



**North Liberty Planning Commission
Tuesday, November 5, 2024, 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. Approval of the Agenda

- 3. Preliminary Site Plan:** Request of Grand Rail Construction & Development to approve a Preliminary Site Plan for a horizontal mixed-use development on 2.84 acres. The property is located at the northwest corner of North Madison Ave and Penn Court.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 4. Public Hearing on Zoning Map Amendment and Preliminary Site Plan:** Request of Grand Rail Construction & Development for a zoning map amendment (rezoning) from C-1-B General Commercial District to C-2 Highway Commercial District and to approve a Preliminary Site Plan for 36-unit multi-dwelling housing building and related infrastructure on approximately 1.68 acres. The property is located on the south side of North Madison Ave approximately 350 feet east of Penn Court.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 5. Public Hearing on Zoning Map Amendment:** Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-9 Single-Unit Residence District on approximately 1.73 acres. The property is located on the south side of Denison Avenue approximately 300 feet west of South Alexander Way.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 6. Public Hearing on Zoning Map Amendment:** Request of City of North Liberty for a zoning map amendment (rezoning) from RS-6 Single-Unit Residence District to RS-6 PAD Single-Unit Residence District Planned Area Development on approximately .18 acres. The property is located at 1470 Antler Drive.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 7. Public Hearing on Zoning Map Amendment:** Request of City of North Liberty for a zoning map amendment (rezoning) from ID Interim Development District to P Public District on approximately 3.0 acres. The property is located on the north side of Saint Andrews Boulevard approximately 400 feet west of South Alexander Way.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

- 8. Approval of Previous Minutes**

- 9. Old Business**

- 10. New Business**

- 11. Adjournment**