

# City of Coralville

## Planning & Zoning Meeting

### November 6, 2019

Staff: Building & Zoning Official Jim Kessler, Assistant City Engineer Scott Larson, Administrative Assistant Ashton Reisner

1. Call meeting to order 6:30 p.m.
2. Roll Call: Taylor, Nguyen, Arens, Wenman  
Absent: Fesler, Wilson
3. Approve November 6, 2019 Agenda.

Arens: **Motion to approve the Amended Agenda.**

Taylor: **2nd Motion.**

**Motion Carried: 4-0**

4. Approval of October 2, 2019 Minutes.

Taylor: **Motion to Approve.**

Arens: **2nd Motion.**

**Motion Carried: 4-0**

5. **Public Hearing** request by Iowa Corridor Group, LLC and Mark Avis is for the approval of the Preliminary Plat, Final Plat, and R-PUD-2/PUD-B Site Plan.

#### **Public Hearing Open:**

Mark Avis the owner/developer expressed his excitement for the Redhawk project. There will be 366 apartments in 9 buildings plus a clubhouse. The grading is scheduled for this fall with construction beginning in the spring. The completion of the project and occupancy is to be done January 2021. His group has done many multi-family projects like this over the Midwest and Texas.

#### **Public Hearing Closed.**

- a) **Consider approval of the Preliminary Plat.**

Arens: **Motion to Approve.**

Wenman: **2nd Motion.**

Kessler indicated they will be extending Wheaton Road for access to Lot 1 – Redhawk. Other platted lots will be used for commercial spaces and the outlots will be for future commercial development.

Roll Call Vote: Taylor: Aye  
                  Nguyen: Aye  
                  Arens: Aye  
                  Wenman: Aye

**Motion Carried: 4-0**

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

Taylor:     **Motion to Approve.**

Arens:     **2nd Motion.**

Kessler explained Redhawk Street (future road) will be the primary access street to the multifamily development. Redhawk Street will have no access to Coral Ridge Ave. Wheaton Road will be extended with a stub of the road already in place. University Parkway will extend to the West later on in the process.

Roll Call Vote: Nguyen: Aye  
                  Arens: Aye  
                  Wenman: Aye  
                  Taylor: Aye

**Motion Carried: 4-0**

**c) Consider approval of the R-PUD-2/PUD-2 Site Plan**

Arens:     **Motion to Approve.**

Wenman:   **2nd Motion.**

Kessler described the PUD-2 Site Plan. The plan indicated nine buildings containing housing and one clubhouse. Seven buildings will have 42 units, two buildings will have 36 units. There will be 285 1-bedroom apartments ranging from 688-866 sqft. and 81 2-bedroom apartments measuring 932 sqft. There will be 30 underground parking stalls as well as surface parking.

Larson explained how traffic will flow for the development. There is already a stub to extend Wheaton Rd. The center line of Wheaton Road is the city limits between Coralville and North Liberty. The North Liberty side is University of Iowa land and they are meeting to possibly shift the line so the entire road will be in Coralville. Redhawk Street – south of Redhawk is IMCC/State of Iowa land. University Parkway will extend to Jones Blvd and Kansas Ave when completed. They will be working with IMCC to reconfigure their driveway and parking lot and a

new curvature to connect to University Parkway but not disrupt traffic flow. The Building and Engineering Department will be working with the State to create a land swap to obtain the small chunks of land on the North side of University Parkway because of its position with the street. The State Department of Corrections will be the one making the decision and there is a meeting set up with them next summer to go over the talks. Staff is confident thus far the land swap will not be an issue. Without the secondary access of University Parkway, there can only be 200 dwelling units.

Additionally, Larson explained there are Stormwater issues on site. They are working with the developer to come up with a solution that includes permeable pavers and bioretention cells. These are normally used on smaller projects but they would like to be able to use them on this project as well.

Roll Call Vote: Nguyen: Aye  
Arens: Aye  
Wenman: Aye  
Taylor: Aye

**Motion Carried: 4-0**

**6. Public Hearing** request by Watts Group Development Inc., is for the approval of the Rezoning exhibit, Preliminary Plat, Final Plat, and R-PUD-2/PUD-B Site Plan.

**Public Hearing Open:**

Adam Hahn of the Watts Group explained the condominiums going in on the hill by Brown Deer Golf Club. These will be 2 32-unit buildings with one building facing the quarry and one building facing the driving range/golf course.

**Public Hearing Closed**

**a) Consider approval of the Rezoning Exhibit.**

Arens:      **Motion to Approve.**

Taylor:      **2nd Motion.**

Kessler explained all City owned land is classified as an R-1 classification. The developer would like to rezone this district to PUD-2 in order to put in a multifamily building. This is a medium density rezoning and would create a consistency with the neighborhood.

Roll Call Vote: Arens: Aye  
Wenman: Aye  
Taylor: Aye  
Nguyen: Aye

**Motion Carried: 4-0**

**b) Consider approval of the Preliminary Plat.**

Arens:       **Motion to Approve.**

Taylor:       **2nd Motion.**

Lot 1 of the Preliminary Plat are the proposed condo buildings. Outlot A is City owned land and Outlot B is the driving range.

Roll Call Vote: Wenman: Aye  
                  Taylor: Aye  
                  Nguyen: Aye  
                  Arens: Aye

**Motion Carried: 4-0**

**c) Consider approval of the Final Plat.**

Wenman:      **Motion to Approve.**

Arens:       **2nd Motion.**

Roll Call Vote: Taylor: Aye  
                  Nguyen: Aye  
                  Arens: Aye  
                  Wenman: Aye

**Motion Carried: 4-0**

**d) Consider approval of the R-PUD-2/PUD-B Site Plan.**

Arens:       **Motion to Approve.**

Taylor:       **2nd Motion.**

Country Club Drive will be the main access to the building. 2 32-unit buildings all 2-bedroom units. There will be 45 underground parking spaces and 56 surface parking spaces. Amenities include a fire pit gathering area, bocce ball court, horse shoe pits, and a putting green. All amenities are scheduled to be completed with Phase 1. Phase 1 is looking at a 2020 fall completion and Phase 2 is looking at a spring completion. On the property, there is an emergency siren tower they will be relocating to the North building roof. The condo building is proposed to look similar to the Brown Deer Clubhouse. The hill is a no mow, self-maintained growth due to the steepness of the hill.

Roll Call Vote: Nguyen: Aye  
                  Arens: Aye  
                  Wenman: Aye  
                  Taylor: Aye

**Motion Carried: 4-0**

**7. Public Hearing** request by 965 Development Co is for the approval of the Final Plat.

**Public Hearing Open:**

## **Public Hearing Closed**

### **a) Consider approval of the Final Plat.**

Arens:        **Motion to Approve.**

Wenman:    **2nd Motion.**

This property is located by the Crosspark (North) Hy-Vee area. This is a 1 building lot, the second lot south of Wheaton Road.

Roll Call Vote: Arens: Aye

                    Wenman: Aye

                    Taylor: Aye

                    Nguyen: Aye

**Motion Carried: 4-0**

### **8. Meeting adjourns @ 7:03pm**

Arens:    **Motion to Adjourn.**

Taylor:   **2nd Motion**

**Motion Carried: 4-0**