



City of Coralville

Planning & Zoning Commission Meeting

March 2, 2022

Staff: Community Development Director Dave Johnson,
Administrative Assistant: Sarah Horning

1. Call meeting to order 6:00 p.m.
2. Roll Call: Holderness, Casserly, Taylor, Wenman, Freidhof, and Arens
Absent: Fessler
3. Approve March 2, 2022 Agenda.

Motion to Approve: Arens
2nd: Casserly

Motion Carried: 6 - 0

4. Approve February 2, 2022 Minutes.

Motion to Approve: Wenman
2nd: Holderness

Motion Carried: 6 - 0

5. **Public Hearing:**

Public hearing requested by GLD, Inc. to recommend approval to rezone from C-PUD-1 to C-PUD-2 and a PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part 3.

Public Hearing Open:

Public Hearing Closed.

- a) **Consider recommending approval of rezone from C-PUD-1 to C-PUD-2 and a PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part 3.**

Motion to Approve:

1st: Arens

2nd: Freidhof

Discussion:

Staff member Dave Johnson stated this project is located within the West Land Use Area and calls for two multi-tenant buildings. Each building will be 7,311 sq. ft. and includes a total of 131 parking spaces, which surpasses the current requirements in place for parking. The plan calls for three bio-retention cells for storm water management and the buildings will be comprised of mostly brick, stone and glass. Johnson also stated that city staff has reviewed the plan and finds it in accordance with the West Land Use Area Master Plan and applicable City Code.

Roll Call Vote

Holderness - Aye Wenman - Aye

Casserly - Aye Freidhof - Aye

Arens - Aye Taylor - Aye

Motion Carried: 6 - 0

- b) Vote to recommend approval of a PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part 3.**

Roll Call Vote

Holderness - Aye Wenman - Aye

Casserly - Aye Freidhof - Aye

Arens - Aye Taylor - Aye

Motion Carried: 6 – 0

6. Public Hearing:

Requested by Forevergreen Development, LLC to recommend approval of a PUD-B Site Plan for Forevergreen Heights Phase 2.

Public Hearing Open:

Public Hearing Closed.

Motion to Approve:

1st: Arens

2nd: Holderness

Discussion:

Matt Adam, Forevergreen Development, LLC, stated that this is the second phase of the Forevergreen Heights Development and that the goal is to have infrastructure in place by the Summer of 2022 and to have about 70 houses available by fall of 2022. There are plans to come back to the City of Coralville in 2023 and submit plans for a third phase of this development.

Commission member Eve Casserly noted that there were many mature trees on that land prior to construction and asked if any had been saved. Adam stated that they were able to keep a large number of them in place during construction.

Staff member Dave Johnson stated that the plans for this phase call for single-family housing and includes a designated play area, ball fields and a large stormwater wetland that will encompass several thousand species of plants. Johnson also noted that a traffic study was done and determined that the proposed area will be able to handle the anticipated traffic flow and roundabouts will be installed along North Liberty Road to aid with this.

Commission member Brad Freidhof stated that he is pleased with the diversity of the plants selected for the wetland area and said that it will complement the green space that is located across from it. He stated the proposed wetland and the planned tree population will have a calming effect on the traffic associated with Dubuque St. Freidhof asked if the tree species selected for phase two are the same as in phase one? Adam stated that they are. Freidhof expressed concern over this and stated that more tree species diversity would be helpful in the future, noting that if one species is compromised by disease that it could potentially wipe out a large percentage of them in one area. Adam stated that they would be open to re-visiting tree options in the future phases.

Staff member Johnson stated that staff is recommending design alternatives 3 and 4 for the home packages. He explained Phase 1 was approved for design options 1 and 2 which are closer to the base material packages. He stated alternatives 3 and 4 include more masonry and are more reflective of design

expectations for a PUD. It was noted the improved materials would add approximately \$10,000 - to the home price. It was also stated that no two same home designs will be built next to each other in order to provide diversity throughout the development. Cory Bloom of D.R. Horton stated the homes will range in price from \$359,000 - \$405,000, which is competitive the with the current housing market in Coralville.

a) Vote to recommend approval of PUD-B Site Plan for Forevergreen Heights Phase 2 Subdivision.

Roll Call Vote

Arens - Aye Holderness - Aye

Wenman - Aye Casserly - Aye

Freidhof - Aye Taylor - Aye

Motion Carried: 6 – 0

7. Motion to Adjourn:

1st: Freidhof

2nd: Arens

Motion Carried: 6 –0

The meeting was adjourned at 6:25 PM

Respectfully submitted by,
Sarah Horning