

# City of Coralville

## Planning & Zoning Meeting

### June 6, 2018

Staff: Building & Zoning Official Jim Kessler, and Administrative Assistant Dee Marshek

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

**3. Approve June 6, 2018 Agenda.**

Arens: Motion to approve the Agenda.

Nguyen: 2nd Motion.

**Motion Carried: 5-0**

**4. Approval of May 2, 2018 Minutes.**

Taylor: Motion to Approve.

Wilson: 2nd Motion.

**Motion Carried: 5-0**

- 5. Public Hearing** request by the City of Coralville for the approval of a Rezoning from C- 2 to C-PUD-2 Lots 1- 4, Iowa River Landing Part Nine and a PUD-B Site Plan for Lots 1 & 2 of Iowa River Landing Part Nine.

**Public Hearing Open:**

**Public Hearing Closed:**

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

Arens: Motion to Approve.

Nguyen: 2nd Motion.

Kessler states this rezoning of Lots 1, 2, 3 and 4 of Iowa River Landing Part Nine from C-2 to C-PUD-2. Lot One will be the arena, museum and retail space along 9<sup>th</sup> Street. Lot 2 will be the StayBridge Suites Hotel. Lot 3 and Lot 4 are for future development. Kessler explains to the members the site plan and elevations for the hotel which will still have some minor adjustments before final approval. The hotel will be five stories, with ninety-nine suite rooms on three of the floors.

The first floor consists of the hotel lobby, a swimming pool, the breakfast area, hotel offices and eight retail tenant spaces. The second floor has six office spaces and the hotel roof patio. The basement level will be used for hotel storage, the City will also use part of it for arena storage and the remaining area will be the field house team rooms.

Kessler shows plans and describes the arena which will hold fifty-one hundred people or up to seven thousand if using the arena floor space. Kessler also discuss the field house and the museum which are also part of this project.

Members ask about a walkway between the hotel and arena and also ask about parking in the area for the arena.

Kessler adds there is no direct walkway and the hotel will not have on-site parking. The area for future development may be used for temporary parking lot; another ramp may be built. There will be some street parking; otherwise there will be the other ramps in the area, the intermodal center parking ramp, and the hotel ramps.

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

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler and members discuss more details on the overall project.

**Motion Carried: 5-0**

Kessler and members discuss the date for the July meeting.

**6. Meeting adjourns @ 6:45 p.m.**

Arens: **Motion to Adjourn.**

Nguyen: **2nd Motion**

**Motion Carried: 6-0**

Respectfully submitted by,  
Dee Marshek