

City of Coralville

Planning & Zoning Meeting

June 2, 2021

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) for the Planning and Zoning Commission of the City of Coralville, Johnson County, IA was held Wednesday, June 2, 2021 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.

Staff: Community Development Director Dave Johnson,
Administrative Assistant Dee Marshek and Communications Specialist Jon Hines

1. Call meeting to order 6:30 p.m.
2. Roll Call: Arens, Nguyen, Wilson, Knudson, Fesler and Wenman
Absent: Taylor
3. Approve June 2, 2021 Agenda.

Motion to Approve: Fesler

2nd: Nguyen

Motion Carried: 6 - 0

4. Approve May 5, 2021 Minutes.

Motion to Approve: Wenman

2nd: Wilson

Motion Carried: 6 - 0

5. **Public Hearing** request by Jajesska, LC is to consider approving a R-PUD-B Site Plan of Lot 8, Coral Crossing Eighth Addition.

Public Hearing Open:

Jon Marner, MMS Consultants, represented the developer and stated he is available for questions for both Lot 8 and Lot 9 of Coral Crossings Eighth Addition. He stated these buildings will be similar to the other units that have already been constructed.

Public Hearing Closed:

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

Motion to Approve: Fesler

2nd: Nguyen

Staff Member Dave Johnson reviewed the site plan and stated this is 2.63 acres and falls in line with the PUD-A Master Plan that was already approved for this area. Building design, materials, landscaping and amenities were explained.

Wenman questioned if these buildings will be occupied before the second access is completed.

Staff Member Dave Johnson stated the developer has agreed Jones Blvd. will be completed by December 31, 2022.

Roll Call Vote –

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

Motion Carried: 6 - 0

- 6. Public Hearing** request by Jajesska, LC is to consider approving a R-PUD-B Site Plan of Lot 9, Coral Crossing Eighth Addition.

Public Hearing Open:

Public Hearing Closed:

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

Motion to Approve: Wenman

2nd: Wilson

Staff Member Dave Johnson added this is another 36 unit building of similar design and materials on 1.53 acres.

Roll Call Vote –

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

Motion Carried: 6 - 0

7. **Public Hearing** request by IRL Parkview Investments, LLC is to consider approving a R-PUD-B Site Plan and a Final Plat for Iowa River Landing Parkview Lot 2.

Public Hearing Open:

Brian Boelk with Axiom Consultants represented the applicant was available for questions. He added this was Phase Two, lot two and building two of Iowa River Landing Parkview. This is a 68 unit multi-family building just north of the previously constructed Building and will also be built by Hodge Construction.

Public Hearing Closed:

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

Motion to Approve: Nguyen

2nd: Wilson

Staff Member Dave Johnson stated this is a 68-unit, 5 story building residential development with one story dedicated as enclosed parking. Staff Member Dave Johnson added this is a 68 unit building of similar design and materials as Parkview Lot 1 on 1.4 acres. Johnson reviewed the elevations, landscape plan, and site plan and stated one difference is this design has a flat roof and a greater mass, but it continues to compliment the existing development and supports the overall Parkview Master Plan.

Roll Call Vote –

Knudson – Aye Wenman – Aye

Nguyen – Aye Wilson – Aye

Fesler – Aye Arens – Aye

Motion Carried: 6 - 0

- b) **Consider approval of the approval of the Final Plat.**

Motion to Approve: Wilson

2nd: Wenman

Roll Call Vote –

Knudson – Aye Wenman – Aye

Nguyen – Aye Wilson – Aye

Fesler – Aye Arens – Aye

Motion Carried: 6 – 0

8. **Public Hearing** request by Rael Development Corporation is to consider approving a Land Use Amendment from Corridor Commercial to Mixed Use of the SW Quadrant of 2nd St / Hwy 6 & Mormon Trek Blvd.

Public Hearing Open:

Public Hearing Closed:

- a) **Consider approval of the approval of the Land Use Amendment.**

Motion to Approve: Wenman

2nd: Nguyen

Staff Member Dave Johnson displayed and described the Land Use map detailing the future Mixed- Use development. He explained that most of the area is already designated as Mixed-Use. Johnson stated the properties under consideration are 218nd Street, 204 2nd Street and portions of 1st and 2nd street right-of-ways. Johnson added the City has letters of support from the private property owners and this Land Use amendment request is the precursor to a future rezoning amendment in order to allow this area to be developed. Staff Member Dave Johnson added that this area is in the flood plain, it all has aging infrastructure, fill would have to be incorporated to raise streets and install new sewer and water. This concept is supported through the Community Plan and is a gateway into Coralville from the University of Iowa. Johnson stated this would be a Mixed-Use Planned Development.

Staff Member Dave Johnson and members continue to discuss the potential opportunity to develop his area.

Roll Call Vote –

Wenman – Aye Knudson – Aye

Wilson– Aye Fesler – Aye

Nguyen – Aye Arens– Aye

Motion Carried: 6 - 0

9. Meeting adjourns 6:57 PM

Motion to Approve: Nguyen

2nd: Wenman

Motion Carried: 6 - 0

Respectfully submitted by,
Dee Marshek