



City of Coralville

Planning & Zoning Commission

Meeting

July 7, 2021

Staff: Community Development Director Dave Johnson,
Administrative Assistants Collette Ledger, and Sarah Horning

1. Call meeting to order 6:30 p.m.
2. Roll Call: Arens, Fesler, Knudson, Nguyen, Wilson, and Wenman
Absent: Taylor
3. Approve July 7, 2021 Agenda.

Motion to Approve: Fesler

2nd: Nguyen

Motion Carried: 6 - 0

4. Approve June 2, 2021 Minutes.

Motion to Approve:

1st: Wenman

2nd: Wilson

Motion Carried: 6 - 0

5. **Public Hearing:** Request by John Brehm/Hy-Vee, Inc to consider approving rezoning from C-2 (Arterial Commercial) to C-PUD-2 (Commercial Planned Unit Development Two) and a PUD-B Site Plan for Lot 1, Lantern Park Plaza Third Addition.

Public Hearing Open:

John Brehm with Hy-Vee Inc. stated that re-zoning is needed in order for Hy-Vee to construct a 1200 sq./ft. Aisles Online kiosk with a drive-thru on the west boundary of their property. The proposed kiosk is in response to current and projected increased

demands for online grocery shopping. It was also stated that the kiosk will streamline their operation and remove traffic congestion from the store's main parking lot.

Board member Knudson asked why this project requires re-zoning. Staff member Dave Johnson explained that re-zoning from C-2 to C-PUD-2 is necessary for the following reasons:

- This is a drive-thru facility
- The addition is considered an accessory building in a front yard.
- The front yard setback on 8th Street is currently 21 ft. and the current requirement is 40 ft. This property currently has two front yards, one facing 8th Street and the other facing 20th Avenue, both are deficient. Re-zoning will help resolve this issue. Also, in the future if a rebuild is necessary on this site, they will be able to rebuild in the same footprint.

John Brehm added that Hy-Vee has been working with City of Coralville Staff and that the final plan is a collaborative effort between the two parties.

Public hearing Closed:

- a) **Consider recommending approval of the Rezoning from C-2 to C-PUD-2.**

Motion to Approve:

1nd: Fesler

2nd: Knudson

Staff Member Dave Johnson also expressed support of the project and stated that they are continuing to work with Hy-Vee on parking requirements and future outdoor sales at this site, and that in terms of both the site and building, the city is satisfied with this plan.

Roll Call Vote

Wilson - Aye	Fesler - Aye
Nguyen - Aye	Knudson - Aye
Wenman - Aye	Arens - Aye

Motion Carried: 6 – 0

- b) **Consider recommending approval of a PUD-B Site Plan for Lot 1, Lantern Park Plaza Third Addition.**

Motion to Approve:

1st: Wenman

2nd: Nguyen

Roll Call Vote

Wenman - Aye Knudson - Aye

Wilson - Aye Fesler - Aye

Nguyen - Aye Arens - Aye

Motion Carried: 6 – 0

6. **Public Hearing** request by Forevergreen Development, LLC to consider approving the PUD-B Site plan and Final Plat for Forevergreen Heights Phase One.

Public Hearing Open:

Caleb Smith McClure Engineering, represented the developer and stated that Phase One encompasses a total of 115 acres, 60 of those acres are future out lots that will come before the commission at a later time. Currently, they are seeking the approval of 89 units, of which 51 are single-family lots and the remaining 38 are zero-lot line lots. The construction of the stormwater wetlands will be included in this first phase as well.

Seth Moulton, D.R. Horton Construction stated they will be building the single-family homes in this development. He also explained there are 32 elevations for each plan, including a three-car garage, and several color elevation packages as well that will bring a diverse group of housing to the area so you will not see the same house over and over again. Moulton also stated that the current house renderings show two-car garages, but they will build three-car garages if lot space allows for it. General price points will vary from low \$300,000 - \$400,000 range.

Public Hearing Closed:

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

Motion to Approve:

1st: Knutson

2nd: Fesler

Roll Call Vote

Wilson - Aye Fesler - Aye
Nguyen - Aye Knudson - Aye
Wenman- Aye Arens - Aye

Motion Carried: 6 – 0

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

Motion to Approve:

1st: Fesler

2nd: Wilson

Roll Call Vote

Knudson- Aye Wenman - Aye
Nguyen - Aye Wilson - Aye
Fesler- Aye Arens - Aye

Motion Carried: 6 – 0

7. Meeting adjourns 6:48 PM

Motion to Approve:

1st: Nguyen

2nd: Wilson

Motion Carried: 6 – 0

Respectfully submitted by,
Sarah Horning