

# City of Coralville

## Planning & Zoning Meeting

### September 4, 2019

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

1. Call meeting to order 6:30 p.m.
2. Roll Call: Taylor, Fesler, Snyder and Nguyen, Wilson, and Wenman  
Absent: Arens
3. Approve September 4, 2019 Agenda.

Wenman: **Motion to Approve.**  
Snyder: **2nd Motion.**

**Motion Carried: 6-0**

4. Approve June 5, 2019 Minutes.

Wilson: **Motion to Approve.**  
Nguyen: **2nd Motion.**

**Motion Carried: 6-0**

5. **Public Hearing** request by Koethe Investments LLC is for the approval of the Rezoning from I3 to I-PUD-2 and the I-PUD / I-PUD-B Site Plan of 112 10<sup>th</sup> Avenue.

**Public Hearing Open:**

**Public Hearing Closed:**

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

Snyder: **Motion to Approve.**  
Wenman: **2nd Motion.**

Kessler states this is a rezoning of 7 acres of which only 1.5 acres are developable and the rest is all in the floodway. This will consist of 4 buildings containing indoor climate-controlled storage units. These are also in the Town Center District which is subject to all the requirements of this district.

**Roll Call Vote –**

Wenman – Aye    Nguyen – Aye  
Wilson – Aye    Fesler – Aye  
Taylor – Aye    Snyder – Aye

**Motion Carried: 6-0**

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

Wenman: **Motion to approve.**

Snyder: **2nd Motion.**

Kessler again states this is in Zone 6 of the Town Center District and is classified as service commercial. He reads from the Town Center District Plan, explaining the primary uses permitted in the I-2 zoning district, which allows for a storage facility. He explains the design standards, which are metal, brick/stone and masonry in this area. He explains that this use meets the criteria allowed in this area. Improvements will be made, including the private road, parking, water and sewer service. Elevations and landscaping of the 220 unit-buildings were described and shown to the members.

Koethe adds his personal standards for this development will be just as high as the requirements of the Town Center District area. There will be a nice security gating, fencing and landscaping to enhance the appearance of the buildings.

**Roll Call Vote –**

Wilson – Aye    Fesler – Aye  
Taylor – Aye    Snyder – Aye  
Nguyen – Aye    Wenman – Aye

**Motion Carried: 6-0**

**6. Public Hearing** request by Dave Conrads with Genesis Church is for the approval of the Rezoning from R-1 to R-PUD-2 and the R-PUD-B Site Plan of 1246 12<sup>th</sup> Avenue.

**Public Hearing Open:**

Kessler explains the location and the request to build an additional barnlike structure to the west of the big white house, which is the Genesis Church. This addition of a structure in a residential district requires the rezoning from R-1 to a R-PUD-2 district and with an PUD-B Site Plan.

**Public Hearing Closed:**

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

Snyder: **Motion to Approve.**

Taylor: **2nd Motion.**

**Roll Call Vote –**

Taylor – Aye            Snyder – Aye

Nguyen – Aye          Fesler – Aye

Wenman – Aye         Wilson – Aye

**Motion Carried: 6-0**

**Public Hearing Open:**

**Public Hearing Closed:**

Fesler voices her concerns about traffic flow on 12<sup>th</sup> Ave.

Larson states that most of the traffic would be at off peak times or if it were for an event it would be in the evening or on the weekends. Right now, there is only access in or out onto 12<sup>th</sup> Avenue. There may be possibilities in the future for a second connection off of Ozark Ridge.

Staff and members continue to discussed the parking, traffic, the buildings use, materials and elevations at this site.

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

Snyder: **Motion to Approve.**

Wilson: **2nd Motion.**

**Roll Call Vote –**

Nguyen – Aye          Fesler – Nay

Taylor – Aye          Wenman – Aye

Wilson – Aye          Snyder – Aye

**Motion Carried: 5-1**

**7. Public Hearing request by Dr. John Weihe is for the approval of a C-PUD-B Site Plan of Lot 1, Cedar's Third Addition.**

**Public Hearing Open:**

Dr. John Weihe announces that he's available for any questions.

**Public Hearing Closed:**

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

Wenman: **Motion to Approve.**

Taylor: **2nd Motion.**

Kessler briefs the members on Dr. Weihe's request to add an additional building on the same lot as Taco Bell. The site plan, access points, and parking requirements, was discussed. This is in the West Land Use area, so the design standards must be followed. Building elevations and materials were shown and described.

**Roll Call Vote** –

Wilson – Aye      Nguyen – Aye

Wenman – Aye      Taylor – Aye

Snyder – Aye      Fesler – Aye

**Motion Carried: 6-0**

8. Meeting adjourns @ 7:08 p.m.

Snyder: **Motion to Adjourn.**

Nguyen: **2nd Motion**

**Motion Carried: 6-0**

Respectfully submitted by,

Dee Marshek