

**North Liberty Planning Commission
Tuesday, April 5, 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. Comprehensive Plan Future Land Use Amendment: Request of the City of North Liberty to amend the Future Land Use Map on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road from Commercial and Industrial to Residential.

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

4. Public Hearing on Zoning Map Amendment: Request of Daniel & Rhonda Bernacki Revocable Trust for a zoning map amendment (rezoning) on 25.64 acres, more or less, on property located on the east side of North Dubuque Street approximately 185' south of Scales Bend Road from C-2-A Highway Commercial District and I-1 Light Industrial District to RS-6 Single-Unit Residence District (19.73 acres) and RM-12 PAD Multi-Unit Residence District Planned Area Development (5.91 acres).

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

5. **Archie's Brake and Lube Site Plan:** Request of Archie's Rent A Ride, LLC to approve a Site Plan for a minor vehicle repair facility and related site improvements on approximately 1.5 acres of property located at 1040 Liberty Way.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
6. **Forevergreen Estates Preliminary Subdivision Plat:** Request of Bowman Property, LLC to approve a Preliminary Subdivision Plat for a 129 lot subdivision on 109.46 acres, more or less, on property 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
7. **Solomon Landings Preliminary Subdivision Plat:** Request of Solomon Holdings, LLC to approve a Preliminary Subdivision Plat for a 118 lot subdivision on 76.97 acres, more or less, on property located on the north side of West Penn Street west of the North Jones Boulevard as extended northerly from West Penn Street to 240th Street.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
8. **The Emory at North Liberty Site Plan:** Request of Insite Construction to approve a Site Plan for 352 multi-unit residences in eight buildings and related recreational amenities and site improvements on approximately 25.11 acres of property located on the west side of North Jones Boulevard as extended northerly from West Penn Street to 240th Street.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

9. Public Hearing for Zoning Code Amendment: Request of the City of North Liberty for an Ordinance for an Ordinance amending Section 167.01 regarding the definition of "Masonry, Required" and Section 168.07 regarding use standards for garages attached to dwellings and scrivener errors in use standards for vehicle dealerships.

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

10. Approval of Previous Minutes

11. Old Business

12. New Business

13. Adjournment