

City of Coralville

Planning & Zoning Meeting

April 3, 2019

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

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

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

Nguyen: **2nd Motion.**

Motion Carried: 7-0

4. Approval of March 6, 2018 Minutes.

Wilson: **Motion to Approve.**

Arens: **2nd Motion.**

Motion Carried: 7-0

5. **Public Hearing** request by JRC Development, LLC is for the approval of the C-PUD-B Site Plan of Crossings Commons Part Two, Lot 1.

Public Hearing Open:

Eric Cannon with Snyder & Associates explains the project that is located at 1140 Kennedy Parkway off of Camp Cardinal Boulevard and near the Vintage Co-op development. This new project will be a 3-story facility consisting of 56 units of assisted living and 20 units of memory care. The site plan and building elevations were shown. The two access points, underground and surface parking, building materials, landscaping, and the stormwater management for this site were discussed.

Richard Johns the Board President and representative of the board and many residents of Vintage Cooperative spoke briefly in support of the project.

Public Hearing Closed:

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

Wenman: **Motion to Approve.**

Taylor: **2nd Motion.**

Motion Carried: 7-0

- 6. Public Hearing** request by Watts Group Construction is for the approval of the C-PUD-B Site Plan of Riverview Plaza Part Two, Lot 3.

Public Hearing Open:

Duane Musser with the Watts Group announces he's available for questions.

Public Hearing Closed:

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

Arens: **Motion to Approve.**

Taylor: **2nd Motion.**

Kessler states this is the third phase or building of the Riverview Plaza development along 1st Avenue. This four-story, 45-unit building will have ground level parking with three levels of apartments above. The site plan, elevations and the stormwater retention of the area was shown and explained.

Larson explains this project is location behind one of the City's permanent flood wall that crosses 1st Avenue, the water from this area has to be diverted to the west or to stormwater pump station #9. He also describes the future conversion of 4th Street to a two-way street.

Motion Carried: 7-0

- 7. Public Hearing** request by the Iowa River Arena Hotel Associates, LLC is for the approval of an Amended C- PUD-B Site Plan of the Staybridge Suites at Iowa River Landing Part Nine, Lot 2.

Public Hearing Open:

Public Hearing Closed:

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

Taylor: **Motion to Approve.**

Nguyen: **2nd Motion.**

Kessler explains the reason for this amendment is to allow for the addition of a 6th floor to the StayBridge Hotel. Currently the ground floor is retail, 2nd floor is office spaces, then 3 stories of hotel room. This upper level addition would consist of 15 apartment/condo units. The foot print, architecture and building materials would be exactly the same as was previously approved with the original hotel.

Kessler states that the members do not have a rendering of this in the packet because the architect didn't have it ready yet.

Synder questions this approval and if more parking will be made available with this additional level.

Kessler adds it will come with the future parking ramp and until with a temporary parking lot to the south for the hotel. The site plan was shown with the architecture and building materials staying the same as previously approved.

Members continue to discuss the amended 6th story, apartment sizes, future parking, and the elevator access to the apartments.

Roll Call Vote: Wenman -Aye
Wilson - Aye
Taylor - Aye
Nguyen - Aye
Arens - Aye
Fesler - Aye
Snyder - Nay

Motion Carried: 6-1

8. Meeting adjourns @ 7:02p.m.

Arens: **Motion to Adjourn.**

Wilson: **2nd Motion**

Motion Carried: 7-0

Respectfully submitted by,
Dee Marshek