

# City of Coralville

## Planning & Zoning Meeting

### February 1, 2017

Staff: Building & Zoning Official Jim Kessler, Assistant City Engineer Scott Larson and Administrative Assistant Dee Marshek

1. Call meeting to order 6:30 p.m.
2. Roll Call: Snyder, Nguyen, Taylor, Sladek, Arens, Foster, and Wenman
3. **Approve February 1, 2017 Agenda.**  
Arens: **Motion to approve the Agenda.**  
Taylor: **2nd Motion.**

**Motion Carried: 7-0**

4. **Approval of January 4, 2016 Minutes.**

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

**Motion Carried: 7-0**

5. **Public Hearing** request by the City of Coralville and Prime Ventures Construction is for the approval of the Rezoning from C-2 to C-PUD-1, the Preliminary Plat, and a C-PUD-A Site Plan of Riverview Plaza located west of 1<sup>st</sup> Avenue and south of 4<sup>th</sup> Street in Coralville.

**Public Hearing Opened:**

**Public Hearing Closed:**

- a) **Consider approval of the Rezoning.**  
Snyder: **Motion to Approve.**  
Arens: **2nd Motion.**

Kessler states this is a two part rezoning from R-3 and I-3 to a C-PUD 1. The site is just north of Clear Creek and includes the old Briskey's Cabinet Shop, Randy's Carpet Warehouse and the Ready Mix parking and repair shop area.

**Motion Carried: 7-0**

**b) Consider approval of the Preliminary Plat.**

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

**Motion Carried: 7-0**

**c) Consider approval of the C-PUD-A Site Plan.**

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler described access points and the three phases of development. Two building will face 1<sup>st</sup> Avenue with 9,000 sq. ft. of commercial space on the ground level and three stories of apartments or 39 units above. The third building setback to the west of this lot, and will be four stories with ground level parking and 46 units above. Kessler and Larson also described elevations and building materials.

**Motion Carried: 7-0**

**6. Public Hearing** request by the City of Coralville and Build to Suit, Inc. for the approval of the Rezoning from C-2 & I-3 to C-PUD-1, the Preliminary Plat, and a C-PUD-A Site Plan of Iowa River Landing, Part Eight.

**Public Hearing Opened:**

**Public Hearing Closed:**

**a) Consider approval of the Rezoning.**

Arens: **Motion to Approve.**

Foster: **2nd Motion.**

Kessler states the rezoning is from C-2 & I-3 to a C-PUD-1. This is located at the intersection of 1<sup>st</sup> Avenue and E 7<sup>th</sup> Street, also to the east including the Recycling Center and includes the large dirt pile.

Arens asks if setbacks will be incorporated into the 1<sup>st</sup> Avenue improvement project?

Kessler states it will, and this should have about a 15ft. setback off of the improved 1<sup>st</sup> Avenue when finished.

**Motion Carried: 7-0**

**b) Consider approval of the Preliminary Plat.**

Taylor: **Motion to Approve.**

Nguyen: **2nd Motion.**

**Motion Carried: 7-0**

**c) Consider approval of the C-PUD-A Site Plan.**

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Kessler describes the site as a 5 story building Mixed Use commercial and residential building. It also includes a round-a-bout and the 7<sup>th</sup> Street and E 2<sup>nd</sup> Avenue improvements.

Larson states the streetscaping and stormwater quality management will be a mirror for what's been done at Iowa River Landing Place. Center island feature and design for the round-a-bout are still being worked out.

Wenman asks if this is a full sized round-a-bout?

Larson states it will be a bit smaller in size, but will function like a true round-a-bout. Street parking was discussed along with the future extension of E 2<sup>nd</sup> Avenue to the south that will tie back into 1<sup>st</sup> Avenue at newly created 1<sup>st</sup> and 6<sup>th</sup> Street intersection. Larson added that the ground east of E 2<sup>nd</sup> Avenue will be reserved for future City park space.

Kessler adds that the board is only seeing the elevation or the footprint of the building, because the City is still working with the architect and developer on the exterior look of the building. Those building elevations will come back to the board for approval.

Wenman asks for the approximate number of units?

Kessler states 305 dwelling units with a commercial space on the corner. This project also includes community room and a fitness center for tenants and the public.

Sladek asks about the timing on this project?

Kessler states this is an ambitious project that will start this spring and be completed in July of 2018.

Snyder questions passing this general concept plan.

Kessler states the full intention was to have presented everything to the board, but the building elevations weren't fully ready to be looked at tonight. The City wants to proceed with the rezoning and preliminary plat schedule this month and continue next month with the building design. The readings and process will all be done at the same time.

Snyder questions this approval and asks about parking spaces?

Kessler states the site details or the building footprint won't change, just the exterior look of the building needs to be finalized. Between some street parking and the ramp a total of 469 parking spaces will be available.

Kessler again reassures the committee that the only thing that will change is the exterior look of the building.

**Motion carried: 7-0**

**7. Meeting adjourns @ 7:55 pm.**

Snyder:     **Motion to Adjourn.**

Arens:     **2nd Motion**

Respectfully submitted by,  
Dee Marshek