

City of Coralville

Planning & Zoning Meeting

April 4, 2018

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, Taylor, Arens, Nguyen, Wenman, and Fesler
Absent: Wilson

3. Approve April 4, 2018 Agenda.

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

Fesler: **2nd Motion.**

Motion Carried: 6-0

4. Approval of March 7, 2018 Minutes.

Nguyen: **Motion to Approve.**

Snyder: **2nd Motion.**

Motion Carried: 6-0

- 5. Public Hearing** request by Riverview Plaza Investment LC, is for the approval of the Rezoning from C-2 and C-PUD-1, an Amended Preliminary Plat, an Amended PUD-1 / PUD-A Site Plan, a C-PUD-B Site Plan and a Final Plat for Riverview Plaza Part Two.

Public Hearing Open:

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Kessler states this rezoning will consist of the proposed building to the north of the first building and includes the addition of the old Lebeda Mattress site.

Motion Carried: 6-0

b) Consider approval of the Amended Preliminary Plat.

Snyder: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler states this is adding the Lebeda Mattress site. He adds that the old building will come down and the new building will go all the way up to 4th Street. It also includes an 8' access easement that will allow for eventually widening 4th Street.

Motion Carried: 6-0

c) Consider approval of the Amended PUD-1/PUD-A Site Plan.

Taylor: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler adds building 2 has increased in size by 3,059 sq. ft. with the addition of the Lebeda Mattress property. The building will be of the same style and architecture, with first floor commercial and the top 3 floors being residential. Kessler states they will be a little short on parking until the 3rd building and project is all completed in 2020.

Motion Carried: 6-0

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

Item unintentionally omitted from the Agenda.

e) Consider approval of the Final Plat.

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Motion Carried: 6-0

6. Public Hearing request by Shoe Show/ Crystal Green is for the approval of an Amended PUD-A Site Plan for Coral Ridge Mall.

Public Hearing Open:

Public Hearing Closed:

a) Consider approval of the Amended C-PUD-A Site Plan.

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Kessler states this is the site of the former Country Buffet and Build a Bear location at the Coral Ridge Mall. This request will allow for an additional outside entrance to be created for a new shoe store that will have different hours than the Mall has now. The new entrance doors and building elevations were shown to the members.

Motion Carried: 6-0

7. Request by Grand Rail Development for the approval of the Final Plat of Bridgewater Subdivision Part Four.

a) Consider approval of the Final Plat.

Taylor: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler explains this is Lots 61, 62, 63 and Outlots E & F, which is mainly the southern portion of Bridgewater. A colored plat was shown to the members to explain the entire Bridgewater Subdivision. Kessler explains Part Four as Lot 61 will be developed with (11) 4 plexes and (2) 36 unit apartments homes. Lot 62 will be (4) 4 plex townhomes and (1) 3 plex townhome. Lot 63 will be (2) tower /multi-family development. Outlot F is an existing pond/lake which will be taken care of under the home owner association. Outlot E is reserved for a vent shaft for River Products underground mining.

Members question the progress of streets and utilities and comment on the neighborhoods concerns of the density of Lot 63, the tower /multi-family development.

Kessler states streets and utilities will continue as the development progresses. He adds that there will only be 2 towers as opposed to the previous 4 and this is only approving the platting at this time.

Motion carried: 6-0

8. Meeting adjourns @ 6:44 p.m.

Arens: **Motion to Adjourn.**

Snyder: **2nd Motion**

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek