

City of Coralville

Planning & Zoning Meeting

August 5, 2020

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, August 5, 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: Arens, Taylor, Knudson, Nguyen, Wenman and Wilson
Absent: Fesler
3. Approve August 5, 2020 Agenda.

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Motion Carried: 6- 0

4. Approve June 3, 2020 Minutes.

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 6- 0

5. **Public Hearing** request by Coral Commerce Investors LLC to approve the Amended C-PUD-B Site Plan for Lot 6 Coral Ridge Commerce Park- Phase 6.

Public Hearing Open:

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Staff Member Johnson stated this request previously went through Planning Commission and Zoning and City Council and was approved not long ago. Since that time the developers wanted to make modifications to the project. The scope of these changes required resubmitting and going through the approval process again. This is 2.43 acres project, consisting of two building. The three modifications include; the buildings have flipped positions on the plan, building materials have changed, and a patio structure has been added to the south building. The new site plan and renderings were shown.

Knudson questioned the parking requirement with the addition of the patio area.

Johnson adds there's adequate parking based on the square footage of the building and space.

Roll Call Vote –

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

Motion Carried: 6 – 0

- 6. Public Hearing** request by Scanlon Family, LLC to recommend the approval of the Amended Land Use from Neighborhood Commercial to Mixed Use at Scanlon Farm South Ridge.

Public Hearing Open:

Public Hearing Closed:

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

Wenman: **Motion to Approve.**

Wilson: **2nd Motion.**

Staff Member Johnson stated this request that was recently recommended by the Commission and approved by City Council. The developer has requested a change to a mixed-use project. The area is part of a larger 208 acre property that will be developed as low density residential. The mixed-use designation is intended to compliment the residential nature of the area and offer convenient neighborhood level services and alternative residential options.

Staff Member Johnson Stated Neighborhood Commercial areas are intended for smaller-scale retail and commercial services. These areas are geared toward daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Mixed-use area are intended to provide a vibrant, safe, attractive, and walkable pedestrian friendly environment.

The developer provided a concept plan of what the development will look like, this is a request to amend the land use from neighborhood Commercial to Mixed Use.

Taylor asked how many stories the building would be.

Johnson stated the City has been working with Loren Hoffman of Hall & Hall Engineering on this project. The first step is to approve the amended land use map to support this project.

Loren Hoffman explained this will be a three-story building. The reason for the amendment was the vision on this project needed to match the code which would allow for residential units to be built on the upper levels of this building.

Roll Call Vote –

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

Motion Carried: 6 – 0

- 7. Public Hearing** request by the City of Coralville to recommend adaption of the City of Coralville Amended Land Use Map.

Public Hearing Open:

Public Hearing Closed:

- a) **Consider approval of the Amended Land Use Map.**

<u>Arens:</u>	Motion to Approve.
<u>Taylor:</u>	2nd Motion.

Staff Member Johnson introduced intern Asmita Poudel from the University of Iowa Research Urban and Regional Planning Masters Fellowship Program. Poudel had worked with the City for two months, under the direction of the City, Community Development Director, Assistant City Engineer and City Attorney. All land use map amendment were researched and reviewed. Poudel explained her work of researching annual ordinance books and ordinances relating to land use amendments. These were compiled starting back to the year 2014. Discrepancies were researched and corrected to reflect the ordinance approved by City Council. The map was also updated to include the 2016 West Land Use Area Maser Plan Map and site-specific amendments that had not been previously recorded on the map. The map was updated to accurately reflect past petitions, adopted ordinances, and correct mapping errors.

Johnson explained the City had been working from two different maps. This unified and updated map is beneficial, easier and more transparent for residents, businessowners, and developers. Moving forward the map will be managed on a monthly basis with the City's Geographic Information System (GIS) database and this information will be shared with Johnson County.

Roll Call Vote –

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

Motion Carried: 6 – 0

8. **Public Hearing** request by the City of Coralville to recommend adaption of the City of Coralville Amended Zoning Map.

Public Hearing Open:

Public Hearing Closed:

- a) **Consider approval of the Amended Zoning Map.**

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Staff Member Johnson again acknowledged intern Asmita Poudel from the University of Iowa Research Urban and Regional Planning Masters Fellowship Program. Poudel explained her work of researching all rezoning ordinance for the last decade. A number of anomalies and inconsistencies were discovered through the process. Discrepancies included incorrect classifications, classifications that were not updated in the map and some PUD classifications did not specify whether it was a PUD-1 or PUD-2 rezoning request.

The map was updated to accurately reflect past petitions and adopted ordinances. These updates will serve as a valuable resource to the real estate and development community working in Coralville. The map will be published on the Johnson County Property Information Viewer website as a web map and on the City of Coralville website. Moving forward the map will be managed internally in a GIS database and shared with Johnson County GIS after each successful petition.

Johnson again explained the City need to reconcile all these ordinance adaptations. This is a research project that will be a resource for the development community. Moving forward the map will be managed on a monthly basis internally with the City's Geographic Information System (GIS) database and this information will be shared with Johnson County.

Roll Call Vote –

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

Motion Carried: 6 – 0

9. Meeting adjourns @ 7:05 p.m.

Arens: **Motion to Adjourn.**

Taylor: **2nd Motion**

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek