

**North Liberty Planning Commission
Tuesday, April 1, 2025 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. Public Comment** on any topic not on the agenda
- 4. Preliminary Site Plan:** Request of Dover Development to approve a Preliminary Site Plan for a 133-unit independent living, assisted living, memory care facility and related infrastructure on approximately 9.18 acres. The property is located on the north side of West Forevergreen Road approximately 515 feet east of South Kansas Avenue.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. Zoning Map Amendment:** Request of MLDC, Inc. for a Zoning Map Amendment (Rezoning) from RS-7 PAD Single-Unit Residence District Planned Area Development and ID Interim Development District to RS-4 Single-Unit Residence District on approximately 4.10 acres, RS-9 Single-Unit Residence District on approximately 2.16 acres and RD-10 Two-Unit Residence District on approximately 10.34 acres. The property is located at the west terminus of Chipman Lane and the south terminus of Mayer Street.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council

6. **Zoning Code Ordinance:** Request of the City of North Liberty for an Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing districts defined and dimensional standards for RD and RM Districts.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
7. **Urban Renewal Area Amendment:** Request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
8. **Approval of Previous Minutes**
9. **Old Business**
10. **New Business**
11. **Adjournment**