



**North Liberty Planning Commission  
Tuesday, May 6, 2025 6:30 PM  
North Liberty City Council Chambers  
360 N Main St, North Liberty, Iowa 52317**

This meeting may be accessed live by the public in person or on the internet at [northlibertyiowa.org/live](http://northlibertyiowa.org/live), on Facebook at [facebook.com/northliberty](https://facebook.com/northliberty) or on YouTube at [youtube.com/northliberty](https://youtube.com/northliberty). Meetings are rebroadcast on cable and available on-demand on [northlibertyiowa.org](http://northlibertyiowa.org).

Call to Order

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Public Comment** on any topic not on the agenda.
- 4. Preliminary Site Plan:** Request of Iowa City Area Christian School Association for to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres. The property is located at the southeast corner of Hackberry Street and Juniper Court.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 5. Preliminary Subdivision Plat:** Request of Bowman Property LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision and related infrastructure on approximately 26.44 acres. The property is located at the northeast corner of West Forevergreen Road and South Kansas Avenue.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council

**6. Preliminary Site Plan:** Request of Dahnovan Land Development, LLC. to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 acres. The property is located at the southeast corner of Harlen Street and Julia Drive.

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

**7. Zoning Map Amendment (Watts – West):** Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street.

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

**8. Zoning Map Amendment (Watts – East):** Request of Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 54.49 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive.

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

**9. Zoning Code Ordinance:** Request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs

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

**10. Zoning Map Amendment (Urban Central District):** Request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure.

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

**11. Approval of Previous Minutes**

**12. Planning Updates**

**13. Adjournment**



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Request of Iowa City Area Christian School Association for to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres. The property is located at the southeast corner of Hackberry Street and Juniper Court.**

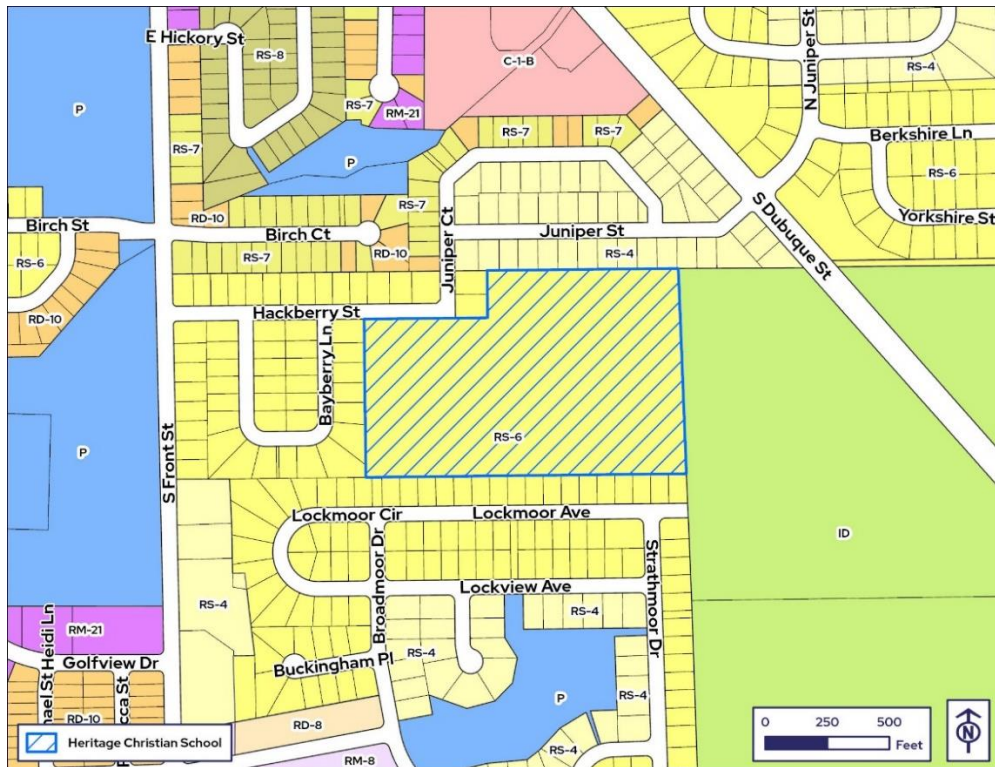
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North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

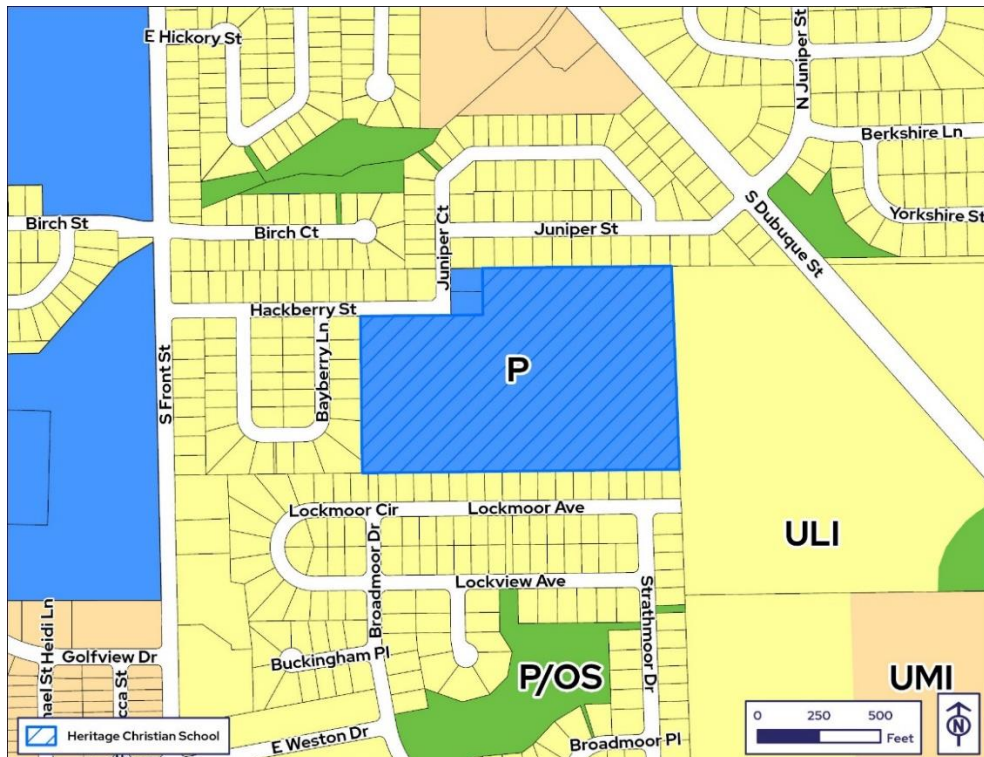
1. **Request Summary:** The site plan proposes two temporary classrooms and related infrastructure on the north side of the existing school. The applicant has stated that the temporary classrooms are necessary until permanent facilities are constructed.



**2. Current Zoning:** RS-4 Single-Unit Residence District.



**3. Comprehensive Plan Future Land Use Map Designation:** Public/Semi-Public. The RS-4 zoning is consistent with the Public/Semi-Public Future Land Use Map designation.



#### **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 RS-4 District is consistent with the Public/Semi-Public Future 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.

Primary Educational Facility is listed a permitted use in the RS-4..

A. Defined. Primary Educational Facility means a public, private, or parochial facility that offers instruction at the elementary and/or junior high school levels.

B. Use Standards.

(1) Dimensional standards

(a) Minimum frontage: 150 feet.

(b) Minimum lot width: 300 feet.

(c) Minimum lot area: 5 acres.

(d) Maximum building height: 35 feet.

(e) Required front yard: 50 feet.

(f) Required corner side yard: 50 feet.

(g) Required side yard: 50 feet.

(h) Required rear yard: 50 feet.

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.**

## **5. Additional information:**

This City has allowed temporary classrooms on school properties to alleviate a need for additional space while permeant additions are being planned/constructed.

Considering the temporary nature of the buildings, staff is not applying the typical design standards (such as 60% masonry) for non-residential buildings.

Notably, there are no pending plans for a permeant addition to the school. Staff has expressed concern about temporary buildings remaining in place longer than originally intended. Therefore, staff is recommending a maximum time for the temporary classrooms of three years.

Iowa State Code provides for the following:

*...(when) approving a site development plan, a council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner..."*

## **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 two temporary classrooms and related infrastructure on approximately 22.09 acres to the City Council with a recommendation for approval subject to the following condition:

1. That the temporary classrooms be removed from the property and the area containing the temporary classrooms and related infrastructure be restored to a landscaped condition on or before July 31, 2028.

### 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 subject to the condition recommended by City staff.

# HERITAGE CHRISTIAN SCHOOL "TEMPORARY CLASSROOMS" NORTH LIBERTY

## PRELIMINARY SITE PLAN

### GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF NORTH LIBERTY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT IOWA A CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
5. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.

### UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

### SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 10-16-2024.

8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

- LEGEND**
- SAN - SANITARY SEWER
  - ST - STORM SEWER
  - W - WATER LINE
  - G - GAS LINE
  - UE - UNDERGROUND ELECTRIC
  - OE - OVERHEAD ELECTRIC
  - TELE - TELEPHONE LINE
  - FO - FIBER OPTIC
  - CATV - CABLE TV
  - SM - STORM MANHOLE
  - CI - CURB INTAKE
  - SI - SURFACE INTAKE
  - FE - FLARED END SECTION
  - RD - ROOF DRAIN
  - DO - DOWNPOUT
  - SM - SANITARY MANHOLE
  - CE - CLEANOUT
  - FI - FIRE HYDRANT
  - SP - SPRINKLER
  - IC - IRRIGATION CONTROL VALVE
  - WM - WATER MANHOLE
  - WV - WELL
  - WV - WATER VALVE
  - WV - WATER SHUT OFF
  - YH - YARD HYDRANT
  - FP - FLAGPOLE
  - EM - ELECTRIC MANHOLE
  - EM - ELECTRIC METER
  - ER - ELECTRIC RISER
  - EV - ELECTRIC VAULT
  - TP - TRANSFORMER POLE
  - TP - TRANSFORMER POLE
  - LP - LIGHT POLE
  - EJB - ELECTRIC JUNCTION BOX
  - EP - ELECTRIC PANEL
  - TR - TRANSFORMER
  - GL - GROUND LIGHT
  - GW - GUY WIRE
  - EH - ELECTRIC HANDHOLE
  - GM - GAS METER
  - GV - GAS VALVE
  - ACU - AIR CONDITIONING UNIT
  - TR - TELEPHONE RISER
  - TV - TELEPHONE VAULT
  - TM - TELEPHONE MANHOLE
  - TSR - TRAFFIC SIGNAL MANHOLE
  - FO - FIBER OPTIC MANHOLE
  - FR - FIBER OPTIC RISER
  - FOV - FIBER OPTIC VAULT
  - CTR - CABLE TV RISER
  - S - SIGN
  - B - BOLLARDS
  - D - DENOTES NUMBER OF PARKING STALLS
  - PC - PROPERTY CORNER - FOUND AS NOTED
  - PC - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP (2" x 16") OR AS NOTED
  - SC - SECTION CORNER - FOUND AS NOTED
  - SC - SITE CONTROL POINT - MONUMENT AS NOTED

### UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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### PROPERTY DESCRIPTION:

LOT 1 OF HERITAGE ADDITION TO THE CITY OF NORTH LIBERTY, IN THE S 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 6TH P.M., JOHNSON COUNTY, IOWA AS RECORDED IN BOOK 42, PAGE 259 OF THE JOHNSON COUNTY RECORDS.

### ADDRESS:

255 HACKBERRY STREET

NORTH LIBERTY, IOWA

### OWNER / PREPARED FOR:

IOWA CITY AREA CHRISTIAN SCHOOL ASSOCIATION

### ZONING:

RS 6 (SINGLE UNIT RESIDENCE DISTRICT)

### PROPOSAL:

THE APPLICANT INTENDS TO INSTALL TWO 1,536 SF TEMPORARY CLASSROOMS WHILE A PERMANENT ADDITION IS BEING PLANNED / CONSTRUCTED

### PARKING CALCULATIONS:

#### PARKING REQUIREMENTS

3 STALLS PER CLASSROOM

1 STALL PER OFFICE

#### EXISTING PARKING:

14 CLASSROOMS \* 42 STALLS

4 OFFICES \* 4 STALLS

TOTAL EXISTING PARKING REQUIRED = 46 STALLS

#### PARKING AFTER ADDITION OF PORTABLE CLASSROOMS:

4 PROPOSED CLASSROOMS \* 12 STALLS

NEW REQUIRED PARKING = 18 STALLS

TOTAL EXISTING PARKING = 14 STALLS

#### IMPERVIOUS SURFACE:

TOTAL LOT AREA = 86,910 SF (22.10 ACRES)

EXISTING IMPERVIOUS AREA = 97,422 SF (10.1%)

EXISTING OPEN SPACE = 865,488 SF (89.9%)

NEW IMPERVIOUS SURFACE AREA = 1,756 SF

NEW BUILDING FLOOR AREA = 3,072 SF

NEW TOTAL IMPERVIOUS AREA = 102,250 SF (10.6%)

NEW OPEN SPACE = 865,662 SF (89.4%)

### ABBREVIATIONS:

- AC - ACRES
- ASPH - ASPHALT
- BOOK - BOOK
- CONC - CONCRETE
- D - DECEDED DISTANCE
- EX - EXISTING
- ENCLOSURE - ENCLOSURE
- FF - FINISHED FLOOR
- FL - FLOW LINE
- FRAC - FRACTIONAL
- M - MEASURED DISTANCE
- MH - MANHOLE
- OPC - ORANGE PLASTIC CAP
- PL - PLATTED DISTANCE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRA - PREVIOUSLY RECORDED AS
- PUE - PUBLIC UTILITY EASEMENT
- RHW - RIGHT OF WAY
- RPC - RED PLASTIC CAP
- SF - SQUARE FEET
- SAN - SANITARY
- TPC - TYPICAL
- YPC - YELLOW PLASTIC CAP
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

### PRELIMINARY

SIGNED: JOEL E. JACKSON, P.E. 18397  
LICENSE RENEWAL DATE: DEC. 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL: PAGE 1

DATE: APRIL 1, 2025



PORTABLE CLASSROOM SITE PLAN  
HERITAGE CHRISTIAN SCHOOL  
255 HACKBERRY STREET  
NORTH LIBERTY, IOWA

REFERENCE NUMBER:

DRAWN BY:  
MH

REVISION DATE:

PROJECT NUMBER:

240336

SHEET NAME:

SITE PLAN

SHEET NUMBER:

1 OF 1









To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Request of Bowman Property LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision and related infrastructure on approximately 26.44 acres. The property is located at the northeast corner of West Forevergreen Road and South Kansas Avenue.**

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

### 1. Request Summary:

The Preliminary Plat proposes 4 lots and public and private infrastructure on approximately 26.44 acres.



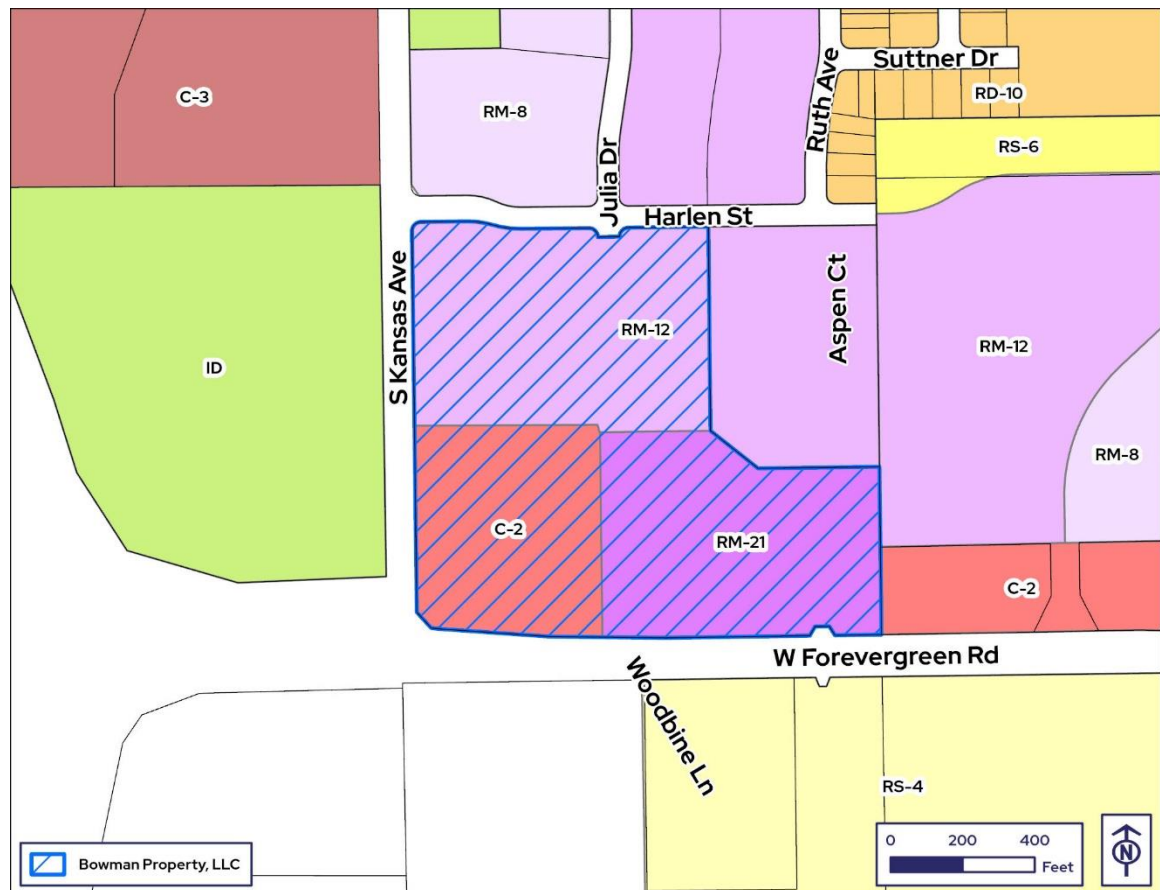
## 2. Current Zoning:

RM-12, RM-21 and C-2.

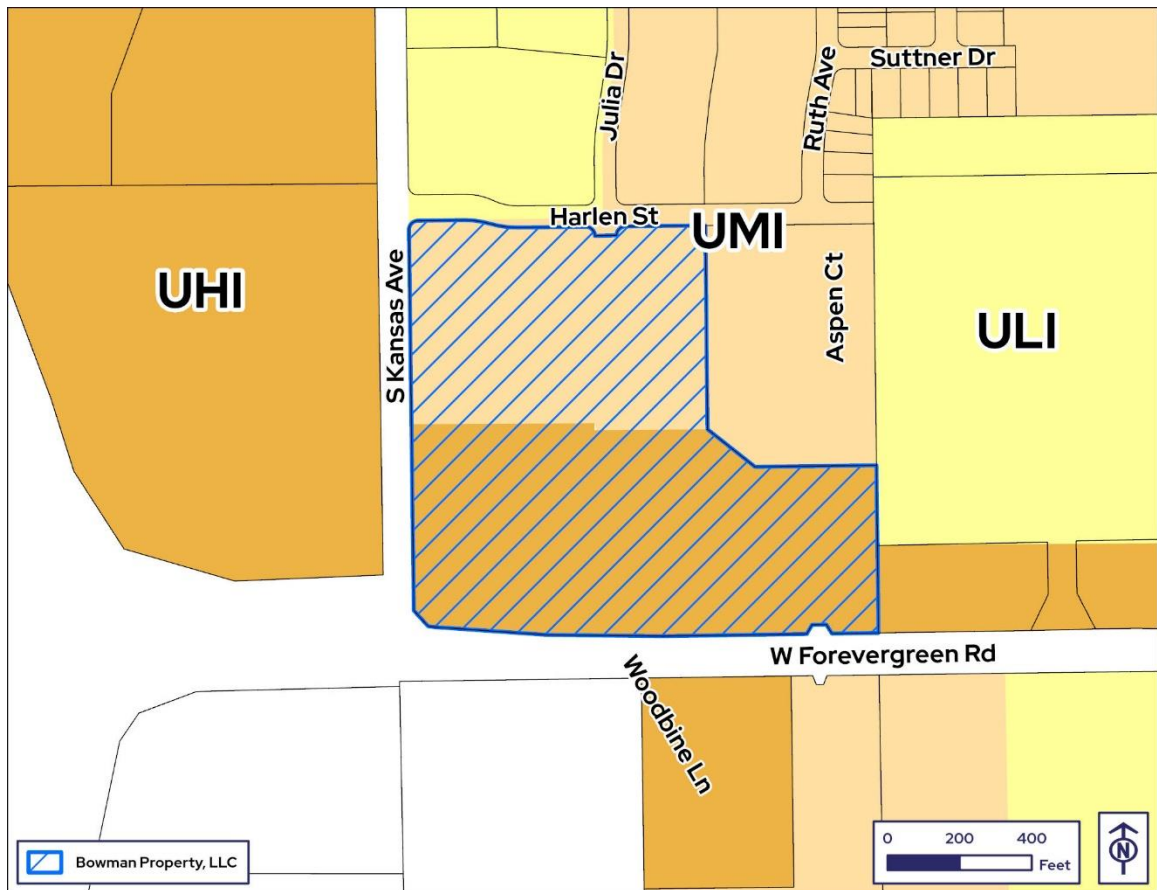
The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.

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

The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban Medium Intensity and Urban High Intensity. The existing zoning districts are consistent with the Future Land Use Map Designations.



4. **Approval Standards:**

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

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

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

- (3) *Legal description and acreage;*

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

*(18) Stormwater management facilities when applicable;*

**This has been provided on the Preliminary Plat.**

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

**This information has been provided.**

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

**The intersection of Julia Drive and West Forevergreen Road would be limited to a right-in/right-out only. This is being accomplished with a median within West Forevergreen Road, which would be funded by the developer.**

## **5. Public Input:**

A virtual good neighbor meeting was held on February 17, 2025. No one outside of City representatives and the applicant attended the meeting. There are no objections to the request.

## **6. Additional information:**

None.

## **7. Staff Recommendation:**

### Findings:

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

### Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request to approve a Preliminary Subdivision Plat 4-lot subdivision and related infrastructure on approximately 26.44 acres to the City Council with a recommendation for approval.

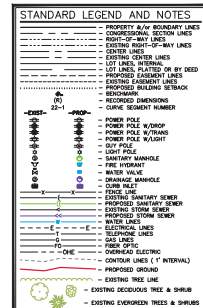
### Suggested motion:

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

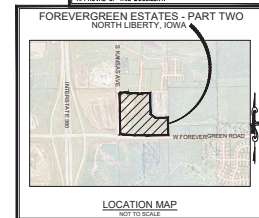


<b>PLAT PREPARED BY:</b> MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240	<b>OWNER/APPLICANT:</b> BOWMAN PROPERTY LLC 2800 UNIVERSITY AVE, SUITE 420-193 WEST DES MOINES, IA 50266	<b>APPLICANT'S ATTORNEY:</b> ROBERT N. DOWNER 122 S. LINN STREET IOWA CITY, IA 52240
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<b>PLAT PREPARED BY:</b> MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240	<b>OWNER/APPLICANT:</b> BOWMAN PROPERTY LLC 2800 UNIVERSITY AVE, SUITE 420-193 WEST DES MOINES, IA 50266	<b>APPLICANT'S ATTORNEY:</b> ROBERT N. DOWNER 122 S. LINN STREET IOWA CITY, IA 52240
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THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



PROJAC



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## SITE GRADING CONCEPT

## FOREVERGREEN ESTATES - PART TWO

NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.	
Date:	04/01/2025
Designed by:	CAT
Drawn by:	HEH
Checked by:	CAT
Project No:	9828-006
Field Book No:	1
Scale:	1"=50'
Sheet No:	1



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Request of Dahnovan Land Development, LLC. to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 acres. The property is located at the southeast corner of Harlen Street and Julia Drive.**

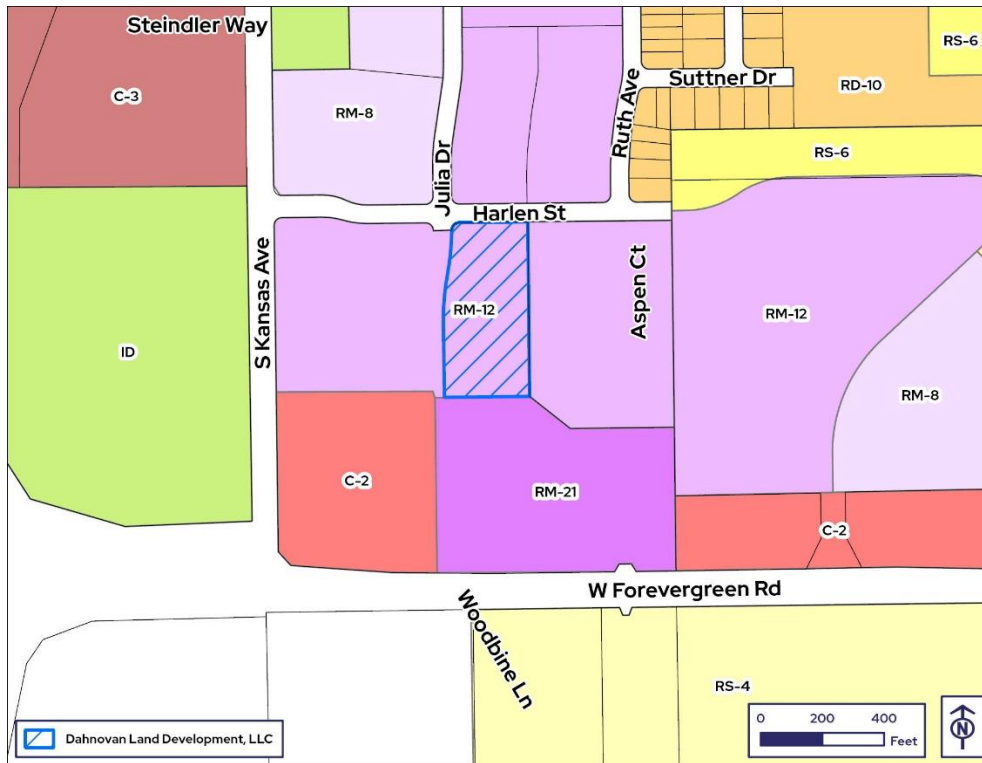
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North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo.

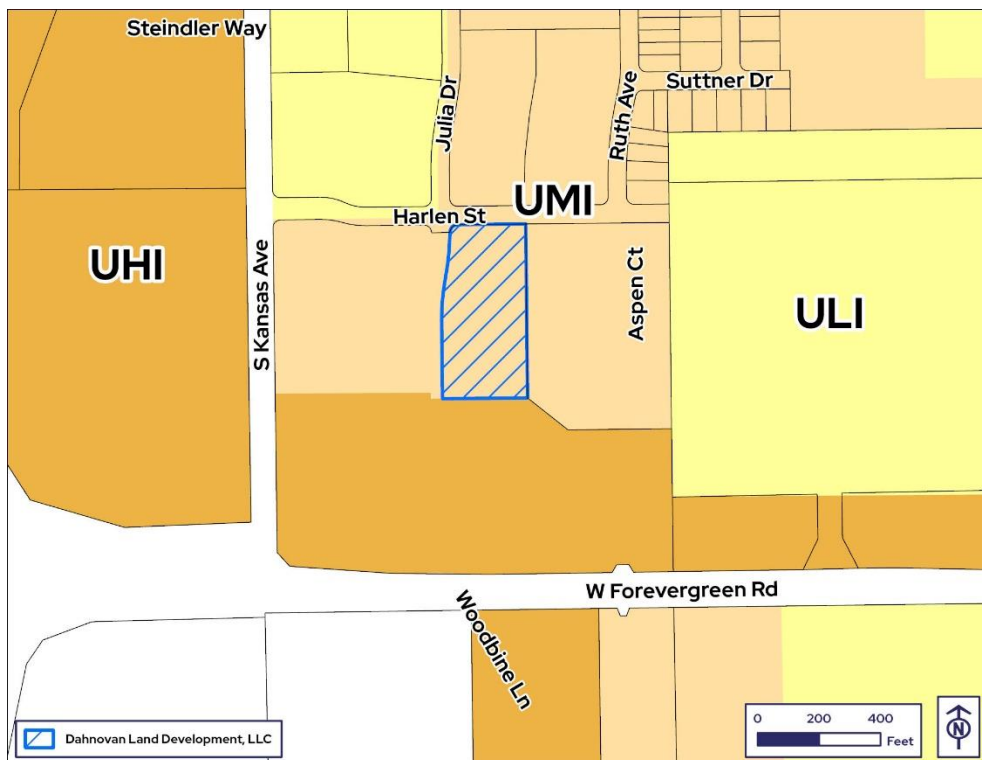
1. **Request Summary:** The site plan proposes four, four-unit townhouse buildings and related infrastructure on proposed Lot 125 Forevergreen Estates, Part Two.



**2. Current Zoning:** RM-12 Multi-Unit Residence District (12 units/acre).



**3. Comprehensive Plan Future Land Use Map Designation:** Urban Medium Intensity (UMI). The RM-12 District is consistent with the UMI Future Land Use Map designation.



#### 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-12 District is consistent with the Urban Medium Intensity (UMI) Future Land Use Map designation.**

#### Analysis of adopted ordinances and regulations.

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

#### Retail Goods Establishment

Defined. Means an establishment that provides physical goods, products, Section 168.07 Townhouse Dwelling.

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

B. Use Standards.

- (1) Each unit must have an approved one-hour fire-resistive wall between them that is built in such a manner as to allow no connections other than the wall itself between the units
- (2) The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front facade.
- (3) To the maximum extent permitted by Iowa Code § 414.1(1)(h), minimum required masonry on front yard building elevation in residential districts is 25%.
- (4) A 5% minimum transparency requirement applies to the front facade and is calculated on the basis of the area of the facade below the roofline.
- (5) Additional commercial district design standards.

- (a) Buildings shall be oriented to the best extent possible so that attached garages doors do not face the public right-of-way.
- (b) Roofs shall be designed to be generally flat and shall be concealed from view by use of parapet walls or other architectural methods. Portions of roofs that are curved or pitched may be allowed as architectural accents but shall not be used as the primary roof design.
- (c) A 15% minimum transparency requirement applies to any facade facing a street and is calculated on the basis of the entire area of the facade.

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 of Section 165.02(2)(D) and applicable design standards below.**

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

**The RM-12 District is consistent with the Urban Medium Intensity (UMI) Land Use Designation.**

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. **Trash and refuse would be curb side pickup.***
- *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 (ordinance language in *italics*).

Requirements for All Districts (ordinance language in *italics*).

- *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.*
- *Buildings shall have a consistent architectural style throughout the development on each lot, as defined by repetition of exterior building material and colors, and architectural elements.*
- *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.*
- *Special attention shall be taken to incorporate external mechanical equipment into the design such that it does not detract from the aesthetics of the site and building.*
- *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.*
- *Roof top equipment shall be screened on all sides of the building as viewed in plan elevation.*
- *Reflective surfaces that may cause glare or traffic hazards are not acceptable.*

It is staff's opinion that the site plan achieves consistency with the aforementioned design standards.

**5. Public Input:**

No public input has been received.

**6. Additional information:**

Lot 125 is located within the proposed Forevergreen Estates Part Two Subdivision. This plat will need to be approved by City Council prior to improvements being constructed on this lot.

**7. Staff Recommendation:**Finding:

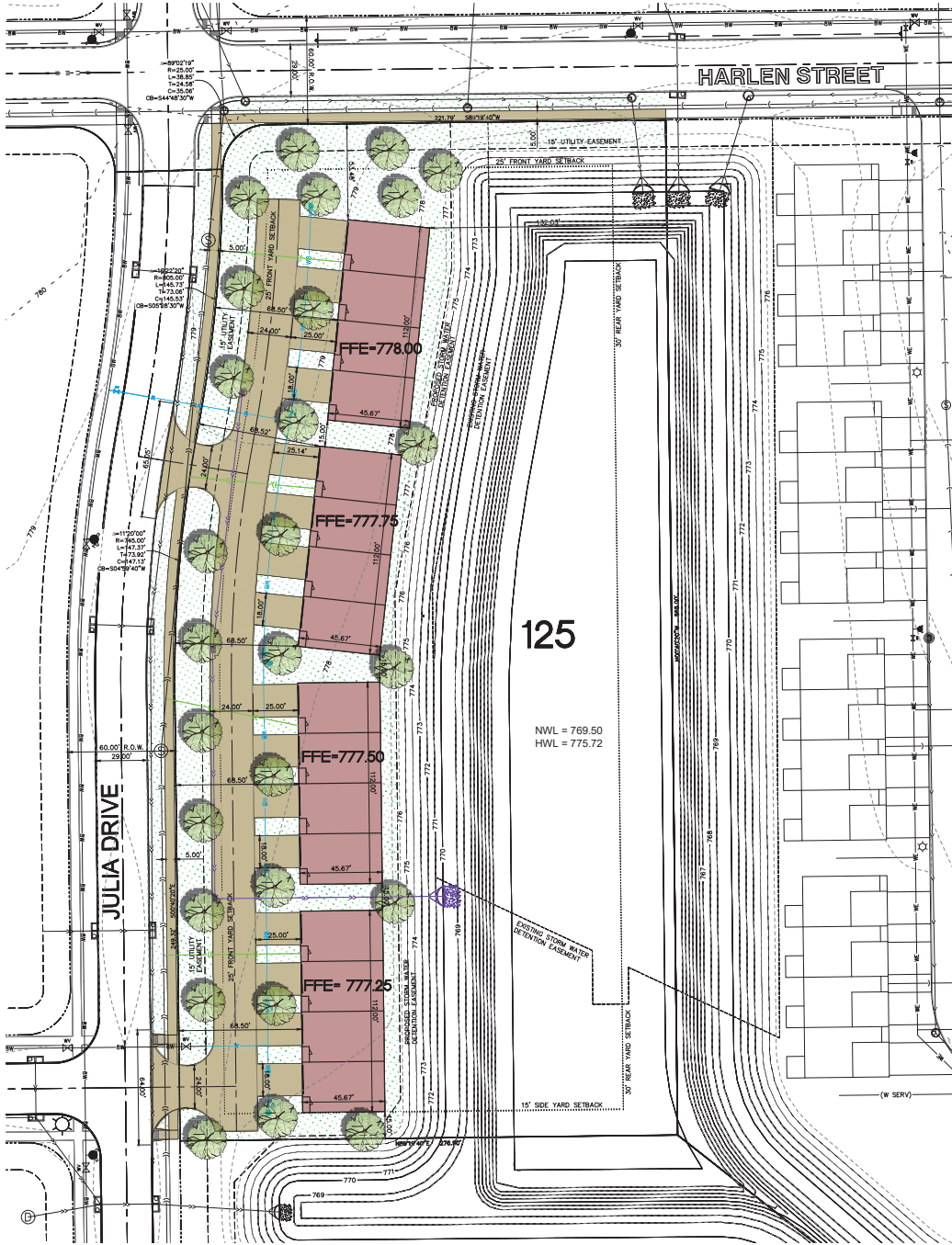
1. The preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 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 FOREVERGREEN ESTATES - PART TWO, LOT 125 NORTH LIBERTY, IOWA

## LANDSCAPE REQUIREMENTS

1 TREE FOR EACH 750 SF OF BUILDING FOOTPRINT  
20,459 / 750 = 27 TREES REQ.  
27 TREES PROVIDED

## PRELIM PLANT SCHEDULE

SYMBOL	SHADE TREE	27
AREA	2' CAL.	

**APPLICANT:** SHARVATH LAND DEVELOPMENT, LLC  
1658 LINEN LANE  
NORTH LIBERTY, IA 52317

**OWNER:** SHARVATH LAND DEVELOPMENT, LLC  
1658 LINEN LANE  
NORTH LIBERTY, IA 52317

**SUBJECT:** LOT 125, FOREVERGREEN ESTATES - PART TWO, NORTH LIBERTY, JOHNSON COUNTY, IOWA, S40 TRACT OF LAND CONTAINS 3.47 ACRES.

**REQUIREMENTS:** APPLICANT PLANS TO DEVELOP FOUR, FOUR-UNIT DWELLINGS TO BE LOCATED ON A 3.47 ACRE SITE.

PHASE	AREA OF WORK	LAND USE TYPE(S)	CONSTRUCTION PERIOD
LOT 125		FOUR-UNIT DWELLINGS	SUMMER 2025 THRU WINTER 2026

## DEVELOPMENT CHARACTERISTICS

**CURRENT ZONING:** RM-15

SETBACK REQUIREMENTS	REQUIRED
FRONT YARD	25 FEET
CONCRETE SIDE YARD	10 FEET
REAR YARD	30 FEET

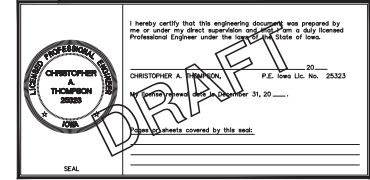
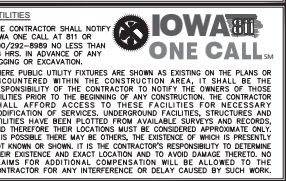
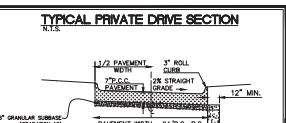
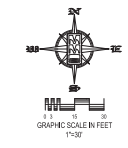
PARKING SETBACKS	REQUIRED
FRONT YARD	10 FEET
SIDE YARD	5 FEET
REAR YARD	5 FEET

MINIMUM LOT REQUIREMENTS	REQUIRED
MINIMUM LOT SIZE	3,500 SF/DU (21,780 SF)
LOT FRONTAGE	50 FEET
LOT WIDTH	80 FEET
MAXIMUM BUILDING HEIGHT	40 FEET

LOT CHARACTERISTICS	REQUIRED
LOT AREA	154,350 SF (3,547 AC)
BUILDING AREA - PROPOSED	20,459 SF (13.8%)
PAVING AREA - PROPOSED	20,459 SF (13.8%)
GREEN SPACE AREA	109,836 SF (72.7%)

LOT DENSITY - UNITS/ACRE (16/3.47) = 4.6 UNITS PER ACRE	REQUIRED
FOUR-UNIT DWELLING	2 SPACES * 16 UNIT = 32 SPACES
2 SPACES/DWELLING UNIT	32 SPACES (32 GARAGE)

**GENERAL NOTES:**  
- ALL OVERHEAD MOUNTED MECHANICAL UNITS SHALL BE SCREENED WITH LANDSCAPING.  
- TREES WILL BE PRIVATE CURBSIDE PICKUP.  
- ALL NEW UTILITY WORK SHOWN FOR WATER, SANITARY AND STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED. THIS INCLUDES WATER MAIN WORK IN THE ALDIA DRIVE RIGHT-OF-WAY.  
- ROAD SHALL SUPPORT AT LEAST 75,000 LBS.



### STANDARD LEGEND AND NOTES

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

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

3.47 AC

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ENVIRONMENTAL SPECIALISTS

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Date	Revision
04-14-2025	PER CITY COMMENT

## PRELIMINARY SITE PLAN

FOREVERGREEN  
ESTATES - PART TWO,  
LOT 125  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date: 04/01/2025

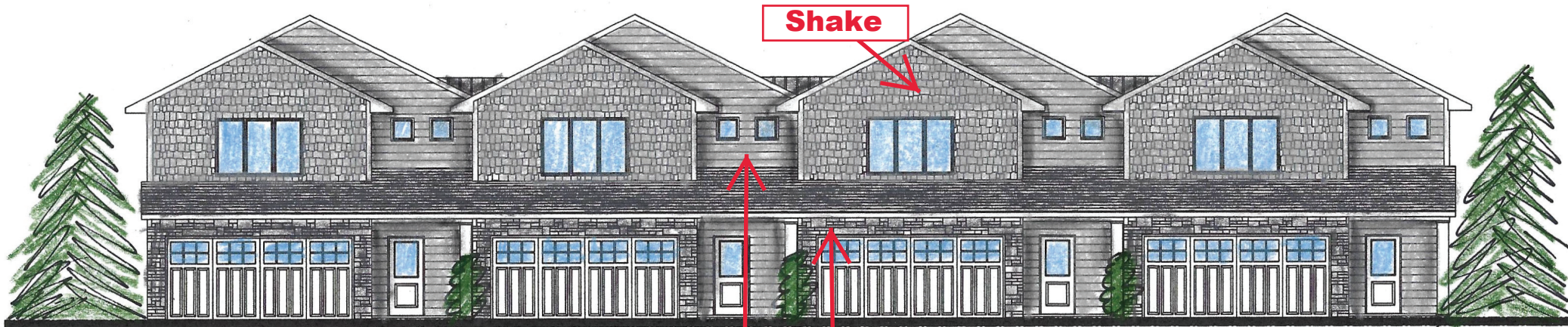
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Drawn by: BAW Scale: 1"=30'

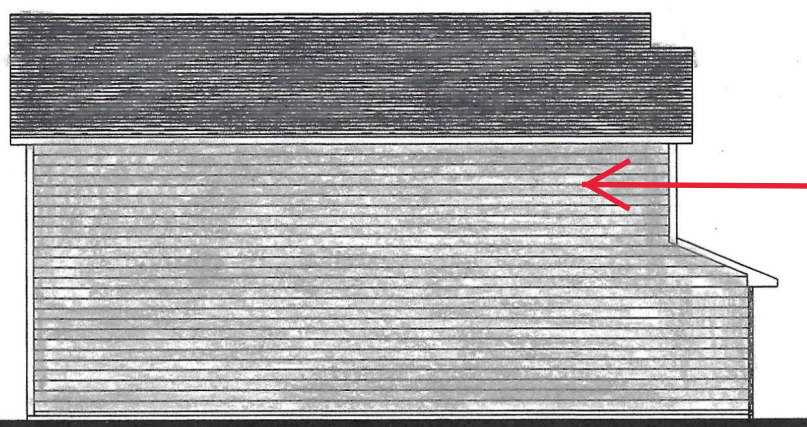
Checked by: CAT Sheet No:

Project No: 11030-012

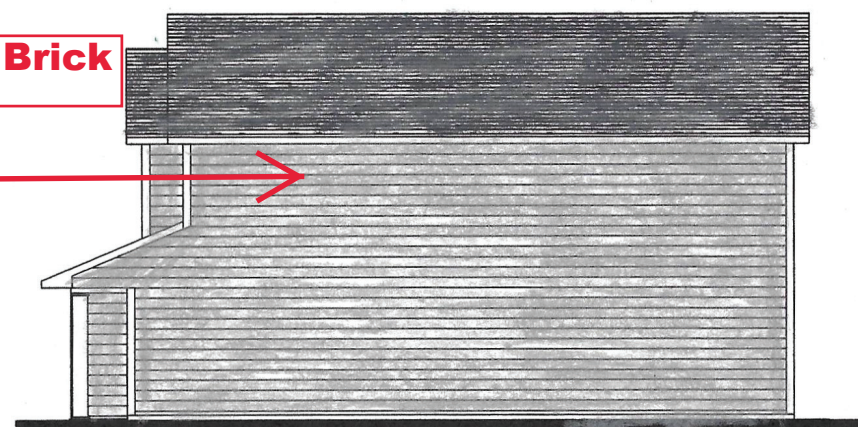
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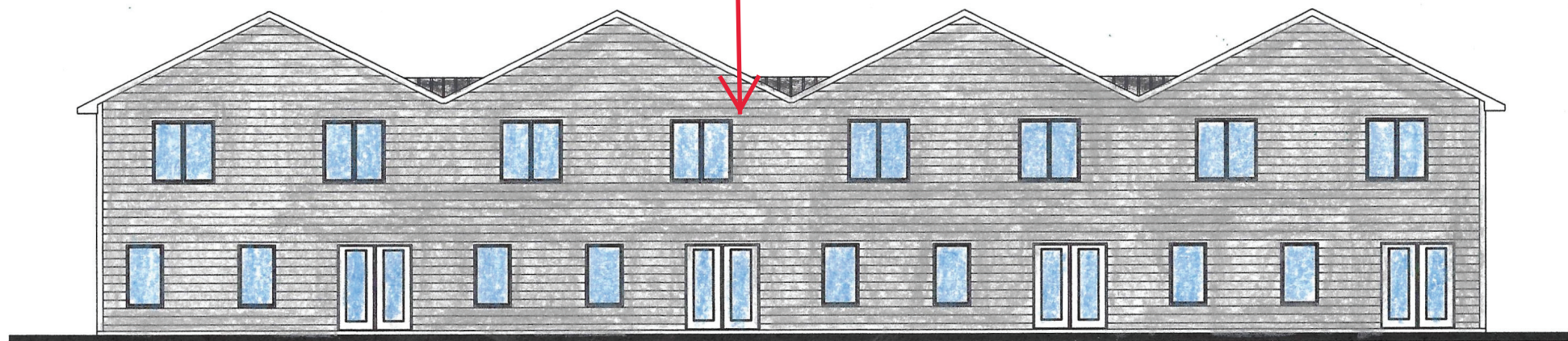
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

**Shake**

**Stone / Brick**

**Siding**



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street.**

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

### 1. Request Summary:

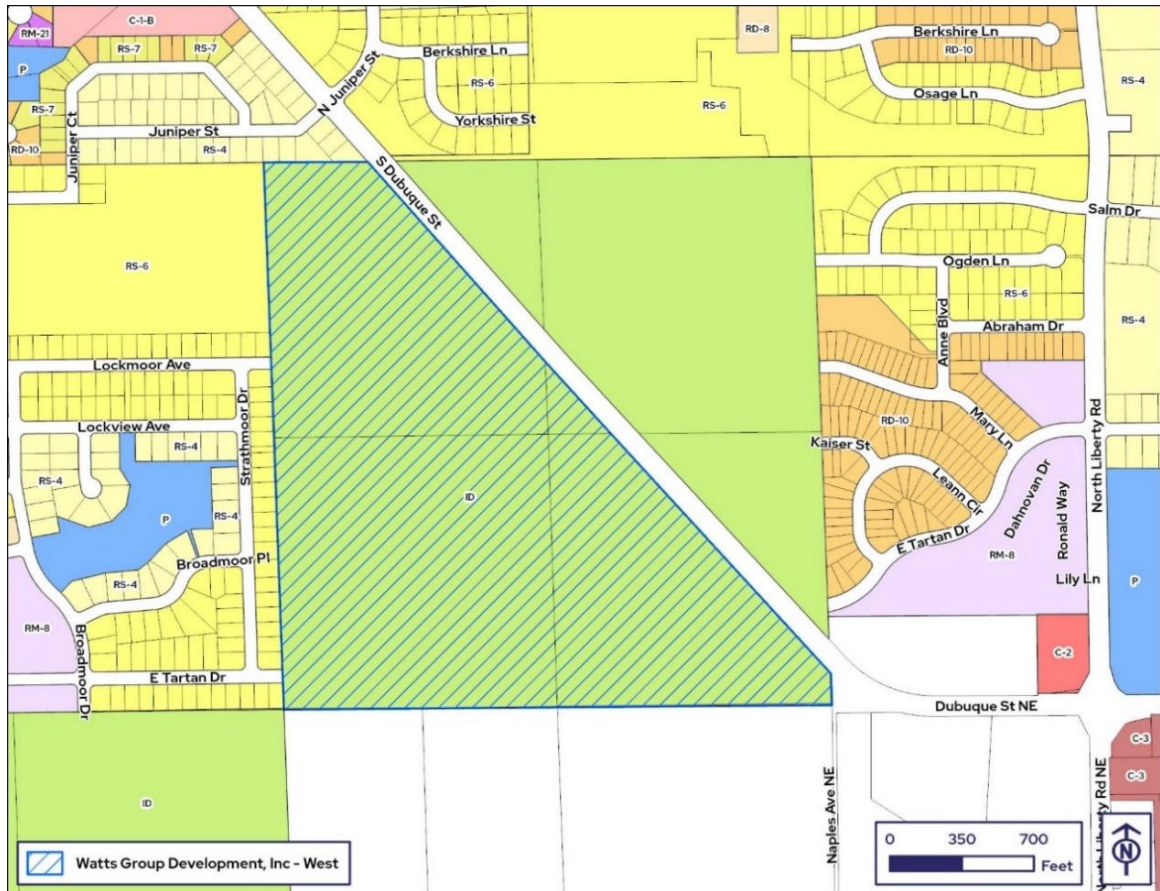
The purpose of the request is to ultimately develop the property with a mix of housing types and related infrastructure. This is a significant development in an area with existing utilities and would create important street connections.



## 2. Current and Proposed Zoning:

### Current Zoning

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.



### Proposed Zoning

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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
7,000 SF	35'	25'	25'	8'	30'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
4,500 SF	35'	20'*	25'	5'	25'

\*Garage doors facing a public street shall be setback a minimum of 25'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
9,000 SF	35'	25'	25'	5'	30'

RM-12. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
12 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

\* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge






RM-14. 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.

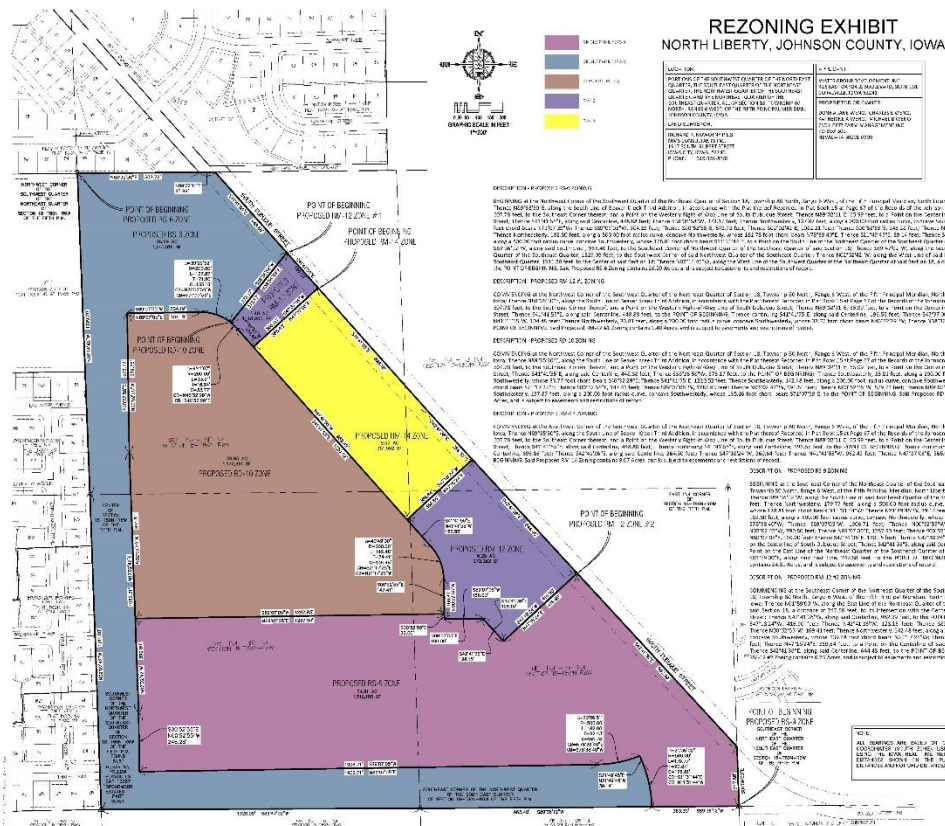
\*RM-14 is a proposed zoning district, which will ultimately need to be approved by the City Council. The Planning Commission unanimously recommended approval of the proposed district at its April 1 meeting.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
14 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

\* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

An aerial photograph of a proposed development site, overlaid with a color-coded zoning map. The map features a central yellow area, surrounded by orange and red zones. A diagonal road or canal runs through the center. The site is bordered by existing urban areas on the left and right, and a green area on the top. The map is divided into various colored regions: yellow, orange, red, green, and blue. The yellow region is the largest and is centrally located. It is surrounded by orange and red regions. A diagonal road or canal runs through the center of the yellow region. The site is bordered by existing urban areas on the left and right, and a green area on the top. The map is divided into various colored regions: yellow, orange, red, green, and blue.

- |   |                      |
|---|----------------------|
|  | SINGLE FAMILY (RS-9) |
|  | SINGLE FAMILY (RS-6) |
|  | ZERO-LOT (RD-10)     |
|  | MULTI-FAMILY (RM-12) |
|  | MULTI-FAMILY (RM-14) |



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ENVIRONMENTAL SPECIALISTS**

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[www.mmscor.com/utah.html](http://www.mmscor.com/utah.html)

04-23-2025 PER RPN REVIEW - RLW

## REZONING EXHIBIT

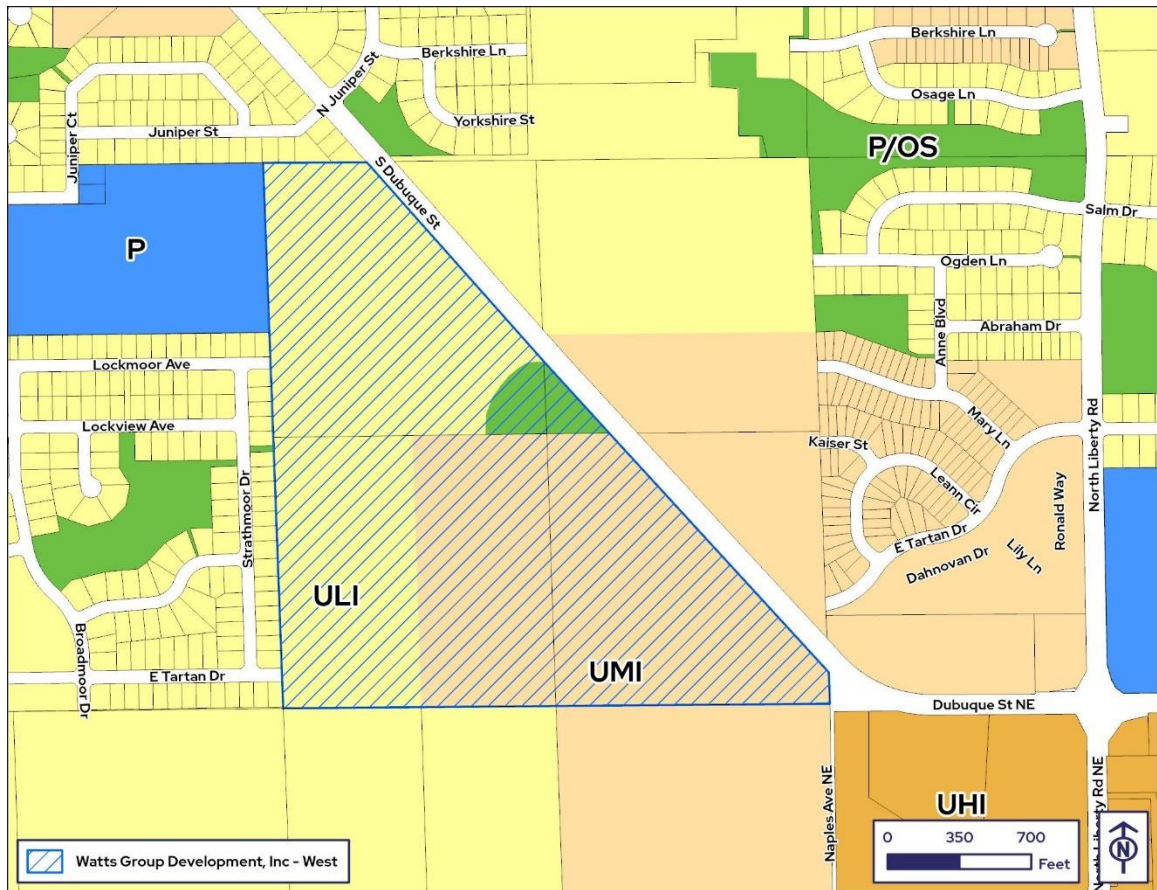
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.  
Date: 02/02/2025

Design by: <i>PTC/AW</i>	Proj. Book No: <i>96</i>
Drawn by: <i>PTW</i>	Issue: <i>1/01/81</i>
Checked by: <i>PCN</i>	Sheet No: <b>1</b>
Project No: <b>1331-935</b>	

### 3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designations: 50.19 acres of Urban Low Intensity (ULI), 46.65 acres of Urban Medium Intensity (UMI) and 3.14 acres of Parks/Open Space (P).



#### Urban Low Intensity Description

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

#### *Residential*

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

#### *Form and Features*

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

### 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.

### Parks/Open Space Description

Some areas contain valuable environmental features that should not be developed or that would make good recreational spaces. Areas intended for parks can be developed with recreational features while open space areas are more appropriate for habitat preservation with only passive recreation uses.

#### Form and Features

- » Based around natural areas where wetlands, floodplains, and any other sensitive areas should be preserved. Development is limited to park areas.
- » Minimal site disturbance, green infrastructure, and stormwater management.
- » Development on the periphery should not remove trees or other natural landscaping to help retain natural filtering and protection from pollutants.
- » More intense recreation uses within parks, like sports complexes, should be treated like comparable commercial uses for the traffic and compatibility issues that they can generate.

#### 4. Public Input:

Considering that this is a large request, two good neighbor meetings were held:

1. March 12, 2025 – In person meeting.
2. March 26, 2025 – virtual meeting.

Both meetings were very well attended. There were approximately 40 people at the virtual meeting and 40 people at the virtual meeting.

A summary of the concerns include:

- Zoning compatibility/intensity
- Stormwater drainage
- Traffic impacts
  - Impact of the proposed development to the overall transportation system.
  - The number of access points to Dubuque Street
  - Traffic calming, particularly on East Tartan Street
  - School related traffic, particularly during peak times.
  - Construction traffic
- Parks/open space

Detailed discussion on these topics is provided within the *Additional Considerations* section.

See attachment for public input.

#### 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

Notably, the adopted Comprehensive Plan articulates the following (page 45) about Future Land Use Map (FLUM) boundaries:

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

Number of units based on FLUM designations:

- 52.08 acres of Urban Low Intensity (ULI) – 260 – 416 units based on 5 – 8 units/acre.
- 48.53 acres of Urban Medium Intensity (UMI) – 339 – 679 units based on 7 – 14 units/acre.
- 3.14 acres of Parks/Open Space (P) – 0 Units.

**Total: 599 – 1,095 units (5.77 – 10.55 units/acre).**

Number of units based on lot size or density restrictions.

- RS-6 permits 7,000 square foot lots – 26.29 acres \* 6.22 units/acre = 163 units. 56 units are shown on the concept plan.
- RS-9 permits 4,500 square foot lots – 34.81 acres \* 9.68 units/acre = 336 units. 136 units are shown on the concept plan.
- The RD-10 District permits 4,500 square foot lots – 26.93 acres \* 9.68 units/acre = 260 units. 70 units are shown on the concept plan.
- The RM-12 District permits 12 unit/acre – 7.65 acres \* 12 units/acre = 91 units.
- The RM-14 District permits 14 units/acre – 8.07 acres \* 14 units/acre = 112 units.

**Maximum number of units based on lot size or restrictions: 962 units (9.27 units/acre).**

**Number of units shown on the concept plan: 465 units (4.48 units/acre). The developer’s estimate unit count is 443 unit (4.27 units/acre).**

**Notably, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.**

It is staff’s opinion that the request would be consistent with the Comprehensive Plan.

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

**The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning and increases density/intensity toward South Dubuque Street, which is an arterial roadway.**

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

(c) *The compatibility with established neighborhood character.*

**The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning. Also, the street network would be extended in a logical and compatible manner.**

**It is staff's opinion that the request would be compatible with the established neighborhood character.**

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

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

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

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

## **6. Additional Considerations:**

### Zoning compatibility/intensity:

With respect to the west side, the developer originally included RM-21 Multi-Unit Residence District on the Dubuque Street frontage. Based on neighborhood feedback, RM-21 was removed from the request.

### Stormwater Drainage:

City staff understands the common concern about stormwater management, but this is a design related concern. The expectation is that the development will improve stormwater drainage in the area, particular along the north boundary.

### Traffic impacts:

#### *Traffic impact study:*

The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

*Concern about the number of access points to Dubuque Street*

City staff has been discussing the number of accesses to South Dubuque Street and a final determination has not been made. However, one point of consideration is South Dubuque Street is classified as an arterial (major) roadway. The City limits the number of accesses to an arterial roadway because they can be counterproductive to traffic flow. Section 180.12(3)(D) of the North Liberty City Code reads in part:

*Cul-de-sacs will be considered where it can be clearly demonstrated that environmental constraints, existing development, access limitations along arterial streets, or other unusual features prevent the extension of the street to the property line or to interconnect with other streets within or abutting the subdivision.*

*Traffic calming, particularly on East Tartan Street.*

Certainly, East Tartan Street, once fully built out and connected, will serve as an east/west cut through. Staff is exploring physical improvements to East Tartan Street that have the effect of slowing traffic down, such as mini roundabouts or narrowing the street width in certain sections.

*School related traffic, particularly during peak times.*

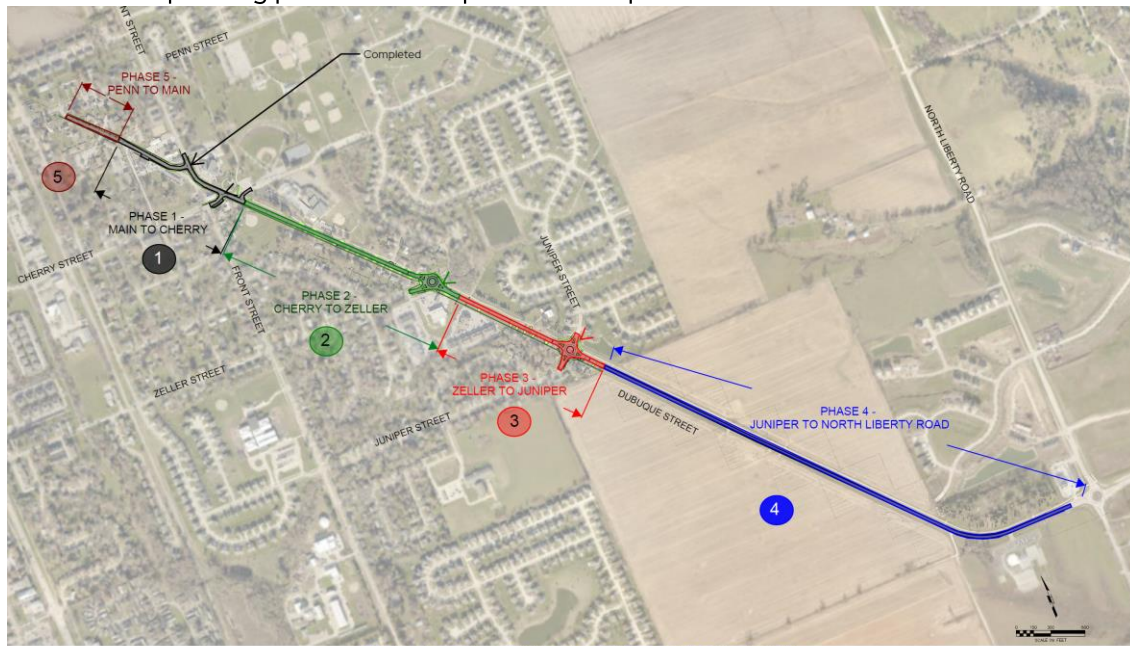
This City doesn't have control over the traffic generated from Penn Elementary, Heritage Christian School and Liberty High School. Although, it is recognized that the traffic is intense during opening and closing times.

*Construction traffic.*

It's too early in the process for any commitments to be made on how construction equipment will access the site. However, this will be considered at the time the City reviews the subdivision construction plans for individual phases.

Other traffic considerations.

Below is the phasing plan for Dubuque Street Improvements

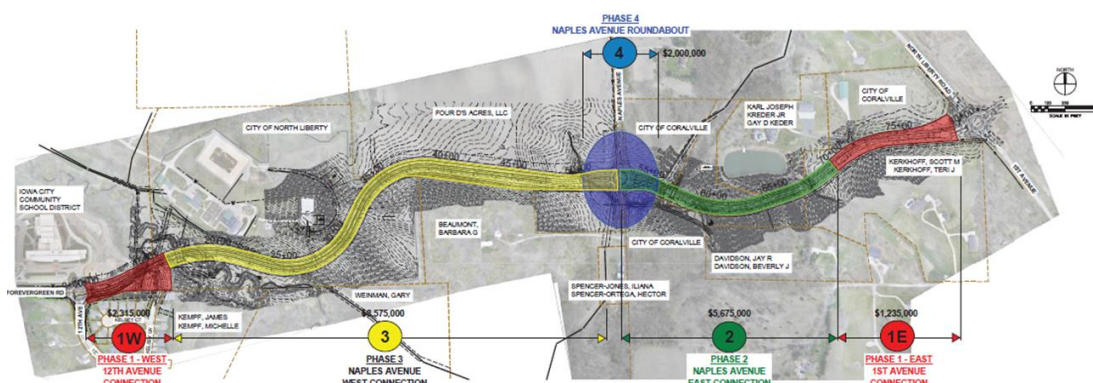


NORTH LIBERTY - DUBUQUE STREET IMPROVEMENTS

North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.

The Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1<sup>st</sup> Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.

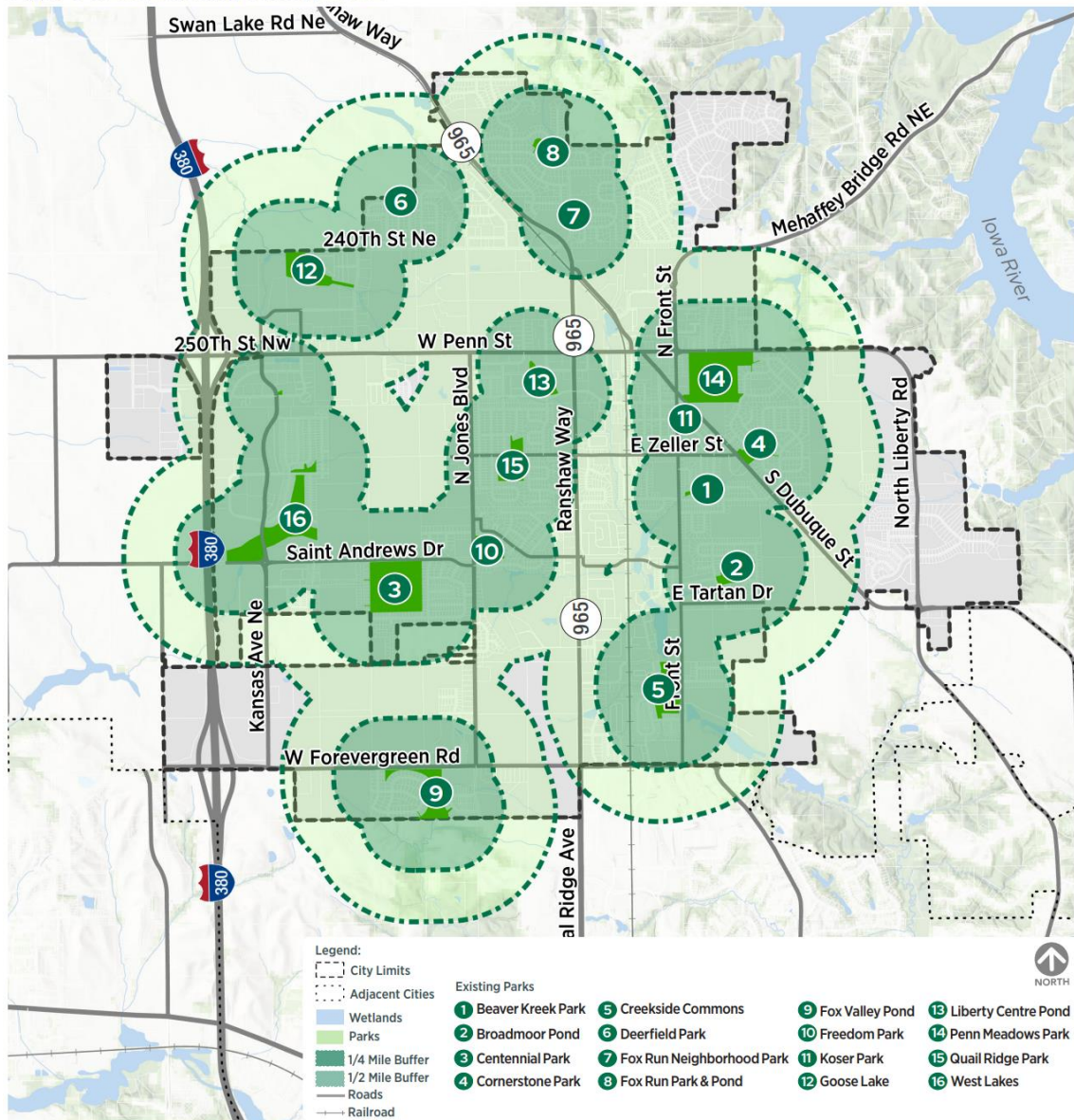


### Parks/Open Space

Below is the ¼ mile and ½ mile radius from existing City-owned parks from the 2023 Comprehensive Plan. Due to the location of the Broadmoor Pond (2), there isn't a ½ mile needs gap on the subject property. There is a needs gap in the area south of future Tartan Street. The City intends to discuss the possibility of future park space in that area when future development discussions occur.

As previously noted, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.

**Figure 1.28: Existing Parks, 2022**



Source: RDG Planning & Design

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

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

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

## 7. Staff Recommendation:

### Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75.

### 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.

**From:** Ashley Bermel <ashley@ashleybermel.com>  
**Sent:** Saturday, March 1, 2025 7:04 AM  
**To:** Brent Smith; Brian Leibold; Brian Wayson; Erek Sittig; Mayor; Paul Park; Ryan Heiar; Ryan Rusnak  
**Subject:** [External] Consideration of Substantial Rezoning Along South Dubuque Street

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Dear Councilmembers and Staff,

I want to start by expressing my appreciation for the work you and the council do to guide North Liberty's future. Having once sat in your seat, I understand the complexity of these decisions—the balancing act between meeting immediate housing demands and ensuring that our long-term vision remains intact. The opportunity before us is significant: a ready and willing developer stands prepared to inject new residents, economic activity, and tax dollars into our community. That is not something to take lightly. But beyond the immediate benefit, we need to ask a harder question: **is this the kind of growth that will create a lasting legacy for North Liberty?**

The undeniable short-term benefit of large-scale development is that it quickly meets housing demand. A single developer working at this scale can efficiently provide homes and create accessibility in a growing market. But as we have seen in other communities that have followed this model, there is often a long-term cost—one that is harder to quantify in the moment but becomes evident over time.

Some of North Liberty's most desirable and enduring neighborhoods—most notably Cedar Springs and Arlington Ridge—did not become sought-after by accident. They succeeded because they offered architectural diversity, choice, and thoughtful land planning. They were designed with intention, with green spaces, walking trails, and communal areas that added value beyond just the homes themselves. These neighborhoods stand the test of time because they encourage long-term investment and attachment. People move in, they put down roots, they stay. Their homes appreciate in value, not just because of the broader market but because they are part of a neighborhood that is distinct, desirable, and thoughtfully designed.

The concern many of us share is that large-scale, **single-developer** projects do not provide this same level of architectural diversity or community intentionality. When a builder controls too much of the landscape, we inevitably see a set number of home designs that

reduce competition, limit buyer choice, and create a uniform look that lacks individuality. We see a focus on cost efficiency over long-term value, where homes may be affordable initially but struggle with resale as newer models from the same builder enter the market. And we see a lack of meaningful neighborhood enhancements—fewer mature trees, minimal landscaping, and little investment in shared green spaces that elevate the overall quality of life.

Every council is tasked with making decisions that solve for today while safeguarding tomorrow. The challenge is that short-term wins—filling housing demand quickly, boosting tax revenue, and meeting immediate market needs—are easy to measure. But long-term success—creating a city that people remain proud to call home, ensuring our neighborhoods hold their value, and building a community with lasting identity—is harder to quantify in a single budget cycle.

**That is why I urge the council to ask:**

Are we making decisions that will stand the test of time, or are we opting for the most immediate solution?

Are we fostering a competitive builder environment that allows for innovation, choice, and architectural creativity?

Are we designing neighborhoods that people will not just buy into, but stay in—putting down roots, investing in their homes, and building a community that thrives for decades?

Are we ensuring that North Liberty doesn't just become a place where homes are built, but a city that is thoughtfully shaped?

I am not suggesting that large-scale development should be rejected outright—only that we must be intentional in ensuring that the growth we approve today contributes to a North Liberty we will be proud of tomorrow. Are there ways to encourage this developer, and others, to integrate more diverse housing styles or perhaps even allow a few builders (of our collective choosing) to be invited into the mixture of offerings? To incorporate shared community spaces that make a neighborhood more than just a collection of homes? To take a page from the success of Arlington Ridge, where design was driven not just by speed, but by vision?

North Liberty is at a pivotal moment. We have the opportunity to welcome new residents and expand our tax base, but let's make sure that we do it in a way that enhances—not diminishes—our city's identity. Let's not just build housing. Let's build a community that will last.

I appreciate your time and consideration, and I welcome the opportunity to discuss how we can ensure that our growth reflects the very best of North Liberty's potential.

Sincerely,

Ashley Bermel

319.855.0248

930 Pheasant Lane North Liberty, IA 52317

**From:** Keith Clasen <keithclasen@hotmail.com>  
**Sent:** Sunday, March 23, 2025 2:18 PM  
**To:** Ryan Rusnak  
**Cc:** Paul Park; Ryan Heiar; ineska\_n@yahoo.com  
**Subject:** [External] Fwd: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting  
**Attachments:** [Watts Development Group, Inc GNM Notice - 2-28-2025.pdf](#)

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Hi Ryan,

I will likely not be able to join the good neighbor meetings but would like to share my wife and my concerns with this rezoning request.

We are not opposed to the land being developed but are opposed with the land being developed as multi-family or anything other than single family homes. The reason our family choose to move to North Liberty 9 years ago was because of the single family homes available and because of our desire to live in a city that still maintained the small town Iowa feel to maintain a positive and connected community.

Seeing what is happening in the development across the street from the high school on the Coralville side has us concerned about what will happen if this rezoning request is approved. Having one developer control who builds on the land opens the door to cheaply built homes that look more like cookie cutter boxes than single family homes that people aspire to live for a significant portion of their lives in the same community. While this is a free economy and the developer has the right to purchase the land and make significant profits from the land, the City of North Liberty also has the right to listen to the community members and do the right thing by restricting this development to be for single family homes only and open to other builders in the community to provide fair competition and increase the uniqueness and quality of homes being built in North Liberty.

We have several friends and family who would like to move to North Liberty but are looking to raise their kids in single family homes which are currently under supplied, not multi-family buildings built and sold primarily to raise the profits of one development group or further strengthen the North Liberty small town feel and uniqueness.

North Liberty has been growing at a significant pace over the past several years. Do we have the infrastructure to support multi-family homes? Dubuque St. is already congested and this will only compound the problem.

Lastly and most concerning to many families that live in the Arlington Ridge neighborhood is that approving this rezoning request will devalue our homes along with devaluing the community we live in.

Thank you for your consideration,

Keith and Inna Clasen  
440 Carlyle Dr.

Begin forwarded message:

**From:** Arlington Ridge HOA <[mailer@payhoa.com](mailto:mailer@payhoa.com)>  
**Date:** February 28, 2025 at 8:11:42 PM CST  
**To:** Keith Clasen <[keithclasen@hotmail.com](mailto:keithclasen@hotmail.com)>  
**Subject:** From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting  
**Reply-To:** Arlington Ridge HOA <[arlingtonhomeowners@gmail.com](mailto:arlingtonhomeowners@gmail.com)>



Please read information and attend the meeting if possible.  
Thank you,  
Arlington Ridge HOA Board

**From:** Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)>  
**Sent:** Friday, February 28, 2025 12:55 PM  
**To:** Brent Smith <[brent.smith@northlibertyiowa.org](mailto:brent.smith@northlibertyiowa.org)>; Brian Leibold <[brian.leibold@northlibertyiowa.org](mailto:brian.leibold@northlibertyiowa.org)>; Brian Wayson <[brian.wayson@northlibertyiowa.org](mailto:brian.wayson@northlibertyiowa.org)>; Erek Sittig <[erek.sittig@northlibertyiowa.org](mailto:erek.sittig@northlibertyiowa.org)>; Mayor <[mayor@northlibertyiowa.org](mailto:mayor@northlibertyiowa.org)>; Paul Park <[paul.park@northlibertyiowa.org](mailto:paul.park@northlibertyiowa.org)>  
**Cc:** Ryan Heiar <[rheiar@northlibertyiowa.org](mailto:rheiar@northlibertyiowa.org)>  
**Subject:** Watts Development Group, Inc Good Neighbor Meeting

Mayor Hoffman and City Councilors,

Attached is Good Neighbor Meeting for a substantial rezoning along South Dubuque Street.

We will be having two good neighbor meeting on this one:

3/12/2025 – In person 6:00 – 7:00 PM City Hall

3/26/2025 – Virtual 5:30 6:30 PM.

We recognize Spring Break is March 17-21 so meetings will be before and after the break.

Please let me know if you have any questions.

**From:** Ryan Rusnak  
**Sent:** Tuesday, April 1, 2025 10:31 AM  
**To:** Bob and Carolyn Norton  
**Subject:** RE: [External] Re: Watts Group Development, Inc. Rezoning

We don't use speed humps on public streets in North Liberty.

Stop signs aren't to be used as a traffic calming feature.



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

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---

**From:** Bob and Carolyn Norton <[bcnorton2@gmail.com](mailto:bcnorton2@gmail.com)>  
**Sent:** Tuesday, April 1, 2025 10:23 AM  
**To:** Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)>  
**Subject:** [External] Re: Watts Group Development, Inc. Rezoning

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Question

Is that a roundabout that has been added to Tartan? Why not stop signs or speed humps to slow traffic down?

Carolyn Norton

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)> wrote:

Hello everyone,

We put together an email list of people that participated in the in person and online good neighbor meetings.

We had great attendance, which is awesome. My plan is keep to lines of communication open.

If you don't want to be part of this list, please let me know.

Attached is the revised rezoning map, which was provided before the second meeting. It incorporated some changes heard at the first meeting.

1. Changed the zoning to RS-6 at the end of Ogden Ln.
2. Changed the RM-21 (multi-family 21 units/acre) to RM-14 (multi-family 14/units acre).
3. Added traffic calming on E Tartan St adjacent to Broodmoor Estates.

**Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.**

They originally wanted to be considered in April, but we wanted them to tap the breaks to allow for additional feedback and analysis.

Please let me know if you any questions or comments.

Thanks,



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

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**From:** Chelsey Scanlan <chelseylynnharris@gmail.com>  
**Sent:** Tuesday, April 1, 2025 10:19 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Feedback regarding South Dubuque/Greenbelt Trail Rezoning

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---

Hi Ryan,

Thank you for all the information you've shared via email and the Good Neighbor Meeting on 3/26.

I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

**From:** m pettersen <mikeppettersen@yahoo.com>  
**Sent:** Tuesday, April 1, 2025 10:26 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Watts group development

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---

Dear Ryan,

My wife and I live at 1215 Ogden Ln. We are against any multifamily neighborhood being built right next-door to us. We looked at the newest proposal. After all it only harbors families who will rent because they will be unable to sell each one of the dwellings. This is happened to every single new neighborhood in the cities area, including Iowa City and Coralville. Crime goes up like burglary, theft, and criminal mischief. Since North Liberty is down 15 officers at this time I feel that building multifamily dwellings at this time would be unwise and harmful to the local neighborhoods where police officers would not be able to respond. We need single family homes for safety and cohesiveness of home owners alike. Every multi family development Watts group has taken over or developed lack in quality and bring home values down. It's unfair to allow Watts group to develop a huge rental neighborhood next to single family homes.

Sincerely

Mike and Debbi Pettersen

[Sent from Yahoo Mail for iPhone](#)

**From:** michael ulrey <mulrey31@gmail.com>  
**Sent:** Tuesday, April 1, 2025 9:37 AM  
**To:** Ryan Rusnak  
**Cc:** Clint Conklin; Katie Ulrey  
**Subject:** [External] Re: Watts Group Development, Inc. Rezoning

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Ryan-

Appreciate that everything has been shared and that this rezoning is making a few tweaks. The blending with development off Ogden looks significantly improved and we are onboard with the development now! The only comment or thought that is really beyond the scope of this development is with everything that is being built in this entire portion of North Liberty, there aren't any parks that are truly walkable.

Have a great day,  
Michael

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)> wrote:  
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**Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.**

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Please let me know if you any questions or comments.

Thanks,



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

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**From:** Chelsey Scanlan <chelseylynnharris@gmail.com>  
**Sent:** Tuesday, April 1, 2025 10:19 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Feedback regarding South Dubuque/Greenbelt Trail Rezoning

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I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home

area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

**From:** Garret Krieger <kriegeracing@hotmail.com>  
**Sent:** Friday, April 18, 2025 11:01 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Development near Dubuque St

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Hello Ryan,

I was just driving down front Street kind of a crossed from Colony and noticed how nice those condos look with the front door facing front street I think if we could do something like that along Dubuque Street by us that would make it look nice.

Garret Krieger  
200 N Juniper St

**From:** Ryan Rusnak  
**Sent:** Monday, May 5, 2025 8:08 AM  
**To:** William Lanphere  
**Subject:** RE: [External] Re: May 6, 2025 Planning Commission Meeting

Hi Bill,

Thanks for your email.

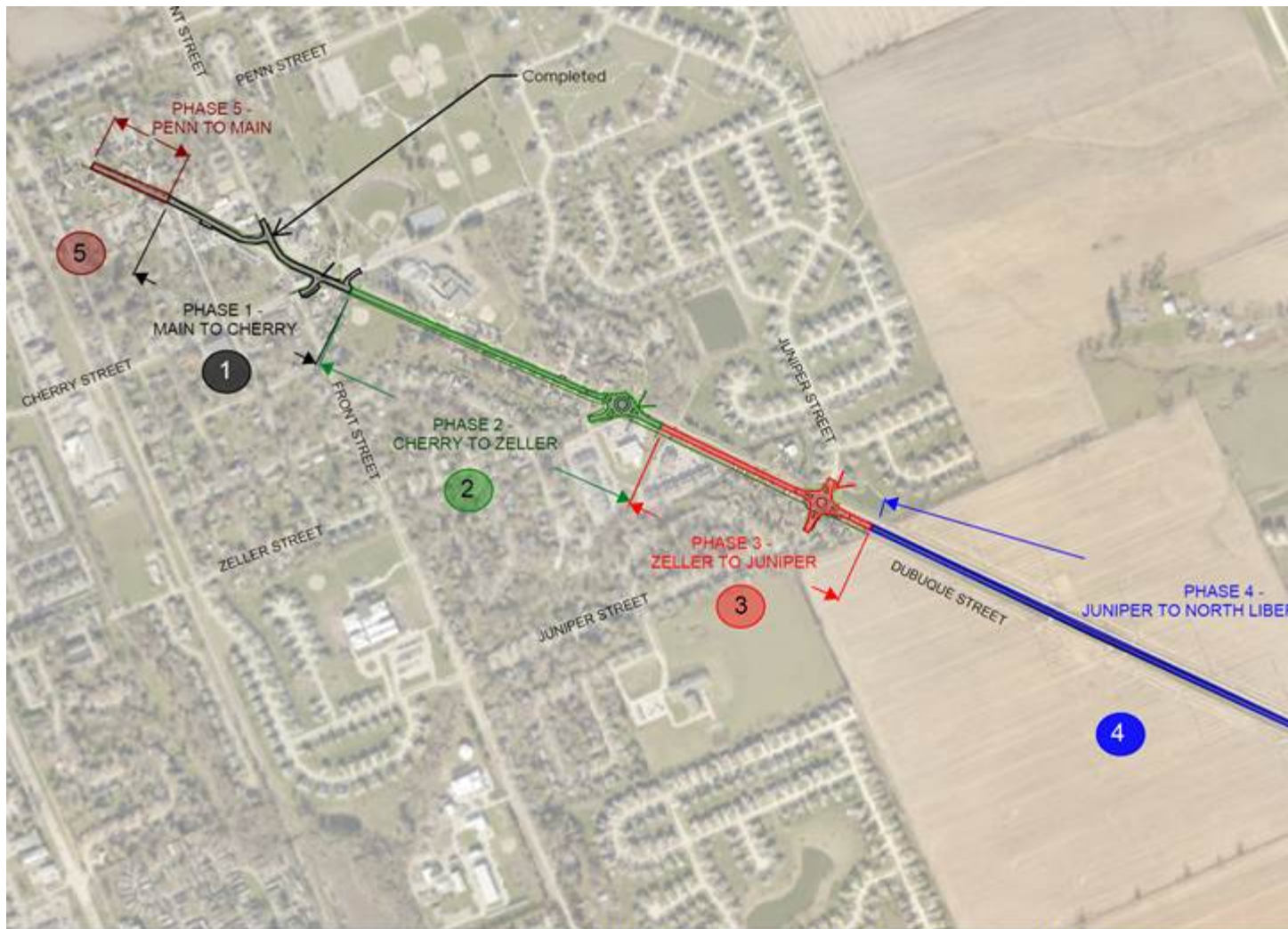
The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

We have a couple of projects on Dubuque Street that specifically target congestion.

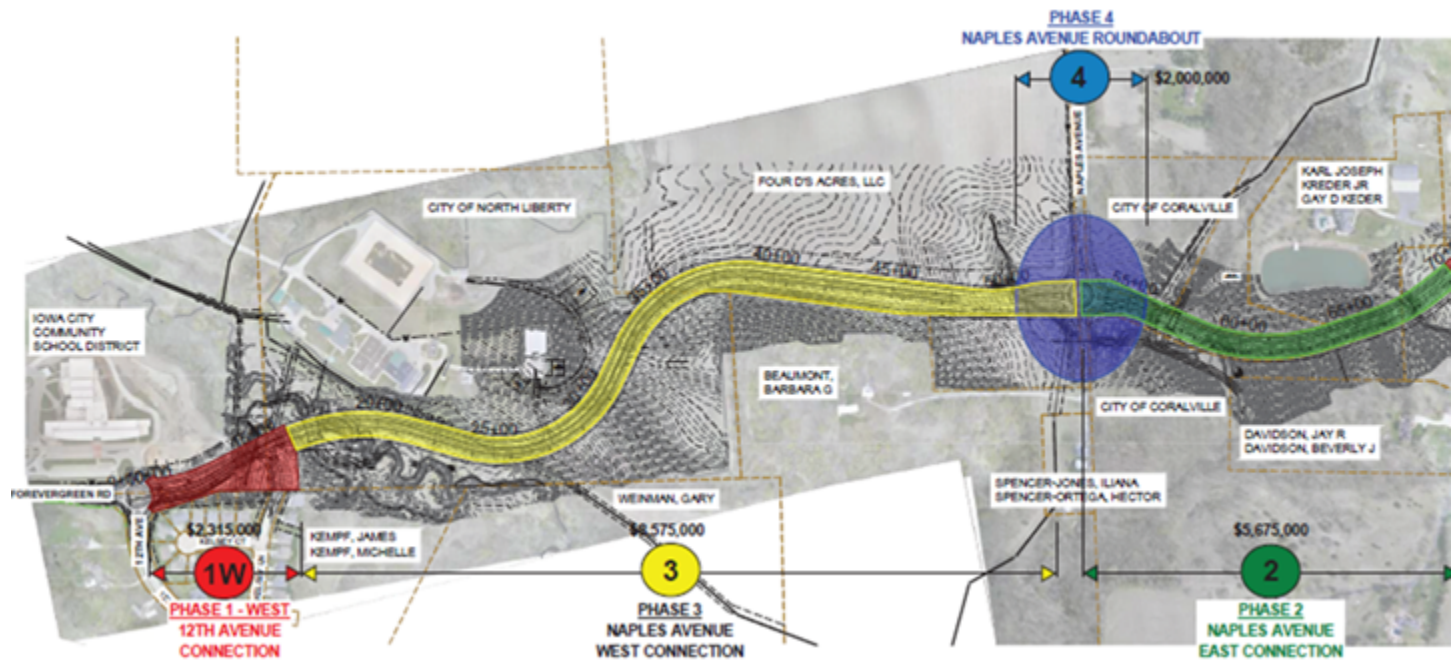
See map below. North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.



#### NORTH LIBERTY - DUBUQUE STREET IMPROVEMENTS

Also, the Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1st Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.



**Ryan “Rus” Rusnak**

**PLANNING DIRECTOR**

**PLANNING**

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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

**From:** William Lanphere <[dblankp2@gmail.com](mailto:dblankp2@gmail.com)>

**Sent:** Sunday, May 4, 2025 5:24 PM

**To:** Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)>

**Subject:** [External] Re: May 6, 2025 Planning Commission Meeting

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Ryan,

I am a bit tardy on this, does the city have a plan for dealing with the increased traffic both on Dubuque street as well as Zeller accessing Dubuque? In my opinion the city has missed the boat on dealing with traffic on Penn east of 965. Thank you.

Bill Lanphere  
Arlington Ridge

On Sat, May 3, 2025 at 9:32 AM Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)> wrote:

Hello everyone,

The Watts Development Group rezoning is on the May 6 Planning Commission (see link below).

You are welcome to attend the public meeting. It will be held in City Hall Council Chambers at 360 N Main St and begins at 6:30 pm

If you sent an email, I included it in the background material. If you don't see something you sent me, please let me know and I will add it to the packet.

If you have any questions, please let me know.

I would appreciate if you reply only to me to keep people's inboxes uncluttered.

Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/869-641-676>

Thanks,

**Ryan "Rus" Rusnak**

**PLANNING DIRECTOR**

**PLANNING**

360 N. Main St., North Liberty, IA, 52317



(319) 626-5747 office

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

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You're receiving this message because you're a member of the Watts-Weno Rezoning Group group from City of North Liberty. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)



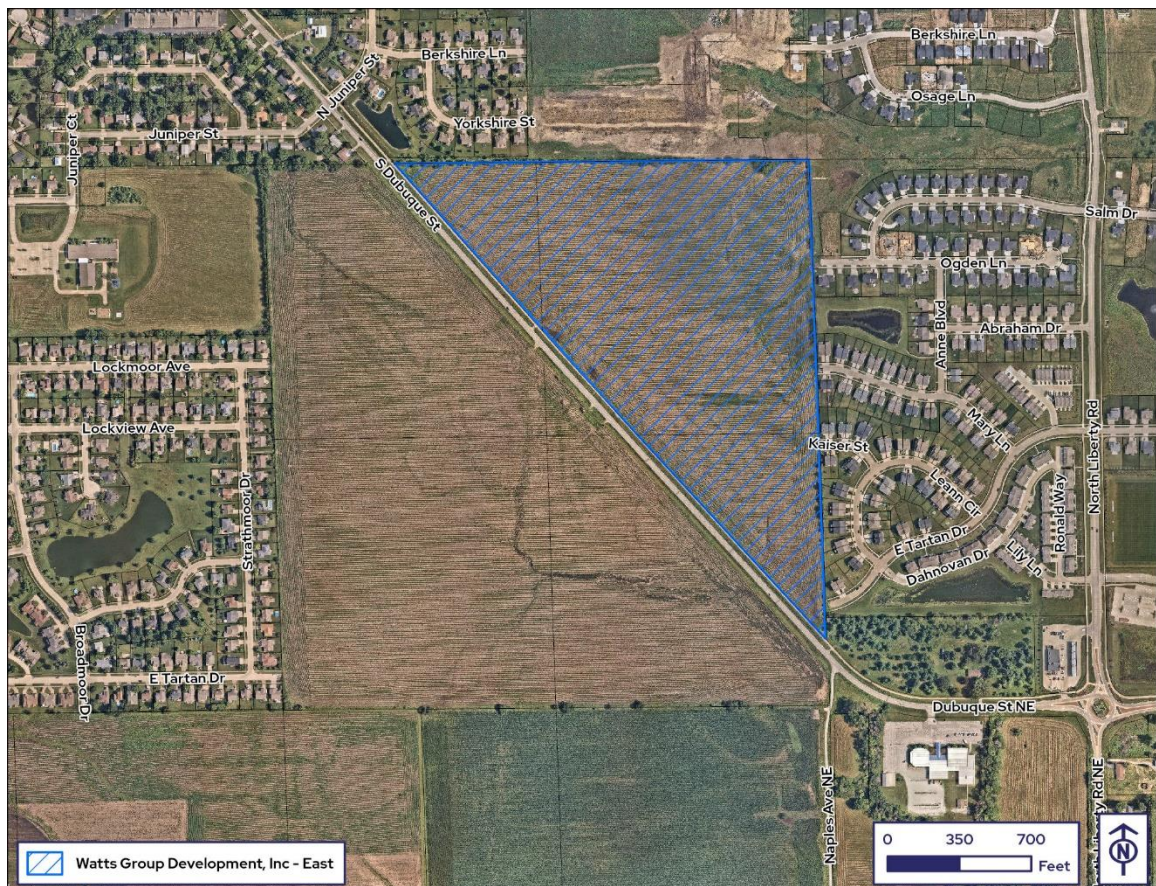
To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 54.49 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive.**

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

### 1. Request Summary:

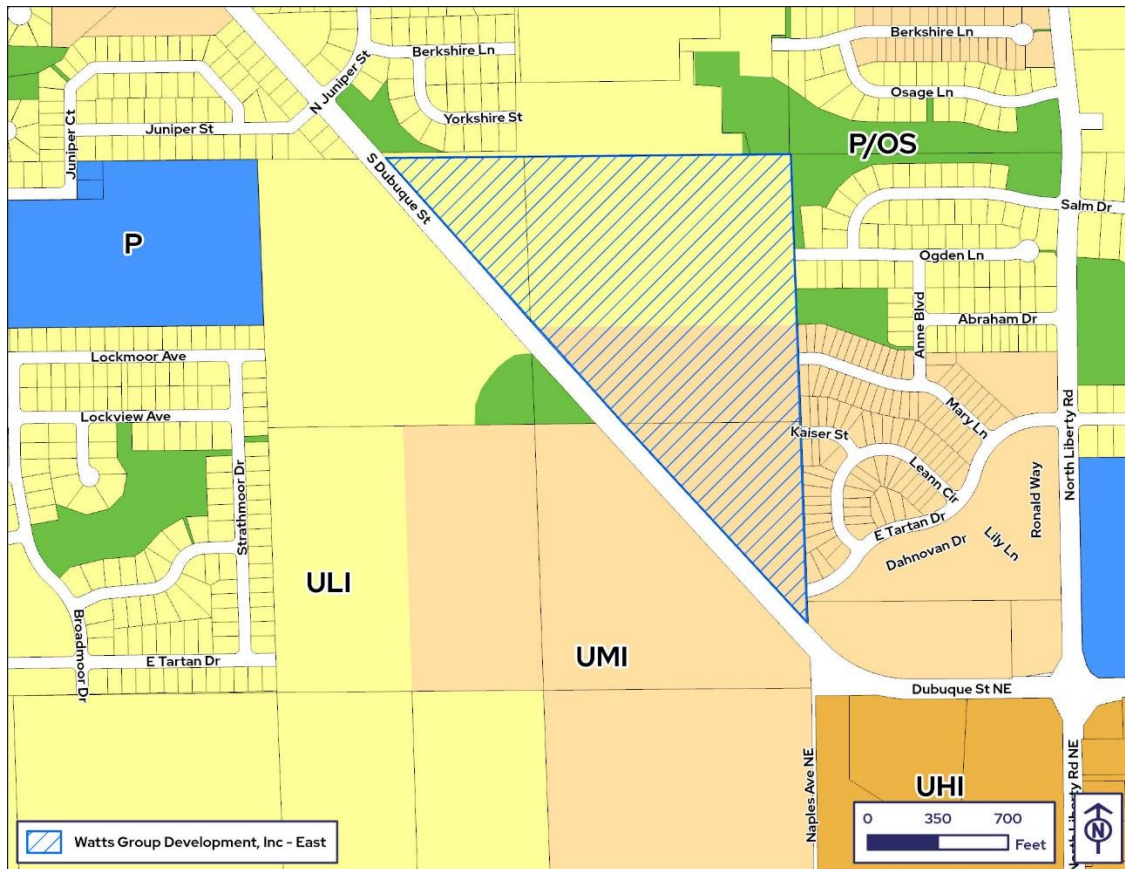
The purpose of the request is to ultimately develop the property with a mix of housing types and related infrastructure. This is a significant development in an area with existing utilities and would create important street connections.



## 2. Current and Proposed Zoning:

### Current Zoning

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.



### Proposed Zoning

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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
7,000 SF	35'	25'	25'	8'	30'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
4,500 SF	35'	20'*	25'	5'	25'

\*Garage doors facing a public street shall be setback a minimum of 25'

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.

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
9,000 SF	35'	25'	25'	5'	30'

RM-12. The RM-12 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-12 District.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
12 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

\* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

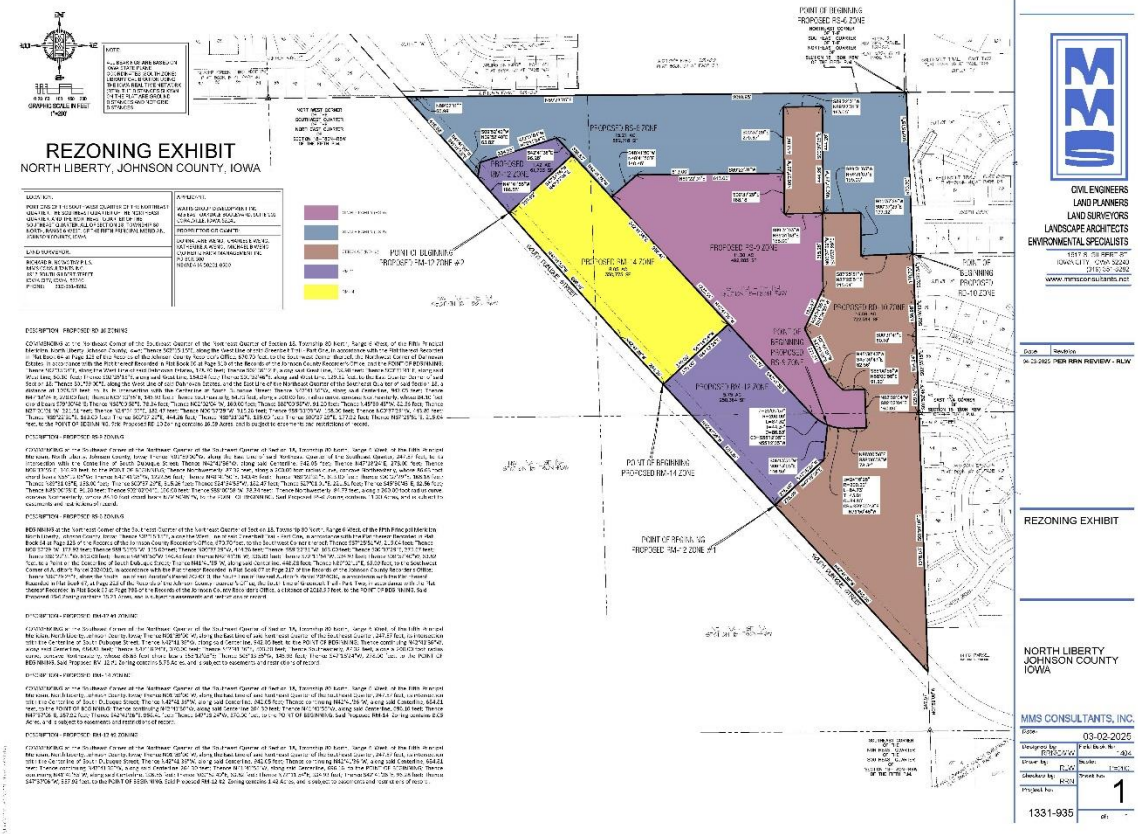
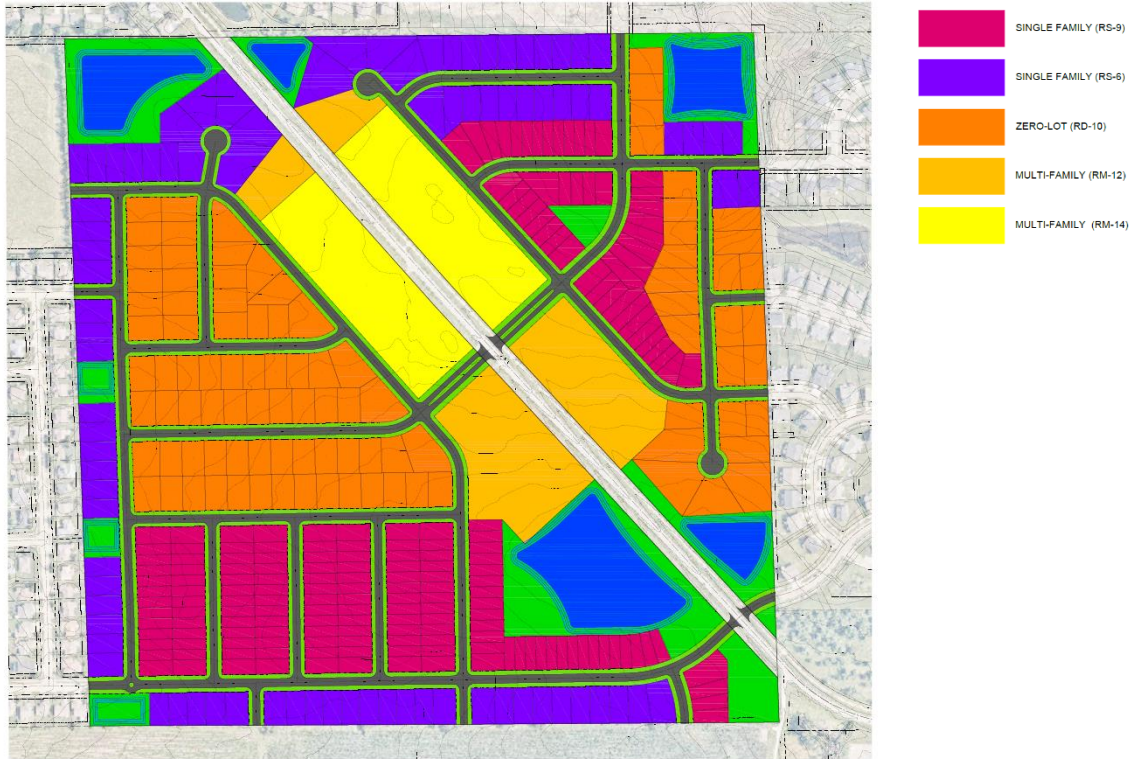
RM-14. The RM-14 District is intended to provide and maintain medium-density, multiple-unit housing residential neighborhoods with a maximum residential density of 14 units/acre. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the RM-14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

\*RM-14 is a proposed zoning district, which will ultimately need to be approved by the City Council. The Planning Commission unanimously recommended approval of the proposed district at its April 1 meeting.

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
14 DU/Acre	35'	25'*	25'*	5' if that side yard abuts RM District, otherwise 15'	30'

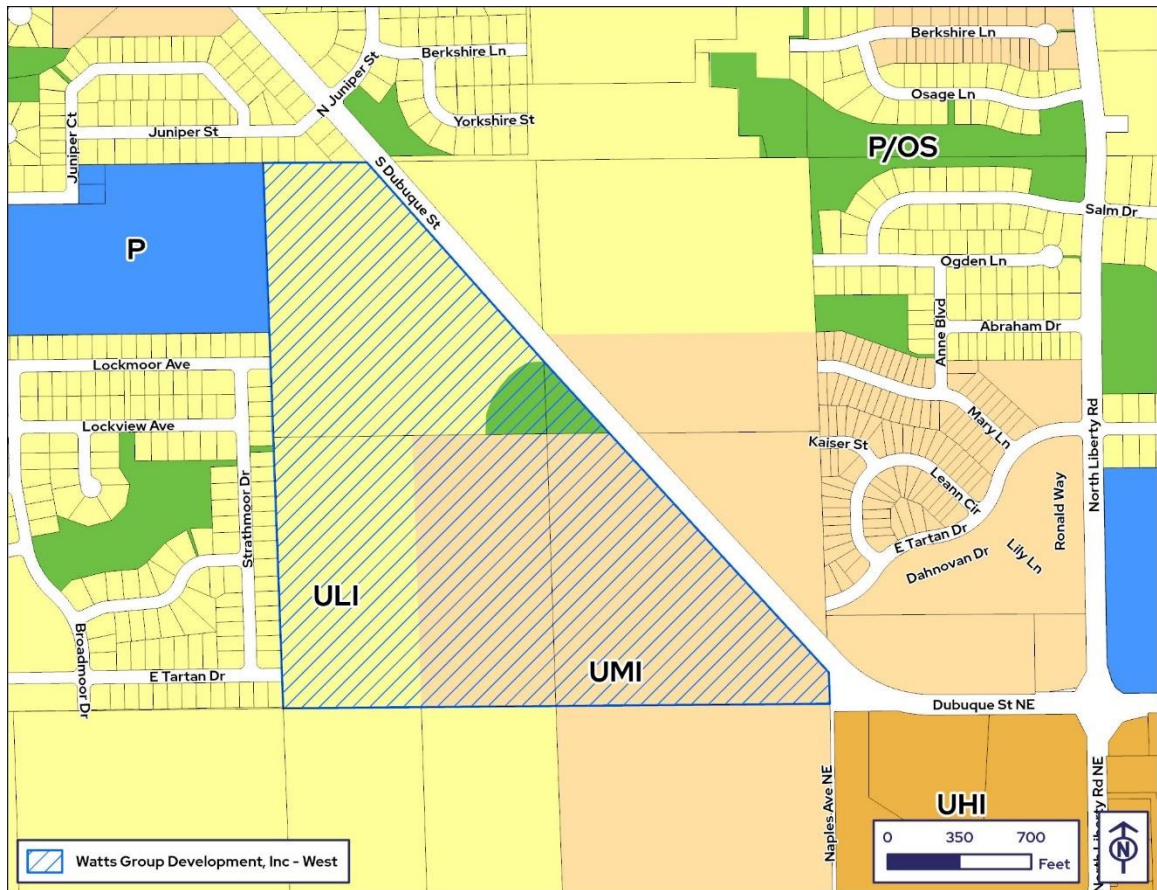
\* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

Below is a conceptual subdivision plan for the west and east side of the property.



### 3. Consistency with Comprehensive Plan:

Future Land Use Map (FLUM) designations: 50.19 acres of Urban Low Intensity (ULI), 46.65 acres of Urban Medium Intensity (UMI) and 3.14 acres of Parks/Open Space (P).



#### Urban Low Intensity Description

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

#### *Residential*

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

#### *Form and Features*

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

### 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.

### Parks/Open Space Description

Some areas contain valuable environmental features that should not be developed or that would make good recreational spaces. Areas intended for parks can be developed with recreational features while open space areas are more appropriate for habitat preservation with only passive recreation uses.

#### Form and Features

- » Based around natural areas where wetlands, floodplains, and any other sensitive areas should be preserved. Development is limited to park areas.
- » Minimal site disturbance, green infrastructure, and stormwater management.
- » Development on the periphery should not remove trees or other natural landscaping to help retain natural filtering and protection from pollutants.
- » More intense recreation uses within parks, like sports complexes, should be treated like comparable commercial uses for the traffic and compatibility issues that they can generate.

#### 4. Public Input:

Considering that this is a large request, two good neighbor meetings were held:

1. March 12, 2025 – In person meeting.
2. March 26, 2025 – virtual meeting.

Both meetings were very well attended. There were approximately 40 people at the virtual meeting and 40 people at the virtual meeting.

A summary of the concerns include:

- Zoning compatibility/intensity
- Stormwater drainage
- Traffic impacts
  - Impact of the proposed development to the overall transportation system.
  - The number of access points to Dubuque Street
  - Traffic calming, particularly on East Tartan Street
  - School related traffic, particularly during peak times.
  - Construction traffic
- Parks/open space

Detailed discussion on these topics is provided within the *Additional Considerations* section.

See attachment for public input.

#### 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

Notably, the adopted Comprehensive Plan articulates the following (page 45) about Future Land Use Map (FLUM) boundaries:

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

Number of units based on FLUM designations:

- 32.26 acres of Urban Low Intensity (ULI) – 161 – 258 units based on 5 – 8 units/acre.
- 22.23 acres of Urban Medium Intensity (UMI) – 155 – 311 units based on 7 – 14 units/acre.

**Total: 316 – 569 units (5.79 – 10.44 units/acre).**

Number of units based on lot size or density restrictions.

- RS-6 permits 7,000 square foot lots – 15.21 acres \* 6.22 units/acre = 94 units. 30 units are shown on the concept plan.
- RS-9 permits 4,500 square foot lots – 11.30 acres \* 9.68 units/acre = 109 units. 46 units are shown on the concept plan.
- The RD-10 District permits 4,500 square foot lots – 16.69 acres \* 9.68 units/acre = 161 units. 54 units are shown on the concept plan.
- The RM-12 District permits 12 unit/acre – 7.17 acres \* 12 units/acre = 86 units.
- The RM-14 District permits 14 units/acre – 8.05 acres \* 14 units/acre = 112 units.

**Maximum number of units based on lot size or restrictions: 562 units (10.31 units/acre).**

**Number of units shown on the concept plan: 328 units (6.02 units/acre). The developer’s estimate unit count is 247 units (4.53 units/acre).**

**Notably, there are 7.17 acres of green space/stormwater detention areas shown on the concept plan.**

It is staff’s opinion that the request would be consistent with the Comprehensive Plan.

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

**The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning and increases density/intensity toward South Dubuque Street, which is an arterial roadway.**

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

(c) *The compatibility with established neighborhood character.*

**The request ensures compatibility by proposing single-unit dwelling zoning next to existing single-unit zoning. Also, the street network would be extended in a logical and compatible manner.**

**It is staff's opinion that the request would be compatible with the established neighborhood character.**

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

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

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

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

## **6. Additional Considerations:**

### Zoning compatibility/intensity:

With respect to the west side, the developer originally included RM-21 Multi-Unit Residence District on the Dubuque Street frontage. Based on neighborhood feedback, RM-21 was removed from the request.

### Stormwater Drainage:

City staff understands the common concern about stormwater management, but this is a design related concern. The expectation is that the development will improve stormwater drainage in the area, particular along the north boundary.

### Traffic impacts:

#### *Traffic impact study:*

The City has requested and the developer has commissioned a Traffic Engineer to analyze the impact of the proposed development on the City's transportation network. Preliminary review of data demonstrates sufficient capacity to accommodate the development, but the study is further assessing physical improvements to address potential areas of congestion that may or may not be directly related to the development.

For some context, Department of Transportation (DOT) traffic counts indicate a volume of 6,400 cars per day in 2018 and 5,500 cars per day in 2022. This decrease was likely due to North Liberty Road being improved.

*Concern about the number of access points to Dubuque Street*

City staff has been discussing the number of accesses to South Dubuque Street and a final determination has not been made. However, one point of consideration is South Dubuque Street is classified as an arterial (major) roadway. The City limits the number of accesses to an arterial roadway because they can be counterproductive to traffic flow. Section 180.12(3)(D) of the North Liberty City Code reads in part:

*Cul-de-sacs will be considered where it can be clearly demonstrated that environmental constraints, existing development, access limitations along arterial streets, or other unusual features prevent the extension of the street to the property line or to interconnect with other streets within or abutting the subdivision.*

*Traffic calming, particularly on East Tartan Street.*

Certainly, East Tartan Street, once fully built out and connected, will serve as an east/west cut through. Staff is exploring physical improvements to East Tartan Street that have the effect of slowing traffic down, such as mini roundabouts or narrowing the street width in certain sections.

*School related traffic, particularly during peak times.*

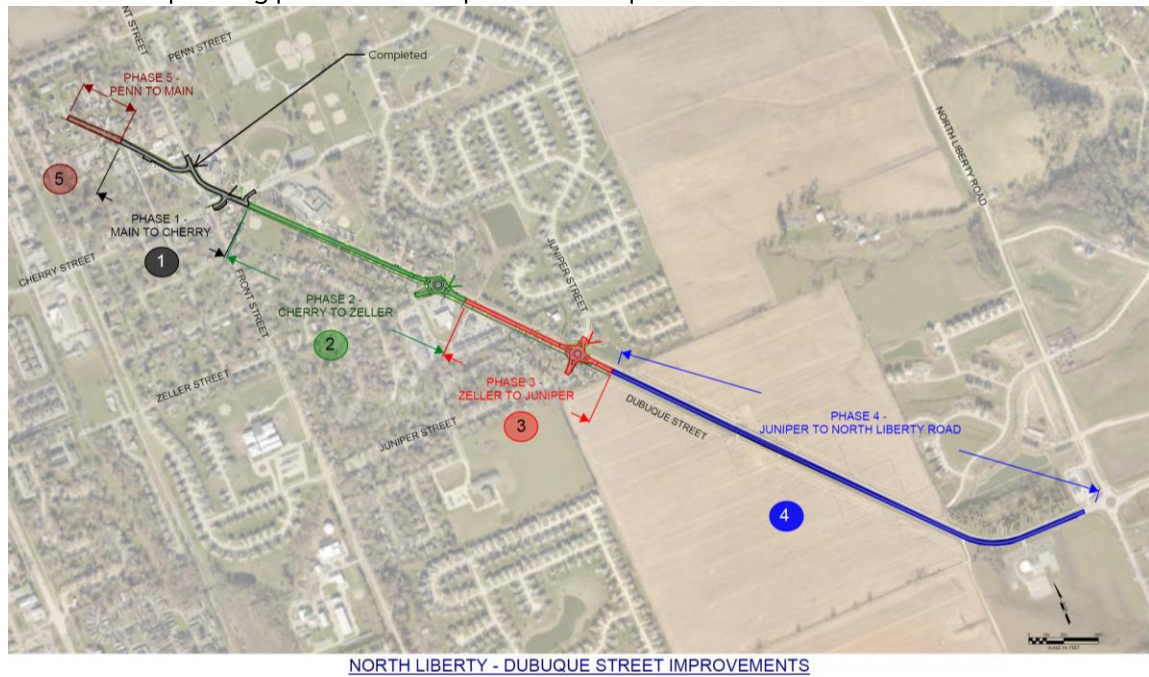
This City doesn't have control over the traffic generated from Penn Elementary, Heritage Christian School and Liberty High School. Although, it is recognized that the traffic is intense during opening and closing times.

*Construction traffic.*

It's too early in the process for any commitments to be made on how construction equipment will access the site. However, this will be considered at the time the City reviews the subdivision construction plans for individual phases.

Other traffic considerations.

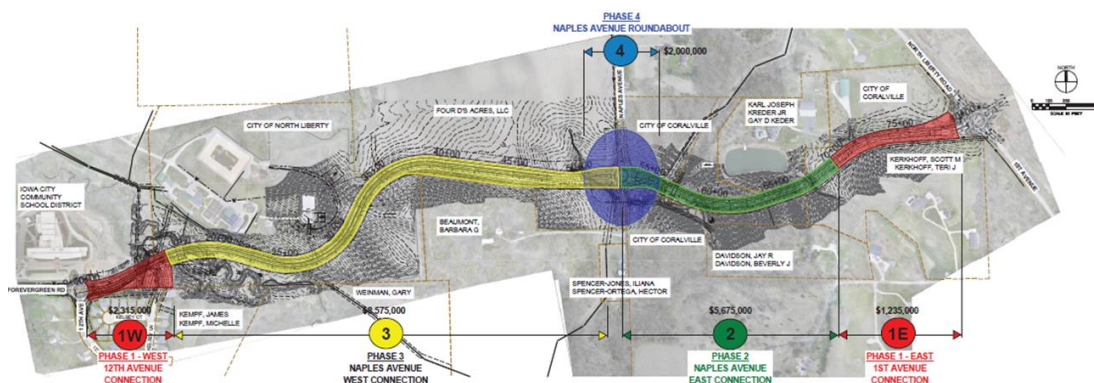
Below is the phasing plan for Dubuque Street Improvements



North Liberty was awarded federal funding through the Metropolitan Planning Organization of Johnson County (MPOJC) for Phases 3 & 4 for Fiscal Year 2028 (July 1, 2027 – June 30, 2028). This includes reconstructing the street in Phase 3, which includes a roundabout at the Juniper Street intersection and resurfacing the asphalt in Section 4. Considering the proposed development, the City is exploring a roundabout at the South Dubuque Street/East Tartan Street intersection.

North Liberty was preliminarily awarded federal funding through the MPOJC for Phase 2 for Fiscal Year 2031 (July 1, 2030 – June 30, 2031). This includes restricting the street and the construction of a roundabout at the East Zeller Street intersection.

The Cities of North Liberty and Coralville continue to jointly work on designing and constructing Forevergreen Road from North Central Middle School in North Liberty to North Liberty Road/1<sup>st</sup> Avenue in Coralville. This is a multi-phase project, which will take several years to ultimately build. It is planned there will be one or more connections from future East Tartan Street to future Forevergreen Road.

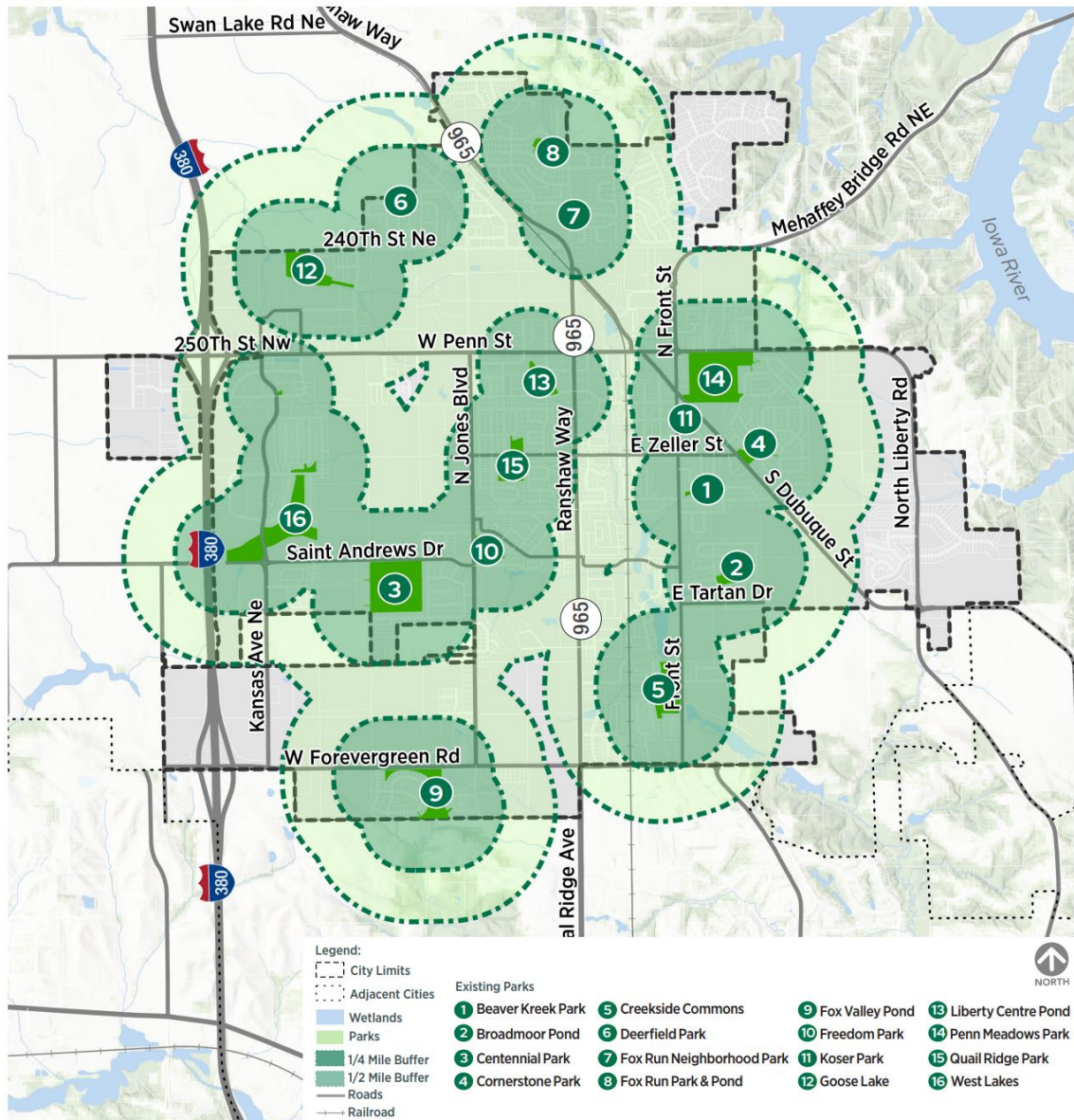


### Parks/Open Space

Below is the ¼ mile and ½ mile radius from existing City-owned parks from the 2023 Comprehensive Plan. Due to the location of the Broadmoor Pond (2), there isn't a ½ mile needs gap on the subject property. There is a needs gap in the area south of future Tartan Street. The City intends to discuss the possibility of future park space in that area when future development discussions occur.

As previously noted, there are 14.9 acres of green space/stormwater detention areas shown on the concept plan.

**Figure 1.28: Existing Parks, 2022**



Source: RDG Planning & Design

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

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

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

## 7. Staff Recommendation:

### Finding:

1. The rezoning request from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 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 ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres.

### 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.

**From:** Ashley Bermel <ashley@ashleybermel.com>  
**Sent:** Saturday, March 1, 2025 7:04 AM  
**To:** Brent Smith; Brian Leibold; Brian Wayson; Erek Sittig; Mayor; Paul Park; Ryan Heiar; Ryan Rusnak  
**Subject:** [External] Consideration of Substantial Rezoning Along South Dubuque 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.**

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Dear Councilmembers and Staff,

I want to start by expressing my appreciation for the work you and the council do to guide North Liberty's future. Having once sat in your seat, I understand the complexity of these decisions—the balancing act between meeting immediate housing demands and ensuring that our long-term vision remains intact. The opportunity before us is significant: a ready and willing developer stands prepared to inject new residents, economic activity, and tax dollars into our community. That is not something to take lightly. But beyond the immediate benefit, we need to ask a harder question: **is this the kind of growth that will create a lasting legacy for North Liberty?**

The undeniable short-term benefit of large-scale development is that it quickly meets housing demand. A single developer working at this scale can efficiently provide homes and create accessibility in a growing market. But as we have seen in other communities that have followed this model, there is often a long-term cost—one that is harder to quantify in the moment but becomes evident over time.

Some of North Liberty's most desirable and enduring neighborhoods—most notably Cedar Springs and Arlington Ridge—did not become sought-after by accident. They succeeded because they offered architectural diversity, choice, and thoughtful land planning. They were designed with intention, with green spaces, walking trails, and communal areas that added value beyond just the homes themselves. These neighborhoods stand the test of time because they encourage long-term investment and attachment. People move in, they put down roots, they stay. Their homes appreciate in value, not just because of the broader market but because they are part of a neighborhood that is distinct, desirable, and thoughtfully designed.

The concern many of us share is that large-scale, **single-developer** projects do not provide this same level of architectural diversity or community intentionality. When a builder controls too much of the landscape, we inevitably see a set number of home designs that

reduce competition, limit buyer choice, and create a uniform look that lacks individuality. We see a focus on cost efficiency over long-term value, where homes may be affordable initially but struggle with resale as newer models from the same builder enter the market. And we see a lack of meaningful neighborhood enhancements—fewer mature trees, minimal landscaping, and little investment in shared green spaces that elevate the overall quality of life.

Every council is tasked with making decisions that solve for today while safeguarding tomorrow. The challenge is that short-term wins—filling housing demand quickly, boosting tax revenue, and meeting immediate market needs—are easy to measure. But long-term success—creating a city that people remain proud to call home, ensuring our neighborhoods hold their value, and building a community with lasting identity—is harder to quantify in a single budget cycle.

**That is why I urge the council to ask:**

Are we making decisions that will stand the test of time, or are we opting for the most immediate solution?

Are we fostering a competitive builder environment that allows for innovation, choice, and architectural creativity?

Are we designing neighborhoods that people will not just buy into, but stay in—putting down roots, investing in their homes, and building a community that thrives for decades?

Are we ensuring that North Liberty doesn't just become a place where homes are built, but a city that is thoughtfully shaped?

I am not suggesting that large-scale development should be rejected outright—only that we must be intentional in ensuring that the growth we approve today contributes to a North Liberty we will be proud of tomorrow. Are there ways to encourage this developer, and others, to integrate more diverse housing styles or perhaps even allow a few builders (of our collective choosing) to be invited into the mixture of offerings? To incorporate shared community spaces that make a neighborhood more than just a collection of homes? To take a page from the success of Arlington Ridge, where design was driven not just by speed, but by vision?

North Liberty is at a pivotal moment. We have the opportunity to welcome new residents and expand our tax base, but let's make sure that we do it in a way that enhances—not diminishes—our city's identity. Let's not just build housing. Let's build a community that will last.

I appreciate your time and consideration, and I welcome the opportunity to discuss how we can ensure that our growth reflects the very best of North Liberty's potential.

Sincerely,

Ashley Bermel

319.855.0248

930 Pheasant Lane North Liberty, IA 52317

**From:** Keith Clasen <keithclasen@hotmail.com>  
**Sent:** Sunday, March 23, 2025 2:18 PM  
**To:** Ryan Rusnak  
**Cc:** Paul Park; Ryan Heiar; ineska\_n@yahoo.com  
**Subject:** [External] Fwd: From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting  
**Attachments:** [Watts Development Group, Inc GNM Notice - 2-28-2025.pdf](#)

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Hi Ryan,

I will likely not be able to join the good neighbor meetings but would like to share my wife and my concerns with this rezoning request.

We are not opposed to the land being developed but are opposed with the land being developed as multi-family or anything other than single family homes. The reason our family choose to move to North Liberty 9 years ago was because of the single family homes available and because of our desire to live in a city that still maintained the small town Iowa feel to maintain a positive and connected community.

Seeing what is happening in the development across the street from the high school on the Coralville side has us concerned about what will happen if this rezoning request is approved. Having one developer control who builds on the land opens the door to cheaply built homes that look more like cookie cutter boxes than single family homes that people aspire to live for a significant portion of their lives in the same community. While this is a free economy and the developer has the right to purchase the land and make significant profits from the land, the City of North Liberty also has the right to listen to the community members and do the right thing by restricting this development to be for single family homes only and open to other builders in the community to provide fair competition and increase the uniqueness and quality of homes being built in North Liberty.

We have several friends and family who would like to move to North Liberty but are looking to raise their kids in single family homes which are currently under supplied, not multi-family buildings built and sold primarily to raise the profits of one development group or further strengthen the North Liberty small town feel and uniqueness.

North Liberty has been growing at a significant pace over the past several years. Do we have the infrastructure to support multi-family homes? Dubuque St. is already congested and this will only compound the problem.

Lastly and most concerning to many families that live in the Arlington Ridge neighborhood is that approving this rezoning request will devalue our homes along with devaluing the community we live in.

Thank you for your consideration,

Keith and Inna Clasen  
440 Carlyle Dr.

Begin forwarded message:

**From:** Arlington Ridge HOA <[mailer@payhoa.com](mailto:mailer@payhoa.com)>  
**Date:** February 28, 2025 at 8:11:42 PM CST  
**To:** Keith Clasen <[keithclasen@hotmail.com](mailto:keithclasen@hotmail.com)>  
**Subject:** From AR HOA - Rezoning Along S. Dubuque St - Good Neighbor Meeting  
**Reply-To:** Arlington Ridge HOA <[arlingtonhomeowners@gmail.com](mailto:arlingtonhomeowners@gmail.com)>



Please read information and attend the meeting if possible.  
Thank you,  
Arlington Ridge HOA Board

**From:** Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)>  
**Sent:** Friday, February 28, 2025 12:55 PM  
**To:** Brent Smith <[brent.smith@northlibertyiowa.org](mailto:brent.smith@northlibertyiowa.org)>; Brian Leibold <[brian.leibold@northlibertyiowa.org](mailto:brian.leibold@northlibertyiowa.org)>; Brian Wayson <[brian.wayson@northlibertyiowa.org](mailto:brian.wayson@northlibertyiowa.org)>; Erek Sittig <[erek.sittig@northlibertyiowa.org](mailto:erek.sittig@northlibertyiowa.org)>; Mayor <[mayor@northlibertyiowa.org](mailto:mayor@northlibertyiowa.org)>; Paul Park <[paul.park@northlibertyiowa.org](mailto:paul.park@northlibertyiowa.org)>  
**Cc:** Ryan Heiar <[rheiar@northlibertyiowa.org](mailto:rheiar@northlibertyiowa.org)>  
**Subject:** Watts Development Group, Inc Good Neighbor Meeting

Mayor Hoffman and City Councilors,

Attached is Good Neighbor Meeting for a substantial rezoning along South Dubuque Street.

We will be having two good neighbor meeting on this one:

3/12/2025 – In person 6:00 – 7:00 PM City Hall

3/26/2025 – Virtual 5:30 6:30 PM.

We recognize Spring Break is March 17-21 so meetings will be before and after the break.

Please let me know if you have any questions.

**From:** Ryan Rusnak  
**Sent:** Tuesday, April 1, 2025 10:31 AM  
**To:** Bob and Carolyn Norton  
**Subject:** RE: [External] Re: Watts Group Development, Inc. Rezoning

We don't use speed humps on public streets in North Liberty.

Stop signs aren't to be used as a traffic calming feature.



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

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**From:** Bob and Carolyn Norton <[bcnorton2@gmail.com](mailto:bcnorton2@gmail.com)>  
**Sent:** Tuesday, April 1, 2025 10:23 AM  
**To:** Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)>  
**Subject:** [External] Re: Watts Group Development, Inc. Rezoning

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Question

Is that a roundabout that has been added to Tartan? Why not stop signs or speed humps to slow traffic down?

Carolyn Norton

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)> wrote:

Hello everyone,

We put together an email list of people that participated in the in person and online good neighbor meetings.

We had great attendance, which is awesome. My plan is keep to lines of communication open.

If you don't want to be part of this list, please let me know.

Attached is the revised rezoning map, which was provided before the second meeting. It incorporated some changes heard at the first meeting.

1. Changed the zoning to RS-6 at the end of Ogden Ln.
2. Changed the RM-21 (multi-family 21 units/acre) to RM-14 (multi-family 14/units acre).
3. Added traffic calming on E Tartan St adjacent to Broodmoor Estates.

**Please note that they are planning on this being considered at the 5/6/2025 Planning Commission meeting.**

They originally wanted to be considered in April, but we wanted them to tap the breaks to allow for additional feedback and analysis.

Please let me know if you any questions or comments.

Thanks,



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

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**From:** Chelsey Scanlan <chelseylynnharris@gmail.com>  
**Sent:** Tuesday, April 1, 2025 10:19 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Feedback regarding South Dubuque/Greenbelt Trail Rezoning

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---

Hi Ryan,

Thank you for all the information you've shared via email and the Good Neighbor Meeting on 3/26.

I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

**From:** m pettersen <mikeppettersen@yahoo.com>  
**Sent:** Tuesday, April 1, 2025 10:26 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Watts group development

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Dear Ryan,

My wife and I live at 1215 Ogden Ln. We are against any multifamily neighborhood being built right next-door to us. We looked at the newest proposal. After all it only harbors families who will rent because they will be unable to sell each one of the dwellings. This is happened to every single new neighborhood in the cities area, including Iowa City and Coralville. Crime goes up like burglary, theft, and criminal mischief. Since North Liberty is down 15 officers at this time I feel that building multifamily dwellings at this time would be unwise and harmful to the local neighborhoods where police officers would not be able to respond. We need single family homes for safety and cohesiveness of home owners alike. Every multi family development Watts group has taken over or developed lack in quality and bring home values down. It's unfair to allow Watts group to develop a huge rental neighborhood next to single family homes.

Sincerely

Mike and Debbi Pettersen

[Sent from Yahoo Mail for iPhone](#)

**From:** michael ulrey <mulrey31@gmail.com>  
**Sent:** Tuesday, April 1, 2025 9:37 AM  
**To:** Ryan Rusnak  
**Cc:** Clint Conklin; Katie Ulrey  
**Subject:** [External] Re: Watts Group Development, Inc. Rezoning

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Ryan-

Appreciate that everything has been shared and that this rezoning is making a few tweaks. The blending with development off Ogden looks significantly improved and we are onboard with the development now! The only comment or thought that is really beyond the scope of this development is with everything that is being built in this entire portion of North Liberty, there aren't any parks that are truly walkable.

Have a great day,  
Michael

On Tue, Apr 1, 2025 at 9:23 AM Ryan Rusnak <[rrusnak@northlibertyiowa.org](mailto:rrusnak@northlibertyiowa.org)> wrote:  
Hello everyone,

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Please let me know if you any questions or comments.

Thanks,



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

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**Sent:** Tuesday, April 1, 2025 10:19 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Feedback regarding South Dubuque/Greenbelt Trail Rezoning

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---

Hi Ryan,

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I had some feedback I wanted to share with you about the current map. Although I do appreciate some of the changed zoning to RS-6 at the end of Ogden Lane, I am still seeing a few lots that are RD-10 (zero-lot). I would like to see those remaining RD-10 lots changed to either RS-6 or RS-9. All homes on Ogden Lane are single family homes, and I do not think it's fair to all the current residents of Greenbelt Trail and Ogden Lane to have zero-lots mixed in with this single family home neighborhood.

Again, due to this being a family neighborhood with many small children, I would like to see some space intentionally left to build a park. There is no walkable park for this area. The closest park is Penn Meadows Park and that is not walkable from this area. Also, it's my understanding that an elementary and middle school will be built on this side of town. It would make sense to also have a dedicated park to this side of town and I would appreciate that being considered when updating the zoning map. I'm a bit concerned that Watts Group is only considering the amount of people/homes they can fit into one area and are not taking into consideration the livability of this area. We are not going to have families stay in this area/side of North Liberty if we are just maximizing the amount of homes/people into one area and not adding in spaces like parks or green areas. Also, I'm not seeing any consideration for widening Dubuque Street. I know in the virtual meeting it was shared that the projected 2050 traffic flow did not warrant any additional changes to Dubuque Street. However, as a resident of this side of town for 7 years - Dubuque Street has not changed in 7 years but we have at least tripled the amount of homes/residents on this side of town. There needs to be consideration for widening Dubuque Street to improve the flow of traffic (especially with the school traffic).

On that note, I'm also very concerned about the RM-12 and RM-14 zoning areas on this map and mixing these multi-family developments into a traditionally single family home

area. Again, this feels like Watts Group is maximizing the amount of homes/people they can fit into a small area without considering the logistics, the livability of the space, and also the homes that already exist in these areas. For example, you would have single family homes right next to these multi-family dwellings. Many of these single family homes are half a million dollars (all homes in Greenbelt Trail are roughly this price). I do not think it's appropriate to have a half a million dollar home next to a multi-family dwelling. Additionally, I would imagine the Watts Group would have a hard time selling these homes due to this fact alone.

Overall, I would like to see more thought put into this map - the addition of a space for a park, some green lots, and more consideration into the mixing of single family homes and multi-family dwellings.

Thanks for your consideration and all that you do!

Chelsey Scanlan - Greenbelt Trail Resident

**From:** Garret Krieger <kriegeracing@hotmail.com>  
**Sent:** Friday, April 18, 2025 11:01 AM  
**To:** Ryan Rusnak  
**Subject:** [External] Development near Dubuque St

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---

Hello Ryan,

I was just driving down front Street kind of a crossed from Colony and noticed how nice those condos look with the front door facing front street I think if we could do something like that along Dubuque Street by us that would make it look nice.

Garret Krieger  
200 N Juniper St



To **City of North Liberty Planning Commission**  
From **Ryan Rusnak, AICP**  
Date **May 2, 2025**  
Re **Request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs**

---

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

**1. Request Summary:**

- A. Adding the CU C-3 District Central Urban Higher-Intensity Commercial District.

This new district would support the proposed Urban Central District (UCD). The district would be specific to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way. The proposed change generally reduces setbacks and omit some of the more intensive uses in the current C-3 Higher-Intensity Commercial District.

Setbacks are required to create uniformity in the built environment amongst properties under different ownership. Arguably, increased setbacks may facilitate a less efficient land use pattern. It is staff's opinion that since this would be developed as a district, flexibility to achieve a more urban, pedestrian-friendly development is needed.

- B. Removing the I-P Industrial Park.

This district was created with the large Zoning Ordinance update a couple of years ago to encourage redevelopment of the existing industrially zoned properties adjacent to the CRANDIC railroad. Considering the proposed Urban Central District (UCD), it is staff's opinion that this district is no longer needed.

- C. Updating the Use Matrix Table to reflect the addition and removal of the aforementioned districts.

The table would reflect the addition and deletion of the aforementioned zoning districts. It also includes adding the use "arts and fitness studio" to the I-1 Light Industrial District because it was realized that there are existing businesses with these uses (such as martial arts and gymnastics businesses) in industrially zoned areas.

- D. Amending the sign regulations increasing the allowable sign area for building mounted signs in the P Public District.

This directly supports the Centennial Stage development, but also would apply to all buildings in the P District. It is staff's opinion that the current ordinance language is overly restrictive.

## **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 COMMERCIAL AND INDUSTRIAL DISTRICTS DEFINED AND DIMENSIONAL STANDARDS AND THE USE MATRIX TABLE AND CHAPTER 173, GOVERNING BUSINESS AND PUBLIC USE SIGNS**

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

**SECTION 1. AMENDMENT OF ORDINANCE.** Subsections 1 and 2 of Section 168.03 of the North Liberty Code of Ordinances, is amended as follows:

1. Defined.
  - A. C-1-A Central Commercial District. The C-1-A District is intended to provide a traditional central setting oriented toward pedestrians as well as automobiles. It is typified by high-density commercial development with minimal setback requirements.
  - B. C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.
  - C. C-2 Highway Commercial District. The C-2 District is intended to provide for those commercial uses which may take particular advantage of a highway location and/or due to size or other nuisance constraints may be incompatible with the predominantly retail uses permitted in the C-1-A and C-1-B Commercial Districts, and whose service area is not confined to any one neighborhood or community.
  - D. C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
  - E. CU C-3 District Central Urban Higher-Intensity Commercial District. The CU C-3 District is intended to accommodate a mixture of higher-intensity residential and commercial development in a planned manner. Setbacks are reduced to encourage more compact and efficient development and uses are limited to ensure compatibility with surrounding properties. The use of the CU C-3 District shall be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way.

**E-E.** O/RP Office and Research Park District. The O/RP District is intended to accommodate office buildings, similar structures, and complementary uses in a mutually compatible environment. It is designed to provide landscaping and space requirements suitable for an office and research setting. Uses are limited to those compatible with an office setting and those which do not produce noise, air, or other environmental nuisances which might interfere with activities within the district and surrounding residential areas.

## 2. Dimensional Standards.

Table 168.03 Dimensional Standards SF = Square Feet, ' = Feet						
	C-1-A	C-1-B	C-2	C-3	<u>C-U C-3</u>	O/RP
<b>Bulk</b>						
<b>Minimum Lot Area</b>	None	None	None	20,000 SF	<u>20,000 SF</u>	1.5 acres
<b>Minimum Frontage</b>	35'	35'	35'	35	<u>35</u>	100'
<b>Minimum Lot Width</b>	35'	35'	35'	35'	<u>35'</u>	150'
<b>Maximum Building Height</b>	45'	45'	45'	75'	<u>75'</u>	75'
<b>Setbacks</b>						
<b>Minimum Required Front Yard</b>	0'	25'	25'	25'	<u>10'</u>	50'
<b>Minimum Required Corner Side Yard</b>	0'	25'	25'	25'	<u>10'</u>	50'
<b>Minimum Required Side Yard</b>	0'	10'	10'	10', unless abutting a residential district then 20'*	<u>0' unless abutting a residential district then 10'*</u>	20'
<b>Minimum Required Rear Yard</b>	10'	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*	<u>0' unless abutting a residential district then 10'*</u>	50'

\* One foot of additional setback as measured from a lot line of property within a residential district for every one-foot building height above 35 feet. Notwithstanding the foregoing, the additional setback is required when the lot line is adjacent to Muddy Creek.

**SECTION 2. AMENDMENT OF ORDINANCE.** Subsections 1 and 2 of Section 168.04 of the North Liberty Code of Ordinances, is amended as follows:

**168.04 INDUSTRIAL DISTRICTS.**

1. Defined.
  - A. I-1 Light Industrial District. The I-1 District is intended to provide for the development of modern landscaped light-industrial and commercial establishments which have negligible impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment. The district is intended to provide for manufacture, assembly, fabrication, storage, and/or processing of goods listed for the location of compatible uses.
  - B. I-2 Heavy Industrial District. The I-2 District is intended to provide for the development of industrial establishments that may require special conditions applied to the use to prevent negative impacts upon areas outside of the zoned district, and seek a hazard- and nuisance-free environment.
  - ~~C. I-P Industrial Park. The I-P District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.~~
2. Dimensional Standards.

Table 168.09 Dimensional Standards ' = Feet			
	I-1	I-2	<del>I-P</del>
<b>Bulk</b>			
Minimum Lot Area	None	None	<del>1-acre</del>
Minimum Frontage	35'	35'	<del>100'</del>
Minimum Lot Width	25'	25'	<del>150'</del>
Maximum Building Height	45'	45'	<del>75'</del>
<b>Setbacks</b>			
Minimum Required Front Yard	25'	25'	<del>50'</del>
Minimum Required Corner Side Yard	25'	25'	<del>50'</del>
Minimum Required Side Yard	20'	20'	<del>20'</del>
Minimum Required Rear Yard	20'	20'	<del>50'</del>

**SECTION 3. AMENDMENT OF ORDINANCE.** Table 168.06 of Section 168.06 of the North Liberty Code of Ordinances, is amended as follows:

<b>Table 168.06: Use Matrix</b> <b>See Section 168.07 for Use Definitions and Use Standards</b>															
Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<del>CUC-3</del>	OR/P	I-1	I-2	<del>I-P</del>	P
1. Adult Entertainment													C		
2. Agricultural Experience	C														
3. Agriculture	P														
4. Amusement Facility – Indoor						C	P	P	P	<del>P</del>					
5. Amusement Facility – Outdoor									C						
6. Animal Care Facility						P	P	P				P			
7. Animal Shelter												C			C
8. Art Gallery						P	P	P	P	<del>P</del>					
9. Arts and Fitness Studio						P	P	P	P	<del>P</del>		<del>P</del>			
10. Bar						P	P	P	P	<del>P</del>		P		<del>P</del>	
11. Bed and Breakfast Home		C													
12. Body Art Establishment								P							
13. Brewery-Micro						P	P	P	P	<del>P</del>				<del>P</del>	
14. Broadcasting Studio								P	P					<del>P</del>	P
15. Building Trades and Services								P	P			P		<del>P</del>	
16. Car Wash								P							
17. Child Care Center						P	P	P	P	<del>P</del>	P			<del>P</del>	P
18. Child Care Home		P			P										
19. Child Development Home		P													
20. Community Center						P	P	P	P	<del>P</del>				<del>P</del>	P
21. Community Pantry	C	C	C	C		C	P	P							
22. Cultural Facility						P	P	P	P	<del>P</del>					P
23. Distillery, Micro						P	P	P	P	<del>P</del>				<del>P</del>	

**Table 168.06: Use Matrix**  
**See Section 168.07 for Use Definitions and Use Standards**

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	<del>I-P</del>	P
<u>24.</u> Drive-Through Facility						C	P	P	P	<del>P</del>	P			<del>P</del>	
<u>25.</u> Dwelling – Manufactured Home					P										
<u>26.</u> Dwelling – Mixed Use						P	P	P	P	<del>P</del>					
<u>27.</u> Dwelling – Multiple-Unit				P				P	P	<del>P</del>					
<u>28.</u> Dwelling – Single-Unit	P	P													
<u>29.</u> Dwelling – Single-Unit Zero Lot Line			P												
<u>30.</u> Dwelling – Townhouse				P				P							
<u>31.</u> Dwelling – Two Unit			P	P											
<u>32.</u> Educational Facility – Primary	P	P	P	P		P	P	P	P	<del>P</del>					P
<u>33.</u> Educational Facility – Secondary	P	P	P	P		P	P	P	P	<del>P</del>					P
<u>34.</u> Educational Facility – University or College									<del>P</del>	<del>P</del>	P			<del>P</del>	P
<u>35.</u> Educational Facility – Vocational						C	P	P	P	<del>P</del>		P		<del>P</del>	
<u>36.</u> Financial Institution						P	P	P	P	<del>P</del>				<del>P</del>	
<u>37.</u> Fireworks, Retail Sales of												P			
<u>38.</u> Food Bank												P			
<u>39.</u> Fueling Station							P	P	P			P		<del>P</del>	
<u>40.</u> Fulfillment Center, Micro								C	C			P			
<u>41.</u> Funeral Home								P							
<u>42.</u> Golf Course/Driving Range							P								P
<u>43.</u> Greenhouse/Nursery – Retail												P			
<u>44.</u> Group Home	P	P	P		P										
<u>45.</u> Healthcare Institution									P	<del>P</del>				<del>P</del>	P

**Table 168.06: Use Matrix**  
**See Section 168.07 for Use Definitions and Use Standards**

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	<del>I-P</del>	P
<u>46.</u> Heavy Rental and Service Establishment												P			
<u>47.</u> Heavy Retail Establishment									P			P			
<u>48.</u> Hotel						C	P	P	P	<del>P</del>	P			<del>P</del>	
<u>49.</u> Industrial - General													P		
<u>50.</u> Industrial - Light												P	P	<del>P</del>	
<u>51.</u> Industrial Design							P	P	P			P		<del>P</del>	
<u>52.</u> Live Performance Venue						P	P	P	P	<del>P</del>				<del>P</del>	
<u>53.</u> Manufactured Home Park					P										
<u>54.</u> Medical/Dental Office						P	P	P	P	<del>P</del>					
<u>55.</u> Office						P	P	P	P	<del>P</del>	P	P		<del>P</del>	P
<u>56.</u> Outdoor Seating						P	P	P	P	<del>P</del>				<del>P</del>	P
<u>57.</u> Park, Private	P	P	P	P	P	P	P	P	P	<del>P</del>	P			<del>P</del>	
<u>58.</u> Park, Public															P
<u>59.</u> Parking Lot (Principal Use)						C	P	P	P	<del>P</del>		P		<del>P</del>	P
<u>60.</u> Parking Structure (Principal Use)						C	P	P	P	<del>P</del>		P		<del>P</del>	P
<u>61.</u> Personal Services Establishment						P	P	P	P	<del>P</del>					
<u>62.</u> Place of Worship	P	P	P	P		P	P	P	P	<del>P</del>					
<u>63.</u> Private Club						P	P	P	P	<del>P</del>					
<u>64.</u> Public Safety Facility															P
<u>65.</u> Public Works Facility															P
<u>66.</u> Research and Development								P	P		P	P		<del>P</del>	
<u>67.</u> Residential Care Facility				P			P	P	P	<del>P</del>					
<u>68.</u> Restaurant						P	P	P	P	<del>P</del>		P		<del>P</del>	P

**Table 168.06: Use Matrix**  
**See Section 168.07 for Use Definitions and Use Standards**

Use	ID	RS	RD	RM	R-MH	C-1-A	C-1-B	C-2	C-3	<u>CUC-3</u>	OR/P	I-1	I-2	<del>I-P</del>	P
<u>69.</u> Retail Good Establishment						P	P	P	P	<del>P</del>		P		<del>P</del>	
<u>70.</u> Salvage Yard													C		
<u>71.</u> Self-Storage – Enclosed								P	P			P			
<u>72.</u> Self-Storage – Outdoor								C	C			P			
<u>73.</u> Specialty Food Service						P	P	P	P	<del>P</del>		P		<del>P</del>	
<u>74.</u> Storage – Outdoor (Principal Use)												C	P		
<u>75.</u> Truck Stop												C	P		
<u>76.</u> Utility (Sub)Stations	P	P	P	P	P	P	P	P	P	<del>P</del>	P	P	P	<del>P</del>	P
<u>77.</u> Vehicle Dealership, New and Used								P	P						
<u>78.</u> Vehicle Dealership, Used								C							
<u>79.</u> Vehicle Operations Facility												P			P
<u>80.</u> Vehicle Rental												P			
<u>81.</u> Vehicle Repair – Major								C				P			
<u>82.</u> Vehicle Repair – Minor								P				P			
<u>83.</u> Warehouse												P			
<u>84.</u> Wholesale Establishment												P			
<u>85.</u> Winery, Micro						P	P	P	P	<del>P</del>				<del>P</del>	

**SECTION 4. AMENDMENT OF ORDINANCE.** Subsection 2, Paragraph A of Section 173.07 of the North Liberty Code of Ordinances, is amended as follows:

2. Business and Public Use Signs. Each enterprise, institution, or business shall be permitted wall signs, one canopy sign per street frontage, and one freestanding monument sign per public street frontage, subject to the following maximum size requirements. Multiple businesses in the same building shall apportion façade length, building wall, and street frontage such that any maximum size requirement is not exceeded for a particular property.
  - A. Maximum Wall Sign Area. The total area of wall signage shall not exceed the following requirements for each building wall to which the signage is attached.
    - (1) In the C-1-A ~~and Public~~ districts, one square foot for each lineal foot of building wall when viewed in elevation, not to exceed the following maximums:
      - (a) 40 square feet for building walls up to 50 feet in length.
      - (b) 80 square feet for building walls over 50 feet in length.
    - (2) In the C-1-B, C-2, ~~and C-3, and P zone~~ districts, for buildings fewer than four-story in height, two square feet for each lineal foot of building wall when viewed in elevation, not to exceed 300 square feet. For buildings four-stories in height or greater, the total area of wall signage shall not exceed four square feet for each lineal foot of building wall the sign is attached to when viewed in elevation, not to exceed 400 square feet provided that the wall sign be mounted at or above the fourth-story.

**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



To City of North Liberty Planning Commission  
From Ryan Rusnak, AICP  
Date May 2, 2025  
Re Request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure.

---

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

- 1. Request Summary:** The request is to facilitate development of the property with primarily commercial uses, although residential uses would be permitted. The preliminary plat proposes 7 lots and related infrastructure on 10.04. This is an area the City has targeted for redevelopment so City incentives would assist the development.



## 2. Current Zoning:

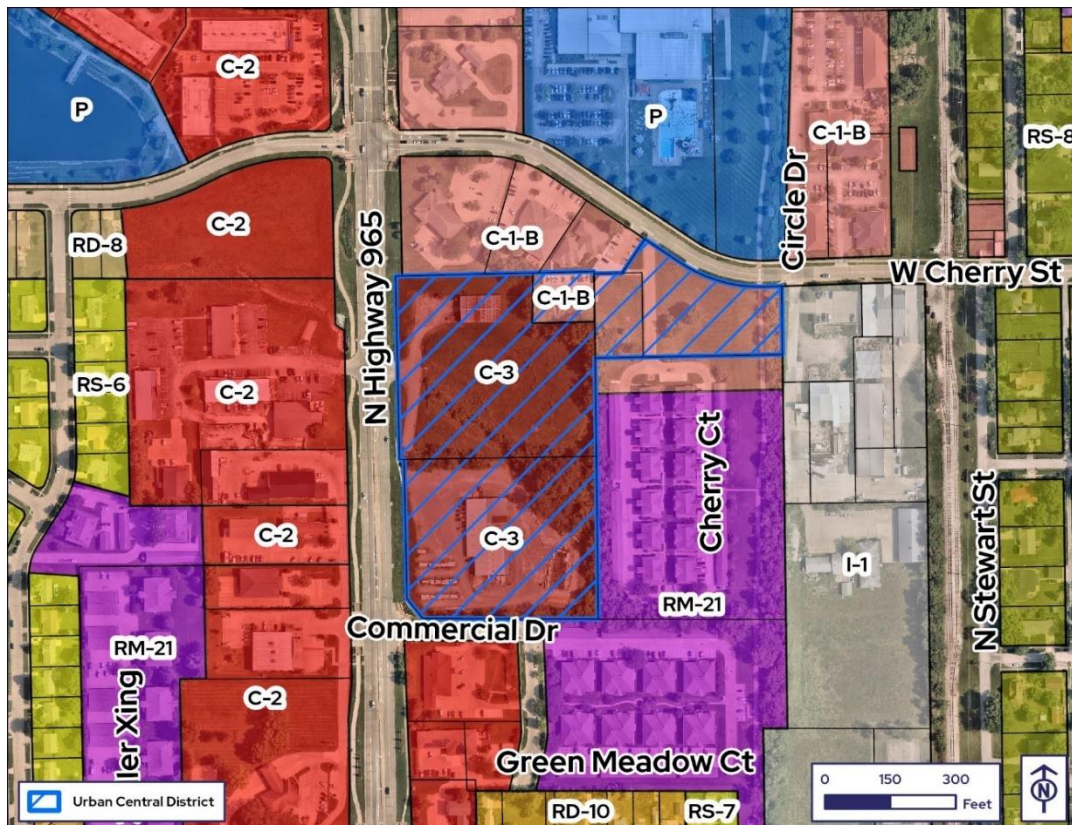
### Current Zoning

C-1-B General Commercial District. The C-1-B District is intended to provide for the uses established under the C-1-A Central Commercial District and other commercial uses which due to space requirements and the nature of operations are not suitable for location within a compact central commercial center. Setback and yard requirements are greater than under the C-1-A Central Commercial District.

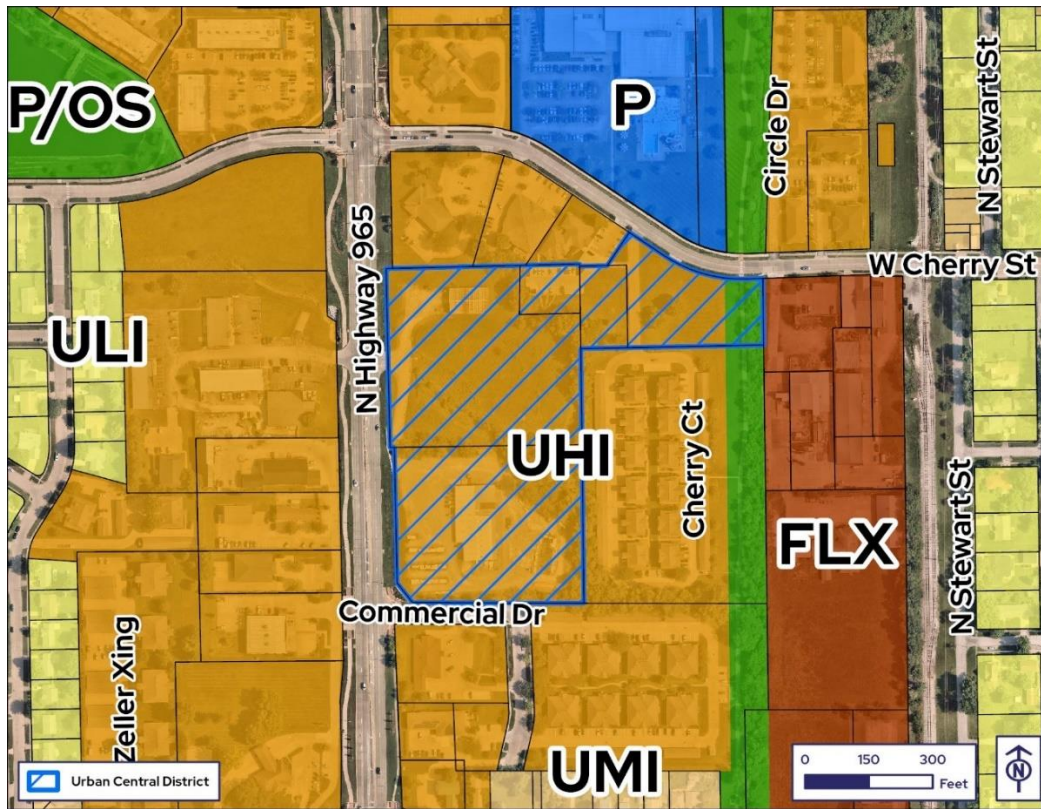
C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant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

### Proposed Zoning

CU C-3 District Central Urban Higher-Intensity Commercial District. The CU C-3 District is intended to accommodate a mixture of higher-intensity residential and commercial development in a planned manner. Setbacks are reduced to encourage more compact and efficient development and uses are limited to ensure compatibility with surrounding properties. The use of the CU C-3 District shall be limited to the area bounded by Zeller Street, CRANDIC railroad, Cherry Street, and Highway 965/Ranshaw Way.



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



#### Urban High Intensity Description

These areas have increased economic activity and a higher frequency of diverse and complementary uses. High-intensity areas include more urban services with a horizontal and vertical mix of high-density residential uses and community to regional commercial uses of compatible densities and scales.

#### *Residential*

Developments have more focus on non-residential buildings but still offer residential uses ranging from townhomes and apartments. Mixing residential with commercial uses on the same site is encouraged when feasible from a design and market capitalization standpoint.

#### *Form and Features*

- » Aggregate development density at 14+ units per acre at sites with direct access to major arterial and collector streets. Development should avoid the creation of isolated multi-family development.
- » Edges of UHI residential developments transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.

#### *Non-Residential*

More prevalent and focus in the UHI district that can include larger offices, medical buildings, commercial, and larger institutional uses such as places of worship, community centers, and indoor recreation.

#### 4. Public Input:

A virtual good neighbor meeting was held on April 24, 2025. A total of six people attended the meeting outside of City staff and the applicant. Those that attended had general questions and appeared to be supportive of the requests.

There are no objections to the request.

#### 5. Zoning Map Amendment Approval Standards

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

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

*Map Amendments.*

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

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

Figure 3.4: Land Use Compatibility

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

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

***It is staff's opinion that the proposed zoning would be compatible with the Comprehensive Plan and adopted land use policies.***

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

**It is staff's opinion that the proposed zoning would be compatible with nearby property.**

(c) *The compatibility with established neighborhood character.*

**It is staff's opinion that the proposed zoning would be compatible with established neighborhood character.**

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

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

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

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

## **6. Preliminary Subdivision Approval Standards:**

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

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

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

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

- (3) Legal description and acreage;*

**This has been provided on the Preliminary Plat.**

- (4) Name and address of owner;*

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

*(7) North point and graphic scale;*

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

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

**This has been provided on the Preliminary Plat.**

*(18) Stormwater management facilities when applicable;*

**This has been provided on the Preliminary Plat.**

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

**This information has been provided.**

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

**None required.**

**7. Additional information:**

None.

**8. Staff Recommendation:**

Findings:

1. The rezoning request from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code.
2. The preliminary subdivision plat would achieve consistency with Section 180.11(3)(A) and 180.12 of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements and design standards, respectively.

Recommendation:

Staff recommends the Planning Commission accept the listed findings and forward the request for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres to the City Council with a recommendation for approval.

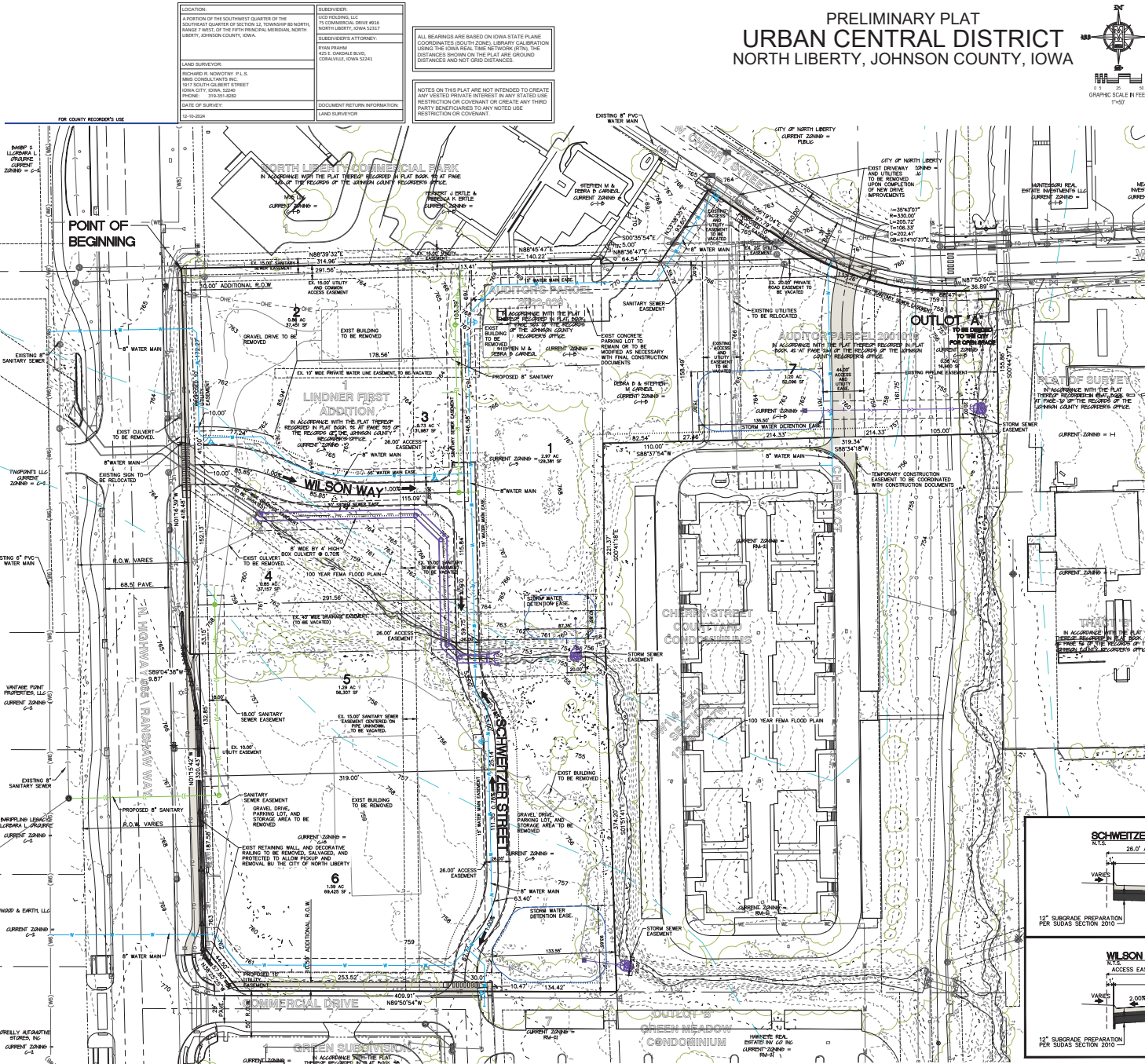
Suggested motion:

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



NORTH LIBERTY,  
JOHNSON COUNTY,  
IOWA

11728-005	of
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# PRELIMINARY GRADING PLAN URBAN CENTRAL DISTRICT NORTH LIBERTY, JOHNSON COUNTY, IOWA



STANDARD LEGEND AND NOTES	
---	PROPERTY &/OR BOUNDARY LINES
---	CONVEYANCING SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	EXISTING CENTER LINES
---	EXISTING LOT LINES
---	EXISTING LOT LINES PLATTED OR BY DEED
---	EXISTING EASEMENT LINES
---	PROPOSED EASEMENT LINES
---	PROPOSED BUILDING SETBACK
---	RECONSTRUCTION
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED
---	EXISTING
---	POWER POLE
---	POWER POLE W/SHOP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	ELECTRIC LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUB

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



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1817 S. GILBERT ST.  
JOHNSON COUNTY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

Date	Revision
04/28/2025	PER CITY COMMENTS RAN/HEH
05/02/2025	PER CITY COMMENTS RAN/HEH

## PRELIMINARY GRADING PLAN

## URBAN CENTRAL DISTRICT

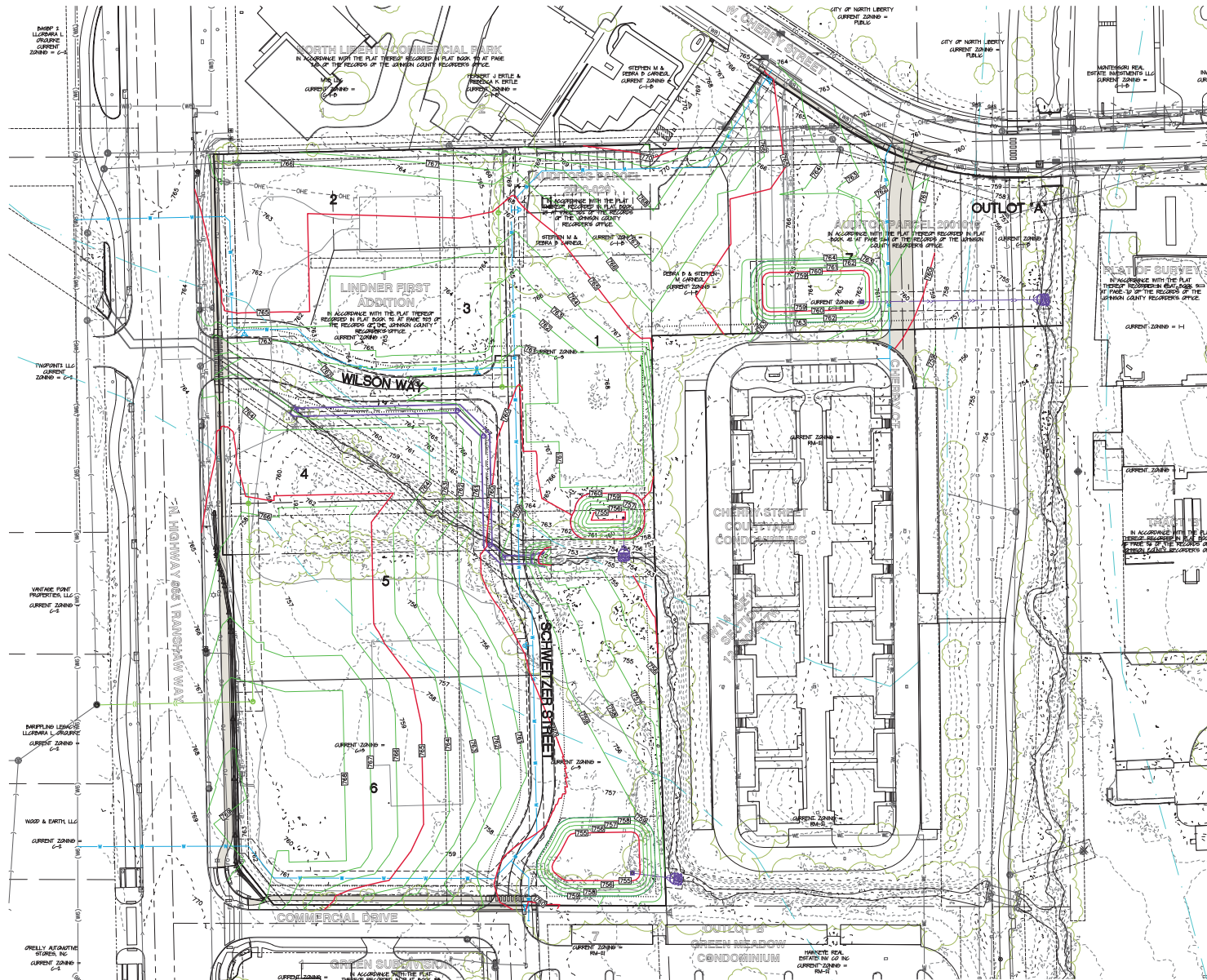
NORTH LIBERTY,  
JOHNSON COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date:	04-28-25
Designed by:	KJB
Drawn by:	RAN
Checked by:	JCM
Project No:	11728-005

2

11728-005



**Planning Commission**

April 1, 2025

Council Chambers, 360 N. Main Street

**Call to Order**

Chair Amy Yotty called the Tuesday, April 1, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Barry A'Hearn, Josey Bathke, Sheila Geneser, Jason Heisler, Valerie Ward, and Amy Yotty; absent: Dave Willer. Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Josiah Bilskemper, Darron Ammann (virtually), Katelyn Wolf (virtually), Nick Dwyer (virtually), Kevin Digmann, David Smigel, and other interested parties.

**Approval of the Agenda**

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

**Public Comment**

No public comments were offered.

**Dover Development Preliminary Site Plan***Staff Presentation*

Rusnak presented the 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. 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 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.

*Applicant Presentation*

Katelyn Wolf, Bartlett & West Engineering, was present on behalf of the applicant and offered additional information on the application.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission had no discussion regarding the application.

*Recommendation to the City Council*

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

## **MLDC, Inc. Zoning Map Amendment**

### *Staff Presentation*

Rusnak presented the 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. Staff recommends the Planning Commission accept the listed finding, 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 .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, 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-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. Staff recommends the Planning Commission accept the listed finding, 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 .42 acres, and RD-10 Two-Unit Residence District on approximately 10.34 acres to the City Council with a recommendation for approval.

### *Applicant Presentation*

Kevin Digmann, MLDC, was present on behalf of the applicant and offered additional information on the application. The Commission discussed the application with Digmann.

### *Public Comments*

David Smigel spoke regarding the proposed application and requested the amount of RD-10 be reduced and the amount of RS-6 be increased.

### *Questions and Comments*

The Commission discussed the application including other areas in the City that are zoned RS-9, the lot sizes of RS-4, RS-6, and RS-9 zoning along with minimum frontages, communication with realtors regarding demand, assessment of remaining objection, total number of acres being rezoned, and that RS-6 seems to be a good middle ground.

### *Recommendation to the City Council*

Bathke moved, Heisler seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval with the staff recommendation of RS-6 Zoning. The vote was: ayes – Ward, Bathke, Geneser, A’Hearn, Heisler, Yotty; nays – none; absent – Willer. Motion approved.

## **Zoning Code Ordinance**

### *Staff Presentation*

Rusnak presented the request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts. Staff recommends the Planning Commission accept the listed finding, the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code, and forward the request for Ordinance amendment to the City Council with a recommendation for approval.

### *Public Comments*

No public comments were offered.

### *Questions and Comments*

The Commission had no discussion on the application.

### *Recommendation to the City Council*

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

## **Urban Renewal Area Amendment**

### *Staff Presentation*

Heiar presented the request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area. Staff recommends forwarding the request to the City Council with a recommendation for approval.

### *Public Comments*

No public comments were offered.

### *Questions and Comments*

The Commission discussed the application including Cherry Street Corridor improvements, blight, improvements to the trail, impact on recreation center, proximity of the food pantry, debt service, names of developers, liking what they are doing for the town, local developer, and tying the community together.

### *Recommendation to the City Council*

Bathke moved, Geneser seconded that the Planning Commission forward the Urban Renewal Area Amendment to the City Council with a recommendation for approval. The vote was: ayes – Yotty, Bathke, A'Hearn, Geneser, Ward, Heisler; nays – none; absent – Willer. Motion approved.

## **Approval of Previous Minutes**

A'Hearn moved, Ward seconded to approve the minutes of the March 4, 2025, meeting. The vote was all ayes. Minutes approved.

## **Old and New Business**

Rusnak presented that two good neighbor meetings were held regarding the Weno property being developed by Watts Development. The application will come to the Commission in May.

**Adjournment**

At 7:20 p.m., Heisler moved, A'Hearn seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk