



**North Liberty Planning Commission
Tuesday, April 18, 2023, 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. Water Tower Place Preliminary Site Plan: Request of Dahnovan Holdings to approve a Preliminary Site Plan for 44 townhouse units on approximately 5.31 acres. The property is located on the west side of North Kansas Avenue approximately 175 feet south of West Lake Road.

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

4. Solomons Entertainment District Preliminary Site Plan: Request of Pratt Real Estate Management, Inc. to approve a Preliminary Site Plan for two commercial buildings on approximately 6.28 acres. The property is located on the north side of West Penn Street approximately 350 feet west of North Jones Boulevard.

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

- 5. Steindler Orthopedic Clinic Preliminary Plat:** Request of Physician's Building Group, LLC to approve a Preliminary Subdivision Plat for a 2 lot subdivision on approximately 36.22 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West Forevergreen Road.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Questions and Comments
 - Recommendation to the City Council
- 6. Steindler Orthopedic Clinic Preliminary Site Plan:** Request of Physician's Building Group, LLC to approve a Preliminary Site Plan for 82,894 square foot medical office on approximately 8.93 acres. The property is located on the west side of South Kansas Avenue approximately ¼ mile north of West Forevergreen Road.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Questions and Comments
 - Recommendation to the City Council
- 7. Public Hearing on Zoning Map Amendment:** Request of Modern Horizons, LLC for a zoning map amendment (rezoning) on 9.83 acres of property located on the east side of Scales Bend Road approximately 170 feet south of Fox Run Drive. The rezoning would be from ID Interim Development to RS-4 PAD Single-Unit Residence District Planned Area Development. The purpose of the request is to redevelop the property as an age restricted community (55+) with single-unit residences and a clubhouse/common area on one lot.
- Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Questions and Comments
 - Recommendation to the City Council
- 8. Public Hearing on Zoning Map Amendment:** Request of Twopoint2, LLC and Vantage Point Properties, LLC for a zoning map amendment (rezoning) on approximately 5.23 acres on property located on the west side of North Highway 965/Ranshaw Way approximately 280 feet south of West Cherry Street. The rezoning would be from C-2-A Highway Commercial District to C-2-A PAD Highway Commercial District Planned Area Development. The purpose of the request is to rehabilitate the southeast portion of the property and waive some of the Zoning Ordinance design standards.

9. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .40 acres, from RM-21 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on property located at the northwest corner of North Front Street and West Zeller Street (Also Known As 20 West Zeller Street).

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

10. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately .37 acres, from I-1 Light Industrial District to C-1-B General Commercial District on property located south of West Cherry Street approximately 300 feet east of North Highway 965/Ranshaw Way (Also Known As 445 West Cherry Street).

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

11. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 4.0 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located on the east side of North Highway 965/Ranshaw Way approximately 275 feet south of West Cherry Street (Also Known As 250 North Highway 965/Ranshaw Way).

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

12. Public Hearing on Zoning Map Amendment: Request of the City of North Liberty for a zoning map amendment (rezoning) on approximately 3.69 acres, from I-1 Light Industrial District to C-3 Higher-Intensity Commercial District on property located at the northeast corner of North Highway 965/Ranshaw Way and Commercial Drive (Also Known As 160 North Highway 965/Ranshaw Way).

13. Public Hearing on Ordinance to Zoning Code: Request of the City of North Liberty for an Ordinance amending Chapter 165 of the North Liberty Code of Ordinances regarding preliminary site plan approval standards and access easement requirements for utility and emergency vehicles.

14. Approval of Previous Minutes

15. Old Business

16. New Business

17. Adjournment