



City of Coralville
Planning & Zoning Commission Meeting
May 3, 2023

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

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

Item 2: Roll Call:

Present: Arens, Sitzman, Freidhof, & Holderness

Absent: Dokun, Taylor, & Wenman

Item 3: Approval of May 3, 2023 Agenda.

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 4-0

Item 4: Approval of April 5, 2023 Minutes.

Motion to Approve:

1st: Arens

2nd: Sitzman

Motion Carried: 4-0

Item 5: Public Hearing: Request by Venture One to recommend Rezoning, PUD-B Site Plans, a Preliminary Plat, and Final Plat for Lots 1 and 2 in Ridgeview Addition

Public Hearing Open:

Public Hearing Closed:

a) **Consider recommending approval to rezone Lot 1 from the C-2 District to the R-PUD-2 District**

Motion to Approve:

1st: Arens

2nd: Freidhof

Motion Carried: 4-0

- b) **Consider recommending approval of the PUD-B Site Plan for Lot 1**
Motion to Approve:
1st: Freidhof
2nd: Arens
Motion Carried: 4-0
- c) **Consider recommending approval to rezone Lot 2 from the R-3 District to the R-PUD-2 District**
Motion to Approve:
1st: Freidhof
2nd: Sitzman
Motion Carried: 4-0
- d) **Consider recommending approval of the PUD-B Site Plan for Lot 2**
Motion to Approve:
1st: Arens
2nd: Freidhof
Motion Carried: 4-0
- e) **Consider recommending approval of the Preliminary Plat**
Motion to Approve:
1st: Arens
2nd: Sitzman
Motion Carried: 4-0
- f) **Consider recommending approval of the Final Plat**
Motion to Approve:
1st: Sitzman
2nd: Arens
Motion Carried: 4-0

Item 6: Public Hearing: Request by Build to Suit to consider rezoning Lot 3, Redhawk Subdivision, Part 2 from the C-PUD-1 to the C-PUD-2 district and approval of a PUD-B Site Plan

Public Hearing Open: Jon Marner with MMS Consultants stated this is for a drive through restaurant. There will be mobile pickup only with no order board at this particulate site.

Public Hearing Closed:

- a) **Consider recommending approval to rezone from the C-PUD-1 to the C-PUD-2 district**
Motion to Approve:
1st: Freidhof
2nd: Sitzman
Motion Carried: 4-0

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

Motion to Approve:

1st: Arens

2nd: Sitzman

Motion Carried: 4-0

Item 7: Public Hearing: Request by Rael Development Corporation to recommend approval of a PUD-B Site Plan and Final Plat for Gather Iowa First Addition

Public Hearing Open: Board member Bradley Freidhof asked staff member Dave Johnson if there have been a lot of changes since the approval of the master plan. Johnson responded there has not been any substantial changes to the site plan or the civil work on this project. He reviewed the master plan on file established allowed uses, densities and general layouts and building footprints. He stated the PUD-B Site Plan and application give the commission the opportunity to look at and comment on specific building and landscape design.

Johnson stated the project contains 5 lots to be developed concurrent with each other. Omitted from the plan are properties in the southeast corner of the site identified for future development. Future development is shown as phase 2 and is Lot 6 on sheet C101. The total project area is 10.04 acres. He stated the total parking required for the development is 838 stalls and applicant is providing 922 stalls. 73% of parking will be provided in the parking structure. Staff member Johnson reviewed building designs and street layouts.

Board member Danielle Sitzman asked for clarification on the intersection improvements for 2nd Street and 2nd Avenue. Nick Hatz with Shive-Hattery responded there will be new signalization at 2nd Street and 2nd Avenue including new stripping and pedestrian walk improvements. There will also be some pedestrian improvements and signalization at 1st Avenue. Sitzman also asked if Shive-Hattery has anticipated cut-through traffic and how to deal with this situation. Hatz responded they have discussed potential alternatives for different configurations of stop controls with the City Engineering Staff. What is proposed is what City Engineering Staff have agreed is the best means to manage traffic.

Board member Dan Holderness asked if there will be screening provided for the salvage yard. Joe Kensel with TBG Partners responded yes, larger trees will be used to screen from the salvage yard.

Public Hearing Closed:

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

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 4-0

b) Consider recommending approval of the Final Plat

Motion to Approve:

1st: Arens

2nd: Sitzman

Motion Carried: 4-0

Item 8: Public Hearing: Request by Jason Dumont to recommend approval of the Final Plat for Forevergreen Heights Phase 1, Part 2

a) Consider recommending approval of the Final Plat

Motion to Approve:

1st: Arens

2nd: Sitzman

Motion Carried: 4-0

Item 9: Public Hearing: Request by Jason Dumont to recommend approval of the Final Plat for Forevergreen Heights, Phase 1, Part 3

a) Consider recommending approval of the Final Plat

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 4-0

Item 10: Motion to Adjourn

1st: Freidhof

2nd: Arens

Meeting Adjourned at 6:16 p.m.

Respectfully submitted by,
Tory Bender