Coralville
Community Plan
1995 Amendment
EXHIBIT 1
Land Use Amendments
(Adopted August, 1995)
LAND USE AMENDMENTS AND DEVELOPMENT DESIGN GUIDELINES
OAKDALE BOULEVARD CORRIDOR (HIGHWAY 965 TO DUBUQUE STREET)
CORALVILLE, IOWA. (Adopted August, 1995)

PREFACE:

In April of 1995, the Coralville City Council retained Crose-Gardner Associates, Inc. (CGA) to conduct a land use study of developed and undeveloped land along the proposed route of Oakdale Boulevard, between Highway 965 and Dubuque Street. The study was charged with the responsibility of assessing the 1992 Coralville Community Plan and developing a more definitive strategy for managing and meeting the needs of existing and future development along the Oakdale Boulevard corridor.

To assist CGA in facilitating an interactive planning process, a community planning team was assembled. The team was comprised of representatives of Coralville’s City Council, Plan and Zoning Commission and administrative staff, and representatives of north Coralville neighborhoods and private development interests.

The land use study was conducted during April and May. CGA conducted an inventory and analysis of existing boulevard corridor conditions and developed conceptual alternatives and design guidelines for future land use and development. On May 23 and June 6, CGA met with the planning team to review information and proposals and to discuss the key land use issues. During these planning sessions, the planning team members participated in a review of the existing boulevard corridor conditions which included: existing land use and zoning; proposed land use as projected by the 1992 Coralville Community Plan; existing man-made and natural conditions along the Boulevard corridor; and, current and future development plans being pursued by area development interests. The planning team members also provided critical review of alternative proposals for future land use and assisted in identifying the key land use issues and articulating the resolutions for future land use presented in this report.

The following is a summary of the key land use issues related to future land use and physical development along the Oakdale Boulevard corridor. Following the summary of issues are the land use amendments and planning and design guidelines for addressing the issues.
LAND USE ISSUES:
Oakdale Boulevard Corridor Development

As a result of the assessment and analysis of existing conditions and proposed development along Oakdale Boulevard, the following key land use concerns and development issues were identified.

A. The need to minimize the impact of Oakdale Boulevard on existing and future development along the Boulevard corridor.

Conclusion: To meet the transportation and traffic needs of the Community and to meet the aesthetic needs of Coralville’s north neighborhoods, Oakdale Boulevard must be planned and designed to insure safe and efficient vehicular and pedestrian circulation and to insure minimum impact to the physical and cultural environment along its planned route.

B. The need for neighborhood commercial development along the Oakdale Boulevard corridor to serve Coralville’s north residential neighborhoods.

Conclusion: Based upon projected populations and recommended service areas for neighborhood commercial development, the north Coralville neighborhoods need neighborhood scale commercial development to provide the immediate personal service and shopping convenience needs of the neighborhood residents.

C. The need to increase the density of new residential development along the Oakdale Boulevard Corridor.

Conclusion: To create more interest and opportunities for innovation in meeting the needs of a diverse homeowner market, a slight adjustment in the range of housing types and permitted housing densities is needed. Making this adjustment will further provide opportunities for blending and buffering the varying scales of development along the Boulevard corridor.

D. Development of a new elementary school along the Oakdale Boulevard Corridor.

Conclusion: The new elementary school will be a critical activity focal point along the Boulevard corridor; therefore, the site orientation of the school facility, the associated site development of the school grounds, and the schools educational and social programs will play a major role in forming the future physical and cultural growth of Coralville’s north neighborhoods.

E. Maintaining the resources and aesthetics of the north Coralville neighborhoods.

Conclusion: Open space and natural features of the landscape are primary aesthetic assets of Coralville’s north neighborhoods; therefore, in order to maintain and further enhance these community image assets, new development along the Oakdale Boulevard corridor will need to make every effort to conserve and maintain the landscape resources of the area.

The amendments and the design and planning guidelines that follow provide a strategy for addressing these issues and for implementing measures to insure these issues are resolved by future plans and developments along the Oakdale Boulevard corridor.
AMENDMENT NO. 1: Amend the 1992 Community Plan to incorporate “planned low density residential” land use.

A. PURPOSE:

Create a “planned low density residential” land use category to facilitate planned development of more diverse opportunities for housing in residential districts proximate to arterial and collector streets and neighborhood commercial development. “Planned low density residential” land use will allow for a mix of detached and attached (common wall) dwellings at a maximum gross density of eight (8) dwelling units per acre. “Planned low density residential” land use is further intended to provide for the following:

1. Creative and innovative residential design.
2. Conservation of existing natural resources and landscape features.
3. Buffering of low density single family residential development from commercial development and arterial and collector streets.
4. Opportunities for variety in the architectural form of single family housing.
5. Opportunities for increased diversity of neighborhood demographics and aesthetics.

B. PRINCIPAL REQUIREMENTS:

The principal requirements of the “planned low density residential” land use category are as follows:

1. Gross development density may not exceed eight (8) dwelling units per acre.
2. Housing types may range from one (1) family detached to a maximum of six (6) family, attached structures (vertical stacking is not permitted).
3. All dwelling units will have attached garages.
4. All dwelling units will have a private first floor, exterior door as the principal entrance.
5. Development of land classified as “planned low density residential” must comply with the design guidelines established for Oakdale Boulevard and other arterial, collector and local streets.
C. DESIGN AND PLANNING GUIDELINES:

The following design and planning guidelines are intended to facilitate the orderly planning and consideration of proposals to develop "planned low density residential" land use:

1. Development of land classified as "planned low density residential" shall provide for buffering of adjacent land developed with "low density" single family detached housing. Buffering can be accomplished with a tier of "low density" single family detached houses or a minimum 100' wide landscape buffer yard.

2. Development plans for land classified as "planned low density residential" for a use other than that permitted by the current zoning district shall be submitted and considered under the Planned Unit Development District, Section 165.31 of the Coralville Code of Ordinances.

AMENDMENT NO. 2: Amend the 1992 Community Plan to incorporate "planned low intensity commercial" land use.

A. PURPOSE:

Create a "planned low intensity commercial" land use category to facilitate planned development of neighborhood commercial centers oriented to providing a limited range of products and services. "Planned low intensity commercial" land use is intended to provide varied opportunities for meeting the personal service needs of residents of a neighborhood and to provide opportunities for commerce and social interchange at a neighborhood scale. "Planned low intensity commercial" land use is further intended to provide for the following:

1. A marketplace focus for a neighborhood.

2. Economies of scale and convenience.

3. Opportunities for neighborhood based business.

4. Enhancement of neighborhood image and sense of community

B. PRINCIPAL REQUIREMENTS:

The principal requirements of the "planned low intensity commercial" land use category are as follows:

1. Limited uses: personal service retail business and professional offices.

2. Limited hours of operation: 6:00 am to 10:30 PM.

3. Residential scale architecture with pitched roofs compatible with the styles and forms of surrounding residential architecture.
4. One and two story construction.

5. Development of all land classified as "planned low intensity commercial" must comply with the design guidelines established for Oakdale Boulevard and other arterial, collector and local streets.

C. DESIGN AND PLANNING GUIDELINES:

The following design and planning guidelines are intended to facilitate the orderly planning and consideration of proposals to develop "planned low intensity commercial" land use:

1. The service area for "planned low intensity commercial" land use should be a one (1) to two (2) mile radius neighborhood service area.

2. "Planned low intensity commercial" land use areas shall be located along arterial and collectors streets.

3. Principal vehicular access shall be from arterial or collector streets. Accesses shall be no closer than 250 feet to the intersection of an arterial street.

4. Site design shall emphasize pedestrian access to public ways and residential areas.

5. Individual "planned low intensity commercial" areas should range in size from five (5) to fifteen (15) acres.

6. In order to maintain a neighborhood scale of development, to maintain the mixed use aesthetics of a neighborhood, and to maintain a safer vehicular and pedestrian interchange between commercial and residential land use, no more than 2 corners of a street intersection shall be developed for "low intensity commercial" land use.

7. Identification of buildings and businesses shall be accomplished with "monument style" ground signs and building signs. The design of the signs and associated graphics shall be compatible with the architectural style and form of the building(s).

8. Residential scaled building design shall be emphasized. Building roofs shall be gable, pitched forms compatible with residential roof forms. One story buildings should have roof heights that give the illusion of two-story construction. Building materials shall be predominately unit masonry. Roof and building materials and material colors shall be compatible with the neighborhood residential structures.

9. Hours for delivery and service vehicle traffic shall be limited to minimize conflicts with neighborhood vehicular and pedestrian traffic.

10. Landscaping, berming, and transitional yards shall be planned to minimize the potential impacts of noise, light glare, and service operations.

11. Development plans for land classified as "planned low intensity commercial" shall be submitted and considered under the Planned Unit Development District, Section 165.31, of the Coralville Code of Ordinances.
D. RECOMMENDED POTENTIAL USES:

The following is a comprehensive list of personal service retail and office uses that would be appropriate for "planned low intensity commercial" areas:

1. Banking, including ATM and drive-through banking.
2. Professional and medical offices.
3. Commercial photography, art, and graphics studios.
4. Blueprinting and photocopying services.
5. Art and graphics supplies store.
7. Business and professional membership association offices.
8. Civic, social, and fraternal association offices.
9. Convenience stores with limited gasoline sales (maximum 2 sales stations that permit 4 automobiles to be served at once and no detached canopies).
10. Meat and seafood markets (no slaughtering or carcass meats).
11. Fruit and vegetable markets (no outdoor display, sales or storage)
12. Candy, nut, and confectionery stores.
13. Dairy product stores (retail over-the-counter sales only).
15. Health food stores.
17. Pharmacies and drug stores.
18. Beauty and barber shops.
19. Tailor shops.
20. Shoe repair shops.
22. Laundry pick-up stations.
D. RECOMMENDED POTENTIAL USES: (continued)

23. Restaurants (limited seating capacity and no drive-up).
24. Sandwich shops and delicatessens (limited seating capacity and no drive-up).
25. Hardware stores.
26. Specialty clothing shops.
27. Sporting goods and bicycle shops (no motorized vehicle sales)
28. Hobby, toy, and game shops.
29. Camera, photographic supplies, and photofinishing services store.
30. Gift, novelty, and souvenir shops.
31. Card shops.
32. Florist shops.
33. Newsstands.
34. Video rental stores.
35. Computer hardware and software stores.
36. Optical shops.
37. Antique furniture and gift shops.
38. Music and dance studios.
40. Child care facilities.
41. Post office substations.
42. Schools.
43. Churches.
AMENDMENT NO. 3: Amend the 1992 Coralville Community Plan to reflect “public” land use for the new elementary school site.

A. PURPOSE:

Amending the Community Plan will keep the land use plan current and consistent with proposed land use and development of the elementary school.

B. COMMENTARY:

We recommend this action be taken following approval of the referendum and final commitment from the school district to move forward with development of the elementary school on the specified site.

AMENDMENT NO. 4: Adopt design standards and guidelines for development along and abutting the Oakdale Boulevard right-of-way.

A. PURPOSE:

Establish design standards and guidelines for development along the Oakdale Boulevard corridor to protect the public’s health, safety, and welfare, to minimize the impact of the boulevard on the surrounding residential neighborhoods, and to insure the physical and visual resources and aesthetics of the neighborhood are preserved and enhanced.

B. DESIGN STANDARDS:

The following standards apply to the development of Oakdale Boulevard and to all development abutting the right of way of the boulevard:

1. A minimum 100' boulevard right-of-way for the four (4) lane undivided section.

2. A minimum 8' wide sidewalk/trail along the south side of the boulevard, between the Oakdale Research Park and Dubuque Street.

3. A minimum 4' wide sidewalk along the north side of the boulevard, between the Oakdale Research Park and Dubuque Street.

4. A minimum 50' residential building setback from the boulevard right-of-way.

5. A minimum 35' commercial building setback from the boulevard right-of-way.

6. A minimum 25' parking setback from the boulevard right-of-way for all development.

7. A minimum 25' fence or screen wall setback from the boulevard right-of-way.
B. DESIGN STANDARDS: (continued)

8. A minimum 25' sign setback from the boulevard right-of-way.

9. Boulevard access shall be limited to public streets serving residential neighborhoods and private drives serving commercial and residential developments not less than five (5) acres in size.

10. No boulevard access shall be closer than 250' to an intersection curb line.

11. Where arterial and collector streets intersect the boulevard, raised, landscaped medians shall be constructed in both intersecting streets to facilitate safe conveyance of vehicular and pedestrian traffic. A left-hand turn lane shall be provided in arterial streets.

C. DESIGN AND PLANNING GUIDELINES:

The following design and planning guidelines are intended to facilitate the orderly planning and consideration of proposals to develop along the boulevard right-of-way.

1. Where residential development abuts the boulevard right-of-way, every attempt shall be made to site and orient buildings to maximize safety, privacy, and aesthetics.

2. Parking and service areas shall be screened from view. In both residential and commercial areas, screening shall be accomplished using a combination of landscaping, earth berms, and architectural screening. Architectural screens shall be compatible in detail and material with the associated architecture.

3. The boulevard right-of-way should be perceived as a part of the community open space system. Pedestrian connections from residential open spaces to parks and to walks and trails along the boulevard should be encouraged.

4. Street and pedestrian lighting, signage, pavement materials, and other detailed treatments of public improvements along the boulevard shall express a consistent and unified design theme.

END OF AMENDMENT (Adopted August, 1995)
EXHIBIT 2
Comprehensive Land Use Plan
Oakdale Boulevard Corridor
(Adopted August, 1995)
APPENDIX
Oakdale Boulevard Land Use Study Exhibits
(Adopted August, 1995)

Existing Zoning
Traffic/Transportation
Current and Proposed Utilities
Existing Topography
Existing Vegetation
Existing Soils
Area Travel Distances
Current and Proposed Developments
ORDINANCE NO. 2004-1008

AN ORDINANCE AMENDING THE CORALVILLE COMMUNITY PLAN BY AMENDING THE HOURS OF OPERATION FOR LOW INTENSITY COMMERCIAL LAND USE IN THE OAKDALE BOULEVARD CORRIDOR.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA, AS FOLLOWS:

Section 1. Amendment. The Land Use Amendment and Development Design Guidelines for the Oakdale Boulevard Corridor (Highway 965 to Dubuque Street) as set forth in the Coralville, Iowa, Community Plan, adopted August, 1995, and referenced in the City of Coralville Code of Ordinances - 2001 (as amended) is hereby amended by deleting the Hours of Operation for Planned Low Density Commercial Land Use from “6:00 a.m. to 10:30 p.m.” and replacing it with “6:00 a.m. to 11:00 p.m.”

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

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Passed and approved this 28th day of December, 2004.

Jim L. Faussett, Mayor

ATTEST:
Nancy J. Beuter, City Clerk
November 23, 2004

The above and foregoing Ordinance 2004-1008 was introduced by Council Member Schnake who noted that the Ordinance had been considered by title only and further moved that said Ordinance be adopted. Council Member Gill seconded the motion and the following roll was called:

AYES: Gill, Schnake, Herwig, Weihe, Lundell
Abstained: None
Absent: None

Whereupon the Mayor declared the motion duly carried.

December 14, 2004

The above and foregoing Ordinance 2004-1008 was introduced by Council Member Lundell who noted that the Ordinance had been considered by title only and further moved that said Ordinance be adopted. Council Member Weihe seconded the motion and the following roll was called.

AYES: Herwig, Schnake, Gill, Lundell, Weihe
Abstained: None
Absent: None

Whereupon the Mayor declared the motion duly carried.

December 28, 2004

The above and foregoing Ordinance 2004-1008 was introduced by Council Member Weihe who noted that the Ordinance had been considered by title only and further moved that said Ordinance be adopted. Council Member Lundell seconded the motion and the following roll was called.

AYES: Herwig, Gill, Schnake, Lundell, Weihe
Abstained: None
Absent: None

The Mayor declared the motion carried and declared the Ordinance 2004-1008 duly adopted in accordance with the law.

THE CITY OF CORALVILLE, IOWA

[Signature]
Jim L. Fausett, Mayor

ATTEST:

[Signature]
Nancy J. Beuter, City Clerk


[Signature]
Jim L. Fausett, Mayor

ATTEST:

[Signature]
Nancy J. Beuter, City Clerk
CERTIFICATE

I, Nancy J. Beuter, City Clerk of the City of Coralville, Johnson County, IA hereby certify that the foregoing Ordinance NO. 2004-1008 was duly passed by the City Council on December 28, 2004 at a regular meeting of said City Council held in City Hall and that thereafter on January 3, 2005, I caused said Ordinance to be published in the Gazette.

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Nancy J. Beuter, City Clerk