

**City of Coralville**  
**Planning & Zoning Meeting**  
**January 6, 2021**

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) for the Planning and Zoning Commission of the City of Coralville, Johnson County, IA was held Wednesday, January 6, 2021 at 6:30 PM. Because a meeting in person is impossible or impractical due to concerns for the health and safety of Members, Staff and the Public presented by COVID-19, until further notice all of our Planning and Zoning Meetings are offered electronically. Persons maintain the opportunity to offer public comments at City Hall at the time of the meeting. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://www.coralville.org/coralvision).

Staff: Community Development Director Dave Johnson, Assistant City Engineer Scott Larson, City Attorney Kevin Olson, and Administrative Assistant Dee Marshek

1. Call meeting to order 6:30 p.m.
2. Roll Call: Wenman, Taylor, Nguyen , Wilson, Fesler, and Arens  
Absent: Knudson
3. Approve January 6, 2021 Agenda.

**Motion to Approve:** Wilson

**2nd:** Fesler

**Motion Carried: 6 - 0**

4. Approve November 4, 2020 Minutes.

**Motion to Approve:** Nguyen

**2nd:** Wenman

Committee member Knudson joins the meeting.

**Motion Carried: 7 – 0**

5. Recognize the new Chair-person Paul Arens, and elect Co-Chair for 2021.

**Motion to nominates Taylor:** Arens

**2nd:** Knudson

**Motion Carried: 7 – 0**

6. **Public Hearing** request by Scanlon Family, LLC is to consider approving a R-PUD-A (Residential Planned Unit Development) Site Plan and Preliminary Plat of Forevergreen Heights.

**Public Hearing Open:**

Caleb Smith, McClure Engineering represented Kaiser Holdings the contract buyer of the property. Smith explained he has worked with Staff and made revisions that are consistent with the Comprehensive Plan. He

noted the project is approximately 200 acre and mixed-residential development with a total of 1002 units. He stated the average density is 4.8 dwelling units per acre. This development will be a mixture of low, medium and high density residential with a variety of price points throughout the development. Smith discussed the density, the zoning, the location and the developer's intention to protect the existing residential to the northeast of the property by having the majority of the single-family in that same area. More multiple family units have been moved to the interior area and open space and park grounds have been moved to along Dubuque Street to decrease the impact surrounding the property. Smith addressed the difficulties of getting current, active traffic study data in 2020 due to COVID. He stated once the proposed traffic improvements are in place at Dubuque Street, Rustic Ridge, North Liberty Road, and Forevergreen Road traffic flow will dramatically improve at those intersections.

Pete Nau, 3820 Stoney Pointe Lane NE, expressed concerns of the density, the use of older traffic studies and asked the City to be good stewards of the surrounding neighborhoods. Caleb Smith agreed traffic data from this year would not reflect normal conditions. He stated most Engineers in the state are not comfortable, but have a good idea of what the reduction of traffic is and having new traffic counts this year would have probably proven a lesser impact around the development. By using the most recent traffic study when traffic was typical, combined with historical data, they can reasonably project what will happen as the traffic increases and improvements that are needed. This has been reviewed by the Johnson County MPO and they agree with the mythology as an appropriate measure.

Shelly Mott, 3828 Stoney Pointe Lane NE, questioned the water tower site and how water would be brought into the development. Caleb Smith stated that was requested by the City. He added there's a water line to the south of the development and that's where they at planning to connect. The entire development will be serviced by City water. Assistant City Engineer Scott Larson added the water tower may be needed as this development builds out. With the extension of Forevergreen Road to the east, another secondary watermain would be available in this area.

Stan Podhajsky, 3817 Cedar Drive NE also questioned the water tower and possibility of a well. Assistant City Engineer Scott Larson stated the tower would be supplied my municipal water and needed to support water pressure. He explained it would serve an area beyond the proposed development. Mr. Podhajsky asked for clarification on the need for wells. Mr. Larson stated that the City has number of wells, but to his knowledge it's not in the plan in this area. Mr. Podhajsky stated a new well would affect neighbors in the area.

Jana Wessels, 3831 Cedar Drive NE, expressed concerns about the size of the lots and the density of the development. She stated it is out of character with the surrounding neighborhoods and requested the developer reconsider the project density.

Stan Podhajsky questioned the size of the single-family the lot dimensions. Staff Member Dave Johnson explained many of the lots align with Coralville's R-1(B) Small Lot Single- Family Residential District which requires 5,000 square feet of area and 50' of frontage. Mr. Podhajsky questioned the percentage of those lots. Staff Member Johnson stated he did not have the exact breakdown, but would provide the information after the meeting. Staff Member Johnson noted other Single-Family lots meet the R-1 District requirements.

Stan Podhajsky and Pete Nau both questioned the numbers, lots size, dimensions and density of the development. Staff Member Johnson stated that planned unit developments are developed with flexibility in design, but in turn more amenities are required. He explained the City recognizes smaller lot sizes; however, the development is also providing the community 22 acres of passive and active open space. Discussion followed regarding the quality and design of the open space.

Stan Podhajsky questioned the required side yard setbacks. Dave Johnson, Community Development Director responded 6' is typical in residential districts. Mr. Podhajsky calculated lot and home dimensions and offered a number of scenarios. Staff Member Johnson noted the review process is not yet to a point where specific building designs are considered, and that would come later. He noted what is under consideration today are

the preliminary plat and site plan, and the items we have been already discussing such as density and traffic flow issues.

Caleb Smith explained there is an interested buyer for a majority of these lots. The buyer would like 40' minimum building widths. He stated most proposed single-family lots are 52' wide so there is 40' of building width with two 6' side yards. He stated again that this area is surrounded by two important streets. He stated when looking at the zoning code that Coralville has adopted, the R-1 zoning is to be built away from major roads. The developer is wanting cost-effective housing in this development. He stated prices will range between \$200,000 and above. He explained their goal is to provide a nice range of prices that will help provide a nice development for this area.

Mr. Smith explained according to the Comprehensive Plan up to 6 units per acre is considered low density. This parcel already is designated with high density and medium density residential uses and the overall density is 4.8 dwelling units per acre. Mr. Smith explained the proposed number of units are contained in over 200 acres and is well under the planned density. Mr. Smith stated the development was planned for even more density. He explained the lots along Dubuque Street are at least 160' deep because they are trying to maintain the buffer, keep the development looking nice and be good neighbors. He stated they are trying to do a development that will be successful with nice amenities. Mr. Smith stated the proposed development is different in character from across the road, but is very consistent to what is being built right up the road in North Liberty.

Further discussion followed regarding lot sizes and density. Shelly Mott stated lot sizes are determined because they are pre-sold and will contain standard, cookie-cutter housing. Stan Podhajsky asked how many other developments Coralville has like this with similar density? Assistant City Engineer Scott Larson referenced developments along Holiday Road west of 12<sup>th</sup> Avenue.

Pete Nau stated development of this property is inevitable; however, he has concerns with the proposed density and it being inconsistent with everything going on in the neighborhood.

Doug Steffen, 3809 Stoney Pointe Lane NE, thanked the Commission for listening to everyone's concern regarding this proposed project. He stated he doesn't feel the design belongs there noting its inconsistency with the surrounding area. And likened it to building a very small city next to them. He stated the neighbors purchased their homes to be out of busy areas. He asked if others were put in this situation, would they to have concerns about the traffic flow, emergency responses preparedness, and driveway safety? He stated he knows it's going to be developed, but thinks it's irresponsible as proposed and would create housing for people that's inconsistent to what is out there today.

Nancy Goeken, 3815 Cedar Drive NE, is a property owner that lives across the street from this development. She provided history of the area noting Dubuque Street, once known as Highway 218 had the highway designation removed because it was declared unsafe to bear excessive traffic due to development in the area. Ms. Goeken questioned Coralville's annexation of properties. She stated the proposed development isn't in character with the area and the City is not being a good neighbor. She also questioned the City's run-off policy and how it would be controlled during this construction.

City Attorney Kevin Olson explained the annexation that occurred for the property. He also explained that the City is under the requirements of the EPA for stormwater protection. Nancy Goeken continues to ask questions about the stormwater and documentation requirements noting concerns about her well. City Attorney Kevin Olson again states the federal law requires the City to handle any stormwater issues, and explained it's not going to be allowed to run across the street. Assistant City Engineer Scott Larson stated the city would provide residents the process the City has to follow for stormwater and erosion control.

Doug Steffen asked to have this meeting postponed until after COVID, so they can have a full idea of the traffic impacts. Mr. Steffen reiterated he is not against development, he just wants it developed with something that is consistent with the area. He requested the hearing be delayed so the community has more

time to express their concerns. Jana Wessels stated the proposed number of units are equivalent to the City of Solon being developed across the street from them.

Chairperson Arens explained the Commission serves in an advisory role to City Council. He stated the Commission will consider the proposed site plan and preliminary plat and make a recommendation to City Council. He noted the item will likely appear on the January 26<sup>th</sup> City Council Meeting where residents will have another opportunity to address the project and Council.

Discussion continued regarding home price points, pre-sold units, floor plans, availability of transportation, and other common amenities. Neighbors noted public transportation will not be available to serve this development. Chairperson Arens reminded residents the Commission is just looking at the Site Plan and the Preliminary Plat.

Staff Member Dave Johnson explained if the concept is approved by City Council, then the applicant will submit a PUD-B Site Plan at which point more refined details on the building designs are provided. He stated the City will again notify all property owners within 200' and it is at that time we will have more design specifics such as building forms, materials, and footprints. He also reminded residents this is only a recommendation to Council. He clarified the applicant has the option to request the application be tabled, otherwise they can request it can be voted on.

Doug Steffen expressed concerns the development will require additional public infrastructure and investment. He stated this is another reason to slow things down and be cognitive of the number of homes on this relatively small piece of land.

Stan Podhajsky questioned the ownership of the property and applicant on this project. City Attorney Kevin Olson explained the Scanlon family still owns the whole property, but are going to sell most of it. The Scanlon family and the developer are both applicants.

Pete Nau asked to get the density of the development minus the green space that he feels is undevelopable. Staff Member Johnson stated the average number of dwelling units per acre is 5.8 when the open space is not considered.

Caleb Smith stated when you plan a Planned Unit Development you have to supply extra amenities above and beyond a regular development. He explained that does count into the overall development and density. He noted 5.8 dwelling units per acre is still under the allowed density.

Pete Nau continued to express his concerns of density. He questioned if there would be new police or fire stations in the area. Staff Member Johnson noted both the Police and Fire Chief are included in the development review process and neither indicated a need for additional facilities or vehicles as a result of this development.

Residents discussed additional fire and police protection and responses, the City's reason for the development and location, tax revenues, and other alternatives with the possibility of less density.

City Attorney Kevin Olson stated a goal of the city is to grow, but once costs for public infrastructure and maintenance are considered residential development does not pay for itself; so, raising the tax base is not the city's motivation for this development. He explained this area was annexed in 2008 and the future road extension and school site call for growth in the area.

Donald Shurr, 3828 Cedar Drive, expressed his concerns of traffic on Dubuque Street. He noted past accidents and hazards. He stated he would like a better traffic study done. Ms. Goeken stated she couldn't find the latest 2018 traffic study. Staff Member Larson stated he would include a copy of the traffic study with the other information he will supply to the residents.

**Public Hearing Closed:**

- a) **Consider recommending approval of a R-PUD-A Site Plan.**

**Motion to Approve:** Wenman

**2nd:** Taylor

City Attorney Kevin Olson explained there will be another public hearing on the 26th of January at the City Council Meeting. The Planning and Zoning Commission should consider everything said and make a recommendation to Council.

Shelly Mott questioned what the Planning and Zoning Commission hearing was for? City Attorney Kevin Olson explained there's two public hearings. He stated the Planning and Zoning Commission hosts a hearing and City Council also holds a public hearing. He explained the Planning and Zoning Commission makes a recommendation to City Council to approve or deny. The City Council is who makes the final decision. He stated on the 26<sup>th</sup> residents will have the opportunity to discuss this further with City Council. He stated Mr. Larson will provide the information that has been requested, and if you have further questions we will be happy to provide or answer them.

Doug Steffen thanks the Commission. He asked the Commission to be please understand that they moved out in this area to get away from the busy sector, take into consideration everything that was said and view the situation through their prospective.

**Roll Call Vote to recommend approval of a R-PUD-A Site Plan.**

Wilson – Nay	Wenman – Aye
Taylor – Nay	Fesler – Nay
Nguyen – Nay	Arens – Nay
	Knudson - Aye

**Motion Denied: 5 – 2**

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

**Motion to Approve:** Wilson

**2nd:** Fesler

Commissioner Knudson commented on how this vote is different from the previous R-PUD-A Site Plan. Neighbors questioned the review and approval process and difference between a site plan and preliminary plat. Staff member Johnson explained the different roles and documents.

**Roll Call Vote to recommend approval of the Preliminary Plat.**

Knudson – Nay	Fesler – Nay
Nguyen – Nay	Wenman – Aye
Taylor – Nay	Wilson – Nay
	Arens – Nay

**Motion Denied: 6 – 1**

7. **Public Hearing** request by Scanlon Family, LLC is to consider approving the Rezoning of property from R-PUD-1 (Residential Planned Unit Development) to C-PUD-1 (Commercial Planned Unit Development) and approve a PUD-A Site Plan for the property referred to as Scanlon Farms South Ridge.

**Public Hearing Open:**

Stan Podhajsky and Doug Steffen asked to see the specific location.

Staff Member Dave Johnson states this is a separate development under separate ownership. This is a mixed-use proposal inside of the previously considered development.

Doug Steffen stated he is in the same position as earlier, he doesn't feel these fits into the area and asked that it not be considered. Residents continued discuss and expressed the same opinion as they did with the previous proposal.

Loren Hoffman with Hall & Hall Engineering spoke on behalf of Scanlon Family, LLC. He explained the use and type of building. This mixed-use building will allow for more neighborhood amenities, with the upper stories being residential and the lower being commercial. He stated this wouldn't be a convenience store.

Pete Nau commented on other under-utilized commercial spaces within a couple mile radius. Shelly Mott noted there are struggling commercial spaces in the Beaver Creek Center in North Liberty.

Loren Hoffman stated the application complies with the Coralville Comprehensive Plan. This is intended to serve the neighborhood and help create a more walkable area.

Residents continued to discuss the density and this not fitting into the neighborhood, lack of transportation, the nearby under-utilized spaces and the effects this will have on neighboring communities. They suggest that this also be postponed.

Chairperson Arens asked for any other discussion.

**Public Hearing Closed:**

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

**Motion to Approve:** Wenman

**2nd:** Taylor

Knudson added he thinks this make a lot of sense to have a small lot zoned commercial in this proposed development and likes the idea of a walkable community.

Staff Member Dave Johnson stated this is 2.31 acres and is currently zoned R-PUD-1 and is designated Mixed-Use. He explained the Scanlon Family is proposing a mixed-use project with commercial on the first floor and residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors noting square footage and approximately 28 total residential units. He stated the request complies with the Comprehensive Plan. Staff Member Johnson explained the Commission should consider the findings of fact and it is not the role of the Commission to make decisions based on who succeeds and fails in business. He stated competition is a good thing that often spurs investment and innovation.

**Roll Call Vote to recommend approval of a Rezoning.**

Nguyen – Aye	Knudson – Aye
Taylor – Aye	Wilson – Aye
Fesler – Aye	Wenman – Aye
	Arens – Aye

**Motion Carried: 7 – 0**

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

**Motion to Approve:** Wilson

**2nd:** Fesler

**Roll Call Vote to recommend approval of a R-PUD-A Site Plan.**

Knudson – Aye	Fesler – Aye
Nguyen – Aye	Wenman – Aye
Taylor – Aye	Wilson – Aye
	Arens – Aye

**Motion Carried: 7- 0**

**8. Meeting adjourns @ 8:15 p.m.**

**Motion to Approve:** Knudson

**2nd:** Wilson

**Motion Carried: 7 - 0**

Respectfully submitted by, Dee  
Marshek