



City of Coralville
Planning & Zoning Commission Meeting
August 2, 2023

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

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

Item 2: Roll Call:

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

Item 3: Approval of August 2, 2023 Agenda.

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried: 6-0

Item 4: Approval of June 7, 2023 Minutes.

Motion to Approve:

1st: Arens

2nd: Holderness

Motion Carried: 6-0

Item 5: Public Hearing: Request by West Coralville Investment, LLC to recommend rezoning from C-2 Arterial Commercial District to the I-PUD-2 Industrial Planned Unit Development Two District, a PUD-B Site Plan, a preliminary plat and final plat for Altmaier Acres, Lot 1.

Public Hearing Open:

Lacey Stutzman with MMS Consultants, on behalf of the applicant, stated she is present for any questions.

Public Hearing Closed:

a) **Consider recommending approval of rezoning from the C-2 Arterial Commercial Development District to the I-PUD-2 Industrial Planned Unit Development Two District.**

Motion to Approve:

1st: Arens

2nd: Taylor

Staff Member Dave Johnson reviewed the staff report noting Staff finds the site and building design conform with all relevant industrial building and site design requirements and the proposed rezoning can be considered consistent with the industrial land use designation in the Coralville Community Plan.

Commissioner Dan Holderness questioned the land use and zoning for the ground between the property and the highway. Staff Member Dave Johnson responded that everything north of Acorn Drive is still commercial, so the commercial presence will be maintained on the south side of Highway 6.

Motion Carried: 6-0

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

Motion to Approve:

1st: Arens

2nd: Holderness

Motion Carried 6-0

c) Consider recommending approval of the Preliminary Plat.

Motion to Approve:

1st: Holderness

2nd: Freidhof

Motion Carried 6-0

d) Consider recommending approval of the Final Plat.

Motion to Approve:

1st: Freidhof

2nd: Arens

Motion Carried 6-0

Item 6: Public Hearing: Request by VKB Management/Shree Sai Ram, LLC to recommend rezoning from the C-2 Arterial Commercial District to the C-PUD-2 Commercial Planned Unit Development Two District and a PUD-B Site Plan for Jacobs Clear Creek Third Subdivision, Lot 2.

Public Hearing Open:

Jon Marner with MMS Consultants, representing the applicant, stated this proposal is for a hotel on the southeast corner of James Street and Coral Ridge Avenue. His team has worked with City Staff on the building and site design. He explained he also worked with staff on some options on how to address the existing drainage corridor coming out of the box culvert for the southeast and east side of the property.

- a) **Consider recommending approval of rezoning from the C-2 Arterial Commercial District to the C-PUD-2 Industrial Planned Unit Development Two District.**

Motion to Approve:

1st: Taylor

2nd: Holderness

Staff Member Dave Johnson reviewed the Staff report noting Staff finds the site and building design conform with all site and building design requirements in and the proposed rezoning can be considered consistent with the regional commercial land use designation in the Coralville Community Plan. He stated there is 0.30 acres on the southeast corner of the site that will be deeded to the City of Coralville with this project. This will allow better access to the creek for maintenance and management of the creek.

Commissioner Ron Wenman inquired about possible extension of Coral Ridge Avenue to the south. Staff Member Dave Johnson responded that there aren't any concrete time frames, the alignments haven't changed much, so it will be dependent on funding.

Motion Carried: 6-0

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

Motion to Approve:

1st: Arens

2nd: Taylor

Motion Carried: 6-0

Item 7: Report on Projects Under Review

Staff Member Dave Johnson stated he anticipates the Commission will review a preliminary and final plat for Jacobs Clear Creek Eighth Addition.

Item 8: Motion to Adjourn

1st: Holderness

2nd: Arens

Meeting Adjourned at 6:13 p.m.

Respectfully submitted by,
Collette Ledger