

# City of Coralville

## Planning & Zoning Meeting

### March 7, 2018

Staff: Building & Zoning Official Jim Kessler, and Administrative Assistant Dee Marshek

1. Call meeting to order 6:30 p.m.
2. Roll Call: Snyder, Taylor, Fesler, Arens, Nguyen, Wenman and Wilson
3. **Approve March 7, 2018 Agenda.**  
Arens: **Motion to approve the Agenda.**  
Snyder: **2nd Motion.**

**Motion Carried: 7-0**

4. **Approval of December 6, 2017 Minutes.**  
Fesler: **Motion to Approve.**  
Nguyen: **2nd Motion.**

**Motion Carried: 7-0**

5. Recognize new Committee Member, Chair-person and elect new Co-chair for 2018.  
Committee recognizes new member Molly Wilson.

Wenman: Motioned to nominated Karen Fesler as Co-Chair for 2018.  
Snyder: 2<sup>nd</sup> Motion

**Motion Carried: 7-0**

6. **Public Hearing** request by Watts Group Development Inc. for the approval of the Land Use Amendment from Parks and Medium Density to High Density Residential for Golfview Terrace.

**Public Hearing Open:**

Duane Musser with The Watts Group representing the applicant is available for anyone having questions.

Jim Collins – 1701 Country Club Drive  
Gene Gessner – 1830 Country Club Drive  
Kim Swanson – 1800 Country Club Drive  
Katie Kenair on behalf of the residence at 1524 1<sup>st</sup> Ave  
Terry Hale – 1725 Country Club Drive  
Chuck Swanson – 1800 Country Club Drive

This list of residence all spoke in opposition of the Land Use Amendment. Residents had concerns of the disruption to lives and properties. They opposed the land use going from medium density and parkland to high density, stating this would be a radical transformation to the neighborhood. The residences express concerns of these units turning into rental properties, and would welcome thirty new neighbors not two hundred and fifty. All express that this would be a significant departure from the existing character of the now unique, tranquil neighborhood. They thanked the Board for considering their opinions and encouraged the Board to reject the request for the Land Use Amendment.

Wenman explains that the commission is only looking at the land use and the members have not seen any site plans or plans for any building that will be developed on this site. The members are only looking at whether the proposed land use change is appropriate for area. Wenman mentions all the letters that the members received, stating that those will be taken into consideration.

### **Public Hearing Closed:**

Kessler explains the steps or progression for this process of development. First is looking at the land use and if necessary changing the land use, then rezoning and then starting to look at site development. The whole development package is submitted at once, so the Staff does know what the development should look like. Staff's job is to take all submittals and see if they conform to City ordinances. Kessler explains the City's Community Plan and states all applicants or developers have the opportunity to request that a land use or a zoning be changed. If the request is conforming and legitimate the Staff then presents it to Planning and Zoning and then onto Council. Kessler states that Planning and Zoning is just a recommendation board, before going onto Council for a final answer.

Gessner asks Kessler if this request is rejected does it still goes onto Council.

Kessler again explains that regardless of the decision tonight it still go on to the Council. Planning and Zoning is just a recommendation board, Council will know what the Planning and Zoning Board recommends, but Council is the only policy making board. Kessler clarifies the request is to change the current land use from parks and medium density (up to 16 dwelling units per acre) to high density (16 or more dwelling units per acre).

### **a) Consider approval of the Land Use Amendment.**

Arens:     **Motion to Approve.**  
Taylor:    **2nd Motion.**

Wenman asks Kessler what the proposed high density request would be as compared to the current medium density.

Kessler states high density would be 108 dwelling unit compared to approximately 58 units with the current medium density.

Taylor asks about the traffic flow.

Kessler adds that the developer has done a traffic study.

Arens asks about the access to this development.

Kessler states access to the development will be off of both legs of Country Club Drive.

Wenman calls for a Roll Call Vote.

Roll Call Vote: Snyder – Nay  
Nguyen –Nay  
Taylor – Nay  
Fesler –Nay  
Arens – Nay  
Wilson – Nay  
Wenman –Nay

**Motion Denied: 7- 0**

**7. Public Hearing** request by Carefree Ltd, for the approval of an Amended C- PUB-B Site Plan for Lot 3, Gatens' Second Addition.

**Public Hearing Open:**

Duane Musser with the Watts Group explains the proposal is for a mixed use building at the location of the current carwash, between Deli-Mart and Burger King on 1<sup>st</sup> Avenue. Watts has worked with Staff on the site for placement of the building and access points at 1<sup>st</sup> Avenue.

Wenman asks if this is safely out of the flood plain.

Musser answers yes, in working with the consultant they investigated the elevations at lower level parking garage accessed to the south, but no commercial or living spaces would be affected.

Fesler asks about the setback from 1<sup>st</sup> Avenue.

Musser states that they have been working with the City. Staff has decided to have the commercial space and placement of the building right up next to the sidewalk with all the parking in the back of the building. Musser states because of the varied grade elevations there will be some walls, ramps and stairs in the front of the building. This is using the same concept as Riverview Plaza with close proximity of 1<sup>st</sup> Avenue.

**Public Hearing Closed:**

**a) Consider approval of the Amended C-PUD-B Site Plan.**

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Kessler displays the different elevations of the building to the members and describes this as a four story building with underground parking. The first floor will be all commercial or professional offices with the top three floors having 11 units per floor.

**Motion Carried: 7-0**

**8. Public Hearing** request by Venture One for the approval of the Rezoning from R-3 and C-PUD to an R-PUD-1, a Preliminary Plat and a PUD-A Site Plan of Ridgeview.

**Public Hearing Open:**

Mike Bales with Venture One, LLC is available for questions. He explains that once this is approved the plan will be to connect Jones Boulevard to the north and open the West Land Use Area to the rest of Coralville.

**Public Hearing Closed:**

**a) Consider approval of the Rezoning.**

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Kessler adds this is 103 acres of land, that's subject to all the West Land Use requirements, such as style of building, materials, parking and landscaping. This development consists of 4-24 multi-family units, 6-36 multi-family units, 3-88 multi-family units, 4-18 multi-family units, 53-4plex, two story townhomes, 10 two story duplexes, 1 three plex, and 71 single family homes for a total of 954 dwelling units. The request is to change some of the land that is R-3 and a C-PUD to made it all a R-PUD (residential planned use development).

Snyder asks how this will be presented and questions fire truck access to some of the locations.

Kessler states this will come back to Planning and Zoning as individual phases. He discusses more of the development; stating that some are private streets, but must be designed to the Fire Department standards for accessibility.

Wenman questions the completion of Jones Boulevard.

Kessler adds that Jones Boulevard will have to be connected before to many more units can be built in this area.

**Motion carried: 7-0**

**b) Consider approval of the Preliminary Plat.**

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

**Motion carried: 7-0**

**c) Consider approval of the PUD-A Site Plan.**

Taylor: **Motion to Approve.**

Arens: **2nd Motion.**

**Motion carried: 7-0**

**9. Public Hearing** request by Jajesska LC for the approval of the Amended Rezoning from I-2 and R-3 to an R-PUD-1, an Amended Preliminary Plat, and an Amended R-PUD-A Site Plan of Coral Crossing – Sixth & Seventh Additions.

**Public Hearing Open:**

**Public Hearing Closed:**

**a) Consider approval of the Amended Rezoning.**

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Kessler states this is an amendment to the Coral Crossings development that has already been started. It an easy transition from one development into the other, making Coral Crossing and Ridgeview blend together. Kessler also shows the location of the I-2 and R-3 parcels being rezoned as part of this amendment into the existing R-PUD-1 zoning.

**Motion carried: 7-0**

**b) Consider approval of the Amended Preliminary Plat.**

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

**Motion carried: 7-0**

**c) Consider approval of the Amended R-PUD-A Site Plan.**

Fesler: **Motion to Approve.**

Taylor: **2nd Motion.**

**Motion carried: 7-0**

**10. Request by City of Coralville for the approval of the Preliminary and Final Plat of Iowa River Landing, Part Nine.**

**a) Consider approval of the Preliminary Plat.**

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler explains this is in Iowa River Landing, Lot 1 is the Arena, Lot 2 is the Hotel, and Lot 3 is a site for future commercial development.

**Motion Carried: 7-0**

**b) Consider approval of the Final Plat.**

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

**Motion Carried: 7-0**

**11. Meeting adjourns @ 7:10 p.m.**

Arens: **Motion to Adjourn.**

Snyder: **2nd Motion**

**Motion Carried: 7-0**

Respectfully submitted by,  
Dee Marshek