

**North Liberty Planning Commission**

May 4, 2021

Via Zoom

Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically, so as to limit the spread of the virus.

**Roll Call**

Chair Rebecca Keogh called the May 4, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Jason Heisler, Rebecca Keogh, Jessica Marks, Kylie Pentecost, Patrick Staber. Others present: Ryan Rusnak, Tracey Mulcahey, Grant Lientz, Kevin Trom, Peggy Slaughter, Troy Culver, Brandon Pratt, Patrick Magallanes, Tom Pugh, Ryan Prahm and other interested parties.

**Approval of the Agenda**

Staber moved, Marks seconded to approve the agenda. The vote was all ayes. Agenda approved.

**Physician's Building Group LLC Zoning Map Amendment***Staff Presentation*

Rusnak presented the request of Building Group, LLC, contract purchaser, for a zoning map amendment (rezoning) on 33.48 acres, more or less, from ID Interim Development District to O/RP Office and Research Park District on property located on the west side of South Kansas Avenue approximately .23 miles north of West Forevergreen Road. Staff recommends approval with the following findings:

1. The zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The proposed use of the property would be compatible with the area.

*Applicants Presentation*

No was present on behalf of the applicant.

*Public Comments*

No comments were presented.

*Questions and Comments*

The Commission discussed the application including the corporate boundaries adjacent to this property, the intent of the zoning, annexation of nearby properties, opening of a new section of the city for development and what might happen if the developer decides not to purchase and/or develop after the zoning is completed.

*Recommendation to the City Council*

Staber moved, A'Hearn seconded that the Planning Commission accept the two listed findings and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Staber, Bathke, A'Hearn, Marks, Pentecost, Keogh, Heisler; nays – none. Motion carried.

### **Solomon Holdings LLC Zoning Map Amendment**

#### *Staff Presentation*

Rusnak presented the request of Solomon Holdings, LLC on behalf of NLDC Lot 12, LC for a zoning map amendment (rezoning) on 2.46 acres, more or less, from C-2A Highway Commercial District to C-2A PAD Highway Commercial District Planned Area Development on property located on the west side of Community Drive approximately 240 feet south of West Penn Street. Staff recommends approval with the acceptance of the following findings:

1. Since the underlying zoning is C-2A, the request would be consistent the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area;
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" with the conditions recommended by City staff;

and the following conditions:

1. That the bulk regulations on Sheet C101 be revised to "rear yard setback: 20"
2. That the parking calculations on Sheet C101 be revised for the Tin Roost to "restaurant – 1 for every 100 SF – 81 spaces". 81 parking spaces was shown on the 2016 approved site plan.
3. That a Plat of Survey be prepared and recorded, which shows the reconfigured lots and all easements. All easements shall be subject to approval as to form and content by the City Attorney.
4. That the ownership of the newly created lot be transferred from NLCD Lot 12 LC to a new ownership entity.
5. That a temporary construction easement be obtained for the construction occurring on Lot 1 Liberty Center Part 1B. The easement shall be subject to approval as to form and content by the City Attorney.
6. That the Driveway Crossing Detail on Sheet C201 be amended such that the public sidewalk be designed and constructed through the proposed drive approach at sidewalk elevation and detectable warnings be removed in accordance with SUDAS and North Liberty amendments to SUDAS.
7. That the plans be updated to provide sufficient detail on grading and all spot elevations, slopes, etc., especially near the proposed overflow weir location.
8. That the plans be updated to demonstrate how the overland overflow route for the Community Drive will flow through this site without causing damage to buildings and

property. That the plans graphically illustrate the 100-year ponding elevation on site as the overland flow flows over the proposed weir to the pond.

9. That the plans be updated to clearly list the inverts and length/slope of 24" storm sewer pipe on the plans and that the drainage analysis be revised accordingly. This is due to the existing 24" storm sewer pipe running through this site being listed at 2.6% in the 5-year drainage analysis and the same pipe being listed as 1.7% slope in the 100-year drainage analysis. Surveyed inverts/slopes are not clearly provided on the plans, but appear to be 1.7% slope.
10. That the drainage calculations be revised to address the following:
  - Provide supporting calculations and the computer generated HGL line for the 100-year storm event.
  - Shive-Hattery did not provide a 100-year pond elevation of 767.00. This was simply a guess. Remove this statement from the report. The Snyder calculations appear to have the 100-year pool elevation on the last page. The engineer is responsible for determining the tailwater elevation for the drainage analysis.
  - The calculations need to include the analysis of the emergency overland flow between the proposed two buildings. Show all supporting calculations. The paragraph submitted is not acceptable with "rough" elevations and no calculations. This paragraph is also based on a weir elevation of 773.00. The elevation on the grading plans shows one spot elevation at this location (more information is needed on the grading plans) of 773.50.
11. That the revised plans and stormwater report be signed and sealed.

#### *Applicants Presentation*

Brandon Pratt was present on behalf of the applicant and offered additional information on the proposed rezoning and development. Commission discussed the application with the applicant.

#### *Public Comments*

No comments were presented other than the letter of support in the Planning Commission packet.

#### *Questions and Comments*

The Commission discussed the application including a parking inventory comparison with Keystone Place, the "public" parking lot, access to the pond/park, parking, number of units, history of the park, lack of housing inventory on the market, accessibility, walkability, snow removal, parking lot ownership, tenant parking space dedication, leasing terms, and storm sewer relocation.

#### *Recommendation to the City Council*

Pentecost moved, Staber seconded that the Planning Commission accept the three listed findings and eleven listed conditions and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Keogh, Bathke, A'Hearn, Heisler, Staber, Pentecost, Marks; nays – none. Motion carried.

#### **Approval of Previous Minutes**

Marks moved, Heisler seconded to approve the minutes from the April 6, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

### **Old Business**

No old business was presented.

### **New Business**

Rusnak reported that a site plan was submitted for consideration at the June meeting. He is working on the off-street parking ordinance update. The Commission discussed this with Rusnak. Bathke asked if the Commission would like an information presentation from Johnson County Livable Communities regarding accessibility.

### **Adjournment**

At 7:35 p.m., Staber moved, A'Hearn seconded to adjourn. All ayes. Meeting adjourned.

Minutes by Tracey Mulcahey, City Clerk