

University Heights “The Height of Good Living”

Comprehensive Plan Amendment
Public Input Meeting
January 26, 2010



“Tentative Presentation - January 13, 2010 Version”



Agenda

- What is the Johnson County Council Of Governments?
- Comprehensive Plan Overview
- Public Input Exercise
- Group Feedback
- Next Steps
- Adjournment

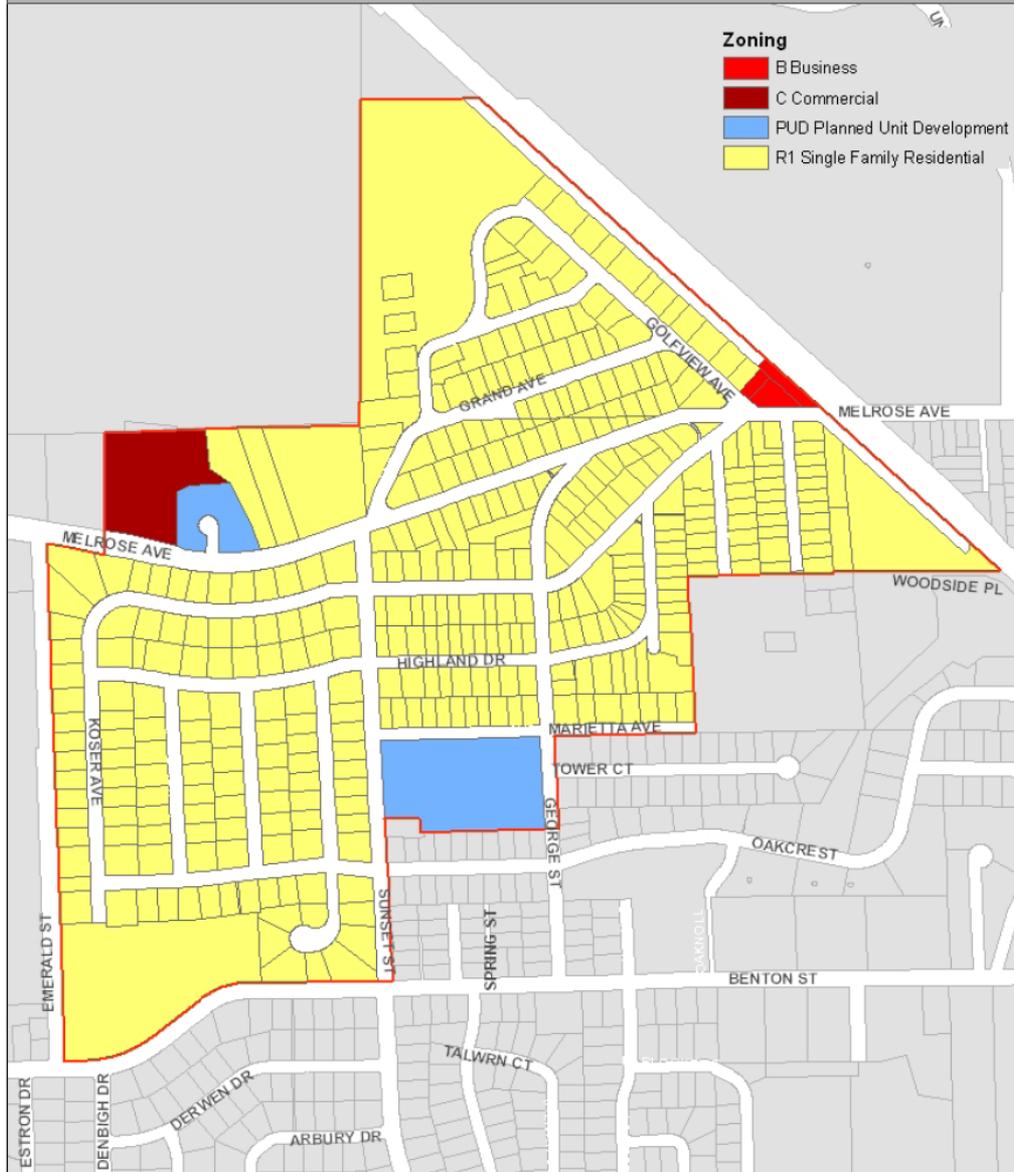
What is JCCOG?

- JCCOG is the Metropolitan Planning Organization for the Iowa City Urbanized Area
- Specializes in Transportation, Land Use, and Human Services Planning
- Overseen by a policy board with representation from each JCCOG entity (Iowa City, Coralville, North Liberty, University Heights, Tiffin, University of Iowa, and the Iowa City Community School District)

Comprehensive Plan Overview

- What is it and why do we need one?
 - A plan guiding long-term development
 - Helps the community envision the direction in which they want to grow and find the right balance of new development, provision of services, and preservation
- What is reflected in the current plan?
 - The existing comprehensive plan includes an array of information including: historical perspectives, demographic data, zoning maps, and scenarios for future development

University Heights: Zoning



Source: Johnson County GIS



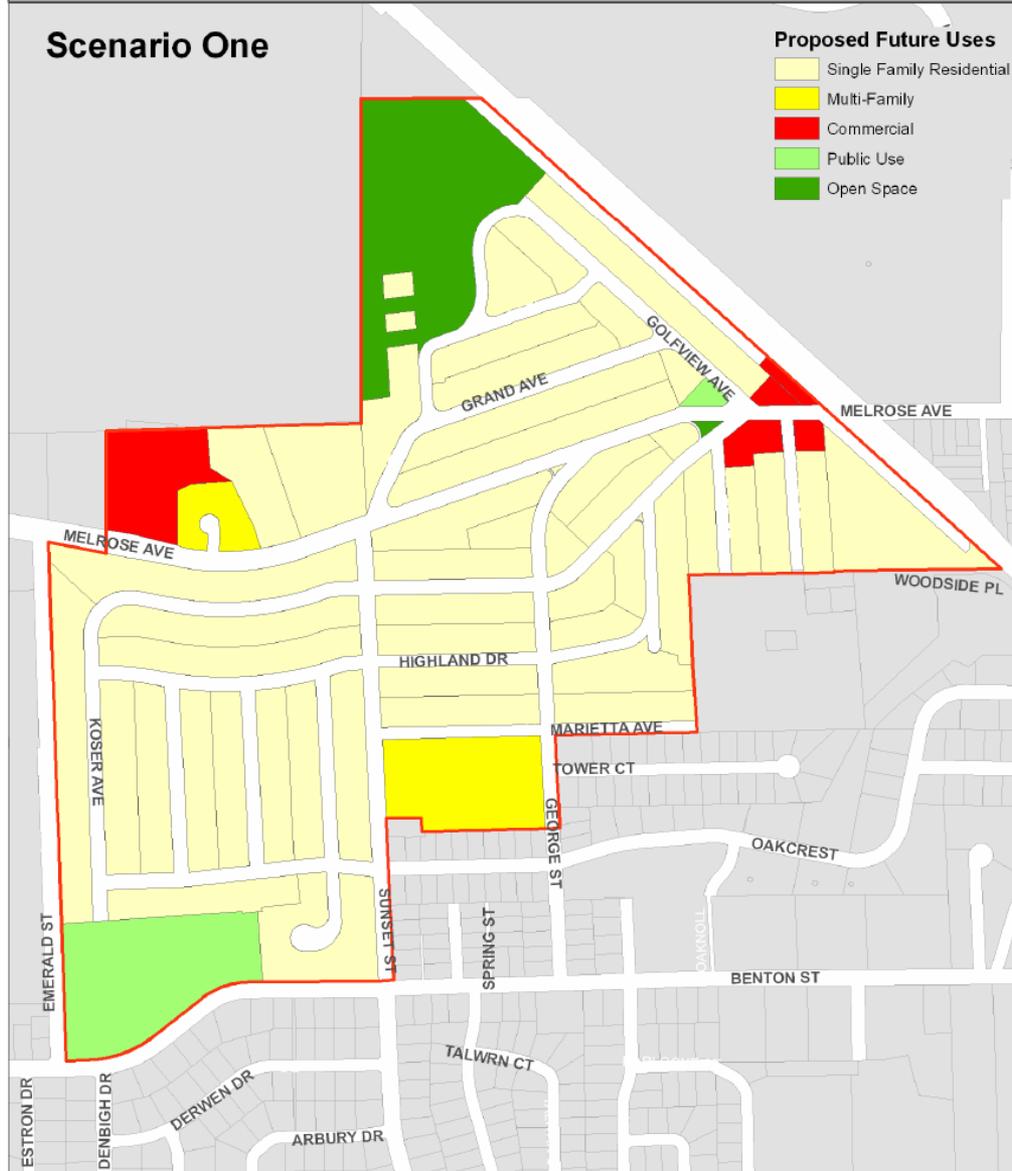
University Heights: Future Land Use



Scenario One

Proposed Future Uses

- Single Family Residential
- Multi-Family
- Commercial
- Public Use
- Open Space



University Heights: Future Land Use



Scenario Two

Proposed Future Uses

- Single Family Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Public Use
- Open Space



University Heights: Future Land Use



Scenario Three

Proposed Future Uses

- Single Family Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Public Use
- Open Space



Comprehensive Plan Overview

- Why is the revision necessary?
 - The Athletic Club Property was purchased by the University of Iowa Facilities Corporation
 - The St. Andrew Presbyterian Church has purchased additional property
 - A rezoning application for the St. Andrew Presbyterian Church property is pending
 - Additional development proposals are expected

Public Input Exercise

- 10 questions (5 minutes each)
- Discuss the questions with your group
- Identify a recorder and record the major points discussed within your group for each question
- Identify a spokesperson that will report the major points discussed within each group at the end of the session
- Individual input may also be given

Public Input Exercise

- Question #1
- What do you like most about living in UH?
 - Housing Stock
 - People
 - Proximity to Hospital / Campus
 - Neighborhood Feel
 - Other

Public Input Exercise

- Question #2
- What do you like least about living in UH?
 - Traffic
 - Noise
 - Housing Choices
 - Cost of housing
 - Other

Public Input Exercise

- Question #3
- Do you feel UH should be concerned with losing or gaining taxable property/tax base?
 - Government and religious owned properties can be exempt from paying property taxes
 - St. Andrew Church is currently tax exempt
 - Redevelopment of the St. Andrew Church property will likely increase the City's tax base

Public Input Exercise

- Question #4
- If the Athletic Club and St. Andrew Church properties are occupied by tax exempt entities, where should UH look to increase the tax base?
 - Areas outlined in Scenarios 1,2,or 3
 - Swisher tract
 - Other

Public Input Exercise

- Question #5
- What types of commercial businesses are/are not appropriate for UH?
 - Restaurants
 - Retail
 - Grocery
 - Other

Public Input Exercise

- Question #6
- What are the issues concerning structures with any proposed redevelopment of the St. Andrew Church Property?
 - Ownership (the University is exempt from zoning restrictions)
 - Layout and aesthetics
 - Mass, height, and scale
 - Other

Public Input Exercise

- Question #7
- What are the externalities that should be of concern with any proposed redevelopment of the St. Andrew Church property?
 - Noise, Light, Odor
 - Signage
 - Other

Public Input Exercise

- Question #8
- What are the transportation issues concerning any proposed redevelopment of the St. Andrew Church Property?
 - Noise
 - Congestion
 - Parking
 - Other

Public Input Exercise

- Question #9
- What public benefits/elements should be captured during a redevelopment of the St. Andrew Church property?
 - A city plaza / open space
 - Transit stop
 - Trails/sidewalks
 - Landscaping

Public Input Exercise

- Question #10
- What other input regarding the Athletic Club and St. Andrew Church properties would you like to provide that has not yet been discussed?

Group Feedback

- Summarize your groups' major points.
Please limit your feedback to 5 minutes.

Next Steps

- Input collected will be summarized by JCCOG and presented to the City Council
 - Input will also be made available on-line at <http://www.university-heights.org/>
- The City Council will direct JCCOG to prepare a draft amendment to the Comprehensive Plan accordingly
- The City Council will vote to officially adopt the draft Comprehensive Plan amendments after a public hearing is held
- Are there other Comprehensive Plan amendments to consider in the upcoming years?

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