



**North Liberty Planning Commission
Tuesday, July 1, 2025 6:30 PM
North Liberty City Council Chambers
360 N Main St, North Liberty, Iowa 52317**

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Call to Order

- 1. Roll Call**
- 2. Reappointment and New Appointment:** Josey Bathke July 2025 – June 2028 and Zach Mickelson July 2025 – June 2028.
- 3. Approval of the Agenda**
- 4. Public Comment** on any topic not on the agenda.
- 5. Preliminary Site Plan:** Request of Iowa City Community School District to approve a Preliminary Site Plan for a parking lot addition on 26.58 acres. The property is located at the northeast corner of East Forevergreen Road and South Front Street.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 6. Preliminary Subdivision Plat:** Request of HC Investment Properties, LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 6.32 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

7. Preliminary Site Plan: Request of HC Investment Properties, LLC to approve a Preliminary Site Plan for 8 townhouse units and related infrastructure on approximately 3.06 acres. The property is located on the east side of Bernardy Drive approximately 300 feet north of West Forevergreen Road.

- f. Staff Presentation
- g. Applicant Presentation
- h. Public Comments
- i. Questions and Comments
- j. Recommendation to the City Council

8. Urban Renewal Area Amendment: Request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area.

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

9. Approval of Previous Minutes

10. Planning Updates

11. Adjournment



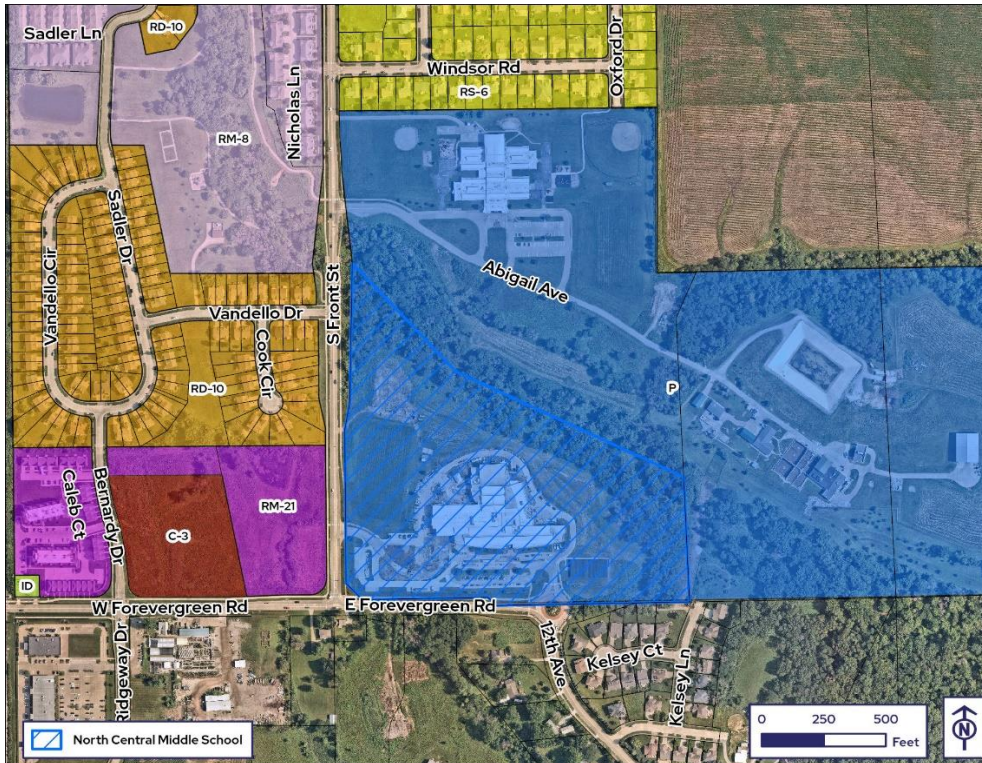
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **June 27, 2025**
Re **Request of Iowa City Community School District to approve a Preliminary Site Plan for a parking lot addition on 26.58 acres. The property is located at the northeast corner of East Forevergreen Road and South Front Street.**

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

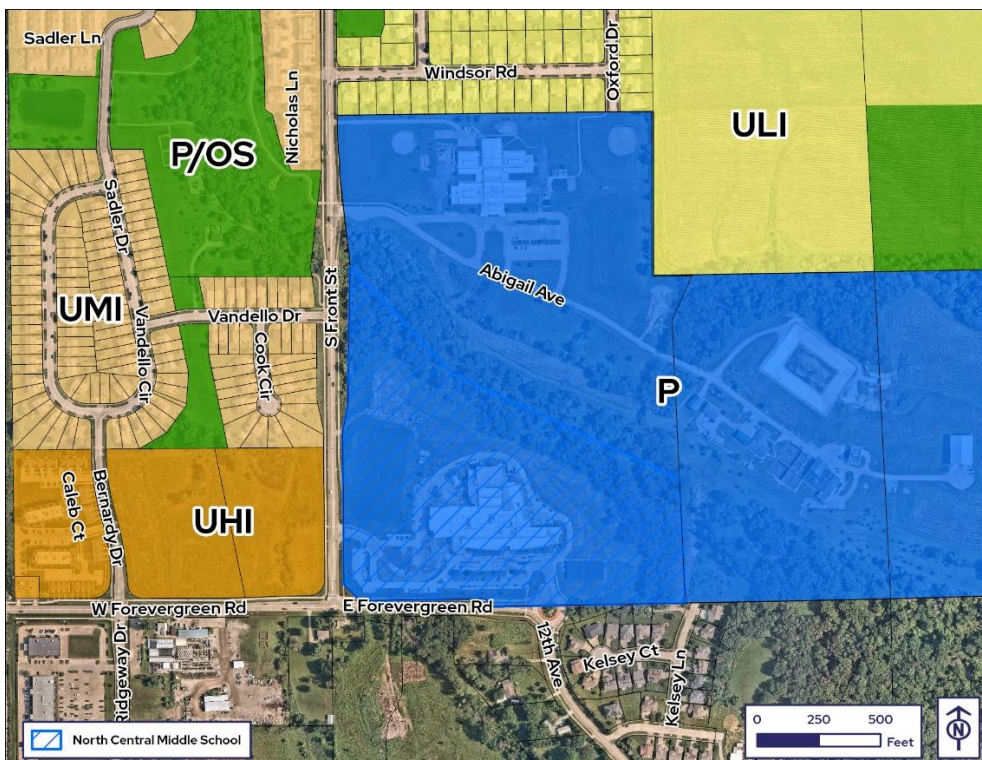
1. **Request Summary:** The site plan proposes a parking lot addition with 20 vehicle parking spaces northeast of this existing roundabout.



2. **Current Zoning:** P Public Use District.



3. **Comprehensive Plan Future Land Use Map Designation:** Public/Semi-Public (PUB). The P Public Use District is consistent with the PUB 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 P Public Use 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-6 District.

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 (for the main building): 50 feet.

(f) Required corner side yard (for the main building): 50 feet.

(g) Required side yard (for the main building): 50 feet.

(h) Required rear yard (for the main building): 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:

The proposed parking lot would be in the location of previous portable classrooms.

The proposed Forevergreen Road extension right-of-way and easements are shown on the site plan.

6. Staff Recommendation:

Finding:

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

Recommendation:

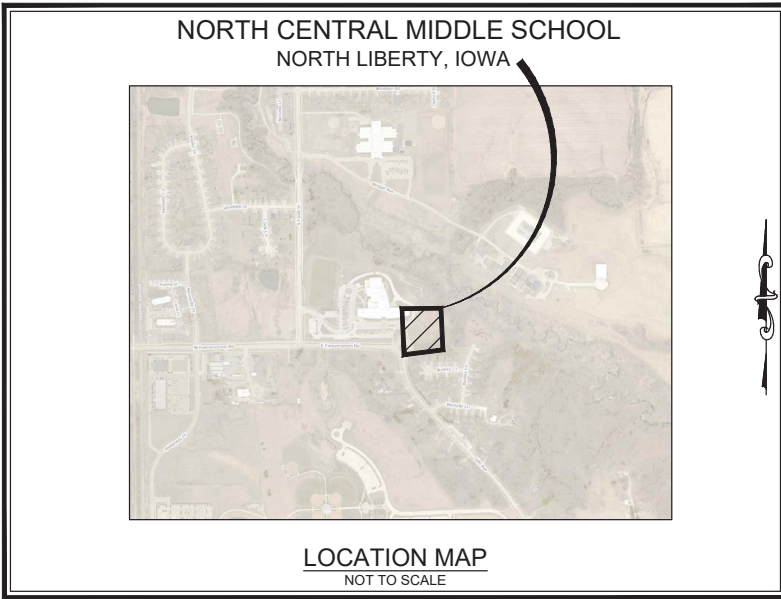
Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for a parking lot addition on 26.58 acres to the City Council with a recommendation for approval.

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.

NORTH CENTRAL MIDDLE SCHOOL EAST PARKING

NORTH LIBERTY, IOWA

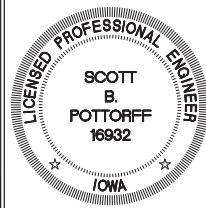


- SHEET INDEX
- 1 - COVER SHEET
 - 2 - DEMOLITION PLAN
 - 3 - PAVING PLAN
 - 4 - GRADING AND EROSION CONTROL PLAN
 - 5 - UTILITY AND LANDSCAPE PLAN

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- (R) 22-1
- EXIST-
 - POWER POLE
 - POWER POLE W/DROP
 - POWER POLE W/TRANS
 - POWER POLE W/LIGHT
 - GUY POLE
 - LIGHT POLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CURB INLET
 - FENCE LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - FIBER OPTIC
 - OVERHEAD ELECTRIC
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS
- PROP-
 - POWER POLE
 - POWER POLE W/DROP
 - POWER POLE W/TRANS
 - POWER POLE W/LIGHT
 - GUY POLE
 - LIGHT POLE
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 - 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.



SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

SCOTT B. POTTORFF, P.E. Iowa Lic. No. 16932

My license renewal date is December 31, 20 ____.

Pages or sheets covered by this seal:



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Date	Revision
6/2/25	PER CITY REVIEW SBP
6/17/25	PER CITY REVIEW SBP

COVER SHEET

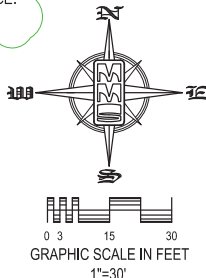
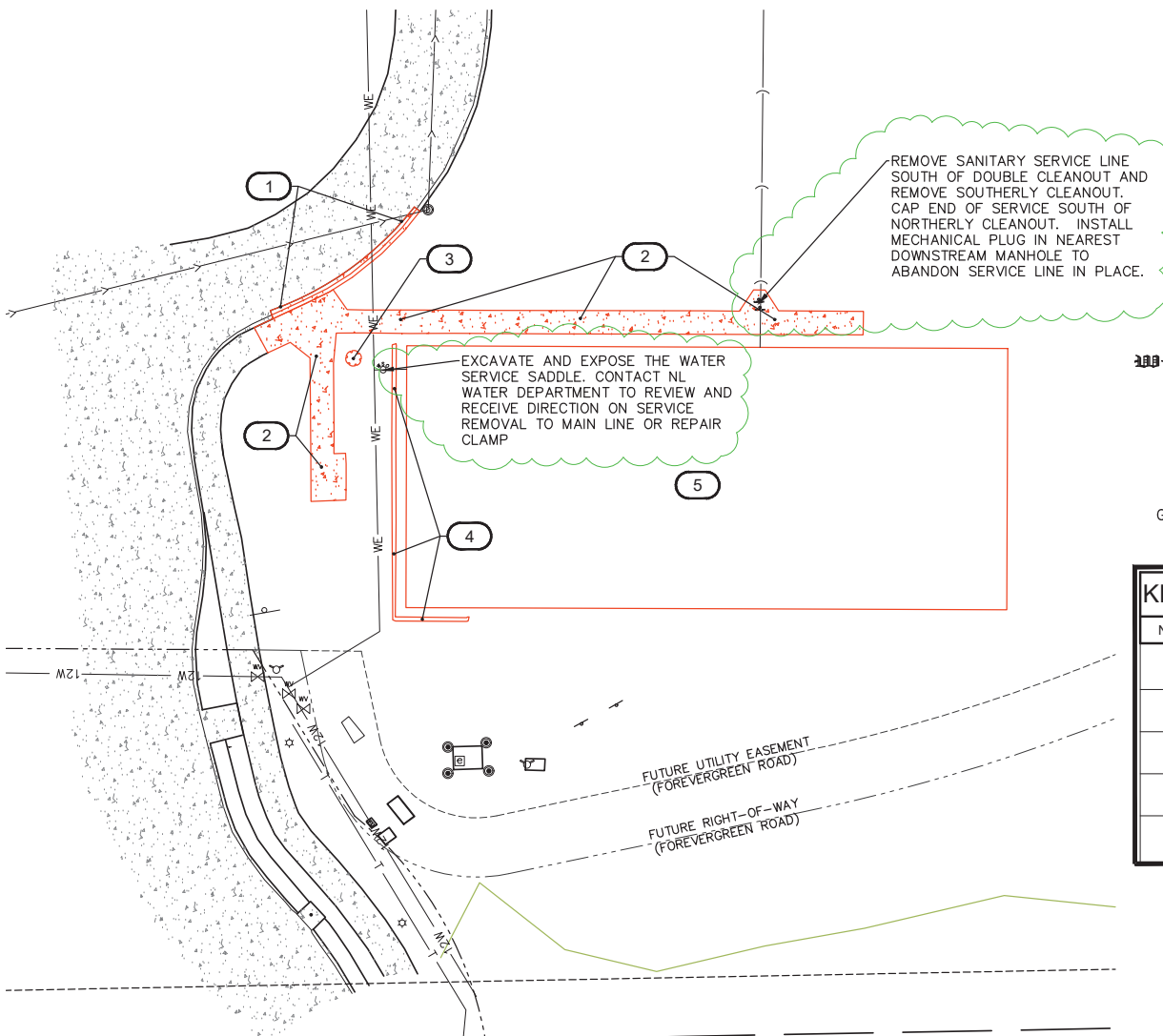
NORTH CENTRAL MIDDLE
SCHOOL EAST PARKING
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	04-01-2025
Designed by:	SBP
Field Book No:	
Drawn by:	ADP
Scale:	N/A
Checked by:	SBP
Sheet No:	1
Project No:	1270-377
of:	5

NORTH CENTRAL MIDDLE SCHOOL EAST PARKING

NORTH LIBERTY, IOWA



KEYNOTES		
NUMBER	NOTE	DETAIL
1	SAWCUT EXISTING PAVEMENT AND CURB	
2	SAWCUT EXISTING PCC SIDEWALK	
3	REMOVE EXISTING VEGETATION	
4	REMOVE EXISTING RETAINING WALL	
5	REMOVE BUILDING FOOTINGS (BUILDING REMOVED BY OTHERS)	

DEMOLITION LEGEND	
	- REMOVE EXISTING PCC



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DEMOLITION PLAN

NORTH CENTRAL MIDDLE
SCHOOL EAST PARKING
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	04-01-2025
Designed by:	SBP
Field Book No:	
Drawn by:	ADP
Scale:	1"=30'
Checked by:	SBP
Sheet No:	2
Project No:	1270-377
of:	5

A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below the north arrow is a graphic scale in feet, with markings at 0, 2, 5, 10, 15, and 20 feet. The text 'GRAPHIC SCALE IN FEET' and '1"=20\'' is printed below the scale.



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GRADING AND EROSION CONTROL PLAN

NORTH CENTRAL MIDDLE
SCHOOL EAST PARKING
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

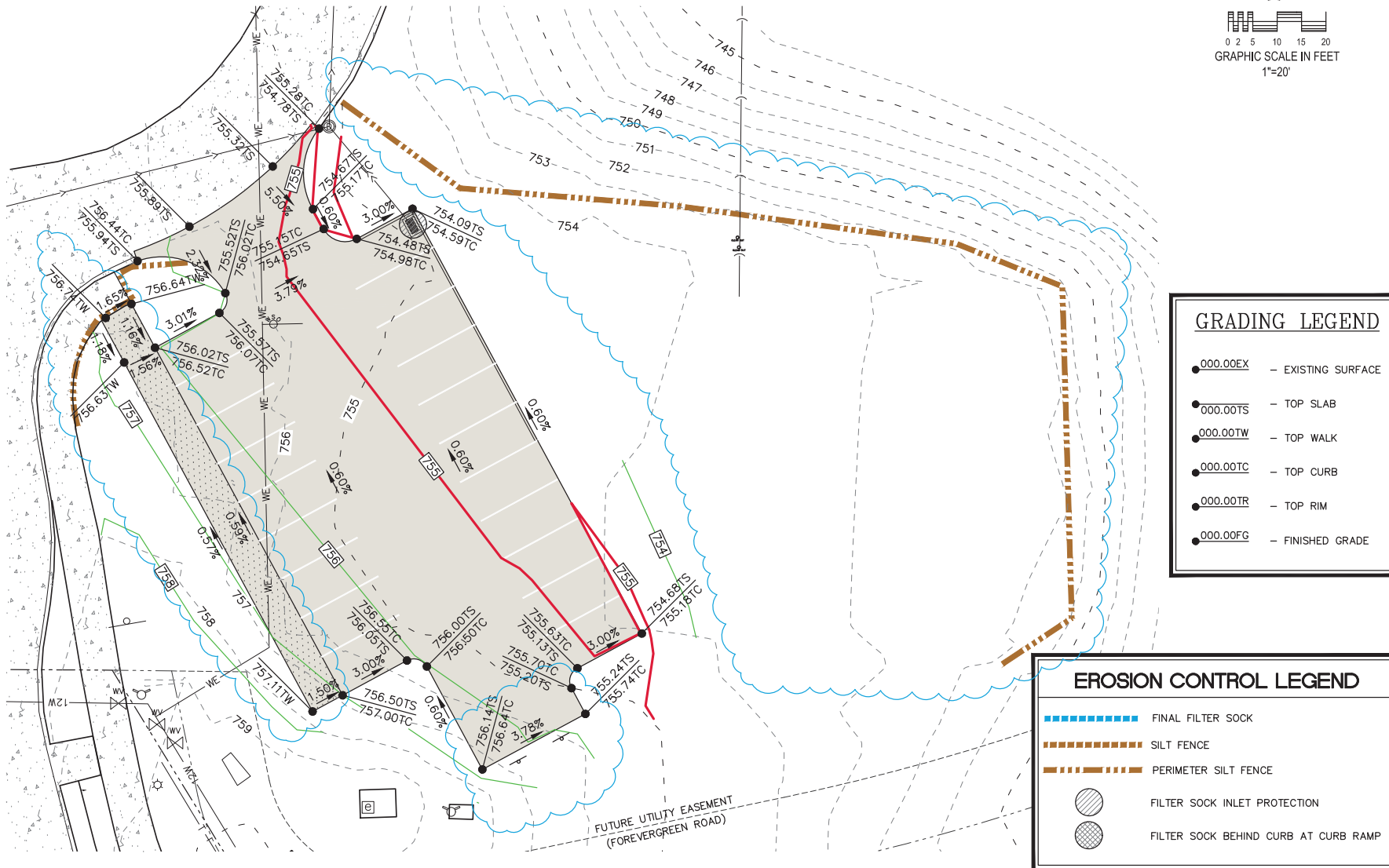
Date: 04-01-2025

Designed by: SBP	Field Book No:
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Drawn by: ADP Scale: 1"=20'

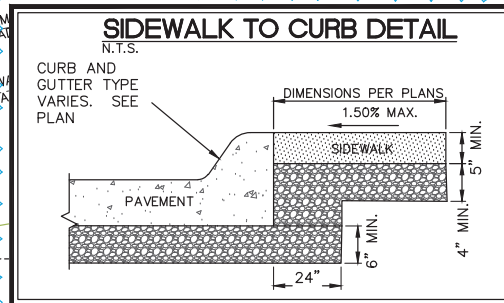
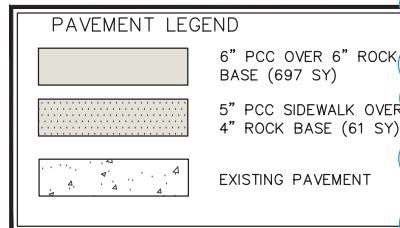
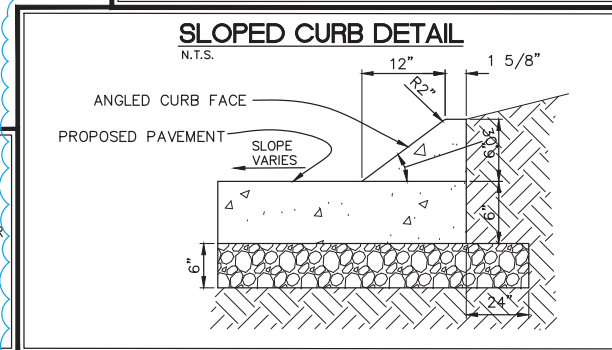
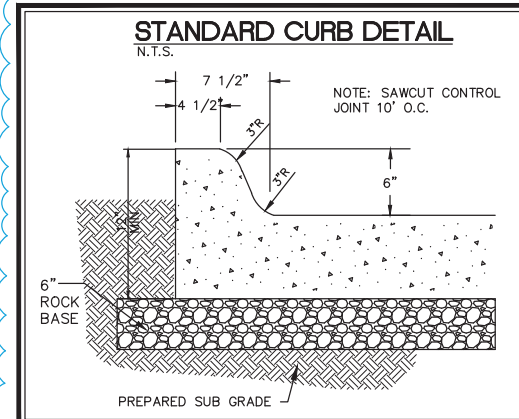
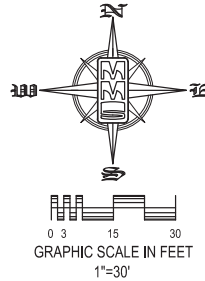
Checked by:	Sheet No:
SBP	4

Project No: 1270-377 of: 5



NORTH CENTRAL MIDDLE SCHOOL EAST PARKING

NORTH LIBERTY, IOWA



KEYNOTES

NUMBER	KEYNOTE
1	INSTALL PCC DRIVE (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL); PER SUDAS 7030.101.
2	INSTALL INTEGRAL STANDARD 6" CURB AND GUTTER
3	INSTALL PCC SIDEWALK ADJACENT TO CURB (SEE PAVING LEGEND FOR THICKNESSES)
4	INSTALL 4" WIDE PAVEMENT MARKINGS
5	INSTALL 6" SLOPED CURB
6	TRANSITION FROM SLOPED CURB TO STANDARD CURB OVER 5 FEET TO MATCH INTAKE
7	OWNER SHALL REMOVE AND REINSTALL FIRE LANE SIGNS AS REQUIRED



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PAVING PLAN

NORTH CENTRAL MIDDLE
SCHOOL EAST PARKING
NORTH LIBERTY
JOHNSON COUNTY
IOWA

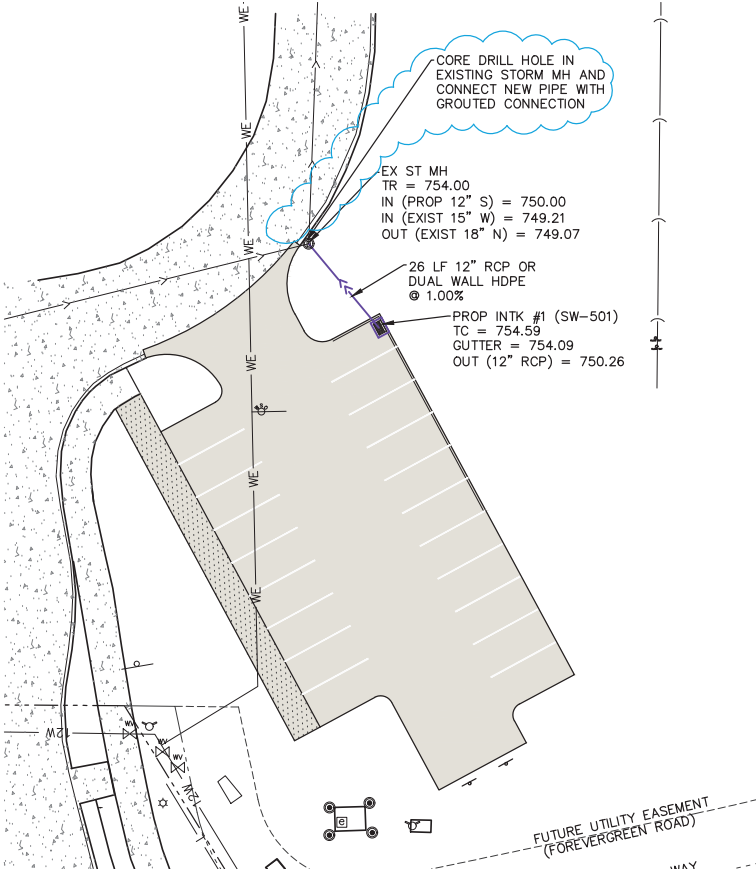
MMS CONSULTANTS, INC.

Date:	04-01-2025
Designed by:	Field Book No:
SBP	
Drawn by:	Scale:
ADP	1"=30'
Checked by:	Sheet No:
SBP	3
Project No:	of:
1270-377	5

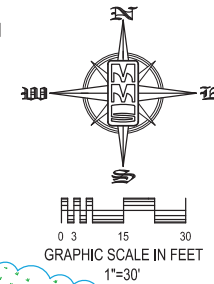
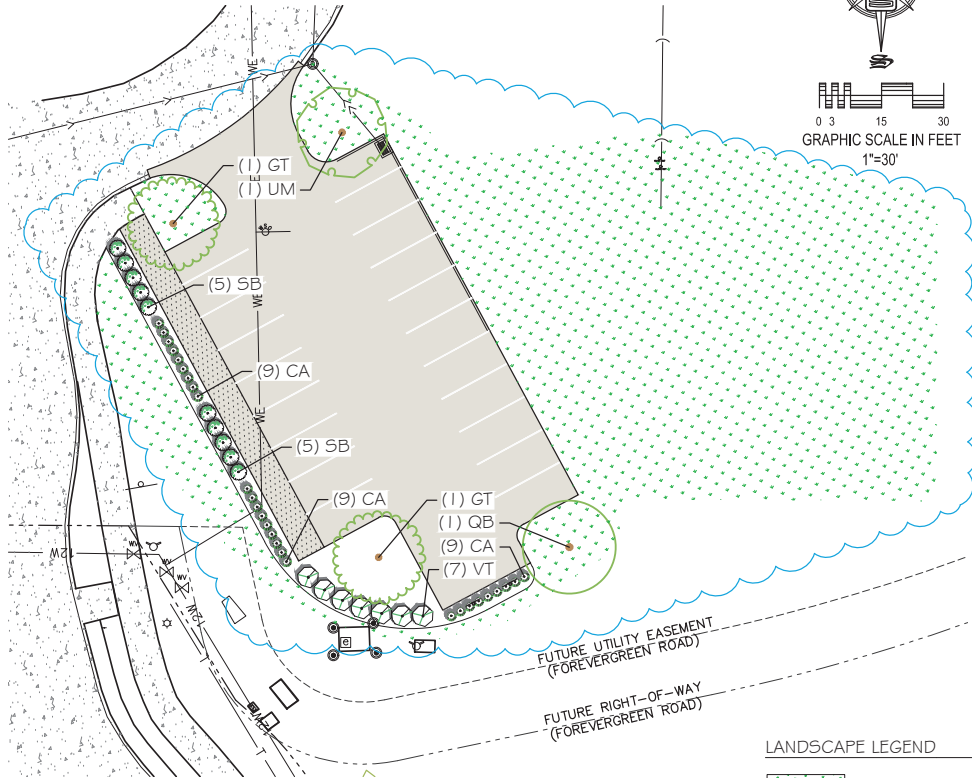
NORTH CENTRAL MIDDLE SCHOOL EAST PARKING

NORTH LIBERTY, IOWA

UTILITY PLAN



LANDSCAPING PLAN

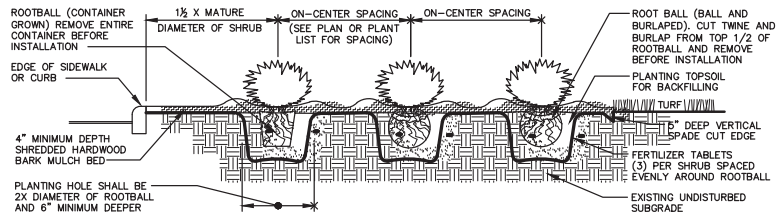


LANDSCAPE LEGEND



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES TO BE INSTALLED BY OWNER							
GT	2		<i>Gleditsia inacanthos inermis</i> "Skycole" TM	Skyline Thornless Honey Locust	2" Cal.	B&B	45' x 35'
QB	1		<i>Quercus bicolor</i>	Swamp White Oak	2" Cal.	B&B	60' x 60'
UM	1		<i>Ulmus x 'Morton Glossy'</i> TM	Trumpet Elm	2" Cal.	B&B	60' x 40'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
CA	27		<i>Calamagrostis x acutiflora</i> "Karl Foerster"	Karl Foerster Feather Reed Grass	24" Ht.	Container	4' x 2.5'
SB	10		<i>Spiraea x bumalda</i> "Goldflame"	Goldflame Spiraea	18" Ht.	Container	3' x 4'
VT	7		<i>Viburnum trilobum</i> "Bailey Compact"	Bailey's Compact Viburnum	30" Ht.	Container	6' x 5'



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UTILITY AND LANDSCAPE PLAN

NORTH CENTRAL MIDDLE SCHOOL EAST PARKING
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

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Drawn by:	ADP
Scale:	1"=30'
Checked by:	SBP
Sheet No:	5
Project No:	1270-377
of:	5



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **June 27, 2025**
Re **Request of HC Investment Properties, LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision on approximately 6.32 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive.**

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

1. Request Summary:

The Preliminary Subdivision Plat proposes 4 lots and public and private infrastructure on approximately 6.32 acres.



2. Current Zoning:

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

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
21 DU/Acre	65'	25'* **	25'* **	10'**	30'**

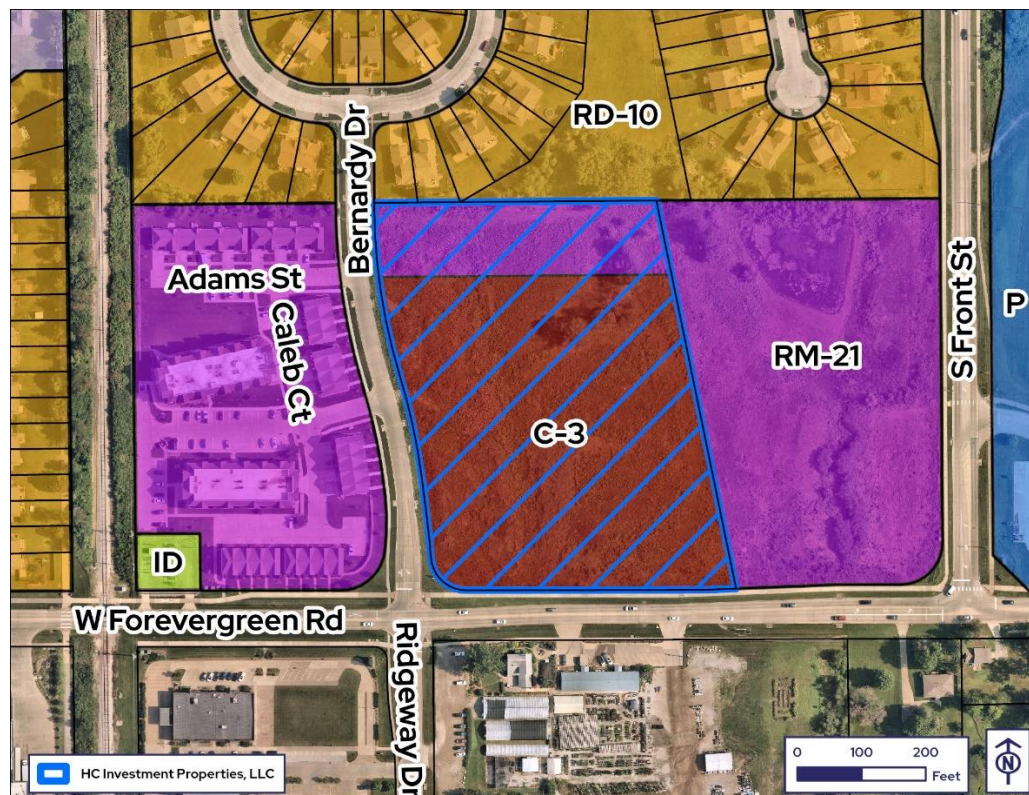
* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

** One foot of additional setback is required for every one-foot of building height above 45'

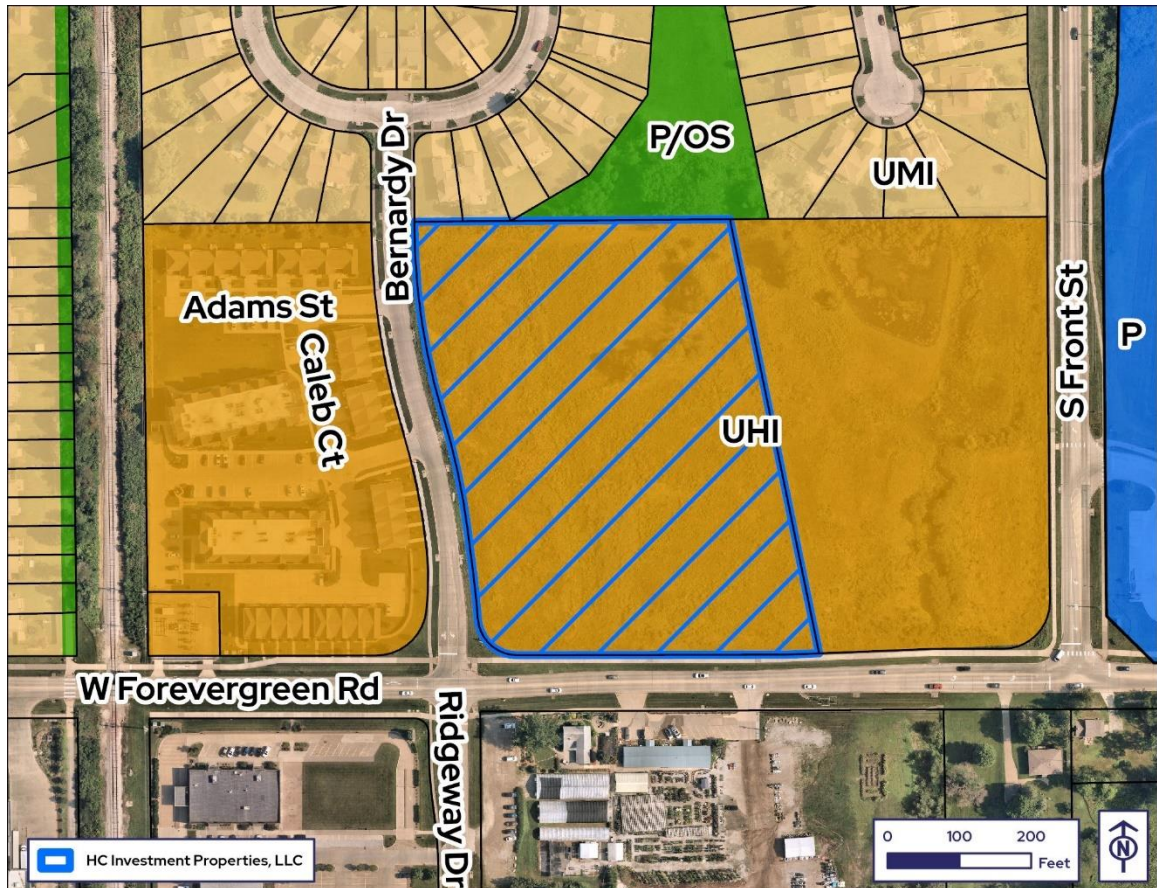
C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
20,000 SF	75'	25'	25'	10', unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*

* 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.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban High Intensity (UHI). The RM-21 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District are consistent with the UHI Future Land Use Map Designation.



4. **Approval Standards:**

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

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

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

- (3) *Legal description and acreage;*

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

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

This has been provided on the Preliminary Plat.

(14) Grades of proposed streets and alleys;

No streets or alleys are being proposed.

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

No streets are being proposed.

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

No water or sanitary sewer mains are being proposed.

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

This has been provided on the Preliminary Plat.

(18) Stormwater management facilities when applicable;

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.

There are none.

5. Public Input:

A virtual good neighbor meeting was held on September 17, 2024 in conjunction with the rezoning of the property. A few people outside of City staff and the applicant attended the meeting, but no one had any questions.

6. Additional information:

Townhouses are being proposed in the RM-21 zoned portion of the development. This would be a good transition from the existing two-unit residences to the north and the proposed higher density multi-unit residences to the north.

Notably, the C-3 Higher-Intensity Commercial District portion of the property is subject to the following restrictions:

1. That the following uses are the only ones permitted in the C-3 District:
 - Child Care Center
 - Dwelling – Multiple Unit
 - Dwelling – Mixed Use (which includes any of the permitted C-3 uses on the 1st floor)
 - Financial Institution
 - Office
 - Medical/Dental Office
2. That there be no direct access to West Forevergreen Road.

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 for a 4-lot subdivision on approximately 6.32 acres to the City Council with a recommendation for approval.

Suggested motion:

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



CIVIL ENGINEERS
LAND PLANNERS
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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
06/19/2025	PER CITY COMMENTS CATHEN
06/26/2025	PER CITY COMMENTS CATHEN

CREEKSIDE SOUTH II

NORTH LIBERTY COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05/01/2025
Designed by:	JDM
Drawn by:	HEW
Checked by:	JDM
Project No:	1

1296-278

of 1

PRELIMINARY PLAT CREEKSIDE SOUTH II A RESUBDIVISION OF CREEKSIDE SOUTH LOT 2 NORTH LIBERTY, IOWA

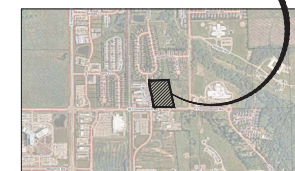
PLAT PREPARED BY: MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT: HODGE CONSTRUCTION
711 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT'S ATTORNEY: KRISTEN H. FREY
327 2ND ST SUITE 300
CORALVILLE, IA 52241



CREEKSIDE SOUTH II NORTH LIBERTY, IOWA



LOCATION MAP
NOT TO SCALE

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6869 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



LEGAL DESCRIPTION

CREEKSIDE SOUTH LOT 2, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 81 AT PAGE 26, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, SAID TRACT OF LAND CONTAINS 6.32 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

LOTS	ZONING	SETBACKS
LOT 1	RM-21	FRONT -35 FEET SIDE -15 FEET REAR -30 FEET
LOTS 2-4	C-3	FRONT -25 FEET SIDE -1000 FEET REAR -1000 FEET

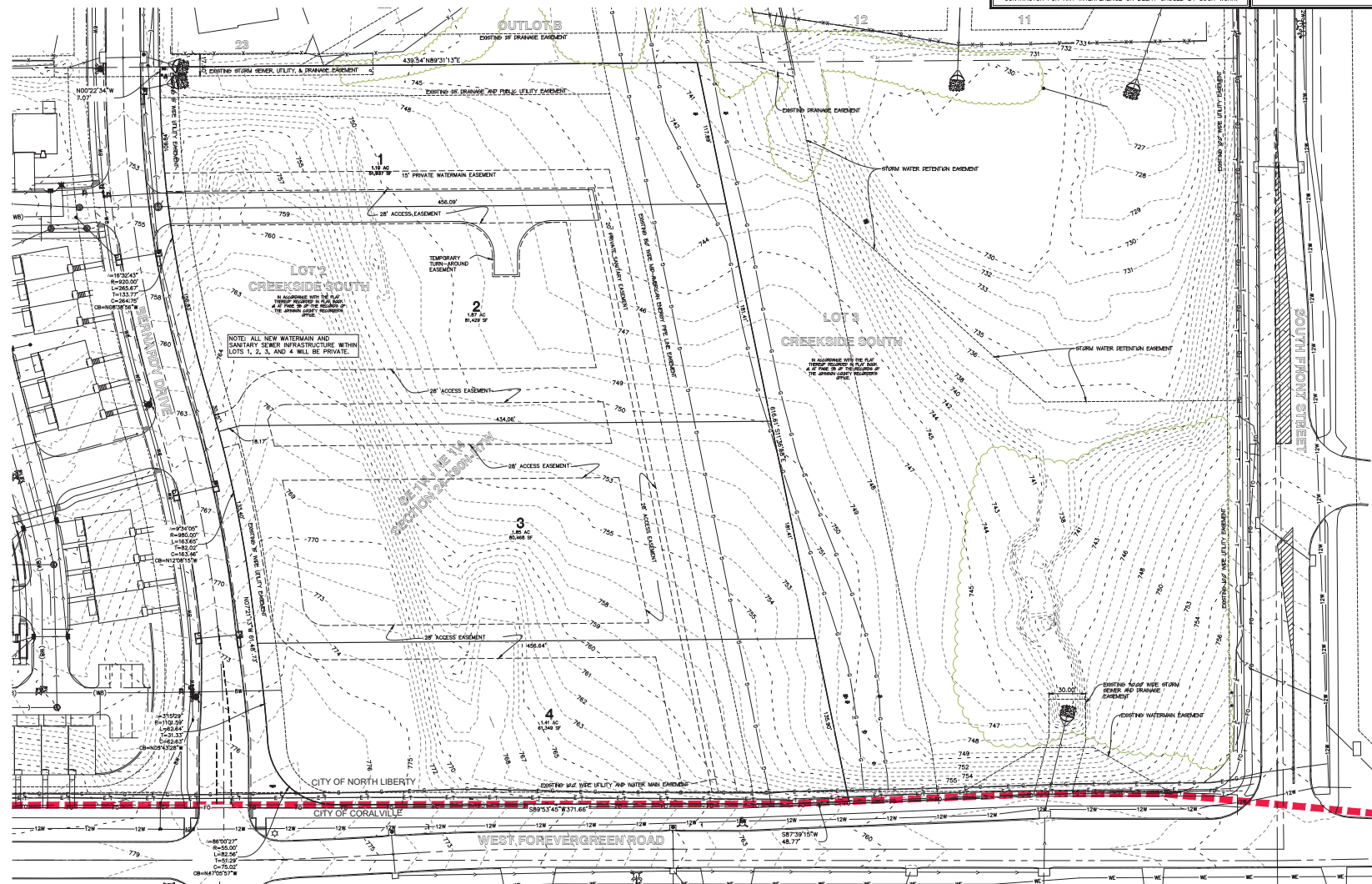
NOTE:
LOT 4 SHALL NOT HAVE DIRECT ACCESS TO FOREVERGREEN ROAD OR BERNARDY DRIVE.

THERE IS NO PROPOSED GRADING IMPROVEMENTS AS PART OF THIS SUBDIVISION APPLICATION.

STORMWATER MANAGEMENT FOR THE CREEKSIDE II SUBDIVISION (LOT 1, 2, 3, AND 4) WILL OCCUR IN THE EXISTING DRY DETENTION BASIN LOCATED WITHIN THE STORMWATER DETENTION EASEMENT OF CREEKSIDE SOUTH LOT 3. THIS BASIN WAS DESIGNED TO ACCOMMODATE ALL OF THE AREA WITHIN THE CREEKSIDE II SUBDIVISION.

THE EXISTING DRY DETENTION BASIN WITHIN LOT 3 IS REQUIRED TO BE RESTORED TO THE ORIGINAL DESIGN CONDITIONS AS PART OF THE FIRST PHASE OF ANY CONSTRUCTION WITHIN CREEKSIDE II SUBDIVISION. THIS WILL BE ACCOMPANIED BY UPDATED AS-BUILTS AND DETAILED STORMWATER REPORT.

THE EXISTING DRAINAGE SWALE ALONG THE NORTH EDGE OF LOT 1 SHALL BE CLEARED OF OVERGROWING VEGETATION AND RESTORED TO THE ORIGINAL SWALE DESIGN AS PART OF ANY CONSTRUCTION WITHIN LOT 1.



STANDARD LEGEND AND NOTES

SYMBOL	DESCRIPTION
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	EXISTING LINES PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	PROPOSED BUILDING SETBACK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	PROPOSED
---	POWER POLE W/PROP
---	POWER POLE W/TRANS
---	POWER POLE W/RIGHT
---	OUT FOLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CRIB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	FIREWORK LINES
---	OVERHEAD ELECTRIC
---	CONTOUR 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.



SITE CHARACTERISTICS:

<u>SITE CHARACTERISTICS:</u>	
TOTAL AREA	6.32 ACRES
FRONT SETBACK	25 FEET
REAR SETBACK	20 FEET
SIDE SETBACK	20 FEET

ZONE: RM-21

LOT 1 AREA	1.19 ACRES
TOTAL UNITS	8 UNITS
DENSITY	6.7 UNITS/ACRE

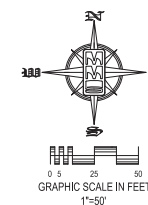
ZONE: C3

LOT 2 AREA	5.13 ACRES
TOTAL UNITS	234 UNITS
DENSITY	45.6 UNITS/ACRE

OUTDOOR PARKING	226 SPACES
GARAGE PARKING	126 SPACES
TOTAL PARKING	352 SPACES

REQUIRED PARKING

REQUIRED PARKING
1 AND 2 BEDROOM UNITS 1.5 SPACES/UNIT



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Date	Revision
------	----------

SITE CONCEPT

CREEKSIDE
SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:		03-20-2025	
Designed by:	JDM	Field Book No:	
Drawn by:		Scale:	1"=50'
Checked by:		Sheet No:	1
Project No:			



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **June 27, 2025**
Re **Request of HC Investment Properties, LLC to approve a Preliminary Site Plan for 8 townhouse units and related infrastructure on approximately 3.06 acres. The property is located on the east side of Bernardy Drive approximately 300 feet north of West Forevergreen Road.**

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

1. **Request Summary:** The site plan proposes 8 townhouse units and related infrastructure on approximately 3.06 acres. There would be two, two-story buildings.



2. Current Zoning:

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

Maximum Density	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
21 DU/Acre	65'	25'* **	25'* **	10'**	30'**

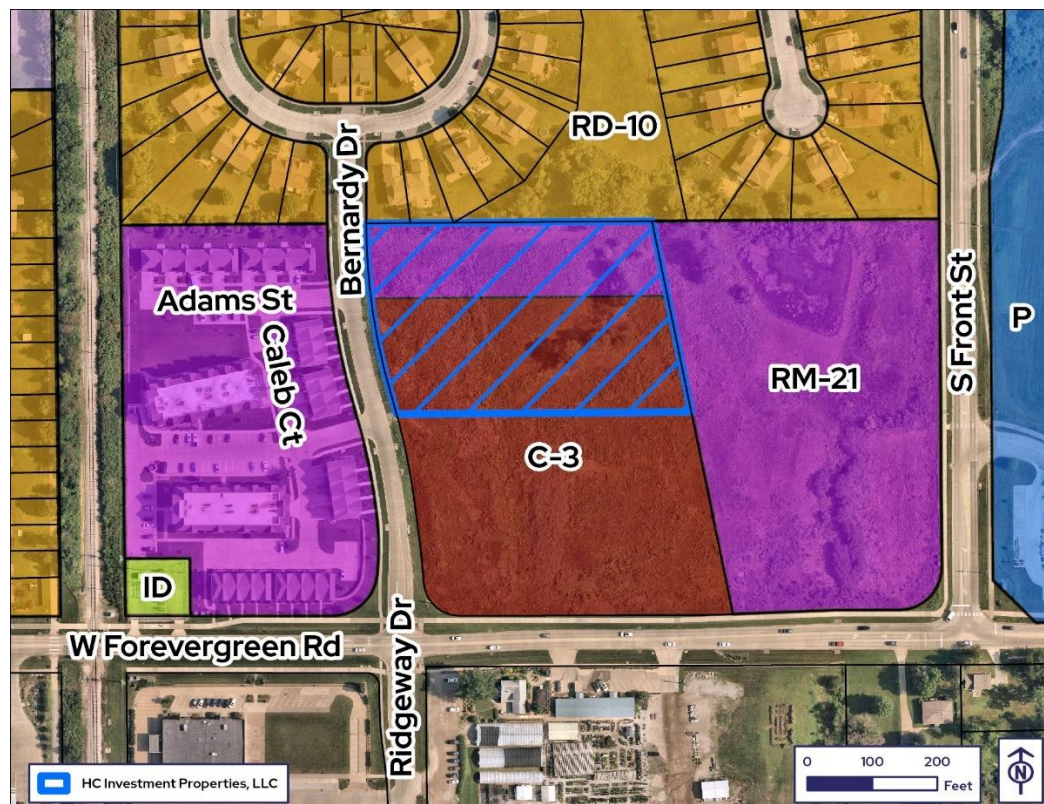
* Townhouses may reduce setback to a minimum of 20' except when garage doors face a public street. Notwithstanding the foregoing, there shall be a minimum setback of 20' to any sidewalk or street edge

** One foot of additional setback is required for every one-foot of building height above 45'

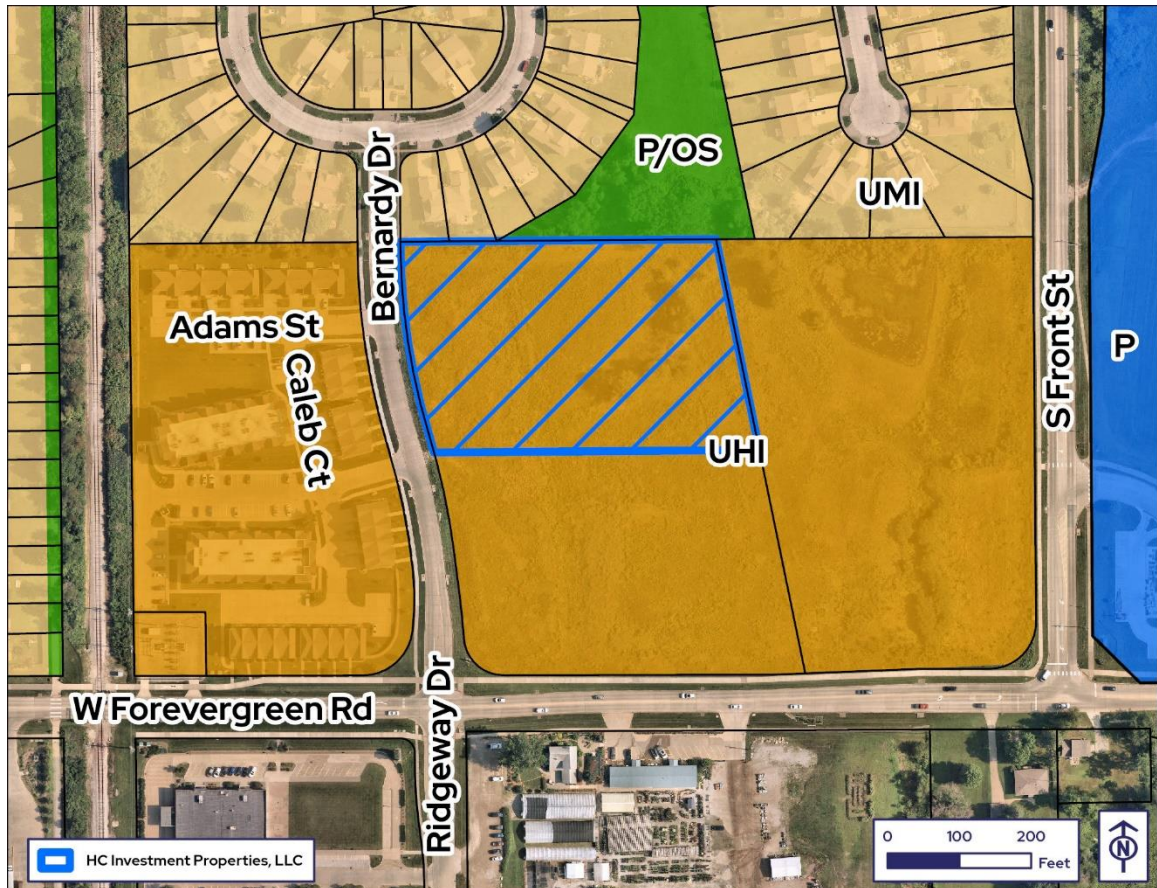
C-3 Higher-Intensity Commercial District. The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The C-3 District addresses medium and large-scale development that may generate considerable traffic and typically requires significant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

Minimum Lot Area	Maximum Building Height	Minimum Required Front Yard	Minimum Required Corner Side Yard	Minimum Required Side Yard	Minimum Required Rear Yard
20,000 SF	75'	25'	25'	10', unless abutting a residential district then 20'*	10' unless abutting a residential district then 20'*

* 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.



3. **Comprehensive Plan Future Land Use Map Designation:** Urban High Intensity (UHI). The RM-21 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District are consistent with the UHI 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-21 Multi-Unit Residence District and C-3 Higher-Intensity Commercial District are consistent with the Urban High Intensity (UHI) 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.

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)(D) of the North Liberty Code of Ordinances entitled, "Preliminary Site Review" sets forth the submission requirements (ordinance language in *italics* and staff analysis in **bold**).

- *Date, north arrow and graphic scale.* **Provided.**
- *The property owner's name and description of proposed development.* **Provided.**
- *A vicinity sketch showing the location of the property and other properties within 1,000 feet of it.* **Provided.**
- *Property boundary lines, dimensions, and total area.* **Provided.**

- *Contour lines at intervals of not more than five feet, City datum. If substantial topographic change is proposed, the existing topography shall be illustrated on a separate map and the proposed finished topography shown on the site plan.*
Provided.
- *The location of existing streets, sidewalks, easements, utilities, drainage courses.*
Provided.
- *The total square feet of building floor area, both individually and collectively.* **Provided.**
- *All structures and major features shall be fully dimensioned including distance between structures, distance between driveways, parking areas, property lines and building height.* **Provided.**
- *Off-street parking areas, ingress and egress to the property, number of parking spaces proposed, number of parking spaces required by this code and type of surfacing.*
Provided.
- *Pedestrian walkways with special consideration given to pedestrian safety.* **Provided.**
- *Trash and refuse enclosures.* **Provided.**
- *The general drainage pattern and location of storm water detention features.*
Provided.
- *The general location, type and size of landscaping and ground cover illustrated in color perspective.* **Provided.**
- *A rendering, elevation or photo of the proposed development.* **Provided.**

North Liberty Code of Ordinances Section 169.10 entitled, "Design Standards" sets forth certain design standards.

Requirements for All Districts (ordinance language in *italics* and staff analysis in **bold**).

- *Building design shall be visually harmonious and compatible with the neighborhood character.*
- *Buildings located on property with double frontages shall have similar wall design facing both streets.*
- *Except for RS RD, R-MH and ID districts, color schemes shall be primarily based on earth tones. Earth tone colors include colors from the palette of browns, tans, greys, greens, and red. Earth tone colors shall be flat or muted. Building trim and accent areas may feature non-earth tone and brighter colors. In any district, the use of high intensity colors, neon or fluorescent color and neon tubing is prohibited.*
- *Except in the R-MH district, a minimum roof pitch of 5:12 shall apply to gable, hip, or shed roofs and there shall be a minimum roof overhang at the eaves of 12 inches. This does not apply to portions of a roof that are separate from the structure's primary roof. Metal roofs shall not be corrugated or similar appearance. The color of the roof shall be visually harmonious and compatible with the building color scheme.*

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

5. Additional information:

Townhouses are being proposed in the RM-21 zoned portion of the development. This would be a good transition from the existing two-unit residences to the north and the proposed higher density multi-unit residences to the north.

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:

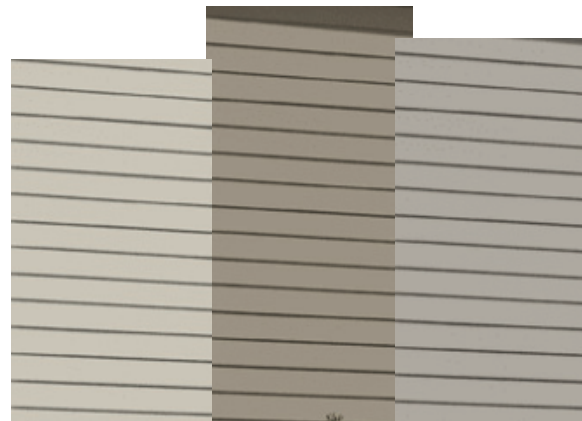
Staff recommends the Planning Commission accept the listed finding and forward the request to approve a Preliminary Site Plan for 8 townhouse units and related infrastructure on approximately 3.06 acres to the City Council with a recommendation for approval.

Suggested motion:

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



Bronze Clopay



Sand

Toasted
Almond

Heather



Linen

CREEKSIDE SOUTH II



CREEKSIDE SOUTH II

Concept Plan Only

6.32 ACRES



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ENVIRONMENTAL SPECIALISTS

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SITE CHARACTERISTICS:

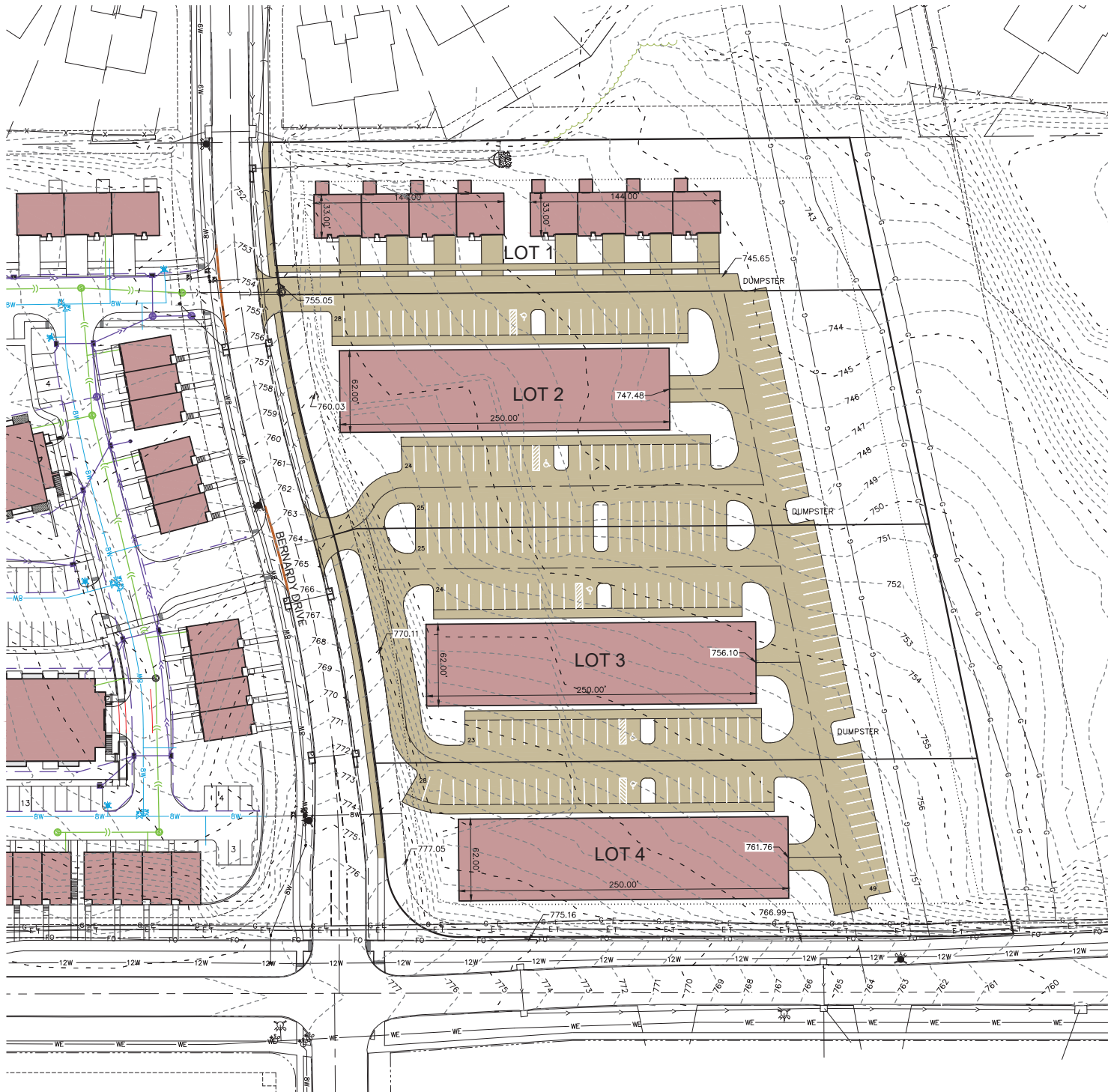
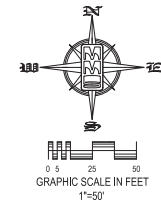
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TOTAL UNITS 8 UNITS
DENSITY 6.7 UNITS/ACRE

ZONE: C3
LOT 2 AREA 5.13 ACRES
TOTAL UNITS 234 UNITS
DENSITY 45.6 UNITS/ACRE

OUTDOOR PARKING 226 SPACES
GARAGE PARKING 126 SPACES
TOTAL PARKING 352 SPACES

REQUIRED PARKING 1 AND 2 BEDROOM 1.5 SPACES/UNIT
UNITS



SITE CONCEPT

CREEKSIDE SOUTH

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 03-20-2025

Designed by: JDM Field Book No:

Drawn by: Scale: 1"=50'

Checked by: Sheet No:

Project No:

1296-278

of 1

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

July, 2025

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

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

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

Name of Project: Sports Performance Center Development Project

Date of Council Approval of Project: July 8, 2025

Description of the Project and Project Site: Be Still Property Management, LLC (the “Developer”) has proposed to undertake the development and construction of a new 50,000 square foot sports performance center (the “Project”) on the Property (as defined in Section 1 of this Amendment), including basketball, volleyball and pickle ball courts; physical therapy space; gym space; therapy and training space; concessions; and common areas.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$12,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City’s total

commitment of incremental property tax revenues with respect to the Project will not exceed \$1,300,000, plus the Admin Fees.

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

Constitutional debt limit of the City:	<u>\$131,893,600</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with this July, 2025 Amendment*:	<u>\$ 1,312,000</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
NORTH LIBERTY URBAN RENEWAL AREA
JULY, 2025 ADDITION

Legal Description - Liberty Commons – Lot 2:

A portion of Auditor's Parcel 2023089 as described in Bk. 67 – Pg. 136 and a portion of realty described in Warranty Deed recorded in Bk. 5569 – Pg. 391, and a portion of realty described in Warranty Deed recorded in Bk. 6432 – Pg. 713, and a portion of the realty described in Warranty Deed recorded in Bk. 6598 – Pg. 3, all located in Johnson County, Iowa and recorded at Johnson County Recorder's Office, described as follows:

Commencing at the northwest corner of Lot 1 of Free Rein Subdivision as recorded in Bk 40 - Pg 151 which is also the northeast corner of Auditor's Parcel 2024060 as recorded in Bk 68 – Pg 157 at a found 3/4" pipe with number 19828; Thence S89°32'17"W - 408.98 feet along the southern right-of-way of Dubuque Street to the Point of Beginning; Thence S00°27'43"E - 250.00 feet; Thence N89°32'17"E – 180.50 feet; Thence S00°27'43"E - 162.59 feet to the north line of said Auditor's Parcel 2023089; Thence S88°45'32"W - 322.43 feet along said north line; Thence S89°39'30"W - 30.02 feet; Thence S89°33'26"W - 203.35 feet; Thence N00°30'20"W - 208.60 feet; Thence N00°26'09"W - 68.87 feet along the eastern right-of-way of North Liberty Road; Thence N35°55'49"E - 105.93 feet along said eastern right-of-way; Thence N74°36'17"E - 209.95 feet to said southern right-of-way; Thence N89°32'17"E – 109.69 feet along said southern right-of-way to the Point of Beginning.

Total area of said Lot 2 is 4.00 acres.



Dahnovan Dr

Lily Ln

North Liberty Rd

Dubuque St NE

S Dubuque St Dubuque St NE

North Liberty Rd NE





CORRIDOR SPORTS PERFORMANCE CENTER

ABILITY
PHYSICAL THERAPY



ELITE
FITNESS



















**Planning Commission**

June 3, 2025

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the Tuesday, June 3, 2025, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Josey Bathke, Sheila Geneser, Jason Heisler, Valerie Ward, Dave Willer, Amy Yotty; absent: Barry A'Hearn.

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

Approval of the Agenda

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

Public Comment

No public comments were offered.

Hyper Energy Bar LLC Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Hyper Energy Bar LLC to approve a Preliminary Site Plan for a 1,000 square foot commercial building with drive throughs and related infrastructure on approximately .73 acres. The property is located at the northeast corner of Ranshaw Way and Sara Court (1695 Jordan Street). 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 1,000 square foot commercial building with drive throughs and related infrastructure on approximately 0.73 acres to the City Council with a recommendation for approval.

Applicant Presentation

Kevin Bogert, Anderson Bogert, was present on behalf of the applicant and offered additional information on the application and the use. The Commission discussed the application with Bogert.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments regarding the application.

Recommendation to the City Council

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

Zoning Code Ordinance

Staff Presentation

Rusnak presented the request of the City of North Liberty for an Ordinance amending the North Liberty Code of Ordinances Chapter 165 governing zoning map amendments, Chapter 168 governing the use matrix table and uses defined and use standards and Chapter 169 governing accessory structures and uses. Staff recommends the Planning Commission accept the listed finding; the proposed amendment would achieve consistency with Section 165.09 of the Zoning Code; and forward the request 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 questions or comments on the application.

Recommendation to the City Council

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

Approval of Previous Minutes

Ward moved, Geneser seconded to approve the minutes of the May 6, 2025, meeting. The vote was all ayes. Minutes approved.

Planning Updates

Rusnak presented information on Heisler's last Commission meeting and offered thanks for his 12 years of service.

Adjournment

At 6:40 p.m., Willer moved, Heisler seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk