



City of Coralville

Planning & Zoning Commission Meeting

July 6, 2022

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

1. Call meeting to order 6:00 p.m.
2. Roll Call: Fesler, Holderness, Casserly, Arens, Wenman, Freidhof and Taylor
3. Chairperson Taylor asked for a moment of silence in honor of Sgt. Williams.
4. Approve July 6, 2022 Agenda.

Motion to Approve: Freidhof
2nd: Arens

Motion Carried: 7 - 0

5. Approve June 1, 2022 Minutes.

Motion to Approve: Fesler
2nd: Wenman

Motion Carried: 7 - 0

6. **Public Hearing:**

Requested by Angell Properties, Inc. to recommend rezoning of Auditor's Plat No. 20, Lot 3 from C-2 to C-PUD2 and to consider approval of the PUD-B site plan.

Public Hearing Open:

Jon Marner with MMS Consultants, on behalf of Angell Properties, Inc stated the intent is to build a Scooter's Coffee Shop on the site with two drive-thru lanes that merge into one after passing the drive thru window and exits to the northeast to enter 1st Avenue. This location

will have indoor seating, a patio and landscaping to provide layered screening from the property to the south. Additional landscaping will be added along 1st Avenue.

Board member Freidhof questioned if this was previously a gas station site and if there would be tank removal. Jon Marner confirmed that it is currently a gas station and tanks would be removed.

Public Hearing Closed:

a) Consider recommending approval of rezoning to the C-PUD-2 District.

Motion to Approve: Arens

2nd: Freidhof

Staff Member Dave Johnson stated the building exterior consists primarily of a combination of stone, fiber-cement, engineered wood, glass and metal panels and trim. City Staff has reviewed the project. The rezoning can be considered consistent with the Coralville Community Plan and the proposed PUD-B Site Plan complies with the site development standards set forth in City Code.

Board Member Holderness asked how stormwater would be handled on this site. Staff Member Dave Johnson stated this would be fee in lieu since it is a former gas station and the City will want to prevent water from infiltrating on this project.

Roll Call Vote

Casserly- Aye	Arens - Aye
Wenman - Aye	Freidhof - Aye
Fesler - Aye	Holderness -Aye
Taylor - Aye	

Motion Carried: 7 – 0

b) Consider recommending approval of the PUD-B site plan.

Motion to Approve: Holderness

2nd: Arens

Board Member Wenman questioned whether there would be two driveways from 1st Avenue into this location. Staff Member Dave Johnson stated there would be only one driveway on the north. It was the preference of the City and city engineers to reduce this to one drive until further development of surrounding land.

Roll Call Vote

Holderness - Aye Casserly - Aye
Arens- Aye Wenman - Aye
Freidhof - Aye Fesler - Aye
Taylor - Aye

Motion Carried: 7 – 0

7. Public Hearing:

Requested by Rael Development Corporation to recommend rezoning part of Lot 7, Folsom Subdivision from C-2 Arterial Commercial District & I-2 Light Industrial District to the C-PUD-1 Commercial Planned Unit Development One District and to consider approval of the PUD-B Site Plan and Preliminary Plat.

Public Hearing Open:

Staff Member Dave Johnson stated this request is to establish a master development plan for the Gather Iowa Project. Gather Iowa is the redevelopment of approximately 12 acres of the Southeast Commercial District Subarea. The Southeast Commercial District Subarea is a sub area plan in the Coralville Community Plan. Sub area plans are challenged sites and highly visible areas identified for potential growth which would provide important economic, esthetic, and regional benefits if improved upon or redeveloped.

The Southeast Commercial District Subarea serves as the premier gateway into Coralville from the University of Iowa. The area is generally commercial, but has some residential and industrial uses. The Community Plan describes the area as auto dependent with dated strip malls and poor site design and an overabundance of curb cuts and surface parking. Redevelopment of this are will require expansive, coordinated planning and design in order to strengthen connections to the University of Iowa and region. This area will serve as one of Coralville’s premier gateways. Staff Member Johnson reviewed key concepts of the sub area plan.

Staff Member Johnson explained City staff reviewed the proposed PUD-A master site development plan and finds the development includes and improves upon all key concepts outlined in the Southeast Commercial District Subarea in the Coralville Community Plan. The preliminary plat also conforms with the requirements for preparation and filing outlined in City Code.

Staff Member Dave Johnson added that the entire area is in the 100-year flood plain and the area would have fill brought in and all new infrastructure and buildings would be elevated a minimum 1 ft above the base flood elevation. This will have important flooding improvements in this area.

Jeff Rath of Shive Hattery, Civil Engineer of record, stated the entire property will be raised and roads will be redone. 2nd Avenue will be relocated further to the west, moving it away from 1st Avenue and Hwy 6 intersection. The area will have hike and bike trails connecting to the east and north with additional green spaces added along with a bus stop along 1st Avenue. New sanitary, water, and storm utilities will be connected to existing points. Stormwater quality will be addressed by fee in lieu.

Staff Member Dave Johnson noted that this is a mixed-use development including multi-family residential, retail, restaurants, and structured parking as well as surface parking.

Makie Mosley with BKV Group, Architect, stated the main building is a six-story building with 294 apartment units wrapped around a parking structure. This structure along with surface parking will allow approximately 800 parking spaces throughout the project. There will be indoor amenities spaces, retail stores and restaurant spaces on the ground level. In addition, here will be 29 townhome units along 1st Avenue.

Collin Koonce with BKV Group, Director of Urban Planning and Landscape Architecture, explained that this project connects the nature trails and Clear Creek Trail and will allow this project to become a pedestrian destination. The landscaping will allow for many active and passive spaces for people to meet and connect. He addressed the grade difference and vegetation assisting with a buffer for the railway to the south.

Public Hearing Closed:

a) Consider recommending approval of rezoning to the C-PUD-1 District.

Motion to Approve: Holderness

2nd: Arens

Board Member Freidhof questioned the number of affordable units for rent. The Commission reviewed the project benefits and noted the development will increase housing supply and help create affordable housing elsewhere in the area.

Roll Call Vote

Freidhof - Aye Fesler - Aye

Holderness- Aye Casserly- Aye

Arens - Aye Wenman - Aye

Taylor - Aye

Motion Carried: 7 – 0

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

Motion to Approve: Wenman

2nd: Fesler

Roll Call Vote

Casserly - Aye Arens - Aye
Wenman - Aye Freidhof – Aye
Fesler - Aye Holderness - Aye
Taylor - Aye

Motion Carried: 7 – 0

c) Consider recommending approval of the Preliminary Plat.

Motion to Approve: Holderness

2nd: Arens

Roll Call Vote

Fesler - Aye Holderness - Aye
Casserly - Aye Arens – Aye
Wenman - Aye Freidhof - Aye
Taylor - Aye

Motion Carried: 7 – 0

8. Zoning Code Amendment: Pursuant to City of Coralville Code of Ordinances, Chapter 165.

Motion to Approve: Freidhof

2nd: Holderness

Staff Member Dave Johnson gave an overview of the changes to the zoning code.

Motion to Approve:

2nd:

Roll Call Vote

Casserly - Aye Arens – Aye
Wenman - Aye Freidhof - Aye
Fesler - Aye Holderness - Aye
Taylor - Aye

Motion Carried: 7 – 0

Motion to Adjourn: Freidhof

2nd: Arens

8. Meeting adjourns 6:35 PM

Respectfully submitted by,
Collette Ledger