



City of Coralville

Planning & Zoning Commission Meeting

May 4, 2022

Staff: Community Development Director Dave Johnson
Administrative Assistant: Collette Ledger

1. Call meeting to order 6:00 p.m.
2. Roll Call: Holderness, Casserly, Arens, and Taylor are present.
3. Approval May 4, 2022 Agenda.

Motion to Approve: Casserly
2nd: Arens

Motion Carried: 4-0

4. Approval April 6, 2022 Minutes.

Motion to Approve: Holderness
2nd: Arens

Motion Carried: 4-0

5. **Public hearing requested by Forevergreen Development, LLC to recommend approval of Forevergreen Heights Preliminary Plat Amendment.**

Public Hearing Open:

Matt Adam representing Forevergreen Development, LLC stated they submitted a preliminary plat that was approved in January 2021, but they have amended the master plan to have Craven Road continue through and created individual lots for townhouses. The lots will be treated like a condominium regime. This creates individual legal parcels for each townhouse that will assist first time buyers in qualifying for secondary market financing, FHA financing, and lowers the mortgage payments.

Covenants, restrictions, and easements will be placed on those lots and an association will perform normal maintenance as a condominium association, but these will be individual legal lots, not units.

Public Hearing Closed:

Chairperson Taylor noted that Commissioner Fessler joined the meeting at 6:05 p.m.

Motion to consider to recommending approval of the preliminary plat amendment:

Motion to Approve: Arens

2nd: Holderness

Discussion:

Staff member Dave Johnson stated that the unit types are slightly changing beginning in Phase 3 of the 4-phase development. The average density remains the same at 4.80 dwelling units per acre and the total number of dwelling units will remain the same at 1002 dwelling units. The changes are in the type of units, ownership structure and Craven Drive connecting, which is an improvement for traffic circulation inside the subdivision. Staff has reviewed the amended preliminary plat and find that it is in accordance with the requirements and city code.

Roll Call Vote

Casserly - Aye

Arens - Aye

Fessler - Aye

Holderness - Aye

Taylor- Aye

Motion Carried: 5 - 0

6. Motion to Adjourn:

1st: Arens

2nd: Holderness

Motion Carried: 5 – 0 @ 6:25 PM

Respectfully submitted by,
Collette Ledger