

City of Coralville

Planning & Zoning Meeting

March 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, March 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, and Nguyen
Absent: Knudson and Fesler
3. Approve March 3, 2021 Agenda.

Motion to Approve: Nguyen

2nd: Wenman

Motion Carried: 5- 0

4. Approve February 3, 2021 Minutes.

Motion to Approve: Wilson

2nd: Taylor

Motion Carried: 5- 0

5. **Public Hearing** request by Crossing Land, LLC to recommend the PUD-B Site Plan and Final Plat for Eagle Bend at Clear Creek Part One.

Public Hearing Open:

Josh Entler with Southgate Companies stated this is the first step or Phase One for the overall master plan of 124 acres of Eagle Bend at Clear Creek.

Public Hearing Closed:

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

Motion to Approve: Taylor

2nd: Wenman

Knudson joins the meeting.

Staff Member Dave Johnson stated this has been presented previously. Phase One is a 27- acre development of 23 lots with the average density of 1.17 dwelling units per acre. The applicant has requested some flexibility in allowing a corner side yard setback of 20' where the typical requirement is 30', a rear yard setback of 25' whereas the typical is 30' and the minimum lot frontage and width requirement of 70' whereas the typical requirement is 80'. This is consistent with a PUD where we generally allow for flexibility in the site design when in turn we are getting a better development. With the overall 123-acres this flexibility allows for the preservation of trees which is an amenity for this development. Home materials and designs were shown.

Roll Call Vote –

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

Motion Carried: 6 - 0

- b) Consider recommending approval of the Final Plat.

Motion to Approve: Wenman

2nd: Wilson

Roll Call Vote –

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

Motion Carried: 6 – 0

- 6. **Public Hearing** request by BBCO, LLC to recommend the Rezoning from C-2 and C-3 to C-PUD-2, PUD-B Site Plan, Preliminary and Final Plat for Town Center One.

Public Hearing Open:

Public Hearing Closed:

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

Motion to Approve: Taylor

2nd: Nguyen

Wilson questioned the parking for this mixed-use building.

Staff Member Johnson explained that 75 stalls are enclosed parking on the lower and 1st floor. The remaining 44 stalls are divided between on-site and off-street parking. The site plan was shown to explain the parking and location of this development.

Roll Call Vote –

Wenman – Aye Knudson – Aye

Wilson– Aye Taylor – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 - 0

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

Motion to Approve: Nguyen

2nd: Wilson

Roll Call Vote –

Knudson – Aye Wenman – Aye

Wilson– Aye Taylor – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 - 0

c) Consider approval of the Preliminary Plat.

Motion to Approve: Taylor

2nd: Wilson

Roll Call Vote –

Knudson – Aye Wenman – Aye

Wilson– Aye Taylor – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 - 0

d) Consider approval of the Final Plat.

Motion to Approve: Wenman

2nd: Wilson

Roll Call Vote –

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

Motion Carried: 6 - 0

7. **Public Hearing** request by Coral Ridge Commerce Investors, LLC to recommend the Rezoning from C-PUD-1 to C-PUD-2, and a PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Two.

Public Hearing Open:

Jon Marner with MMS Consultants stated this is a Commercial PUD. Lot 1 has one building and Lot 2 has another building to the south. These two buildings are being developed side by side on these lots with shared parking and a shared drive-thru lane. There is a tenant associated with the northern building on Lot 1.

Knudson asked about the connection of a bike trail to this area.

Jon Marner added there is an existing trail on the west side off of Coral Ridge Avenue and a connecting pedestrian pathway that will allow access over to Redhawk Street and into the property.

Public Hearing Closed:

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

Motion to Approve: Taylor

2nd: Nguyen

Roll Call Vote –

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

Motion Carried: 6 - 0

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

Motion to Approve: Wilson

2nd: Knudson

Roll Call Vote –

Knudson – Aye Wilson– Aye

Taylor – Aye Nguyen – Aye

Wenman – Aye Arens– Aye

Motion Carried: 6 - 0

8. **Public Hearing** request by Coral Ridge Commerce Investors, LLC to recommend the Rezoning from C-PUD-1 to C-PUD-2, and a PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part Two.

Public Hearing Open:

Public Hearing Closed:

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

Motion to Approve: Wilson

2nd: Taylor

Knudson asked if this lot has a tenant.

Applicant Josh Seamans stated it's not finalized but, they're in negotiations with a single tenant to occupy this entire building.

Roll Call Vote –

Wilson– Aye Wenman – Aye

Knudson – Aye Taylor – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 - 0

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

Motion to Approve: Taylor

2nd: Knudson

Roll Call Vote –

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

Motion Carried: 6 - 0

9. **Public Hearing** request by Jajesska, LC to recommend approval of the PUD-B Site Plan for Coral Crossing - Eighth Addition, Lot 14.

Public Hearing Open:

Jon Marner with MMS Consultants stated this is a continuation of the Coral Crossing Development and will be consist of four (4) four-plexes, one (1) two-plex and one (1) three-plex for a total of 21 units.

Knudson asked if a bike trail will ever be extended to the recreation pond behind Costco.

Staff Member Johnson stated he would have to check and follow up on that.

Wenman also asked about the extension of Jones Boulevard.

Staff Member Johnson added that as part of the developer’s agreement, the developer is going to have to commit to a date to connect Jones Boulevard.

Jon Marner explained the location of the existing trail system and stated there will be an opportunity to connect in the future.

Public Hearing Closed:

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

Motion to Approve: Nguyen

2nd: Wilson

Staff Member Johnson

Roll Call Vote –

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

Motion Carried: 6 – 0

10. **Public Hearing** request by Jajesska, LC to recommend approval of an PUD-B Site Plan for Lot 62, Bridgewater Part Four.

Public Hearing Open:

Jon Marner added this is the continuation of the overall approved PUD-A of the Bridgewater Subdivision. This proposed site plan will extend a private drive off of High County Place.

Public Hearing Closed:

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

Motion to Approve: Nguyen

2nd: Wenman

Wenman asked if the road would extend farther to the south.

Jon Marner added with the previously approved PUD-A, the road will extend to the south to another area of multi-family buildings and townhomes.

Roll Call Vote –

Wenman – Aye Knudson – Aye

Wilson– Aye Taylor – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 – 0

11. **Public Hearing** request by The Governor Group, LLC to recommend approval of the PUD-B Site Plan for Lot 1, Coralville Industrial Park No.2, Sixth Addition.

Public Hearing Open:

Mike Welch with Axiom Consultants stated this is for 1960 James Street, the third and final piece of this development.

Public Hearing Closed:

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

Motion to Approve: Taylor

2nd: Wilson

Staff Member Johnson stated this development will help manage stormwater on this site as well as for the property to the east. This will be a 22,152 square feet two-story office and warehouse building. Staff has reviewed and finds it conforms with all development and design standards.

Roll Call Vote –

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

Motion Carried: 6 – 0

12. Request by Coralville Housing Group II, LLC to recommend approval of the Final Plat for Coral North Apartments.

a) Consider recommending approval of the Final Plat.

Motion to Approve: Nguyen

2nd: Knudson

Staff Member Johnson added Staff had reviewed the plat and stated this is the last step or process for this development.

Roll Call Vote –

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

Motion Carried: 6 – 0

13. **Public Hearing** request by the City of Coralville to recommend consideration of a Fireworks Sales Ordinance.

Public Hearing Open:

Public Hearing Closed:

a) **Consider recommending approval of the Ordinance.**

Motion to Approve: Wenman

2nd: Knudson

Staff Member Johnson stated the ordinance is being brought forward in response to past code compliance issues regarding the operators need for outdoor storage. The inherent need for storage of equipment, materials and vehicles lends these uses to the I-2 and I-3 Industrial Districts where outdoor storage is permissible. This ordinance will not affect novelty fireworks, but will limit the sales of the consumer fireworks to the I-2 Light Industrial and I-3 General Industrial districts.

Roll Call Vote –

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

Motion Carried: 6 – 0

15. Meeting adjourns @ 7:12 p.m.

Motion to Approve: Wenman

2nd: Wilson

Motion Carried: 6 - 0

Respectfully submitted by,
Dee Marshek