

## NOTICE OF MEETING

### UNIVERSITY HEIGHTS ZONING COMMISSION

The University Heights Zoning Commission will meet at 7:00 p.m. July 15, 2010, and at 7:00 p.m. July 22, 2010, at the University Athletic Club, 1360 Melrose Avenue, to consider a development application received from Jeff Maxwell and an alternative proposal submitted by Pat Bauer. Both would involve amendments to the University Heights Zoning Ordinance concerning property in the R-1 Single-Family Residential Zone (present location of St. Andrew Presbyterian Church and adjacent lots to the east).

#### Features of Development Proposals.

##### **JEFF MAXWELL APPLICATION**

The application received from Jeff Maxwell proposes construction of a 95-unit residential condominium development comprising two buildings, including some commercial use.

- Front Building

- 30 residential condominium units ranging in size from 604 square feet to 1,196 square feet, and 17,273 square feet of commercial space (five retail units and a restaurant).
- Total height of 38 feet (3 stories).

- Back Building

- 65 residential condominium units ranging in size from approximately 1,300 square feet to approximately 2,000 square feet.
- Total height of 76 feet (6 stories) in the center, tapering to 4 stories on the east and 3 stories on the west.

##### **PAT BAUER PROPOSAL**

The proposal submitted by Pat Bauer would allow construction of a 74-unit residential condominium development comprising two buildings without any commercial use.

- Front Building
  - 36 residential condominium units with a total floor area of 41,416 square feet.
  - Total height of 39 feet (2 stories).
- Back Building
  - 38 residential condominium units with a total floor area of 83,904 square feet.
  - Total height of 55 feet (4 stories) in the center, tapering to 2 stories on the east and 1 story on the west.

#### **ADDITIONAL INFORMATION**

Architectural drawings, parking plans, floor plans, and site plans are available for inspection and review at the University Heights City Office, 1004 Melrose Avenue, Iowa City, Iowa and on the City's website: <http://www.university-heights.org>.

**Present Zoning Restrictions.** Without construction of additional streets, the present zoning ordinance would permit about 9 single-family residential homes for the entire area of the proposed development. The ordinance prohibits structures exceeding 35 feet in height. You may view the zoning ordinance (No. 79) online at <http://www.university-heights.org/ord/ord079.pdf>.

#### **Public Comment.**

- All Zoning Commission meetings are public meetings. The Commission may schedule further public meetings in addition to the two presently scheduled, but this notice is the only one that will be mailed to all residents. Additional meetings (if any) will be determined and announced at one of the scheduled meetings, and notice of any such additional meetings will be posted on the City's website.
- Zoning Commission meetings include ample (but not unlimited) time for oral comments by any interested persons. If you are unable to attend, prefer written communication, or wish to say more than time may permit, please mail or email your remarks to the Zoning Commission Chairperson at the addresses

listed below. All communications so submitted will be circulated to all Commissioners and assembled for posting on the City's web site.

- Both proposals involve some development features and zoning implications that were involved in an earlier rezoning application considered by the Zoning Commission at meetings on April 29, 2009, and May 20, 2009, and by the University Heights City Council at a meeting on June 9, 2009. Without in any way limiting the submission of any and all further communications about either proposal, please note that the Chairperson will ask the Zoning Commission to incorporate into the formal record of its consideration of the present proposals all materials in connection with those earlier meetings currently posted on the City's website. If persons who previously submitted written or electronic comments are comfortable relying on their prior submissions, they do not need to your resubmit comments now. They are, however, certainly welcome to do so. The materials currently posted on the City's webpage may be viewed at the following locations:

Zoning Commission Proceedings

<http://www.university-heights.org/zoning.html>

City Council Proceedings

<http://www.university-heights.org/UHCC-SAC.html>

<http://www.university-heights.org/minutes/06-09-09UHCC.pdf>

**Location of Upcoming Meetings.** All of the following meetings will be held at 7:00 p.m. at the University Athletic Club:

Regular Council Meeting	July 13, 2010
<b>(rezoning application will not be on Council agenda but discussion of tax increment financing will be)</b>	
Zoning Commission Meeting	July 15, 2010
Zoning Commission Meeting	July 22, 2010
Regular Council Meeting	August 10, 2010

UNIVERSITY HEIGHTS ZONING COMMISSION

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