

City of Coralville

Planning & Zoning Meeting

February 3, 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, February 3, 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.

Staff: Community Development Director Dave Johnson,
Administrative Assistant Dee Marshek and Communications Specialist Jon Hines

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

Motion to Approve: Fesler

2nd: Wilson

Motion Carried: 7- 0

4. Approve January 6, 2021 Minutes.

Motion to Approve: Wenman

2nd: Fesler

Motion Carried: 7- 0

5. **Public Hearing** request by Coralville Housing Group II, LLC is to request approval of a Rezoning from C-2 (Arterial Commercial) to R-PUD-2 (Residential Planned Unit Development Two), a PUD-B Site Plan and a preliminary Plat for the property located at 2500 Holiday Road.

Public Hearing Open:

Megan Carr with Coralville Housing Group II, LLC has been working very closely with the City to make a very challenging site work with all the City's requirements. She stated this 4-story multi-family building project on 2.74 acres is located at the corner of Holiday Court and Crosspark Road.

Public Hearing Closed:

a) Consider recommending approval of the Rezoning.

Motion to Approve: Wilson

2nd: Nguyen

Staff Member Dave Johnson stated this is a 4-story, 58,721 square foot, 54' tall, multi-family building with site amenities. The floor area ratio is 0.59 and the average density is 21.07 dwelling units per acre. Elevations, materials, landscaping, bio-retention cells and parking were shown and explained. The project has been reviewed by Staff and will meet all site development requirements.

Wenman asked if the developer would complete the extension of Crosspark to the back of this property.

Staff Member Dave Johnson stated that was correct.

Roll Call Vote –

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

Motion Carried: 7 – 0

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

Motion to Approve: Wenman

2nd: Fesler

Roll Call Vote –

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

Motion Carried: 7 – 0

c) Consider recommending approval of the Preliminary Plat.

Motion to Approve: Nguyen

2nd: Wilson

Roll Call Vote –

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

Motion Carried: 7- 0

6. **Public Hearing** request by Jajesska, LLC /Venture One is to request approval of the Land Use Amendment from Corporate Campus to Medium Density Residential for Ridgeview Addition.

Public Hearing Open:

Jon Marner with MMS Consultants stated this request is to change the land use from Corporate Campus to Medium Density Residential for the property just north of Coral Crossing. Marner stated this application dates back several months and he’s available for any questions.

Public Hearing Closed:

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

Motion to Approve: Taylor

2nd: Wenman:

Knudson question when and exactly where Jones Boulevard would be extended.

Staff Member Johnson showed and stated once this project reaches 30 dwelling units or more it will facilitate the connection of Jones Boulevard and the developer will be responsible for the cost of this extension. Johnson also added this medium density residential designation includes single-family attached structures of 6-16 dwelling units per acre. City Staff feels the density and use would be supported by the Comprehensive Plan.

Roll Call Vote –

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

Motion Carried: 7-0

7. Request by Auburn Ridge, LLC for approval of the Preliminary Plat for Auburn Ridge.
- a) **Consider approval of the approval of the Preliminary Plat.**

Motion to Approve: Wilson
2nd: Nguyen

Staff Member Johnson clarified the location of Auburn Ridge and explained this is a 44 acre subdivision with 50 lots. These will be .25 acres to 1.5 acre lots with an average density of 0.9 dwelling units per acre. This would be considered consistent with a low-density residential development typical of the R-1 single family residential district. This land is currently under consideration for annexation into the City of Coralville. Property annexed into the City per Code of Ordinance is automatically annexed as R-1, single family residential. This development and the layout of lots conform with the zoning codes and development standards.

Knudson asked about the stormwater impact on Dovetail Lake.

Staff Member Johnson stated he believed the stormwater would be contained within the development.

Jon Marner with MMS Consultants stated not all stormwater will be handled on the site. He stated they have worked with City Engineering Staff and the proposed constructed wetlands will handle stormwater. Dovetail Lake when originally created was sized to handle the runoff for this subdivision also, anticipating it would be low-density residential.

Roll Call Vote –

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

Motion Carried: 7 – 0

10. Meeting adjourns @ 6:53 p.m.

Motion to Approve: Knudson
2nd: Wilson

Motion Carried: 7- 0

Respectfully submitted by,
Dee Marshek