



City of Coralville

Planning & Zoning Commission Meeting

August 10, 2022

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

1. Call meeting to order 6:00 p.m.
2. Roll Call: Fesler, Holderness, Casserly, Arens, Wenman, Freidhof and Taylor
3. Approve August 10, 2022 Agenda.

Motion to Approve: Freidhof
2nd: Arens

Motion Carried: 7 - 0

4. Approve July 6, 2022 Minutes.

Motion to Approve: Casserly
2nd: Wenman

Motion Carried: 7 - 0

5. **Public Hearing:**

Requested by Jason Dumont to recommend approval of a PUD-B Site Plan for Forevergreen Heights Phase 1, Part 2.

Public Hearing Open:

Staff Member Dave Johnson stated this is 3.5 acres and includes 6 buildings and a total of 24 units. This phase of the development is in keeping with the master plan density and building types. Guest parking is provided internally in this phase and landscape buffers will be provided around the perimeter. Stormwater will be managed through the stormwater wetland near the northwest corner of the site.

Public Hearing Closed:

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

Motion to Approve: Arens

2nd: Fesler

Roll Call Vote

Casserly- Aye Arens - Aye
Wenman - Aye Freidhof – Aye
Fesler - Aye Holderness -Aye
Taylor - Aye

Motion Carried: 7 – 0

6. Public Hearing:

Requested by Jason Dumont to recommend approval of a PUD-B Site Plan for Forevergreen Heights Phase 1, Part 3.

Public Hearing Open:

Staff Member Johnson stated this is 8 acres and includes 14 buildings and a total of 56 units. This phase of the development is in keeping with the master plan density and building types. Guest parking is provided internally in this phase and landscape buffers will be provided around the perimeter. Stormwater will be managed through the stormwater wetland near the northwest corner of the site.

Public Hearing Closed:

- a) **Consider recommending approval of the PUD-B site plan.**

Motion to Approve: Fesler

2nd: Holderness

Roll Call Vote

Wenman - Aye Freidhof - Aye
Fesler - Aye Holderness – Aye
Casserly - Aye Arens - Aye
Taylor - Aye

Motion Carried: 7 – 0

7. Public Hearing:

Requested by Forevergreen Development, LLC to recommend approval of Final Plat for Forevergreen Heights Phase 2, Part 1.

Public Hearing Open:

Staff Member Dave Johnson stated that the city staff has reviewed the proposed final plat and finds it conforms with the requirements for preparation and filing outlined in City Code.

Public Hearing Closed:

a) Consider recommending approval of the Final Plat.

Motion to Approve: Arens

2nd: Holderness

Roll Call Vote

Fesler - Aye Holderness - Aye

Casserly- Aye Arens - Aye

Wenman - Aye Freidhof - Aye

Taylor - Aye

Motion Carried: 7 – 0

8. Public Hearing:

Request by Coral Galleria, LLC to recommend approval of PUD-B Site Plan and Final Plat for Coral Galleria Part 5, Lot 1.

Public Hearing Open:

Staff Member Dave Johnson stated that the city staff has reviewed the project and the requested amendment can be considered consistent with the Coralville Community Plan and applicable development standards and city code. The final plat conforms with the requirements for preparation and filing outlined in City Code.

Public Hearing Closed:

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

Motion to Approve: Wenman

2nd: Fesler

Roll Call Vote

Holderness - Aye Casserly - Aye
Arens - Aye Wenman – Aye
Freidhof - Aye Fesler - Aye
Taylor - Aye

Motion Carried: 7 – 0

b) Consider recommending approval of the Final Plat.

Motion to Approve: Holderness

2nd: Arens

Roll Call Vote

Arens - Aye Wenman - Aye
Freidhof - Aye Fesler – Aye
Holderness - Aye Casserly - Aye
Taylor - Aye

Motion Carried: 7 – 0

9. Public Hearing:

Request by Clear Creek Amana School District to recommend approval of Land Use Map Amendment Petition from Corporate Campus, Low Density Residential, Medium Density Residential and Open Space to Public/Semi-Public for Parcel No. 0626401003.

Public Hearing Open:

Staff Member Dave Johnson commented the property is located in West Land Use Area. The Coralville Community Plan identifies the area as a key growth area for the community and region. The school will address an immediate need in the area and will support future development in the area. The school district has agreed to partner with the City of Coralville on the development and programming use of this space.

Public Hearing Closed:

a) Consider recommending approval of Land Use Amendment Petition.

Motion to Approve: Freidhof

2nd: Holderness

Roll Call Vote

Freidhof - Aye Fesler – Aye
Holderness - Aye Casserly - Aye
Arens - Aye Wenman - Aye
Taylor - Aye

Motion Carried: 7 – 0

Motion to Adjourn: Arens

2nd: Holderness

8. Meeting adjourns 6:40 PM

Respectfully submitted by,
Collette Ledger