

City of Coralville

Planning & Zoning Meeting

July 5, 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, Wenman, Arens, Wilson, and Fesler
Absent: Nguyen
3. **Approve July 5, 2018 Agenda.**
Arens: **Motion to approve the Agenda.**
Fesler: **2nd Motion.**

Motion Carried: 6-0

4. **Approval of June 6, 2018 Minutes.**
Snyder: **Motion to Approve.**
Wilson: **2nd Motion.**

Motion Carried: 6-0

5. **Public Hearing** request by Jajesska LC is for the approval of an R-PUD-B Site Plan for Lot 63, Bridgewater Part Four.

Public Hearing Open:

Brad Houser owns the property next door and states he hadn't received any notification (MMS supplied the mailing list and a letter was sent to all properties within 200' of the property). He's not opposed to development, but he states this is a huge change to the neighborhood. He discussed some history and expressed concerns about the lack of buffer space, the height of the buildings, the number of units, and the parking next to his townhouses.

Mike Bales with Venture One is available for questions and reminded the members that the original PUD-A was approved for 10 story buildings, and this has been reduced to 5 story above grade and 2 stories below.

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Kessler describes the location, explains the three, 5 story buildings as one & two being attached and building 3 as a standalone building. Kessler discusses the approved fire truck access, adequate parking, a small park, and a dog park area.

Members, Houser, and Kessler discuss the location of these building in proximity to the neighboring townhomes, the density and the new proposed number of units.

Kessler states as part of the PUD-A the Board approved 4 placeholders for tower construction and density at 160 units. This proposal is now three 5 story building instead of 10 stories. This is now taking away one building but increasing the density by 20 units.

Susan Bowersox with OPN Architects shows the members a slide presentation and describes the materials, the building elevations, landscaping, and the inside and outside amenities spaces.

Mike Bales explains the whole first level of the middle building is amenities for the residents. This is private property, but having worked with City staff the goal has been to create a community with the parks, the pond, and the biking, walking/running trails, all connecting to the rest of Bridgewater, High Country, and Grand Living.

Brad Houser expresses more concerns about the towers changing footprint and the height of the buildings, and the noise from the dog park.

Snyder voices concerns about the size and added density.

Arens comments that the 10 stories before was too much.

Mike Bales states a Revised PUD-A has been previously approved with 180 units.

Kessler confirms that a Revised PUD-A with the 180 units was approved in June with this change in density.

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

Motion Carried: 4 Ayes -2 Nay

6. Public Hearing request by KRE, LLC and Build to Suit is for the approval of the Rezoning from C-2 to C-PUD-2 and a C-PUD-B Site Plan for Lot 2, Jacobs Clear Creek Sixth Subdivision.

Public Hearing Open:

Public Hearing Closed:

a) Consider approval of the Rezoning.

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler and Larson show the site and explain the site plan. This is located to the south and west of Popeye's. One three unit building is currently under construction. The developer plans to build a second building on Lot 2. This is two buildings on one lot, which forces the rezoning and changes the zoning classification from C-2 to a C-PUD-2.

Motion carried: 6-0

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

Fesler: **Motion to Approve.**

Snyder: **2nd Motion.**

Kessler explains the access points, additional parking which should be adequate for all buildings; and accommodation for possible future drive up windows at these location. Kessler comments that the kind and size of tenant maybe limited due to the parking spaces. Staff is comfortable with the traffic flow because of the limited access points and having just the one onto Coral Ridge Avenue.

Motion carried: 6-0

7. Public Hearing request by Integrated DNA Technologies is for the approval of an I-PUD-B Site Plan of 1710 Commercial Park.

Public Hearing Open:

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler reminds the members this location was previously rezoned to an I-PUD because IDNA is looking to the future and expansion of their operations. They aren't ready to build the next building yet, but are in need of additional parking spaces and will be adding three new standing tanks and a control building. Kessler and Larson show details and explain the parking expansion and the tank and control area screening.

Motion carried: 6-0

8. Public Hearing request by James Mondanaro is for the approval of the Rezoning from I- 2 to C-PUD-2 and a C-PUD-B Site Plan of 516 2nd Street.

Public Hearing Open:

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler explains there are still remnants of old Industrial zoning along 2nd Street. This is the good opportunity to rezone to a C-PUD-2 and take the grandfathering clause off of the restaurant use that currently exists. The change of rezone is also required because Mondanaro is proposing to build another 10,000 sq. ft. brewery on this same lot.

Motion carried: 6-0

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

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler and Larson show the site plan and explain the placement of the new brew building and the reconfiguration of the parking lot. Kessler shows elevations and materials for the new building and states there will be adequate parking and fire access for the two buildings.

Motion carried: 6-0

9. Public Hearing request by David Heal and Watts Group is for the approval of the Rezoning from R-1 to R-PUD-2, the Preliminary Plat, Final Plat, and an R-PUD-B Site Plan of Woodland Trails.

Public Hearing Open:

Duane Musser w/ Watts Group explains the project as the building of two (3) plex townhomes located at 2305 Oakdale Road.

Musser and Larson show and explain the elevations of this single lot subdivision.

Public Hearing Closed:

- a) Consider approval of the Preliminary Plat.

Arens: **Motion to Approve.**

Snyder: **2nd Motion.**

Motion carried: 6-0

- b) Consider approval of the Final Plat.

Wilson: **Motion to Approve.**

Snyder: **2nd Motion.**

Motion carried: 6-0

- c) Consider approval of the Rezoning.

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Motion carried: 6-0

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

Fesler: **Motion to Approve.**

Snyder: **2nd Motion.**

Motion carried: 6-0

10. Meeting adjourns @ 7:20 p.m.

Arens: **Motion to Adjourn.**

Snyder: **2nd Motion**

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek