendment Approval Standards

Section 165.09(4)(D)(1) of the Zoning Ordinance sets for the approval standards for zoning maps amendments.

Approval Standards. The Planning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards (ordinance language in *italics* and staff analysis in **bold**).

Map Amendments.

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

Figure 3.4 within Connected to Tomorrow was utilized to determine which zoning district would be compatible with the Future Land Use Map.

Figure 3.4: Land Use Compatibility

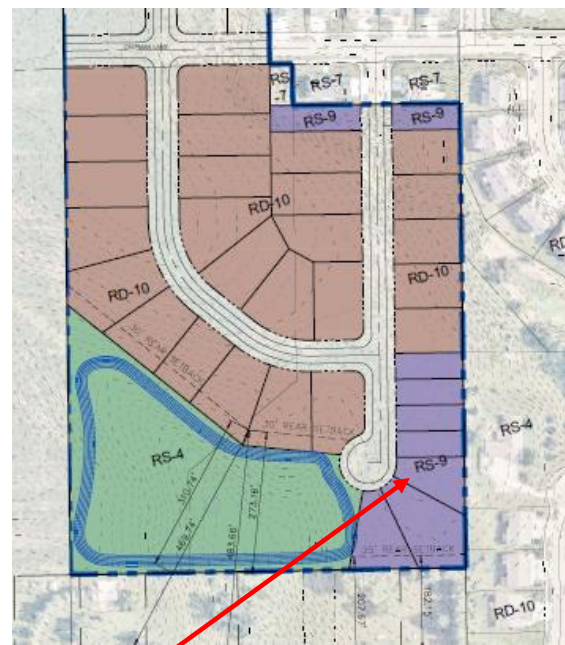
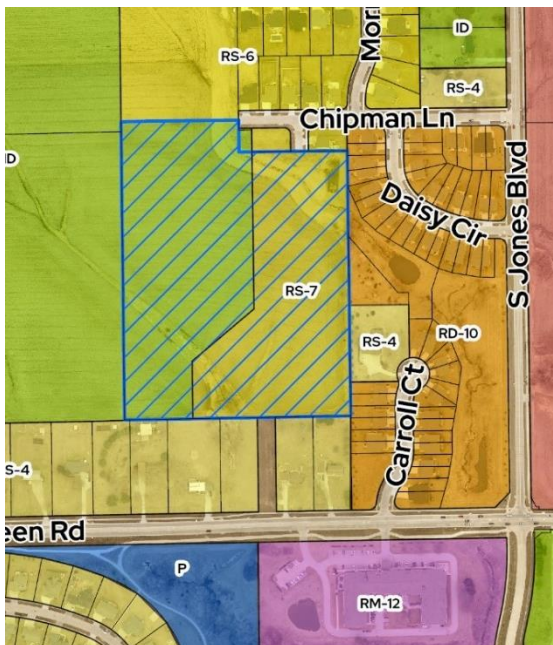
TRADITIONAL LAND USES	AGRICULTURE (AG)	URBAN RESERVE (UR)	URBAN LOW INTENSITY (ULI)	URBAN MEDIUM INTENSITY (UMI)	URBAN HIGH INTENSITY (UHI)	COMMERCIAL/ INDUSTRIAL FLEX (FLX)	PUBLIC AND SEMI PUBLIC (PUB)	PARK AND OPEN SPACE (P, OS)
Agriculture	●	●						○
Rural residential		●						
Low-density residential			●	○				
Medium-density residential			●	●	○			
High-density residential				●	●	○		
Rural commercial		●						
Neighborhood commercial			○	●	●	●		
Community commercial				○	●	●		
Regional commercial					○	●		
Low/medium intensity office			○	●	●	●		
High-intensity office				○	●	●		
Limited industrial		○				●		
Heavy industrial						○		
Parks and civic uses	●	●	●	●	●	○	●	●
Major public/civic facilities					○	○	●	○
Residential density range (du/A*)	≤40	≤40	3-8	7-14	14+	14+	NA	NA

● Permitted ○ Permitted with special review
*Dwelling Units per Acre

RS-4 Districts permit 10,000 square foot lots, which equates to 4.356 units/acre. RS-9 Districts permit 4,500 square foot lots, which equates to 9.68 units/acre. The RD-10 District permits 4,500 square foot lots, which equates to 9.68 units/acre. The RS-4, RS-9 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-4 in the location of proposed detention area. Also proposed is RS-9 Single-Unit Residence District along the southeastern portion of the development and directly south of 1345 Chipman Lane and 1500 Mayer Street, both of which are zoned RS-7 PAD Single-Unit Residence Planned Area Development. It is staff's opinion that RS-9 zoning would balance compatibility concerns with the RS-7 PAD and RD-10 Two-Unit Residence District properties in the area. However, RS-6 Single-Unit Residence District zoning in the location of the RS-9 in the southeastern portion of the property would be more compatible. The rest of the property would be zoned RD-10, which would be compatible as the majority of the properties to the east are zoned RD-10.



Staff is recommending this portion be amended to RS-6

(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.



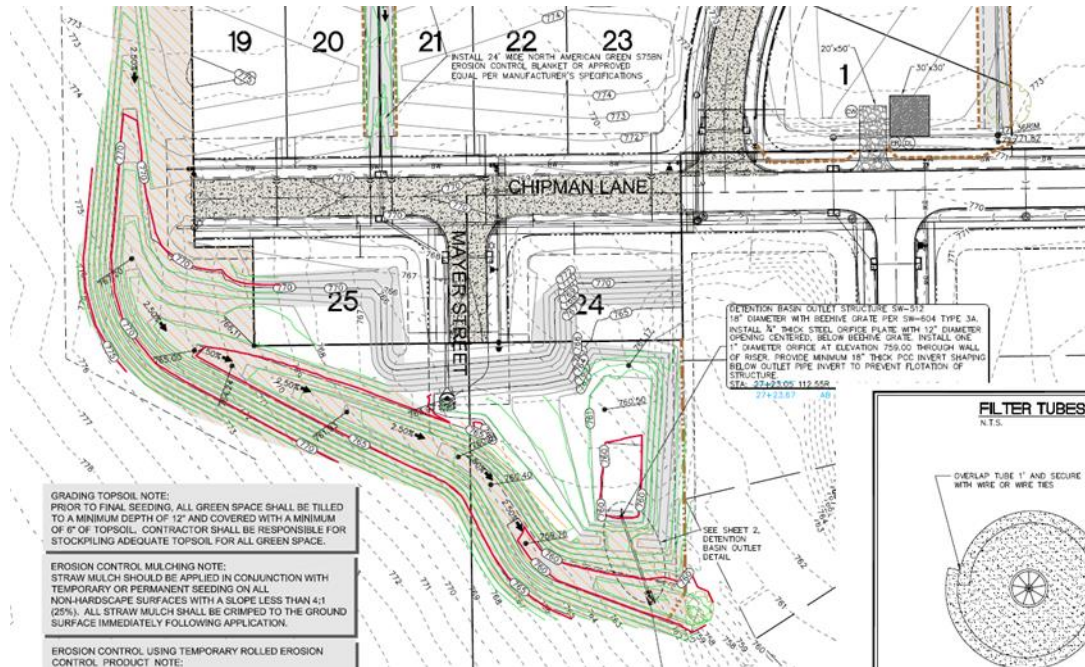
Stormwater Drainage:

City staff understands the common 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):

Another common concern is the perceived imbalance of housing types in North Liberty.

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 (Different from Applicant's Request):

Finding:

1. The rezoning request from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 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-4 Single-Unit Residence District on approximately 4.10 acres, RS-6 on approximately 1.74 acres RS-9 Single-Unit Residence District on approximately .42 acres and RD-10 Two-Unit Residence District on approximately 10.34 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
City of North Liberty
North Liberty, IA

March 30, 2025

Dear Ryan,

I am opposed to the updated ,new proposed development request of MLDC, INC. for the rezoning of ID interim development to RD-10 and especially the RS-9. I am OK with putting RS-6 (which was a part of the original proposal and now deleted) around the perimeter of the development that would be more consistent with the current existing housing which is RS-4. The RS-9 would be extremely small, single housing units. Where else does North Liberty have RS-9 housing units? Even the development that MLDC completed to the north of the proposed development has RS-6 housing.

Thank you for your consideration,

Donna Young
1380 W Forevergreen Rd
North Liberty, IA 52317

From: iccoleen@southslope.net
Sent: Sunday, March 30, 2025 7:26 PM
To: Ryan Rusnak
Subject: Re: [External] objection to the rezoning proposed by MLDC north of our property

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.

Ryan, I am still opposed to the latest rezoning request of MLDC. They are putting in single RS-9 units that are just as bad or worse than the RD-10.

Thank you,

Coleen Chipman

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Thursday, March 27, 2025 12:03 PM
To: iccoleen@southslope.net <iccoleen@southslope.net>
Subject: RE: [External] objection to the rezoning proposed by MLDC north of our property

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you for me maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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

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

From: iccoleen@southslope.net <iccoleen@southslope.net>
Sent: Thursday, March 27, 2025 11:25 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: Re: [External] objection to the rezoning proposed by MLDC north of our property

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.

Will this item be on the agenda for April?

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Thursday, March 27, 2025 11:10 AM
To: iccoleen@southslope.net <iccoleen@southslope.net>
Subject: RE: [External] objection to the rezoning proposed by MLDC north of our property

Hi Roberta,

They are working on some changes based on the feedback they received.

They are making the portion along the south side all single-family.

Also making a portion along the east side single-family as well.

I will send you the updated exhibit when I receive it.

Thanks,



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

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

From: iccoleen@southslope.net <iccoleen@southslope.net>
Sent: Thursday, March 27, 2025 10:53 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] objection to the rezoning proposed by MLDC north of our property

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.

Ryan, I have attached a letter explaining our opposition to the proposed development by MLDC.

I will try to attend the meeting but due to a family issue, I may not be able to attend.

Thank you ,
Roberta Berdo

From: David Smigel <dsmigs@gmail.com>
Sent: Sunday, March 30, 2025 8:56 PM
To: hsmigs@southslope.net; Ryan Rusnak
Subject: Re: RE: [External] proposed rezoning

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.

Hi Ryan,

Thank you for sending this over. I did receive a call from Kevin Digman on Thursday regarding the new plan and he stated that we would really like it. So after Holly and I reviewed it we are not very happy with it and think there are much better ways to rezone this. Putting RS9 right next to RS4 doesn't make sense especially since we were told there would be similar single family lots behind us as we were concerned at the time about the original purchase from Carolyn Matousek.

Considering that they have a lot of RS 6 to the north it would make sense that they would keep RS 6 all the way around the development and they could do RD10 in the middle.

I will be there Tuesday with some more information and questions. If there is anything else I should be reviewing please let me know.

Again thank you for sending this to us.

David & Holly Smigel
319.440.7122

On Thu, Mar 27, 2025 at 12:40 PM <hsmigs@southslope.net> wrote:

----- Original Message -----

Subject:RE: [External] proposed rezoning
Date:2025-03-27 12:06
From:Ryan Rusnak <rrusnak@northlibertyiowa.org>

To: "hsmigs@southslope.net" <hsmigs@southslope.net>

David and Holly,

I received this today after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you want me to maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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

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

From: hsmigs@southslope.net <hsmigs@southslope.net>

Sent: Wednesday, February 26, 2025 3:19 PM

To: Ryan Rusnak <rrusnak@northlibertyiowa.org>

Subject: [External] proposed rezoning

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.

Please see attached. We also mailed the letter today.

From: Mark Casper <mark.w.casper@gmail.com>
Sent: Thursday, March 27, 2025 8:22 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: Re: [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.

Can you explain, for me, the plan(s) for the lot directly to the south of our property.

On Mar 27, 2025, at 12:08 PM, Ryan Rusnak <rrusnak@northlibertyiowa.org> wrote:

Hi Mark,

I wanted to let you know that I received this after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

I recognize this doesn't affect your concerns about drainage, but I wanted to let know.

Based on your previous email, I plan on included what you wrote in the background material.

However, I wanted to let you know about the change.

Thanks,

<image001.png>

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

otherwise provided by law.

From: Mark Casper <mark.w.casper@gmail.com>
Sent: Tuesday, February 25, 2025 5:41 PM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>
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

<Rezoning Exhibit - 3-27-2025.pdf>

From: Ryan Rusnak
Sent: Thursday, March 27, 2025 12:05 PM
To: Julia Oxley; Colleen Chipman; Nick Oxley
Subject: RE: [External] Rezoning for property north of Forevergreen rd.
Attachments: [Rezoning Exhibit - 3-27-2025.pdf](#)

Julia, Nick and Colleen,

I received this today after some back and forth.

This is what they would like to move forward with on Tuesday (left is before, right is proposed for Tuesday).

Please advise if you want me to maintain your objection. You may also revise or withdraw.

Totally up to you.

Thanks,



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

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

From: Julia Oxley <jules2013@yahoo.com>
Sent: Thursday, March 27, 2025 11:48 AM
To: Colleen Chipman <iccoleen@southslope.net>; Nick Oxley <oxley77@msn.com>; Ryan Rusnak <rrusnak@northlibertyiowa.org>
Subject: [External] Rezoning for property north of Forevergreen rd.

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 Ryan,

My husband and I own the property located at 1420 W Forevergreen Rd.

I am writing to express my concerns regarding the proposed rezoning and development plans. I appreciate the opportunity to provide feedback and request consideration of the following points:

- I would like to see the inclusion of more single-family dwellings along the entire perimeter, replacing the proposed RD10 zoning.
- What measures will be taken to address watershed runoff from the undeveloped land northwest of the site? This area generates significant runoff that must be managed.
- The feasibility of a pond in the south end of the development is concerning due to significant elevation changes. How will this pond function effectively without negatively impacting adjacent properties?
- We appreciate that no road is proposed on the existing easement toward Forevergreen Rd., as additional traffic in this area would be problematic.
- We support a permanent drainage solution directing runoff to the existing culvert under Forevergreen Rd., provided it does not create maintenance obligations for adjacent property owners. Additionally, if it disrupts our septic field, we request city or developer-funded access to the city sewer.

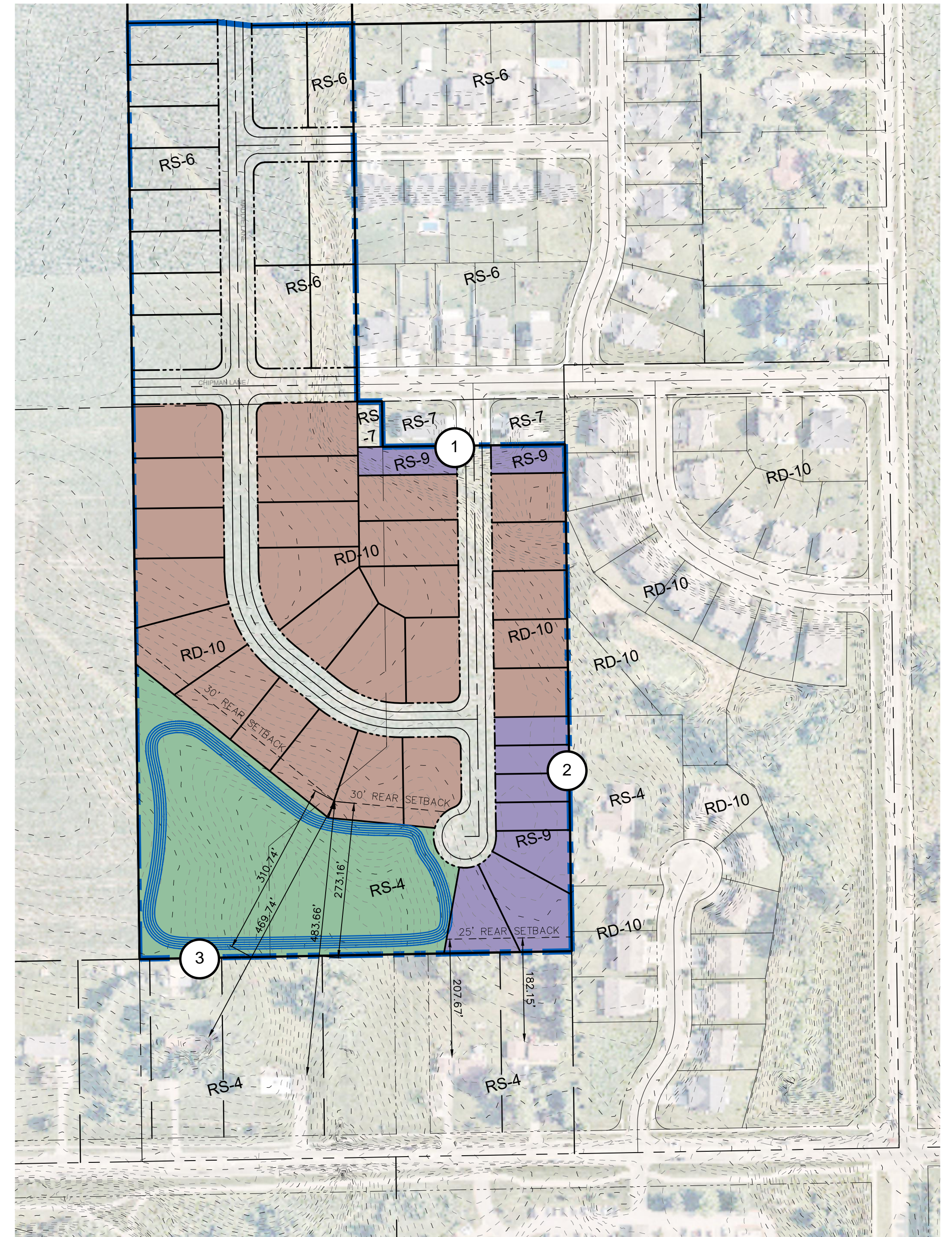
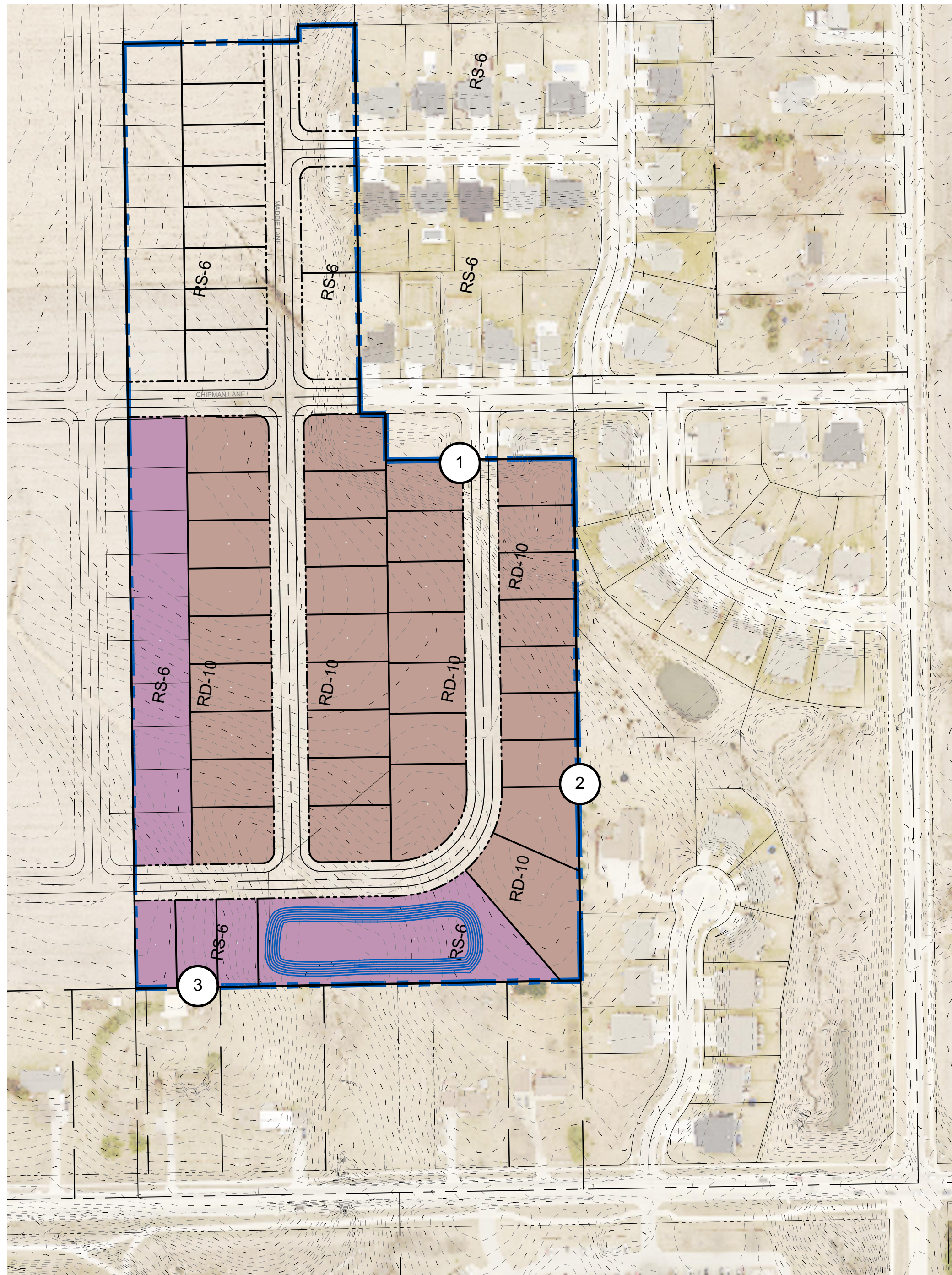
I would appreciate any updates on the project's status and next steps. Thank you for your time and consideration.

Sincerely,
Julia Oxley

1 Provided single family RS-9 as a transition from existing RS-7 homes to proposed RD-10 zone.

2 Provided single family RS-9 zone adjacent to existing RS-4 single family lots on East and South.

3 Removed proposed RS-6 lots to provide additional green space and detention area on site to increase the separation from adjacent existing RS-4 lots and the proposed RD-10 zone.



Ryan Rusnak
City of North Liberty
North Liberty, IA

March 27, 2025

Dear Ryan,

We are opposed to the zoning of the RD-10 two unit residence zoning butting up to our RS-4 single family residences. If the developer wants the RD-10 units, those units should be in the middle of the development instead of the perimeter of the development. The majority of the existing housing abutting the proposed development are RS-4 so the statement that this development is compatible with existing housing is not correct.

We have owned our property for 40 years and we are not opposed to development ,but please make it consistent with the surrounding properties.

Thank you for your consideration,

Tom and Roberta Berdo
1340 W Forevergreen Rd
North Liberty, IA 52317

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

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



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **March 28, 2025**
Re **Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts.**

1. Request Summary:

The request proposes adding the RM-14 – Multi-Unit Residence District to the Zoning Code.

The North Liberty Comprehensive Plan, which was adopted in February 2023, articulates the following for the Urban Medium Intensity (UHI) Future Land Use Map designation: *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.*

Currently, the Zoning Code contains the RM-8 (8 units/acre), RM-12 (12 units/acre) and RM-21 (21 units/acre) Districts. If a development proposal (barely) exceeds 12 units per acre, a rezoning to the RM-21 District is required, which necessitates the property being located within the Urban High Intensity (UHI) Future Land Use Map designation. Not all areas are appropriate for the UHI designation.

2. Zoning Text Amendment Approval Standards

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

Approval Standards. The Planning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards (staff commentary in italics).

Text Amendments.

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

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

- (b) The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

It is staff's opinion that the proposed zonings would promote the public health, safety, and welfare of the City.

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

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

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

It is staff's opinion that the proposed amendment reflects a change in policy.

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

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

3. Public Input:

There are no formal objections to the request.

4. Staff Recommendation:

Finding:

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

Recommendation:

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

Suggested motion:

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 168 OF THE NORTH LIBERTY CODE OF ORDINANCES, GOVERNING RM DISTRICTS DEFINED AND DIMENSIONAL STANDARDS FOR RD AND RM DISTRICTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:

SECTION 1. AMENDMENT OF ORDINANCE. Subsections 3 and 5(B) of Section 168.02 of the North Liberty Code of Ordinances, is amended as follows:

3. RM Districts Defined.

A. RM-8 Multi-Unit Residence District. The RM-8 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 8 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-8 District.

B. RM-12 Multi-Unit Residence District. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 12 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.

B.C. RM-14 Multi-Unit Residence District. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14 District.

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

SECTION 2. REPEALER. All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SCRIVENER'S ERROR. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Clerk or the Clerk's designee without further public hearing.

SECTION 4. SEVERABILITY. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First consideration on _____, 2025.

Two meetings prior to final consideration waived on _____, 2025.

Second and final consideration on _____, 2025.

CITY OF NORTH LIBERTY:

CHRIS HOFFMAN, MAYOR

CITY OF NORTH LIBERTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
NORTH LIBERTY URBAN RENEWAL AREA

April, 2025

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) of the City of North Liberty, Iowa (the “City”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") generally described on Exhibit A hereto is, by virtue of this Amendment, being added as the April, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development and blighted area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, deterioration of site improvements, and deteriorating public infrastructure (the “Blighted Conditions”).

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Urban Central District Revitalization Project

Date of Council Approval of Project: April 22, 2025

Description of the Project: The Urban Central District Revitalization Project (the “Redevelopment Project”) will consist of the redevelopment of a twenty-acre site on the Property (as defined in Section 1 above) situated in the heart of the City. A private developer (the “Developer”) will undertake the acquisition of the Property and the redevelopment thereof including site preparation and the construction of public infrastructure improvements. The Redevelopment Project will be aimed at promoting the highest and best commercial and/or residential uses of the Property. including

The Redevelopment Project will alleviate the Blighted Conditions, prevent the spread of blighted conditions in the Urban Renewal Area and facilitate significant economic development initiatives therein.

It has been requested that the City provide financial assistance to the Developer in support of the efforts to complete the Redevelopment Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$40,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the Redevelopment Project and to provide an economic development forgivable loan (the “Forgivable Loan”) to the Developer thereunder. The Forgivable Loan will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues to repay the Obligations will not exceed \$20,000,000, plus the Admin Fees and any interest expense incurred on the Obligations.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$131,893,600</u>
Outstanding general obligation debt of the City:	<u>\$ 47,905,227</u>

Proposed debt to be incurred in connection with this April, 2025 Amendment*:	<u>\$ 20,040,000</u>
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*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
NORTH LIBERTY URBAN RENEWAL AREA
APRIL, 2025 ADDITION

Certain real property situated in the City of North Liberty, Johnson County, State of Iowa, bounded by the following rights-of-way:

Beginning at the west right-of-way line of Ranshaw Way at the point at which it intersects the north right-of-way line of Cherry Street; thence easterly along said north right-of-way line of Cherry Street to a point at which it intersects the east right-of-way line of Stewart Street; thence southerly along said east right-of-way line of Stewart Street to a point at which it intersects with the south right-of-way line of Zeller Street; thence westerly along said south right-of-way line of Zeller Street to the point at which it intersects the west right-of-way line Ranshaw Way; thence northerly along said west right-of-way line of Ranshaw Way to the place of beginning, and including the full public rights-of-way said boundary streets.



To **North Liberty Mayor & City Council**
From **Ryan Heiar, City Administrator**
Date **March 6, 2025**
Re **Lion Development Group - Urban Central District**

For nearly three years, staff has been in conversations with Jeff Schweitzer about the potential redevelopment of the east portion of the ground depicted in the image to the right. Initial discussions pertained to the southern part of this (eastern) ground. However, staff challenged Jeff to expand the area to include the entire east side to further the Council goal of a Cherry Street reinvestment district facilitating a vibrant, pedestrian-oriented, mixed-use district that builds community identity and attracts additional shopping, dining, entertainment and housing options in a central core of North Liberty. A year ago, Brandon Pratt and Scott Wilson entered the conversation alongside Jeff, where the group proposed expanding the redevelopment to encompass nearly

20 acres of aging industrial property in the center of North Liberty, being referred to in their proposal as the Urban Central District (UCD). Significantly, the UCD was informed by the adopted 2022 Comprehensive Plan regarding the Cherry Street district.

The proposed concept for the UCD is attached to this memo and Jeff, Brandon and Scott will attend the March 11 Council meeting to further elaborate on their plans. In short, this 20-acre redevelopment would include approximately 65,000 square feet of commercial space fronting Ranshaw Way and a minimum of 350 residential units on the east side. This tremendous placemaking effort would significantly change the character of this part of North Liberty. The location lends itself to higher density to encourage walkability and the commercial component would further enhance the Ranshaw Way corridor.



This project is complex. For starters, it includes 15 separate parcels with eight different owners. A portion of the property is in a flood zone, drainage from the Liberty Centre Pond flows through the site, and a significant amount of fill will be required. There is approximately 80,000 square foot of existing building space that will require removal and numerous businesses that will need to relocate. The existing building stock of these properties stands in stark contrast to the more recent buildings in the area, which help emphasize the importance design standards have on our community. Admittedly, higher design standards equate to increased cost of material and labor. Even with greenfield developments, the cost of construction makes it difficult for developers to provide market rate leasable space. All of these factors contribute to very expensive development costs. Acquisitions and site preparation are estimated at \$27 million. It is anticipated that vertical construction costs will exceed \$100 million. The developers are requesting an up-front investment from the City in the amount of \$20 million.

In nearly all its previous economic development agreements, the City has provided a post-development tax rebate for a period of years. Meaning, after the development is constructed and paying property taxes, the City rebates the developer or building owner a portion of property taxes paid. In this case, for the reasons mentioned above, the developer is asking for the City's investment to come up front, before any development occurs and/or taxes paid. This approach to economic development is not uncommon but it is much riskier for the City than a traditional rebate agreement.

To invest upfront, the City would need to borrow \$20 million and then rely on the taxes generated by this redevelopment to repay the loan. If the project does not progress as proposed or the state makes a

change in how TIF is collected, it could impact the City's ability to pay from the taxes generated by this redevelopment, forcing the City to use other TIF revenues or even its

Year	Incremental Taxes Generated	20-Year Debt Service	Non-TIF Taxes Generated
1	\$ 226,771	\$ (1,870,000)	\$ 63,458
2	\$ 487,993	\$ (1,870,000)	\$ 136,558
3	\$ 768,245	\$ (1,870,000)	\$ 214,982
4	\$ 935,552	\$ (1,870,000)	\$ 261,801
5	\$ 1,112,078	\$ (1,870,000)	\$ 311,199
6	\$ 1,298,222	\$ (1,870,000)	\$ 363,288
7	\$ 1,341,492	\$ (1,870,000)	\$ 375,397
8	\$ 1,386,060	\$ (1,870,000)	\$ 387,869
9	\$ 1,431,965	\$ (1,870,000)	\$ 400,714
10	\$ 1,479,247	\$ (1,870,000)	\$ 413,946
11	\$ 1,527,948	\$ (1,870,000)	\$ 427,574
12	\$ 1,578,109	\$ (1,870,000)	\$ 441,611
13	\$ 1,629,775	\$ (1,870,000)	\$ 456,069
14	\$ 1,682,992	\$ (1,870,000)	\$ 470,961
15	\$ 1,737,805	\$ (1,870,000)	\$ 486,299
16	\$ 1,794,262	\$ (1,870,000)	\$ 502,098
17	\$ 1,852,413	\$ (1,870,000)	\$ 518,371
18	\$ 1,912,308	\$ (1,870,000)	\$ 535,131
19	\$ 1,974,001	\$ (1,870,000)	\$ 552,395
20	\$ 2,037,544	\$ (1,870,000)	\$ 570,177
21	\$ 2,103,439	\$ -	\$ 588,369
22	\$ 2,170,866	\$ -	\$ 607,230
23	\$ 2,239,526	\$ -	\$ 626,656
24	\$ 2,311,035	\$ -	\$ 646,666
25	\$ 2,384,688	\$ -	\$ 667,275
Total	\$39,404,336	\$ (37,400,000)	\$ 11,026,093
25-Year Return on Property Taxes			\$ 15,034,766

debt service levy to make payment. Additionally, debt payments will most certainly be due prior to taxes being paid on this parcel because property taxes are always in arrears. The chart above projects incremental property taxes generated, a debt repayment schedule and non-TIF taxes paid by the redevelopment.

This proposed borrowing would count against the City's debt limit. Fortunately, the City has substantial capacity remaining, currently using approximately 40% of its capacity. When factoring in this proposed project, along with all other proposed projects in the CIP, capacity would peak at approximately 65%. The City's financial advisor's general recommendation is that the City stay at or below 85% of its borrowing capacity. In FY 26, the City's total General Obligation borrowing capacity is \$132 million.

All that being said, this property has and continues to deteriorate and the significance of this group bringing all of these properties together cannot be overstated. Without City intervention, the more likely the property will continue to sit, and if redeveloped, most certainly will be in a piecemeal fashion.

It cannot be denied that this development is considerably riskier than others of which the City has been involved; however, staff will work with bond counsel – should the City Council agree that this project has merit – to create an economic development agreement that includes various claw-backs and clauses to protect the City's investment and limit its financial risk.

The intrinsic value of this redevelopment in the center of the community contributes to community identity, enhances the inter-modal transportation network, with trail and street upgrades, and provides additional services and housing opportunities to the City. Given the previous projects and investment these gentlemen have made in North Liberty, staff is confident that they can deliver.

Staff is seeking direction from the Council in the form of approval to proceed with updating the City's urban renewal plan, creating a TIF district and starting to develop an economic development agreement outlining the terms of the development.

URBAN CENTRAL district

Future Historic District



LION
DEVELOPMENT GROUP

March 5, 2025



The naming of this development reflects on several of the core initiatives of this project. It is centrally located geographically not only in the core of North Liberty itself but also the core of the Corridor. The goal is to propel what was a small town just a few years ago forward into an urban concept changing the landscape of one of the more traveled areas of North Liberty into a larger scale, vertical, yet walkable, more urban in feel... district. The tag line, "Future Historic District" could be perplexing to some but not to those who know North Liberty. Owed to how North Liberty has matured, it has a less city history than typical which is centered around exponential growth which is only enjoyed in recent times. Missing is the historic downtown or the town square.

A city's character and identity often will align with its history so North Liberty, although it has made tremendous strides in the recent years, still, can find itself looking to further define itself. It is hoped that this district will significantly contribute our city's future character and identity. To our city's future history.

A Future Historic District.





Inherent as an infill development project, it is hoped that what replaces the prior improves and advances the community. Ranshaw Way creates a dominant North South axis presence through North Liberty. This project hopes to launch a start to a complimentary East West axis aligning with Cherry Street to elevate its prominence in the community. Urban Central District intends to improve these areas that have long been desired by the community to be improved. Finally. While this is a great challenge and accomplishing it will be impactful, it is important to those leading this development effort to also work with those few displaced to assist their transition to locations that hold potential for improvement as well.

A significant portion of the North Ridge Trail, an established regional bike and pedestrian trail, will travel through the district along Muddy Creek that divides the district. One projected initiative is to activate and elevate this trail through the district as well as on the city ground across Cherry Street where the aquatic and recreational center and community Library reside. Further, the design envisions beautification and connection to the waterway and surrounding area. The residential area will be North Liberty's first urban district, engaging both Cherry Street and Zeller Street as well as a pedestrian walkway that connects the multi-building, 4/5 story loft style residences to the Urban Central District's commercial area with hope that this creates a hub for the larger North Liberty North End community. Those choosing the Urban Central District lofts as home, will be able to choose to drive their cars but will not be required to if they work close by with the UC district providing most provisional needs within a 5 -10 minute walk or less including a variety of restaurants experiences. Even less for those adventuring on bicycle.





The early vision exists to create an eclectic presence of art and things creative around the district that will serve to engage those patrons of the commercial district, those using the trails and those who live in and among. Plans exist to potentially partner with local artist providing a venue for their art to be seen and impact others. North Liberty has an opportunity to enhance its presence in public art. All places to linger.

Another idea exists to erect free standing brick walls built from reclaimed brick around the district that have provoking murals that would be artful, creative but also fun and interactive for adults and kids. Murals that encourage Instagram engagement with photo opportunities





The commercial area is drawing attention from significant retail groups, restauranteurs, those in financial arenas, healthcare and other service providers that would contribute to this community. Many with national presence and brand recognition further advancing North Liberty's presence in the creative Corridor. The developer's goal is to curate a diversified mix of commercial segments to provide provisional resources to the residents of the Urban Central District as well as all of the North Liberty community.

The goal of this district is to create a "place" for North Liberty recognize as their own, to live and gather and a place to recognize as a source of community pride. The ambition for this district is to bring a community even more together... as part of a rare opportunity... to influence their own future history.



Development Team



Brandon Pratt, Owner

Faith, Family, Business...in that order.

My name is Brandon Pratt and I am first an unapologetic follower of Christ, second a faithful husband/father and third a serial entrepreneur. I have been happily married to my soul mate Jennifer since August 2004, I have 4 beautiful boys and currently reside in my hometown of North Liberty Iowa.

My business background is in commercial real estate development where I have been a licensed realtor since I was 19 years old and have been involved in a variety of projects throughout the country ranging from:

- Raw Land Acquisitions
- Apartment Development/Management
- Land Developments (both commercial and residential)
- Restaurant Development
- Commercial Construction (warehouse, strip centers, power centers, large scale multi-use developments)
- Residential Construction (apartment complexes, townhomes, & single family)
- Large Scale Destination Resort Development
- Government Housing & Government Leases

Although I have enjoyed working with hundreds of clients as a licensed realtor over the last 22 years, I now primarily only represent myself and my real estate development company: Lion Development Group. I have worked throughout the country and have a passion for getting the deal done and getting it done right the first time.

In addition to my professional experiences I sit on the Board of 100+ Men Who Care (Hawkeye Chapter) and I am passionate about playing golf, hunting, fishing, rooting on the Iowa Hawkeyes and playing poker.

Lion Development Group is equipped with the financial resources, construction infrastructure, relationships, experience and a dedicated team to evaluate any deal, regardless of size or location.



Development Team



Scott Wilson, Owner

Scott Wilson lives in North Liberty, Iowa, with his wife, Stephanie, and their three daughters.

He earned a finance degree from the University of Iowa in 2004, followed by an MBA from the same institution in 2010. After completing his undergraduate studies, he embarked on his career in the newly established commercial department at GreenState Credit Union (formerly University of Iowa Community Credit Union). In early 2008, he took on the role of head of the department and joined the executive management team.

In the summer of 2021, he became the CEO of Solera National Bank, where he facilitated growth of over \$100 million in less than a year. After a year at Solera National Bank, he returned to work full-time with his former commercial real estate business partner.

Occasionally, Scott takes on the role of Adjunct Instructor at the University of Iowa's business school, where he teaches courses designed for finance majors.



Development Team



Jeff Schweitzer, Partner

Jeff has never been one to take the conventional path. Growing up in the Iowa City area, he earned a Pharmacy degree from the University of Iowa and spent time working in clinical and informatics roles but even then, was always working on side hustle projects, investments, and new ideas. Eventually, he embraced his entrepreneurial instincts and shifted his full focus to real estate, a design company and other investments.

For the last nearly 2 decades, Jeff has been engaged in buying, selling, and developing commercial and residential properties. Highlights include a small-scale, high-character residential development, as well as the redesign and redevelopment of over 61,000 square feet of space helping to shape North Liberty's landscape, working with everyone from small startups to national brands.

In 2014, Jeff took his love for community and business by founding the North Liberty coLab—a coworking space working in partnership with Greater Iowa City, Inc. to support local entrepreneurs, freelancers, and remote workers. He's a big believer in the power of connection and collaboration, which is why he's spent years supporting local schools, churches, and community initiatives.

At his core, Jeff is all about ideas and creative building—whether it's properties, businesses, or relationships. He's always looking for new opportunities to create, innovate, and help others succeed.





LION
DEVELOPMENT GROUP

Team Narrative

It's simple to describe Lion Development Group as a full-service real estate company, and that statement holds true. However, we are also a group of serial entrepreneurs.

Brandon is the owner of 13 restaurants and 11 family fun centers. Brandon and Scott have developed and owned apartments, numerous retail properties/developments with national credit tenants, industrial warehouses, a vending company, property management company as well as over 30 different LLC's and over 800 employees throughout the midwest.

In the past eight years, we have developed more than 400 acres of land. Additionally, our in-house construction team enables Lion Development to achieve faster market entry and competitive pricing.

While we proudly identify as a "full-service real estate company," our expertise extends beyond that. Our extensive experience across diverse industries has equipped us to build a team that understands the broader context. We approach each project with a unique perspective, always focusing on how every individual involved can achieve their ultimate goals.



Projected Operations Timeline

Acquisition of Ground: May 1, 2025

Horizontal Work: June 1, 2025

Vertical Construction: October 1, 2025

Plan Narrative

Lion Development Group has finalized purchase agreements for 15 parcels covering nearly 20 acres in the heart of North Liberty. These parcels are primarily comprised of aging industrial properties, many of which date back to the 1950s and 1970s. The current built environment detracts from two critical corridors in North Liberty: Ranshaw Way and Cherry Street. Lion Development envisions transforming the site into a project that adds value to the city and revitalizes the area by redeveloping it to its optimal use.

We have worked closely with city representatives to create a comprehensive site plan that encourages walkability and connectivity between the commercial and multifamily developments. The project will feature approximately ~65,000 square feet of Class A commercial space, accommodating a variety of tenants, including retail, office, banking, restaurant, and medical services. Additionally, there will be multifamily buildings offering Class A rentals with approximate unit count north of 350.

Multiple connection points will link the commercial and residential areas with the city's walking trails, integrating the city amenities, such as the library, pool, and recreation center, situated directly north of the redevelopment.



Proposed Redevelopment



LEGEND

- PEDESTRIAN CIRCULATION
- PUBLIC ENTRY POINT
- UCD PROGRAMMING
- RETENTION PONDS

ONISHOT
ARCHITECTURE



Acquisition Details & Costs

The proposed Urban Central District has remained undeveloped for nearly forty years primarily due to the economic infeasibility of developing these parcels without substantial financial backing from the City of North Liberty. High acquisition costs, the need to relocate existing businesses, and significant development expenses contribute to this challenge. These expenses encompass various factors, including:

- Flood ground mitigation
- Demolition and environmentally sensitive removal of numerous buildings
- Installation of over 300 feet of box culvert to manage water runoff directed towards Liberty Centre lake to the northwest
- Navigating nearby railroad tracks
- Compliance with regulations surrounding a blue line stream governed by the Department of Natural Resources
- Managing up to 9 feet of elevation change, necessitating the importation of materials

These extraordinary development costs are in addition to typical expenses.

The projected costs for acquisition and horizontal development alone, excluding vertical construction, are estimated at around \$27,000,000. This translates to a cost basis exceeding \$30 per square foot. In contrast, fully developed retail land in North Liberty is being sold for a fraction of this amount.



CONTACT INFORMATION



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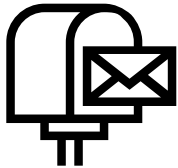
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*owner is a licensed realtor in the state of Iowa
with Ruhl & Ruhl realtors





LION
DEVELOPMENT GROUP

**Planning Commission**

March 4, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, March 4, 2025, Planning Commission to order at 6:32 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Sheila Geneser, Valerie Ward, Dave Willer, and Amy Yotty; absent: Jason Heisler and Josey Bathke. Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Kacie Bonjour, Nick Dwyer, Patrick Anthon, Jon Marner, and other interested parties.

Approval of the Agenda

Willer moved to table Item number 7, "Public Hearing on Zoning Map Amendment" (MLDC, Inc.), A'Hearn seconded. The vote was all ayes. Item tabled.

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

Public Comment

No public comments were offered.

Kwik Trip, Inc. Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Kwik Trip, Inc. to approve a Preliminary Site Plan for a 9,176 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. 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 approve a Preliminary Site Plan for a 9,176 square foot retail building and fueling station on approximately 2.01 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kacie Bonjour was present on behalf of the applicant and offered additional information and to answer questions.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including proposed streets in the development.

Recommendation to the City Council

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

Kevin Watts Preliminary Subdivision Plat

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the two listed 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;

and forward the request of Watts Development Group, Inc. to approve a Preliminary Subdivision Plat for a 3-lot subdivision on 2.53 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 to answer questions.

Public Comments

No public comments were received.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

A'Hearn moved, Geneser seconded that 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 3-lot subdivision on 2.53 acres to the City Council with a recommendation for approval. The vote was: ayes – Ward, Willer, Yotty, Geneser, A'Hearn; nays – none; absent – Bathke, Heisler. Motion carried.

Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the 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. Staff recommends the Planning Commission accept the listed 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;

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 on approximately 9.18 acres to the City Council with a recommendation for approval.

Applicant Presentation

Nick Dwyer, the applicant, was present and offered additional background on the project.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including parking, right in/right out, and access to the site.

Recommendation to the City Council

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

Approval of Previous Minutes

A’Hearn moved, Willer seconded to approve the minutes of the February 4, 2025, meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak presented residential permit history from 2010 to present. He reported on the applications for April’s meeting and the Good Neighbor meeting for the development on Dubuque Street. Commission discussed the report with Rusnak.

Adjournment

At 6:59 p.m., A’Hearn moved, Ward seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk