

City of Coralville

Planning & Zoning Meeting

February 6, 2019

Staff: Building & Zoning Official Jim Kessler, and Administrative Assistant Dee Marshek

1. Call meeting to order 6:30 p.m.
2. Roll Call: Nguyen (Co-Chair conducting the meeting), Wenman, Arens, Wilson, Taylor, and Snyder
Absent: Fesler
3. Approve February 6, 2019 Agenda.

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

Snyder: **2nd Motion.**

Motion Carried: 6-0

4. Approval of January 2, 2018 Minutes.

Snyder: **Motion to Approve.**

Taylor: **2nd Motion.**

Motion Carried: 6-0

5. **Public Hearing** request by Encompass Health Iowa Real Estate, LLC is for the approval of the C-PUD- B Site Plan for Lot 1, Encompass Addition.

Public Hearing Open:

John Marner with MMS Consultants adds that after working with City staff some new landscaping has been added to the most recent site plan.

Sarina Davis w/Encompass Health is also available for any questions.

Public Hearing Closed:

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

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler explains this is a 40 bed extended stay or rehab healthcare facility located on the west side of Coral Court. This is a one lot subdivision with 2 outlots for possible future development. Elevations were shown of the 47,000 sq. ft. all brick building that has two areas for future additional expansion. Also, briefly discussed were the two access points onto Coral Court and the private one-way road around the perimeter of the property used for emergency or maintenance vehicles only.

Motion Carried: 6-0

6. Request by the City of Coralville to have discussion on the Neighborhood Rezoning Project.

Kessler states that there can only be a brief explanation on this as it needs to come back before the board as a public hearing and a rezoning. The goal tonight is to just show the members the areas that the City is proposing to rezone. One area is north of Coralville Central, which includes the 3rd, 4th, 5th Avenue and 5th Avenue Place and a small section along 5th Street. Most of this is presently zoned R-2, but the bulk of the development is R-1 or single family and the city feels it would be more representative of the current neighborhood to rezone to R-1 development.

Kessler and members discuss any duplex that is already exists would be grandfathered in, but if any property is damaged more than 60% it would have to be rebuilt to the current zoning. This is not blanketing all areas, there will be a few areas not affected by this rezoning.

Kessler states this will probably be presented again as public hearing on the March agenda after the properties are notified.

7. Meeting adjourns @ 6:44 p.m.

Snyder: **Motion to Adjourn.**

Arens: **2nd Motion**

Motion Carried: 6-0

Respectfully submitted by,
Dee Marshek