

# City of Coralville

## Planning & Zoning Meeting

### March 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 March 1, 2017 Agenda.**  
Arens: **Motion to approve the Agenda.**  
Taylor: **2nd Motion.**

**Motion Carried: 7-0**

4. **Approval of February 1, 2017 Minutes.**

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

**Motion Carried: 7-0**

5. **Public Hearing** request by Prime Ventures Construction is for the approval of the C-PUD-B Site Plan, and the Final Plat of Riverview Plaza Part One, Lot One.

**Public Hearing Opened:**

**Public Hearing Closed:**

- a) **Consider approval of the Final Plat.**

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

Kessler states this is the first phase of a three phased development. Lot One is the old Briskey Cabinet location. This will be a four story Mixed Use building with 9,257 sq. ft. of retail on the ground floor and 3 stories of apartments above for a total of 39 units.

The site plan, building materials, parking, current and construction access points were discussed.

Members and Larson discuss the streetscape, the left turn lane and future modification for this 1<sup>st</sup> Ave access into the site.

**Motion Carried: 7-0**

**b) Consider approval of the C-PUD-B Site Plan.**

Arens: **Motion to Approve.**

Wenman: **2nd Motion.**

**Motion Carried: 7-0**

**6. Public Hearing** request by Venture One for the approval of the PUD-B Site Plan for Bridgewater Subdivision - Part Three, Lot 51 & 52.

**Public Hearing Opened:**

**Public Hearing Closed:**

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

Taylor: **Motion to Approve.**

Foster: **2nd Motion.**

Kessler and Larson state this is the residential component behind the commercial lots on Holiday Road. These lots include (4) 4 plex units and (1) 3 plex town homes with access by a private drive off of Holiday Road. The site plan with private drive, images and style of homes with materials and the tree vegetation/landscape was discussed.

**Motion Carried: 7-0**

**7. Public Hearing** request by Venture One is for the approval of the Final Plat for Bridgewater Subdivision -Part Two.

**Public Hearing Opened:**

**Public Hearing Closed:**

**a) Consider approval of the Final Plat.**

Taylor: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler explains this phase of development is Part Two and consists of single family and duplex homes. This also includes the rest of the development of Sierra Trace and includes the extension of Russell Slade Boulevard from east to west and then joins High Country Road for the second access out of the development.

Members and Staff discuss and the review the proposed site plan.

**Motion carried: 7-0**

- 8. Public Hearing** request by Don Peterson and Prime Ventures Construction for the approval of the Land Use Amendment from Corridor Commercial to Mixed Use of 570 First Ave.

**Public Hearing Opened:**

**Public Hearing Closed:**

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

Wenman: **Motion to Approve.**

Snyder: **2nd Motion.**

Arens asks what the present zoning is now.

Kessler states the present zoning is C-2 / Commercial zoning and the Land Use is Corridor Commercial. The request is to replace the car wash located at 570 1<sup>st</sup> Avenue to a Mixed Use which would allow for a combination of residential and commercial buildings. Nothing specific has been submitted for this site. The first step of the request is to change the land use so we can then look at a development that will conform to the land use.

**Motion carried: 7-0**

- 9. Public Hearing** request by City of Coralville for the approval of the Land Use Amendment from Corridor Commercial to Mixed Use of 504 1<sup>st</sup> Avenue, 508 1<sup>st</sup> Avenue, 550 1<sup>st</sup> Avenue, 590 1<sup>st</sup> Avenue, 103 5<sup>th</sup> Street, 105 5<sup>th</sup> Street, 107 5<sup>th</sup> Street, 115 5<sup>th</sup> Street, 112 5<sup>th</sup> Street Place, and 200 6<sup>th</sup> Street.

**Public Hearing Opened:**

**Public Hearing Closed:**

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

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler states that since the request for Mixed Use at 570 1<sup>st</sup> Ave the City is looking at the future development in the area and thinks this is the appropriate time to change the Land Use in the whole area to Mixed Use. This is the Gaten's Subdivision; which includes the Baymont Inn, Deli-Mart, the car wash, and Burger King. This would also include going south to the vacant lots, McDonald's corporate office, Hammers Medical and a couple others addresses at that same building. Mixed Use is the way this is all developing in the area. This makes sense as 1<sup>st</sup> Avenue develops, that the whole corridor is Mixed Use. Therefore the City is sponsoring the rest of these properties to be changed to Mixed Use to match the rest of the corridor.

Wenman asks if the existing use will be grandfathered in?

Kessler states the existing uses will be legal uses. They won't change or don't have to change.

Wenman again asks about the existing properties and future uses. For example, could Burger King still be a set down restaurant?

Kessler adds the use could still be a restaurant as part of a Mixed Use.

Snyder asks; what if the Burger King burnt down, could someone replace it with another restaurant or would it have to be replaced with a mix of residential?

Kessler reads the definition of Mixed Use from the Community Plan (page 23).

*“ Mixed use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have a strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian traffic generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, education, medical and /or offices uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots.”*

Any stand only restaurant should have another Mixed Use along with it.

Sladek questions, whether they could rebuild an existing structure?

Kessler states, no that would not meet the intent of Mixed Use.

Snyder asks if this would devalue the properties.

Kessler, no this should actually increase the value of the property. It would give them more opportunity for development other than just a single development.

Foster asks if a property can stay as is now.

Sladek states it's only if something happens to the property?

Kessler adds if it's going to change from one use to another, it has to be a Mixed Use.

Snyder asks, so you can't change Deli-Mart into a restaurant?

Kessler, no they couldn't.

Snyder adds, so there is restrictions on what an owner can do now?

Sladek, so if the Deli-Mart was to burn down they could not rebuild another Deli-Mart as it is today?

Kessler, not as it is today.

Sladek asks if the City is trying to force the changes onto the properties.

Kessler states, we're not trying to force anything, we're recommending as the future development along the corridor changes that it all changes to Mixed Use.

Snyder states she has concerns of the City doing this without the permissions of the property owners.

Kessler adds that a letters of notification was sent to all the land owners and that this was the City intended. The property owners were all notified of this public hearing tonight. No one has spoken against it.

Snyder is concerned that the owners may not have understood the consequences of the changes.

Kessler it's logical that if they didn't understand that they would have asked for an explanation; and this is what Staff is recommending for redevelopment of this area.

Roll Call Vote: Snyder - Nay  
Nguyen - Aye  
Taylor - Aye  
Sladek - Nay  
Arens - Nay  
Foster - Nay  
Wenman - Aye

**Motion Denied: 4 Nays - 3 Ayes**

**10.** Request by Argent Group for a favorable recommendation to Council of the Building Design and Materials for the Millennium Housing located at 625 1<sup>st</sup> Avenue.

a) Consider approval of the Design and Materials.

Arens: **Motion to Approve.**

Foster: **2nd Motion.**

Kessler explains that last month we did the PUD-B Site Plan and platting for Iowa River Landing Part 8, Latitude at Coralville / 625 1<sup>st</sup> Ave. We were still working with the developer and the architects on the look of the building. Staff worked through several renditions and this is the final design. Kessler describes the different elevations and materials of the building that Staff has approved.

Wenman asked what the final count is for the residential units.

Kessler – 309 units.

Wenman asks to see the site plan again.

Kessler and Larson describe and discuss the 5 story building with the 5 story parking ramp located at 625 1<sup>st</sup> Avenue again.

Kessler explains this encompasses everything north of the Super Eight parking lot to E. 7<sup>th</sup> Street and everything down past E 2<sup>nd</sup> Avenue, which takes out the Recycling Center and includes some of that large dirt pile near the river.

Larson states this is part of the Iowa River Landing Development and the upcoming 1st Avenue Reconstruction project. E 2<sup>nd</sup> Avenue will be extended south and wrap around to 1<sup>st</sup> Avenue and create a new signaled intersection at 6<sup>th</sup> Street.

Nguyen asks about the number of parking stalls.

Larson – 469 spaces.

Snyder asks how many are required.

Kessler states typically what is required is based on the size of the units, 800 sq. ft. and above takes 2 spaces, below takes a space and a half. This is different; this is going to be rental and managed by the developer. This won't be rented by the unit, but by the beds.

Snyder expresses concerns about this.

Kessler adds this has already been approved at the last meeting. The only thing that's being looked at tonight is the building design.

Members continue to discuss concerns of parking.

Kessler states this is a part of the Iowa River Landing and yes the parking may be short, but the theory is that this is on an active bus route and just like along 5<sup>th</sup> Street at 808 on 5<sup>th</sup> Development the typical renters don't have cars. We're emphasizing our transit and intermodal systems. He states with the Arena project and the second phase of the intermodal more ramps will be built.

Larson adds that at a recent meeting with the Iowa River Landing planners and developers; the parking was a very frequent topic. They're trying to protect against over building parking structures because of the changing modes of transportation over the next 10 to 20 years. Developers don't want to over build massive parking structures that maybe under used and could be additional development.

Kessler states this is the new theory for reduced parking. It may be different in the West Land Use area where there is no public transportation. We're trying not to overdo on parking at the expense of the development of land.

**Motion carried: 7-0**

## **7. Meeting adjourns @ 7:13 pm.**

Arens:     **Motion to Adjourn.**

Snyder:    **2nd Motion**

Respectfully submitted by,  
Dee Marshek