

August 1, 2017

Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1302 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

Chairperson Bauer called the August 1, 2017 meeting of the University Heights Zoning Commission to order at 7:15 p.m.

Present: Zoning Commission Members: Pat Bauer, Alice Haugen, Stepheny Gahn Stuart Rosebrook, and Larry Wilson. Staff present: City Attorney Ballard, City Engineer Bilskemper and Clerk Anderson. Also attending: Emily Bothell, Bill Boyd, Steve Boyd, Erin Crocker, Michael Crocker, Andy Dudler, Ann Dudler, Louise From, Jim Glasgow, Mark Greiner, Clayton Hargrave, Laura Hawks, Anna Hughes, Noah Hughes, Dotti Maher, Liesa Moore, Paul Moore, Silvia Quezada, Scott Pantel, Kent Ralston, Mike Ritchie, Dave Shriver, Greg Stiltner, Carolyn Wells, Mary Mathew Wilson, Ken Yeggy and Pat Yeggy.

The July 13, 2017 minutes were approved by unanimous consent.

MPOJC Staff Report (Commissioner & City Staff Questions): Chair Bauer thanked the MPOJC staff for their work in completing the staff report, to the city staff for their insightful questions, and to the citizens who have contacted the commission and council with their thoughts, concerns and questions.

Emily Bothell, Assistant Transportation Planner with MPOJC, addressed the commission regarding the staff report requested by the city and commission. The report categorizes all the elements in the PUD as submitted by the developers and analyzes both favorable and unfavorable elements. Staff analyzed 1) zoning, 2) land use and general layout, 3) building materials and design, 4) building mass and scale, 5) street-scaping, 6) environmentally sensitive areas, 7) community park land, 8) transportation issues, 9) lighting, 10) signage, 11) hours of operation, 12) utilities, and 13) fire and police protection. Staff included a copy of the trip generation and traffic analysis report that was submitted at the July meeting. *(Both reports can be found on the city website.)*

Bothell stated Bauer asked MPOJC to identify critical items: 1) access be designed for adequate visibility and 2) the development uses features to blend in with the environment, including sufficient buffers.

Bauer commented on the suggestion to reorient the building on the property, which would reduce the east/west profile of the structure. Bothell said the reorientation would allow the building to “abut a similar use”. Kent Ralston, Director of MPOJC, stated the suggestions are suggestions merely “for thought”. Jim Glasgow, ULP developer stated the restaurant seating would overlook the parking lot, if the building was reoriented as suggested. The current design allows for a complete access around the building for fire trucks and also allows a south entrance for deliveries and staff to access the building.

Commissioner Wilson commented that by reorienting it parallel to the south property line, the building is positioned farthest away from the single-family homes. Laura Hawks, landscape architect for the development, commented that two additional issues led to the building orientation: 1) the existing grades on the site, and 2) the existing woodlands in the southeast corner. The proposed layout is “more respectful” of the existing grades.

Wilson asked if the developers considered abutting the hotel to the railroad right-of-way which would move it further from the single-family homes. Hawks stated one critical issue is fire access around the entire site, which is a 2015 International Fire Code regulation.

Bauer stated the staff report identifies a number of unaddressed issues in the application. Bauer stated the zoning ordinance states the commission has 45 days (unless extended) to respond to an application, and that failing to respond signifies an approval for the rezoning application. Bauer stated the commission does not “have the luxury” of getting all the answers for these issues.

Wilson asked Bothell if MPOJC had considered light pollution from the individual rooms and what could be done. Ralston replied that tinted glass could be used to help alleviate the issue.

Bauer asked about the mass and scale and complimentary nature to the surrounding properties and how do other communities handle that issue. Ralston said that there are no set standards and it is reviewed each time a PUD application is submitted.

Commissioner Rosebrook asked Ralston about traffic lights on Melrose Avenue and a review of traffic from the interstate through the city on Melrose Avenue. Ralston said there are national standards that must be met to add an additional traffic light to an area. Ralston stated it would be difficult to predict traffic patterns for traffic coming from the interstate or to prove the development impacted that traffic element.

Supplementary Submissions(s) by Applicants (Commissioner & City Staff Questions: Bauer commented on the answers received for supplemental questions submitted by commissioners and city staff. Questions addressed the Springhill Suites in Coralville, clarification on revenue projections for hotel/motel tax and property taxes, justification on number of floors in the hotel, adequacy of the west buffer

and historic registry of the Flaum house. The developers also submitted a 44 slide PowerPoint presentation to the commission. (*Questions, answers and the PowerPoint presentation can be found on the city website.*)

Report(s)/Submissions(s) from City Staff (Commissioner Questions): Bauer addressed the answers from Engineer Bilskemper and Attorney Ballard. (*Questions and answers can be found on the city website.*) Bauer said the draft ordinances are not the commission's responsibility to review and comment on but will be handled by the council. Ballard commented that the draft ordinance is based on the current information available to the commission.

Bauer asked about the opening on the western edge of the parking lot and the possibility of an extended stay-type property gaining access to the hotel at this site. Glasgow stated that was included in case the Olive Court property became available for sale, an extended stay facility could be built and have access to the hotel. Glasgow stated that the developers plan on buying any adjacent properties that come on the market. Glasgow said he could remove the space on the western edge of the parking lot if the commission desired it.

Opening Public Input: The following addressed the commission with their concerns and comments on the proposed development:

Michael Crocker – 1490 Grand Avenue – against the proposal
Noah Hughes – 1465 Grand Avenue – against the proposal
Anna Hughes – 1465 Grand Avenue – against the proposal
Erin Crocker – 1490 Grand Avenue – against the proposal
Mark Greiner – 77 Olive Court – against the proposal
Mike Ritchie – Owner of 20 & 24 Olive Court – for the proposal
Paul Moore – Owner of 1000-1006 Melrose Avenue – for the proposal

Initial Commissioner Explanations of Considerations and Concerns: See Chair Bauer's UH Zoning Commission Report to city council members which provides a transcription of each commissioner's statements given at the meeting.

Concluding Public Input: The following addressed the commission with their concerns and comments on the proposed development:

Jim Glasgow – thanked the commissioners for their time and work on the submitted proposal
Michael Crocker – 1490 Grand Avenue – against the proposal
Dave Shriver – 100 Sunset Street – against the proposal

Chair Bauer presented the question to the Zoning Commission:

To recommend the PUD application to the city council for approval. **Not approved.**

Bauer – No	Rosebrook - No
Gahn – Aye	Wilson - No
Haugen - No	

The meeting was adjourned by unanimous consent at 9:58 p.m.

Attest: Christine M. Anderson, City Clerk

Approved: Pat Bauer, Chairperson