



**North Liberty Planning Commission
Tuesday, May 6, 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 Iowa City Area Christian School Association for to approve a Preliminary Site Plan for two temporary classrooms and related infrastructure on approximately 22.09 acres. The property is located at the southeast corner of Hackberry Street and Juniper Court.

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

5. Preliminary Subdivision Plat: Request of Bowman Property LLC to approve a Preliminary Subdivision Plat for a 4-lot subdivision and related infrastructure on approximately 26.44 acres. The property is 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

6. Preliminary Site Plan: Request of Dahnovan Land Development, LLC. to approve a Preliminary Site Plan for 16 townhouse units in four buildings and related infrastructure on approximately 3.47 acres. The property is located at the southeast corner of Harlen Street and Julia Drive.

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

7. Zoning Map Amendment (Watts – West): Request of Watts Development Group, Inc. for a zoning map amendment (rezoning) from ID Interim Development District RS-6 Single-Unit Residence District on approximately 26.29 acres, RS-9 Single-Unit Residence District on approximately 34.81 acres, RD-10 on approximately 26.93 acres, RM-12 on 7.65 acres, and RM-14 on approximately 8.07 acres. The property contains approximately 103.75 acres and is located on the west side of South Dubuque Street approximately 300 feet south of Juniper Street.

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

8. Zoning Map Amendment (Watts – East): Request of Watts Group Development, Inc. has submitted a Zoning Map Amendment (Rezoning) from ID Interim Development District to RS-6 Single-Unit Residence District on approximately 15.21 acres, RS-9 Single-Unit Residence District on approximately 11.30 acres, RD-10 Two-Unit Residence District on approximately 16.69 acres, RM-12 Multi-Unit Residence District on approximately 7.17 acres and RM-14 Multi-Unit Residence District on approximately 8.05 acres. The property contains approximately 54.49 acres and is located on the east side of South Dubuque Street west of the west termini of Ogden Lane, Mary Lane, Kaiser Street and East Tartan Drive.

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

9. Zoning Code Ordinance: Request of the City of North Liberty for Ordinance amending Chapter 168 of the North Liberty Code of Ordinances, governing commercial and industrial districts defined and dimensional standards and the use matrix table and Chapter 173 of the North Liberty Code of Ordinances, governing business and public use signs

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

10. Zoning Map Amendment (Urban Central District): Request of UCD Holdings, LLC for a zoning map amendment (rezoning) from C-1-B General Commercial District and C-3 Higher Intensity Commercial District to CU C-3 District Central Urban Higher-Intensity Commercial District and a Preliminary Subdivision Plat for a 7-lot subdivision and related infrastructure on approximately 10.04 acres. The property is located on the east side of North Highway 965/Ranshaw Way approximately 275 south of West Cherry Street and the south side of West Cherry Street approximately 600 feet east of North Highway 965/Ranshaw Way. The purpose of the request is to facilitate redevelopment of the property with primarily commercial uses and related infrastructure.

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

11. Approval of Previous Minutes

12. Planning Updates

13. Adjournment