

# City of Coralville

## Planning & Zoning Meeting

### April 1, 2020

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) for the Planning and Zoning Meeting of the City of Coralville, Johnson County, IA is being held Wednesday, April 1, 2020 at 6:30 PM. Because a meeting in person is impossible or impractical due to concerns for the health and safety of Members, Staff and the Public presented by COVID-19, until further notice all of our Planning and Zoning Meetings are offered electronically. Persons maintain the opportunity to offer public comments at City Hall at the time of the meeting. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at [www.coralville.org/coralvision](http://www.coralville.org/coralvision).

Staff: Building & Zoning Official Jim Kessler, Community Development Director  
Dave Johnson, Assistant City Engineer Scott Larson, Administrative Assistant  
Dee Marshek and Communications Specialist Jon Hines

1. Call meeting to order 6:30 p.m.
2. Roll Call: Wenman, Wilson, Arens, Nguyen, and Knudson  
Absent: Fesler and Tayler
3. Approve April 1, 2020 Agenda.

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

**Motion Carried: 5-0**

4. Approve March 4, 2020 Minutes.

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

**Motion Carried: 5-0**

5. **Public Hearing** request by Cedar Rapids Hospitality Inc. to approve of the Rezoning from C-2 to a C- PUD -2 and a PUD-B Site Plan for Lot 2, Jacobs Clear Creek 5<sup>th</sup> Subdivision.

#### **Public Hearing Open:**

Luke Newton with MMS Consultants announced he's available for questions.

**Public Hearing Closed:**

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

Arens: **Motion to Approve.**

Wilson: **2nd Motion.**

Kessler briefly explained the rezoning from C-2 to C-PUD-2, the location, access points and site plan. The proposal is for a four story 68 room Best Western Hotel Plus. He mentioned it is a tight design on this lot. Amenities and elevations were discussed with the members. The building materials and landscaping were made more compatible with other surrounding developments.

**Roll Call Vote –**

Wenman – Aye    Nguyen – Aye

Wilson – Aye    Knudson – Aye

Arens – Aye

**Motion Carried: 5 -0**

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

Knudson: **Motion to Approve.**

Wenman: **2nd Motion.**

**Roll Call Vote –**

Wilson – Aye    Knudson – Aye

Arens – Aye    Wenman – Aye

Nguyen – Aye

**Motion Carried: 5-0**

- 6. Public Hearing** request by Coral Commerce Investors LLC to approve Rezoning from C-2 to a C- PUD -2 and a PUD-B Site Plan for Lot 6 Coral Ridge Commerce Park- Phase 6.

**Public Hearing Open:**

**Public Hearing Closed:**

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

Wilson: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler explains the rezoning request to C-PUD 2 is to build two 7,180 sf buildings on one lot. Proposed is a retail space and a restaurant, and parking is based on these two uses. The Commission and Staff discussed the location, building architecture, and parking requirements.

**Roll Call Vote** –

Knudson – Aye    Wilson – Aye  
Nguyen – Aye    Wenman – Aye  
Arens – Aye

**Motion Carried: 5 -0**

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

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

**Roll Call Vote** –

Knudson – Aye    Wilson – Aye  
Nguyen – Aye    Wenman- Aye  
Arens – Aye

**Motion Carried: 5-0**

**7. Request by Scanlon Family, LLC is for the discussion of the Concept Plan for Scanlon Farms.**

**a) Consider approval of the Concept Plan.**

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

Kessler stated this development was presented several years ago.

The rezoning was previously approved, but before proceeding further the owner and new developer have asked the Planning and Zoning Commission to review the proposed concept plan. If the design is supported it would then proceed to Council for additional feedback. The proposed site plan is shown and Kessler explained there will be approximately 322 single-family lots, 432 multi-family units, and a combination of 232 additional units such as townhomes and duplexes. This project would have a density of 4.7 units per acre, which is considered low density. The Iowa City School District also owns an area to the north for the future development of a school. Kessler showed some elevations and asks for additional input or thoughts on this proposed development.

Members discussed the similarities of the previous project noting the new lower density, lot sizes, affordability, sidewalks/trails, and traffic flow.

Larson discussed future public improvements which will include a roundabout at 1<sup>st</sup> Avenue and Oakdale Blvd; and potential roundabouts at other major intersections in the area as time and funding allows.

**Motion Carried: 5 -0**

Dave Johnson is introduced as the new Community Development Director.

8. Meeting adjourns @ 7:05 p.m.

Wilson: **Motion to Adjourn.**

Arens: **2nd Motion**

**Motion Carried: 5-0**

Respectfully submitted by,  
Dee Marshek