

City of Coralville

Planning & Zoning Meeting

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

3. Approve August 1, 2018 Agenda.

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

Wilson: **2nd Motion.**

Motion Carried: 6-0

4. Approval of July 5, 2018 Minutes.

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

Motion Carried: 6-0

- 5. Public Hearing** request by the City of Coralville, Allen Poots and Watts Group Development Inc, is for the approval of the Rezoning from R-1 and R-3 to a R-PUD-2, Preliminary Plat, Final Plat and PUD-B Site Plan of Golfview Terrace.

Public Hearing Open:

James Collins (1701 Country Club Drive) has concerns about the process and asks for an explanation on how these actions or meetings with Planning and Zoning and Council proceed.

Kessler explains the normal process of City meetings and explains the future reading at Council.

James Collins asks for an explanation of the rezoning classifications and of the developers different requests.

Kessler states when a development has multiple buildings on a lot, it has to come before the Board as a Residential Planned Unit Development. This is for 2 tracts of land that will be developed as one tract that will develop all at one time. He explains the land use is what is being acted upon at Council now. This action is the rezoning, which has to be rezoned to an R-PUD (Residential Planned Unit Development). Then the R-PUD-B Site Plan, which is the site development. There is also a platting process that has to be done as well.

James Collins questions the processes and if the signed petitions by 100% of the home owners filed on September 4, 2018 is going to require a three quarter vote at Council.

Kessler adds if 20 % or more of the home owners have signed, then it will take three quarter vote at Council to pass. The land use that was acted on doesn't take a three quarter majority vote, but this rezoning will.

James Collins reads a letter from all the neighbors in opposition of the zoning change and feels this will negatively affect their lives and property. He also thanks the Board for considering their opinion and encourages the Board to reject the proposed planned unit development.

Duane Musser with the Watts Group wants to clarify they have been upfront and forward in working with the City to put together this PUD so everyone could see what the intention was for this development. Because of concerns from Staff and neighbors the high density was changed and only left on the City's parcel. The original design was also revised to townhouses, these will also service as a buffer. The 45 units building will be condos and it's thought that this is a good location and product for the 1st Avenue frontage. Musser also stated that more information will be presented to Staff and at the next good neighbor meeting.

Barbara Grilley (1850 Country Club Drive) has concerns of the length, width and height of the proposed condo building.

Gene Gessner (1830 Country Club Drive) also has concerns of the sizes of the proposed 45 unit building.

Wenman mentions the numerous letters and petition that the members received, stating that those will be taken into consideration.

Public Hearing Closed:

a) Consider approval of the Rezoning.

Arens: **Motion to Approve.**
Taylor: **2nd Motion.**

Wenman calls for a Roll Call Vote.

Roll Call: Wenman – Aye
Wilson – Nay
Taylor – Aye
Nguyen – Aye
Arens – Aye
Fesler – Nay

Motion Carried: 4-2

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

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler shows and explains the footprint of the development. Lot 1, are the townhomes. Lot 2 is the 45 unit condominium building with surface and underground parking. The material board were shown and displayed. Accesses points were discussed images, elevations and landscaping renderings were also shown.

Nguyen asks if these 45 units will be owner occupied.

Kessler states the intent is to sell them that way.

Nguyen asks if this can they be rented.

Kessler states the City doesn't dictate one way or another, but these are meant to be condominium units.

Kessler adds it's the developers choice to build and sell them as condominiums, this way it's more compatible with existing units across the road.

Wenman adds, but if sold the new owner would have the right to live in the unit or rent it out.

Kessler states that the owners and the developer has the right to place covenants so this can't happen. The City can't stop the rentals, but the developer and the condominium owners can stop rentals.

Musser states that all the townhomes and condominiums will be sold as owner occupied units. He also gives approximate prices and adds if all go well these units wouldn't be ready until the spring of 2020.

Members continue to discuss elevations and parking requirements.

Wenman asks for a Roll Call Vote.

Roll Call: Wilson – Nay
 Taylor – Aye
 Nguyen – Nay
 Arens – Aye
 Fesler – Nay
 Wenman – Aye

Motion Carried: 3-3

c) Consider approval of the Preliminary Plat.

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

Kessler adds this platting of the two separate lots. With Lot 1, being the (2) 4 plexes and (1) 3 plex townhomes and Lot 2, the 45 unit 4 story condominium building.

Roll Call: Taylor – Aye
 Nguyen – Nay
 Arens – Aye
 Wenman – Aye
 Fesler – Nay
 Wilson – Nay

d) Consider approval of the Final Plat for Lot 3.

Arens: **Motion to Approve.**
Taylor: **2nd Motion.**

Roll Call: Nguyen – Nay
 Arens – Aye
 Taylor – Aye
 Wilson – Nay
 Fesler – Nay
 Wenman – Aye

Motion Carried: 3-3

6. Request by Jaras Inc., is for the approval of an Amended Preliminary and Final Plat of Jaras Addition.

a) Consider approval of the Amended Preliminary Plat.

Fesler: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler states this is an industrial re-platting of the existing lots of Jaras Second Addition. The location is south of Highway 6, just to the west of the US Foods. This is re-platting of Lots 1, 2, 3, 4, and 5. Lot 3 is being created by reconfiguring Lot 4. Because of an existing building on the site, the owner wants to retain ownership of Lot 3. Kessler and members discuss lot configurations, public improvements and access points to Highway 6.

Motion carried: 6-0

b) Consider approval of the Final Plat.

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Motion Carried: 6-0

7. Request by Coral Commerce Investors and Build to Suit for the approval of the Preliminary and Final Plats of Crosspark Addition.

a) Consider approval of the Preliminary Plat.

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler states this is the re-subdivision of Lots 2 & 5 of Coral Ridge Commerce Park located north of Wheaton Road. These lots are being re-subdivided into 3 buildable commercial lots with shared access points onto Crosspark Road.

Motion carried: 6-0

b) Consider approval of the Final Plat.

Nguyen: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 6-0

8. Request by Palmer Custom Build, LLC for the approval of the Preliminary and Final Plats of Stepping Stone Ridge.

a) Consider approval of the Preliminary Plat.

Arens: **Motion to Approve.**

Fesler: **2nd Motion.**

Kessler states this area on 12th Avenue is just south of Michelle Lane by Northwest Junior High. This lot was a former farmstead that the developer would like to subdivide into two single family lots with access onto 12th Avenue.

Kessler adds we can do both the preliminary and final plats because all the public improvements are already in place.

Motion carried: 6-0

b) Consider approval of the Final Plat.

Fesler: **Motion to Approve.**

Nguyen: **2nd Motion.**

Motion carried: 6-0

9. Meeting adjourns @ 7:11 p.m.

Arens: **Motion to Adjourn.**

Motion carried: 6-0

Respectfully submitted by,
Dee Marshek