

City of Coralville

Planning & Zoning Meeting

March 6, 2019

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

1. Call meeting to order 6:30 p.m.
2. Roll Call: Taylor, Fesler, Arens, Wilson, and Wenman
Absent: Snyder and Nguyen
3. Approve March 6, 2019 Agenda.

Taylor: **Motion to approve the Agenda.**

Wenman: **2nd Motion.**

Motion Carried: 5-0

4. Approval of February 6, 2018 Minutes.

Wilson: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 5-0

5. **Public Hearing** request by the City of Coralville is for the approval of the rezoning of properties locate generally at 3rd Ave, 4th Ave, 4th Ave Pl., 5th Ave and 5th Ave Place, north of 6th and 7th Avenues. Also, various properties along 5th, 6th, 7th, 8th and 9th Streets. Re-zonings will be from R-2 to R-1, R-3 to R-1 and R3 to R-2.

Public Hearing Open:

Bret Crowley (503 8th Ave) – Opposes this rezoning from R-2 to R-1 and wants to retain the rezoning of his R-2 zoning. He states it's not because of wanting it for rental income, but because of a personal family situation and the possible need in the future for a live in health care provider.

Jeff Conner (2004 20th Ave Place) – Would like to keep his family property as a duplex, because of the supplemental rental income. He has concerns of losing the duplex or R-2 zoning status.

Bob Evans (2205 & 2207 Oakleaf St) – Asks why the City is doing this, and what the reason is for rezoning to R-1 or single family zoning.

Kessler states the reason for these areas being rezoned, is that the primary uses are single family homes. One hundred and sixty seven letters were sent to affected homeowners and of that, thirty four are actually duplexes. Not all of those thirty four are used as duplexes. This rezoning is to make the primary use of the area compatible to the zoning of the area. He states if you have a duplex now it'll always be a duplex, it's grandfathered in and it will remain a duplex.

Bob Evans (2205 & 2207 Oakleaf St) – Has a petitions signed by nineteen neighbors, they have concerns about large developers building multiple story complexes in the neighborhood and what this will do to their property values.

Kessler explains if your zoning is an R-1 (single family residential) no one would be able to build any multi family or large multiple story complexes. Only single family homes are allowed to be built in an R-1 zoning district. Kessler continues to explain the different zoning classification and the areas being affected by this proposed rezoning.

Jim Albrecht (505 5th St) – Has concerns that City is going to continue building the 4 story buildings like the ones on the south side of the street.

Kessler explains the Town Center District doesn't extend to the north side of 5th Street.

Gloria Palmer (2009 9th St) – Asks for some clarification of the letter she received that would change her property from R-2 to R-1 zoning.

Kessler again explains the zoning classifications and the two different letters that were sent to property owners. One letter went to property owners affected by this rezoning and another courtesy letter was sent to all properties within 200' of those being rezoned. He states again changing from an R-2 to an R-1 would change the zoning clarification, but if there's a duplex there now it can still be used as a duplex as long as that property exists. The only thing that would change it is if it were destroyed.

Alice Harr (502 7th Ave) – Ask for clarification on the zoning of her property.

Bret Crowley (503 8th Ave) – Wants clarification on what it means if the house or property is destroyed.

Kessler states if the property is destroyed to 60% of the fair market value it would have to be rebuilt conforming to the zoning classification it is location in at the time of destruction.

Bret Crowley (503 8th Ave) – Ask if this were to happen and the property was destroyed could we petition to the commission to keep it as a duplex? He also questions the effect of renovations being done on the home.

Kessler answers that renovations wouldn't be an issue, but if it were destroyed it would have to be rebuilt as an R-1 or single family dwelling.

Bret Crowley (503 8th Ave) – States he hopes this never becomes an issue in the future, and that he couldn't his home in the way that he is using it now.

Public Hearing Closed:

a) Consider approval of the Rezoning.

Wilson: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 5-0

Wenman states he thinks it would be difficult to exclude certain properties from a mass rezoning like this one.

Taylor again asks why the City is doing this rezoning ?

Kessler again states it's because the City's is trying to make the zoning match the primary use of the areas. He also adds this has been done in other areas in the past.

1. Consider approval of the Rezoning of R-3 to R-1. (5th Ave -8th St area)

Roll Call Vote

Motion Carried: 5-0

2. Consider approval of the Rezoning of R-3 to R-2. (4th Ave Place area)

Roll Call Vote

Motion Carried: 5-0

3. Consider approval of the Rezoning of R-2 to R-1. (Multiple addresses on map)

Roll Call Vote

Motion Carried: 5-0

6. Public Hearing request by Mercy Iowa City is for the approval of the Rezoning from C2 to C-PUD-2 and the PUD-B Site Plan of Lot 1 Cedar's 4th Addition.

Public Hearing Open:

Cleve Haralson representative for Mercy Rehabilitation of Iowa City describes this facility as an inpatient rehabilitation hospital. The facility will be used for major physical trauma, such as stroke patients, traumatic brain injuries, and major spinal trauma patients. The average patient's rehabilitation and stay will be 14 days.

Greg Thomas is responsible for the construction and design of the facility. Thomas briefly describes this 40 bed, 52,967sq. ft. facility which is located off of Heartland Drive. The site plan, building plans, materials and elevations were shown. Landscaping, fire lane access, water quality plan, and parking were also shown and described to the members.

Public Hearing Closed:

a) Consider approval of the Rezoning.

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Greg Thomas and Larson explain the different access points to the site, the round-about and new entrance into the facility.

Roll Call Vote

Motion Carried: 5-0

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

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Roll Call Vote

Motion Carried: 5-0

- 7. Public Hearing** request by the City of Coralville and IRL Parkview Investments, LLC is for the approval of the Rezoning from C-2 to an R-PUD-1, the Preliminary and Final Plats and the PUD-A Site Plan of Iowa River Landing, Part Ten.

Public Hearing Open:

Brian Boelk with Axiom Consultants explains the proposed project is located in the northeast corner of the Iowa River Landing. The intent is to split this into 6 lots, lots 1-4 being multi-family buildings and lots 5& 6 would be senior or assisted living structures.

Boelk describes access, green spaces, trails, the street and fire circulation, parking, and outlots that will be used for stormwater management. He states he is currently discussing Lot 1. This will consist of 2, 3, & 4 story buildings with internal parking as well as surface parking to meet all requirements. Elevations, rendering, and materials were shown that are cohesive to all the buildings in the Iowa River Landing area. He also states they have been working with staff about the pump stations and stormwater management in the area.

Public Hearing Closed:

Kessler, Larson, and Boelk briefly discuss Lots 5 & 6 or the senior living buildings.

a) Consider approval of the Rezoning.

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler comments that this is still a work in progress as staff is still looking at some issues with this proposal. He suggests recommending this contingent to Staff approval before move forward to Council on March 26th.

Roll Call Vote

Motion Carried: 5-0

b) Consider approval of the Preliminary Plat.

Arens: **Motion to approve contingent to Staff approval.**

Wilson: **2nd Motion.**

Roll Call Vote

Motion Carried: 5-0

c) Consider approval of the Final Plat.

Taylor: **Motion to approve contingent to Staff approval.**

Arens: **2nd Motion.**

Roll Call Vote

Motion Carried: 5-0

d) Consider approval of the PUD-A Site Plan Plat.

Arens: **Motion to approve contingent to Staff approval.**

Wenman: **2nd Motion.**

Roll Call Vote

Motion Carried: 5-0

8. Public Hearing request by Iowa Corridor Group, LLC and Mark Avis is for the approval of a Land Use Amendment from Corridor Commercial to Medium Density Residential of Redhawk.

Public Hearing Open:

Mark Avis Principal Manager the multi-family developer of Redhawk located north of the Oakdale Classification Center off of Coral Ridge Avenue. The land use amendment request is what is being address on this agenda. But, Avis explains this new multi-family development and elaborates on the unique atmosphere and amenities that are offered within this 22.91 acre community. Elevations, building materials, and landscaping were shown and explained to the members. The proposal development will consist of a multi-family complex comprised of ten 36 unit buildings with underground parking, a fitness room, package pickup room, dog park and swimming pool, including an outdoor entertainment area. Following approvals construction of this new development is scheduled to begin this summer.

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Larson explains the street construction and infrastructure necessary to service this development and future new growth in this area.

Kessler comments that this is just looking at the land use of this specific area tonight. But, it is nice to know if this is approved what the development will consist of in the near future. He also states that the rest of the area and adjoining Coral Ridge Avenue will remain Corridor Commercial.

Roll Call Vote

Motion Carried: 5-0

9. Meeting adjourns @ 7:40 p.m.

Arens: **Motion to Adjourn.**

Taylor: **2nd Motion**

Motion Carried: 5-0

Respectfully submitted by,
Dee Marshek