

City of Coralville

Planning & Zoning Meeting

August 1, 2018

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

1. Call meeting to order 6:30 p.m.
2. Roll Call: Snyder, Taylor, Fesler, Nguyen, Wenman and Wilson
Absent: Arens
3. **Approve August 1, 2018 Agenda.**
Fesler: **Motion to approve the Agenda.**
Snyder: **2nd Motion.**

Motion Carried: 6-0

4. **Approval of July 5, 2018 Minutes.**
Snyder: **Motion to Approve.**
Nguyen: **2nd Motion.**

Motion Carried: 6-0

5. **Public Hearing** request by the City of Coralville and Watts Group Development Inc, is for the approval of the Land Use Amendment from Parks to Medium Density Residential for Golfview Terrace.

Public Hearing Open:

Gene Gessner – 1830 Country Club Drive
Donald Whaley – 1760 Country Club Drive
Pat Braunger – 1750 Country Club Drive
Barbara Grilley – 1850 Country Club Drive
Teri Pass – 1820 Country Club Drive
Kim Swanson – 1800 Country Club Drive
Renee Caeron – 1520 1st Ave
Terry Hale – 1725 Country Club Drive
Chuck Swanson – 1800 Country Club Drive

The prior list of residence all spoke in opposition of the Land Use Amendment. They opposed the land use going from parkland to medium density. The residence express concerns of maintaining the surroundings and beauty of the neighborhood. One resident questioned the number of times that the City has changed park land to any other land use. Residents had concerns of the City's ownership of this land and also wanted clarification if the next step would be rezoning. The residences questioned the number of units per acre. One new resident would like to see a park in the area and is concern that this development would change the whole character of the neighborhood. Another resident expressed his concerns and stated that Coralville is a special place to live and would like to see that maintained. He asks the Board to consider the future of this area and think before allowing the proposed development.

Kessler discusses the Land Use request, the Land Use Map and the different densities. He explains the location and states to the residents this is a request for a Land Use Amendment which is changing one use to another use. Rezoning would be the next step before development. Kessler also discusses the acres and building on this lot and the probability of up to 31 units at this site.

Wenman mentions the letters that the members received, stating that those will be taken into consideration and that this Board is only a recommendation to Council.

Public Hearing Closed:

a) Consider approval of the Land Use Amendment.

Taylor: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler adds the City is the owner of the land and has to be listed along with the developer who has applied for this Land Use and may purchase the property. He explains the request for medium density is compatible with the area and the only high density is the old Lakewood Hills Apartments. He adds that there is quite a bit of green space in the neighborhood. There are parks that are recognized by the National Parks Association within a decent distance of the neighborhood and the area is surrounded by Brown Deer Golf Course, which is considered green space or park land.

Wenman and Kessler mention that the current Land Use is now park land /green space. The City and Consultants previously looked at this piece of ground and recognized that it could possibly be used as park land /green space. But, land uses are just a suggestion on how this ground could be developed. But as the area develops this long term planning may not be the highest or best use of this land. The City has changed the Land Use plan on several occasions and these always come before Planning and Zoning and Council. Changing a land use is not an unusual situation. Medium density is what is consistent with across the street.

Snyder states her concerns on altering the Land Use Plan and opposes the change from Park to Medium density.

Fesler feels this could set a dangerous precedence with all the park land /green space in northern Coralville. She has concerns that if the City starts allowing this there could be more and more request for changing the Land Use Plan. She has no concerns about the land on the west side, but opposes changing the park land.

Wenman calls for a Roll Call Vote.

Roll Call Vote: Snyder – Nay
Nguyen –Nay
Taylor – Nay
Wenman –Aye
Fesler –Nay
Wilson – Nay

Motion Denied: 5- 1

- 6. Public Hearing** request by the State of Iowa Board of Regents and Build to Suit is for the approval of the Rezoning from I-1 to I-PUD- 2 and an I-PUD-B Site Plan of Lot 11 Oakdale Research Park.

Public Hearing Open:

Public Hearing Closed:

- a) Consider approval of the Rezoning.**

Snyder: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler states this is Lot 11 of Oakdale Research Park and the site of the current Leap Frog building. They are a growing company and have requested adding another piece of ground or this Auditors Parcel in order to add a second building on this same site. To add this second building at this site it has to be rezoned from I-1 to an I-PUD.

Motion carried: 6-0

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

Fesler: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler discusses the current and new building, the expanded parking and access points on this site.

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek

7. Meeting adjourns @ 6:58 p.m.

Taylor: **Motion to Adjourn.**

Snyder: **2nd Motion**