

City of Coralville

Planning & Zoning Meeting

May 6, 2020

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) for the Planning and Zoning Meeting of the City of Coralville, Johnson County, IA is being held Wednesday, April 1, 2020 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: Fesler Arens, Taylor, Knudson, Nguyen and Wilson
Absent: Wenman
3. Approve May 6, 2020 Agenda.

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

Motion Carried: 6-0

4. Approve April 1, 2020 Minutes.

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

Motion Carried: 6-0

5. **Public Hearing** request by Scanlon Family, LLC to approve a Land Use Map Amendment from Medium Density Residential to Neighborhood Commercial for Scanlon Farms/South Ridge.

Public Hearing Open:

Public Hearing Closed:

a) **Consider recommending approval of the Land Use Map Amendment.**

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Johnson stated the applicant is requesting to amend 3.49 acres located east of North Liberty Road and south of Dubuque Street. The change is from Medium -Density Residential to Neighborhood Commercial. The area is part of a larger 208 acres development. The concept plan was presented to the Planning and Zoning Commission at the last meeting and it was forwarded on to Council. Council supported the Commissions recommendation for this project which includes a mix of single-family and multi-family residential buildings. There is a total of 993 units resulting in an average density of 4.75 units per acre. The applicant is asking for this small 3.49 acres section of this larger development to be designated as Neighborhood Commercial. This would be a prelude to a future PUD zoning request as well as a PUD Site Plan. Johnson added that neighborhood commercial areas are intended for smaller-scale retail and commercial uses which are geared towards shopping services, convenience needs for the surrounding neighborhoods. These uses should be of scale, intensity and generally compatible with the adjacent and nearby residential areas. The applicant requests that the Commission consider this request and is asking for a favorable recommendation to change the Land Use Map from Medium-Density Residential to Neighborhood Commercial.

Johnson announced Loren Hoffman of Hall & Hall Engineering and Scott Kerkhoff neighboring property owner, both are available for questions and comments.

Scott Kerkhoff, neighboring property owner, stated he has concerns about the land use amendment and the process. He stated it had always been his understanding that this development would be all residential. He expressed concerns about the portion of neighborhood commercial.

Johnson stated this is exactly the intention of the public input meeting, to give neighboring property owners a change to speak, ask questions and to let their opinions be known.

Johnson clarifies that this isn't a rezoning, but a request to amended the land use map. This would set the table for future rezoning and future site plan consideration by both the Planning and Zoning Commission and the City Council. Property owners will again at those times have the opportunity to speak and voice opinions on the development.

Loren Hoffman with Hall & Hall Engineering adds that the developer is very interested in doing the right thing for the neighborhood. He stated it will not be a gas station, but commercial that will service the larger residential area. Architectural standards will be followed and if approved there will be more detailed plans available for review.

Members discuss property owner notifications, possible access points, and other similar neighborhood commercial locations which would be compatible to this proposal.

Roll Call Vote –

Arens – Aye Taylor– Aye

Fesler – Aye Wilson – Aye

Knudson – Aye Nguyen – Aye

Motion Carried: 6 -0

6. Meeting adjourns @ 6:49 p.m.

Wilson: **Motion to Adjourn.**

Arens: **2nd Motion**

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek