



**North Liberty Planning Commission
Tuesday, January 4, 2022, 6:30 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

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Call to Order

1. Roll Call

2. Approval of the Agenda

3. Review of Conditional Use: Request of Colony 1927, LLC and Four D's Acres, LLC for a Conditional Use for an Agricultural Experience on 220.60 acres, more or less, on property located at 2780 Front Street NE. The property is currently located in unincorporated Johnson County, however, the Conditional Use is being requested in anticipation of being annexed into the City of North Liberty.

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

4. Site Plan: Request of Brewland, LLC to approve a Site Plan for a new micro-brewery on approximately 3.9 acres of property located at 925 and 945 Liberty Way.

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

5. Site Plan: Request of Haza Bell of Nebraska, LLC to approve a Site Plan for a new Taco Bell on 1.5 acres of property located at 1000 Liberty Way.

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

6. Public Hearing for Zoning Code Amendment: Request of the City of North Liberty for an Ordinance amending Chapters 165 through 170 and Chapter 173 of the North Liberty Code of Ordinances, governing the administration, organization, enforcement, requirements and definitions of the zoning districts, development and sign regulations.

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

7. Comprehensive Plan Amendment: Request of the City of North Liberty for a Comprehensive Plan Future Land Use Map Amendment from Residential to Commercial on approximately 20.12 acres of property located on the east side of South Jones Boulevard east of the termini of Copper Mountain Drive.

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

8. Public Hearing for Zoning Map Amendments: Request of the City of North Liberty for the following Zoning Map Amendments (Rezoning): C-2-A Highway Commercial District and RM-8 Multi-Unit Residence District to C-3 High Intensity Commercial District on property located at the southwest corner of West Forevergreen Road and Coral Ridge Avenue; RM-6 Multi-Unit Residence District to RM-8 Multi-Unit Residence District on properties located at 22 through 77 Jaro Way; and RS-O Single-Unit Residential Special Use District to RS-4 Single-Unit Residence District Professional Office Overlay District on property located at 205 West Penn Street.

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

7. Approval of Previous Minutes

8. Old Business

9. New Business

10. Adjournment