



City of Coralville
Planning & Zoning Commission Meeting
April 5, 2023

Staff: Dave Johnson, Community Development Director
Collette Ledger, Administrative Assistant
Tory Bender, Administrative Assistant

Item 1: The meeting was called to order at 6:00 p.m.

Item 2: Roll Call:

Present: Dokun, Freidhof, Sitzman, Arens, Taylor, & Wenman
Absent: Holderness

Item 3: Approval of April 5, 2023 Agenda.

Motion to Approve:

1st: Arens

2nd: Taylor

Motion Carried: 6-0

Item 4: Approval of January 4, 2023 Minutes.

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 6-0

Item 5: **Public Hearing:** Request by Advantage Development Inc. to recommend rezoning Lot 1, Coralville West, Part 2 from the C-2 Arterial Commercial District to the C-PUD-2 Commercial Planned Unit Development Two District and approval of a PUD-B Site Plan.

Public Hearing Open:

Public Hearing Closed:

a) Consider recommending approval of the rezoning

Staff member Dave Johnson stated this is a one story 43,000 square foot predominantly masonry and glass building located in the West Land Use Area. It has an overlay district with specific building design and site design criteria. The property is designated as Corridor Commercial on the Land Use Plan and the multi-tenant commercial building can be considered consistent with that land use designation. Staff member Johnson stated Staff has reviewed the application and the building design and materials comply with the architectural guidelines and

the parking landscaping stormwater and screening also comply with the relevant site design standards for the West Land Use Area Masterplan.

Motion to Approve:

1st: Taylor

2nd: Arens

Motion Carried: 6-0

b) Consider recommending approval of the PUD-B Site Plan

Motion to Approve:

1st: Arens

2nd: Sitzman

Motion Carried: 6-0

Item 6: Public Hearing: Request by Jajesska, LC to recommend approval of a PUD-B Site Plan for Lot 10, Coral Crossing, 8th Addition.

Public Hearing Open:

Public Hearing Closed:

a) Consider recommending approval of the PUD-B Site Plan

Staff member Dave Johnson stated this is 36-unit multi-family residential building on 1.42 acres. He stated it is in the West Land Use Area which is an overlay district. There is a 2018 Master Plan for Coral Crossing on file with the City that was reviewed and approved by City Council. Staff member Johnson noted the building is consistent with the density as well as the design criteria previously approved for that plan and the building is a continuation of the development seen along Spring Rose Circle. He explained the building materials are predominantly stone and earth tone with shake and horizontal lap siding. The Average density is 25 dwelling units per acre and there are 73 parking spaces enclosed in the building and a total of 81 parking spaces in the project. Staff have reviewed the enclosed plan, the landscape plan, as well as associated materials and finds that the project conforms with Coralville development standards, the community plan, the West Land Use Area Master Pla and the 2018 PUD-A master development plan for Coral Crossing.

Motion to Approve:

1st: Taylor

2nd: Arens

Motion Carried: 6-0

Item 7: Public Hearing: Request by Forevergreen Development, LLC to recommend amending the preliminary plat for Forevergreen Heights.

Public Hearing Open: Matt Adam, on behalf of the developer Forevergreen Development LLC, stated the main purpose of this amendment is to replace Robin Lane with a tree-lined pedestrian walkway. He stated the density will not change.

Staff member Dave Johnson stated there are some challenging slopes at this particular location so the City Engineer suggested making this more of a meandering walkway bordered with trees.

The walkway would serve as a pedestrian amenity in the development versus the street. The proposed amendment also plats some of the outlots for future development.

Public Hearing Closed:

a) Consider recommending approval of the amended preliminary plat

Motion to Approve:

1st: Freidhof

2nd: Taylor

Motion Carried: 6-0

Item 8: Public Hearing: Request by Forevergreen Development, LLC to recommend approval of a PUD-B Site Plan for Forevergreen Heights, Phase 3, Parts 1-3.

Public Hearing Open: Matt Adam, on behalf of the developer Forevergreen Development LLC, stated this is part three of their master development plan. This is 170 single-family lots. They are presenting it as one large part of the subdivision, but development will be done in three phases. The preliminary plot shows the extension of Craven Drive which will begin this summer. As lots sell, they will continue to move North and East onto the next road.

Public Hearing Closed:

a) Consider recommending approval of the PUD-B Site Plan

Motion to Approve:

1st: Arens

2nd: Dokun

Motion Carried: 6-0

Item 9: Public Hearing: Request by Forevergreen Development, LLC to recommend approval of a PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 2.

Public Hearing Open: Matt Adam, on behalf of the developer Forevergreen Development LLC, stated this is currently an outlot of the development and has been approved for 52 units. Now that they have completed the first phase of development, including the roundabout and connections to Dubuque Street and North Liberty Road, this is the next step. They presented the building types, materials, and plans for this particular outlot. Construction of the private infrastructure will begin in the Spring with houses going up sometime mid-summer or early fall.

Board Member Bradley Freidhof asked if these were the two interior streets that needed to be added. Matt Adam confirmed that was correct and they create a loop with a detention pond in the middle that serves the entire development. The main sewer line comes from North Liberty Road out and underneath that and ties it in.

Public Hearing Closed:

a) Consider recommending approval of the PUD-B Site Plan

Motion Carried: 6-0

Item 10: Public Hearing: Request by Forevergreen Development, LLC to recommend approval of a PUD-B Site Plan for Forevergreen Heights, Phase 2, Part 3.

Public Hearing Open: Matt Adam, on behalf of the developer Forevergreen Development LLC, stated this outlot is across the street from Scanlon Farms Road and North of Forevergreen Road. This outlot has a very large stormwater detention and these units will be built around that. There is a large sanitary sewer line that was put across this outlot to serve the part two single-family lots.

Public Hearing Closed:

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

1st: Taylor

2nd: Arens

Motion Carried: 6-0

Item 11: Motion to Adjourn

1st: Arens

2nd: Taylor

Meeting Adjourned at 6:18 p.m.

Respectfully submitted by,
Tory Bender