

**North Liberty Planning Commission
Tuesday, January 6, 2026 6:30 PM
North Liberty City Council Chambers
360 N Main St, North Liberty, Iowa 52317**

This meeting may be accessed live by the public in person or on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at youtube.com/northliberty. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.
Call to Order

1. Roll Call

2. Approval of the Agenda

3. Public Comment on any topic not on the agenda.

4. Future Land Use Map Amendment and Preliminary Site Plan: Request of Jordan Street Developers, LLC for a Future Land Use Map amendment from Urban Medium Intensity (UMI) to Urban High Intensity (UHI) and approval of a Preliminary Site Plan on 2.59 acres. The property is located on the east side of Jordan Street approximately 235 feet north of Sara Court (1500 – 1600 Jordan Street).

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

5. Future Land Use Map Amendment Zoning Map Amendment:: Request of SST North Liberty, LLC and SST - Forevergreen, LLC for: **(A)** Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban High Intensity (UHI) on approximately 2.91 acres; **(B)** Future Land Use Map amendment from Urban Low Intensity (ULI) to Urban Medium Intensity (UMI) on approximately 27.18 acres; **(C)** Zoning Map Amendment (Rezoning) from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to RS-6 Single-Unit Residence District on approximately 5.99 acres; **(D)** Zoning Map Amendment (Rezoning) from RS-6 Single-Unit Residence District, RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to RD-10 Two-Unit Residence District on approximately 15.79 acres; **(E)** Zoning Map Amendment (Rezoning) from RM-12 Multi-Unit Residence District to RM-14 Multi-Unit Residence District on approximately 11.39 acres; and **(F)** Zoning Map Amendment (Rezoning) from

RM-8 Multi-Unit Residence District and RM-12 Multi-Unit Residence District to C-2 Highway Commercial District on approximately 2.91 acres.

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

6. Street Vacation: Request of the City of North Liberty to Vacate Remnant Portions of North Front Street and North Dubuque Street North of Cherry Street.

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

7. Zoning Code Ordinance: Request of the City of North Liberty for Ordinance amending Chapter 167 of the North Liberty Code of Ordinances governing definitions, Chapter 168 of the North Liberty Code of Ordinances governing use standards, and Chapter 169 of the North Liberty Code of Ordinances governing other accessory uses.

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

8. Approval of Previous Minutes

9. Planning Updates

10. Adjournment