

# 7:00pm PUBLIC HEARING on FY 2012-13 Budget Amendment

## AGENDA

### City of University Heights, Iowa City Council Meeting

Tuesday, May 14, 2013

#### **NOTE: LOCATION CHANGE**

**St. Andrew Church, Fellowship Hall**  
**1300 Melrose Ave.**

7:00 – 9:00 P.M.

Meeting called by Mayor Louise From

Time		Topic	Owner
7:00	Call to Order Meeting	Roll Call Approval of Minutes April 9, 2013	Louise From
7:00	Call to Order <b>Public Hearing On Budget Amendment</b>	Public comments on Budget Amendment	
7:05	Return to Regular Meeting	Fiscal Year 2012-13 <b><u>Budget Amendment</u></b>	Jim Lane
	Public Input	-Consideration of <b><u>Resolution No. 13-07</u></b> Adopting the budget amendments for the fiscal year ending June 30, 2013.	Steve Kuhl
7:10		Public Comments  Jeff Maxwell will give an update to city council during public input on the St. Andrew Church development	
	<u>Administration</u>		
	-Mayor	<b><u>Mayor's Report</u></b> University Heights Farmers Market update	Louise From
	-City Attorney		Steve Ballard
		<b><u>Legal Report</u></b> -Consideration of <b><u>Resolution No. 13-08</u></b> declaring May 2013 to be Bicycle Month. -First Consideration of <b><u>Ordinance No. 185</u></b> amending Ordinance No. 81 to permit Farmers Markets as approved by the City Council. The Council may elect to collapse the required three reading of this ordinance to permit Farmers Markets to start before it next meeting. -Consideration of <b><u>Resolution No. 13-09</u></b> permitting Farmers Markets at property owned by St. Andrew Presbyterian Church. -Consideration of <b><u>Resolution No. 13-10</u></b> authorizing Mayor From, Council Member Hopson, and Treasurer Kimura to be signers on the City's accounts at Hills Bank and Trust Company. -Consideration of <b><u>Resolution No. 13-11</u></b> authorizing the Mayor to execute and the Clerk to attest the FY2014 Agreement Between the City of Iowa City and the City of University Heights for the Provision of Transit Service within the corporate limits of University Heights. -Third Consideration of <b><u>Ordinance No. 183</u></b> to restrict paving and parking of motor vehicles on lots	

Time	Topic	Owner
	adjacent to Olive Court to the east. -Third Consideration of <b>Ordinance No. 184</b> amending Ordinance No. 105 to include retaining walls among the items restricted as to placement, height, and construction.	
	<b>City Clerk Report</b> -Renewal of Liquor License for Stella Restaurant.	Chris Anderson
	<u>Committee Reports:</u>	
	<u>Finance</u> Committee Report	Jim Lane
	<b><u>Treasurer's Report/ Payment of Bills</u></b>	Lori Kimura
	<u>Community Protection</u> Committee Report	R. Hopson/M. Haverkamp
	Police Chief Report	Lt. Matt Fort
	Community Relations Report -Spring Clean-Up & Water station for Ronald McDonald Run reports -Upcoming events: BWW Breakfast-May 15, -City wide Garage Sales Day- June 8 -University Heights Community Fund - Facilities Master Planning Committee	Rosanne Hopson
	<u>Streets and Sidewalks</u> Committee Report	Jan Leff
	<b><u>Engineer Report</u></b> -Consideration of <b>Resolution No. 13-12</b> granting permission for a sugar maple tree to be planted on City property (between the sidewalk and the street) at 222 Golfview Avenue	Josiah Bilskemper
	<u>Building, Zoning &amp; Sanitation</u> Committee Report	Brennan McGrath
	<b><u>Zoning Report</u></b> -Recommended <b><u>Bicycle Parking Zoning Code Amendment</u></b> -Recommended <b><u>Ordinance Regulating Redevelopment of Single-Family Residential Lots</u></b> (Demolition Permits, Approval of Lot Considerations and Floor Area Ration Limitations).	Pat Bauer
	<u>e-Government</u> <b><u>Committee Report</u></b>	Mike Haverkamp
	Announcements	Anyone
9:00	Adjournment	Louise From

**Next Regular Council Meeting: Tuesday, June 11<sup>th</sup>, 2013 – Location to be announced.**

**NOTICE OF PUBLIC HEARING  
AMENDMENT OF CURRENT CITY BUDGET**

The City Council of UNIVERSITY HEIGHTS in JOHNSON County, Iowa

will meet at 1360 MELROSE AVENUE, IOWA CITY, IOWA

at 7:00PM on MAY 14, 2013  
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2013  
(year)

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
<b>Revenues &amp; Other Financing Sources</b>			
Taxes Levied on Property 1	610,485	0	610,485
Less: Uncollected Property Taxes-Levy Year 2	0	0	0
<b>Net Current Property Taxes 3</b>	<b>610,485</b>	<b>0</b>	<b>610,485</b>
Delinquent Property Taxes 4	0	0	0
TIF Revenues 5	0	0	0
Other City Taxes 6	133,638	0	133,638
Licenses & Permits 7	23,890	0	23,890
Use of Money and Property 8	2,500	800	3,300
Intergovernmental 9	315,000	-139,384	175,616
Charges for Services 10	1,000	-300	700
Special Assessments 11	0	0	0
Miscellaneous 12	83,250	17,301	100,551
Other Financing Sources 13	153,100	0	153,100
<b>Total Revenues and Other Sources 14</b>	<b>1,322,863</b>	<b>-121,583</b>	<b>1,201,280</b>
<b>Expenditures &amp; Other Financing Uses</b>			
Public Safety 15	396,737	48,891	445,628
Public Works 16	290,117	-33,340	256,777
Health and Social Services 17	0	0	0
Culture and Recreation 18	37,961	472	38,433
Community and Economic Development 19	6,500	0	6,500
General Government 20	100,228	21,639	121,867
Debt Service 21	32,770	0	32,770
Capital Projects 22	295,000	-238,975	56,025
Total Government Activities Expenditures 23	1,159,313	-201,313	958,000
Business Type / Enterprises 24	0	0	0
<b>Total Gov Activities &amp; Business Expenditures 25</b>	<b>1,159,313</b>	<b>-201,313</b>	<b>958,000</b>
Transfers Out 26	153,100	0	153,100
<b>Total Expenditures/Transfers Out 27</b>	<b>1,312,413</b>	<b>-201,313</b>	<b>1,111,100</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year 28</b>	<b>10,450</b>	<b>79,730</b>	<b>90,180</b>
Beginning Fund Balance July 1 30	394,027		394,027
<b>Ending Fund Balance June 30 31</b>	<b>404,477</b>	<b>79,730</b>	<b>484,207</b>

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:  
Adjust estimated interest income for the year; decrease in IDOT grant fund receipts for sidewalk project and decrease in sidewalk project expenditures - project carries over to FY2014; increase in police overtime grants and increase in police overtime payroll costs; increase in reimbursements receipts; add crossing guard wages and payroll taxes/benefits; purchase of new police car; decrease in some street repair projects; additional legal fees relating to Oaknoll project.

There will be no increase in tax levies to be paid in the current fiscal year named above. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget. This will provide for a balanced budget.

CHRISTINE ANDERSON, CITY CLERK  
City Clerk/ Finance Officer Name

## Mayor's Report - May 2013

University Heights Farmers Market – I spoke to the session group from St. Andrew Church and they have given permission to use their front parking lot for the 5 University Heights farmers markets. They are the first Tuesday of each month. Tues. June 4, Tues. July 2, Tues. Aug.6, Tues. Sept. 3 & Tues. Oct. 1<sup>st</sup>. Times: 5:00-7:00pm. I have been attending many markets in the area to secure vendors. Mike Haverkamp and Rosanne Hopson have been assisting in looking for vendors. If you know of any interested vendors, please have them contact me directly -this information is also on the city website.

April 29<sup>th</sup> -Joint Cities meeting – Meeting with area communities and area school boards. All reported on their projects. I reported on the Sunset Street Wide Sidewalk Project.

May 6<sup>th</sup>-Sunset Street Wide Sidewalk pre-construction meeting. I attended this meeting and requested that the city council, staff and residents along the project need to have frequent updates.

May 7<sup>th</sup> Regional Trails & Bicycling Committee- I attended this meeting. The group recommended TAP flex funding for 2 total projects: Coralville Clear Creek Trail, Phase VI \$235,000. Tiffin Bike walking trail from Tiffin City Park to Ireland Ave. to link Kent Park-\$148, 922 & partial funding for Coralville Clear Creek Trail, Phase VII.

Bike to Work Week in Johnson County is May 13-May 17<sup>th</sup>. I announced that University Heights & Geoff's Bike & Ski is sponsoring a Bike to Work Week Breakfast on Wed. May 15 from 7:30am-9:00am at the city office, 1004 Melrose Ave. Also note that: [www.thinkbicycles.org](http://www.thinkbicycles.org) is a website promoting bicycle culture and healthy living in Johnson County. New trail maps have been printed and I will bring some to a council meeting when they arrive at our city office.

I asked Steve Ballard to prepare a proclamation for the city that May is Bicycle month and I attached a copy of the Iowa City proclamation as an example. This was a recommendation from the Bicycle Friendly Community Evaluation.

May 9<sup>th</sup>- I attended the Johnson County Livable Community (JCLC) annual meeting on Aging. This is an initiative of the Johnson County Board of Supervisors. JCLC partners with businesses, organizations, professionals and volunteers to address and facilitate personal independence and an active civic and social engagement for Johnson County senior residents.

May 13<sup>th</sup> –I attended the reception for retiring Iowa City Fire Chief Andy Rocca.

Notes about the April 17<sup>th</sup> extraordinary rain event: I have and will continue to attend Emergency Management Meetings about the April 17<sup>th</sup> rain event of 5+ inches in our area. If any residents have damage due to the rain event, they need to contact me and I will direct them in filing an application for possible damage recovery. The deadline is June 2.

If anyone would like more detailed information about my report, please feel free to contact me.



## May '13 – City Attorney's Report

1. **Ordinance No. 183 - Zoning Ordinance Amendment – Paving of and Parking on Rear Yards.** The Zoning Commission considered and recommended changes to the Zoning Ordinance to address paving of and parking on rear yards along the east side of Olive Court. I am attaching the entire version of Ordinance No. 79 showing the amendments, simply for context. The Council will consider the third reading of Ordinance No. 183. **(The rest of this section of the legal report repeats from March and April just for ready reference; nothing new.)**

- The amendment recognizes that lots along the east side of Olive Court generally do not have parking or access to the front, but rather off the unnamed alley in the rear. Thus, while the Zoning Ordinance generally provides that required parking may be located in a front yard, that provision does little good for the Olive Court lots.
- The amendment identifies the “front” of the Olive Court lots as that side facing Olive Court, even though few have access to Olive Court. (Sec. 3(15)).
- **Paving restrictions**
  - The amendment provides that terraces, patios, and concrete slabs may be placed in a front or rear yard, but only if they do not make up an area that is more than one-third of the required yard. This provision applies to lots other than those along Olive Court. (Sec. 8(D)).
  - The amendment also provides that terraces, patios, and concrete slabs, when combined with any parking spaces and driveways, may not make up an area that is more than one-third of the required yard. (Sec. 8(D)).
- The point of 8(D) is to say that a lot owner may only pave an area equal to one-third of the required yard, whether the pavement is 1) patio, 2) parking or driveway, or 3) some combination of both.
- **Parking restrictions**
  - The amendment provides that lots on the east side of Olive Court may locate required parking in their rear yards, so long as two-thirds of the required yard is kept free of parking. (Sec. 10(D)(1)).
  - This part of the amendment lets the Olive Court lot owners have the same opportunity to locate parking in a yard, just as other lot owners have the opportunity to locate parking in their front yards.

- The amendment does not permit Olive Court lot owners to locate required parking in both the front and rear yards.
  - **Nonconforming Uses – “Grandfathering”**
    - Existing terraces, patios, or concrete slabs in Olive Court rear yards may continue even if they make up more than one-third of the required yard, but only if 1) the area is not used for parking and 2) the area is constructed of permanent, dust-free material. (Sec. 16(D)(10)(A)).
    - If existing terraces, patios or concrete slabs combined with existing parking spaces or driveways make up more than one-third of the required yard, then the terraces may continue, but only if 1) they are not used for parking, 2) they are constructed of permanent material, and 3) there is some line (or concrete stamping or staining or something) to tell where parking is and is not permitted. (Sec. 16(D)(10)(B)).
    - No terraces making up more than one-third of a required yard or terraces which combined with parking make up more than one-third of a required yard may be expanded or enlarged.
2. **Ordinance 184 - Including Retaining Walls in the Fence Ordinance.** The Council will consider the third reading of Ordinance No. 184 to add “retaining walls” to the structures governed by Ordinance No. 105, which currently concerns location, height, and composition of fences, hedges, and other plantings. A copy of the proposed ordinance is attached.
3. **St. Andrew Presbyterian Church – Proposed Redevelopment.**
- As directed by the Council last month, I spoke with Tom Gelman, the lawyer representing Jeff Maxwell, about the information in the church newsletter about extension of contingencies related to the sale to Mr. Maxwell. I circulated Mr. Gelman’s email response of May 3, 2013, but for ease of reference, I’m copying it here, as well:

Steve, I have had a chance to visit with Jeff Maxwell about the *January Session Highlights* in the Saint Andrew's newsletter you forwarded. The summary of the January 13, 2013 Session meeting contained in the Newsletter seems to properly reflect circumstances relating to the extension of time. Church representatives and Maxwell, prior to the Session meeting, had discussed a then impending Church contingency deadline and there was concurrence that it was reasonable to extend. From Jeff's perspective the extension is consistent with his ongoing activities directed at obtaining PUD approval under the current zoning. The Church's rationale for choosing an extension is best directed to Church representatives.

Jeff remains very committed to a project, consistent with the current zoning, on his land and the adjacent Saint Andrew site in which he holds

an equitable interest under a contract to purchase. Based specifically upon the re-zoning by the City Council, Jeff waived his remaining purchase contingencies for the Church property, closed on the purchase of adjacent land, and has additionally expended material and significant time, effort and dollars on development activities for a project consistent with the applicable zoning. The City Council is well informed of that portion of the dollars, a very considerable sum, reimbursed to the City specifically for expenditures incurred for various experts (needed or desired) by the City Council knowingly at Jeff's expense. Additional significant funds have been expended for many other related development expenses, such as providing information, models, presentations, and other matters requested by the Council, various Council members, and/or the Council's experts, in connection with furthering the PUD process.

Jeff has never wished to advance his plans in a way that would be incompatible with the Church's relocation timeframe. As the Church furthers its plans and refines its timeline Jeff contemplates the continuation of his efforts in pursuit of PUD Plan approval and a Development Agreement fully consistent with the current zoning. Jeff looks forward to obtaining the Council's full and fair review and consideration of the PUD Plan and Development Agreement, and to the Council's reasonable exercise of discretion when and to the extent permitted by applicable ordinances and laws.

Thanks for giving Jeff the opportunity to respond to an inquiry about the SAPC Newsletter.

Tom

- I did follow up with the church, as Mr. Gelman suggested, about the reasons why the church extended a seller contingency. I spoke with the church's lawyer, Dell Richard. Mr. Richard informed me that the church was committed to the sale of the property to Mr. Maxwell, and he noted that the church had raised a substantial amount of funding in its recent, initial appeal to church leadership. Mr. Richard indicated that the church extended its deadline to permit Mr. Maxwell to work through the Council to obtain approval on his development application. I was not given further information or explanation for the church's decision to extend its deadline.
- My understanding is that Mr. Maxwell will be providing an update regarding his proposal during the Public Input portion of the Council's agenda.

4. **Update on Board of Adjustment Action.** The Board of Adjustment denied the application of the owner of 35 Olive Court to build a garage addition closer than two feet to adjoining lot lines. Such placement is contrary to the Zoning Ordinance. The existing garage at this location already encroaches (it was "grandfathered"). The owner wanted enlarge the structure to make it a two-car garage and sought a variance because the owner 1) thought construction of the garage addition would threaten a mature tree and 2) wanted to provide as much space as possible between the house and garage to

facilitate movement of vehicles. The Board of Adjustment denied the request April 22, 2013.

5. **Zoning Commission – Discussion Items for Council.** Zoning Commission Chair Pat Bauer will report to the Council on the Commission’s recent meeting and recommendation for Zoning Ordinance changes. The Council will not be voting on any changes to the Zoning Ordinance this month, but Pat will present two items for discussion, with the thought that the Council may direct that draft ordinances be finalized for consideration as early as June. The items are as follows:

- **Bicycle Parking.** I am attaching a draft version of an ordinance amendment that would authorize the Council to determine and require minimum bicycle parking when buildings are erected or altered in the Multiple-Family residential, Business, Commercial, or Multiple-Family Commercial zones.
- **Restriction on Redevelopment.** I am attaching a draft version of an ordinance amendment that restricts redevelopment of lots in the Single-Family Residential Zone. The proposal places limits on the “Floor Area Ratio” (restricting the total square footage of the floor space in a house to a specified percentage of the area of the lot on which the house sits). The proposal would apply to 1) development of bare lots, 2) demolition of homes and reconstruction of new homes, and 3) combining lots (whether presently bare or containing homes).

6. **Bike Month Proclamation.** The Council will consider Resolution No. 13-08 (attached) authorizing the Mayor to proclaim May 2013 as “Bicycle Month” in the City. The proclamation will be based on the form attached (a 2012 proclamation from Iowa City).

7. **Ordinance No. 185 – Farmers Markets.** The Council will have the first reading of Ordinance No. 185 (attached), amending Ordinance No. 81 to permit Farmers Markets to be held at such locations and times designated by the Council by resolution. To accommodate the plan to have the first Farmers Market June 4, 2013, the Council will need to collapse the required three readings of Ordinance 185 and adopt the ordinance this month; a proposed motion to collapse the three readings is attached. Alternatively, the Council could meet in one or more special sessions before June 4 and consider the ordinance for the second and/or third times then. Assuming the Council adopts Ordinance No. 185, the Council will consider Resolution No. 13-09 (attached) authorizing Farmers Markets to be held at property owned by St. Andrew Presbyterian Church at the following times on the following dates:

- June 4 – 5:00 p.m. – 7:00 p.m.
- July 2 – 5:00 p.m. – 7:00 p.m.
- August 6 – 5:00 p.m. – 7:00 p.m.

- September 3 – 5:00 p.m. – 7:00 p.m.
- October 1 – 5:00 p.m. – 7:00 p.m.

8. **Authorizing Tree on City Property.** Ordinance No. 52 requires that property owners obtain Council permission to plant trees on City property, including property the owners are required to maintain between the sidewalk and the street. The owners of 222 Golfview Avenue have requested permission to plant a sugar maple tree. The City Engineer has issued a memorandum recommending the Council approve the request. The Council will consider Resolution No. 13-12 (attached) granting permission.

9. **Agreement with Iowa City for Transit Services.** The Council will be considering Resolution No. 13-11, which authorizes the Mayor to sign the renewal of the 28E Agreement with Iowa City for transit services; the proposed contract price is \$34,894.00, an increase of 1.8% over present fiscal year’s cost of \$34,277.00. Other terms remain the same. The Resolution and the Agreement are attached.

10. **Authorizing Signers for Hills Bank and Trust Company Accounts.** Hills Bank and Trust Company requested that the City update its “Corporate Authorization Resolution”, which identifies those who have authority to sign on behalf of the City. The Council will consider Resolution No. 13-10 (attached), which authorizes Mayor From, Council Member Hopson, and Treasurer Kimura to sign.

11. **Authority to Change Zoning.**

- The Council requested that I consider the question whether the Council had authority to change the zoning of the proposed One University Place property from its current “Multiple-Family Commercial” back to “R-1 Single-Family residential”. This inquiry was prompted by materials distributed by Pat Bauer at the Council’s April 9, 2013, meeting.
- I agree with the notion that the Council may change the zoning classification, so long as such action does not violate City ordinances or Iowa law. As to whether a proposed zoning change would be permitted by applicable law, my prior opinions on the subject are not changed by the materials I have reviewed.
- I will reiterate what I said (and Pat quoted) in my “September ‘10 – City Attorney’s Report – St. Andrew Rezoning Proposals” (copy of full report attached for reference and context):

- The last sentence of the proposed ordinance [180] clarifies that, at any point before the called-for review (in 6 years), the Council may reconsider the zoning, as provided by Iowa law.
  - If the Council adopts the proposed ordinance [], the question remains whether a future Council ... can change the zoning back to R-1 or to some other designation.
  - The answer is “it depends” – mostly, it depends upon whether a property owner has acquired a “vested right” in the Multiple-Family Commercial zoning.
  - To determine whether a vested right has been acquired, Iowa courts ask whether the property owner has made “substantial expenditures” in reliance on the zoning.
    - So the courts would look at what occurred from the time the Multiple-Family Commercial zoning was adopted until it was changed again.
    - Expenditures made before final adoption of the zoning do not count because they weren’t made in reliance on the zoning change...it hadn’t yet occurred.
    - Some cases say that the expenditures must be in the form of actual construction – preparatory items like fees for things like engineers, architects, lawyers, and financing may not count.
    - Iowa cases focus on expenditures by the property owner. There is no clear answer whether expenditures by one who is not an owner (for example, Mr. Maxwell) may acquire a vested right in a particular zoning classification.
  - Generally, based upon the current information available, I would say that if the Council adopts the proposed change now and wants to change the zoning back before closing on sale of the property, the Council probably is in a fairly strong position to do so. That conclusion will be impacted, of course, by other factors that may appear between now and then.
  - If closing on the property sale occurs, I think the Council’s ability to change the zoning back will be less clear. Presumably, if a further change were to occur, the purchaser of the property would at least challenge a change.
- If a future Council desired to change zoning and a court concluded the property owner did have a vested right, then the City would be required to pay just compensation for the property rights “taken” from the owner. Presumably that would be measured as the difference in property value with

the Multiple-Family Commercial zoning and the value of the same property with the proposed change in zoning.

- I would not advise the Council to change the zoning ... with the notion that it could always be changed back. That notion may not be accurate, and the City might at a minimum have a substantial tangle on its hands to make a further change.

Leff/SEB/UH/UH Atty Reports/UHAttyRept May '13 legal report

## September ' 10 – City Attorney's Report – St. Andrew Rezoning Proposals

### Revised Proposed Ordinance 180 - Attached

- I sent a draft version of proposed Ordinance 180 previously and made some comments about changes that had been made. I have since revised the proposed ordinance a bit more, and the most recent version is attached for your reference.
- The “new” changes are as follows:
  1. F(2)(b)(8) has been changed to read “Retail Shops but not including liquor stores”; the underlined portion is new..
  2. 13(E)(2) has been changed to clarify that, as part of a later development agreement, the Council may restrict the number, if any, of dwelling units that can be leased to non-owners.
  3. Part III has been amended – last sentence only, which concerns the Council’s authority to change the zoning back (or again) after the change under consideration now.
- I’ll also repeat the description of the changes from my email Friday, just so you have them in the same document:
  1. I changed the square-footage back to what was originally proposed and considered by the Zoning Commission. I deleted the changes previously requested by counsel for the developer to provide a bit of leeway in case dimensions weren’t precise. I think you’ll recall this discussion; if not, call Stan. The changes are in sec. 13(B)(1, 3, and 5).
  2. I left the number of dwelling units (sec. 13(B)(2)) and the number of parking spaces – overall and above-ground (sec. 13(B)(6)) – blank. I think you were still discussing these issues.
  3. I inserted in a sec. 6(F)(2) that lists permitted commercial uses. As the comments note, most of these came from other portions of the zoning ordinance – uses for B Business and C Commercial zones.
  4. You’ll see that sec. 13(E) provides that in the development agreement, the Council may further restrict types of businesses and hours of operation once a PUD application is presented.
  5. The language in Part III represents the product of my meeting w/Pat Bauer and Tom Gelman (as changed again – see above).

- I have been circulating the various drafts of Ordinance 180 to Pat Bauer and Tom Gelman. They, or others on their behalf, may request other changes as the Council considers the proposed ordinance.

### **Comments on the Amended Proposed Ordinance**

- **Permitted Commercial Uses – Sec. 6(F)(2)**
  - I included some uses that would be permitted in the commercial portion of a PUD development.
  - Many of these came from the permitted uses already in the zoning ordinance for the B Business and C Commercial zones.
  - I thought specifying some of the uses in the current ordinance might give a future Council and the developer some parameters about what would be permitted.
    - I think this approach might be more prudent than just telling a developer that a proposed use would be subject to the Council’s approval.
    - If a developer challenged that portion of the ordinance, a court would probably determine whether the Council’s restrictions were reasonable; a court is less likely to permit the Council, in its sole and absolute discretion, to say what uses may or may not be permitted when the terms of a development agreement are being negotiated.
  - If the Council prefers to specify additional or different uses, the Council may do so by amending the proposed ordinance before it is adopted.
  - If the Council includes a list of specified uses in the zoning ordinance, a developer will be able to rely on that list.
    - In other words, a future Council could not simply refuse to permit a grocery store (if that’s in the list) as part of negotiating a development agreement.
    - Other details, including hours of operation, signage, etc., could be restricted) but if a use is included in the ordinance, a developer will be able to rely on that use unless the ordinance is later changed by this or a future Council.
- **Restrictions on Leasing – Sec. 13(E)(2)**
  - Language has been included to clarify that the Council may restrict whether and on what conditions dwelling units may be leased.
  - The notion is to provide a future Council considering that PUD application with flexibility regarding rental property and whether it will be permitted.
- **Future changes – Part III**
  - Part III of the ordinance represents the product of my meeting with Pat Bauer and Tom Gelman, as well as some follow up emails.
  - As the provision now reads, there is no automatic change ‘back’ to R-1 if the Maxwell development does not occur.
  - To the contrary, the proposed ordinance changes the zoning regardless of who owns or controls or is developing the property.

- The proposed ordinance says that if there's not a Multiple-Family Commercial use in place 6 years after adoption of the ordinance or if there's not a plan for such a use within 3 years of that 6-year anniversary, then the Council shall revisit this to see if it still makes sense to maintain the zoning as Multiple-Family Commercial.
  - So, if the proposed ordinance is adopted in December 2010 and if there's not a multiple-family commercial use by December 2006 and no plan for such a use, then the Council will reconsider the zoning.
  - Of course, the Council will follow the normal channels to reconsider the zoning then – Zoning Commission, public hearing, etc.
- The last sentence of the proposed ordinance clarifies that, at any point before the called-for review (in 6 years), the Council may reconsider the zoning, as provided by Iowa law.
  - If the Council adopts the proposed ordinance this year, the question remains whether a future Council (say, in January 2012) can change the zoning back to R-1 or to some other designation.
  - The answer is “it depends” – mostly, it depends upon whether a property owner has acquired a “vested right” in the Multiple-Family Commercial zoning.
  - To determine whether a vested right has been acquired, Iowa courts ask whether the property owner has made “substantial expenditures” in reliance on the zoning.
    - So the courts would look at what occurred from the time the Multiple-Family Commercial zoning was adopted until it was changed again.
    - Expenditures made before final adoption of the zoning do not count because they weren't made in reliance on the zoning change...it hadn't yet occurred.
    - Some cases say that the expenditures must be in the form of actual construction – preparatory items like fees for things like engineers, architects, lawyers, and financing may not count.
    - Iowa cases focus on expenditures by the property owner. There is no clear answer whether expenditures by one who is not an owner (for example, Mr. Maxwell) may acquire a vested right in a particular zoning classification.
  - Generally, based upon the current information available, I would say that if the Council adopts the proposed change now and wants to change the zoning back before closing on sale of the property, the Council probably is in a fairly strong position to do so. That conclusion will be impacted, of course, by other factors that may appear between now and then.
  - If closing on the property sale occurs, I think the Council's ability to change the zoning back will be less clear. Presumably, if a further change were to occur, the purchaser of the property would at least challenge a change.

- If a future Council desired to change zoning and a court concluded the property owner did have a vested right, then the City would be required to pay just compensation for the property rights “taken” from the owner. Presumably that would be measured as the difference in property value with the Multiple-Family Commercial zoning and the value of the same property with the proposed change in zoning.
- I would not advise the Council to change the zoning as proposed now with the notion that it could always be changed back. That notion may not be accurate, and the City might at a minimum have a substantial tangle on its hands to make a further change.
- 

**Amending the Proposals During the Meeting [THIS IS A REPEAT FROM PRIOR REPORT EXCEPT WHERE UNDERLINED]**

- The Council may amend the proposed ordinances during the meeting. The procedure would look something like this:
  - Someone moves adoption of one of the proposed ordinances.
  - Someone else seconds the motion.
  - Discussion ensues.
  - During discussion, someone moves to amend the ordinance, for example to specify the number of dwelling units or permitted uses, etc.. It would be very helpful if there was a written amendment or at least something very specific (i.e., “strike these words” and/or “add these words”), as opposed to offering an amendment in “idea” form.
  - Someone else seconds the motion to amend.
  - Discussion ensues on the motion to amend.
  - Vote occurs on the motion to amend. Only a majority vote (3 of 5) is required; not 4 of 5.
  - Further discussion on the main motion (either as amended or not, depending on the vote on the amendment).
  - Vote occurs on the main motion.
- Keep in mind that the proposed ordinance must be adopted 3 times in identical form. So, if there was adoption in September, the Council couldn’t amend in October without starting the 3 readings over (or suspending the rules to collapse 3 readings into 2 or 3 readings into 1).

**Communication Asserting Conflict of Interest**

- I received a letter from Webb Wassmer, a lawyer representing Jerry Zimmerman. A copy is attached.
- I disagree with Mr. Wassmer’s conclusion. I do not believe Jim Lane has conflict of interest under Iowa law based upon his communications in support of the

Maxwell proposal before he was appointed to the Council or based upon Catherine Lane's service on the Zoning Commission.

- As I have indicated previously, even if no conflict on interest exists under Iowa law, any Council members who believe they cannot set aside private advantage to perform their public duty have a conflict of interest and should not participate in either the vote on the rezoning or the discussion that precedes it. Similarly, if Council members believe for any other reason they should not participate based upon conflict of interest, they should not participate.
- From my standpoint, however, I do not believe Jim Lane or any other Council member has a conflict of interest based upon information made available to me.

### **Required Vote [THIS IS A REPEAT FROM PRIOR REPORT]**

- Because the Zoning Commission has recommended against Jeff Maxwell's proposed zoning change, the Council may adopt the proposed change (Ordinance No. 180) only by a majority vote of 4 of the 5 Council members.
- Because the Zoning Commission has recommended approval of Pat Bauer's proposed zoning change, the Council may adopt the proposed change (Ordinance No. 181) by a majority vote of 3 of the 5 Council members.
- If either proposal is adopted, that proposal will be considered twice more and will need to be approved each time (by the majorities noted above) to become law, just like other ordinances. Thus, the Maxwell proposal would only be adopted if the Council voted affirmatively at 3 separate meetings (4 out of 5 members voting "yes" at each meeting). The Bauer proposal would require 3 out of 5 members voting "yes" at each of the 3 meetings. If either ordinance fails any vote, then it will not be adopted; so, for example, if neither passes in August, there will be no further consideration of either in September or October.

### **Mechanism for Redevelopment [THIS IS A REPEAT FROM PRIOR REPORT]**

- Both Ordinance No. 180 and 181 set forth a mechanism or outline for redevelopment of the St. Andrew property.
- The ordinances do not address a great many details of a proposed development. Rather, the ordinance sets some broad parameters and provides that a developer may make application for a Multiple-Family Commercial Planned Unit Development (in the case of Ordinance No. 180) or a Residential Redevelopment Planned Unit Development (in the Case of Ordinance No. 181). Any such application would require the developer to specify a great many additional features of the project, including, for example, site plan, topography, design elevations, and locations of utilities. The mechanism established by the proposed ordinances is very similar to the mechanisms adopted when the Zoning Ordinance was amended to permit the Birkdale Condominiums and Grand View Court Condominiums.

### **Procedure on Application [THIS IS A REPEAT FROM PRIOR REPORT]**

- If the Council were to approve either ordinance, then a developer could submit a PUD application. That application would be set for a public hearing and considered by the Council thereafter. The many particulars related to the project (those set forth below and others) would be negotiated and agreed to by the City and the developer as a part of the process. If no agreement could be reached, then development would not go forward until such time as an agreement was reached. For the PUD application to move forward, the developer would be required to agree to the restrictions and limitations specified by the Council before the public hearing on the application.

### **Development Agreement [THIS IS A REPEAT FROM PRIOR REPORT EXCEPT WHERE UNDERLINED]**

- As a part of approving a PUD application, the Council would enter into an agreement with the developer that would address even more specific elements of the development. For example, the agreement may specify building materials, particular building appearance, restrictions concerning commercial space (for example, hours of operation, types of businesses aside from those specified as permitted in the Multiple-Family Commercial portion of the zoning ordinance, and so forth), landscaping, tax-increment financing (TIF), and many other conditions that the Council may wish to impose. The City has great latitude in specifying development features that will or will not be allowed.

### **Enforcement of Agreement [THIS IS A REPEAT FROM PRIOR REPORT]**

- The development agreement would include terms providing that it would be specifically enforceable by each party – the City and the developer. It could not be changed without the written agreement of both parties.

### **Timing [THIS IS A REPEAT FROM PRIOR REPORT]**

- Assuming the Council votes in favor of one of the proposed ordinances 3 times, then the developer could then submit an application, a public hearing will be set on the application, and the City and the developer will work toward an agreement that would govern additional particulars concerning the development.

RESOLUTION NO. 13-08

**RESOLUTION AUTHORIZING THE MAYOR TO PROCLAIM  
THE MONTH OF MAY 2013 TO BE  
BICYCLE MONTH IN UNIVERSITY HEIGHTS.**

**RESOLVED** that the Mayor of the City of University Heights Iowa, is authorized to sign the Proclamation attached hereto as Exhibit "A".

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_, the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Hopson	_____	_____	_____
Lane	_____	_____	_____
Leff	_____	_____	_____
McGrath	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 14<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

City of Iowa City  
**PROCLAMATION**

**Whereas**, the bicycle is an economical, environmentally sound, and effective means of transportation, recreation, and fitness; and

**Whereas**, the bicycle is considered a legitimate vehicle in all 50 states and is entitled to legal and responsible use of all public roads in Iowa, except interstate highways; and

**Whereas**, increased use of the bicycle will benefit all citizens by improving air quality, reducing traffic congestion and noise, decreasing use of and dependence upon finite energy resources and will foster healthy lifestyles; and

**Whereas**, the City of Iowa City has an ongoing commitment to encourage bicycling as a viable mode of transportation and recreation; and

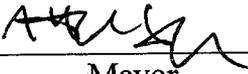
**Whereas**, May 14-18 has been declared National Bike to Work Week, and the City of Iowa City supports bicycling to work; and

**Whereas**, the League of American Bicyclists has established the month of May as National Bicycle Month.

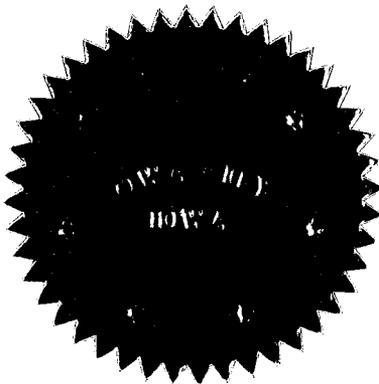
**Now, therefore**, I, Matthew J. Hayek, Mayor of the City of Iowa City, Iowa, do hereby proclaim the month of May 2012 to be

## **Bicycle Month**

in Iowa City, and encourage all citizens to ride their bicycles to work, to the store, to the park, and with friends and family to promote the benefits achieved from bicycling.

  
\_\_\_\_\_  
Mayor

Signed in Iowa City, Iowa,  
this 1 day of May, 2012



ORDINANCE NO. 185

AN ORDINANCE AMENDING ORDINANCE NO. 81 (DISPLAY, SALE AND DISTRIBUTION OF GOODS, MERCHANDISE AND SERVICES)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, JOHNSON COUNTY, IOWA:

**Section 1: AMENDMENTS:**

University Heights Ordinance No. 81 is amended as follows (with additions indicated by underline):

\*\*\*\*

Section 2. No goods, merchandise or services shall be displayed, solicited, sold or distributed on any public property in the City of University Heights, Iowa, which property shall include all parks, streets, alleys, and sidewalks. Notwithstanding the prohibition set forth in this Section, goods and merchandise may be displayed and sold at a Farmers Market on any public or private property, if the specific location and time of such Farmers Market is approved by prior resolution of the City Council.

\*\*\*\*

Section 4. No goods or merchandise, or certificates, coupons or vouchers for goods or merchandise of any nature shall be displayed, sold or distributed from private property in a residential zone regardless of the consent or approval of the property owners, other than home occupations allowed by the zoning ordinance which shall not be prohibited. Notwithstanding the prohibition set forth in this Section, goods and merchandise may be displayed and sold at a Farmers Market on any public or private property, if the specific location and time of such Farmers Market is approved by prior resolution of the City Council.

**Section 2: SAVING CLAUSE.**

In the event any word, phrase, sentence, paragraph or section contained in this ordinance shall be held to be invalid, unlawful, or unconstitutional for any reason, then it is hereby declared that the remaining such portions and provisions of this ordinance would have been enacted and remain in full force and effect.

**Section 3: EFFECTIVE DATE.**

This ordinance shall become effective upon its passage and publication as provided by law.

**Section 4: REPEALER.**

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted by the University Heights City Council this \_\_\_\_ day of \_\_\_\_\_, 2013, and approved this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Louise From, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Christine Anderson, City Clerk

STATE OF IOWA            )  
                                  )    SS:  
COUNTY OF JOHNSON    )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for the state of Iowa, personally appeared Louise From and Christine Anderson, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of University Heights, Iowa; that the seal affixed to this instrument is the corporate seal of the city; and that said instrument was signed and sealed on behalf of the city, and that Louise From and Christine Anderson acknowledged the execution of said instrument to be their voluntary act and

deed and the voluntary act and deed of the city, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

STATE OF IOWA            )  
                                  )    SS:  
COUNTY OF JOHNSON    )

I, Christine Anderson, being first duly sworn, certify that the above ordinance was published in the Iowa City Press-Citizen the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Christine Anderson, City Clerk

Signed and sworn to before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Christine Anderson, Clerk of the City of University Heights.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

**Motion to Collapse Required Readings of Ordinance**  
(Iowa Code § 380.3)

I move to suspend the requirement that a proposed ordinance be considered and voted upon for passage at two council meetings prior to the meeting at which it is to be finally passed.

Second \_\_\_\_\_.

Roll call.

To pass, motion requires affirmative vote of three-fourths of the members of the council.

RESOLUTION NO. 13-09

**RESOLUTION AUTHORIZING FARMERS MARKETS  
TO BE HELD AT PROPERTY OWNED BY  
ST. ANDREW PRESBYTERIAN CHURCH**

**RESOLVED** that, pursuant to Ordinance 81, amended by Ordinance 185, Farmers Markets are authorized to be held at property owned by St. Andrew Presbyterian Church on the following dates at the following times:

- June 4 – 5:00 p.m. – 7:00 p.m.
- July 2 – 5:00 p.m. – 7:00 p.m.
- August 6 – 5:00 p.m. – 7:00 p.m.
- September 3 – 5:00 p.m. – 7:00 p.m.
- October 1 – 5:00 p.m. – 7:00 p.m.

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_, the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Hopson	_____	_____	_____
Lane	_____	_____	_____
Leff	_____	_____	_____
McGrath	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 14<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

RESOLUTION NO. 13-10

**RESOLUTION AUTHORIZING SIGNERS ON  
HILLS BANK AND TRUST COMPANY ACCOUNTS**

**RESOLVED** that the Mayor and the Clerk of the City of University Heights Iowa, are authorized to sign the "Corporate Authorization Resolution" attached hereto as Exhibit "A", authorizing Louise From, Rosanne Hopson, and Lori Kimura as signers on City accounts at Hills Bank and Trust Company.

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_, the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Hopson	_____	_____	_____
Lane	_____	_____	_____
Leff	_____	_____	_____
McGrath	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 14<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

**FY2014 28E AGREEMENT FOR TRANSIT SERVICES BETWEEN  
THE CITY OF IOWA CITY, IOWA AND THE CITY OF UNIVERSITY HEIGHTS, IOWA**

This agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of Iowa City, Iowa and the City of University Heights, Iowa, both municipal corporations.

WHEREAS, Chapter 28E of the Code of Iowa provides, in substance, that any power which may be exercised by a public agency of the state may be exercised jointly with another public agency having such power, and

WHEREAS, it is in the mutual interest of the parties to encourage the use of public transit by residents of Iowa City and University Heights.

NOW, THEREFORE, it is hereby agreed by and between the City of Iowa City and the City of University Heights, as follows:

***I. Scope of Services***

The City of Iowa City shall provide public transit service to the City of University Heights. Iowa City shall determine the scheduling of buses, the routes, and the location of bus stops within University Heights. It is agreed that residents of University Heights will obtain the same level of transit service as residents of Iowa City who are served by the same routes. Residents of University Heights will also be eligible for the same fare structure as Iowa City residents.

***II. Duration***

The term of this agreement shall commence July 1, 2013, and continue through and including June 30, 2014.

***III. Termination***

This agreement may be terminated upon thirty calendar days written notice by either party.

***IV. Compensation***

The City of University Heights agrees to pay \$34,894 for the provision of public transit service as herein described during FY2014. Payment shall be made in twelve monthly payments of \$2,907.83 each, to be received by the City of Iowa City on or before the 15th of each month.

***V. Chapter 28E, Code of Iowa***

In accordance with Chapter 28E of the Code of Iowa, this agreement shall be filed with the Secretary of the State of Iowa and the County Recorder of Johnson County, Iowa.

CITY OF IOWA CITY

CITY OF UNIVERSITY HEIGHTS

By: \_\_\_\_\_  
Matthew J. Hayek, Mayor

By: \_\_\_\_\_  
Louise From, Mayor

Attest:

Attest:

\_\_\_\_\_  
City Clerk, Marian K. Karr

\_\_\_\_\_  
City Clerk, Christine Anderson

Approved by:

\_\_\_\_\_  
City Attorney's Office

STATE OF IOWA        )  
                                  ) ss:  
JOHNSON COUNTY    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for the State of Iowa, personally appeared Matthew J. Hayek and Marian K. Karr, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Iowa City, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_\_ passed by the City Council, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and that Matthew J. Hayek and Marian K. Karr acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

STATE OF IOWA        )  
                                  ) ss:  
JOHNSON COUNTY    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for the State of Iowa, personally appeared Louise From and Christine Anderson, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of University Heights, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in (Resolution) No. \_\_\_\_\_ passed by the City Council, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and that Louise From and Christine Anderson, acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

RESOLUTION NO. 13-11

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST THE FY2014 AGREEMENT BETWEEN THE CITY OF IOWA CITY AND THE CITY OF UNIVERSITY HEIGHTS FOR THE PROVISION OF TRANSIT SERVICE WITHIN THE CORPORATE LIMITS OF UNIVERSITY HEIGHTS**

WHEREAS, Chapter 28E, Code of Iowa, provides, in substance, that any power which may be exercised by a public agency of this state may be exercised jointly with another public agency having such power; and

WHEREAS, it is in the mutual interest of the City of Iowa City and the City of University Heights to encourage the use of public transit by residents of University Heights; and

WHEREAS, the parties have negotiated a contract for transit service in FY2014 at a rate of \$34,894, a copy of which is attached and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, IOWA:

1. The attached FY2014 28E Agreement for transit services between the City of Iowa City, Iowa and the City of University Heights, Iowa is hereby approved, and the Mayor is hereby authorized to execute and the City Clerk to attest in duplicate same on behalf of the City of University Heights.
2. The City Clerk is directed to file electronically a copy of said agreement with the Secretary of the State of Iowa, as required by Iowa Code Chapter 28E.

Upon motion by \_\_\_\_\_ and seconded by \_\_\_\_\_, the vote was as follows:

AYES:	NAYS	ABSENT
Haverkamp	_____	_____
Hopson	_____	_____
Lane	_____	_____
Leff	_____	_____
McGrath	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 14<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

\_\_\_\_\_  
Louise From, MAYOR

ATTEST: \_\_\_\_\_  
Christine Anderson, CITY CLERK

**ORDINANCE NUMBER 183 (amending Ordinance Number 79)**

**AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION, CONSTRUCTION, USE OF BUILDINGS AND STRUCTURES, AND THE USE OF LAND IN THE CITY OF UNIVERSITY HEIGHTS, IOWA.**

Be It Enacted by the Council of the City of University Heights, Iowa:

Section 1. Short title. This ordinance shall be known and may be cited as "The City of University Heights, Iowa, Zoning Ordinance".

Section 2 Purpose. The purpose of this ordinance is to provide adequate light and air, to prevent the overcrowding of land, to avoid concentration of population, to regulate the use of land and to promote the health, morals, safety and general welfare in the City of University Heights, Iowa.

Section 3. Definitions. For the purpose of this ordinance certain terms of words used herein shall be interpreted or defined as follows:

1. Words used in the present tense include the future tense.
2. The singular includes the plural.
3. The word "person" includes individuals, partnerships, associations and corporations.
4. The word "lot" shall mean a parcel of land adequate for occupancy by a use permitted under this ordinance.
5. The term "shall" is always mandatory.
6. The word "used" or "occupies", as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied".
7. "Building" means any structure designed or intended for the support, enclosure, shelter or protection of persons, chattels or property.
8. "Dwelling" is a building or portion thereof which is designed or used for a residential purpose.
9. "Single Family Dwelling" is a dwelling that contains only one living unit.
10. "Multiple-family Dwelling" is a dwelling that contains more than one living unit.
11. "Living Unit" is a room or rooms occupied by a family, provided that a living unit must have a kitchen.
12. "Family" is defined as one person or two or more persons related by blood, marriage, or adoption occupying a dwelling as an individual housekeeping unit.
13. "Yard" shall mean an open space on the same lot with a building remaining unoccupied and unobstructed by any structure. Yard width or depth is measured by the minimum horizontal distance between the lot line and any overhang or projection of the main building.
14. "Front Yard" is the area from one side lot line to the other side lot line and between any overhang or projection of the front of the main building and the front lot line adjacent to the street right-of-way. On corner lots, the front yard may face either street; provided, however, that the front yard for Horn Elementary School faces both

Benton Street and Emerald Street such that the areas to the north and to the east of the school building are rear yards (with a required minimum depth of 30 feet) and not side yards. The front lot line of lots adjacent to the east side of Olive Court shall be on the west side of said lots, adjacent to Olive Court. The front lot line of Lots "A", "B", "C" and "D" as depicted in the survey recorded in Plat Book 4, Page 106 of the records of the Johnson County Recorder's office, shall be on the west side of said lots, adjacent to the unnamed alley immediately west of said lots.

15. "Rear Yard" is the area from one side lot line to the other side lot line and between any overhang or projection of the rear of the main building and the rear lot line. The rear yard is always on the opposite end of the lot from the front yard.
16. "Side Yard" is the area from the front yard line to the rear yard line, and from any overhang or projection of the main building to the side lot line.
17. "Front Yard Line" is a line drawn parallel to and as far back from the front lot line adjacent to the street right-of-way as is necessary to provide for the minimum required front yard.
18. "Rear Yard Line" is a line drawn parallel to and as far back from the rear lot line as is necessary to provide for the minimum rear yard.
19. "Private Garage" is an accessory building housing motor driven vehicles owned and used by the occupants of the main building.
20. "Structural Alterations" are any changes in the configuration of the exterior walls, foundation, or the roof of a building which results in an increase in the area, height, or volume of the building.
21. "Temporary Structures" are trailers, mobile homes, or any building not on or permanently affixed to a permanent foundation.
22. "Home Occupations" are an accessory use consisting of any occupation or profession carried on by a member of the family residing on the premises; provided that in connection with such occupation or profession, no sign other than one non-illuminated sign, no larger than one square foot in area is used, which sign is attached to the building; that nothing is done to make the building or premises appear in any way as anything but a dwelling; that no products are sold except those prepared on the premises; that no one is employed from outside the family residing on the premises; and that no mechanical equipment is used other than that which is permissible for purely domestic or household purposes.
23. "Cul-de-sac" means a local street that terminates in a turn-around.

Section 4. General Effect of Zoning Ordinance.

- A. The use of premises and buildings in the City shall be in accordance with the minimum standards hereinafter set forth.
- B. No building or structure shall be erected, converted, enlarged, re-constructed, structurally altered, or placed upon any property located in the City except in conformity with the provisions of this Zoning Ordinance unless otherwise hereinafter provided.

Section 5. Districts and Boundaries Thereof.

- A. In order to classify, regulate and restrict the location of residences, trades, industries, businesses, and other land uses and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereinafter erected or structurally altered, to regulate and limit the intensity of the use

of lot areas, and to regulate and determine the area of yards and other open spaces around such buildings, the City of University Heights, Iowa, is hereby divided into Six (6) zones, to-wit:

1. R-1 Single-family residential.
  2. R-3 Multiple-family residential.
  3. B Business.
  4. C Commercial.
  5. PUD Planned Unit Development.
  6. Multiple-Family Commercial.
- B. The boundaries of each zone are shown upon the map entitled "Zoning Map of the City of University Heights, Iowa", which map is on file with the City Clerk of University Heights, Iowa, and which map by this Ordinance is hereby adopted and made a part of and incorporated into this ordinance. All amendments to this Ordinance changing the boundaries of the Zones shall be noted by the City Clerk on the original map to be kept on file with the City Clerk.
- C. Whenever any street, alley or other public way is vacated by official action of the Council, the zone adjoining each side of said street, alley or other public way shall automatically extend to the center of such vacated area and all area included therein shall thenceforth be subject to all appropriate regulations of the extended zone.

Section 6. Uses. Use of property in the City of University Heights shall be limited to those uses set forth as follows:

- A. Property in an R-1 Single-Family Residential zone shall be used for the following purposes only:
1. One single-family dwelling per lot.
  2. Public schools, public libraries, public parks and public playgrounds.
  3. Churches and places of worship and parochial schools.
  4. Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such accessory buildings shall not be used for human occupancy or living.
  5. One person not a member of the family as defined herein may occupy the premises as part of the individual housekeeping unit.
  6. Home occupations.
- B. Property in an R-3 Multiple-Family Residential Zone shall be used for the following purposes only:
1. All uses which are allowed in an R-1 Single-Family Residential Zone.
  2. Multiple dwellings containing two (2) or more separate family living units.
  3. As provided in the Development Agreement between the City of University Heights and the Developer pursuant to the Multiple-Family Planned Unit Development (PUD) regulations and requirements set forth in Section 12 of this Ordinance. When development occurs pursuant to a Multiple-Family PUD, provisions

of this Ordinance regarding height restrictions, yard regulations, lot regulations, and off-street parking (Sections 7, 8, 9, and 10) are superseded by the provisions of Section 12 and the Development Agreement between the City and Developer.

- C. Property in a B Business Zone shall be used for the following purposes only:
  - 1. All uses which are allowed in an R-1 Single-Family Residential Zone, and an R-3 Multiple-Family Residential Zone.
  - 2. Professional offices.
  - 3. Bakeries.
  - 4. Drug Stores.
  - 5. Grocery Stores.
  - 6. Barber shop or Beauty shop.
  - 7. Contractor's Offices, and shops and storage uses incidental thereto.
  - 8. Catering businesses.
  - 9. Restaurants.
  
- D. Property in a C Commercial Zone shall be used for the following purposes only:
  - 1. All uses which are allowed in an R-1 Single Family Residential Zone.
  - 2. Restaurants, tea rooms, cafes, taverns, and similar establishments.
  - 3. Private clubs and accessory facilities, such as tennis courts, swimming pools, and athletic facilities.
  
- E. Property in a PUD Planned Unit Development Zone shall be used as provided in the Development Agreement between the City of University Heights and the Developer pursuant to the PUD regulations and requirements set forth in Section 11 of this Ordinance. Provisions of this ordinance regarding yard regulations, lot regulations, and off-street parking (Sections 8, 9, and 10) are superseded in the PUD Zone by the provisions of Section 11 and the Development Agreement between the City and Developer.
  
- F. Property in a Multiple-Family Commercial zone shall be used for the following purposes only:
  - 1. All uses which are allowed in an R-1 Single-Family Residential Zone, subject to the height restrictions, yard regulations, lot regulations, and off-street parking regulations specified for the R-1 Single-Family Residential Zone in Sections 7, 8, 9, and 10 or this Ordinance.
  - 2. As provided in or limited by the Development Agreement between the City of University Heights and the Developer pursuant to the Multiple-Family Commercial Planned Unit Development (PUD) regulations and requirements set forth in Section 13 of this Ordinance.
    - a. When development occurs pursuant to a Multiple-Family Commercial PUD, the provisions of this Ordinance regarding height restrictions, yard

regulations, lot regulations, and off-street parking regulations (Sections 7, 8, 9, and 10) are superseded by the provisions of Section 13 and the Development Agreement between the City and Developer.

- b. When development occurs pursuant to a Multiple-Family Commercial PUD, the following uses of the commercial space portion of the PUD are permitted:
  1. Professional offices.
  2. Bakeries.
  3. Drug Store.
  4. Grocery Stores.
  5. Barber shops or beauty shops.
  6. Catering Businesses.
  7. Restaurants, tea rooms, cafés, coffee shops, or similar establishments but not including bars, saloons, taverns, or drinking establishments.
  8. Retail shops but not including liquor stores.
  9. Art galleries.
  10. Personal fitness centers.
  11. Such other and further uses as provided in or limited by the Development Agreement between the City of University Heights and the Developer pursuant to the Multiple-Family Commercial Planned Unit Development (PUD) regulations and requirements set forth in Section 13 of this Ordinance.

Section 7. Height Restrictions. No building in any zone shall exceed 35 feet in height. Height for this purpose shall be the vertical distance from the highest point of the finished grade of any street on which said property abuts to the highest point of the roof or coping. Radio or TV towers, spires, steeples, and chimneys are exempt from these height restrictions, but only to the extent such towers, spires, steeples and chimneys are appended to a building for the purpose of serving only that building.

Section 8. Yard Regulations.

- A. The following minimum yards shall be provided for each building, as follows:

<u>ZONE</u>	<u>ONE FRONT YARD HAVING A DEPTH OF</u>	<u>TWO SIDE YARDS HAVING A DEPTH OF</u>	<u>ONE REAR YARD HAVING A DEPTH OF</u>
R-1	25 ft.	5 ft.	30 ft.
R-3	25 ft.	10 ft.	30 ft.
B	10 ft.	0 ft.	20 ft.
C	30 ft.	15 ft.	20 ft.

- B. On corner lots, there shall be a set back from each street to the main building equal to the minimum front yard depth.
- C. If a garage is detached from the primary dwelling structure, the garage may be located in the rear yard, provided, however, that it is not less than 60 feet from the front lot line, in which event there shall be a minimum distance of 2 feet from any overhang or projection of the garage to any lot line.
- D. Open terraces, patios, or concrete slabs (collectively "projections") that do not extend above the level of ground may project into a required front or rear yard, provided these projections remain at least 2 feet from the adjacent lot line, and provided further that the terraces, patios, or concrete slabs shall not exceed one-third (1/3) the size of the required front or rear yard where the projection is located, and shall not be used for parking of motor vehicles. However, no such projections may be located in any front yard or rear yard unless the sum of the square footage of the projection plus the square footage of any parking spaces and driveway located in the same yard does not exceed one-third (1/3) of the required yard where they are located.
- E. Concrete slabs for air-conditioning units shall be placed in the rear yard at least 5 feet from the adjacent lot line.

Section 9. Lot Regulations.

- A. Except as otherwise herein provided, there shall be a minimum lot frontage, minimum lot width, minimum lot area, and minimum lot area per family, as shown in the following table:

LOT REGULATIONS

<u>ZONE</u>	<u>FRONTAGE (FEET)</u>	<u>WIDTH (FEET)</u>	<u>AREA (SQ.FT.)</u>	<u>AREA PER FAMILY (SQ.FT.)</u>	
				<u>SINGLE FAMILY</u>	<u>MULTI- FAMILY</u>
R-1	50	75	7,500	7,500	*
R-3	50	75	5,000	5,000	2,600
B	30	40	10,000	5,000	3,000
C	30	40	10,000	5,000	3,000

- B. For purposes of the above regulations, lot frontage is the distance of a lot measured along a street, and lot width is the width of a lot at the front yard line.

Section 10. Off-street Parking Regulations. At any time any building is erected or structurally altered or any change in use is made, unless otherwise provided in this ordinance, off-street parking spaces shall be provided in accordance with the following requirements.

- A. Minimum Required Off-street Spaces:

<u>USE</u>	<u>SPACE REQUIREMENTS</u>
Single-family dwellings	2 spaces per family living unit.
Multiple-family dwellings	1-1/2 spaces per family living unit.
Churches	1 space for each 4 seats in the sanctuary or main auditorium. Where pews are used for seating purposes, each 20 inches shall constitute one seat.
Restaurants and private	1 space for each 150 square feet of

clubs floor area.

All uses not specifically mentioned above 1 space for each 200 square feet of floor area.

B. Parking Space:

Off-street parking spaces shall be constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free material suitable for off-street parking of motor vehicles. Such spaces shall not be constructed of the following:

1. Dirt or loose gravel, rock, or stone; or
2. Compacted dirt, gravel, rock, or stone; or
3. Crushed rock or chip seal surfaces.

Parking spaces shall be at least nine (9) feet wide and twenty (20) feet long (except as otherwise provided). Parking spaces shall be designed to permit ingress and egress of the vehicle without moving any other vehicle parked adjacent to the parking space. For single-family dwellings, when located pursuant to the requirements of this chapter, one space may be behind another.

C. Computing Off-street Parking:

In computing the number of off-street parking spaces required, the following rules govern:

1. "Floor area" means the gross floor area of the specific use.
2. Where fractional spaces result, the parking spaces required is the next largest whole number.
3. Whenever a building erected or established after the effective date of this ordinance is enlarged in floor area, number of employees number of dwelling units, seating capacity or otherwise to create a need for an increase in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
4. Whenever a building existing prior to the effective date of this ordinance is enlarged to the extent of less than 50% in floor area, the said addition or enlargement shall comply with the parking requirements set forth herein.
5. Whenever a building existing prior to the effective date of this ordinance is enlarged to the extent of fifty percent (50%) or more in the floor area or in the area used, by one or more enlargements, the original building and any enlargements or uses shall then and thereafter comply with the parking requirements set forth herein.
6. Whenever a building existing prior to the effective date of this ordinance is converted to any other use, said structure shall then and thereafter comply with the parking requirements set forth herein.
7. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

D. Location of Parking Spaces:

All yards shall remain open space free of parking and driveways unless otherwise provided as follows:

1. In single-family residential (R-1) zones - required parking spaces may be located in the front yard provided that a minimum of two-thirds (2/3rds) of the required front yard area shall remain open space, free of parking spaces and driveways. However, for lots adjacent to the east side of Olive Court, required parking spaces may be located in the rear yard, provided that a minimum of two-thirds (2/3rds) of the required rear yard shall remain open space, free of parking spaces and driveways. If required parking spaces for a lot adjacent to the east side of Olive Court are located in the rear yard, then required spaces may not also be located in the front yard of that lot.
2. In Multiple-family residential (R-3) zones - parking may be allowed in the required minimum rear yard but not closer than 10 feet to the rear lot line. Driveways may be located in the required minimum front or side yards, provided a minimum of 50% of the required front and side yards shall remain in open space free of driveways.
3. In Business (B) zones - parking spaces may be located in any required yard.
4. In Commercial (C) zones - parking spaces may be located in any required yard provided, however, no parking shall be located within 15 feet of any adjoining property located in a residential zone.

Section 11. Planned Unit Development (PUD).

- A. Intention. The PUD Zone is intended to accommodate projects for which the specific design of individual buildings and elements may be determined. Development may occur provided that it is consistent with the overall design and development elements reviewed and approved by the University Heights City Council, all as provided in this Ordinance.
- B. Development Regulations and Restrictions. Property in the PUD Zone may be developed pursuant to the following regulations and restrictions:
  1. No more than six (6) single-family dwelling units may be constructed.
  2. All buildings must be no more than one (1) story.
  3. No more than one person not a member of the family as defined herein may occupy each dwelling unit as part of the individual housekeeping unit.
  4. No parking shall be permitted upon the public cul de sac now known as Birkdale Court.
  5. The sanitary sewer lift station, the force mains and the gravity-flow sanitary sewer serving the PUD Zone and located generally between Lots 2 and 3, University Athletic Club Subdivision, shall not be maintained nor repaired by the City of University Heights.
  6. The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.

C. Procedure.

1. Any person or entity proposing a project in the PUD Zone shall submit a PUD Plan Application setting forth all the information specified in Section 11(D) of this Ordinance.
2. The University Heights City Council shall hold a public hearing regarding such Plan Application. The public hearing may occur as part of any regularly scheduled or special Council meeting.
3. The University Heights City Council may approve, deny, or approve on condition any such Plan Application.
4. No building permit shall issue for property within the PUD Zone until the University Heights City Council has approved a Plan Application pursuant to Section 11(D) and the Council and Developer have executed a Development Agreement pursuant to Section 11(E) of this ordinance.
5. Once approved, a Plan Application may be modified by written instrument approved by the University Heights City Council and by the Developer.
6. Once approved, a Development Agreement may be modified by written instrument approved by the University Heights City Council and by the Developer.

D. PUD Plan Application Requirements. A PUD Plan Application must set forth or otherwise include all of the following:

1. Location, size, and legal description of the site.
2. Location and area of land uses.
3. Detailed site plan.
4. Front, side, and rear yard setbacks.
5. Existing topography at two-foot intervals.
6. Grading plan at one-foot contours.
7. Location and description of major site features, including tree masses, drainageways, wetlands, and soils.
8. Sensitive areas site plan, including erosion control plans.
9. Proposed type of development, e.g., condominium, single-family dwelling, two-family dwelling, etc.
10. Location and size of buildings or building footprints.
11. Design elevations showing all sides of every building and perimeter fences.
12. Description of materials for all exterior building surfaces and perimeter fences.
13. Vertical and horizontal dimensions of the exterior of all buildings and perimeter fences.
14. Maximum height of proposed structures and perimeter fences.
15. Location of existing and proposed utilities, sanitary sewers, storm water facilities, and water, gas, and electrical distribution systems.
16. Preliminary Plat.

17. Final Plat.
  18. Deed restrictions, covenants, agreements, association bylaws and/or other documents controlling the use of the property, providing for maintenance and repair of the sanitary sewer lift station that serves the property, and controlling the type of construction or development activities of future residents.
  19. All other information reasonably required by the University Heights City Council or its designees to explain or illustrate the Plan Application.
- E. Development Agreement. The PUD Plan shall also include a Development Agreement establishing development requirements and addressing certain other items, including the following:
1. Design standards applicable to the project.
  2. Development covenants, easements, and restrictions, including a prohibition on further subdivision of any lot in the approved PUD Plan and providing for maintenance and repair of the sanitary sewer lift station serving the PUD Zone.
  3. Site improvements, including sidewalks, that will be constructed following approval of the Site Development Plan.
  4. Timing of commencement and completion of construction of buildings and improvements pursuant to the PUD Plan.
  5. Payment of the Developer of the costs and fees, including engineering and legal fees, incurred by the City of University Heights in considering the PUD Plan.

Section 12. Multiple-Family Planned Unit Development (PUD).

- A. Intention. The Multiple-Family PUD regulations and requirements are intended to accommodate projects for which the specific architectural design and site layout of individual buildings and elements shall be subject to approval by the University Heights City Council. Development may occur provided that it is consistent with the overall design and development elements reviewed and approved by the University Heights City Council, all as provided in this Ordinance.
- B. Development Options - Density, Height, Parking, and Green Space Restrictions. Property may be developed as a Multiple-Family PUD in the following alternatives pursuant to the respective regulations and restrictions provided:
1. Alternative 1 - Vertical Concept.
    - a. No more than one hundred forty-four (144) single-family dwelling units may be constructed.
    - b. No building may exceed fifty-five (55) feet in height as defined in Section 7 of this Ordinance.
    - c. A minimum of two hundred fifty-two (252) off-street parking spaces shall be provided. "Parking space" is defined in Section 10 of this Ordinance.
    - d. A minimum of one hundred twenty thousand seven hundred sixteen (120,716) square feet of the property shall not be encumbered by buildings, parking areas, or walkways, but rather shall be maintained as green space consisting of grass, trees, shrubs, or other living vegetation.

e. The eave of any building shall not be less than forty-five (45) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; twenty (20) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and thirty (30) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.

f. Building projections, including screened porches or walls, shall not be less than thirty-five (35) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; ten (10) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and twenty (20) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.

g. The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.

2. Alternative 2 - Horizontal Concept.

a. No more than one hundred thirty-three (133) single-family dwelling units may be constructed.

b. No building may exceed thirty-nine (39) feet in height as defined in Section 7 of this Ordinance.

c. A minimum of two hundred (200) off-street parking spaces shall be provided. "Parking space" is defined in Section 10 of this Ordinance.

d. A minimum of eighty-seven thousand nine hundred seventy-six (87,976) square feet of the property shall not be encumbered by buildings, parking areas, or walkways, but rather shall be maintained as green space consisting of grass, trees, shrubs, or other living vegetation.

e. The eave of any building shall not be less than forty-five (45) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; twenty (20) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and thirty (30) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property; provided, however, that the existing garages may remain as presently situated and located if they are part of the Multiple-Family PUD; and further provided that the foundation of a new garage shall not be less than twenty (20) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.

f. Building projections, including screened porches or walls, shall not be less than thirty-five (35) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; ten (10) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and twenty (20) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property; provided, however, that the existing garages may remain as presently situated and located if they are part of the Multiple-Family PUD; and further provided that the foundation of a new garage shall not be less than twenty (20) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.

g. The University Heights City Council may approve a Multiple-Family PUD application that includes parking spaces 18 feet in length and includes parking spaces in required minimum yards notwithstanding the provisions of Section 10 of this ordinance.

h. The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.

C. Additional Development Regulations and Restrictions. The following regulations and restrictions apply to property developed as a Multiple-Family PUD under either alternative:

1. The eave of any building shall not be less than forty-five (45) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; twenty (20) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and thirty (30) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.
2. Building projections, including screened porches or walls, shall not be less than thirty-five (35) feet from the lot line along Marietta Avenue; twenty-five (25) feet from the lot lines along George and Sunset Streets; ten (10) feet from the westerly one hundred forty-five and eighty-two hundredths (145.82) feet of the lot line that constitutes the municipal boundary to the south of the property; and twenty (20) feet from the easterly five hundred four and twenty-nine hundredths (504.29) feet of the lot line that constitutes the municipal boundary to the south of the property.
3. The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.

D. Procedure.

1. Any person or entity proposing a project in the Multiple-Family PUD Zone shall submit fifteen (15) copies of a Multiple-Family

PUD Plan Application setting forth all the information specified in Section 12(D) of this Ordinance.

2. The University Heights City Council shall hold a public hearing regarding such Plan Application. The public hearing may occur as part of any regularly scheduled or special Council meeting.
  3. The University Heights City Council may approve, deny, or approve on condition any such Plan Application.
  4. No building permit shall issue for development of any property pursuant to a Multiple-Family PUD until the University Heights City Council has approved a Plan Application pursuant to Section 12(D) and the Council and Developer have executed a Development Agreement pursuant to Section 12(E) of this Ordinance.
  5. Once approved, a Plan Application may be modified by written instrument approved by the University Heights City Council and by the Developer.
  6. Once approved, a Development Agreement may be modified by written instrument approved by the University Heights City Council and by the Developer.
- E. Multiple-Family PUD Plan Application Requirements. A Multiple-Family PUD Plan Application must set forth or otherwise include all of the following:
1. Location, size, and legal description of the site.
  2. Location and area of land uses.
  3. Detailed site plan showing all existing or proposed easements.
  4. Front, side, and rear yard setbacks.
  5. Existing topography at two-foot intervals.
  6. Grading plan at one-foot contours.
  7. Location and description of major site features, including tree masses, drainageways, wetlands, and soils.
  8. Erosion control plan.
  9. Proposed type of development, e.g., condominium, multiple-family dwelling, etc.
  10. Location and size of buildings or building footprints.
  11. Design elevations showing all sides of every building, roofline, and perimeter fences.
  12. Description of materials for all exterior building surfaces and perimeter fences.
  13. Vertical and horizontal dimensions of the exterior of all buildings and perimeter fences.
  14. Maximum height of proposed structures and perimeter fences.
  15. Floor plans showing square footage of each dwelling unit.
  16. Location of existing and proposed utilities, sanitary sewers, storm water facilities, and water, gas, and electrical distribution systems.

17. Preliminary Plat.
  18. Final Plat.
  19. Deed restrictions, covenants, agreements, association bylaws and/or other documents controlling the use of the property and controlling the type of construction or development activities of future residents.
  20. All other information reasonably required by the University Heights City Council or its designees to explain or illustrate the Plan Application.
- F. Development Agreement. The Multiple-Family PUD Plan shall also include a Development Agreement establishing development requirements and addressing certain other items, including the following:
1. Design standard applicable to the project.
  2. Development covenants, easements, and restrictions, including a prohibition on further subdivision of the property developed pursuant to the Multiple-Family PUD.
  3. Site improvements, including sidewalks, that will be constructed following approval of the Site Development Plan.
  4. Timing of commencement and completion of construction of buildings and improvements pursuant to the Multiple-Family PUD Plan.
  5. Payment by the Developer of the costs and fees, including engineering, legal, publication and recording fees, incurred by the City of University Heights in considering the PUD Plan.

Section 13. Multiple-Family Commercial PUD.

- A. Intention. The Multiple-Family commercial PUD regulations and requirements are intended to accommodate projects for which the specific architectural design and site layout of individual buildings and elements shall be subject to approval by the University Heights City Council. Development may occur provided that it is consistent with the overall design and development elements reviewed and approved by the University Heights City Council, all as provided in this Ordinance.
- B. Development Regulations and Restrictions. Property may be developed as a Multiple-Family Commercial PUD Zone pursuant to the following regulations and restrictions:
  1. No more than two (2) buildings may be constructed with combined footprints of no more than forty-five thousand (45,000) square feet.
  2. No more than eighty (80) dwelling units may be constructed.
  3. No more than twenty thousand (20,000) square feet of commercial space may be constructed.
  4. No more than one person not a member of the family as defined in Section 3 of this Ordinance may occupy each dwelling unit as part of the individual housekeeping unit.
  5. The front building of the development (closest to Melrose Avenue) shall not exceed thirty-eight (38) feet in height, and the rear building shall not exceed seventy-six (76) feet in height. "Height" is defined in Section 7 of this Ordinance.

6. A minimum of one hundred eighty-five (185) off-street parking spaces, of which no more than fifty-five (55) may be above ground, shall be provided for commercial and residential uses. "Parking space" is defined in Section 10 of this Ordinance.
7. The eaves or building projections, including screened porches or walls, of the front building shall not be less than thirty three (33) feet from the lot line along Melrose Avenue; the eaves or building projections, including screened porches or walls, of any other building or portion thereof shall not be less than twenty (20) feet from any lot line.
8. The University Heights City Council may impose additional reasonable conditions as it deems necessary to ensure that the development is compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.

C. Procedure.

1. Any person or entity proposing development as a Multiple-Family Commercial PUD shall submit fifteen (15) copies of a Multiple-Family Commercial PUD Plan Application setting forth all the information specified in Section 13(D) of this Ordinance.
2. The University Heights City Council shall hold a public hearing regarding such Plan Application. The public hearing may occur as part of any regularly scheduled or special Council meeting.
3. The University Heights City Council in its sole discretion may approve, deny, or approve on condition any such Plan Application or any part thereof.
4. No building permit shall issue for development of any property pursuant to a Multiple-Family Commercial PUD until the University Heights City Council has approved a Plan Application pursuant to Section 13(D) and the Council and Developer have executed a Development Agreement pursuant to Section 13(E) of this Ordinance.
5. Once approved, a Plan Application may be modified by written instrument approved by the University Heights City Council and by the Developer.
6. Once approved, a Development Agreement may be modified by written instrument approved by the University Heights City Council and by the Developer.

D. Multiple-Family Commercial PUD Plan Application Requirements. A Multiple-Family Commercial PUD Plan Application must set forth or otherwise include all of the following:

1. Location, size, and legal description of the site.
2. Location and area of land uses.
3. Detailed site plan showing all existing or proposed easements.
4. Front, side, and rear yard setbacks.
5. Existing topography at two-foot intervals.
6. Grading plan at one-foot contours.

7. Location and description of major site features, including tree masses, drainageways, wetlands, and soils.
  8. Erosion control plan.
  9. Proposed type or types of development, e.g., commercial, multiple-family dwelling, etc.
  10. Location and size of buildings or building footprints.
  11. Design elevations showing all sides of every building, roofline, and perimeter fences.
  12. Description of materials for all exterior building surfaces and perimeter fences.
  13. Vertical and horizontal dimensions of the exterior of all buildings and perimeter fences.
  14. Maximum height of proposed structures and perimeter fences.
  15. Floor plans showing square footage of each commercial and each dwelling unit.
  16. Location of existing and proposed utilities, sanitary sewers, storm water facilities, and water, gas, and electrical distribution systems.
  17. Preliminary Plat, if applicable.
  18. Final Plat, if applicable.
  19. Deed restrictions, covenants, agreements, association bylaws and/or other documents controlling the use of the property and controlling the type of construction or development activities of future residents.
  20. All other information reasonably required by the University Heights City Council or its designees to explain or illustrate the Plan Application.
- E. Development Agreement. The Multiple-Family Commercial PUD Plan shall also include a Development Agreement establishing development requirements and addressing certain other items, including the following:
1. Design standards applicable to the project.
  2. Development covenants, easements, and restrictions, including a prohibition on further subdivision of the property developed pursuant to the Multiple-Family Commercial PUD. Restrictions may also include the types of businesses and hours of operation of businesses located in the commercial space portion of the Multiple-Family Commercial PUD and whether and on what conditions some or all dwelling units may be leased.
  3. Site improvements, including sidewalks, that will be constructed following approval of the Site Development Plan.
  4. Timing of commencement and completion of construction of buildings and improvements pursuant to the Multiple-Family Commercial PUD Plan.
  5. Payment by the Developer of the costs and fees, including engineering, legal, administrative, publication and recording

fees, incurred by the City of University Heights in considering the PUD Plan.

Section 14. Building Permits. No building shall hereafter be erected or structurally altered until a building permit is issued by the Building Inspector in accordance with the provisions of this ordinance and of the Building Code.

Section 15. Board of Adjustment Created. A Board of Adjustment is hereby created. The Board of Adjustment shall consist of five members, each to be appointed for a term of five years, excepting that when the board shall first be created one member shall be appointed for a term of five years, one for a term of four years, one for a term of three years, one for a term of two years, and one for a term of one year. The Board shall elect a chairman from its membership, and appoint a secretary. The procedures, duties and powers of the Board shall be as follows:

1. Meetings.
  - a) Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine.
  - b) All meetings of the Board shall be open to the public.
  - c) Minutes shall be kept of each meeting or proceeding of the Board showing the vote of each member upon each question, or if absent or if failing to vote, indicating such fact, which minutes shall be filed with the City Clerk and shall be a public record.
  - d) A majority of the Board shall constitute a quorum.
  - e) The Board may adopt such additional rules of procedure that are not in conflict with this ordinance or the Statutes of the State of Iowa.
2. Appeals and Applications to the Board.
  - a) Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City of University Heights affected by any decisions of the Building Inspector based on the provisions of this ordinance. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing a notice of appeal with the City Clerk, specifying the grounds thereof. The City Clerk shall transmit a copy of said notice to the Building Inspector and to the Board of Adjustment. The Building Inspector shall forthwith transmit to the Board all of the papers constituting the record upon which the action appealed from was taken.
  - b) Any person may make application to the Board for an exception or variance to this ordinance by filing a written application with the City Clerk, who shall promptly notify the chairman of the Board of Adjustment of said application.
  - c) An appeal stays all proceedings in furtherance of the action appealed from, unless the Building Inspector certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such cases proceedings, shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application or

notice to the officer from whom the appeal is taken and on due cause shown.

- d) The Board shall fix a reasonable time for a hearing of any application or appeal and shall give notice of said hearing by one publication of a notice of the hearing in a newspaper with general circulation in the City of University Heights and by written notice by Certified U.S. Mail to the parties in interest not less than 15 days nor more than 30 days prior to the day of the hearing.
- e) The concurring vote of three members of the Board shall be necessary to revise any order, requirement, decision or determination of the Building Inspector, or to decide in favor of the applicant on any matter upon which it is required to pass or to effect any exception or variation to this ordinance.
- f) A filing fee of \$50.00 shall be paid with the filing of any application or appeal provided for herein.

3. Powers. The Board shall have the following powers:

- a) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by any administrative official in the enforcement of this ordinance.
- b) To hear and decide the following special exceptions to the terms of this ordinance:
  - 1) Reconstruction of or alterations or additions to non-conforming buildings that would otherwise be prohibited under the provisions of this ordinance.
  - 2) Use of premises for public utility purposes.
- c) To authorize upon appeal in the following specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of this ordinance will result in an unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done:
  - 1) Vary the yard, height or lot area regulations where there is an exceptional or unusual dimensional configuration or physical condition of the lot not generally prevalent in the neighborhood and which condition when related to the regulations of this ordinance would prevent a reasonable or sensible arrangement of buildings on the lot.
  - 2) Vary the parking regulations where an applicant demonstrates conclusively that the specific use of a building would make unnecessary the parking spaces required by this Chapter but providing that such a reduction not be more than 50 percent of the usual requirement.
- d) Hear and decide appeals concerning fences as provided in Ordinance No. 105.

4. No order of the Board permitting any construction of or to a building shall be valid for a period longer than one (1) year unless a building permit is obtained within such period.

Section 16. Non-conforming Uses and Buildings.

- A. Intent. It is the intent of this ordinance to restrict and eventually eliminate non-conforming uses because they have been found to be incompatible with permitted uses in the zone involved. Non-conforming buildings shall be regulated to prevent an increase in the degree of non-conformity. The lawful use of any building or land existing on the effective date of this ordinance may continue although such use does not conform with the provisions of this ordinance, subject to the conditions contained herein.
- B. General Provisions.
1. Construction Approved Prior to Ordinance. Nothing in this ordinance shall require any change in plans, construction or designated use of a building or structure for which substantial construction has lawfully begun prior to the effective date of this ordinance. Substantial construction shall be deemed to include excavation and demolition of existing buildings.
  2. Unlawful Use Not Authorized. Nothing in this ordinance shall be interpreted as authorization for the continuance of the use of a structure or land in violation of the zoning regulation in effect prior to the enactment of this ordinance.
- C. Non-conforming Lots of Record.
1. In an R-1 or B zone, a building may be erected for any use permitted in the zone on any lot of record on the effective date of this ordinance notwithstanding the lot's failure to meet the requirements of the zone for frontage and width. In any zone in which single-family dwellings are permitted, a single-family dwelling and accessory buildings may be erected on any lot of record on the effective date of this ordinance notwithstanding its failure to meet the requirements of the zone for area.
  2. A single-family dwelling on a non-conforming lot may be repaired, reconstructed or structurally altered provided the structural alteration does not increase the degree of non-conformity with yard and area requirements. A multi-family building located on a non-conforming lot which does not meet the area requirements may be repaired and may be remodeled to a lesser number of units but shall not be reconstructed or structurally altered.
  3. If two (2) or more contiguous non-conforming lots or portions thereof become owned by a common owner, the land involved shall be deemed a single parcel for the purposes of this ordinance and no portion of said parcel shall be sold or used in a manner which diminishes compliance with lot width and area requirements.
- D. Non-conforming Use.
1. No existing structure devoted to a use not permitted by this ordinance in the zone in which it is located shall be enlarged, reconstructed, moved or structurally altered as provided herein.
  2. No non-conforming use may be extended through additional parts of a building nor to occupy any land outside such building.
  3. A non-conforming use may be changed only to a use permitted in the same or higher zone. For the purposes of this section, the same zone means the most restrictive zone in which the non-conforming use is a permitted use; a higher zone means a zone which is more restrictive than the most restrictive zone in which the non-conforming use is a permitted use. If it is

changed to a higher or conforming use, it may not resume the prior non-conforming use.

4. Any structure devoted to a non-conforming use which has been destroyed or damaged by fire, explosion, act of God or by a public enemy to the extent of fifty percent (50%) or more of its value, shall thereafter conform to the provisions of this ordinance. Where the damage is less than fifty percent (50%), such structure may be restored to the same non-conforming use as existed before such damage.
5. Any non-conforming use of land may not be extended to occupy a greater area of land than was owned on the effective date of the ordinance nor may additional structures be erected in connection with such non-conforming use of land.
6. Any non-conforming use of land or buildings which has ceased by discontinuance or abandonment for a period of three months shall thereafter conform to the provisions of this ordinance.
7. Any driveways, parking spaces, or parking areas in place and in use as of December 1, 2008, that comprise more than one-third (1/3) of the required front yard may continue to be used if they are constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free surface material. Such non-conforming driveways, parking spaces, or parking areas may be repaired or replaced with like material, but they may not be enlarged.
8. Any driveways, parking spaces, or parking areas in place and in use as of December 1, 2008, that comprise one-third (1/3) or less of the required front yard may continue to be used if they are constructed of loose gravel, rock, or stone; or compacted gravel, rock, or stone; or crushed rock or chip seal surfaces. Such non-conforming driveways, parking spaces, or parking areas may be repaired or replaced with like material, but they may not be enlarged.
9. Any driveways, parking spaces, or parking areas in place and in use as of December 1, 2008, that project into a rear yard may continue to be used if they lead to or provide access to a garage with a door or opening large enough to admit automobiles; and if the door or opening faces the rear yard; and if the door or opening was in place as of December 1, 2008; and if they are constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free surface material. Such non-conforming driveways, parking spaces, or parking areas may be repaired or replaced, but they may not be enlarged. In the event the garage door or opening that faces the rear yard is ever closed off or otherwise abandoned, the non-conforming driveways, parking spaces, or parking areas must be removed and the rear yard shall thereafter conform to the provisions of this ordinance.

10. Any open terrace, patio, or concrete slab (collectively "projection") permitted by Section 8(D) to be located in the rear yard of a lot adjacent to the east side of Olive Court that is in place and in use as of February 1, 2013, may continue to be used only as follows:

A. If the projection itself comprises more than one-third (1/3) of the required rear yard, it may continue to be used only under the following conditions:

i) it is not used for parking motor vehicles; and

ii) it is constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free surface material.

B. If the square footage of the projection plus the square footage of any parking spaces and driveway located in the same yard comprise more than one-third (1/3) of the required rear yard, the projection may continue to be used only under the following conditions:

i) it is not used for parking motor vehicles;

ii) it is constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free surface material; and

iii) the line between it and the parking spaces and/or driveway must be marked or otherwise demarcated to designate clearly the area where parking is not permitted.

C. Such non-conforming terraces, patios, or concrete slabs may be repaired or replaced with like material, but they may not be enlarged.

E. Non-conforming Buildings.

1. Any building, which contains a conforming use, but could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot or other requirements concerning the structure, may continue subject to the following conditions:
  - a) Any non-conforming building which has been destroyed or damaged by fire, explosion, act of God or by a public enemy to any extent may be restored to the same degree of non-conformity as existed before such damage.
  - b) No building may be structurally altered in a way which increases or extends its non-conformity; however, it may be structurally altered in a way which will not affect or which will decrease its non-conformity.

Section 17. Abandonment. Whenever a non-conforming use has been abandoned or discontinued for a period of at least Three months, such use shall not thereafter be re-established and any future use shall be in conformity with the provisions of this ordinance.

Section 18. Amendments to this Ordinance. The boundaries of districts as now established and the regulations thereof may be amended, supplemented, changed, or repealed by the City Council from time to time, either upon its own motion, or upon a petition therefore, or upon recommendation of the Zoning Commission as hereinafter provided:

1. Any petition for a proposed amendment, supplement, change, modification or repeal of any section of this zoning ordinance shall be filed with the City Clerk with four (4) duplicate copies and the Clerk shall deliver the same to the Zoning Commission for its recommendations and report. If the Zoning Commission makes no report within 45 days from the date of filing of the petition, it shall be considered to have made a report approving the proposed amendment, supplement, modification or change.

2. The Zoning Commission shall file its recommendations and report to the City Clerk and the Council shall, before enacting any proposed amendment, supplement, change, modification or repeal, hold a public hearing in relation thereto, giving at least 15 days notice of the time and place of such hearing, which notice shall be published in a newspaper having a general circulation in the City of University Heights, Iowa.
3. If the Zoning Commission recommends against, or if a protest against such proposal, amendment, supplement, change, modification or repeal shall be presented in writing to the City Clerk, duly signed and acknowledged by the owners of 20% or more, either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending the depth of one lot or not to exceed 200 feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed 200 feet from the street frontage of such opposite lots, such amendment, supplement, change, modifications or repeal shall not become effective except by the favorable vote of three-fourths (3/4ths) of the members of the Council.

Section 19. Penalty. Anyone violating any of the provisions of this ordinance shall, upon conviction, be subject to imprisonment not exceeding thirty (30) days, or a fine not exceeding One Hundred Dollars (\$100.00). Each day that a violation is permitted to exist after proper notice shall constitute a separate offense.

Section 20. Repealer. Ordinances Numbers 35, 54, and 62, and all other ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

Section 21. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 22. Building Fees and Uniform Building Code. Nothing in this Ordinance is to be construed as invalidating anything in the Building Fees and Uniform Building Code Ordinance.

Section 23. Effective Date. This Ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City Council on January 12, 1982, and approved January 12, 1982.

s/Chan F. Coulter, MAYOR

Attest: s/Lloyd A. Knowles, CITY CLERK

Published in the Iowa City Press Citizen January 20, 1982.

\*The signed original ordinance is on file with the University Heights City Attorney.

Amendment adding Section 3(23) and Section 9(C) passed and approved March 10, 1998, and published in the Iowa City Press Citizen on March 24, 1998. See attached amendment following this amended version.

Amendment adding Section 6(C)(8) passed and approved June 9, 1998, and published in the Iowa City Press Citizen on June 9, 1998. Amendment provided as follows:

Catering businesses. These businesses are permitted to sell products for off-premises consumption. They also are permitted to have seating for no more than 20 persons and to sell products for on-premises consumption to this limited extent.

Ordinance No. 113, amending Section 6(C)(8) and Section 7 and adding Section 6(C)(9) was passed and approved October 10, 2000, and published in the Iowa City Press-Citizen on January 12, 2001. The amendment deleted text following "Catering businesses" (Section 6(C)(8)), added Section 6(C)(9), and added language to the height restrictions (Section 7).

Ordinance No. 130, amending Section 5(A)(5), Section 6(E), and Section 11, and deleting Section 9(C), was passed and approved on June 10, 2003, and published June 26, 2003. The amendment added an additional zone, the PUD Planned Unit Development Zone and specified uses for that zone. The amendment removed prior lot regulations regarding the University Athletic Club Subdivision. The amendment also created a Planned Unit Development regulations for that property, and renumbered former sections 11-19 to be known as sections 12-20.

Ordinance No. 133, amending Section 6(B) and Section 12 Multiple-Family Planned Unit Development, was passed and approved March 9, 2004, and published in the Iowa City Press-Citizen on April 17, 2004. The Amendment added an additional use for property in the R-3 Multiple-Family Residential Zone (Section 6(B)(3)) and created Multiple-Family Planned Unit Development regulations (Section 12). It also renumbered former Sections 12-20.

Ordinance No. 134, amending Section 12(B)(5) and Section 12(B)(6), was passed and approved May 11, 2004, and published in the Iowa City Press-Citizen on May 25, 2004. The amendment revised green space and set back requirements for Multiple-Family Planned Unit Development projects.

Ordinance No. 146, amending Section 12(B) and adding Section 12(C), was passed and approved April 12, 2005, and published in the Iowa City Press-Citizen on May 6, 2005. The amendment reorganized Section 12 (B) into (1) Alternative 1 - Vertical Concept and (2) Alternative 2 - Horizontal Concept. It renumbered former Sections 12(B)(5), 12(B)(6) and 12(B)(7) as Sections 12(C)(1), 12(C)(2) and 12(C)(3). Zoning Ordinance Subsections 12(C) to 12(E) will be renumbered as Subsections 12(D) to 12(F). The amendment added zoning guidelines for multiple family Planned Unit Development.

Ordinance No. 150, amending Section 12 (B)(1) and 12 (B)(2), was passed and approved June 14, 2005 and published in the Iowa City Press-Citizen on January 29, 2005. The amendment renumbered former Sections 12 (C)(1), (2) and (3) to be known as Section 12 (B)(1)(E), (F) and (G). It added Sections 12 (B)(2)(E),(F) and (G). The amendment also renumbered former Section 12 (C)(3) as Section 12(B)(2)(h). The amendment added eave and building projection limitations on lot lines along Marietta Avenue, George and Sunset Streets, and parking spaces for multi-family planned unit development projects.

Ordinance No. 152 amending Section 12 (B)(2), was passed and approved August 9, 2005 and published in the Iowa City Press-Citizen on July 22, 2005. The amendment changed the building height for multiple-family planned unit development projects from 35 to 39 feet in height.

Ordinance No. 156 amending Section 3 (14), was passed and approved on March 13, 2007 and published in the Iowa City Press Citizen on May 12, 2007. The amendment adds language defining the front yard for Horn Elementary School.

Ordinance No. 171 amending Section 8 (D), Section 10(B) and (D), and Section 11 (B)(4) and adding Section 14 (3)(d), Section 15 (D)(7) and 15 (D)(8), was passed and approved on March 10, 2009 and published in the Iowa City Press-Citizen on March 18, 2009. Ordinance No. 171 amended Section 8(d) to provide that terraces, patios, and concrete slabs projecting into required yards may not be used for parking of motor vehicles. It amended Section 10(b) to provide that off-street parking spaces must be constructed of asphalt, cement, or another permanent, dust-free material but not constructed of dirt, gravel, rock, or stone. It amended Section 10(D) to provide that two-thirds of required front yards in the R-1 zone must remain free of parking. It amended Section 11(b)(4) to change the name of "Quarterback Court" to "Birkdale Court". It amended Section 14(3)(d) to empower the Board of Adjustment to hear appeals concerning fences as provided in Ordinance No. 105. Finally, it added Section 15(d)(7) and (8) to provide for certain non-conforming driveways, parking spaces, or parking areas.

Ordinance No. 173 adding Section 15(D)(9), was passed and approved on December 8, 2009 and published in the Iowa City Press-Citizen on December 17, 2009. The amendment adds language regarding driveways, parking spaces, or parking areas that project into a rear yard.

Ordinance No. 180 amending Section 5(A)(6), adding Section 6(F), and a new Section 13 - Multiple-Family Commercial PUD, was passed and approved on December 14, 2010 and published in the Iowa City Press-Citizen on March 4, 2011. The amendment created the "Multiple-Family Commercial" zoning district, defined the permitted uses in that district, and provided a process for considering a Multiple-Family Commercial PUD application. It renumbered former sections 13 - 22 as sections 14 - 23.

Steve/UH/UHOrdinances/Ordinance 079 Amended by 146,150,152,156,171,173, 180

ORDINANCE NO. 184

AN ORDINANCE AMENDING ORDINANCE NO. 105  
(REGULATING FENCES, HEDGES, AND OTHER PLANTINGS)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS,  
JOHNSON COUNTY, IOWA:

University Heights Ordinance No. 105 is amended as follows (with additions indicated by underline and deletions indicated by ~~strike-through~~):

SECTION:

\*\*\*\*

2: FENCE AND HEDGE LOCATION AND HEIGHT REQUIREMENTS:

\*\*\*\*

- B. Fences, retaining walls, hedges or other plantings shall be located so no part thereof is within two feet (2') of any alley or a street right-of-way line.
- C. At street intersections, no fence, retaining wall, hedge, or other planting more than three feet (3') in height above the curb level shall be located within a triangular area, two (2) of its sides twenty-five feet (25') in length and measured along the right-of-way lines from the point of intersection. Any fence, retaining wall, hedge, or other planting in existence upon adoption of this ordinance or any respective amendment to this ordinance and not in compliance with this subsection (2(c)) shall be brought into conformance within thirty (30) days of publication of the ordinance or respective amendment. Provided, however, that this subsection 2(c) shall not apply to the following:
1. Fences, retaining walls, hedges, or other plantings that presently are situated upon or near the lot lines of properties abutting the west right-of-way line of Sunset Street south of Melrose Avenue provided such structures are parallel to the right-of-way line or approximately so.
  2. Fences or retaining walls erected or hedges or other plantings planted to replace those existing upon enactment of the ordinance as identified in subsection 2(c)(1) herein.

Provided further that a fence otherwise subject to this subsection 2(c) is not in violation so long as it is no more than ten percent (10%) solid.

SAVING CLAUSE.

In the event any word, phrase, sentence, paragraph or section contained in this ordinance shall be held to be invalid, unlawful, or unconstitutional for any reason, then it is hereby declared that the remaining such portions and provisions of this ordinance would have been enacted and remain in full force and effect.

EFFECTIVE DATE.

This ordinance shall become effective upon its passage and publication as provided by law.

REPEALER.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted by the University Heights City Council this \_\_\_ day of \_\_\_\_\_, 2013, and approved this \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Louise From, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Christine Anderson, City Clerk



STATE OF IOWA            )  
                                  )        SS:  
COUNTY OF JOHNSON    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for the state of Iowa, personally appeared Louise From and Christine Anderson, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of University Heights, Iowa; that the seal affixed to this instrument is the corporate seal of the city; and that said instrument was signed and sealed on behalf of the city, and that Louise From and Christine Anderson acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

STATE OF IOWA            )  
                                  )        SS:  
COUNTY OF JOHNSON    )

I, Christine Anderson, being first duly sworn, certify that the above ordinance was published in the Iowa City Press-Citizen the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Christine Anderson, City Clerk

Signed and sworn to before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Christine Anderson, Clerk of the City of University Heights.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

**City Clerk Report  
May 2013**

- **Two rental permits received since the last meeting:**  
127 Grandview Court  
247 Koser Avenue
- **Four new building permits received since the last meeting:**  
322 Koser Avenue – Converting screen porch to 3-season porch  
1212 Melrose Avenue – Bathroom remodel  
1212 Melrose Avenue – Electrical permit  
1517 Oakcrest Avenue – Uncovered wood deck

**Report from Norm:**

**Rental properties inspected in April were:**

210 Marietta Ave  
1257 Melrose Ave  
16 Olive Ct  
28 Olive Ct  
58 Olive Ct  
27 Prospect Pl

**Rental properties re-inspected for compliance in April were:**

210 Koser Ave  
1132 Melrose Ave  
1208 Melrose Ave  
1236 Melrose Ave  
1251 Melrose Ave

**247 Koser Ave and 127 Grandview Ct are new rental properties added to the rental rolls.**

**University Heights**  
**Building Permits**  
**January 1, 2013 - May 13, 2013**

Permit #	Building Address	Date Issued	Fee	Building Valuation	Description of Remodeling
BLD13-003	23 George Street	1/29/2013	\$374.40		Kitchen remodel (bldg., plumber, electrical and heating permits)
BLD13-004	1456 Grand Avenue	2/14/2013	\$398.53		Basement remodel (bldg., plumber, and electrical permits)
BLD13-006	23 Leamer Court	3/12/2013	\$451.50		Kitchen remodel, partial wall removal & update electrical
BLD13-007	307 Monroe Street	1/15/2013	\$573.02		Interior remodel (bldg., plumber, and electrical permits)
	1212 Melrose Avenue	4/23/2013	\$70.00		Plumbing and electrical permits for bathroom remodel
	322 Koser Avenue	3/25/2013	\$226.10	\$8,000.00	Converting screen porch to 3-season porch
BLD13-008	1517 Oakcrest Avenue	4/24/2013	\$79.50		15x20 uncovered wood deck
BLD13-009	1212 Melrose Avenue	4/24/2013	\$72.50		Bathroom remodel
Total			<u>\$2,245.55</u>	<u>\$8,000.00</u>	

Rental Address	Property Owner	Owner Phone Number	Owner Cell Phone Number	Owner E-mail	Registered Agent	Agent Phone Number	Agent E-mail
11 Glencrest Drive	Barbara and James Stehbens	319-338-9377		<a href="mailto:bstehbens@hotmail.com">bstehbens@hotmail.com</a>	Owner		
116 Golfview Avenue	Paul Moore	319-624-3871	319-430-2308	<a href="mailto:jmac3771@juno.com">jmac3771@juno.com</a>	Owner		
212 Golfview Avenue	Bernadine Haydon	479-253-7835		<a href="mailto:bernieha@pa.net">bernieha@pa.net</a>	Amelia Gauger and Gary Adelmunal	Gary - 319-358-937	<a href="mailto:amelia-gauger@uiowa.edu">amelia-gauger@uiowa.edu</a>
1424 Grand Avenue	Michael Goodheart			<a href="mailto:mgoodheart@gmail.com">mgoodheart@gmail.com</a>			
1491 Grand Avenue	Catherine & M. Naser Payvandi	319-364-4109			Owner		
102 Grandview Court	Prairie Iris Property, LLC	319-683-3379		<a href="mailto:lawlernyc@aol.com">lawlernyc@aol.com</a>	Owner (Judd Lawler)		
103 Grandview Court	JAMM Properties, LLC (Jack Stapleton, Manager)	319-354-0869	319-621-4771	<a href="mailto:ajmcstaple@gmail.com">ajmcstaple@gmail.com</a>	Owner		
106 Grandview Court	Danielle & Matthew Kalinsky	309-243-9742	309-230-4701	<a href="mailto:mhkalinsky@gmail.com">mhkalinsky@gmail.com</a>	Wayne Kalinsky	319-366-6764	<a href="mailto:kalcav@imonmail.com">kalcav@imonmail.com</a>
111 Grandview Court	Danielle & Matthew Kalinsky	309-243-9742	309-230-4701	<a href="mailto:mhkalinsky@gmail.com">mhkalinsky@gmail.com</a>	Wayne Kalinsky	319-366-6764	<a href="mailto:kalcav@imonmail.com">kalcav@imonmail.com</a>
112 Grandview Court	Barbara & Richard Schintler	319-351-1574			Owner		
115 Grandview Court	Molly & Matthew Calabria	919-755-6692	319-594-6764, 704-214-2316	<a href="mailto:matt.calabria@gmail.com">matt.calabria@gmail.com</a> & <a href="mailto:mscalabria1017@gmail.com">mscalabria1017@gmail.com</a> <a href="mailto:ell.edu">ell.edu</a>	Jack Stapleton	319-621-4771 & 319-354-0869	<a href="mailto:jack-stapleton@uiowa.edu">jack-stapleton@uiowa.edu</a>
116 Grandview Court	Tereda & Geroge Weiner	319-354-1800		<a href="mailto:qtamn5@mchsi.com">qtamn5@mchsi.com</a>	Owner		
117 Grandview Court	Marva Abel & Richard Knoedel (Morningside Rentals)	319-321-1383 & 319-337-7343		<a href="mailto:rknoedel@gmail.com">rknoedel@gmail.com</a> & <a href="mailto:marva@marva.com">marva@marva.com</a> <a href="mailto:porto.dennisanthony@gmail.com">porto.dennisanthony@gmail.com</a>	Owner		
127 Grandview Court	Dennis Porto	515-201-7667		<a href="mailto:porto.dennisanthony@gmail.com">porto.dennisanthony@gmail.com</a>	Owner		
201 Grandview Court	ASB Investments	504-451-9303		<a href="mailto:carol.sivitar@gmails.com">carol.sivitar@gmails.com</a>	Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
202 Grandview Court	John & Ellen Cloyed	319-348-4314			Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
204 Grandview Court	Amy & Todd Kersten	563-940-6500 & 563-940-0566		<a href="mailto:a_kersten@msn.com">a_kersten@msn.com</a>	Joshua Kersten	563-940-8922	<a href="mailto:joshua-kersten@uiowa.edu">joshua-kersten@uiowa.edu</a>
205 Grandview Court	Allison & Thomas Greenwald	515-232-0178	515-231-1807	<a href="mailto:tgreenwalde@mcfarlandclinic.com">tgreenwalde@mcfarlandclinic.com</a>	Anna Greenwald	515-231-1553	<a href="mailto:arg3574@truman.edu">arg3574@truman.edu</a>
206 Grandview Court	Happ Fennell	319-330-7852		<a href="mailto:fennell.hap@gmail.com">fennell.hap@gmail.com</a>	Owner		
212 Grandview Court	Kaitlin Prater	319-541-4412		<a href="mailto:KaitlinNWilcom@gmail.com">KaitlinNWilcom@gmail.com</a>	Owner		
213 Grandview Court	Nina Buonaito & John Cloyed				Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
211 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		
214 Grandview Court	Megan Srinivas	515-269-9118		<a href="mailto:megan-srinivas@uiowa.edu">megan-srinivas@uiowa.edu</a>	Tom Fennell	319-330-7851	<a href="mailto:tom@goTomgo.com">tom@goTomgo.com</a>
302 Grandview Court	ASB Investments	504-451-9303		<a href="mailto:carol.sivitar@gmails.com">carol.sivitar@gmails.com</a>	Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>

Rental Address	Property Owner	Owner Phone Number	Owner Cell Phone Number	Owner E-mail	Registered Agent	Agent Phone Number	Agent E-mail
306 Grandview Court	Teresa & Martin Salino-Hugg (ARFAM, LLC)	319-572-1981		<a href="mailto:tmhugg@mchsi.com">tmhugg@mchsi.com</a>	Phoebe Martin	319-541-8695	<a href="mailto:phoebe@skogman.com">phoebe@skogman.com</a>
307 Grandview Court	Xia Chen & Peige Zhou	515-779-1676		<a href="mailto:shannondm.house@gmail.com">shannondm.house@gmail.com</a>	Owner		
309 Grandview Court	Peige Zhou	515-770-9183		<a href="mailto:peige-zhou@uiowa.edu">peige-zhou@uiowa.edu</a>	Owner		
310 Grandview Court	Barbara & Richard Schintler	319-351-1574			Owner		
311 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		
316 Grandview Court	Cheryl & Keith Carter	319-331-8083		<a href="mailto:carterc@mchsi.com">carterc@mchsi.com</a>	Owner		
401 Grandview Court	Amy & Michael Kanellis	(w) 319-335-7439	319-530-3570	<a href="mailto:michael-kanellis@uiowa.edu">michael-kanellis@uiowa.edu</a>	Owner		
404 Grandview Court	Montag Properties, L.L.C.	515-887-8535		<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>	Jeff Montag	515-887-8535	<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>
406 Grandview Court	Barbara & Richard Schintler	319-351-1574			Owner		
408 Grandview Court	Branford, L.C. Dixie & Robert Weiss	515-988-0188		<a href="mailto:staudt.jon@gmail.com">staudt.jon@gmail.com</a>	Genevieve Staudt	515-277-7903	<a href="mailto:genstaudt@gmail.com">genstaudt@gmail.com</a>
411 Grandview Court	Weiss	641-753-5187		<a href="mailto:weisslaw@heartof iowa.net">weisslaw@heartof iowa.net</a>	Brett Weiss	319-830-6116	<a href="mailto:brett-weiss@uiowa.edu">brett-weiss@uiowa.edu</a>
415 Grandview Court	Krishna Das				Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
500 Grandview Court	Jim Paisly	605-645-2539		<a href="mailto:snortonj@gmail.com">snortonj@gmail.com</a>	Tom Fennell - Ambrose & Boyd	319-330-7851	<a href="mailto:tom@goTomgo.com">tom@goTomgo.com</a>
503 Grandview Court	Montag Properties, L.L.C.	515-887-8535		<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>	Jeff Montag	515-887-8535	<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>
504 Grandview Court	Shobha R. Chitneni	563-344-0988		<a href="mailto:srchitneni@gmail.com">srchitneni@gmail.com</a>	Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
505 Grandview Court	ASB Investments	504-451-9303		<a href="mailto:carol.sivitar@gmails.com">carol.sivitar@gmails.com</a>	Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
506 Grandview Court	ASB Investments	504-451-9303		<a href="mailto:carol.sivitar@gmails.com">carol.sivitar@gmails.com</a>	Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
511 Grandview Court	Montag Properties, L.L.C.	515-887-8535		<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>	Jeff Montag	515-887-8535	<a href="mailto:Jeff.Montag@countrymaid.net">Jeff.Montag@countrymaid.net</a>
512 Grandview Court	Branford, L.C.	515-988-0188		<a href="mailto:staudt.jon@gmail.com">staudt.jon@gmail.com</a>	Genevieve Staudt	515-277-7903	<a href="mailto:genstaudt@gmail.com">genstaudt@gmail.com</a>
513 Grandview Court	Phillip Knoedel	323-899-4367		<a href="mailto:phil.knoedel@gmail.com">phil.knoedel@gmail.com</a>	Richard Knoedel	319-337-7343	<a href="mailto:rknoedel@gmail.com">rknoedel@gmail.com</a>
516 Grandview Court	Maneesh Kumar	319-853-8168		<a href="mailto:mgkumar@gmail.com">mgkumar@gmail.com</a>	Amanda Kalen	563-349-9049	<a href="mailto:amanda-kalen@uiowa.edu">amanda-kalen@uiowa.edu</a>
517 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		
525 Grandview Court	Barbara & Richard Schintler	319-351-1574			Owner		
527 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		

Rental Address	Property Owner	Owner Phone Number	Owner Cell Phone Number	Owner E-mail	Registered Agent	Agent Phone Number	Agent E-mail
528 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		
614 Grandview Court	Kurt Westlund	319-360-3552		<a href="mailto:j.westlund@mchsi.com">j.westlund@mchsi.com</a>	Owner		
615 Grandview Court	Elizabeth Breitbach	507-884-6210		<a href="mailto:elizabeth-breitbach@uiowa.edu">elizabeth-breitbach@uiowa.edu</a>	Owner		
620 Grandview Court	Cathy Miller				Keystone Property Management	319-338-6288	<a href="mailto:lkimura@keystoneproperty.net">lkimura@keystoneproperty.net</a>
622 Grandview Court	Alice & Tom Fennell	319-351-2652	319-330-7851		Owner		
624 Grandview Court	Michael Blum				Owner		
625 Grandview Court	Wendy Buresh	319-364-1055		<a href="mailto:queenwendy@gmail.com">queenwendy@gmail.com</a>	NCSML Properties, LLC	319-362-8500	<a href="mailto:gnaughton@ncsml.org">gnaughton@ncsml.org</a>
21 Highland Drive	Brenda, Joe and Andrew Ewing	319-354-9702		<a href="mailto:RJEIC@mchsi.com">RJEIC@mchsi.com</a>	Owner		
37 Highland Drive	Goodman Investments, LLC	319-325-1600		<a href="mailto:jaygoodman22@aol.com">jaygoodman22@aol.com</a>	Owner		
43 Highland Drive	Goodman Investments, LLC	319-325-1600		<a href="mailto:jaygoodman22@aol.com">jaygoodman22@aol.com</a>	Owner		
100 Highland Drive	Fredrick Woodard	319-354-1498	617-515-2821		Owner		
107 1/2 Highland Drive	Elizabeth Goetzman	319-331-4996		<a href="mailto:betsyq1@mchsi.com">betsyq1@mchsi.com</a>	Owner		
121 Highland Drive	Frank Fleming & Judy Swift	319-688-0679			Owner		
138 Highland Drive	K2 LLC	319-354-7897	319-430-6730	<a href="mailto:erling-anderson@uiowa.edu">erling-anderson@uiowa.edu</a>	Owner		
140 Highland Drive	Julie & Kevin Prohaska	612-963-0720		<a href="mailto:krprohaska@gmail.com">krprohaska@gmail.com</a>	Jordan Prohaska	612-280-5820	<a href="mailto:jordan-prohaska@uiowa.edu">jordan-prohaska@uiowa.edu</a>
208 Highland Drive	Anne & Michael Murray	319-530-9314		<a href="mailto:mmurray57@mchsi.com">mmurray57@mchsi.com</a>	Owner		
215 Highland Drive	REGO	403-975-5515		<a href="mailto:brent@regollc.com">brent@regollc.com</a>	River City Property Management	319-887-2187	
226 Highland Drive	Maria & Bruce Miller	319-354-3927		<a href="mailto:maria-miller@uiowa.edu">maria-miller@uiowa.edu</a>	Owner		
236 Highland Drive	Kevin Pratt	319-325-9713		<a href="mailto:prattklp@aol.com">prattklp@aol.com</a>	Owner		
306 Highland Drive	Judy Payne	919-724-3192		<a href="mailto:judithpayne2257@yahoo.com">judithpayne2257@yahoo.com</a>	Chad Payne	760-275-3459	<a href="mailto:chadtpayne@gmail.com">chadtpayne@gmail.com</a>
327 Highland Drive	Shirlee & David Funk	319-337-5322		<a href="mailto:shirlee-funk@uiowa.edu">shirlee-funk@uiowa.edu</a>	Owner		
10 1/2 Koser Avenue	Laura & Mary Sue Bowers	319-337-6580		<a href="mailto:hawkeyeparking@hotmail.com">hawkeyeparking@hotmail.com</a>	Owner		
30 Koser Avenue	Jennifer & Robert Noser	319-338-9933	319-330-7401	<a href="mailto:jnoser@cbrep.com">jnoser@cbrep.com</a>	Owner		
120 Koser Avenue	Elizabeth Stoebe	515-890-7105		<a href="mailto:KJStoebe@FrontierNet.net">KJStoebe@FrontierNet.net</a>	James Seelman	319-626-6755	
128 Koser Avenue	James Dreusicke	319-354-9937		<a href="mailto:jddreusicke@aol.com">jddreusicke@aol.com</a>	Owner		
147 Koser Avenue	K2 LLC	319-354-7897	319-430-6730	<a href="mailto:erling-anderson@uiowa.edu">erling-anderson@uiowa.edu</a>	Owner		
149 Koser Avenue	K2 LLC	319-354-7897	319-430-6730	<a href="mailto:erling-anderson@uiowa.edu">erling-anderson@uiowa.edu</a>	Owner		
210 Koser Avenue	Elizabeth & Richard Lockhart	319-351-0186	319-631-4798	<a href="mailto:Elzlockhart@aol.com">Elzlockhart@aol.com</a>	Owner		
217 Koser Avenue	K2 LLC	319-354-7897	319-430-6730	<a href="mailto:erling-anderson@uiowa.edu">erling-anderson@uiowa.edu</a>	Owner		
225 Koser Avenue	Howard Field				Chambers Management	319-351-8037	<a href="mailto:chambersmgt@msn.com">chambersmgt@msn.com</a>
230 Koser Avenue	Shirley Nelsen	(h) 206-548-1163	206-999-8515	<a href="mailto:snelsen210@yahoo.com">snelsen210@yahoo.com</a>	Ann Perino	319-621-4420	<a href="mailto:annperino@hotmail.com">annperino@hotmail.com</a>
236 1/2 Koser Avenue	Kyle Knipper	319-541-7867		<a href="mailto:kyleknipper@yahoo.com">kyleknipper@yahoo.com</a>	Owner		

Rental Address	Property Owner	Owner Phone Number	Owner Cell Phone Number	Owner E-mail	Registered Agent	Agent Phone Number	Agent E-mail
247 Koser Avenue	Dawn Flaherty & Marshall Bridges	319-338-5478		<a href="mailto:m.bridges@mchsi.com">m.bridges@mchsi.com</a>	Owner		
250 Koser Avenue	Lee Donohue	319-631-1634		<a href="mailto:lee.donohue@live.com">lee.donohue@live.com</a>	Jean Donohue	319-339-0624	<a href="mailto:huehome@Lcom.net">huehome@Lcom.net</a>
255 Koser Avenue	Carolyn Brown & Jerry Zimmermann	319-321-1203 (CB) & 319-321-1205 (Jerry)		<a href="mailto:cbrown@foundations-learning.c">cbrown@foundations-learning.c</a>	Owner		
257 Koser Avenue	Tom Maxwell & Russ Hughes	319-331-3022 & 319-400-3478		<a href="mailto:tom.maxwell@mchsi.com">tom.maxwell@mchsi.com</a> & <a href="mailto:rus">rus</a>	Owner		
265 Koser Avenue	Josephine Glitter			<a href="mailto:josephine-gittler@uiowa.edu">josephine-gittler@uiowa.edu</a>	River City Property Management	319-887-2187	
332 Koser Avenue	Martha & Robert Huffman	319-499-1249	319-321-5229		Owner		
368 Koser Avenue	Susan & Lee Vasquez	319-351-7097 319-321-1203		<a href="mailto:vasquez@mchsi.com">vasquez@mchsi.com</a>	Owner		
395 Koser Avenue	Carolyn Brown & Jerry Zimmermann	(CB) & 319-321-1205 (Jerry)		<a href="mailto:cbrown@foundations-learning.c">cbrown@foundations-learning.c</a>	Owner		
396 Koser Avenue	Steven Shullaw	319-321-6294			Owner		
425 Koser Avenue	Kristin Whitehead	319-643-3318		<a href="mailto:soulman39@lcom.net">soulman39@lcom.net</a>	Cari & Tom Kaut	319-338-1933	<a href="mailto:cari@scalaw.net">cari@scalaw.net</a>
14 Leamer Court	Mike & Melissa Karr	319-624-3088	319-325-9614	<a href="mailto:karr_m@msn.com">karr_m@msn.com</a>	Owner		
19 Leamer Court	Causeway Holdings, LLC (Agustin Aguilar & Barbara Muller)	319-210-6980	319-331-0651	<a href="mailto:abnl@southslope.net">abnl@southslope.net</a> & <a href="mailto:drbarbajddreusicke@aol.com">drbarbajddreusicke@aol.com</a>	Owner		
31 Leamer Court	James Dreusicke	319-354-9937			Owner		
217 Mahaska Court	REGO	403-975-5515		<a href="mailto:brent@regolc.com">brent@regolc.com</a>	River City Property Management	319-887-2187	
76 Marietta Avenue	Dorothy Maher	319-351-2784	319-321-6161	<a href="mailto:dorothy.maher@mchsi.com">dorothy.maher@mchsi.com</a>	Owner		
200 Marietta Avenue	Robert Vogel	319-338-4771			Owner		
210 Marietta Avenue	Goodman Investments, LLC	319-325-1600		<a href="mailto:jaygoodman22@aol.com">jaygoodman22@aol.com</a>	Owner		
230 Marietta Avenue	Len Zielinski	319-400-4159		<a href="mailto:IC4RENT@gmail.com">IC4RENT@gmail.com</a>	Owner		
240 Marietta Avenue	Goodman Investments, LLC	319-325-1600 319-356-5851		<a href="mailto:jaygoodman22@aol.com">jaygoodman22@aol.com</a>	Owner		
900 Melrose Avenue	Dorothy Bell C/O MidwestOne Bank - Trust Department	(Trust Department - Steve Elder)	319-331-3338	<a href="mailto:selder@midwestone.com">selder@midwestone.com</a>	Owner		
903 Melrose Avenue	Rex & Judy Hamilton	319-373-1392	319-533-3114	<a href="mailto:judyjhamilton@aol.com">judyjhamilton@aol.com</a>	Owner		
1000 Melrose Avenue Apts.	Paul Moore	319-624-3871	319-430-2308	<a href="mailto:jmac3771@juno.com">jmac3771@juno.com</a>	Owner		
1007 Melrose Avenue	Karla Laubenthal	319-338-4750		<a href="mailto:prnpt@mchsi.com">prnpt@mchsi.com</a>	Owner		
1009 Melrose Avenue	Nick Laubenthal	319-338-4750		<a href="mailto:prnpt@mchsi.com">prnpt@mchsi.com</a>	Owner		
1124 Melrose Avenue	Tim Lehman	319-331-7900		<a href="mailto:tlehman@cbrep.com">tlehman@cbrep.com</a>	Owner		
1132 Melrose Avenue	Southern Star Properties	513-706-6429		<a href="mailto:brianarg54@cinci.rr.com">brianarg54@cinci.rr.com</a>	Kyle Grout	319-430-4437	<a href="mailto:kylegrout@gmail.com">kylegrout@gmail.com</a>
1141 Melrose Avenue	David Giese	319-338-8720		<a href="mailto:gieseenterprises@mchsi.com">gieseenterprises@mchsi.com</a>	Owner		
1144 Melrose Avenue	Julie Ann & Brock Shymansky	319-936-7514		<a href="mailto:brockshy@gmail.com">brockshy@gmail.com</a>	Owner		

Rental Address	Property Owner	Owner Phone Number	Owner Cell Phone Number	Owner E-mail	Registered Agent	Agent Phone Number	Agent E-mail
1145 Melrose Avenue	Phrana & Dan Myers	515-994-3084			Joel Weiler	641-780-2544	
1202 Melrose Avenue	RMB Investments, LLC (Nicole Slabach)	319-341-9987 641-732-4379		<a href="mailto:rmbrentals@gmail.com">rmbrentals@gmail.com</a>	Owner		
1208 Melrose Avenue	Nancy, Mark & Kyle Haganman Stephanie	(Kyle: 641-330-0889)			Owner		
1212 Melrose Avenue	Dallenbach	319-594-0680		<a href="mailto:stephanie-dallenbach@uiowa.edu">stephanie-dallenbach@uiowa.edu</a>	Owner		
1215 Melrose Avenue	Margaret Loghry	319-337-2971			Kristin Beatty	319-626-6077	beatty@southslope.net
1217 Melrose Avenue	Lori & Joe Kimura William Meardon/ Little Hawk	319-466-1702		<a href="mailto:joekimura@msn.com">joekimura@msn.com</a>	Owner		
1218 Melrose Avenue	Properties, LLC Judy & Jerry	319-337-2744		<a href="mailto:ameardon@yahoo.com">ameardon@yahoo.com</a> ; <a href="mailto:katme@me.com">katme@me.com</a>	Owner		
1219 Melrose Avenue	Musser	319-351-8402		<a href="mailto:jjbmuss@aol.com">jjbmuss@aol.com</a>	Owner	319-338-6288	
1231 Melrose Avenue	Mary Panther Marian & Gabriela	319-339-4862	319-541-8713	<a href="mailto:mkpanther@msn.com">mkpanther@msn.com</a> & <a href="mailto:mary-p@msn.com">mary-p@msn.com</a>	Owner		
1236 Melrose Avenue	Muste	319-341-3415		<a href="mailto:gmuste@hotmail.com">gmuste@hotmail.com</a>	Owner		
1237 Melrose Avenue	George & Lucille Gregory	319-621-3970		<a href="mailto:llhgregory@yahoo.com">llhgregory@yahoo.com</a>	Owner		
1247 Melrose Avenue	Julie & Chuck Bishop	515-208-6168		<a href="mailto:jabishop@bishopengr.com">jabishop@bishopengr.com</a>	Merry Roberson	319-338-9441	<a href="mailto:jabishop@bishopengr.com">jabishop@bishopengr.com</a>
1251 Melrose Avenue	Southern Star Properties	513-706-6429		<a href="mailto:brianarg54@cinci.rr.com">brianarg54@cinci.rr.com</a>	Kyle Grout	319-430-4437	kylegrout@gmail.com
1257 Melrose Avenue	David & Margaret Mellecker	319-338-4812		<a href="mailto:mellecker1@yahoo.com">mellecker1@yahoo.com</a>	Owner		
1263 Melrose Avenue	Terrance O'Shea Carbro Properties, LLC	515-314-2184		<a href="mailto:Terry.Oshea@syngenta.com">Terry.Oshea@syngenta.com</a>	Keegan O'Shea	319-795-2720	<a href="mailto:Keegan.Oshea9@gmail.com">Keegan.Oshea9@gmail.com</a>
1417 Oakcrest Avenue	Carbro Properties, LLC	319-338-6768		<a href="mailto:billcarberry@mchsi.com">billcarberry@mchsi.com</a>	Owner		
1427 Oakcrest Avenue	Carbro Properties, LLC	319-338-6768		<a href="mailto:billcarberry@mchsi.com">billcarberry@mchsi.com</a>	Owner		
16 Olive Court	Olive Court 16, LLC	319-621-1820			Owner		
20 Olive Court	Olive Court Holdings, LLC	319-331-8994		<a href="mailto:jkbirt@mchsi.com">jkbirt@mchsi.com</a>	Owner		
23 Olive Court	Nick & Karla Laubenthal	319-338-4750		<a href="mailto:prnpt@mchsi.com">prnpt@mchsi.com</a>	Owner		
24 Olive Court	Diana & James Wagner	319-351-2554	941-256-5509	<a href="mailto:dianamwagner@mchsi.com">dianamwagner@mchsi.com</a> & <a href="mailto:jwagner@mchsi.com">jwagner@mchsi.com</a>	Chambers Management	319-351-8037	<a href="mailto:chambersmgt@msn.com">chambersmgt@msn.com</a>
28 Olive Court	REGO	403-975-5515		<a href="mailto:brent@regollc.com">brent@regollc.com</a>	River City Property Management	319-887-2187	
32 Olive Court	Howard Field				Chambers Management	319-351-8037	<a href="mailto:chambersmgt@msn.com">chambersmgt@msn.com</a>
36 Olive Court	James Dreusicke Julie Ann & Brock Shymansky & Teresa & James	319-354-9937 319-936-7514 (Brock) & 319-331-5755		<a href="mailto:jddreusicke@aol.com">jddreusicke@aol.com</a>			
52 Olive Court	Shymansky Southern Star	(James)		<a href="mailto:brockshy@gmail.com">brockshy@gmail.com</a> & <a href="mailto:jshman@gmail.com">jshman@gmail.com</a>	Owner		
58 Olive Court	Properties	513-706-6429		<a href="mailto:brianarg54@cinci.rr.com">brianarg54@cinci.rr.com</a>	Kyle Grout	319-430-4437	kylegrout@gmail.com

<b>Rental Address</b>	<b>Property Owner</b>	<b>Owner Phone Number</b>	<b>Owner Cell Phone Number</b>	<b>Owner E-mail</b>	<b>Registered Agent</b>	<b>Agent Phone Number</b>	<b>Agent E-mail</b>
59 1/2 Olive Court	Amanda & Joe Chrystal	319-936-1645		<a href="mailto:awhitmer@mchsi.com">awhitmer@mchsi.com</a>	Owner		
79 Olive Court	James Dreusicke Southern Star	319-354-9937		<a href="mailto:jddreusicke@aol.com">jddreusicke@aol.com</a>			
27 Prospect Place	Properties	513-706-6429		<a href="mailto:brianarg54@cinci.rr.com">brianarg54@cinci.rr.com</a>	Kyle Grout	319-430-4437	kylegrout@gmail.com

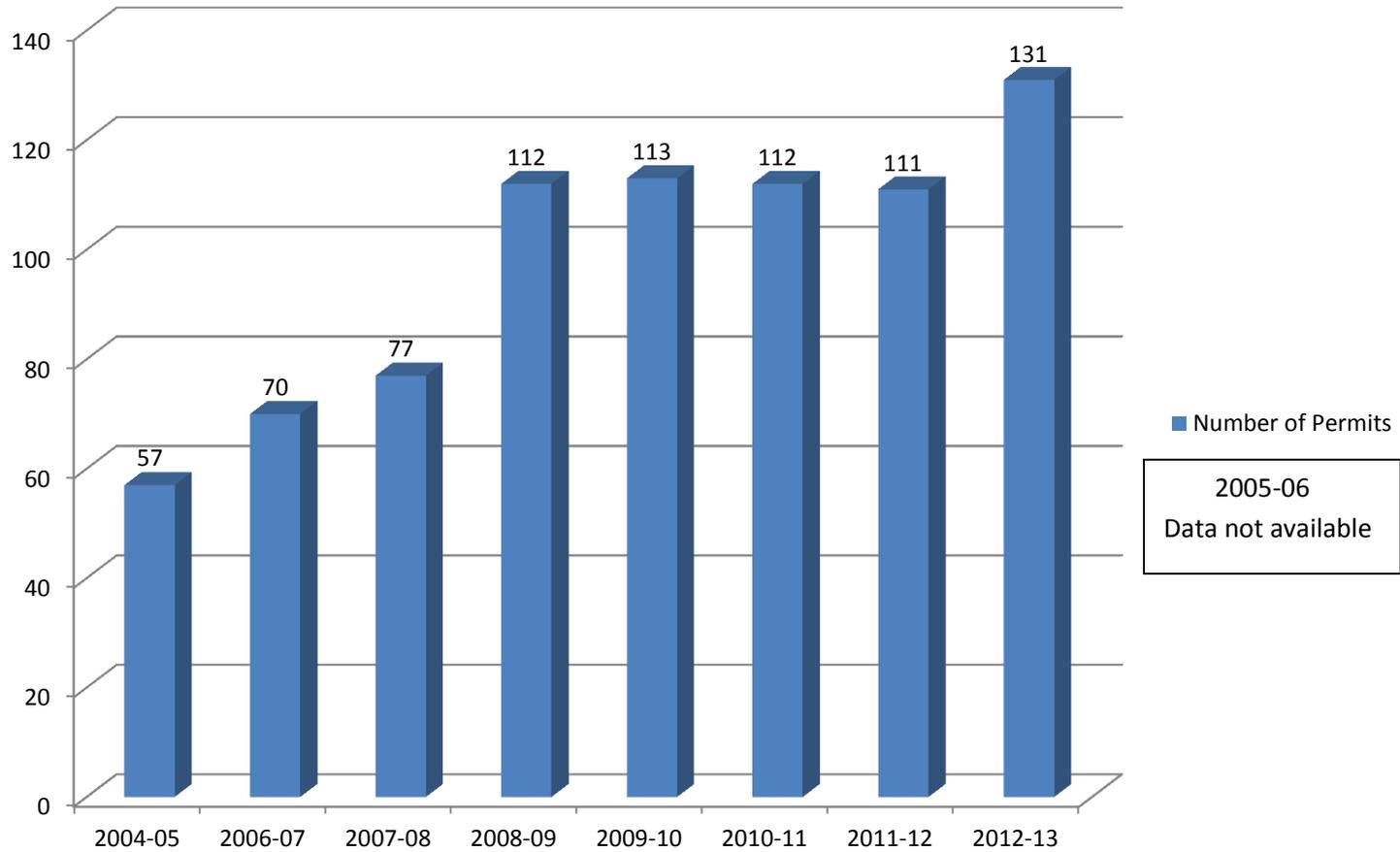
## U.S. Census of Johnson County 1970 - present

**Official Census population, April 1, 2010: 130,882**

<http://www.johnson-county.com/auditor/misc/census.htm>

<b>City</b>	<b>1970</b>	<b>% Change 1960- 70</b>	<b>1980</b>	<b>% Change 1970- 80</b>	<b>1990</b>	<b>% Change 1980- 90</b>	<b>2000</b>	<b>% Change 1990- 2000</b>	<b>2010</b>	<b>% Change 2000- 10</b>
Coralville	6,130	160.10%	7,687	25.40%	10,347	34.60%	15,123	46.20%	18,907	25.02%
Hills	507	63.50%	547	7.90%	662	21.00%	679	2.60%	703	3.53%
Iowa City	46,850	40.10%	50,508	7.80%	59,735	18.30%	62,220	4.20%	67,862	9.07%
Lone Tree	834	16.30%	1,014	21.60%	979	-3.50%	1,151	17.60%	1,300	12.95%
North Liberty	1,055	215.90%	2,046	93.90%	2,926	43.00%	5,367	83.40%	13,374	149.19%
Oxford	666	5.20%	676	1.50%	663	-1.90%	705	6.30%	807	14.47%
Shueyville	154	N/A	287	86.40%	223	-22.30%	250	12.10%	577	130.80%
Solon	837	38.60%	969	15.80%	1,050	8.40%	1,177	12.10%	2,037	73.07%
Swisher	417	53.90%	654	56.80%	645	-1.40%	813	26.00%	879	8.12%
Tiffin	299	-3.90%	413	38.10%	460	11.40%	975	112.00%	1,947	99.69%
University Heights	1,265	50.40%	1,069	-15.50%	1,042	-2.50%	987	-5.60%	1,051	6.48%
West Branch (Johnson Co. Only)	-	-	-	-	-	-	86	-	95	10.47%
<b>City Total</b>	<b>59,014</b>	<b>48.20%</b>	<b>65,870</b>	<b>11.60%</b>	<b>78,732</b>	<b>19.50%</b>	<b>89,533</b>	<b>13.60%</b>	<b>109,444</b>	<b>22.24%</b>
<b>Rural Total</b>	<b>13,113</b>	<b>-5.30%</b>	<b>15,847</b>	<b>20.80%</b>	<b>17,384</b>	<b>9.70%</b>	<b>21,473</b>	<b>24.00%</b>	<b>21,178</b>	<b>-0.16%</b>
<b>County Total</b>	<b>72,127</b>	<b>34.40%</b>	<b>81,717</b>	<b>13.30%</b>	<b>96,116</b>	<b>17.60%</b>	<b>111,006</b>	<b>15.50%</b>	<b>130,882</b>	<b>17.91%</b>

## U-Heights Rental Permits by Year



## Treasurer's Report

April 2013

Our total revenue for the month of April was \$250,462.00 comprised of the following amounts:

Local Option Sales Tax	\$ 8,927.19
Property Taxes	\$224,655.94
Parking fines	\$ 180.00
Traffic Fines from Clerk of Court	\$ 6,767.74
Interest on bank accounts	\$ 87.03
Road Use Funds	\$ 7,364.52
Governors Traffic Safety	\$ 2,269.58
Police reports	\$ 10.00
Rental permits	\$ 200.00

There was also an additional \$917.56 in interest paid in March for the cd's at the UICCU. The bank statement didn't come until after the April meeting so this amount is reflected in the bank account balance below.

Balances in the bank accounts as of 4/30/13:

MidwestOne Checking Account	\$374,563.06
Hills Bank Money Market Account	\$ 1,038.50
CD at UICCU (due 2/22/14)	\$ 75,163.05
CD at UICCU (due 5/25/14)	\$ 50,598.24
CD at UICCU (due 8/25/13)	\$ 50,394.86
CD at UICCU (due 2/28/14)	\$ 42,097.29
CD at UICCU (due 9/8/14)	\$ 50,606.31
CD at Hills Bank (due (8/20/13)	\$ 22,725.84
Forfeiture Fund	\$ 2,300.39

The IPERS Compliance Review went well. I had just 2 forms for 2 city council members– the Opting of IPERS Coverage forms - that I needed to give them copies of. I set up IPERS to be able to go online and do electronic payments each month. The IPERS Compliance person recommended that we do this and it works great. The crossing guard, Harold Plate, has now made enough money and been employed for 6 months so it is required that we pay and withhold payments to IPERS on his behalf. That started last month.

I am working on getting the Revised Budget put into Quickbooks. For today, the Profit and Loss Reports all still show the original budget amounts. I can run revised reports for anyone that wants them as soon as I get it all done.

I'm sure that Jan also has these numbers, but just in case, the bill for street sweeping from LL Pelling reported that there was 11.82 tons of debris collected from the city streets and it took 14 ½ hours to complete the job. For the city wide clean up day, the bill from Johnson Country Refuse charged for 2.25 tons of waste for a total of \$97.88.

ABC Solutions (who we pay each month for our monthly email service) has changed things around and the checks now get made out to Internet Navigator and will be mailed to Michigan instead of Amana. I had to reissue the check that I sent them for April because the Michigan bank is unable to deposit checks made out to ABC Solutions.

**Warrants for Council Approval**

05/13/2013

April 10 through May 14, 2013

Apr 10 - May 14, 13

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
04/11/2013	Treat America Dining	meals for Tucker while attending firearms sch	-118.10
04/12/2013	City of Iowa City	City Hall water/sewer automatic payment	-13.56
04/15/2013	Beeks, Joshua W		-1,314.72
04/15/2013	Fort, Matthew A		-1,528.05
04/15/2013	Fort, Ronald R		-1,471.37
04/15/2013	Plate, Harold,		-200.42
04/15/2013	Stenda, Jeremy P		-1,273.40
04/15/2013	Tucker, Darryl		-1,323.95
04/15/2013	Beth Ann Bitner	crossing guard 4/4/13	-25.00
04/15/2013	Internal Revenue Service	42-1109342	-2,911.74
04/19/2013	Windstream	automatic payment for phone service	-145.39
04/23/2013	MidAmerican Energy	City Hall electricity	-73.91
04/23/2013	MidAmerican Energy	pedestrian lights at 113 Golfview	-30.86
04/23/2013	MidAmerican Energy	1301 Melrose stop light	-34.56
04/23/2013	MidAmerican Energy	1011 Melrose stop light	-36.83
04/25/2013	MidAmerican Energy	street lights	-623.21
04/30/2013	Anderson, Christine M.		-335.94
04/30/2013	Beeks, Joshua W		-843.18
04/30/2013	Fort, Matthew A		-1,670.41
04/30/2013	Fort, Ronald R		-1,696.08
04/30/2013	Kimura, Lori D.		-322.25
04/30/2013	Plate, Harold,		-219.06
04/30/2013	Stenda, Jeremy P		-1,376.65
04/30/2013	Tucker, Darryl		-1,406.53
04/30/2013	Wellmark BC/BS	monthly insurance payment	-744.75
04/30/2013	Internal Revenue Service	42-1109342	-3,185.80
04/30/2013	IOWA PUBLIC EMPLOYEES RETIREMENT SYSTEM		-199.42
04/30/2013	IOWA PUBLIC EMPLOYEES RETIREMENT SYSTEM		-3,498.51
04/30/2013	Internet Navigator	to replace check #19130 for monthly email/we	-24.95

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
05/01/2013	Paul J. Moore, Melrose Avenue Building	City Hall Rent	-867.00
05/01/2013	Verizon Wireless	monthly wire service/cell phone for police car :	-114.12
05/10/2013	City of Iowa City	City Hall water/sewer automatic payment	-13.56
05/14/2013	SEATS	Seats Payment	-703.66
05/14/2013	Paul J. Moore, Melrose Avenue Building	Garage rent	-35.00
05/14/2013	City of Iowa City	library, storm drain stickers, bus, fuel for police	-12,345.39
05/14/2013	Hopson, Rosanne C	reimbursement for resident guide/spring clean	-639.00
05/14/2013	Tucker, Darryl	reimbursement for hotel while at MCTC trainin	-220.00
05/14/2013	Internet Navigator	monthly fee for city website/email service	-24.95
05/14/2013	Action Sewer & Septic Service	clean out storm intake at Melrose & Golfview	-804.00
05/14/2013	Welt-Ambrisco Insurance	work comp & commercial package renewals	-27,007.00
05/14/2013	Big Ten University Towing, Inc	tow police carto IC Tire	-110.00
05/14/2013	Terry Goerdt	inspection services for April	-840.00
05/14/2013	Norm Cate	inspection services for April	-420.00
05/14/2013	Treasurer, Iowa State University	data collection/inTrans mgmt services	-1,000.00
05/14/2013	Johnson County Refuse, Inc.	April recycling-landfill charge for spring clean u	-1,836.38
05/14/2013	Eastern Iowa Community College	training class for Pfiffner	-75.00
05/14/2013	Iowa City Tire and Service	replace sensor in tire to determine pressure	-37.20
05/14/2013	Kieck's Career Apparel	pants/jacket/liner/shirt for Peterson & Stenda	-459.55
05/14/2013	L.L. Pelling Co., Inc.	street sweeping Spring 2013	-2,349.00
05/14/2013	Mediacom	online service 5/3/12-6/2/13	-69.95
05/14/2013	Northeast Wisconsin Technical Institute	taser instructor school for Stenda	-350.00
05/14/2013	O'Reilly Auto Parts	garbage can for police car	-4.99
05/14/2013	Pyramid Services Inc.	headlight bulbs	-53.41
05/14/2013	Shive Hattery	engineering services 3/30/13-4/26/13	-4,143.20
05/14/2013	Watch Guard	200 dvds for squad car cameras	-174.00
05/14/2013	Westport Touchless Autowash	February & March vehicle washes	-84.00
05/14/2013	VISA	forms/Quickbooks payroll subscription/water	-530.90
05/14/2013	Staples	stapler/paper	-71.48
05/14/2013	Welt-Ambrisco Insurance	work comp audit 2012-13	-1,252.00
05/14/2013	St Andrew Presbyterian Church	custodial set up fee for May council meeting	-30.00

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff  
FROM: Josiah Bilskemper, P.E.  
DATE: May 13, 2013  
RE: City Engineer's Report

**(1) Sunset Street Wide Sidewalk [STP-E-7855(607)—8V-52]**

- a. The pre-construction meeting was held on Monday, May 6<sup>th</sup> and the contractor (Vieth Construction) began work on Tuesday, May 7<sup>th</sup>. There have been two project update e-mails sent out to council, staff, and the adjacent property owners. Eric Munchel from Shive-Hattery is handling the daily construction duties for observation, documentation, and record keeping.

**(2) STP/TAP Funding Application Process**

- a. We submitted an STP application to MPOJC on April 23<sup>rd</sup> for funding of a proposed project to replace all of the "fair" and "good" rated traffic signs (and posts) within University Heights. These ratings were identified by MPOJC and are included in the city's sign maintenance plan. The proposed project included approximately 470 signs and a complete project cost opinion of \$130,000.
- b. We were informed by MPOJC on May 3<sup>rd</sup> that they had determined only signs on the "federal-aid routes" would be eligible (Melrose and Sunset). We took a look at revising the scope of the project to only include Melrose and Sunset signage, but the total project cost (\$30,000) was not enough to justify the required additional time and effort required to pursue this as a federal-aid project. We responded to MPOJC on May 6<sup>th</sup> to inform them of our findings and request that the proposed project be removed from consideration.
- c. *At the end of March, the MPOJC provided the schedule for submitting funding applications for STP or TAP funding of projects. Applications are to be submitted to MPOJC on Tuesday, April 23<sup>rd</sup>. (April Mtg.)*

**(3) 222 Golfview Avenue – Tree in Right-of-Way**

- a. You will be considering a resolution to approve the planting of a new tree in the right-of-way at 222 Golfview Avenue. City ordinance #52 requires that council approval must be obtained before planting a new tree in the right-of-way. This request was made by Jan Steward, who lives at the property, and would like to plant a maple tree in the parkway between the street and sidewalk. I have previously issued a memo to council and staff with our findings and recommendation.

Please feel free to contact me if you have any questions about these or any other items.

JDB



RESOLUTION NO. 13-12

**RESOLUTION AUTHORIZING A SUGAR MAPLE TREE  
TO BE PLANTED ON CITY PROPERTY ADJACENT TO  
222 GOLFPVIEW AVENUE**

**RESOLVED** that the owners of property known locally as 222 Golfview Avenue are permitted to plant a sugar maple tree on City property (between the sidewalk and the street), all in accordance with Ordinance No. 52 and the recommendation of the University Heights City Engineer.

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_, the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Hopson	_____	_____	_____
Lane	_____	_____	_____
Leff	_____	_____	_____
McGrath	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 14<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

MEMORANDUM

TO: University Heights Mayor and City Councilors  
(Louise From, Mike Haverkamp, Rosanne Hopson,  
Jim Lane, Jan Leff, and Brennan McGrath)

DATE: May 13, 2013

FROM: Pat Bauer (Zoning Commission Chair)

RE: Report on Zoning Commission Recommendations for Council Action

At meetings on February 26 and April 30, the University Heights Zoning Commission considered possible responses to identified concerns about (i) the adequacy of bicycle parking currently provided by the owners of non-single-family properties and (ii) the adequacy of existing ordinances regulating the redevelopment of single-family residential lots. By unanimous votes of the four commissioners in attendance at its last meeting, the Zoning Commission recommended Council adoption of ordinances addressing both areas of concern along specified lines to be incorporated into revisions of a previously prepared draft you will be receiving separately from City Attorney Steve Ballard. As context for your consideration of these recommendations, this report outlines the Zoning Commission's thinking and references supporting materials the Commission reviewed in reaching its recommendations.

A. Amendment of Zoning Ordinance to Require Council Consideration of Adequacy of Bicycle Parking in Connection with Erection or Structural Alterations of Buildings or Changes of Use on Non-Single-Family Properties

Through City Attorney Ballard, the Zoning Commission sent owners of non-single-family properties a letter soliciting their views about the need for and character of ordinance provisions concerning required provision of bicycle parking (Attachment A). Paul Moore attended the April 30 meeting and advised the Commission that he had been intending to provide 14 bicycle parking spots on his property at his own expense, but was concerned about proceeding if his plans would be at odds with such action as might subsequently be required. Between concerns about the suitability of national standards in specific settings and the extent of the need for and/or possible impediments to the present imposition of immediately effective bicycle parking requirements at other locations (i.e., Saint Andrew, the University Club, and Grandview Condominiums), the Zoning Commission concluded the best way forward was (i) informally encouraging Paul Moore to proceed as he'd been planning and (ii) recommending a zoning ordinance change to require council consideration of adequacy of bicycle parking only in connection with material redevelopment of non-single-family properties (i.e., erection or structural alterations of buildings or changes of use).

On related fronts, Zoning Commissioner Larry Wilson has contacted UI Parking Director David Ricketts about the need for and/or plans to provide additional bicycle parking at the University Club and MPOJC Assistant Planning Director Kristopher Ackerson has identified as possible additional 'bicycle friendly' initiatives both changes in roadway markings (i.e.,

“sharrows”) and allowed automobile parking (i.e., limiting parking on the south side of Melrose during times of the day when “bicycle commuting” most commonly occurs).

B. Regulating Redevelopment of Single-Family Residential Lots

The Zoning Commission’s second set of recommendations rests upon a detailed memorandum prepared five years ago by Zoning Ordinance Revision Intern Kevin Hochhalter (Attachment B). After initial identification of the issues presented by teardown/rebuild development (p. 1), description of community survey responses reflecting considerable support for the adoption of development standards maintaining the existing character of our community (pp. 1-2 & attached pages 1-4), and cataloging of available regulatory tools (pp. 3-4), the memorandum analyzed the economic pressures for teardown/rebuild development suggested by a sampling of 20% of the homes in five areas of University Heights (Leamer & Olive, First Subdivision, Second Subdivision, Melrose Corridor, and Melrose Park) (pp. 4-6) and identified the potential for disproportionately large replacement structures permitted by our existing zoning ordinance’s “bare bones” regime of a height limitation and required setbacks (p. 6). In its concluding evaluation of regulatory options, the memorandum identified “floor area ratio” (FAR) limitations (supported by demolition permits and regulation of lot consolidations) as perhaps the most direct and least complicated means of avoiding replacement structures substantially at odds with the scale and mass of surrounding homes (p. 7-9).

To avoid concerns about the possible anomalies a sampling technique might fail to detect, the City Council subsequently authorized a comprehensive analysis of single-family homes in University Heights that was completed in December of 2008. Three arrays extracted from a larger spreadsheet are set forth in Attachment C , and as summarized on page 5 of this report (with one unusually large lot excluded to avoid distorting effects), such arrays provide a very helpful understanding of both the extent and incidence of “existing FARs” (6.1% to 46.5% with a median of 19.1% and an average of 20%) and the dramatically much larger range of “rebuild FARs” (58.8% to 133.7% with a median of 98.0% and an average of 98.7%) presently permitted by our existing ordinance’s regime of a height limitation and required setbacks.

While selection of a particular line is unavoidably a matter of judgment, the Zoning Commission settled upon 35% as an appropriate rebuild FAR limitation (a line exceeded by only nine “grandparented” homes (2.5%). The Zoning Commission views this limitation (and the accompanying provisions for demolition permits and restrictions on lot consolidations) as suitable “firebreaks” that will prevent disproportionately large teardown/rebuild development from occurring as a matter of right until some future point in time when the City Council may determine that such development is desirable.

1. Requiring Permits for Demolition or Removal of Existing Single-Family Dwellings

Requiring a permit to demolish or remove an existing single-family dwelling will allow the Building Inspector to determine that demolition or removal will be in accordance with sound practices and also that proposed replacement structures will be consistent with applicable zoning ordinance requirements.

## 2. Floor Area Ratio (FAR) Limitations

Kevin Hochhalter’s memorandum provides the following explanation of the mechanics and operation of floor area limitations:

*Floor Area Ratio (FAR): FAR incorporates height regulation into lot coverage by measuring the area of each floor. The floor area of each floor of the home is added together (vaulted areas can be counted as floor area on the second floor) and divided by the total area of the lot. FAR is generally expressed as a percentage. FAR regulation allows builders more flexibility in home design but still limits the overall size of the home to fit with the rest of the neighborhood. Taller homes will have to cover less area, allowing more space between the new home and its existing neighbors. Alternatively, a single-story home will cover more area and be closer to its neighbors, but will not tower over them.*

The effects of a FAR limitation in specific circumstances of individual homes are illustrated by three arrays of spreadsheet information contained in Attachment C (By Street (pp. 1-5), By Existing FARs (pp. 6-10), and By Rebuild FARs (p. 11-15). Existing FARs in excess of the recommended limitation of 35% are “grandparented,” but any replacement structure would be subject to that limitation.

## 3. Regulation of Lot Consolidations

Consolidation of two or more existing residential lots into a single combined lot has considerable potential to distort the intended effects of either existing “height and setback” requirements or recommended FAR limitations. An immediately complicating circumstance, however, is that a considerable number existing homes (particularly in the First and Second Subdivisions) are located on combinations of smaller platted lots that were combined by private conveyance as the size of such lots fell short of market assessments of those needed for suitable-sized homes. .

The proposed ordinance will (i) “validate” all such existing combinations of platted lots, but (ii) require city council approval of any subsequent lot consolidations with any such subsequent lot consolidations generally being limited to a rebuild FAR of not more than 125% of the FARs of existing lots in the surrounding neighborhood. The effect of such limitation (applicable only to subsequently consolidated lots) is analyzed in Attachment C (pp. 16-21) and summarized on page 6 of this report.

## C. Suggested Process for Council Consideration and Adoption of Recommended Ordinance Provisions

The process for Council’s consideration and adoption of the recommended redevelopment provisions can and should be fairly deliberate. (Although the bicycle parking provision is much simpler and of considerably more limited effect, some efficiency might be obtained by “folding” it into the process used for the redevelopment provisions.)

The “firebreak” function of the redevelopment provisions might be compromised by indefinite postponement, but means may exist to minimize the risk of “evasive” actions while the provisions are being “actively considered.” Although the general purpose and effect of the redevelopment proposals may be readily understood, various aspects of those ends are advanced and accomplished probably will need to be explained and a range of specific questions may have to be answered. Because the potential effect of the redevelopment provisions extends to every single-family residence in all parts of University Height, ample notice and opportunities to be heard about them ought to be provided.

The process presumably could begin with a single notice directing residences to supporting materials posted on the City’s website, providing contact information for members of the Zoning Commission and/or the City Council, and conceivably identifying one or more opportunities for both written or oral comments in addition to those customarily afforded in connection with other formal Council actions. The nature of the recommended changes may warrant special efforts to ensure that all residents feel they have received an opportunity to have their concerns heard, and the Zoning Commission certainly recognizes the possibility that the results of additional citizen input may establish a need for changes in one or more aspects of such recommended changes. With such input and responses, however, the adoption of changes of the sort recommended may enable our community to manage change by heading off situations where perhaps undesirable changes could have already occurred before the need for such management was recognized and adequately addressed.

	A	B	C	D	E	F	G																								
1	<table border="1"> <thead> <tr> <th colspan="4">OVERALL DISTRIBUTION OF EXISTING FARs</th> </tr> </thead> <tbody> <tr> <td>Above 40%</td> <td>2</td> <td>0.6%</td> <td></td> </tr> <tr> <td>35.1-40%</td> <td>7</td> <td>1.9%</td> <td></td> </tr> <tr> <td>30.1%-35%</td> <td>22</td> <td>6.1%</td> <td></td> </tr> <tr> <td>25.1%-30%</td> <td>41</td> <td>11.3%</td> <td></td> </tr> <tr> <td>25% &amp; Under</td> <td>290</td> <td>80.1%</td> <td></td> </tr> </tbody> </table>							OVERALL DISTRIBUTION OF EXISTING FARs				Above 40%	2	0.6%		35.1-40%	7	1.9%		30.1%-35%	22	6.1%		25.1%-30%	41	11.3%		25% & Under	290	80.1%	
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SUMMARY OF ANALYSIS OF FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D
1	<b>NEIGHBORHOOD (Street Segment)</b>	<b>Neighborhood Average FAR</b>	<b>125% Avg. FAR</b>	<b>No. &gt; 125% FAR</b>
2	GEORGE (North of Koser)	26.5%	33.1%	1
3	GOLFVIEW	19.1%	23.9%	4
4	GRAND	24.6%	30.7%	7
5	HIGHLAND (Koser to George)	21.2%	26.5%	6
6	HIGHLAND (George to Sunset)	19.1%	23.8%	4
7	HIGHLAND (Sunset to Koser)	18.3%	22.8%	3
8	KOSER (Melrose to George)	19.5%	24.3%	3
9	KOSER (George to Sunset)	18.1%	22.6%	2
10	KOSER (Sunset to Highland)	19.1%	23.9%	2
11	KOSER (Highland to Oakcrest)	17.9%	22.4%	3
12	LEAMER (& 1 Melrose)	18.3%	22.9%	3
13	MAHASKA CT	17.2%	21.5%	2
14	MAHASKA DR	23.3%	29.2%	1
15	MARIETTA (East of George (& 1 George))	14.4%	18.1%	1
16	MARIETTA (West of George)	18.6%	23.2%	2
17	MELROSE	20.1%	25.2%	6
18	MONROE	23.0%	28.7%	2
19	OAKCREST	19.9%	24.8%	2
20	OLIVE COURT (& 6 Melrose)	21.3%	26.6%	5
21	PROSPECT ( & 2 Glencrest)	19.1%	23.9%	4
22	RIDGEVIEW	17.8%	22.2%	1
23	SUNSET (& 1 Grand)	22.4%	28.0%	2

THE LAW OFFICES OF  
**LEFF LAW FIRM, L.L.P.**

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ARTHUR O. LEFF (1906-1989)  
PHILIP A. LEFF (Of Counsel)  
R. BRUCE HAUPERT (Of Counsel)

Writer's email: [ballard@lefflaw.com](mailto:ballard@lefflaw.com)

MICHAEL J. HARRIS\*  
\*Also admitted in Illinois

March 25, 2013

OWNERS OF NON-SINGLE-FAMILY PROPERTIES  
UNIVERSITY HEIGHT, IOWA

Dear Owners of Non-Single-Family Properties in University Heights:

I am writing as attorney for the City of University Heights at the request of the City's Zoning Commission.

Last spring, the City was recognized by the League of American Bicyclists as a Bicycle Friendly Community at the Bronze level. The City was pleased to receive this designation and desires to explore ways in which to make the City even more bicycle friendly.

Last summer, the City received proposed amendments to the Zoning Ordinance for bicycle parking from Kristopher Ackerson, MPOJC Assistant Transportation Planner (enclosure, pp. 1-3). Last fall, the University Heights Zoning Commission discussed the advisability of some sort of action with respect to bicycle parking. In particular, the Zoning Commission considered whether bicycle parking requirements should apply only to owners of "new" uses or buildings in the City or whether requirements eventually might apply to owners of "existing" uses or buildings (enclosure, pp. 4-5). The distinction between applying only to "new" or also to "existing" uses or buildings is a significant one, especially given that most of the property in the City has already been built out.

Before proceeding further, the Zoning Commission would like to receive and consider the views of the owners of properties that might be affected. Particularly, the Commission desires input concerning (i) the extent of any existing bicycle parking on these properties; (ii) the perceived demand for additional bicycle parking; (iii) possible plans to provide additional bicycle parking sometime down the line; and (iv) the existence and nature of any impediments to advancing such plans (for example, cost, space available for location, etc.) (enclosure, p. 5).

March 25, 2013

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You are welcome to provide such input either in writing before the Zoning Commission's next meeting or orally at that meeting. The meeting is at 7:00 p.m. Tuesday, April 30 at the City Office - 1004 Melrose Avenue. If you have any questions about this request, please contact me (319/338-7551, [steve-ballard@university-heights.org](mailto:steve-ballard@university-heights.org)) or contact the Zoning Commission Chair, Pat Bauer (319/335-9014, [pat-bauer@university-heights.org](mailto:pat-bauer@university-heights.org)).

Thank you for your consideration.

Very truly yours

LEFF LAW FIRM, L.L.P.

Steven E. Ballard

Enclosure

cc: Mayor, Council, Staff, and Zoning Commission  
CITY OF UNIVERSITY HEIGHTS, IOWA  
(via email only)



Date: July 31, 2012  
To: Mayor Louise From  
From: Kristopher Ackerson, Assistant Transportation Planner  
Re: Zoning code amendments for bicycle parking

Per your request from the Regional Trails and Bicycling Committee meeting on May 23, this memo provides draft bicycle parking code language for your community.

One recommendation adopted in the *MPO Metropolitan Bicycle Master Plan* addresses the need for bicycle parking facilities. One of the most common obstacles for bicyclists is parking at their destination. Without a secure location to lock their bike, residents interested in cycling can feel discouraged. Parking requirements are typically a subsection of the zoning code, which stipulate rules and regulations for provision of parking when land is developed or adapted to new uses. Some communities, including Iowa City, Madison, Minneapolis, and Chicago, among others, have adopted zoning regulations requiring bicycle parking as a percentage of all parking.



The *Metro Bicycle Master Plan* recommends that Coralville, University Heights, Tiffin, and North Liberty consider adopting bicycle parking requirements in their respective zoning codes, while Iowa City might consider amending its bicycle parking requirement to include CB-5 and CB-10 zones. This topic was included in the *MPO Work Program* and is the subject of this memorandum. To-date, staff has drafted code amendments based upon nationally accepted standards found in the *Bicycle Parking Guidelines* by the Association of Pedestrian and Bicycle Professionals, which is the principal reference used by communities across the country. If approved by the city council, the enclosed ordinance changes would provide bicycle parking at new and redeveloped properties. New text is underlined and deleted text has a strike. Adopting the enclosed code amendments will likely increase the community's score on future renewal applications to the Bicycle Friendly Community Program.

As discussed by the Regional Trails and Bicycling Committee (RTBC), please share this draft language with your community and send me any additions and/or deletions. This topic will be included on the agenda of our next RTBC meeting for further discussion.

## Draft University Heights bicycle parking ordinance amendments

Section 10. Off-street Parking Regulations. At any time any building is erected or structurally altered or any change in use is made, unless otherwise provided in this ordinance, off-street parking spaces shall be provided in accordance with the following requirements.

### Minimum Required Off-street Spaces:

USE	SPACE REQUIREMENTS
Single-family dwellings	2 spaces per family living unit; <u>no bicycle parking required.</u>
Multiple-family dwellings	1-1/2 spaces per family living unit; <u>0.5 bicycle parking spaces per family living unit.</u>
Churches	1 space for each 4 seats in the sanctuary or main auditorium. Where pews are used for seating purposes, each 20 inches shall constitute one seat; <u>5 percent bicycle parking.</u>
Restaurants and private clubs	1 space for each 150 square feet of floor area; <u>10 percent bicycle parking.</u>
All uses not specifically mentioned above	1 space for each 200 square feet of floor area; <u>5 percent bicycle parking.</u>

## Section 10. Off-street Parking Regulations.

### D. Rules For Computing Bicycle Parking Requirements:

- 1) In subsection A of this section, the minimum bicycle parking requirements are expressed as a certain number of spaces or as a percentage of the required number of vehicle parking spaces or as a number per square feet of the building area.
- 2) In all cases where bicycle parking is required, a minimum of four (4) spaces shall be provided.
- 3) After the first fifty (50) bicycle parking spaces are provided, additional spaces are required at fifty percent (50%) of the number required by this Section.
- 4) Where the expected need for bicycle parking for a particular use is uncertain due to unknown or unusual operating characteristics of the use or due to a location that is difficult to access by bicycle, the building official may authorize that the construction of up to fifty percent (50%) of the required bicycle parking spaces be deferred. The land area required for the deferred bicycle parking spaces must be maintained in reserve. If an enforcement official of the city determines at some point in the future that the additional parking spaces are needed, the property owner will be required to install the parking in the reserved area. The owner of the property on which the bicycle parking area is reserved must properly execute, sign, and record a written agreement that is binding upon their successors and assigns as a covenant running with

the land that assures the installation of bicycle parking within the reserved area by the owner if so ordered by an enforcement official of the city.

EXCERPTS FROM MEMO TO UH ZONING COMMISSIONERS (October 10, 2012)

\* \* \*

As a general proposition, required provision of bicycle parking seems like a worthy idea. As has sometimes been the case in other instances, however, things suitable for use elsewhere may not always be well-suited to the specific needs of our particular community. We accordingly should probably make sure that we both solicit and receive appropriate input from the possible providers and potential users of such parking.

Perhaps the most fundamental decision point is whether any newly enacted bicycle parking requirements should only become applicable at such time as “any building is erected or structurally altered or any change in use is made.” Potential uncertainties in the interpretation and application of such a standard rather predictably might arise in particular circumstances, but a more basic question would seem to be whether such deferral of bicycle parking requirements is desirable or necessary. In terms of desirability, our community’s “mostly built out” circumstances might in many instances mean that mandated bicycle parking might not come to pass for some extended period of time. In terms of necessity, we may want to obtain guidance from our city attorney about the extent to which new bicycle parking requirements could be extended to existing uses on a basis that might include some sort of “phased” implementation (e.g., existing uses would have to be brought into compliance within some number of years from the enactment of the new provisions).

A second decision point about the required number of bicycle parking spaces also is significantly affected by the particular circumstances of the size and character of community. Because essentially all existing uses potentially subject to prescribed bicycle parking requirements can be readily identified, the suitability of such requirements can be considered in the context of concrete settings. The following list of existing and proposed uses involve a number of estimations and also assumes that the formulas (i) could be applied to the University Club and (ii) would be applied to in areas regulated by PUD arrangements:

Birkdale	One space for each of two duplexes, but minimum of four spaces
Grandview	Fifty-eight spaces
University Club	Fourteen spaces
Saint Andrew	Five spaces
Melrose Market	Five spaces
OUP	Forty-five spaces

A couple of other decision points arise from the interaction between the proposed amendments and other provisions of our existing zoning ordinance. Ordinance No. 79, § 10.B specifies that all required parking must be paved and § 10.D separately imposes limitations on

the location of required parking spaces in yards. Conceivably, the appropriateness of these interactions might turn on the particular characteristics of the devices used to provide required bicycle parking, and the desirability and particular content of any specification of such characteristics could well be yet another material decision point. ...

... [Potentially affected p]roperty owners presumably may be responsive to articulated and substantiated needs of persons who live in or visit their premises, and conceivably simply providing a forum for the recognition of those needs might result in steps towards the provision of some suitable amount of bicycle parking. While concerns about the costs of doing so might be well-taken, such concerns conceivably could be ameliorated through either some level of cost-sharing by the City or some relaxation of otherwise applicable use restrictions (e.g., location of bicycle parking in areas (e.g., required yards) that current zoning provisions might otherwise prohibit).

\* \* \*

EXCERPTS FROM MEMO TO UH ZONING COMMISSIONERS (January 24, 2013)

\* \* \*

Although this item was initiated by the receipt of a model ordinance amendment directed towards new construction, it generally was recognized that in the circumstances of University Heights any meaningful requirement might have to be applied to existing uses (with appropriate period of time for bringing of existing uses into compliance with the new requirement). Between the lack of any imperative need for quick action and the obvious benefits of obtaining reliable information from the owners of potentially affected properties, it was agreed that such owners should be contacted to determine the extent of any existing bicycle parking, the perceived extent of existing demand for additional bicycle parking, possible plans to provide additional bicycle parking sometime down the line, and the existence and nature of any impediments to advancing such plans (e.g., cost, space available for location, etc.). ...

... In addition to things considered previously, we may wish to discuss (i) including Horn School as a potentially affected property and (ii) expanding the scope of possible recommended action to include the city's provision (or facilitation) of bicycle parking on city property (e.g., Koser/Melrose park, parking/right of way, traffic signs/parking meters).

\* \* \*

Section 10. Off-street Parking Regulations. At any time any building is erected or structurally altered or any change in use is made, unless otherwise provided in this ordinance, off-street parking spaces shall be provided in accordance with the following requirements.

\* \* \*

E. Bicycle Parking

Off-street bicycle parking spaces shall be constructed at the time of the erection or structural alteration of any building or any change in use in the R-3 Multiple-family residential, business, commercial, or Multiple-Family Commercial zones defined in sections 5.A.2., 5A.3., 5A.4., or 5.A.6.. The required number of such spaces shall be determined by the University Heights City Council after considering (but without being bound by) the Bicycle Parking Guidelines of the Association of Pedestrian and Bicycle Professionals.

## MEMORANDUM

To: University Heights Zoning Commission

From: Kevin Hochhalter, Zoning Ordinance Revision Intern

Date: May 5, 2008

Re: Regulating Infill/Teardown Development

Teardown/rebuild development is a difficult issue. On one hand, it is a natural result of economic forces—progress, some might say. On the other, it is often labeled a destroyer of community character as smaller traditional homes are replaced with large-box McMansions that tower over their neighbors and make no effort to fit in with existing neighborhood character.

Teardowns most often occur in areas with aging housing stock (especially homes built in the 1940's or earlier) and increasing land values. The natural economic response to increasing land values is to increase the intensity of use of the land by building larger buildings or increasing density of housing. With most teardowns, existing zoning will not allow increased density, so larger buildings are the natural response. Teardowns are also a market response to the way housing preferences have changed over time. Today's homebuyers are predominantly looking for large kitchens, open living spaces, and master suites with walk-in closets. Most older homes do not have these things. Providing these features generally requires a larger home, and often starting from scratch is easier than custom-designing a renovation plan around the existing home.

The most reliable predictors of whether a neighborhood is prone to teardowns are: high land values, aging housing, single-story homes, and lots where the existing home covers less than 60% of the allowable building pad. Such homes are prone to be replaced by new, two- or even three-story homes that fill the allowed building pad. These monster homes stick out like a sore thumb, clashing with the character of the neighborhood. Despite marring the neighborhood in this way, the new homes serve as a sign of the desirability of a community, and land values continue to rise. This leads to potential for more teardowns, especially as neighbors' tax assessments increase, possibly driving them to sell to a developer. Communities are often divided as some residents fight to maintain the character of the old neighborhood, while others seek opportunities to profit and move on to a new home.

### **Community Survey**

The results of the recent community survey indicate that the community seems fairly well united in wanting to maintain its existing character. The City's [Comprehensive Plan](#) recommends a careful increase in commercial uses and residential redevelopment in order to increase the property tax base while not drastically changing the character of the community. The line between "careful increase" in redevelopment and "not drastically changing" community character may be difficult to draw. Residents are not united as to which of the Plan's three scenarios best draws that line.

Residents are united, however, in a desire to adopt development standards that will maintain the existing character of the community. When asked whether the City should regulate the size and/or design of new construction (including teardowns), 93.3% of respondents favored such regulations.

Many favored regulation of both size and design for proposals that would be significantly larger than surrounding homes.

Excerpts from the survey results are attached to this memo. A few key results are worth highlighting:

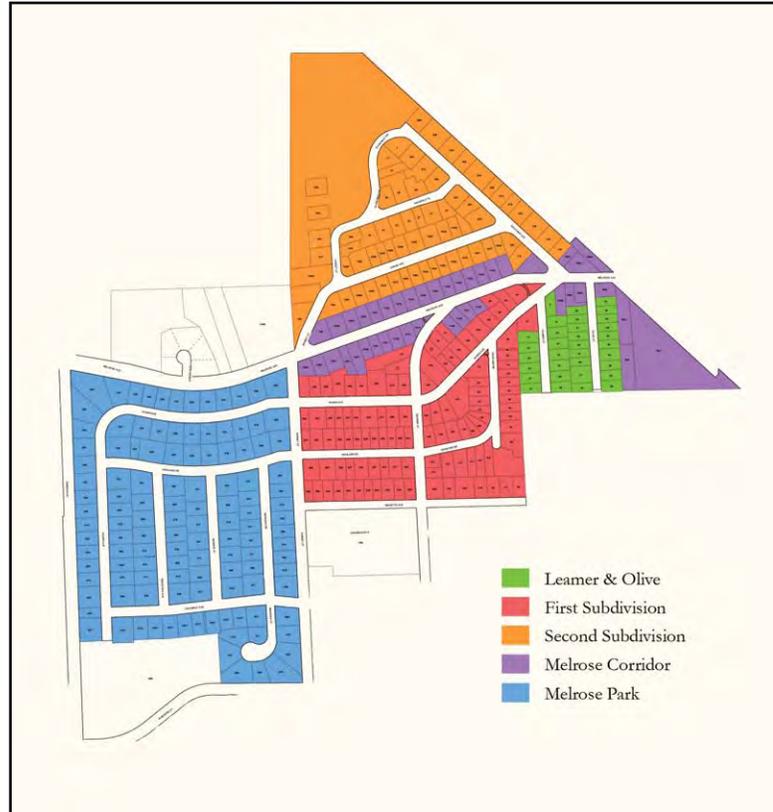
- While residents are very pleased with the overall quality of life in University Heights, they are least satisfied with the cost of housing, which has been increasing over the past few years. A major driver of this is increasing land values, likely due to increasing pressures of the growth of the University and of the greater Iowa City area. Affordability of housing in University Heights may be an issue worthy of consideration during the process of revising the Zoning Ordinance.
- Over one third of responding residents feel that the quality of life in University Heights has been getting worse. Two thirds of these residents are most concerned with problems related to rental properties. One fourth are most concerned with game-related problems.
- Three-fourths of residents would prefer for the City to increase revenues rather than decreasing services if the budget gets too tight. The possible effects of any Zoning Ordinance changes on City revenues should be considered.
- Residents do not agree on a plan for future land use. A plurality of residents prefer Comprehensive Plan Scenario 1, which maintains land use in the City for the most part as it is today. Some residents favor Scenarios 2 and 3, largely because of the revenue that commercial and mixed use development would bring to the City. Many residents are opposed to all three scenarios, presumably preferring to keep things exactly as they are now. Residents' written comments indicate a strong community preference against multifamily development and rental properties.

## **Data and Methodology**

In order to better understand the character of the community in a way that can be concretely regulated, I collected data on existing housing stock in the City. The full data set is attached to this memo. All data were drawn from the Johnson County Assessor's office and Johnson County GIS. Data for all homes in the City include assessed property value, year built, living area, and building type (a rough description of building mass: one-story, two-story, split level, etc.). I divided the homes into neighborhoods, starting with the original subdivisions as recorded in the assessor's data. I made a few minor adjustments to that original division in order to place each home where it seemed to belong best. The Birkdale and Grandview condos are kept as separate "neighborhoods." I also created a separate neighborhood group for those homes that face Melrose Ave, as that street seemed likely to deserve special treatment in the zoning ordinance. The easternmost lots that access Melrose by private drive didn't fit well in any neighborhood but seemed closest in character to the Melrose Corridor homes. The adjoining map outlines the neighborhood divisions.

*(see next page)*

I drew a random sample of about 20% of the homes (excluding the condos) for further analysis. For this smaller number of homes I was able to collect additional data, including assessed building and land values, lot area, and existing front and side yard measurements. Using rough floor plans from the assessor's office, I created an adjusted floor area measurement for each home. This total floor area includes floor area for all above-ground stories, including garages, attics that could be used as living space, and basements that are at least halfway above ground (as in a split-level home). The total floor area measurement is intended to provide an approximation of the total building mass. Lot area measurements are taken from the assessor's records, which are not always perfectly accurate but do provide a very close approximation. I double-checked irregular shaped lots on Johnson County GIS and adjusted any measurements that were far off.



## Regulatory Tools

Common tools for regulating teardown development are summarized below.

*Setbacks:* Increasing setback (yard) requirements will reduce the size of the allowable building pad. New homes will cover less ground, leaving more space between buildings. Teardowns can compensate by building taller (up to the maximum height limit). Increased setbacks are likely to force many existing homes into nonconforming status.

*Lot Coverage:* Coverage is generally expressed as a percentage of the lot area that can be covered by buildings, though it could also be an absolute measurement. Permitted coverage should be smaller than the building pad defined by current setback requirements, allowing a home to be placed anywhere within the current building pad so long as it only covers the permitted total area. Again, new homes will cover less ground, but builders can compensate by building taller. Since setbacks remain the same as before, there is less danger of creating nonconforming homes with this new regulation.

*Height restrictions:* To prevent new homes from being built unusually tall, maximum height limits could be decreased. Height limits can be expressed in terms of an absolute measurement or in stories.

*Floor Area Ratio (FAR):* FAR incorporates height regulation into lot coverage by measuring the area of each floor. The floor area of each floor of the home is added together (vaulted areas can be counted as floor area on the second floor) and divided by the total area of the lot.

FAR is generally expressed as a percentage. FAR regulation allows builders more flexibility in home design but still limits the overall size of the home to fit with the rest of the neighborhood. Taller homes will have to cover less area, allowing more space between the new home and its existing neighbors. Alternatively, a single-story home will cover more area and be closer to its neighbors, but will not tower over them.

*Staggered setbacks:* Setting different setback requirements based on building height can help make sure that no home will loom over its neighbors. As an example, a single story home may be built to a five foot setback, but a two-story home will require a fifteen foot setback. Such a scheme will ensure that larger homes are farther away from their neighbors, using the open space to mitigate the effect of a large home built next to a smaller one.

*Impervious Surface Coverage:* Part of neighborhood character is in the amount of landscaping vs. paved areas. Impervious surfaces include buildings, driveways, walkways, decks and patios—anything that will not allow water to drain into the ground below it. Limiting the coverage of impervious surfaces is one way to ensure a minimum amount of foliage. It also can help prevent oversized garages or driveways that harm neighborhood character.

*Prohibition on Lot Consolidation:* When limits to the size of new homes are imposed, the threat of lot consolidation increases. Rather than buying one lot and building a small home within the imposed limits, builders may buy two neighboring lots to consolidate into a single home site. This will allow a large home to be built notwithstanding the new regulations. A prohibition of this kind of consolidation will foreclose that opportunity.

*Demolition Permits:* Some communities require a city-issued demolition permit before an existing home can be torn down. If issuance of the permit is conditioned on the planned replacement structure meeting certain requirements, the city can prevent undesirable rebuilds.

*Design Standards:* Basic architectural design standards can be set to ensure that new development fits within the look and feel of the existing neighborhood. Objective standards are safest against legal challenges, but may require city staff with design expertise to administer the standards. More subjective standards are in place in many cities and may allow some leverage in influencing the design of new construction, but can be prone to legal attack.

## **Analysis of Current Housing**

Summary statistics from the full-city data (shown in table below) show a deceptive amount of uniformity across neighborhoods. The average home in the Second Subdivision or Melrose Park neighborhoods is slightly larger and more expensive than that in other parts of the City. Homes in the original neighborhoods (Leamer & Olive and the First and Second Subdivisions) are significantly older than other parts of the City, which is exactly what should be expected given the historical development of the City. Since older homes are more prone to teardown development, we might suspect that these neighborhoods are particularly vulnerable. Leamer & Olive and the First Subdivision also have the largest proportion of single story homes, a housing type prone to teardowns. The key insight we can draw from this table is that the Leamer & Olive neighborhood is entirely composed of single story homes, making it the only neighborhood where a tighter building height restriction prohibiting 2-story homes could ever be appropriate. Other regulatory tools that could be applied city-wide will certainly need to be considered.

Subdivision	Average Assessed Value	Median Assessed Value	Avg Bldg Age	Med. Bldg Age	Average Living Area	Median Living Area	Total # of Homes	1-story	Over 1-story
Leamer & Olive	\$200,086	\$198,500	64	62	1,169	1,142	33	33	0
First Subdivision	\$203,836	\$200,220	64	67	1,264	1,196	107	86	21
Second Subdivision	\$279,288	\$264,150	64	65	1,879	1,650	64	44	20
Melrose Corridor	\$209,716	\$189,550	48	44	1,372	1,241	38	23	15
Birkdale Condos	\$483,317	\$455,950	4	4	1,927	1,923	6	6	0
Melrose Park	\$233,130	\$223,180	43	44	1,730	1,666	121	82	39
Grandview Condos	\$68,146	\$74,900	41	56	787	628	130	0	130
City-wide	\$188,827	\$196,380	51	56	1,341	1,213	499	274	225
<b>City-wide (no Grandview)</b>	<b>\$231,343</b>	<b>\$213,810</b>	<b>54</b>	<b>51</b>	<b>1,537</b>	<b>1,406</b>	<b>369</b>	<b>274</b>	<b>95</b>

Statistics from the random sample are more revealing. The key reason for higher home values in the Second Subdivision is not the value of the dwellings, but the value of the land itself. In contrast, the higher value of Melrose Park homes is due to the value of the dwellings. In considering teardowns, it is the low value of a dwelling in comparison to its land that makes it attractive for rebuilding. To more easily see the potential threat in each neighborhood, I computed a “Land Value Ratio” for each home in the sample. The land value ratio is the percentage of the total value of the property that comes from the land itself. As the land value ratio approaches or exceeds 50% (meaning at least half of the property’s value is in the land, not in the home), the property is in danger of being torn down and redeveloped. From the table below, we see that the average land value ratio of homes in the Second Subdivision is significantly higher than in other neighborhoods, and very close to 50%. Thus, while it may be good to protect the entire City against teardowns, it is most urgent in the Second Subdivision.

Subdivision	Average Dwelling Value	Average Land Value	Avg Land Value Ratio (%) of total)	Land Value (\$/sqft)
Leamer & Olive	\$121,722	\$74,376	38.27%	\$10.66
First Subdivision	\$145,291	\$72,829	33.73%	\$8.77
Second Subdivision	\$142,418	\$114,781	46.91%	\$11.02
Melrose Corridor	\$123,533	\$68,800	37.02%	\$7.51
Melrose Park	\$157,196	\$69,083	31.20%	\$5.74
<b>City-wide</b>	<b>\$144,061</b>	<b>\$77,847</b>	<b>35.74%</b>	<b>\$8.24</b>

Taking a closer look at the potential for teardowns, I calculated the percentage of homes in the sample that are coming close to being in danger of teardowns (where land is at least 40% of total property value), and the percentage already in danger (where land is over 50% of total property value). As shown in the table below, there are homes in every neighborhood that are approaching danger, but only the Second Subdivision has homes that are currently in danger.

Subdivision	% homes nearing danger of teardown	% homes currently in danger of teardown
Leamer & Olive	22%	0%
First Subdivision	14%	0%
Second Subdivision	73%	55%
Melrose Corridor	33%	0%
Melrose Park	4%	0%
<b>City-wide</b>	<b>22%</b>	<b>8%</b>

It must be remembered, however, that the new home that is to be built on a teardown lot must still be profitable, which means that after rebuild the land should be only 20-30% of total property value. In order to accomplish this, a larger home is required. So if the zoning ordinance sufficiently limits the size of homes that can be built, teardown development will no longer be an option. It will be important at the same time to allow a reasonable amount of expansion of existing homes in order to meet the needs of homeowners. This requires a balancing act in the zoning ordinance to allow some increase in home size, but not so much that teardowns become an attractive option.

### Potential Impact of Current Zoning Ordinance

The current zoning ordinance fails to strike any balance at all. Currently, home size is regulated only by required minimum front, back, and side yards. In most cases, these requirements leave a sizeable allowed building pad. If a builder wants to maximize profits, he or she may choose to build a home that fills the entire building pad. Height requirements in the current zoning ordinance allow for two story homes. If the builder submits plans to fill the building pad with a two-story home, there is nothing in the ordinance to keep those plans from being approved. The resulting home will dwarf its neighbors and has no chance of fitting in with the character of the community. The sample-based table below shows the average home sizes, in total above-ground floor area, that the current zoning ordinance would allow in each neighborhood. In a City with average floor areas under 2,000 square feet, there is no way such homes could fit in.

Subdivision	Rebuild Floor Area Under Current Zoning
Leamer & Olive	6,349
First Subdivision	8,315
Second Subdivision	10,983
Melrose Corridor	8,867
Melrose Park	12,500
<b>City-wide</b>	<b>9,918</b>

## Analysis of Regulatory Options

The simplest regulatory solution is often to take the tools that are currently in place and adjust them in a way that accomplishes the desired goal. In this case that would mean increasing minimum yard sizes, and possibly reducing height restrictions. That would be a simple solution, but it is important to consider the consequences. The current minimum yards are 25' front, 5' side, and 30' rear. The average yards in the City are larger than the minimums. But, as shown in the sample-based table below, even a small increase in the minimum front and side yards, to 30' and 10', respectively, would mean that over half of the homes in the City would not be in compliance with the new requirements. It is usually best, where possible, to avoid creating non-conforming lots, and certainly such a large percentage of the City should never be non-conforming.

Subdivision	Avg Front Yard	Avg Side Yard	% non-conforming with 30' front	% non-conforming with 10' side
Leamer & Olive	29	8	44%	67%
First Subdivision	30	6	59%	86%
Second Subdivision	32	11	45%	55%
Melrose Corridor	29	8	80%	80%
Melrose Park	29	11	54%	33%
<b>City-wide</b>	<b>30</b>	<b>9</b>	<b>55%</b>	<b>61%</b>

Increasing the minimum rear yard is another possibility. However, with historical expansion of many homes, there is still a threat of creating a large number of non-conforming homes. With the variation in lot sizes and shapes that exist in the City, it would be impossible to reach a perfect minimum yard to apply city-wide and achieve the desired results. It may be possible to reach some acceptable numbers if each neighborhood is treated as its own zone with unique yard requirements. Even so, there are enough irregular lots, especially in the First and Second Subdivisions, to allow the threat of monster homes on those lots to continue. A wholesale increase in minimum rear yard requirements would also take away the flexibility that landowners currently have in placing a home or in how they choose to expand their homes.

Lot Coverage or Floor Area Ratio limits would be more flexible tools that are still fairly simple to administer. Since FAR has the added feature of incorporating height considerations by adding up the measurements of each floor, I only calculated the possibilities for FAR and not Lot Coverage, though either tool may be appropriate to the City's needs. FAR has the further advantage of allowing the property owner the flexibility of building the largest allowed home according to his or her own tastes—whether one-story, two-story, or split level makes no difference so long as the total floor area doesn't exceed the allowed FAR. In order to maximize the size of a home under Lot Coverage regulation, the builder is forced to build two stories. Lot Coverage regulation is most effective at guaranteeing a minimum amount of open land, while FAR is better at guaranteeing a maximum home size in relation to the lot.

To set a baseline for consideration of FAR regulation, I calculated the current FAR of all homes in the sample. The table below shows that FARs are fairly consistent across the City, with an average of about 20%.

Subdivision	Average	Average	Avg Floor
	Lot Area	Total Floor Area	Area Ratio (FAR)
Leamer & Olive	6,980	1,447	20.50%
First Subdivision	8,541	1,783	21.74%
Second Subdivision	10,705	2,032	20.10%
Melrose Corridor	9,167	1,437	15.21%
Melrose Park	12,146	2,357	19.68%
<b>City-wide</b>	<b>9,930</b>	<b>1,942</b>	<b>20.10%</b>

In order to prevent the creation of non-conforming homes and to allow a reasonable amount of room for home expansion in the future, it will be necessary to set the maximum FAR at something higher than 20%. In order to provide some idea of the potential results of different maximum FARs, I calculated the average maximum floor areas that would be allowed in each neighborhood under maximum FARs of 25%, 30%, and 40%, shown in the table below.

Subdivision	Rebuild	Rebuild	Rebuild
	Floor Area if FAR = 25%	Floor Area if FAR = 30%	Floor Area if FAR = 40%
Leamer & Olive	2,094	2,443	2,792
First Subdivision	2,562	2,989	3,417
Second Subdivision	3,211	3,747	4,282
Melrose Corridor	2,750	3,208	3,667
Melrose Park	3,644	4,251	4,858
<b>City-wide</b>	<b>2,979</b>	<b>3,476</b>	<b>3,972</b>

For comparison, consider the rebuild that was recently completed on Grand Avenue, pictured here. According to the Johnson County Assessor's floor area measurements, it is a 3,762 square foot home, situated on a 65' wide by 125' deep lot (for a total lot size of 8,125 square feet). It is far from the monster that the current zoning ordinance would have allowed, but with a FAR of 46.3%, it is still much larger than nearby homes on similarly sized lots.



Height restrictions will still be important. At the very least, current height restrictions should remain in force to prevent anything higher than two stories. It is possible to increase restrictions in the Leamer & Olive neighborhood to prevent the introduction of any two-story homes, but the Commission and Council should consider whether that is desirable. The proposed development of the Neuzil property consists of single story homes, so a restriction on Leamer & Olive would keep the area consistent. Neighborhood land values may increase with the addition of that upscale development, making the neighborhood increasingly prone to redevelopment.

A number of possible regulatory tools are not likely to work well for University Heights. Staggered setbacks suffer the same limitations as normal setback restrictions, discussed above. Impervious area coverage addresses neighborhood character in terms of open/green space, but will have little impact on building size. It requires much more complicated computations and definitions that may be more than the City can handle with limited staff. Demolition permits may be a useful way to deter teardown development, but it may be prone to failure. The rebuild on Grand, for example, is characterized on the building permit as a “second story and two-story addition,” meaning that the original home, or at least parts of it, are purported to still be in there somewhere. A very large addition of that kind is just as disruptive of community character as a complete rebuild. Since demolition permits will not prevent large additions, they may simply be added administrative work with no real impact.

A prohibition on lot consolidation is worth considering. Floor area ratios will do a good job of keeping homes sized reasonably to their lots. But if two neighboring lots can be combined, a very large home could still be built—it would just need a very large yard. The City should consider whether this is equally disruptive of community character. If it is, a prohibition on consolidating lots would be useful.

## REFERENCES

### *Attached*

- “Out With The Old, In With The New: The Cost Of Teardowns,” *Zoning Practice*, American Planning Association -- considers the causes of teardowns and some possible solutions
- Q and A on Teardown Policy -- Arlington Heights, IL -- discussion of FAR, lot consolidation, demolition permits
- Sample Restrictions -- Deerfield, IL --sample ordinance defining height and FAR, side yard setback plane
- “Why Do Site Plan Review?” *Zoning Practice*, American Planning Association -- discussion of site plan review as part of the development approval process -- important if design standards are being considered
- Provo, UT Zoning Ordinance § 14.34.285 -- sample ordinance with both objective and subjective design standards
- Ft. Collins, CO Compatible Building Standards -- sample ordinance with subjective design standards

### *Online*

- [“What’s Wrong With Teardowns: A Visual Analysis,”](#) National Trust for Historic Preservation – illustrations of effects of teardowns
- [“Teardowns Glossary,”](#) National Trust for Historic Preservation – terms and vocabulary
- [“Too Big, Boring, or Ugly,”](#) Lane Kendig PowerPoint Presentation -- contains numerous photos of good and bad architectural design, mostly applied to new development -- material specific to teardowns at pp. 100-107
- [The Infill and Redevelopment Code Handbook,](#) Oregon Department of Land Conservation and Development -- sample code provisions on many topics appear at PDF pp. 37-71 (original document pp. 29-63) -- see especially “Residential Building Size” at PDF p. 46 (original document p. 38
- [Building Scale Ordinance](#)—Lake Forest, IL -- sample ordinance with detailed floor and lot area definitions, demolition permits
- [Iowa City Zoning Ordinance](#)
- [North Liberty Zoning Ordinance](#)

# OUR TOWN: UNIVERSITY HEIGHTS' CITIZEN SURVEY

## Quality of Life in University Heights

How do you feel about University Heights?

	(Poor)					(Great)				
	1	2	3	4	5	6	7	8	9	10
Overall quality of life	<input type="checkbox"/>									
As a place to raise a family	<input type="checkbox"/>									
Cost of housing	<input type="checkbox"/>									
Safe to walk during daytime	<input type="checkbox"/>									
Safe to walk at night	<input type="checkbox"/>									
Safe to bike	<input type="checkbox"/>									
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

	Overall quality of life	As a place to raise a family	Cost of housing	Safe to walk during daytime	Safe to walk at night	Safe to bike
MEAN	9	9	7	9	8	8
MEDIAN	9	9	7	10	9	9
Standard Deviation	1.366344	1.646855	1.965161	1.508668	1.983264	1.980048

Is the quality of life in your neighborhood:

- Getting better
- Staying about the same
- Getting worse because of:
  - Game related issues
  - Traffic/Parking issues
  - Rental/Housing issues (specify)\_\_\_\_\_
  - Other issues (specify)\_\_\_\_\_

Response	Frequency
Getting Better	11
Staying About The Same	75
Getting Worser	49

Getting Worse Because of...	
Response	Frequency
Game Related Issues	14
Traffic/Parking Issues	6
Rental/Housing Issues	38

## City Services

If the cost of existing services were to become greater than can be covered by current revenues, should the City:

- Increase revenue to maintain services
- Reduce services  
(which ones)\_\_\_\_\_
- Eliminate services  
(which ones)\_\_\_\_\_

Response	Frequency
Increase revenue to maintain services	76
Reduce services	26
Eliminate services	6

## The 2006 University Heights' Comprehensive Plan

Have you heard about the plan?  Yes  No

Response	Frequency
Yes	57
No	77

Did you attend any of the meeting about the plan?

- Yes  No  Didn't know about the meetings
- Could not Attend

Response	Frequency
Yes	22
No	83
Didn't know about the meetings	30
Could Not Attend	28

Have you read the plan?  Yes  No  Skimmed  
(you can read it online at <http://www.university-heights.org>)

Response	Frequency
Yes	21
No	81

The plan proposes three scenarios to guide future growth and development in University Heights. **Please refer to the cover page to view maps of the three proposed options.**

Which scenario would you prefer?

- 1    2    3
- No preference, all are fine
- None are acceptable
- No opinion

Response	Frequency
1	45
2	12
3	9
No preference, all are fine	8
None are acceptable	36
No opinion	21

### Planning for Our Future

For tear-down/rebuilding and new construction projects, should the City:

- Not regulate the size of houses/buildings
- Adopt design standards to regulate:
  - The size of houses/buildings
  - The design of houses/buildings (architecture, material, color)
  - Only the size and design of structures that are dramatically larger than their surroundings
- No opinion

Comment \_\_\_\_\_

Response	Frequency
Not regulate the size of houses/buildings	9
Adopt design standards to regulate:	116

Response	Frequency
The size of houses/buildings	39
The design of houses/buildings	13
Only the size and design of structures that are dramatically larger than their surroundings	41

	Percent Favoring Adoption of Standards	Regulate Size of Houses/ Buildings	Regulate Design of Houses/ Buildings	Only If Dramatically Larger	Percent Favoring Design Standards	Percent Favoring Size Standards
Leamer & Olive	90.9%	3	3	5	72.7%	72.7%
First Subdivision	96.8%	17	6	7	43.3%	80.0%
Second Subdivision	93.5%	12	10	12	64.7%	70.6%
Melrose Corridor	77.8%	4	4	2	60.0%	60.0%
Melrose Park	94.7%	15	6	14	57.1%	82.9%
<b>City-wide</b>	<b>93.3%</b>	<b>51</b>	<b>29</b>	<b>40</b>	<b>57.5%</b>	<b>75.8%</b>

Subdivision	Average Assessed Value	Median Assessed Value	Average Building Age	Median Building Age	Average Living Area	Median Living Area	Total # of Homes	1-story	Over 1-story	% rentals
Leamer & Olive	\$200,086	\$198,500	64	62	1,169	1,142	33	33	0	33.3%
First Subdivision	\$203,836	\$200,220	64	67	1,264	1,196	107	86	21	27.1%
Second Subdivision	\$279,288	\$264,150	64	65	1,879	1,650	64	44	20	15.9%
Melrose Corridor	\$209,716	\$189,550	48	44	1,372	1,241	38	23	15	55.3%
Birkdale Condos	\$483,317	\$455,950	4	4	1,927	1,923	6	6	0	0.0%
Melrose Park	\$233,130	\$223,180	43	44	1,730	1,666	121	82	39	7.4%
Grandview Condos	\$68,146	\$74,900	41	56	787	628	130	0	130	100.0%
City-wide	\$188,827	\$196,380	51	56	1,341	1,213	499	274	225	41.5%
<b>City-wide (no Grandview)</b>	<b>\$231,343</b>	<b>\$213,810</b>	<b>54</b>	<b>51</b>	<b>1,537</b>	<b>1,406</b>	<b>369</b>	<b>274</b>	<b>95</b>	<b>20.9%</b>

Parcel ID	Subdivision	Dwelling Value	Land Value	Year Built	Living Area	Attic, Garage & Basement Area	Total Floor Area	Lot Width	Lot Depth	Lot Area	Floor Area Ratio (FAR)	Current Bldg Pad Width	Current Bldg Pad Depth	Current Building Pad Area	Rebuild Floor Area	Rebuild FAR	Rebuild Floor Area if FAR = 25%	Rebuild Floor Area if FAR = 30%	Rebuild Floor Area if FAR = 40%	Land Value (\$/sqft)	Land Value Ratio (% of total)	Real Front Setback	Real Side Setback
1016206002	Leamer & Olive	\$150,400	\$82,430	1955	1,640	240	1,880	64	120	7680	24.5%	54	65	3510	7020	91.4%	2304	2688	3072	\$10.73	35.4%	25	6
1016207002	Leamer & Olive	\$145,900	\$88,440	1955	1,356	264	1,620	67	124	8308	19.5%	57	69	3933	7866	94.7%	2492	2908	3323	\$10.65	37.7%	31	5
1016208001	Leamer & Olive	\$124,800	\$73,700	1954	1,504	240	1,744	56	124	6944	25.1%	46	69	3174	6348	91.4%	2083	2430	2778	\$10.61	37.1%	30	5
1016208004	Leamer & Olive	\$127,900	\$78,960	1955	1,184		1,184	60	124	7440	15.9%	50	69	3450	6900	92.7%	2232	2604	2976	\$10.61	38.2%	28	5
1016205002	Leamer & Olive	\$111,300	\$67,700	1932	829	310	1,139	52	122	6344	18.0%	42	67	2814	5628	88.7%	1903	2220	2538	\$10.67	37.8%	26	10
1016205019	Leamer & Olive	\$82,600	\$65,100	1933	806		806	50	122	6100	13.2%	40	67	2680	5360	87.9%	1830	2135	2440	\$10.67	44.1%	31	10
1016205010	Leamer & Olive	\$146,400	\$77,640	1973	1,236	1,152	2,388	59	124	7316	32.6%	49	69	3381	6762	92.4%	2195	2561	2926	\$10.61	34.7%	23	6
1016205015	Leamer & Olive	\$94,000	\$65,100	1946	764	330	1,094	50	122	6100	17.9%	40	67	2680	5360	87.9%	1830	2135	2440	\$10.67	40.9%	31	6
1016205013	Leamer & Olive	\$112,200	\$70,310	1927	1,172		1,172	54	122	6588	17.8%	44	67	2948	5896	89.5%	1976	2306	2635	\$10.67	38.5%	30	21
1016226013	First Subdivision	\$145,800	\$74,450	1979	1,271	1,232	2,503	66	125	8250	30.3%	56	70	3920	7840	95.0%	2475	2888	3300	\$9.02	33.8%	30	5
1016226017	First Subdivision	\$171,200	\$61,920	1982	1,450	1,176	2,626	60	102	6120	42.9%	50	47	2350	4700	76.8%	1836	2142	2448	\$10.12	26.6%	34	5
1016231003	First Subdivision	\$152,500	\$60,910	1975	1,437	1,092	2,529	54	125	6750	37.5%	44	70	3080	6160	91.3%	2025	2363	2700	\$9.02	28.5%	20	5
1016232007	First Subdivision	\$126,900	\$56,400	1930	1,142		1,142	50	125	6250	18.3%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	30.8%	33	5
1016232008	First Subdivision	\$144,100	\$56,400	1929	1,396	240	1,636	50	125	6250	26.2%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	28.1%	35	5
1016231005	First Subdivision	\$86,500	\$48,500	1923	832		832	43	125	5375	15.5%	33	70	2310	4620	86.0%	1613	1881	2150	\$9.02	35.9%	25	2.5
1016232031	First Subdivision	\$255,100	\$101,350	2000	1,722	1,542	3,264	82	165	13530	24.1%	72	110	7920	15840	117.1%	4059	4736	5412	\$7.49	28.4%	28	5
1016232032	First Subdivision	\$141,200	\$81,600	1928	1,296	288	1,584	68	153	10404	15.2%	58	98	5684	11368	109.3%	3121	3641	4162	\$7.84	36.6%	28	10
10162330021	First Subdivision	\$144,300	\$56,400	1917	1,708		1,708	50	125	6250	27.3%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	28.1%	26	8
1016233005	First Subdivision	\$112,300	\$90,240	1945	1,114	396	1,510	80	125	10000	15.1%	70	70	4900	9800	98.0%	3000	3500	4000	\$9.02	44.6%	35	10
1016230014	First Subdivision	\$128,800	\$56,400	1971	988	336	1,324	50	125	6250	21.2%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	30.5%	26	4
1016226005	First Subdivision	\$126,000	\$75,600	1941	1,200	480	1,680	70	114	7980	21.1%	60	59	3540	7080	88.7%	2394	2793	3192	\$9.47	37.5%	27	7
1016226011	First Subdivision	\$162,100	\$76,140	1952	1,812	354	2,166	75	125	9375	23.1%	65	70	4550	9100	97.1%	2813	3281	3750	\$8.12	32.0%	26	7
1016231016	First Subdivision	\$181,500	\$119,350	1962	1,612	1,020	2,632	148	133	19684	13.4%	138	78	10764	21528	109.4%	5905	6889	7874	\$6.06	39.7%	52	7
1016231015	First Subdivision	\$187,400	\$73,330	1929	1,756		1,756	63	136	8568	20.5%	53	81	4293	8586	100.2%	2570	2999	3427	\$8.56	28.1%	57	7
1016230001	First Subdivision	\$221,300	\$84,600	1948	1,945	528	2,473	75	125	9375	26.4%	65	70	4550	9100	97.1%	2813	3281	3750	\$9.02	27.7%	25	10
1016230006	First Subdivision	\$130,900	\$56,400	1949	1,218		1,218	50	125	6250	19.5%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	30.1%	30	7
1016229013	First Subdivision	\$126,900	\$73,320	1950	864	264	1,128	65	125	8125	13.9%	55	70	3850	7700	94.8%	2438	2844	3250	\$9.02	36.6%	30	4
1016232025	First Subdivision	\$116,300	\$84,600	1957	1,288	294	1,582	75	125	9375	16.9%	65	70	4550	9100	97.1%	2813	3281	3750	\$9.02	42.1%	25	6
1016233020	First Subdivision	\$110,400	\$73,320	1939	932	382	1,314	65	125	8125	16.2%	55	70	3850	7700	94.8%	2438	2844	3250	\$9.02	39.9%	25	7
1016233018	First Subdivision	\$123,500	\$84,600	1933	947	548	1,495	75	125	9375	15.9%	65	70	4550	9100	97.1%	2813	3281	3750	\$9.02	40.7%	20	7
1016233010	First Subdivision	\$101,400	\$56,400	1936	1,126		1,126	50	125	6250	18.0%	40	70	2800	5600	89.6%	1875	2188	2500	\$9.02	35.7%	25	5
1009352002	Second Subdivision	\$75,700	\$84,800	1949	864	256	1,120	65	150	9750	11.5%	55	95	5225	10450	107.2%	2925	3413	3900	\$8.70	52.8%	45	12
1009378004	Second Subdivision	\$108,100	\$168,000	1941	1,689	896	2,585	100	175	17500	14.8%	90	120	10800	21600	123.4%	6125	7000	8000	\$9.60	60.8%	30	20
1009352005	Second Subdivision	\$90,600	\$128,590	1928	2,726		2,726	100	125	12500	21.8%	90	70	6300	12600	100.8%	3750	4375	5000	\$10.29	58.7%	32	15
1009351007	Second Subdivision	\$171,800	\$191,760	1957	1,806	598	2,404	150	125	18750	12.8%	140	70	9800	19600	104.5%	6625	6563	7500	\$10.23	52.7%	47	25
1009353021	Second Subdivision	\$108,100	\$90,240	1959	1,225	392	1,617	60	125	7500	21.6%	50	70	3500	7000	93.3%	2250	2625	3000	\$12.03	45.5%	27	7
1009354008	Second Subdivision	\$249,400	\$75,200	1950	2,104		2,104	50	125	6250	33.7%	40	70	2800	5600	89.6%	1875	2188	2500	\$12.03	23.2%	20	5
1009354009	Second Subdivision	\$163,900	\$82,720	1930	1,615		1,615	55	125	6875	23.5%	45	70	3150	6300	91.6%	2063	2406	2750	\$12.03	33.5%	27	8
1009354010	Second Subdivision	\$266,300	\$105,280	1948	2,360	273	2,633	70	125	8750	30.1%	60	70	4200	8400	96.0%	2625	3063	3500	\$12.03	28.3%	27	6
1009353014	Second Subdivision	\$74,400	\$90,240	1927	1,024		1,024	60	125	7500	13.7%	50	70	3500	7000	93.3%	2250	2625	3000	\$12.03	54.8%	30	8
1009353006	Second Subdivision	\$59,400	\$112,800	1950	990		990	75	125	9375	10.6%	65	70	4550	9100	97.1%	2813	3281	3750	\$12.03	65.5%	27	10
1009351013	Second Subdivision	\$198,900	\$132,960	1935	3,001	528	3,529	104	125	13000	27.1%	94	70	6580	13160	101.2%	3900	4550	5200	\$10.23	40.1%	35	6
1009354014	Melrose Corridor	\$121,900	\$65,800	1967	1,254		1,254	70	125	8750	14.3%	60	70	4200	8400	96.0%	2625	3063	3500	\$7.52	35.1%	31	8
1016229002	Melrose Corridor	\$101,900	\$69,700	1956	1,080		1,080	75	125	9375	11.5%	65	70	4550	9100	97.1%	2813	3281	3750	\$7.43	40.6%	28	12
1016229003	Melrose Corridor	\$90,000	\$70,500	1955	1,040		1,040	75	125	9375	11.1%	65	70	4550	9100	97.1%	2813	3281	3750	\$7.52	43.9%	28	8
1016229004	Melrose Corridor	\$98,900	\$56,400	1954	960		960	60	125	7500	12.8%	50	70	3500	7000	93.3%	2250	2625	3000	\$7.52	36.3%	28	5
1016229005	Melrose Corridor	\$93,400	\$56,400	1956	1,040	312	1,352	60	125	7500	18.0%	50	70	3500	7000	93.3%	2250	2625	3000	\$7.52	37.7%	28	5
1016227017	Melrose Corridor	\$235,100	\$94,000	1972	2,472	462	2,934	100	125	12500	23.5%	90	70	6300	12600	100.8%	3750	4375	5000	\$7.52	28.6%	x	x
1017107007	Melrose Park	\$284,500	\$97,160	1964	2,430	1,764	4,194	152	125	19000	22.1%	142	70	9940	19880	104.6%	5700	6650	7600	\$5.11	25.5%	33	21
1017108002	Melrose Park	\$247,300	\$87,580	1964	3,538	576	4,114	140	119	16660	24.7%	130	64	8320	16640	99.9%	4998	5831	6664	\$5.26	26.2%	32	15
1017104002	Melrose Park	\$148,900	\$76,030	1960	1,484	336	1,820	110	131	14410	12.6%	100	76	7600	15200	105.5%	4323	5044	5764	\$5.28	34.1%	30	10
1017105002	Melrose Park	\$174,600	\$70,690	1965	1,792	440	2,232	94	125	11750	19.0%	84	70	5880	11760	100.1%	3525	4113	4700	\$6.02	28.8%	31	15
1017105005	Melrose Park	\$100,800	\$69,180	1958	1,320	336	1,656	92	125	11500	14.4%	82	70	5740	11480	99.8%	3450	4025	4600	\$6.02	40.7%	29	10
1017103003	Melrose Park	\$148,900	\$61,440	1965	1,914	728	2,642	80	130	10400	25.4%	70	75	5250	10500	101.0%	3120	3640	4160	\$5.91	29.2%	27	10
1017103011	Melrose Park	\$152,000	\$76,800	1967	1,666	528	2,194	100	130	13000	16.9%	90	75	6750	13500	1							

Subdivision	Average Dwelling Value	Average Land Value	Avg Land Value Ratio (% of total)	Land Value (\$/sqft)	Average Lot Area	Average Total Floor Area	Avg Floor Area Ratio (FAR)	Average Front Setback	Average Side Setback
Leamer & Olive	\$121,722	\$74,376	38.27%	\$10.66	6,980	1,447	20.50%	29	8
First Subdivision	\$145,291	\$72,829	33.73%	\$8.77	8,541	1,783	21.74%	30	6
Second Subdivision	\$142,418	\$114,781	46.91%	\$11.02	10,705	2,032	20.10%	32	11
Melrose Corridor	\$123,533	\$68,800	37.02%	\$7.51	9,167	1,437	15.21%	29	8
Melrose Park	\$157,196	\$69,083	31.20%	\$5.74	12,146	2,357	19.68%	29	11
<b>City-wide</b>	<b>\$144,061</b>	<b>\$77,847</b>	<b>35.74%</b>	<b>\$8.24</b>	<b>9,930</b>	<b>1,942</b>	<b>20.10%</b>	<b>30</b>	<b>9</b>

Subdivision	% homes nearing danger of teardown	% homes currently in danger of teardown	Rebuild Floor Area if FAR = 25%	Rebuild Floor Area if FAR = 30%	Rebuild Floor Area if FAR = 40%	Rebuild Floor Area (current zoning)	% non-conforming with 30' front	% non-conforming with 10' side
Leamer & Olive	22%	0%	2,094	2,443	2,792	6,349	44%	67%
First Subdivision	14%	0%	2,562	2,989	3,417	8,315	59%	86%
Second Subdivision	73%	55%	3,211	3,747	4,282	10,983	45%	55%
Melrose Corridor	33%	0%	2,750	3,208	3,667	8,867	80%	80%
Melrose Park	4%	0%	3,644	4,251	4,858	12,500	54%	33%
<b>City-wide</b>	<b>22%</b>	<b>8%</b>	<b>2,979</b>	<b>3,476</b>	<b>3,972</b>	<b>9,918</b>	<b>55%</b>	<b>61%</b>

## EXPLANATION OF FLOOR AREA RATIO ARRAYS

In a May 5, 2008 memorandum to the University Heights Zoning Commission on “Regulating Infill/Teardown Development,” Zoning Ordinance Revision Intern Kevin Hochhalter identified the Second Subdivision as an area with significant percentages of homes either nearing or currently in danger of teardown. The memorandum also identified the potential for “oversized” additions and replacement structures presented by our existing zoning ordinance’s specification of minimum setbacks and maximum heights. Because the memorandum rested upon a random sample of only 20% of single-family homes, the City Council approved a small amount of additional funding to provide a fuller basis for consideration of further action by expanding the data set to encompass all single-family homes.

The following pages include four arrays derived from an Excel spreadsheet reflecting that larger set of all single-family homes. The first three arrays (By Street Number (pp. 1-5), By Existing Floor Area Ratio (pp. 6-10), and By Potential Rebuild Floor Area Ratios (pp. 11-15)) include all residences from the underlying spreadsheet; to avoid distortion, however, the fourth array (Floor Area Limitation at 125% of Neighborhood Average (pp. 16-21)) does not include one residence located on an unusually large lot.

In the first three arrays the sorted column is highlighted in yellow, while the individual cells highlighted in pink identify instances where “irregularly shaped lots” required some understandable amount of “guesstimation” of lot areas and building pad dimensions. In the fourth array, individual cells highlighted in pink again identify estimated lot areas, while those highlighted in gold indicate existing Floor Area Ratios in excess of 125% of the average Floor Area Ratios of lots in the surrounding neighborhood.

ARRAYED BY STREET NUMBER

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	St #	Street Name	Subdivision	Living Area	Floor Area Adjustment	Total Floor Area	Lot Width	Lot Depth	Lot Area	Floor Area Ratio (FAR)	Current Bldg Pad Width	Current Bldg Pad Depth	Current Building Pad Area	Rebuild Floor Area	Rebuild FAR
2	14	George St	First Subdivision	1,271	1,232	2,503	66	125	8250	30.3%	56	70	3920	7840	95.0%
3	18	George St	First Subdivision	1,173	1,125	2,298	64	119	7728	29.7%	54	64	3456	6912	89.4%
4	21	George St	First Subdivision	1,460	1,722	3,182			20003	15.9%	57.5	232.5	13368.75	26738	133.7%
5	22	George St	First Subdivision	1,450	1,248	2,698	60	103	6298	42.8%	50	48	2400	4800	76.2%
6	23	George St	First Subdivision	1,412	0	1,412	73	140	10511	13.4%	64.5	85	5482.5	10965	104.3%
7	220	George St	First Subdivision	1,043	1,340	2,383	125	100	12500	19.1%	115	45	5175	10350	82.8%
8	7	Glencrest Dr	Second Subdivision	2,970	762	3,732			11950	31.2%			6378	12756	106.7%
9	11	Glencrest Dr	Second Subdivision	864	866	1,730			12062	14.3%			7221	14442	119.7%
10	115	Golfview Ave	Second Subdivision	1,417	696	2,113			11339	18.6%			5553	11106	97.9%
11	116	Golfview Ave	Second Subdivision	1,672		1,672	75	125	9375	17.8%	65	70	4550	9100	97.1%
12	120	Golfview Ave	Second Subdivision	1,689	240	1,929	100	125	12500	15.4%	90	70	6300	12600	100.8%
13	125	Golfview Ave	Second Subdivision	2,822	133	2,955			10160	29.1%			5996	11992	118.0%
14	136	Golfview Ave	Second Subdivision	1,869		1,869	125	125	15625	12.0%	115	70	8050	16100	103.0%
15	204	Golfview Ave	Second Subdivision	1,029	231	1,260	96	125	12000	10.5%	86	70	6020	12040	100.3%
16	205	Golfview Ave	Second Subdivision	3,831		3,831			16039	23.9%			9583	19166	119.5%
17	207	Golfview Ave	Second Subdivision	1,617	261	1,878			9741	19.3%			4655	9310	95.6%
18	212	Golfview Ave	Second Subdivision	1,637	772	2,409	60	125	7500	32.1%	50	70	3500	7000	93.3%
19	214	Golfview Ave	Second Subdivision	2,544	360	2,904	84	125	10500	27.7%	74	70	5180	10360	98.7%
20	222	Golfview Ave	Second Subdivision	1,138		1,138	60	125	7500	15.2%	50	70	3500	7000	93.3%
21	230	Golfview Ave	Second Subdivision	2,922	825	3,747	150	125	18750	20.0%	140	70	9800	19600	104.5%
22	231	Golfview Ave	Second Subdivision	1,406	240	1,646			12165	13.5%			6369	12738	104.7%
23	300	Golfview Ave	Second Subdivision	2,360	484	2,844	85	125	10625	26.8%	75	70	5250	10500	98.8%
24	305	Golfview Ave	Second Subdivision	2,748	22	2,770			12980	21.3%			6749	13498	104.0%
25	310	Golfview Ave	Second Subdivision	2,204	484	2,688	115	125	14375	18.7%	105	70	7350	14700	102.3%
26	315	Golfview Ave	Second Subdivision	2,726	272	2,998			15880	18.9%			8099	16198	102.0%
27	325	Golfview Ave	Second Subdivision	1,580	480	2,060	100	125	12500	16.5%	90	70	6300	12600	100.8%
28	330	Golfview Ave	Second Subdivision	1,806	754	2,560	150	125	18750	13.7%	140	70	9800	19600	104.5%
29	340	Golfview Ave	Second Subdivision	1,504		1,504	100	125	12500	12.0%	90	70	6300	12600	100.8%
30	1409	Grand Ave	Second Subdivision	1,662		1,662	50	125	6250	26.6%	40	70	2800	5600	89.6%
31	1417	Grand Ave	Second Subdivision	1,138	312	1,450	65	125	8125	17.8%	55	70	3850	7700	94.8%
32	1421	Grand Ave	Second Subdivision	1,187	336	1,523	85	125	10625	14.3%	75	70	5250	10500	98.8%
33	1424	Grand Ave	Second Subdivision	1,225	392	1,617	60	125	7500	21.6%	50	70	3500	7000	93.3%
34	1425	Grand Ave	Second Subdivision	3,036	745	3,781	65	125	8125	46.5%	55	70	3850	7700	94.8%
35	1434	Grand Ave	Second Subdivision	2,810	612	3,422	70	125	8750	39.1%	60	70	4200	8400	96.0%
36	1435	Grand Ave	Second Subdivision	1,343		1,343	75	125	9375	14.3%	65	70	4550	9100	97.1%
37	1440	Grand Ave	Second Subdivision	2,016	420	2,436	100	125	12500	19.5%	90	70	6300	12600	100.8%
38	1445	Grand Ave	Second Subdivision	1,474		1,474	60	125	7500	19.7%	50	70	3500	7000	93.3%
39	1450	Grand Ave	Second Subdivision	1,224	576	1,800	95	125	11875	15.2%	85	70	5950	11900	100.2%
40	1451	Grand Ave	Second Subdivision	2,104		2,104	50	125	6250	33.7%	40	70	2800	5600	89.6%
41	1455	Grand Ave	Second Subdivision	1,615		1,615	55	125	6875	23.5%	45	70	3150	6300	91.6%
42	1456	Grand Ave	Second Subdivision	1,118		1,118	75	125	9375	11.9%	65	70	4550	9100	97.1%
43	1461	Grand Ave	Second Subdivision	2,360	273	2,633	70	125	8750	30.1%	60	70	4200	8400	96.0%
44	1465	Grand Ave	Second Subdivision	1,424		1,424	50	125	6250	22.8%	40	70	2800	5600	89.6%
45	1468	Grand Ave	Second Subdivision	1,114	779	1,893	50	125	6250	30.3%	40	70	2800	5600	89.6%
46	1470	Grand Ave	Second Subdivision	2,035		2,035	50	125	6250	32.6%	40	70	2800	5600	89.6%
47	1475	Grand Ave	Second Subdivision	2,708	390	3,098	75	125	9375	33.0%	65	70	4550	9100	97.1%
48	1479	Grand Ave	Second Subdivision	1,155	456	1,611	75	125	9375	17.2%	65	70	4550	9100	97.1%
49	1480	Grand Ave	Second Subdivision	1,024		1,024	60	125	7500	13.7%	50	70	3500	7000	93.3%
50	1482	Grand Ave	Second Subdivision	2,428	341	2,769	110	125	13750	20.1%	100	70	7000	14000	101.8%
51	1483	Grand Ave	Second Subdivision	2,912	812	3,724	75	125	9375	39.7%	65	70	4550	9100	97.1%
52	1489	Grand Ave	Second Subdivision	1,384	370	1,754	75	125	9375	18.7%	65	70	4550	9100	97.1%
53	1490	Grand Ave	Second Subdivision	2,529		2,529			6924	36.5%			2833	5666	81.8%
54	1491	Grand Ave	Second Subdivision	1,581		1,581	78	125	9750	16.2%	68	70	4760	9520	97.6%
55	1504	Grand Ave	Second Subdivision	1,630		1,630			26720	6.1%			17786	35572	133.1%
56	10	Highland Dr	First Subdivision	1,130	532	1,662	60	125	7500	22.2%	50	70	3500	7000	93.3%
57	16	Highland Dr	First Subdivision	1,509	265	1,774	50	125	6250	28.4%	40	70	2800	5600	89.6%
58	21	Highland Dr	First Subdivision	1,740	1,512	3,252			12945	25.1%			4643	9286	71.7%
59	24	Highland Dr	First Subdivision	1,284	0	1,284	50	125	6250	20.5%	40	70	2800	5600	89.6%
60	25	Highland Dr	First Subdivision	1,160	1,092	2,252	54	125	6830	33.0%	44	70	3080	6160	90.2%
61	28	Highland Dr	First Subdivision	1,726	0	1,726	50	125	6250	27.6%	40	70	2800	5600	89.6%
62	29	Highland Dr	First Subdivision	1,437	1,092	2,529	54	125	6750	37.5%	44	70	3080	6160	91.3%
63	32	Highland Dr	First Subdivision	1,142		1,142	50	125	6250	18.3%	40	70	2800	5600	89.6%
64	33	Highland Dr	First Subdivision	1,020	438	1,458	55	125	6875	21.2%	45	70	3150	6300	91.6%
65	36	Highland Dr	First Subdivision	1,396	240	1,636	50	125	6250	26.2%	40	70	2800	5600	89.6%
66	37	Highland Dr	First Subdivision	832	277	1,109	40	125	5000	22.2%	30	70	2100	4200	84.0%
67	38	Highland Dr	First Subdivision	1,398	856	2,254	50	125	6250	36.1%	40	70	2800	5600	89.6%
68	43	Highland Dr	First Subdivision	808	221	1,029			5375	19.1%			2681	5362	99.8%
69	44	Highland Dr	First Subdivision	1,528		1,528	50	125	6250	24.4%	40	70	2800	5600	89.6%
70	50	Highland Dr	First Subdivision	720	396	1,116	75	125	9375	11.9%	65	70	4550	9100	97.1%
71	62	Highland Dr	First Subdivision	1,904		1,904			14776	12.9%			7510	15020	101.7%
72	100	Highland Dr	First Subdivision	807	300	1,107			5760	19.2%			2836	5672	98.5%

ARRAYED BY STREET NUMBER

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
73	103	Highland Dr	First Subdivision	744	80	824	50	211.5	10575	7.8%	40	156.5	6260	12520	118.4%
74	107	Highland Dr	First Subdivision	1,196		1,196	50	188	9400	12.7%	40	133	5320	10640	113.2%
75	108	Highland Dr	First Subdivision	960	340	1,300			5233	24.8%			2580	5160	98.6%
76	111	Highland Dr	First Subdivision	730		730	50	174	8700	8.4%	40	119	4760	9520	109.4%
77	114	Highland Dr	First Subdivision	1,121	440	1,561			7075	22.1%			3472	6944	98.1%
78	117	Highland Dr	First Subdivision	1,722	1,780	3,502			12742	27.5%			7621	15242	119.6%
79	121	Highland Dr	First Subdivision	1,296	288	1,584			10367	15.3%			5627	11254	108.6%
80	124	Highland Dr	First Subdivision	1,005	276	1,281	75	125	9375	13.7%	65	70	4550	9100	97.1%
81	135	Highland Dr	First Subdivision	1,030	308	1,338			6698	20.0%			2752	5504	82.2%
82	138	Highland Dr	First Subdivision	1,064		1,064	72	123	8856	12.0%	62	68	4216	8432	95.2%
83	140	Highland Dr	First Subdivision	1,441	505	1,946	67	124	8308	23.4%	57	69	3933	7866	94.7%
84	202	Highland Dr	First Subdivision	1,708	243	1,951	50	125	6250	31.2%	40	70	2800	5600	89.6%
85	205	Highland Dr	First Subdivision	1,430		1,430	75	125	9375	15.3%	65	70	4550	9100	97.1%
86	208	Highland Dr	First Subdivision	972		972	50	125	6250	15.6%	40	70	2800	5600	89.6%
87	211	Highland Dr	First Subdivision	1,816		1,816	75	125	9375	19.4%	65	70	4550	9100	97.1%
88	212	Highland Dr	First Subdivision	797		797	50	125	6250	12.8%	40	70	2800	5600	89.6%
89	215	Highland Dr	First Subdivision	1,304	340	1,644	50	125	6250	26.3%	40	70	2800	5600	89.6%
90	220	Highland Dr	First Subdivision	1,152		1,152	50	125	6250	18.4%	40	70	2800	5600	89.6%
91	222	Highland Dr	First Subdivision	1,280		1,280	50	125	6250	20.5%	40	70	2800	5600	89.6%
92	223	Highland Dr	First Subdivision	1,199		1,199	70	125	8750	13.7%	60	70	4200	8400	96.0%
93	226	Highland Dr	First Subdivision	978		978	50	125	6250	15.6%	40	70	2800	5600	89.6%
94	228	Highland Dr	First Subdivision	958	684	1,642	50	125	6250	26.3%	40	70	2800	5600	89.6%
95	233	Highland Dr	First Subdivision	1,114	396	1,510	80	125	10000	15.1%	70	70	4900	9800	98.0%
96	236	Highland Dr	First Subdivision	988	336	1,324	50	125	6250	21.2%	40	70	2800	5600	89.6%
97	237	Highland Dr	First Subdivision	780	621	1,401	50	125	6250	22.4%	40	70	2800	5600	89.6%
98	239	Highland Dr	First Subdivision	1,180		1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
99	242	Highland Dr	First Subdivision	1,372	288	1,660	50	125	6250	26.6%	40	70	2800	5600	89.6%
100	245	Highland Dr	First Subdivision	1,012	340	1,352	95	125	11875	11.4%	85	70	5950	11900	100.2%
101	254	Highland Dr	First Subdivision	1,516	570	2,086	75	125	9375	22.3%	65	70	4550	9100	97.1%
102	262	Highland Dr	First Subdivision	1,516	607	2,123	75	125	9375	22.6%	65	70	4550	9100	97.1%
103	265	Highland Dr	First Subdivision	1,100		1,100	95	125	11875	9.3%	85	70	5950	11900	100.2%
104	270	Highland Dr	First Subdivision	1,168		1,168	50	125	6250	18.7%	40	70	2800	5600	89.6%
105	302	Highland Dr	Melrose Park	1,440	1,182	2,622			14533	18.0%			8110	16220	111.6%
106	303	Highland Dr	Melrose Park	2,254	912	3,166			16889	18.7%			8256	16512	97.8%
107	306	Highland Dr	Melrose Park	1,484	798	2,282	105	127	13335	17.1%	95	72	6840	13680	102.6%
108	312	Highland Dr	Melrose Park	1,448	660	2,108	102	125	12750	16.5%	92	70	6440	12880	101.0%
109	315	Highland Dr	Melrose Park	2,244	440	2,684			15086	17.8%			8548	17096	113.3%
110	316	Highland Dr	Melrose Park	1,491	526	2,017	101	125	12625	16.0%	91	70	6370	12740	100.9%
111	322	Highland Dr	Melrose Park	1,680	504	2,184	102	125	12750	17.1%	92	70	6440	12880	101.0%
112	323	Highland Dr	Melrose Park	2,031	729	2,760			15962	17.3%			9211	18422	115.4%
113	326	Highland Dr	Melrose Park	1,444		1,444	102	125	12750	11.3%	92	70	6440	12880	101.0%
114	327	Highland Dr	Melrose Park	1,536	480	2,016	125	153	19125	10.5%	95	123	11685	23370	122.2%
115	328	Highland Dr	Melrose Park	2,573	748	3,321	111	125	13875	23.9%	101	70	7070	14140	101.9%
116	329	Highland Dr	Melrose Park	1,694	1,268	2,962	125	125	15625	19.0%	95	95	9025	18050	115.5%
117	330	Highland Dr	Melrose Park	2,430	2,034	4,464	152	125	19000	23.5%	142	70	9940	19880	104.6%
118	334	Highland Dr	Melrose Park	3,146	576	3,722	142	123	17466	21.3%	112	93	10416	20832	119.3%
119	337	Highland Dr	Melrose Park	3,538	768	4,306	140	119	16660	25.8%	110	89	9790	19580	117.5%
120	10	Koser Ave	First Subdivision	1,702	476	2,178			10067	21.6%			4424	8848	87.9%
121	21	Koser Ave	First Subdivision	1,604		1,604			14218	11.3%			6830	13660	96.1%
122	24	Koser Ave	First Subdivision	2,039		2,039			8171	25.0%			4204	8408	102.9%
123	30	Koser Ave	First Subdivision	1,412		1,412			7695	18.3%			2504	5008	65.1%
124	40	Koser Ave	First Subdivision	1,200	480	1,680	70	114	7980	21.1%	60	59	3540	7080	88.7%
125	49	Koser Ave	First Subdivision	2,902	264	3,166			13532	23.4%			7461	14922	110.3%
126	100	Koser Ave	First Subdivision	1,808		1,808	100	125	12500	14.5%	90	70	6300	12600	100.8%
127	106	Koser Ave	First Subdivision	1,812	534	2,346	75	125	9375	25.0%	65	70	4550	9100	97.1%
128	120	Koser Ave	First Subdivision	1,313	200	1,513	75	125	9375	16.1%	65	70	4550	9100	97.1%
129	124	Koser Ave	First Subdivision	1,196	264	1,460	50	125	6250	23.4%	40	70	2800	5600	89.6%
130	127	Koser Ave	First Subdivision	1,612	1,020	2,632			21902	12.0%			14643	29286	133.7%
131	128	Koser Ave	First Subdivision	1,252	264	1,516	50	125	6250	24.3%	40	70	2800	5600	89.6%
132	136	Koser Ave	First Subdivision	1,898		1,898			18775	10.1%			11233	22466	119.7%
133	138	Koser Ave	First Subdivision	1,412		1,412			8141	17.3%			3150	6300	77.4%
134	141	Koser Ave	First Subdivision	1,756	264	2,020			10529	19.2%			5859	11718	111.3%
135	147	Koser Ave	First Subdivision	2,109	208	2,317			8205	28.2%			4141	8282	100.9%
136	149	Koser Ave	First Subdivision	888	312	1,200			6038	19.9%			1774	3548	58.8%
137	200	Koser Ave	First Subdivision	1,165	900	2,065	70	125	8750	23.6%	60	70	4200	8400	96.0%
138	205	Koser Ave	First Subdivision	1,945	634	2,579	75	125	9375	27.5%	65	70	4550	9100	97.1%
139	209	Koser Ave	First Subdivision	1,290	610	1,900	75	125	9375	20.3%	65	70	4550	9100	97.1%
140	210	Koser Ave	First Subdivision	930	414	1,344	70	125	8750	15.4%	60	70	4200	8400	96.0%
141	217	Koser Ave	First Subdivision	1,000		1,000	50	125	6250	16.0%	40	70	2800	5600	89.6%
142	220	Koser Ave	First Subdivision	1,339	162	1,501	110	150	16500	9.1%	100	95	9500	19000	115.2%
143	225	Koser Ave	First Subdivision	1,192	568	1,760	100	125	12500	14.1%	90	70	6300	12600	100.8%
144	230	Koser Ave	First Subdivision	968	684	1,652	70	125	8750	18.9%	60	70	4200	8400	96.0%
145	235	Koser Ave	First Subdivision	1,110	264	1,374	50	125	6250	22.0%	40	70	2800	5600	89.6%
146	236	Koser Ave	First Subdivision	1,206	336	1,542	62	125	7750	19.9%	52	70	3640	7280	93.9%

ARRAYED BY STREET NUMBER

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
147	240	Koser Ave	First Subdivision	996	350	1,346			12073	11.1%			6623	13246	109.7%
148	241	Koser Ave	First Subdivision	1,218		1,218	50	125	6250	19.5%	40	70	2800	5600	89.6%
149	246	Koser Ave	First Subdivision	1,404	240	1,644	70	125	8750	18.8%	60	70	4200	8400	96.0%
150	247	Koser Ave	First Subdivision	1,032	336	1,368	50	125	6250	21.9%	40	70	2800	5600	89.6%
151	250	Koser Ave	First Subdivision	864	425	1,289	65	125	8125	15.9%	55	70	3850	7700	94.8%
152	255	Koser Ave	First Subdivision	1,398		1,398	50	125	6250	22.4%	40	70	2800	5600	89.6%
153	257	Koser Ave	First Subdivision	1,186		1,186	100	125	12500	9.5%	90	70	6300	12600	100.8%
154	265	Koser Ave	First Subdivision	1,209		1,209	50	125	6250	19.3%	40	70	2800	5600	89.6%
155	300	Koser Ave	Melrose Park	1,960	616	2,576			20459	12.6%			12030	24060	117.6%
156	305	Koser Ave	Melrose Park	1,891	1,514	3,405			18835	18.1%			11162	22324	118.5%
157	308	Koser Ave	Melrose Park	1,484	336	1,820	110	131	14410	12.6%	100	76	7600	15200	105.5%
158	314	Koser Ave	Melrose Park	2,152	600	2,752	102	130	13260	20.8%	92	75	6900	13800	104.1%
159	319	Koser Ave	Melrose Park	1,792	440	2,232	94	125	11750	19.0%	84	70	5880	11760	100.1%
160	321	Koser Ave	Melrose Park	1,468	1,276	2,744	93	125	11625	23.6%	83	70	5810	11620	100.0%
161	323	Koser Ave	Melrose Park	1,856	894	2,750	92	130	11960	23.0%	82	75	6150	12300	102.8%
162	323	Koser Ave	Melrose Park	1,680	288	1,968	95	125	11875	16.6%	85	70	5950	11900	100.2%
163	324	Koser Ave	Melrose Park	1,424	756	2,180	96	130	12480	17.5%	86	75	6450	12900	103.4%
164	325	Koser Ave	Melrose Park	1,320	336	1,656	92	125	11500	14.4%	82	70	5740	11480	99.8%
165	327	Koser Ave	Melrose Park	1,904	1,168	3,072	97	125	12125	25.3%	87	70	6090	12180	100.5%
166	328	Koser Ave	Melrose Park	1,302	294	1,596	92	130	11960	13.3%	82	75	6150	12300	102.8%
167	329	Koser Ave	Melrose Park	1,520	1,104	2,624	94	125	11750	22.3%	84	70	5880	11760	100.1%
168	330	Koser Ave	Melrose Park	1,190	1,041	2,231	87	130	11310	19.7%	77	75	5775	11550	102.1%
169	331	Koser Ave	Melrose Park	1,692	912	2,604	101	125	12625	20.6%	91	70	6370	12740	100.9%
170	332	Koser Ave	Melrose Park	1,196	1,152	2,348	78	130	10140	23.2%	68	75	5100	10200	100.6%
171	333	Koser Ave	Melrose Park	1,440	1,344	2,784	103	125	12875	21.6%	93	70	6510	13020	101.1%
172	334	Koser Ave	Melrose Park	1,914	1,512	3,426	80	130	10400	32.9%	70	75	5250	10500	101.0%
173	335	Koser Ave	Melrose Park	2,520	770	3,290			17698	18.6%			10359	20718	117.1%
174	336	Koser Ave	Melrose Park	1,700	495	2,195	81	130	10530	20.8%	71	75	5325	10650	101.1%
175	338	Koser Ave	Melrose Park	2,564	624	3,188			18707	17.0%			10505	21010	112.3%
176	340	Koser Ave	Melrose Park	2,585	576	3,161			34767	9.1%			23748	47496	136.6%
177	343	Koser Ave	Melrose Park	2,352	484	2,836			23898	11.9%			14312	28624	119.8%
178	345	Koser Ave	Melrose Park	1,920	484	2,404			13444	17.9%			7438	14876	110.7%
179	347	Koser Ave	Melrose Park	2,310	857	3,167	105	130	13650	23.2%	95	75	7125	14250	104.4%
180	349	Koser Ave	Melrose Park	2,317	529	2,846	100	130	13000	21.9%	90	75	6750	13500	103.8%
181	351	Koser Ave	Melrose Park	1,666	528	2,194	100	130	13000	16.9%	90	75	6750	13500	103.8%
182	355	Koser Ave	Melrose Park	1,200	644	1,844	80	130	10400	17.7%	70	75	5250	10500	101.0%
183	362	Koser Ave	Melrose Park	1,200	576	1,776	80	140	11200	15.9%	70	85	5950	11900	106.3%
184	365	Koser Ave	Melrose Park	1,148	336	1,484	80	130	10400	14.3%	70	75	5250	10500	101.0%
185	368	Koser Ave	Melrose Park	1,396	564	1,960	80	140	11200	17.5%	70	85	5950	11900	106.3%
186	375	Koser Ave	Melrose Park	2,092	336	2,428	80	130	10400	23.3%	70	75	5250	10500	101.0%
187	376	Koser Ave	Melrose Park	1,236	1,152	2,388	80	140	11200	21.3%	70	85	5950	11900	106.3%
188	385	Koser Ave	Melrose Park	1,508	467	1,975	80	130	10400	19.0%	70	75	5250	10500	101.0%
189	386	Koser Ave	Melrose Park	1,768	1,333	3,101	80	140	11200	27.7%	70	85	5950	11900	106.3%
190	395	Koser Ave	Melrose Park	1,428	288	1,716	80	130	10400	16.5%	70	75	5250	10500	101.0%
191	396	Koser Ave	Melrose Park	1,196	1,152	2,348	80	140	11200	21.0%	70	85	5950	11900	106.3%
192	405	Koser Ave	Melrose Park	1,104	336	1,440	80	130	10400	13.8%	70	75	5250	10500	101.0%
193	406	Koser Ave	Melrose Park	1,614	1,376	2,990	80	140	11200	26.7%	70	85	5950	11900	106.3%
194	415	Koser Ave	Melrose Park	1,192	336	1,528	80	130	10400	14.7%	70	75	5250	10500	101.0%
195	416	Koser Ave	Melrose Park	1,200	1,026	2,226	80	140	11200	19.9%	70	85	5950	11900	106.3%
196	425	Koser Ave	Melrose Park	1,182	510	1,692	125	130	16250	10.4%	115	75	8625	17250	106.2%
197	426	Koser Ave	Melrose Park	2,144	600	2,744	125	140	17500	15.7%	95	110	10450	20900	119.4%
198	435	Koser Ave	Melrose Park	1,149	308	1,457	60	130	7800	18.7%	50	75	3750	7500	96.2%
199	507	Koser Ave	Melrose Park	1,452	108	1,560	125	130	16250	9.6%	115	75	8625	17250	106.2%
200	2	Leamer Ct	Leamer & Olive	1,092	308	1,400	135	60	8100	17.3%	125	27	3375	6750	83.3%
201	6	Leamer Ct	Leamer & Olive	1,052		1,052	64	120	7680	13.7%	54	65	3510	7020	91.4%
202	10	Leamer Ct	Leamer & Olive	1,640	240	1,880	64	120	7680	24.5%	54	65	3510	7020	91.4%
203	11	Leamer Ct	Leamer & Olive	1,356	264	1,620	67	124	8308	19.5%	57	69	3933	7866	94.7%
204	14	Leamer Ct	Leamer & Olive	1,624		1,624	64	120	7680	21.1%	54	65	3510	7020	91.4%
205	15	Leamer Ct	Leamer & Olive	1,504	240	1,744	56	124	6944	25.1%	46	69	3174	6348	91.4%
206	18	Leamer Ct	Leamer & Olive	1,512	444	1,956	64	120	7680	25.5%	54	65	3510	7020	91.4%
207	19	Leamer Ct	Leamer & Olive	980		980	60	124	7440	13.2%	50	69	3450	6900	92.7%
208	22	Leamer Ct	Leamer & Olive	1,142	398	1,540	64	120	7680	20.1%	54	65	3510	7020	91.4%
209	23	Leamer Ct	Leamer & Olive	1,120		1,120	60	124	7440	15.1%	50	69	3450	6900	92.7%
210	26	Leamer Ct	Leamer & Olive	1,280	364	1,644	64	120	7680	21.4%	54	65	3510	7020	91.4%
211	27	Leamer Ct	Leamer & Olive	1,184		1,184	60	124	7440	15.9%	50	69	3450	6900	92.7%
212	30	Leamer Ct	Leamer & Olive	960		960	62	120	7440	12.9%	52	65	3380	6760	90.9%
213	31	Leamer Ct	Leamer & Olive	1,170		1,170	58	124	7192	16.3%	48	69	3312	6624	92.1%
214	506	Mahaska Ct	Melrose Park	1,556	1,456	3,012	110	140	15400	19.6%	80	90	7200	14400	93.5%
215	507	Mahaska Ct	Melrose Park	1,680	624	2,304			14459	15.9%			8130	16260	112.5%
216	516	Mahaska Ct	Melrose Park	1,236	1,152	2,388	96	142	13632	17.5%	86	87	7482	14964	109.8%
217	517	Mahaska Ct	Melrose Park	2,358	484	2,842			10367	27.4%			5513	11026	106.4%
218	526	Mahaska Ct	Melrose Park	2,208	528	2,736			20353	13.4%			11350	22700	111.5%
219	527	Mahaska Ct	Melrose Park	1,671	440	2,111			14596	14.5%			6884	13768	94.3%
220	536	Mahaska Ct	Melrose Park	1,712	528	2,240			23977	9.3%			14371	28742	119.9%

ARRAYED BY STREET NUMBER

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
221	537	Mahaska Ct	Melrose Park	2,082	492	2,574			17601	14.6%			9148	18296	103.9%
222	546	Mahaska Ct	Melrose Park	2,458	554	3,012			10902	27.6%			5782	11564	106.1%
223	556	Mahaska Ct	Melrose Park	2,056	484	2,540			21019	12.1%			11060	22120	105.2%
224	206	Mahaska Dr	Melrose Park	3,320	516	3,836	80	135	10800	35.5%	70	80	5600	11200	103.7%
225	207	Mahaska Dr	Melrose Park	1,778	570	2,348	85	125	10625	22.1%	75	70	5250	10500	98.8%
226	216	Mahaska Dr	Melrose Park	1,844	484	2,328	80	135	10800	21.6%	70	80	5600	11200	103.7%
227	217	Mahaska Dr	Melrose Park	1,344	576	1,920	75	125	9375	20.5%	65	70	4550	9100	97.1%
228	226	Mahaska Dr	Melrose Park	1,607	452	2,059	80	135	10800	19.1%	70	80	5600	11200	103.7%
229	227	Mahaska Dr	Melrose Park	2,034	480	2,514	80	125	10000	25.1%	70	70	4900	9800	98.0%
230	306	Mahaska Dr	Melrose Park	2,039	484	2,523	75	135	10125	24.9%	65	80	5200	10400	102.7%
231	307	Mahaska Dr	Melrose Park	1,673	1,133	2,806	80	125	10000	28.1%	70	70	4900	9800	98.0%
232	316	Mahaska Dr	Melrose Park	1,276	1,196	2,472	75	135	10125	24.4%	65	80	5200	10400	102.7%
233	317	Mahaska Dr	Melrose Park	1,487	484	1,971	80	125	10000	19.7%	70	70	4900	9800	98.0%
234	399	Mahaska Dr	Melrose Park	1,258	528	1,786	80	125	10000	17.9%	70	70	4900	9800	98.0%
235	406	Mahaska Dr	Melrose Park	1,676	1,280	2,956	75	135	10125	29.2%	65	80	5200	10400	102.7%
236	416	Mahaska Dr	Melrose Park	1,200	880	2,080	75	135	10125	20.5%	65	80	5200	10400	102.7%
237	417	Mahaska Dr	Melrose Park	1,680	1,020	2,700	101	125	12625	21.4%	71	95	6745	13490	106.9%
238	426	Mahaska Dr	Melrose Park	2,736	484	3,220	119	135	16065	20.0%	89	85	7565	15130	94.2%
239	60	Marietta Ave	First Subdivision	1,196	120	1,316	75	125	9375	14.0%	65	70	4550	9100	97.1%
240	76	Marietta Ave	First Subdivision	1,288	294	1,582	75	125	9375	16.9%	65	70	4550	9100	97.1%
241	92	Marietta Ave	First Subdivision	1,288	264	1,552	75	125	9375	16.6%	65	70	4550	9100	97.1%
242	116	Marietta Ave	First Subdivision	1,166	288	1,454	75	125	9375	15.5%	65	70	4550	9100	97.1%
243	124	Marietta Ave	First Subdivision	1,159		1,159	111	125	13875	8.4%	101	70	7070	14140	101.9%
244	134	Marietta Ave	First Subdivision	936		936	70	125	8750	10.7%	60	70	4200	8400	96.0%
245	200	Marietta Ave	First Subdivision	932	382	1,314	65	125	8125	16.2%	55	70	3850	7700	94.8%
246	210	Marietta Ave	First Subdivision	1,324		1,324	60	125	7500	17.7%	50	70	3500	7000	93.3%
247	216	Marietta Ave	First Subdivision	947	548	1,495	75	125	9375	15.9%	65	70	4550	9100	97.1%
248	222	Marietta Ave	First Subdivision	1,344	288	1,632	50	125	6250	26.1%	40	70	2800	5600	89.6%
249	228	Marietta Ave	First Subdivision	1,888	288	2,176	50	125	6250	34.8%	40	70	2800	5600	89.6%
250	230	Marietta Ave	First Subdivision	796	384	1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
251	240	Marietta Ave	First Subdivision	828	360	1,188	60	125	7500	15.8%	50	70	3500	7000	93.3%
252	246	Marietta Ave	First Subdivision	1,032	360	1,392	60	125	7500	18.6%	50	70	3500	7000	93.3%
253	250	Marietta Ave	First Subdivision	768	320	1,088	60	125	7500	14.5%	50	70	3500	7000	93.3%
254	260	Marietta Ave	First Subdivision	820		820	60	125	7500	10.9%	50	70	3500	7000	93.3%
255	266	Marietta Ave	First Subdivision	1,126		1,126	50	125	6250	18.0%	40	70	2800	5600	89.6%
256	900	Melrose Ave	Melrose Corridor	1,182		1,182	62	270	16740	7.1%	52	215	11180	22360	133.6%
257	901	Melrose Ave	Melrose Corridor	1,816	192	2,008			153997	1.3%			115011	230022	149.4%
258	903	Melrose Ave	Melrose Corridor	906		906	62	122	7564	12.0%	52	67	3484	6968	92.1%
259	905	Melrose Ave	Melrose Corridor	1,728		1,728	61	167	10187	17.0%	51	112	5712	11424	112.1%
260	909	Melrose Ave	Melrose Corridor	1,376	84	1,460			9881	14.8%			4956	9912	100.3%
261	1005	Melrose Ave	Melrose Corridor	896	584	1,480			8036	18.4%			3640	7280	90.6%
262	1007	Melrose Ave	Melrose Corridor	1,452	37	1,489			8618	17.3%			3595	7190	83.4%
263	1009	Melrose Ave	Melrose Corridor	1,388		1,388			10634	13.1%			6744	13488	126.8%
264	1124	Melrose Ave	Melrose Corridor	1,254		1,254	70	125	8750	14.3%	60	70	4200	8400	96.0%
265	1128	Melrose Ave	Melrose Corridor	1,152		1,152	70	125	8750	13.2%	60	70	4200	8400	96.0%
266	1132	Melrose Ave	Melrose Corridor	1,076	1,008	2,084	70	125	8750	23.8%	60	70	4200	8400	96.0%
267	1135	Melrose Ave	Melrose Corridor	1,698	520	2,218			6698	33.1%			2092	4184	62.5%
268	1138	Melrose Ave	Melrose Corridor	1,144	1,266	2,410	70	125	8750	27.5%	60	70	4200	8400	96.0%
269	1141	Melrose Ave	Melrose Corridor	1,085	1,050	2,135			6737	31.7%			2778	5556	82.5%
270	1144	Melrose Ave	Melrose Corridor	1,253	1,539	2,792	70	125	8750	31.9%	60	70	4200	8400	96.0%
271	1145	Melrose Ave	Melrose Corridor	1,128	440	1,568	60	125	7500	20.9%	50	70	3500	7000	93.3%
272	1149	Melrose Ave	Melrose Corridor	1,464	620	2,084	60	125	7500	27.8%	50	70	3500	7000	93.3%
273	1202	Melrose Ave	Melrose Corridor	1,220	1,200	2,420	80	125	10000	24.2%	70	70	4900	9800	98.0%
274	1208	Melrose Ave	Melrose Corridor	1,456	108	1,564	70	125	8750	17.9%	60	70	4200	8400	96.0%
275	1212	Melrose Ave	Melrose Corridor	2,146	606	2,752	80	125	10000	27.5%	70	70	4900	9800	98.0%
276	1215	Melrose Ave	Melrose Corridor	884		884			4853	18.2%			1539	3078	63.4%
277	1217	Melrose Ave	Melrose Corridor	1,080		1,080			9032	12.0%	65	70	4550	9100	100.8%
278	1218	Melrose Ave	Melrose Corridor	1,369		1,369	70	125	8750	15.6%	60	70	4200	8400	96.0%
279	1219	Melrose Ave	Melrose Corridor	1,040		1,040	75	125	9375	11.1%	65	70	4550	9100	97.1%
280	1222	Melrose Ave	Melrose Corridor	1,752	552	2,304	80	125	10000	23.0%	70	70	4900	9800	98.0%
281	1231	Melrose Ave	Melrose Corridor	960		960	60	125	7500	12.8%	50	70	3500	7000	93.3%
282	1232	Melrose Ave	Melrose Corridor	1,896	260	2,156	70	125	8750	24.6%	60	70	4200	8400	96.0%
283	1236	Melrose Ave	Melrose Corridor	1,560	528	2,088	70	125	8750	23.9%	60	70	4200	8400	96.0%
284	1237	Melrose Ave	Melrose Corridor	1,040	312	1,352	60	125	7500	18.0%	50	70	3500	7000	93.3%
285	1239	Melrose Ave	Melrose Corridor	1,257	350	1,607	60	125	7500	21.4%	50	70	3500	7000	93.3%
286	1244	Melrose Ave	Melrose Corridor	1,698	308	2,006	80	125	10000	20.1%	70	70	4900	9800	98.0%
287	1247	Melrose Ave	Melrose Corridor	1,210	308	1,518			13110	11.6%			8292	16584	126.5%
288	1250	Melrose Ave	Melrose Corridor	2,472	462	2,934	100	125	12500	23.5%	90	70	6300	12600	100.8%
289	1251	Melrose Ave	Melrose Corridor	1,142		1,142			9190	12.4%			5314	10628	115.6%
290	1257	Melrose Ave	Melrose Corridor	1,228	312	1,540	100	125	12500	12.3%	90	70	6300	12600	100.8%
291	1263	Melrose Ave	Melrose Corridor	1,074		1,074			9271	11.6%			4722	9444	101.9%
292	1265	Melrose Ave	Melrose Corridor	1,213	264	1,477			8411	17.6%			4232	8464	100.6%
293	206	Monroe St	Melrose Park	1,450	660	2,110	100	125	12500	16.9%	90	70	6300	12600	100.8%
294	207	Monroe St	Melrose Park	2,355	796	3,151	80	125	10000	31.5%	70	70	4900	9800	98.0%

ARRAYED BY STREET NUMBER

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
295	216	Monroe St	Melrose Park	2,113	1,035	3,148	100	125	12500	25.2%	90	70	6300	12600	100.8%
296	217	Monroe St	Melrose Park	1,344	748	2,092	100	125	12500	16.7%	90	70	6300	12600	100.8%
297	306	Monroe St	Melrose Park	1,340	1,144	2,484	95	125	11875	20.9%	85	70	5950	11900	100.2%
298	307	Monroe St	Melrose Park	1,736	650	2,386	100	125	12500	19.1%	90	70	6300	12600	100.8%
299	316	Monroe St	Melrose Park	1,240	1,430	2,670	92	125	11500	23.2%	82	70	5740	11480	99.8%
300	317	Monroe St	Melrose Park	1,693	912	2,605	93	125	11625	22.4%	83	70	5810	11620	100.0%
301	406	Monroe St	Melrose Park	1,446	1,335	2,781	90	125	11250	24.7%	80	70	5600	11200	99.6%
302	409	Monroe St	Melrose Park	2,448	1,566	4,014	93	125	11625	34.5%	83	70	5810	11620	100.0%
303	416	Monroe St	Melrose Park	2,520	528	3,048	118	125	14750	20.7%	88	95	8360	16720	113.4%
304	417	Monroe St	Melrose Park	2,141	722	2,863	117	125	14625	19.6%	87	95	8265	16530	113.0%
305	1327	Oakcrest	Melrose Park	1,140	1,716	2,856	80	120	9600	29.8%	70	65	4550	9100	94.8%
306	1337	Oakcrest	Melrose Park	1,979	539	2,518	80	120	9600	26.2%	70	65	4550	9100	94.8%
307	1407	Oakcrest	Melrose Park	1,288	484	1,772	80	135	10800	16.4%	70	80	5600	11200	103.7%
308	1417	Oakcrest	Melrose Park	1,286	462	1,748	70	135	9450	18.5%	60	80	4800	9600	101.6%
309	1427	Oakcrest	Melrose Park	1,666	484	2,150	84	135	11340	19.0%	74	80	5920	11840	104.4%
310	1437	Oakcrest	Melrose Park	1,554	1,352	2,906			12074	24.1%			6300	12600	104.4%
311	1507	Oakcrest	Melrose Park	1,136	638	1,774	85	135	11475	15.5%	75	80	6000	12000	104.6%
312	1517	Oakcrest	Melrose Park	1,150	528	1,678	85	135	11475	14.6%	75	80	6000	12000	104.6%
313	1527	Oakcrest	Melrose Park	2,342	440	2,782	125	150	18750	14.8%	115	95	10925	21850	116.5%
314	16	Olive Ct	Leamer & Olive	829	310	1,139	52	122	6344	18.0%	42	67	2814	5628	88.7%
315	20	Olive Ct	Leamer & Olive	848	672	1,520	50	122	6100	24.9%	40	67	2680	5360	87.9%
316	23	Olive Ct	Leamer & Olive	840	528	1,368	50	122	6100	22.4%	40	67	2680	5360	87.9%
317	24	Olive Ct	Leamer & Olive	848	320	1,168	50	122	6100	19.1%	40	67	2680	5360	87.9%
318	25	Olive Ct	Leamer & Olive	1,424	0	1,424	50	122	6100	23.3%	40	67	2680	5360	87.9%
319	27	Olive Ct	Leamer & Olive	806		806	50	122	6100	13.2%	40	67	2680	5360	87.9%
320	28	Olive Ct	Leamer & Olive	848	572	1,420	50	122	6100	23.3%	40	67	2680	5360	87.9%
321	32	Olive Ct	Leamer & Olive	992	506	1,498	50	123	6150	24.4%	40	68	2720	5440	88.5%
322	35	Olive Ct	Leamer & Olive	1,316	364	1,680	50	122	6100	27.5%	40	67	2680	5360	87.9%
323	36	Olive Ct	Leamer & Olive	848	386	1,234	50	123	6150	20.1%	40	68	2720	5440	88.5%
324	40	Olive Ct	Leamer & Olive	889	0	889	70	123	8610	10.3%	60	68	4080	8160	94.8%
325	46	Olive Ct	Leamer & Olive	1,190	1,104	2,294	56	124	6944	33.0%	46	69	3174	6348	91.4%
326	52	Olive Ct	Leamer & Olive	1,236	1,152	2,388	59	124	7316	32.6%	49	69	3381	6762	92.4%
327	55	Olive Ct	Leamer & Olive	2,069	64	2,133	50	122	6100	35.0%	40	67	2680	5360	87.9%
328	57	Olive Ct	Leamer & Olive	1,034	336	1,370	50	122	6100	22.5%	40	67	2680	5360	87.9%
329	58	Olive Ct	Leamer & Olive	1,200	1,152	2,352	67	124	8397	28.0%	57	69	3933	7866	93.7%
330	59	Olive Ct	Leamer & Olive	764	330	1,094	50	122	6100	17.9%	40	67	2680	5360	87.9%
331	77	Olive Ct	Leamer & Olive	1,815	1,142	2,957	100	122	12200	24.2%	90	67	6030	12060	98.9%
332	79	Olive Ct	Leamer & Olive	1,172	527	1,699	54	122	6588	25.8%	44	67	2948	5896	89.5%
333	15	Prospect Pl	Second Subdivision	2,510		2,510			8272	30.3%			3643	7286	88.1%
334	21	Prospect Pl	Second Subdivision	2,824	572	3,396	100	125	12500	27.2%	90	70	6300	12600	100.8%
335	26	Prospect Pl	Second Subdivision	996	272	1,268			12226	10.4%			5272	10544	86.2%
336	27	Prospect Pl	Second Subdivision	1,184	408	1,592	50	125	6250	25.5%	40	70	2800	5600	89.6%
337	29	Prospect Pl	Second Subdivision	990		990	75	125	9375	10.6%	65	70	4550	9100	97.1%
338	30	Prospect Pl	Second Subdivision	2,219	566	2,785			17713	15.7%	70	120	8400	16800	94.8%
339	31	Prospect Pl	Second Subdivision	1,231	304	1,535	75	125	9375	16.4%	65	70	4550	9100	97.1%
340	36	Prospect Pl	Second Subdivision	1,178	468	1,646			11033	14.9%			4963	9926	90.0%
341	51	Prospect Pl	Second Subdivision	2,108		2,108	87	125	10875	19.4%	77	70	5390	10780	99.1%
342	55	Prospect Pl	Second Subdivision	1,144	480	1,624			12378	13.1%	77	70	5390	10780	87.1%
343	201	Ridgeview Ave	Melrose Park	2,588		2,588			16934	15.3%			9953	19906	117.6%
344	205	Ridgeview Ave	Melrose Park	2,040	484	2,524	97	128	12416	20.3%	87	73	6351	12702	102.3%
345	208	Ridgeview Ave	Melrose Park	1,467	288	1,755	90	125	11250	15.6%	80	70	5600	11200	99.6%
346	209	Ridgeview Ave	Melrose Park	1,344	380	1,724	96	130	12480	13.8%	86	75	6450	12900	103.4%
347	210	Ridgeview Ave	Melrose Park	1,220	360	1,580	89	125	11125	14.2%	79	70	5530	11060	99.4%
348	305	Ridgeview Ave	Melrose Park	1,684	504	2,188	96	132	12672	17.3%	86	77	6622	13244	104.5%
349	306	Ridgeview Ave	Melrose Park	1,350	440	1,790	89	125	11125	16.1%	79	70	5530	11060	99.4%
350	315	Ridgeview Ave	Melrose Park	1,344	480	1,824	78	132	10296	17.7%	68	77	5236	10472	101.7%
351	316	Ridgeview Ave	Melrose Park	1,292	336	1,628	80	125	10000	16.3%	70	70	4900	9800	98.0%
352	405	Ridgeview Ave	Melrose Park	1,240	1,092	2,332	81	134	10854	21.5%	71	79	5609	11218	103.4%
353	406	Ridgeview Ave	Melrose Park	1,616	350	1,966	80	125	10000	19.7%	70	70	4900	9800	98.0%
354	415	Ridgeview Ave	Melrose Park	1,680	480	2,160	80	135	10800	20.0%	70	80	5600	11200	103.7%
355	416	Ridgeview Ave	Melrose Park	1,456	1,456	2,912	80	125	10000	29.1%	70	70	4900	9800	98.0%
356	425	Ridgeview Ave	Melrose Park	1,192	1,200	2,392	124	136	16864	14.2%	94	106	9964	19928	118.2%
357	426	Ridgeview Ave	Melrose Park	1,605	748	2,353	123	125	15375	15.3%	93	95	8835	17670	114.9%
358	100	Sunset St	Second Subdivision	3,890	528	4,418			13423	32.9%			7185	14370	107.1%
359	104	Sunset St	Melrose Corridor	2,428	260	2,688			13200	20.4%			6039	12078	91.5%
360	215	Sunset St	Second Subdivision	3,001	528	3,529	104	125	13000	27.1%	94	70	6580	13160	101.2%
361	220	Sunset St	Second Subdivision	1,668	324	1,992			7361	27.1%			4006	8012	108.8%
362	304	Sunset St	Second Subdivision	2,541	784	3,325			9236	36.0%			4660	9320	100.9%
363	305	Sunset St	Second Subdivision	1,375	686	2,061	104	125	13000	15.9%	94	70	6580	13160	101.2%
364	309	Sunset St	Second Subdivision	788	486	1,274	75	125	9375	13.6%	65	70	4550	9100	97.1%

ARRAYED BY EXISTING FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	St #	Street Name	Living Area	Floor Area Adjustment	Total Floor Area	Lot Width	Lot Depth	Lot Area	Floor Area Ratio (FAR)	Current Bldg Pad Width	Current Bldg Pad Depth	Current Building Pad Area	Rebuild Floor Area	Rebuild FAR
2	1425	Grand Ave	3,036	745	3,781	65	125	8125	46.5%	55	70	3850	7700	94.8%
3	22	George St	1,450	1,248	2,698	60	103	6298	42.8%	50	48	2400	4800	76.2%
4	1483	Grand Ave	2,912	812	3,724	75	125	9375	39.7%	65	70	4550	9100	97.1%
5	1434	Grand Ave	2,810	612	3,422	70	125	8750	39.1%	60	70	4200	8400	96.0%
6	29	Highland Dr	1,437	1,092	2,529	54	125	6750	37.5%	44	70	3080	6160	91.3%
7	1490	Grand Ave	2,529		2,529			6924	36.5%			2833	5666	81.8%
8	38	Highland Dr	1,398	856	2,254	50	125	6250	36.1%	40	70	2800	5600	89.6%
9	304	Sunset St	2,541	784	3,325			9236	36.0%			4660	9320	100.9%
10	206	Mahaska Dr	3,320	516	3,836	80	135	10800	35.5%	70	80	5600	11200	103.7%
11	55	Olive Ct	2,069	64	2,133	50	122	6100	35.0%	40	67	2680	5360	87.9%
12	228	Marietta Ave	1,888	288	2,176	50	125	6250	34.8%	40	70	2800	5600	89.6%
13	409	Monroe St	2,448	1,566	4,014	93	125	11625	34.5%	83	70	5810	11620	100.0%
14	1451	Grand Ave	2,104		2,104	50	125	6250	33.7%	40	70	2800	5600	89.6%
15	1135	Melrose Ave	1,698	520	2,218			6698	33.1%			2092	4184	62.5%
16	1475	Grand Ave	2,708	390	3,098	75	125	9375	33.0%	65	70	4550	9100	97.1%
17	46	Olive Ct	1,190	1,104	2,294	56	124	6944	33.0%	46	69	3174	6348	91.4%
18	25	Highland Dr	1,160	1,092	2,252	54	125	6830	33.0%	44	70	3080	6160	90.2%
19	334	Koser Ave	1,914	1,512	3,426	80	130	10400	32.9%	70	75	5250	10500	101.0%
20	100	Sunset St	3,890	528	4,418			13423	32.9%			7185	14370	107.1%
21	52	Olive Ct	1,236	1,152	2,388	59	124	7316	32.6%	49	69	3381	6762	92.4%
22	1470	Grand Ave	2,035		2,035	50	125	6250	32.6%	40	70	2800	5600	89.6%
23	212	Golfview Ave	1,637	772	2,409	60	125	7500	32.1%	50	70	3500	7000	93.3%
24	1144	Melrose Ave	1,253	1,539	2,792	70	125	8750	31.9%	60	70	4200	8400	96.0%
25	1141	Melrose Ave	1,085	1,050	2,135			6737	31.7%			2778	5556	82.5%
26	207	Monroe St	2,355	796	3,151	80	125	10000	31.5%	70	70	4900	9800	98.0%
27	7	Glencrest Dr	2,970	762	3,732			11950	31.2%			6378	12756	106.7%
28	202	Highland Dr	1,708	243	1,951	50	125	6250	31.2%	40	70	2800	5600	89.6%
29	15	Prospect Pl	2,510		2,510			8272	30.3%			3643	7286	88.1%
30	14	George St	1,271	1,232	2,503	66	125	8250	30.3%	56	70	3920	7840	95.0%
31	1468	Grand Ave	1,114	779	1,893	50	125	6250	30.3%	40	70	2800	5600	89.6%
32	1461	Grand Ave	2,360	273	2,633	70	125	8750	30.1%	60	70	4200	8400	96.0%
33	1327	Oakcrest	1,140	1,716	2,856	80	120	9600	29.8%	70	65	4550	9100	94.8%
34	18	George St	1,173	1,125	2,298	64	119	7728	29.7%	54	64	3456	6912	89.4%
35	406	Mahaska Dr	1,676	1,280	2,956	75	135	10125	29.2%	65	80	5200	10400	102.7%
36	416	Ridgeview Ave	1,456	1,456	2,912	80	125	10000	29.1%	70	70	4900	9800	98.0%
37	125	Golfview Ave	2,822	133	2,955			10160	29.1%			5996	11992	118.0%
38	16	Highland Dr	1,509	265	1,774	50	125	6250	28.4%	40	70	2800	5600	89.6%
39	147	Koser Ave	2,109	208	2,317			8205	28.2%			4141	8282	100.9%
40	307	Mahaska Dr	1,673	1,133	2,806	80	125	10000	28.1%	70	70	4900	9800	98.0%
41	58	Olive Ct	1,200	1,152	2,352	67	124	8397	28.0%	57	69	3933	7866	93.7%
42	1149	Melrose Ave	1,464	620	2,084	60	125	7500	27.8%	50	70	3500	7000	93.3%
43	386	Koser Ave	1,768	1,333	3,101	80	140	11200	27.7%	70	85	5950	11900	106.3%
44	214	Golfview Ave	2,544	360	2,904	84	125	10500	27.7%	74	70	5180	10360	98.7%
45	546	Mahaska Ct	2,458	554	3,012			10902	27.6%			5782	11564	106.1%
46	28	Highland Dr	1,726	0	1,726	50	125	6250	27.6%	40	70	2800	5600	89.6%
47	1138	Melrose Ave	1,144	1,266	2,410	70	125	8750	27.5%	60	70	4200	8400	96.0%
48	35	Olive Ct	1,316	364	1,680	50	122	6100	27.5%	40	67	2680	5360	87.9%
49	1212	Melrose Ave	2,146	606	2,752	80	125	10000	27.5%	70	70	4900	9800	98.0%
50	205	Koser Ave	1,945	634	2,579	75	125	9375	27.5%	65	70	4550	9100	97.1%
51	117	Highland Dr	1,722	1,780	3,502			12742	27.5%			7621	15242	119.6%
52	517	Mahaska Ct	2,358	484	2,842			10367	27.4%			5513	11026	106.4%
53	21	Prospect Pl	2,824	572	3,396	100	125	12500	27.2%	90	70	6300	12600	100.8%
54	215	Sunset St	3,001	528	3,529	104	125	13000	27.1%	94	70	6580	13160	101.2%
55	220	Sunset St	1,668	324	1,992			7361	27.1%			4006	8012	108.8%
56	300	Golfview Ave	2,360	484	2,844	85	125	10625	26.8%	75	70	5250	10500	98.8%
57	406	Koser Ave	1,614	1,376	2,990	80	140	11200	26.7%	70	85	5950	11900	106.3%
58	1409	Grand Ave	1,662		1,662	50	125	6250	26.6%	40	70	2800	5600	89.6%
59	242	Highland Dr	1,372	288	1,660	50	125	6250	26.6%	40	70	2800	5600	89.6%
60	215	Highland Dr	1,304	340	1,644	50	125	6250	26.3%	40	70	2800	5600	89.6%
61	228	Highland Dr	958	684	1,642	50	125	6250	26.3%	40	70	2800	5600	89.6%
62	1337	Oakcrest	1,979	539	2,518	80	120	9600	26.2%	70	65	4550	9100	94.8%
63	36	Highland Dr	1,396	240	1,636	50	125	6250	26.2%	40	70	2800	5600	89.6%
64	222	Marietta Ave	1,344	288	1,632	50	125	6250	26.1%	40	70	2800	5600	89.6%
65	337	Highland Dr	3,538	768	4,306	140	119	16660	25.8%	110	89	9790	19580	117.5%
66	79	Olive Ct	1,172	527	1,699	54	122	6588	25.8%	44	67	2948	5896	89.5%
67	27	Prospect Pl	1,184	408	1,592	50	125	6250	25.5%	40	70	2800	5600	89.6%
68	18	Leamer Ct	1,512	444	1,956	64	120	7680	25.5%	54	65	3510	7020	91.4%
69	327	Koser Ave	1,904	1,168	3,072	97	125	12125	25.3%	87	70	6090	12180	100.5%
70	216	Monroe St	2,113	1,035	3,148	100	125	12500	25.2%	90	70	6300	12600	100.8%
71	227	Mahaska Dr	2,034	480	2,514	80	125	10000	25.1%	70	70	4900	9800	98.0%
72	21	Highland Dr	1,740	1,512	3,252			12945	25.1%			4643	9286	71.7%

ARRAYED BY EXISTING FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
73	15	Leamer Ct	1,504	240	1,744	56	124	6944	25.1%	46	69	3174	6348	91.4%
74	106	Koser Ave	1,812	534	2,346	75	125	9375	25.0%	65	70	4550	9100	97.1%
75	24	Koser Ave	2,039		2,039			8171	25.0%			4204	8408	102.9%
76	306	Mahaska Dr	2,039	484	2,523	75	135	10125	24.9%	65	80	5200	10400	102.7%
77	20	Olive Ct	848	672	1,520	50	122	6100	24.9%	40	67	2680	5360	87.9%
78	108	Highland Dr	960	340	1,300			5233	24.8%			2580	5160	98.6%
79	406	Monroe St	1,446	1,335	2,781	90	125	11250	24.7%	80	70	5600	11200	99.6%
80	1232	Melrose Ave	1,896	260	2,156	70	125	8750	24.6%	60	70	4200	8400	96.0%
81	10	Leamer Ct	1,640	240	1,880	64	120	7680	24.5%	54	65	3510	7020	91.4%
82	44	Highland Dr	1,528		1,528	50	125	6250	24.4%	40	70	2800	5600	89.6%
83	316	Mahaska Dr	1,276	1,196	2,472	75	135	10125	24.4%	65	80	5200	10400	102.7%
84	32	Olive Ct	992	506	1,498	50	123	6150	24.4%	40	68	2720	5440	88.5%
85	128	Koser Ave	1,252	264	1,516	50	125	6250	24.3%	40	70	2800	5600	89.6%
86	77	Olive Ct	1,815	1,142	2,957	100	122	12200	24.2%	90	67	6030	12060	98.9%
87	1202	Melrose Ave	1,220	1,200	2,420	80	125	10000	24.2%	70	70	4900	9800	98.0%
88	1437	Oakcrest	1,554	1,352	2,906			12074	24.1%			6300	12600	104.4%
89	328	Highland Dr	2,573	748	3,321	111	125	13875	23.9%	101	70	7070	14140	101.9%
90	205	Golfview Ave	3,831		3,831			16039	23.9%			9583	19166	119.5%
91	1236	Melrose Ave	1,560	528	2,088	70	125	8750	23.9%	60	70	4200	8400	96.0%
92	1132	Melrose Ave	1,076	1,008	2,084	70	125	8750	23.8%	60	70	4200	8400	96.0%
93	321	Koser Ave	1,468	1,276	2,744	93	125	11625	23.6%	83	70	5810	11620	100.0%
94	200	Koser Ave	1,165	900	2,065	70	125	8750	23.6%	60	70	4200	8400	96.0%
95	330	Highland Dr	2,430	2,034	4,464	152	125	19000	23.5%	142	70	9940	19880	104.6%
96	1455	Grand Ave	1,615		1,615	55	125	6875	23.5%	45	70	3150	6300	91.6%
97	1250	Melrose Ave	2,472	462	2,934	100	125	12500	23.5%	90	70	6300	12600	100.8%
98	140	Highland Dr	1,441	505	1,946	67	124	8308	23.4%	57	69	3933	7866	94.7%
99	49	Koser Ave	2,902	264	3,166			13532	23.4%			7461	14922	110.3%
100	124	Koser Ave	1,196	264	1,460	50	125	6250	23.4%	40	70	2800	5600	89.6%
101	375	Koser Ave	2,092	336	2,428	80	130	10400	23.3%	70	75	5250	10500	101.0%
102	25	Olive Ct	1,424	0	1,424	50	122	6100	23.3%	40	67	2680	5360	87.9%
103	28	Olive Ct	848	572	1,420	50	122	6100	23.3%	40	67	2680	5360	87.9%
104	316	Monroe St	1,240	1,430	2,670	92	125	11500	23.2%	82	70	5740	11480	99.8%
105	347	Koser Ave	2,310	857	3,167	105	130	13650	23.2%	95	75	7125	14250	104.4%
106	332	Koser Ave	1,196	1,152	2,348	78	130	10140	23.2%	68	75	5100	10200	100.6%
107	1222	Melrose Ave	1,752	552	2,304	80	125	10000	23.0%	70	70	4900	9800	98.0%
108	322	Koser Ave	1,856	894	2,750	92	130	11960	23.0%	82	75	6150	12300	102.8%
109	1465	Grand Ave	1,424		1,424	50	125	6250	22.8%	40	70	2800	5600	89.6%
110	262	Highland Dr	1,516	607	2,123	75	125	9375	22.6%	65	70	4550	9100	97.1%
111	57	Olive Ct	1,034	336	1,370	50	122	6100	22.5%	40	67	2680	5360	87.9%
112	23	Olive Ct	840	528	1,368	50	122	6100	22.4%	40	67	2680	5360	87.9%
113	237	Highland Dr	780	621	1,401	50	125	6250	22.4%	40	70	2800	5600	89.6%
114	317	Monroe St	1,693	912	2,605	93	125	11625	22.4%	83	70	5810	11620	100.0%
115	255	Koser Ave	1,398		1,398	50	125	6250	22.4%	40	70	2800	5600	89.6%
116	329	Koser Ave	1,520	1,104	2,624	94	125	11750	22.3%	84	70	5880	11760	100.1%
117	254	Highland Dr	1,516	570	2,086	75	125	9375	22.3%	65	70	4550	9100	97.1%
118	37	Highland Dr	832	277	1,109	40	125	5000	22.2%	30	70	2100	4200	84.0%
119	10	Highland Dr	1,130	532	1,662	60	125	7500	22.2%	50	70	3500	7000	93.3%
120	207	Mahaska Dr	1,778	570	2,348	85	125	10625	22.1%	75	70	5250	10500	98.8%
121	114	Highland Dr	1,121	440	1,561			7075	22.1%			3472	6944	98.1%
122	235	Koser Ave	1,110	264	1,374	50	125	6250	22.0%	40	70	2800	5600	89.6%
123	349	Koser Ave	2,317	529	2,846	100	130	13000	21.9%	90	75	6750	13500	103.8%
124	247	Koser Ave	1,032	336	1,368	50	125	6250	21.9%	40	70	2800	5600	89.6%
125	10	Koser Ave	1,702	476	2,178			10067	21.6%			4424	8848	87.9%
126	333	Koser Ave	1,440	1,344	2,784	103	125	12875	21.6%	93	70	6510	13020	101.1%
127	1424	Grand Ave	1,225	392	1,617	60	125	7500	21.6%	50	70	3500	7000	93.3%
128	216	Mahaska Dr	1,844	484	2,328	80	135	10800	21.6%	70	80	5600	11200	103.7%
129	405	Ridgeview Ave	1,240	1,092	2,332	81	134	10854	21.5%	71	79	5609	11218	103.4%
130	1239	Melrose Ave	1,257	350	1,607	60	125	7500	21.4%	50	70	3500	7000	93.3%
131	26	Leamer Ct	1,280	364	1,644	64	120	7680	21.4%	54	65	3510	7020	91.4%
132	417	Mahaska Dr	1,680	1,020	2,700	101	125	12625	21.4%	71	95	6745	13490	106.9%
133	305	Golfview Ave	2,748	22	2,770			12980	21.3%			6749	13498	104.0%
134	376	Koser Ave	1,236	1,152	2,388	80	140	11200	21.3%	70	85	5950	11900	106.3%
135	334	Highland Dr	3,146	576	3,722	142	123	17466	21.3%	112	93	10416	20832	119.3%
136	33	Highland Dr	1,020	438	1,458	55	125	6875	21.2%	45	70	3150	6300	91.6%
137	236	Highland Dr	988	336	1,324	50	125	6250	21.2%	40	70	2800	5600	89.6%
138	14	Leamer Ct	1,624		1,624	64	120	7680	21.1%	54	65	3510	7020	91.4%
139	40	Koser Ave	1,200	480	1,680	70	114	7980	21.1%	60	59	3540	7080	88.7%
140	396	Koser Ave	1,196	1,152	2,348	80	140	11200	21.0%	70	85	5950	11900	106.3%
141	306	Monroe St	1,340	1,144	2,484	95	125	11875	20.9%	85	70	5950	11900	100.2%
142	1145	Melrose Ave	1,128	440	1,568	60	125	7500	20.9%	50	70	3500	7000	93.3%
143	336	Koser Ave	1,700	495	2,195	81	130	10530	20.8%	71	75	5325	10650	101.1%
144	314	Koser Ave	2,152	600	2,752	102	130	13260	20.8%	92	75	6900	13800	104.1%
145	416	Monroe St	2,520	528	3,048	118	125	14750	20.7%	88	95	8360	16720	113.4%
146	331	Koser Ave	1,692	912	2,604	101	125	12625	20.6%	91	70	6370	12740	100.9%

ARRAYED BY EXISTING FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
147	24	Highland Dr	1,284	0	1,284	50	125	6250	20.5%	40	70	2800	5600	89.6%
148	416	Mahaska Dr	1,200	880	2,080	75	135	10125	20.5%	65	80	5200	10400	102.7%
149	222	Highland Dr	1,280		1,280	50	125	6250	20.5%	40	70	2800	5600	89.6%
150	217	Mahaska Dr	1,344	576	1,920	75	125	9375	20.5%	65	70	4550	9100	97.1%
151	104	Sunset St	2,428	260	2,688			13200	20.4%			6039	12078	91.5%
152	205	Ridgeview Ave	2,040	484	2,524	97	128	12416	20.3%	87	73	6351	12702	102.3%
153	209	Koser Ave	1,290	610	1,900	75	125	9375	20.3%	65	70	4550	9100	97.1%
154	1482	Grand Ave	2,428	341	2,769	110	125	13750	20.1%	100	70	7000	14000	101.8%
155	36	Olive Ct	848	386	1,234	50	123	6150	20.1%	40	68	2720	5440	88.5%
156	1244	Melrose Ave	1,698	308	2,006	80	125	10000	20.1%	70	70	4900	9800	98.0%
157	22	Leamer Ct	1,142	398	1,540	64	120	7680	20.1%	54	65	3510	7020	91.4%
158	426	Mahaska Dr	2,736	484	3,220	119	135	16065	20.0%	89	85	7565	15130	94.2%
159	415	Ridgeview Ave	1,680	480	2,160	80	135	10800	20.0%	70	80	5600	11200	103.7%
160	230	Golfview Ave	2,922	825	3,747	150	125	18750	20.0%	140	70	9800	19600	104.5%
161	135	Highland Dr	1,030	308	1,338			6698	20.0%			2752	5504	82.2%
162	236	Koser Ave	1,206	336	1,542	62	125	7750	19.9%	52	70	3640	7280	93.9%
163	416	Koser Ave	1,200	1,026	2,226	80	140	11200	19.9%	70	85	5950	11900	106.3%
164	149	Koser Ave	888	312	1,200			6038	19.9%			1774	3548	58.8%
165	330	Koser Ave	1,190	1,041	2,231	87	130	11310	19.7%	77	75	5775	11550	102.1%
166	317	Mahaska Dr	1,487	484	1,971	80	125	10000	19.7%	70	70	4900	9800	98.0%
167	406	Ridgeview Ave	1,616	350	1,966	80	125	10000	19.7%	70	70	4900	9800	98.0%
168	1445	Grand Ave	1,474		1,474	60	125	7500	19.7%	50	70	3500	7000	93.3%
169	417	Monroe St	2,141	722	2,863	117	125	14625	19.6%	87	95	8265	16530	113.0%
170	506	Mahaska Ct	1,556	1,456	3,012	110	140	15400	19.6%	80	90	7200	14400	93.5%
171	11	Leamer Ct	1,356	264	1,620	67	124	8308	19.5%	57	69	3933	7866	94.7%
172	1440	Grand Ave	2,016	420	2,436	100	125	12500	19.5%	90	70	6300	12600	100.8%
173	241	Koser Ave	1,218		1,218	50	125	6250	19.5%	40	70	2800	5600	89.6%
174	51	Prospect Pl	2,108		2,108	87	125	10875	19.4%	77	70	5390	10780	99.1%
175	211	Highland Dr	1,816		1,816	75	125	9375	19.4%	65	70	4550	9100	97.1%
176	265	Koser Ave	1,209		1,209	50	125	6250	19.3%	40	70	2800	5600	89.6%
177	207	Golfview Ave	1,617	261	1,878			9741	19.3%			4655	9310	95.6%
178	100	Highland Dr	807	300	1,107			5760	19.2%			2836	5672	98.5%
179	141	Koser Ave	1,756	264	2,020			10529	19.2%			5859	11718	111.3%
180	24	Olive Ct	848	320	1,168	50	122	6100	19.1%	40	67	2680	5360	87.9%
181	43	Highland Dr	808	221	1,029			5375	19.1%			2681	5362	99.8%
182	307	Monroe St	1,736	650	2,386	100	125	12500	19.1%	90	70	6300	12600	100.8%
183	226	Mahaska Dr	1,607	452	2,059	80	135	10800	19.1%	70	80	5600	11200	103.7%
184	220	George St	1,043	1,340	2,383	125	100	12500	19.1%	115	45	5175	10350	82.8%
185	319	Koser Ave	1,792	440	2,232	94	125	11750	19.0%	84	70	5880	11760	100.1%
186	385	Koser Ave	1,508	467	1,975	80	130	10400	19.0%	70	75	5250	10500	101.0%
187	1427	Oakcrest	1,666	484	2,150	84	135	11340	19.0%	74	80	5920	11840	104.4%
188	329	Highland Dr	1,694	1,268	2,962	125	125	15625	19.0%	95	95	9025	18050	115.5%
189	230	Koser Ave	968	684	1,652	70	125	8750	18.9%	60	70	4200	8400	96.0%
190	315	Golfview Ave	2,726	272	2,998			15880	18.9%			8099	16198	102.0%
191	246	Koser Ave	1,404	240	1,644	70	125	8750	18.8%	60	70	4200	8400	96.0%
192	303	Highland Dr	2,254	912	3,166			16889	18.7%			8256	16512	97.8%
193	1489	Grand Ave	1,384	370	1,754	75	125	9375	18.7%	65	70	4550	9100	97.1%
194	310	Golfview Ave	2,204	484	2,688	115	125	14375	18.7%	105	70	7350	14700	102.3%
195	270	Highland Dr	1,168		1,168	50	125	6250	18.7%	40	70	2800	5600	89.6%
196	435	Koser Ave	1,149	308	1,457	60	130	7800	18.7%	50	75	3750	7500	96.2%
197	115	Golfview Ave	1,417	696	2,113			11339	18.6%			5553	11106	97.9%
198	335	Koser Ave	2,520	770	3,290			17698	18.6%			10359	20718	117.1%
199	246	Marietta Ave	1,032	360	1,392	60	125	7500	18.6%	50	70	3500	7000	93.3%
200	1417	Oakcrest	1,286	462	1,748	70	135	9450	18.5%	60	80	4800	9600	101.6%
201	220	Highland Dr	1,152		1,152	50	125	6250	18.4%	40	70	2800	5600	89.6%
202	1005	Melrose Ave	896	584	1,480			8036	18.4%			3640	7280	90.6%
203	30	Koser Ave	1,412		1,412			7695	18.3%			2504	5008	65.1%
204	32	Highland Dr	1,142		1,142	50	125	6250	18.3%	40	70	2800	5600	89.6%
205	1215	Melrose Ave	884		884			4853	18.2%			1539	3078	63.4%
206	305	Koser Ave	1,891	1,514	3,405			18835	18.1%			11162	22324	118.5%
207	302	Highland Dr	1,440	1,182	2,622			14533	18.0%			8110	16220	111.6%
208	1237	Melrose Ave	1,040	312	1,352	60	125	7500	18.0%	50	70	3500	7000	93.3%
209	266	Marietta Ave	1,126		1,126	50	125	6250	18.0%	40	70	2800	5600	89.6%
210	16	Olive Ct	829	310	1,139	52	122	6344	18.0%	42	67	2814	5628	88.7%
211	59	Olive Ct	764	330	1,094	50	122	6100	17.9%	40	67	2680	5360	87.9%
212	345	Koser Ave	1,920	484	2,404			13444	17.9%			7438	14876	110.7%
213	1208	Melrose Ave	1,456	108	1,564	70	125	8750	17.9%	60	70	4200	8400	96.0%
214	399	Mahaska Dr	1,258	528	1,786	80	125	10000	17.9%	70	70	4900	9800	98.0%
215	1417	Grand Ave	1,138	312	1,450	65	125	8125	17.8%	55	70	3850	7700	94.8%
216	116	Golfview Ave	1,672		1,672	75	125	9375	17.8%	65	70	4550	9100	97.1%
217	315	Highland Dr	2,244	440	2,684			15086	17.8%			8548	17096	113.3%
218	355	Koser Ave	1,200	644	1,844	80	130	10400	17.7%	70	75	5250	10500	101.0%
219	315	Ridgeview Ave	1,344	480	1,824	78	132	10296	17.7%	68	77	5236	10472	101.7%
220	210	Marietta Ave	1,324		1,324	60	125	7500	17.7%	50	70	3500	7000	93.3%

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221	1265	Melrose Ave	1,213	264	1,477			8411	17.6%			4232	8464	100.6%
222	516	Mahaska Ct	1,236	1,152	2,388	96	142	13632	17.5%	86	87	7482	14964	109.8%
223	368	Koser Ave	1,396	564	1,960	80	140	11200	17.5%	70	85	5950	11900	106.3%
224	324	Koser Ave	1,424	756	2,180	96	130	12480	17.5%	86	75	6450	12900	103.4%
225	138	Koser Ave	1,412		1,412			8141	17.3%			3150	6300	77.4%
226	323	Highland Dr	2,031	729	2,760			15962	17.3%			9211	18422	115.4%
227	2	Leamer Ct	1,092	308	1,400	135	60	8100	17.3%	125	27	3375	6750	83.3%
228	1007	Melrose Ave	1,452	37	1,489			8618	17.3%			3595	7190	83.4%
229	305	Ridgeview Ave	1,684	504	2,188	96	132	12672	17.3%	86	77	6622	13244	104.5%
230	1479	Grand Ave	1,155	456	1,611	75	125	9375	17.2%	65	70	4550	9100	97.1%
231	322	Highland Dr	1,680	504	2,184	102	125	12750	17.1%	92	70	6440	12880	101.0%
232	306	Highland Dr	1,484	798	2,282	105	127	13335	17.1%	95	72	6840	13680	102.6%
233	338	Koser Ave	2,564	624	3,188			18707	17.0%			10505	21010	112.3%
234	905	Melrose Ave	1,728		1,728	61	167	10187	17.0%	51	112	5712	11424	112.1%
235	206	Monroe St	1,450	660	2,110	100	125	12500	16.9%	90	70	6300	12600	100.8%
236	351	Koser Ave	1,666	528	2,194	100	130	13000	16.9%	90	75	6750	13500	103.8%
237	76	Marietta Ave	1,288	294	1,582	75	125	9375	16.9%	65	70	4550	9100	97.1%
238	217	Monroe St	1,344	748	2,092	100	125	12500	16.7%	90	70	6300	12600	100.8%
239	323	Koser Ave	1,680	288	1,968	95	125	11875	16.6%	85	70	5950	11900	100.2%
240	92	Marietta Ave	1,288	264	1,552	75	125	9375	16.6%	65	70	4550	9100	97.1%
241	312	Highland Dr	1,448	660	2,108	102	125	12750	16.5%	92	70	6440	12880	101.0%
242	395	Koser Ave	1,428	288	1,716	80	130	10400	16.5%	70	75	5250	10500	101.0%
243	325	Golfview Ave	1,580	480	2,060	100	125	12500	16.5%	90	70	6300	12600	100.8%
244	1407	Oakcrest	1,288	484	1,772	80	135	10800	16.4%	70	80	5600	11200	103.7%
245	31	Prospect Pl	1,231	304	1,535	75	125	9375	16.4%	65	70	4550	9100	97.1%
246	316	Ridgeview Ave	1,292	336	1,628	80	125	10000	16.3%	70	70	4900	9800	98.0%
247	31	Leamer Ct	1,170		1,170	58	124	7192	16.3%	48	69	3312	6624	92.1%
248	1491	Grand Ave	1,581		1,581	78	125	9750	16.2%	68	70	4760	9520	97.6%
249	200	Marietta Ave	932	382	1,314	65	125	8125	16.2%	55	70	3850	7700	94.8%
250	120	Koser Ave	1,313	200	1,513	75	125	9375	16.1%	65	70	4550	9100	97.1%
251	306	Ridgeview Ave	1,350	440	1,790	89	125	11125	16.1%	79	70	5530	11060	99.4%
252	217	Koser Ave	1,000		1,000	50	125	6250	16.0%	40	70	2800	5600	89.6%
253	316	Highland Dr	1,491	526	2,017	101	125	12625	16.0%	91	70	6370	12740	100.9%
254	216	Marietta Ave	947	548	1,495	75	125	9375	15.9%	65	70	4550	9100	97.1%
255	507	Mahaska Ct	1,680	624	2,304			14459	15.9%			8130	16260	112.5%
256	27	Leamer Ct	1,184		1,184	60	124	7440	15.9%	50	69	3450	6900	92.7%
257	21	George St	1,460	1,722	3,182			20003	15.9%	57.5	232.5	13368.75	26738	133.7%
258	250	Koser Ave	864	425	1,289	65	125	8125	15.9%	55	70	3850	7700	94.8%
259	362	Koser Ave	1,200	576	1,776	80	140	11200	15.9%	70	85	5950	11900	106.3%
260	305	Sunset St	1,375	686	2,061	104	125	13000	15.9%	94	70	6580	13160	101.2%
261	240	Marietta Ave	828	360	1,188	60	125	7500	15.8%	50	70	3500	7000	93.3%
262	239	Highland Dr	1,180		1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
263	230	Marietta Ave	796	384	1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
264	30	Prospect Pl	2,219	566	2,785			17713	15.7%	70	120	8400	16800	94.8%
265	426	Koser Ave	2,144	600	2,744	125	140	17500	15.7%	95	110	10450	20900	119.4%
266	226	Highland Dr	978		978	50	125	6250	15.6%	40	70	2800	5600	89.6%
267	1218	Melrose Ave	1,369		1,369	70	125	8750	15.6%	60	70	4200	8400	96.0%
268	208	Ridgeview Ave	1,467	288	1,755	90	125	11250	15.6%	80	70	5600	11200	99.6%
269	208	Highland Dr	972		972	50	125	6250	15.6%	40	70	2800	5600	89.6%
270	116	Marietta Ave	1,166	288	1,454	75	125	9375	15.5%	65	70	4550	9100	97.1%
271	1507	Oakcrest	1,136	638	1,774	85	135	11475	15.5%	75	80	6000	12000	104.6%
272	120	Golfview Ave	1,689	240	1,929	100	125	12500	15.4%	90	70	6300	12600	100.8%
273	210	Koser Ave	930	414	1,344	70	125	8750	15.4%	60	70	4200	8400	96.0%
274	426	Ridgeview Ave	1,605	748	2,353	123	125	15375	15.3%	93	95	8835	17670	114.9%
275	201	Ridgeview Ave	2,588		2,588			16934	15.3%			9953	19906	117.6%
276	121	Highland Dr	1,296	288	1,584			10367	15.3%			5627	11254	108.6%
277	205	Highland Dr	1,430		1,430	75	125	9375	15.3%	65	70	4550	9100	97.1%
278	222	Golfview Ave	1,138		1,138	60	125	7500	15.2%	50	70	3500	7000	93.3%
279	1450	Grand Ave	1,224	576	1,800	95	125	11875	15.2%	85	70	5950	11900	100.2%
280	233	Highland Dr	1,114	396	1,510	80	125	10000	15.1%	70	70	4900	9800	98.0%
281	23	Leamer Ct	1,120		1,120	60	124	7440	15.1%	50	69	3450	6900	92.7%
282	36	Prospect Pl	1,178	468	1,646			11033	14.9%			4963	9926	90.0%
283	1527	Oakcrest	2,342	440	2,782	125	150	18750	14.8%		95	10925	21850	116.5%
284	909	Melrose Ave	1,376	84	1,460			9881	14.8%			4956	9912	100.3%
285	415	Koser Ave	1,192	336	1,528	80	130	10400	14.7%	70	75	5250	10500	101.0%
286	537	Mahaska Ct	2,082	492	2,574			17601	14.6%			9148	18296	103.9%
287	1517	Oakcrest	1,150	528	1,678	85	135	11475	14.6%	75	80	6000	12000	104.6%
288	250	Marietta Ave	768	320	1,088	60	125	7500	14.5%	50	70	3500	7000	93.3%
289	100	Koser Ave	1,808		1,808	100	125	12500	14.5%	90	70	6300	12600	100.8%
290	527	Mahaska Ct	1,671	440	2,111			14596	14.5%			6884	13768	94.3%
291	325	Koser Ave	1,320	336	1,656	92	125	11500	14.4%	82	70	5740	11480	99.8%
292	11	Glencrest Dr	864	866	1,730			12062	14.3%			7221	14442	119.7%
293	1421	Grand Ave	1,187	336	1,523	85	125	10625	14.3%	75	70	5250	10500	98.8%
294	1124	Melrose Ave	1,254		1,254	70	125	8750	14.3%	60	70	4200	8400	96.0%

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295	1435	Grand Ave	1,343		1,343	75	125	9375	14.3%	65	70	4550	9100	97.1%
296	365	Koser Ave	1,148	336	1,484	80	130	10400	14.3%	70	75	5250	10500	101.0%
297	210	Ridgeview Ave	1,220	360	1,580	89	125	11125	14.2%	79	70	5530	11060	99.4%
298	425	Ridgeview Ave	1,192	1,200	2,392	124	136	16864	14.2%	94	106	9964	19928	118.2%
299	225	Koser Ave	1,192	568	1,760	100	125	12500	14.1%	90	70	6300	12600	100.8%
300	60	Marietta Ave	1,196	120	1,316	75	125	9375	14.0%	65	70	4550	9100	97.1%
301	405	Koser Ave	1,104	336	1,440	80	130	10400	13.8%	70	75	5250	10500	101.0%
302	209	Ridgeview Ave	1,344	380	1,724	96	130	12480	13.8%	86	75	6450	12900	103.4%
303	223	Highland Dr	1,199		1,199	70	125	8750	13.7%	60	70	4200	8400	96.0%
304	6	Leamer Ct	1,052		1,052	64	120	7680	13.7%	54	65	3510	7020	91.4%
305	124	Highland Dr	1,005	276	1,281	75	125	9375	13.7%	65	70	4550	9100	97.1%
306	330	Golfview Ave	1,806	754	2,560	150	125	18750	13.7%	140	70	9800	19600	104.5%
307	1480	Grand Ave	1,024		1,024	60	125	7500	13.7%	50	70	3500	7000	93.3%
308	309	Sunset St	788	486	1,274	75	125	9375	13.6%	65	70	4550	9100	97.1%
309	231	Golfview Ave	1,406	240	1,646			12165	13.5%			6369	12738	104.7%
310	526	Mahaska Ct	2,208	528	2,736			20353	13.4%			11350	22700	111.5%
311	23	George St	1,412	0	1,412	73	140	10511	13.4%	64.5	85	5482.5	10965	104.3%
312	328	Koser Ave	1,302	294	1,596	92	130	11960	13.3%	82	75	6150	12300	102.8%
313	27	Olive Ct	806		806	50	122	6100	13.2%	40	67	2680	5360	87.9%
314	19	Leamer Ct	980		980	60	124	7440	13.2%	50	69	3450	6900	92.7%
315	1128	Melrose Ave	1,152		1,152	70	125	8750	13.2%	60	70	4200	8400	96.0%
316	55	Prospect Pl	1,144	480	1,624			12378	13.1%	77	70	5390	10780	87.1%
317	1009	Melrose Ave	1,388		1,388			10634	13.1%			6744	13488	126.8%
318	30	Leamer Ct	960		960	62	120	7440	12.9%	52	65	3380	6760	90.9%
319	62	Highland Dr	1,904		1,904			14776	12.9%			7510	15020	101.7%
320	1231	Melrose Ave	960		960	60	125	7500	12.8%	50	70	3500	7000	93.3%
321	212	Highland Dr	797		797	50	125	6250	12.8%	40	70	2800	5600	89.6%
322	107	Highland Dr	1,196		1,196	50	188	9400	12.7%	40	133	5320	10640	113.2%
323	308	Koser Ave	1,484	336	1,820	110	131	14410	12.6%	100	76	7600	15200	105.5%
324	300	Koser Ave	1,960	616	2,576			20459	12.6%			12030	24060	117.6%
325	1251	Melrose Ave	1,142		1,142			9190	12.4%			5314	10628	115.6%
326	1257	Melrose Ave	1,228	312	1,540	100	125	12500	12.3%	90	70	6300	12600	100.8%
327	556	Mahaska Ct	2,056	484	2,540			21019	12.1%			11060	22120	105.2%
328	340	Golfview Ave	1,504		1,504	100	125	12500	12.0%	90	70	6300	12600	100.8%
329	127	Koser Ave	1,612	1,020	2,632			21902	12.0%			14643	29286	133.7%
330	138	Highland Dr	1,064		1,064	72	123	8856	12.0%	62	68	4216	8432	95.2%
331	903	Melrose Ave	906		906	62	122	7564	12.0%	52	67	3484	6968	92.1%
332	136	Golfview Ave	1,869		1,869	125	125	15625	12.0%	115	70	8050	16100	103.0%
333	1217	Melrose Ave	1,080		1,080			9032	12.0%	65	70	4550	9100	100.8%
334	1456	Grand Ave	1,118		1,118	75	125	9375	11.9%	65	70	4550	9100	97.1%
335	50	Highland Dr	720	396	1,116	75	125	9375	11.9%	65	70	4550	9100	97.1%
336	343	Koser Ave	2,352	484	2,836			23898	11.9%			14312	28624	119.8%
337	1263	Melrose Ave	1,074		1,074			9271	11.6%			4722	9444	101.9%
338	1247	Melrose Ave	1,210	308	1,518			13110	11.6%			8292	16584	126.5%
339	245	Highland Dr	1,012	340	1,352	95	125	11875	11.4%	85	70	5950	11900	100.2%
340	326	Highland Dr	1,444		1,444	102	125	12750	11.3%	92	70	6440	12880	101.0%
341	21	Koser Ave	1,604		1,604			14218	11.3%			6830	13660	96.1%
342	240	Koser Ave	996	350	1,346			12073	11.1%			6623	13246	109.7%
343	1219	Melrose Ave	1,040		1,040	75	125	9375	11.1%	65	70	4550	9100	97.1%
344	260	Marietta Ave	820		820	60	125	7500	10.9%	50	70	3500	7000	93.3%
345	134	Marietta Ave	936		936	70	125	8750	10.7%	60	70	4200	8400	96.0%
346	29	Prospect Pl	990		990	75	125	9375	10.6%	65	70	4550	9100	97.1%
347	327	Highland Dr	1,536	480	2,016	125	153	19125	10.5%	95	123	11685	23370	122.2%
348	204	Golfview Ave	1,029	231	1,260	96	125	12000	10.5%	86	70	6020	12040	100.3%
349	425	Koser Ave	1,182	510	1,692	125	130	16250	10.4%	115	75	8625	17250	106.2%
350	26	Prospect Pl	996	272	1,268			12226	10.4%			5272	10544	86.2%
351	40	Olive Ct	889	0	889	70	123	8610	10.3%	60	68	4080	8160	94.8%
352	136	Koser Ave	1,898		1,898			18775	10.1%			11233	22466	119.7%
353	507	Koser Ave	1,452	108	1,560	125	130	16250	9.6%	115	75	8625	17250	106.2%
354	257	Koser Ave	1,186		1,186	100	125	12500	9.5%	90	70	6300	12600	100.8%
355	536	Mahaska Ct	1,712	528	2,240			23977	9.3%			14371	28742	119.9%
356	265	Highland Dr	1,100		1,100	95	125	11875	9.3%	85	70	5950	11900	100.2%
357	220	Koser Ave	1,339	162	1,501	110	150	16500	9.1%	100	95	9500	19000	115.2%
358	340	Koser Ave	2,585	576	3,161			34767	9.1%			23748	47496	136.6%
359	111	Highland Dr	730		730	50	174	8700	8.4%	40	119	4760	9520	109.4%
360	124	Marietta Ave	1,159		1,159	111	125	13875	8.4%	101	70	7070	14140	101.9%
361	103	Highland Dr	744	80	824	50	211.5	10575	7.8%	40	156.5	6260	12520	118.4%
362	900	Melrose Ave	1,182		1,182	62	270	16740	7.1%	52	215	11180	22360	133.6%
363	1504	Grand Ave	1,630		1,630			26720	6.1%			17786	35572	133.1%
364	901	Melrose Ave	1,816	192	2,008			153997	1.3%			115011	230022	149.4%

ARRAYED BY POTENTIAL FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	St #	Street Name	Living Area	Floor Area Adjustment	Total Floor Area	Lot Width	Lot Depth	Lot Area	Floor Area Ratio (FAR)	Current Bldg Pad Width	Current Bldg Pad Depth	Current Building Pad Area	Rebuild Floor Area	Rebuild FAR
2	901	Melrose Ave	1,816	192	2,008			153997	1.3%			115011	230022	149.4%
3	340	Koser Ave	2,585	576	3,161			34767	9.1%			23748	47496	136.6%
4	127	Koser Ave	1,612	1,020	2,632			21902	12.0%			14643	29286	133.7%
5	21	George St	1,460	1,722	3,182			20003	15.9%	57.5	232.5	13368.75	26738	133.7%
6	900	Melrose Ave	1,182		1,182	62	270	16740	7.1%	52	215	11180	22360	133.6%
7	1504	Grand Ave	1,630		1,630			26720	6.1%			17786	35572	133.1%
8	1009	Melrose Ave	1,388		1,388			10634	13.1%			6744	13488	126.8%
9	1247	Melrose Ave	1,210	308	1,518			13110	11.6%			8292	16584	126.5%
10	327	Highland Dr	1,536	480	2,016	125	153	19125	10.5%	95	123	11685	23370	122.2%
11	536	Mahaska Ct	1,712	528	2,240			23977	9.3%			14371	28742	119.9%
12	343	Koser Ave	2,352	484	2,836			23898	11.9%			14312	28624	119.8%
13	11	Glencrest Dr	864	866	1,730			12062	14.3%			7221	14442	119.7%
14	136	Koser Ave	1,898		1,898			18775	10.1%			11233	22466	119.7%
15	117	Highland Dr	1,722	1,780	3,502			12742	27.5%			7621	15242	119.6%
16	205	Golfview Ave	3,831		3,831			16039	23.9%			9583	19166	119.5%
17	426	Koser Ave	2,144	600	2,744	125	140	17500	15.7%	95	110	10450	20900	119.4%
18	334	Highland Dr	3,146	576	3,722	142	123	17466	21.3%	112	93	10416	20832	119.3%
19	305	Koser Ave	1,891	1,514	3,405			18835	18.1%			11162	22324	118.5%
20	103	Highland Dr	744	80	824	50	211.5	10575	7.8%	40	156.5	6260	12520	118.4%
21	425	Ridgeview Ave	1,192	1,200	2,392	124	136	16864	14.2%	94	106	9964	19928	118.2%
22	125	Golfview Ave	2,822	133	2,955			10160	29.1%			5996	11992	118.0%
23	300	Koser Ave	1,960	616	2,576			20459	12.6%			12030	24060	117.6%
24	201	Ridgeview Ave	2,588		2,588			16934	15.3%			9953	19906	117.6%
25	337	Highland Dr	3,538	768	4,306	140	119	16660	25.8%	110	89	9790	19580	117.5%
26	335	Koser Ave	2,520	770	3,290			17698	18.6%			10359	20718	117.1%
27	1527	Oakcrest	2,342	440	2,782	125	150	18750	14.8%	115	95	10925	21850	116.5%
28	1251	Melrose Ave	1,142		1,142			9190	12.4%			5314	10628	115.6%
29	329	Highland Dr	1,694	1,268	2,962	125	125	15625	19.0%	95	95	9025	18050	115.5%
30	323	Highland Dr	2,031	729	2,760			15962	17.3%			9211	18422	115.4%
31	220	Koser Ave	1,339	162	1,501	110	150	16500	9.1%	100	95	9500	19000	115.2%
32	426	Ridgeview Ave	1,605	748	2,353	123	125	15375	15.3%	93	95	8835	17670	114.9%
33	416	Monroe St	2,520	528	3,048	118	125	14750	20.7%	88	95	8360	16720	113.4%
34	315	Highland Dr	2,244	440	2,684			15086	17.8%			8548	17096	113.3%
35	107	Highland Dr	1,196		1,196	50	188	9400	12.7%	40	133	5320	10640	113.2%
36	417	Monroe St	2,141	722	2,863	117	125	14625	19.6%	87	95	8265	16530	113.0%
37	507	Mahaska Ct	1,680	624	2,304			14459	15.9%			8130	16260	112.5%
38	338	Koser Ave	2,564	624	3,188			18707	17.0%			10505	21010	112.3%
39	905	Melrose Ave	1,728		1,728	61	167	10187	17.0%	51	112	5712	11424	112.1%
40	302	Highland Dr	1,440	1,182	2,622			14533	18.0%			8110	16220	111.6%
41	526	Mahaska Ct	2,208	528	2,736			20353	13.4%			11350	22700	111.5%
42	141	Koser Ave	1,756	264	2,020			10529	19.2%			5859	11718	111.3%
43	345	Koser Ave	1,920	484	2,404			13444	17.9%			7438	14876	110.7%
44	49	Koser Ave	2,902	264	3,166			13532	23.4%			7461	14922	110.3%
45	516	Mahaska Ct	1,236	1,152	2,388	96	142	13632	17.5%	86	87	7482	14964	109.8%
46	240	Koser Ave	996	350	1,346			12073	11.1%			6623	13246	109.7%
47	111	Highland Dr	730		730	50	174	8700	8.4%	40	119	4760	9520	109.4%
48	220	Sunset St	1,668	324	1,992			7361	27.1%			4006	8012	108.8%
49	121	Highland Dr	1,296	288	1,584			10367	15.3%			5627	11254	108.6%
50	100	Sunset St	3,890	528	4,418			13423	32.9%			7185	14370	107.1%
51	417	Mahaska Dr	1,680	1,020	2,700	101	125	12625	21.4%	71	95	6745	13490	106.9%
52	7	Glencrest Dr	2,970	762	3,732			11950	31.2%			6378	12756	106.7%
53	517	Mahaska Ct	2,358	484	2,842			10367	27.4%			5513	11026	106.4%
54	386	Koser Ave	1,768	1,333	3,101	80	140	11200	27.7%	70	85	5950	11900	106.3%
55	406	Koser Ave	1,614	1,376	2,990	80	140	11200	26.7%	70	85	5950	11900	106.3%
56	376	Koser Ave	1,236	1,152	2,388	80	140	11200	21.3%	70	85	5950	11900	106.3%
57	396	Koser Ave	1,196	1,152	2,348	80	140	11200	21.0%	70	85	5950	11900	106.3%
58	416	Koser Ave	1,200	1,026	2,226	80	140	11200	19.9%	70	85	5950	11900	106.3%
59	368	Koser Ave	1,396	564	1,960	80	140	11200	17.5%	70	85	5950	11900	106.3%
60	362	Koser Ave	1,200	576	1,776	80	140	11200	15.9%	70	85	5950	11900	106.3%
61	425	Koser Ave	1,182	510	1,692	125	130	16250	10.4%	115	75	8625	17250	106.2%
62	507	Koser Ave	1,452	108	1,560	125	130	16250	9.6%	115	75	8625	17250	106.2%
63	546	Mahaska Ct	2,458	554	3,012			10902	27.6%			5782	11564	106.1%
64	308	Koser Ave	1,484	336	1,820	110	131	14410	12.6%	100	76	7600	15200	105.5%
65	556	Mahaska Ct	2,056	484	2,540			21019	12.1%			11060	22120	105.2%
66	231	Golfview Ave	1,406	240	1,646			12165	13.5%			6369	12738	104.7%
67	330	Highland Dr	2,430	2,034	4,464	152	125	19000	23.5%	142	70	9940	19880	104.6%
68	1507	Oakcrest	1,136	638	1,774	85	135	11475	15.5%	75	80	6000	12000	104.6%
69	1517	Oakcrest	1,150	528	1,678	85	135	11475	14.6%	75	80	6000	12000	104.6%
70	230	Golfview Ave	2,922	825	3,747	150	125	18750	20.0%	140	70	9800	19600	104.5%
71	330	Golfview Ave	1,806	754	2,560	150	125	18750	13.7%	140	70	9800	19600	104.5%
72	305	Ridgeview Ave	1,684	504	2,188	96	132	12672	17.3%	86	77	6622	13244	104.5%

ARRAYED BY POTENTIAL FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
73	1427	Oakcrest	1,666	484	2,150	84	135	11340	19.0%	74	80	5920	11840	104.4%
74	347	Koser Ave	2,310	857	3,167	105	130	13650	23.2%	95	75	7125	14250	104.4%
75	1437	Oakcrest	1,554	1,352	2,906			12074	24.1%			6300	12600	104.4%
76	23	George St	1,412	0	1,412	73	140	10511	13.4%	64.5	85	5482.5	10965	104.3%
77	314	Koser Ave	2,152	600	2,752	102	130	13260	20.8%	92	75	6900	13800	104.1%
78	305	Golfview Ave	2,748	22	2,770			12980	21.3%			6749	13498	104.0%
79	537	Mahaska Ct	2,082	492	2,574			17601	14.6%			9148	18296	103.9%
80	349	Koser Ave	2,317	529	2,846	100	130	13000	21.9%	90	75	6750	13500	103.8%
81	351	Koser Ave	1,666	528	2,194	100	130	13000	16.9%	90	75	6750	13500	103.8%
82	206	Mahaska Dr	3,320	516	3,836	80	135	10800	35.5%	70	80	5600	11200	103.7%
83	216	Mahaska Dr	1,844	484	2,328	80	135	10800	21.6%	70	80	5600	11200	103.7%
84	415	Ridgeview Ave	1,680	480	2,160	80	135	10800	20.0%	70	80	5600	11200	103.7%
85	226	Mahaska Dr	1,607	452	2,059	80	135	10800	19.1%	70	80	5600	11200	103.7%
86	1407	Oakcrest	1,288	484	1,772	80	135	10800	16.4%	70	80	5600	11200	103.7%
87	324	Koser Ave	1,424	756	2,180	96	130	12480	17.5%	86	75	6450	12900	103.4%
88	209	Ridgeview Ave	1,344	380	1,724	96	130	12480	13.8%	86	75	6450	12900	103.4%
89	405	Ridgeview Ave	1,240	1,092	2,332	81	134	10854	21.5%	71	79	5609	11218	103.4%
90	136	Golfview Ave	1,869		1,869	125	125	15625	12.0%	115	70	8050	16100	103.0%
91	24	Koser Ave	2,039		2,039			8171	25.0%			4204	8408	102.9%
92	322	Koser Ave	1,856	894	2,750	92	130	11960	23.0%	82	75	6150	12300	102.8%
93	328	Koser Ave	1,302	294	1,596	92	130	11960	13.3%	82	75	6150	12300	102.8%
94	406	Mahaska Dr	1,676	1,280	2,956	75	135	10125	29.2%	65	80	5200	10400	102.7%
95	306	Mahaska Dr	2,039	484	2,523	75	135	10125	24.9%	65	80	5200	10400	102.7%
96	316	Mahaska Dr	1,276	1,196	2,472	75	135	10125	24.4%	65	80	5200	10400	102.7%
97	416	Mahaska Dr	1,200	880	2,080	75	135	10125	20.5%	65	80	5200	10400	102.7%
98	306	Highland Dr	1,484	798	2,282	105	127	13335	17.1%	95	72	6840	13680	102.6%
99	205	Ridgeview Ave	2,040	484	2,524	97	128	12416	20.3%	87	73	6351	12702	102.3%
100	310	Golfview Ave	2,204	484	2,688	115	125	14375	18.7%	105	70	7350	14700	102.3%
101	330	Koser Ave	1,190	1,041	2,231	87	130	11310	19.7%	77	75	5775	11550	102.1%
102	315	Golfview Ave	2,726	272	2,998			15880	18.9%			8099	16198	102.0%
103	328	Highland Dr	2,573	748	3,321	111	125	13875	23.9%	101	70	7070	14140	101.9%
104	124	Marietta Ave	1,159		1,159	111	125	13875	8.4%	101	70	7070	14140	101.9%
105	1263	Melrose Ave	1,074		1,074			9271	11.6%			4722	9444	101.9%
106	1482	Grand Ave	2,428	341	2,769	110	125	13750	20.1%	100	70	7000	14000	101.8%
107	315	Ridgeview Ave	1,344	480	1,824	78	132	10296	17.7%	68	77	5236	10472	101.7%
108	62	Highland Dr	1,904		1,904			14776	12.9%			7510	15020	101.7%
109	1417	Oakcrest	1,286	462	1,748	70	135	9450	18.5%	60	80	4800	9600	101.6%
110	215	Sunset St	3,001	528	3,529	104	125	13000	27.1%	94	70	6580	13160	101.2%
111	305	Sunset St	1,375	686	2,061	104	125	13000	15.9%	94	70	6580	13160	101.2%
112	336	Koser Ave	1,700	495	2,195	81	130	10530	20.8%	71	75	5325	10650	101.1%
113	333	Koser Ave	1,440	1,344	2,784	103	125	12875	21.6%	93	70	6510	13020	101.1%
114	322	Highland Dr	1,680	504	2,184	102	125	12750	17.1%	92	70	6440	12880	101.0%
115	312	Highland Dr	1,448	660	2,108	102	125	12750	16.5%	92	70	6440	12880	101.0%
116	326	Highland Dr	1,444		1,444	102	125	12750	11.3%	92	70	6440	12880	101.0%
117	334	Koser Ave	1,914	1,512	3,426	80	130	10400	32.9%	70	75	5250	10500	101.0%
118	375	Koser Ave	2,092	336	2,428	80	130	10400	23.3%	70	75	5250	10500	101.0%
119	385	Koser Ave	1,508	467	1,975	80	130	10400	19.0%	70	75	5250	10500	101.0%
120	355	Koser Ave	1,200	644	1,844	80	130	10400	17.7%	70	75	5250	10500	101.0%
121	395	Koser Ave	1,428	288	1,716	80	130	10400	16.5%	70	75	5250	10500	101.0%
122	415	Koser Ave	1,192	336	1,528	80	130	10400	14.7%	70	75	5250	10500	101.0%
123	365	Koser Ave	1,148	336	1,484	80	130	10400	14.3%	70	75	5250	10500	101.0%
124	405	Koser Ave	1,104	336	1,440	80	130	10400	13.8%	70	75	5250	10500	101.0%
125	147	Koser Ave	2,109	208	2,317			8205	28.2%			4141	8282	100.9%
126	331	Koser Ave	1,692	912	2,604	101	125	12625	20.6%	91	70	6370	12740	100.9%
127	316	Highland Dr	1,491	526	2,017	101	125	12625	16.0%	91	70	6370	12740	100.9%
128	304	Sunset St	2,541	784	3,325			9236	36.0%			4660	9320	100.9%
129	21	Prospect Pl	2,824	572	3,396	100	125	12500	27.2%	90	70	6300	12600	100.8%
130	216	Monroe St	2,113	1,035	3,148	100	125	12500	25.2%	90	70	6300	12600	100.8%
131	1250	Melrose Ave	2,472	462	2,934	100	125	12500	23.5%	90	70	6300	12600	100.8%
132	1440	Grand Ave	2,016	420	2,436	100	125	12500	19.5%	90	70	6300	12600	100.8%
133	307	Monroe St	1,736	650	2,386	100	125	12500	19.1%	90	70	6300	12600	100.8%
134	206	Monroe St	1,450	660	2,110	100	125	12500	16.9%	90	70	6300	12600	100.8%
135	217	Monroe St	1,344	748	2,092	100	125	12500	16.7%	90	70	6300	12600	100.8%
136	325	Golfview Ave	1,580	480	2,060	100	125	12500	16.5%	90	70	6300	12600	100.8%
137	120	Golfview Ave	1,689	240	1,929	100	125	12500	15.4%	90	70	6300	12600	100.8%
138	100	Koser Ave	1,808		1,808	100	125	12500	14.5%	90	70	6300	12600	100.8%
139	225	Koser Ave	1,192	568	1,760	100	125	12500	14.1%	90	70	6300	12600	100.8%
140	1257	Melrose Ave	1,228	312	1,540	100	125	12500	12.3%	90	70	6300	12600	100.8%
141	340	Golfview Ave	1,504		1,504	100	125	12500	12.0%	90	70	6300	12600	100.8%
142	257	Koser Ave	1,186		1,186	100	125	12500	9.5%	90	70	6300	12600	100.8%
143	1217	Melrose Ave	1,080		1,080			9032	12.0%	65	70	4550	9100	100.8%
144	1265	Melrose Ave	1,213	264	1,477			8411	17.6%			4232	8464	100.6%
145	332	Koser Ave	1,196	1,152	2,348	78	130	10140	23.2%	68	75	5100	10200	100.6%
146	327	Koser Ave	1,904	1,168	3,072	97	125	12125	25.3%	87	70	6090	12180	100.5%

ARRAYED BY POTENTIAL FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
147	204	Golfview Ave	1,029	231	1,260	96	125	12000	10.5%	86	70	6020	12040	100.3%
148	909	Melrose Ave	1,376	84	1,460			9881	14.8%			4956	9912	100.3%
149	306	Monroe St	1,340	1,144	2,484	95	125	11875	20.9%	85	70	5950	11900	100.2%
150	323	Koser Ave	1,680	288	1,968	95	125	11875	16.6%	85	70	5950	11900	100.2%
151	1450	Grand Ave	1,224	576	1,800	95	125	11875	15.2%	85	70	5950	11900	100.2%
152	245	Highland Dr	1,012	340	1,352	95	125	11875	11.4%	85	70	5950	11900	100.2%
153	265	Highland Dr	1,100		1,100	95	125	11875	9.3%	85	70	5950	11900	100.2%
154	329	Koser Ave	1,520	1,104	2,624	94	125	11750	22.3%	84	70	5880	11760	100.1%
155	319	Koser Ave	1,792	440	2,232	94	125	11750	19.0%	84	70	5880	11760	100.1%
156	409	Monroe St	2,448	1,566	4,014	93	125	11625	34.5%	83	70	5810	11620	100.0%
157	321	Koser Ave	1,468	1,276	2,744	93	125	11625	23.6%	83	70	5810	11620	100.0%
158	317	Monroe St	1,693	912	2,605	93	125	11625	22.4%	83	70	5810	11620	100.0%
159	316	Monroe St	1,240	1,430	2,670	92	125	11500	23.2%	82	70	5740	11480	99.8%
160	325	Koser Ave	1,320	336	1,656	92	125	11500	14.4%	82	70	5740	11480	99.8%
161	43	Highland Dr	808	221	1,029			5375	19.1%			2681	5362	99.8%
162	406	Monroe St	1,446	1,335	2,781	90	125	11250	24.7%	80	70	5600	11200	99.6%
163	208	Ridgeview Ave	1,467	288	1,755	90	125	11250	15.6%	80	70	5600	11200	99.6%
164	306	Ridgeview Ave	1,350	440	1,790	89	125	11125	16.1%	79	70	5530	11060	99.4%
165	210	Ridgeview Ave	1,220	360	1,580	89	125	11125	14.2%	79	70	5530	11060	99.4%
166	51	Prospect Pl	2,108		2,108	87	125	10875	19.4%	77	70	5390	10780	99.1%
167	77	Olive Ct	1,815	1,142	2,957	100	122	12200	24.2%	90	67	6030	12060	98.9%
168	300	Golfview Ave	2,360	484	2,844	85	125	10625	26.8%	75	70	5250	10500	98.8%
169	207	Mahaska Dr	1,778	570	2,348	85	125	10625	22.1%	75	70	5250	10500	98.8%
170	1421	Grand Ave	1,187	336	1,523	85	125	10625	14.3%	75	70	5250	10500	98.8%
171	214	Golfview Ave	2,544	360	2,904	84	125	10500	27.7%	74	70	5180	10360	98.7%
172	108	Highland Dr	960	340	1,300			5233	24.8%			2580	5160	98.6%
173	100	Highland Dr	807	300	1,107			5760	19.2%			2836	5672	98.5%
174	114	Highland Dr	1,121	440	1,561			7075	22.1%			3472	6944	98.1%
175	207	Monroe St	2,355	796	3,151	80	125	10000	31.5%	70	70	4900	9800	98.0%
176	416	Ridgeview Ave	1,456	1,456	2,912	80	125	10000	29.1%	70	70	4900	9800	98.0%
177	307	Mahaska Dr	1,673	1,133	2,806	80	125	10000	28.1%	70	70	4900	9800	98.0%
178	1212	Melrose Ave	2,146	606	2,752	80	125	10000	27.5%	70	70	4900	9800	98.0%
179	227	Mahaska Dr	2,034	480	2,514	80	125	10000	25.1%	70	70	4900	9800	98.0%
180	1202	Melrose Ave	1,220	1,200	2,420	80	125	10000	24.2%	70	70	4900	9800	98.0%
181	1222	Melrose Ave	1,752	552	2,304	80	125	10000	23.0%	70	70	4900	9800	98.0%
182	1244	Melrose Ave	1,698	308	2,006	80	125	10000	20.1%	70	70	4900	9800	98.0%
183	317	Mahaska Dr	1,487	484	1,971	80	125	10000	19.7%	70	70	4900	9800	98.0%
184	406	Ridgeview Ave	1,616	350	1,966	80	125	10000	19.7%	70	70	4900	9800	98.0%
185	399	Mahaska Dr	1,258	528	1,786	80	125	10000	17.9%	70	70	4900	9800	98.0%
186	316	Ridgeview Ave	1,292	336	1,628	80	125	10000	16.3%	70	70	4900	9800	98.0%
187	233	Highland Dr	1,114	396	1,510	80	125	10000	15.1%	70	70	4900	9800	98.0%
188	115	Golfview Ave	1,417	696	2,113			11339	18.6%			5553	11106	97.9%
189	303	Highland Dr	2,254	912	3,166			16889	18.7%			8256	16512	97.8%
190	1491	Grand Ave	1,581		1,581	78	125	9750	16.2%	68	70	4760	9520	97.6%
191	1483	Grand Ave	2,912	812	3,724	75	125	9375	39.7%	65	70	4550	9100	97.1%
192	1475	Grand Ave	2,708	390	3,098	75	125	9375	33.0%	65	70	4550	9100	97.1%
193	205	Koser Ave	1,945	634	2,579	75	125	9375	27.5%	65	70	4550	9100	97.1%
194	106	Koser Ave	1,812	534	2,346	75	125	9375	25.0%	65	70	4550	9100	97.1%
195	262	Highland Dr	1,516	607	2,123	75	125	9375	22.6%	65	70	4550	9100	97.1%
196	254	Highland Dr	1,516	570	2,086	75	125	9375	22.3%	65	70	4550	9100	97.1%
197	217	Mahaska Dr	1,344	576	1,920	75	125	9375	20.5%	65	70	4550	9100	97.1%
198	209	Koser Ave	1,290	610	1,900	75	125	9375	20.3%	65	70	4550	9100	97.1%
199	211	Highland Dr	1,816		1,816	75	125	9375	19.4%	65	70	4550	9100	97.1%
200	1489	Grand Ave	1,384	370	1,754	75	125	9375	18.7%	65	70	4550	9100	97.1%
201	116	Golfview Ave	1,672		1,672	75	125	9375	17.8%	65	70	4550	9100	97.1%
202	1479	Grand Ave	1,155	456	1,611	75	125	9375	17.2%	65	70	4550	9100	97.1%
203	76	Marietta Ave	1,288	294	1,582	75	125	9375	16.9%	65	70	4550	9100	97.1%
204	92	Marietta Ave	1,288	264	1,552	75	125	9375	16.6%	65	70	4550	9100	97.1%
205	31	Prospect Pl	1,231	304	1,535	75	125	9375	16.4%	65	70	4550	9100	97.1%
206	120	Koser Ave	1,313	200	1,513	75	125	9375	16.1%	65	70	4550	9100	97.1%
207	216	Marietta Ave	947	548	1,495	75	125	9375	15.9%	65	70	4550	9100	97.1%
208	116	Marietta Ave	1,166	288	1,454	75	125	9375	15.5%	65	70	4550	9100	97.1%
209	205	Highland Dr	1,430		1,430	75	125	9375	15.3%	65	70	4550	9100	97.1%
210	1435	Grand Ave	1,343		1,343	75	125	9375	14.3%	65	70	4550	9100	97.1%
211	60	Marietta Ave	1,196	120	1,316	75	125	9375	14.0%	65	70	4550	9100	97.1%
212	124	Highland Dr	1,005	276	1,281	75	125	9375	13.7%	65	70	4550	9100	97.1%
213	309	Sunset St	788	486	1,274	75	125	9375	13.6%	65	70	4550	9100	97.1%
214	1456	Grand Ave	1,118		1,118	75	125	9375	11.9%	65	70	4550	9100	97.1%
215	50	Highland Dr	720	396	1,116	75	125	9375	11.9%	65	70	4550	9100	97.1%
216	1219	Melrose Ave	1,040		1,040	75	125	9375	11.1%	65	70	4550	9100	97.1%
217	29	Prospect Pl	990		990	75	125	9375	10.6%	65	70	4550	9100	97.1%
218	435	Koser Ave	1,149	308	1,457	60	130	7800	18.7%	50	75	3750	7500	96.2%
219	21	Koser Ave	1,604		1,604			14218	11.3%			6830	13660	96.1%
220	1434	Grand Ave	2,810	612	3,422	70	125	8750	39.1%	60	70	4200	8400	96.0%

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
221	1144	Melrose Ave	1,253	1,539	2,792	70	125	8750	31.9%	60	70	4200	8400	96.0%
222	1461	Grand Ave	2,360	273	2,633	70	125	8750	30.1%	60	70	4200	8400	96.0%
223	1138	Melrose Ave	1,144	1,266	2,410	70	125	8750	27.5%	60	70	4200	8400	96.0%
224	1232	Melrose Ave	1,896	260	2,156	70	125	8750	24.6%	60	70	4200	8400	96.0%
225	1236	Melrose Ave	1,560	528	2,088	70	125	8750	23.9%	60	70	4200	8400	96.0%
226	1132	Melrose Ave	1,076	1,008	2,084	70	125	8750	23.8%	60	70	4200	8400	96.0%
227	200	Koser Ave	1,165	900	2,065	70	125	8750	23.6%	60	70	4200	8400	96.0%
228	230	Koser Ave	968	684	1,652	70	125	8750	18.9%	60	70	4200	8400	96.0%
229	246	Koser Ave	1,404	240	1,644	70	125	8750	18.8%	60	70	4200	8400	96.0%
230	1208	Melrose Ave	1,456	108	1,564	70	125	8750	17.9%	60	70	4200	8400	96.0%
231	1218	Melrose Ave	1,369		1,369	70	125	8750	15.6%	60	70	4200	8400	96.0%
232	210	Koser Ave	930	414	1,344	70	125	8750	15.4%	60	70	4200	8400	96.0%
233	1124	Melrose Ave	1,254		1,254	70	125	8750	14.3%	60	70	4200	8400	96.0%
234	223	Highland Dr	1,199		1,199	70	125	8750	13.7%	60	70	4200	8400	96.0%
235	1128	Melrose Ave	1,152		1,152	70	125	8750	13.2%	60	70	4200	8400	96.0%
236	134	Marietta Ave	936		936	70	125	8750	10.7%	60	70	4200	8400	96.0%
237	207	Golfview Ave	1,617	261	1,878			9741	19.3%			4655	9310	95.6%
238	138	Highland Dr	1,064		1,064	72	123	8856	12.0%	62	68	4216	8432	95.2%
239	14	George St	1,271	1,232	2,503	66	125	8250	30.3%	56	70	3920	7840	95.0%
240	30	Prospect Pl	2,219	566	2,785			17713	15.7%	70	120	8400	16800	94.8%
241	1327	Oakcrest	1,140	1,716	2,856	80	120	9600	29.8%	70	65	4550	9100	94.8%
242	1337	Oakcrest	1,979	539	2,518	80	120	9600	26.2%	70	65	4550	9100	94.8%
243	40	Olive Ct	889	0	889	70	123	8610	10.3%	60	68	4080	8160	94.8%
244	1425	Grand Ave	3,036	745	3,781	65	125	8125	46.5%	55	70	3850	7700	94.8%
245	1417	Grand Ave	1,138	312	1,450	65	125	8125	17.8%	55	70	3850	7700	94.8%
246	200	Marietta Ave	932	382	1,314	65	125	8125	16.2%	55	70	3850	7700	94.8%
247	250	Koser Ave	864	425	1,289	65	125	8125	15.9%	55	70	3850	7700	94.8%
248	140	Highland Dr	1,441	505	1,946	67	124	8308	23.4%	57	69	3933	7866	94.7%
249	11	Leamer Ct	1,356	264	1,620	67	124	8308	19.5%	57	69	3933	7866	94.7%
250	527	Mahaska Ct	1,671	440	2,111			14596	14.5%			6884	13768	94.3%
251	426	Mahaska Dr	2,736	484	3,220	119	135	16065	20.0%	89	85	7565	15130	94.2%
252	236	Koser Ave	1,206	336	1,542	62	125	7750	19.9%	52	70	3640	7280	93.9%
253	58	Olive Ct	1,200	1,152	2,352	67	124	8397	28.0%	57	69	3933	7866	93.7%
254	506	Mahaska Ct	1,556	1,456	3,012	110	140	15400	19.6%	80	90	7200	14400	93.5%
255	212	Golfview Ave	1,637	772	2,409	60	125	7500	32.1%	50	70	3500	7000	93.3%
256	1149	Melrose Ave	1,464	620	2,084	60	125	7500	27.8%	50	70	3500	7000	93.3%
257	10	Highland Dr	1,130	532	1,662	60	125	7500	22.2%	50	70	3500	7000	93.3%
258	1424	Grand Ave	1,225	392	1,617	60	125	7500	21.6%	50	70	3500	7000	93.3%
259	1239	Melrose Ave	1,257	350	1,607	60	125	7500	21.4%	50	70	3500	7000	93.3%
260	1145	Melrose Ave	1,128	440	1,568	60	125	7500	20.9%	50	70	3500	7000	93.3%
261	1445	Grand Ave	1,474		1,474	60	125	7500	19.7%	50	70	3500	7000	93.3%
262	246	Marietta Ave	1,032	360	1,392	60	125	7500	18.6%	50	70	3500	7000	93.3%
263	1237	Melrose Ave	1,040	312	1,352	60	125	7500	18.0%	50	70	3500	7000	93.3%
264	210	Marietta Ave	1,324		1,324	60	125	7500	17.7%	50	70	3500	7000	93.3%
265	240	Marietta Ave	828	360	1,188	60	125	7500	15.8%	50	70	3500	7000	93.3%
266	239	Highland Dr	1,180		1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
267	230	Marietta Ave	796	384	1,180	60	125	7500	15.7%	50	70	3500	7000	93.3%
268	222	Golfview Ave	1,138		1,138	60	125	7500	15.2%	50	70	3500	7000	93.3%
269	250	Marietta Ave	768	320	1,088	60	125	7500	14.5%	50	70	3500	7000	93.3%
270	1480	Grand Ave	1,024		1,024	60	125	7500	13.7%	50	70	3500	7000	93.3%
271	1231	Melrose Ave	960		960	60	125	7500	12.8%	50	70	3500	7000	93.3%
272	260	Marietta Ave	820		820	60	125	7500	10.9%	50	70	3500	7000	93.3%
273	27	Leamer Ct	1,184		1,184	60	124	7440	15.9%	50	69	3450	6900	92.7%
274	23	Leamer Ct	1,120		1,120	60	124	7440	15.1%	50	69	3450	6900	92.7%
275	19	Leamer Ct	980		980	60	124	7440	13.2%	50	69	3450	6900	92.7%
276	52	Olive Ct	1,236	1,152	2,388	59	124	7316	32.6%	49	69	3381	6762	92.4%
277	903	Melrose Ave	906		906	62	122	7564	12.0%	52	67	3484	6968	92.1%
278	31	Leamer Ct	1,170		1,170	58	124	7192	16.3%	48	69	3312	6624	92.1%
279	1455	Grand Ave	1,615		1,615	55	125	6875	23.5%	45	70	3150	6300	91.6%
280	33	Highland Dr	1,020	438	1,458	55	125	6875	21.2%	45	70	3150	6300	91.6%
281	104	Sunset St	2,428	260	2,688			13200	20.4%			6039	12078	91.5%
282	46	Olive Ct	1,190	1,104	2,294	56	124	6944	33.0%	46	69	3174	6348	91.4%
283	15	Leamer Ct	1,504	240	1,744	56	124	6944	25.1%	46	69	3174	6348	91.4%
284	18	Leamer Ct	1,512	444	1,956	64	120	7680	25.5%	54	65	3510	7020	91.4%
285	10	Leamer Ct	1,640	240	1,880	64	120	7680	24.5%	54	65	3510	7020	91.4%
286	26	Leamer Ct	1,280	364	1,644	64	120	7680	21.4%	54	65	3510	7020	91.4%
287	14	Leamer Ct	1,624		1,624	64	120	7680	21.1%	54	65	3510	7020	91.4%
288	22	Leamer Ct	1,142	398	1,540	64	120	7680	20.1%	54	65	3510	7020	91.4%
289	6	Leamer Ct	1,052		1,052	64	120	7680	13.7%	54	65	3510	7020	91.4%
290	29	Highland Dr	1,437	1,092	2,529	54	125	6750	37.5%	44	70	3080	6160	91.3%
291	30	Leamer Ct	960		960	62	120	7440	12.9%	52	65	3380	6760	90.9%
292	1005	Melrose Ave	896	584	1,480			8036	18.4%			3640	7280	90.6%
293	25	Highland Dr	1,160	1,092	2,252	54	125	6830	33.0%	44	70	3080	6160	90.2%
294	36	Prospect Pl	1,178	468	1,646			11033	14.9%			4963	9926	90.0%

ARRAYED BY POTENTIAL FAR (Floor Area Ratio) [High to Low]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
295	38	Highland Dr	1,398	856	2,254	50	125	6250	36.1%	40	70	2800	5600	89.6%
296	228	Marietta Ave	1,888	288	2,176	50	125	6250	34.8%	40	70	2800	5600	89.6%
297	1451	Grand Ave	2,104		2,104	50	125	6250	33.7%	40	70	2800	5600	89.6%
298	1470	Grand Ave	2,035		2,035	50	125	6250	32.6%	40	70	2800	5600	89.6%
299	202	Highland Dr	1,708	243	1,951	50	125	6250	31.2%	40	70	2800	5600	89.6%
300	1468	Grand Ave	1,114	779	1,893	50	125	6250	30.3%	40	70	2800	5600	89.6%
301	16	Highland Dr	1,509	265	1,774	50	125	6250	28.4%	40	70	2800	5600	89.6%
302	28	Highland Dr	1,726	0	1,726	50	125	6250	27.6%	40	70	2800	5600	89.6%
303	1409	Grand Ave	1,662		1,662	50	125	6250	26.6%	40	70	2800	5600	89.6%
304	242	Highland Dr	1,372	288	1,660	50	125	6250	26.6%	40	70	2800	5600	89.6%
305	215	Highland Dr	1,304	340	1,644	50	125	6250	26.3%	40	70	2800	5600	89.6%
306	228	Highland Dr	958	684	1,642	50	125	6250	26.3%	40	70	2800	5600	89.6%
307	36	Highland Dr	1,396	240	1,636	50	125	6250	26.2%	40	70	2800	5600	89.6%
308	222	Marietta Ave	1,344	288	1,632	50	125	6250	26.1%	40	70	2800	5600	89.6%
309	27	Prospect Pl	1,184	408	1,592	50	125	6250	25.5%	40	70	2800	5600	89.6%
310	44	Highland Dr	1,528		1,528	50	125	6250	24.4%	40	70	2800	5600	89.6%
311	128	Koser Ave	1,252	264	1,516	50	125	6250	24.3%	40	70	2800	5600	89.6%
312	124	Koser Ave	1,196	264	1,460	50	125	6250	23.4%	40	70	2800	5600	89.6%
313	1465	Grand Ave	1,424		1,424	50	125	6250	22.8%	40	70	2800	5600	89.6%
314	237	Highland Dr	780	621	1,401	50	125	6250	22.4%	40	70	2800	5600	89.6%
315	255	Koser Ave	1,398		1,398	50	125	6250	22.4%	40	70	2800	5600	89.6%
316	235	Koser Ave	1,110	264	1,374	50	125	6250	22.0%	40	70	2800	5600	89.6%
317	247	Koser Ave	1,032	336	1,368	50	125	6250	21.9%	40	70	2800	5600	89.6%
318	236	Highland Dr	988	336	1,324	50	125	6250	21.2%	40	70	2800	5600	89.6%
319	24	Highland Dr	1,284	0	1,284	50	125	6250	20.5%	40	70	2800	5600	89.6%
320	222	Highland Dr	1,280		1,280	50	125	6250	20.5%	40	70	2800	5600	89.6%
321	241	Koser Ave	1,218		1,218	50	125	6250	19.5%	40	70	2800	5600	89.6%
322	265	Koser Ave	1,209		1,209	50	125	6250	19.3%	40	70	2800	5600	89.6%
323	270	Highland Dr	1,168		1,168	50	125	6250	18.7%	40	70	2800	5600	89.6%
324	220	Highland Dr	1,152		1,152	50	125	6250	18.4%	40	70	2800	5600	89.6%
325	32	Highland Dr	1,142		1,142	50	125	6250	18.3%	40	70	2800	5600	89.6%
326	266	Marietta Ave	1,126		1,126	50	125	6250	18.0%	40	70	2800	5600	89.6%
327	217	Koser Ave	1,000		1,000	50	125	6250	16.0%	40	70	2800	5600	89.6%
328	226	Highland Dr	978		978	50	125	6250	15.6%	40	70	2800	5600	89.6%
329	208	Highland Dr	972		972	50	125	6250	15.6%	40	70	2800	5600	89.6%
330	212	Highland Dr	797		797	50	125	6250	12.8%	40	70	2800	5600	89.6%
331	79	Olive Ct	1,172	527	1,699	54	122	6588	25.8%	44	67	2948	5896	89.5%
332	18	George St	1,173	1,125	2,298	64	119	7728	29.7%	54	64	3456	6912	89.4%
333	40	Koser Ave	1,200	480	1,680	70	114	7980	21.1%	60	59	3540	7080	88.7%
334	16	Olive Ct	829	310	1,139	52	122	6344	18.0%	42	67	2814	5628	88.7%
335	32	Olive Ct	992	506	1,498	50	123	6150	24.4%	40	68	2720	5440	88.5%
336	36	Olive Ct	848	386	1,234	50	123	6150	20.1%	40	68	2720	5440	88.5%
337	15	Prospect Pl	2,510		2,510			8272	30.3%			3643	7286	88.1%
338	10	Koser Ave	1,702	476	2,178			10067	21.6%			4424	8848	87.9%
339	55	Olive Ct	2,069	64	2,133	50	122	6100	35.0%	40	67	2680	5360	87.9%
340	35	Olive Ct	1,316	364	1,680	50	122	6100	27.5%	40	67	2680	5360	87.9%
341	20	Olive Ct	848	672	1,520	50	122	6100	24.9%	40	67	2680	5360	87.9%
342	25	Olive Ct	1,424	0	1,424	50	122	6100	23.3%	40	67	2680	5360	87.9%
343	28	Olive Ct	848	572	1,420	50	122	6100	23.3%	40	67	2680	5360	87.9%
344	57	Olive Ct	1,034	336	1,370	50	122	6100	22.5%	40	67	2680	5360	87.9%
345	23	Olive Ct	840	528	1,368	50	122	6100	22.4%	40	67	2680	5360	87.9%
346	24	Olive Ct	848	320	1,168	50	122	6100	19.1%	40	67	2680	5360	87.9%
347	59	Olive Ct	764	330	1,094	50	122	6100	17.9%	40	67	2680	5360	87.9%
348	27	Olive Ct	806		806	50	122	6100	13.2%	40	67	2680	5360	87.9%
349	55	Prospect Pl	1,144	480	1,624			12378	13.1%	77	70	5390	10780	87.1%
350	26	Prospect Pl	996	272	1,268			12226	10.4%			5272	10544	86.2%
351	37	Highland Dr	832	277	1,109	40	125	5000	22.2%	30	70	2100	4200	84.0%
352	1007	Melrose Ave	1,452	37	1,489			8618	17.3%			3595	7190	83.4%
353	2	Leamer Ct	1,092	308	1,400	135	60	8100	17.3%	125	27	3375	6750	83.3%
354	220	George St	1,043	1,340	2,383	125	100	12500	19.1%	115	45	5175	10350	82.8%
355	1141	Melrose Ave	1,085	1,050	2,135			6737	31.7%			2778	5556	82.5%
356	135	Highland Dr	1,030	308	1,338			6698	20.0%			2752	5504	82.2%
357	1490	Grand Ave	2,529		2,529			6924	36.5%			2833	5666	81.8%
358	138	Koser Ave	1,412		1,412			8141	17.3%			3150	6300	77.4%
359	22	George St	1,450	1,248	2,698	60	103	6298	42.8%	50	48	2400	4800	76.2%
360	21	Highland Dr	1,740	1,512	3,252			12945	25.1%			4643	9286	71.7%
361	30	Koser Ave	1,412		1,412			7695	18.3%			2504	5008	65.1%
362	1215	Melrose Ave	884		884			4853	18.2%			1539	3078	63.4%
363	1135	Melrose Ave	1,698	520	2,218			6698	33.1%			2092	4184	62.5%
364	149	Koser Ave	888	312	1,200			6038	19.9%			1774	3548	58.8%

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
1	No.	Street Name	Subdivision	Living Area	Floor Area Adjstmnt	Total Floor Area	Lot Width	Lot Depth	Lot Area	Floor Area Ratio (FAR)	Prct Avg FAR
2	GEORGE (North of Koser)										
3	14	George St	First Subdivision	1,271	1,232	2,503	66	125	8250	30.3%	
4	18	George St	First Subdivision	1,173	1,125	2,298	64	119	7728	29.7%	
5	21	George St	First Subdivision	1,460	1,722	3,182			20003	15.9%	
6	22	George St	First Subdivision	1,450	1,248	2,698	60	103	6298	42.8%	161.7%
7	23	George St	First Subdivision	1,412	0	1,412	73	140	10511	13.4%	
8	Neighborhood Average FAR			26.5%	125% Avg. FAR	33.1%	No. > 125% FAR		1		
9	GOLFVIEW										
10	115	Golfview Ave	Second Subdivision	1,417	696	2,113			11339	18.6%	
11	116	Golfview Ave	Second Subdivision	1,672		1,672	75	125	9375	17.8%	
12	120	Golfview Ave	Second Subdivision	1,689	240	1,929	100	125	12500	15.4%	
13	125	Golfview Ave	Second Subdivision	2,822	133	2,955			10160	29.1%	152.3%
14	136	Golfview Ave	Second Subdivision	1,869		1,869	125	125	15625	12.0%	
15	204	Golfview Ave	Second Subdivision	1,029	231	1,260	96	125	12000	10.5%	
16	205	Golfview Ave	Second Subdivision	3,831		3,831			16039	23.9%	
17	207	Golfview Ave	Second Subdivision	1,617	261	1,878			9741	19.3%	
18	212	Golfview Ave	Second Subdivision	1,637	772	2,409	60	125	7500	32.1%	168.2%
19	214	Golfview Ave	Second Subdivision	2,544	360	2,904	84	125	10500	27.7%	144.8%
20	222	Golfview Ave	Second Subdivision	1,138		1,138	60	125	7500	15.2%	
21	230	Golfview Ave	Second Subdivision	2,922	825	3,747	150	125	18750	20.0%	
22	231	Golfview Ave	Second Subdivision	1,406	240	1,646			12165	13.5%	
23	300	Golfview Ave	Second Subdivision	2,360	484	2,844	85	125	10625	26.8%	140.1%
24	305	Golfview Ave	Second Subdivision	2,748	22	2,770			12980	21.3%	
25	310	Golfview Ave	Second Subdivision	2,204	484	2,688	115	125	14375	18.7%	
26	315	Golfview Ave	Second Subdivision	2,726	272	2,998			15880	18.9%	
27	325	Golfview Ave	Second Subdivision	1,580	480	2,060	100	125	12500	16.5%	
28	330	Golfview Ave	Second Subdivision	1,806	754	2,560	150	125	18750	13.7%	
29	340	Golfview Ave	Second Subdivision	1,504		1,504	100	125	12500	12.0%	
30	Neighborhood Average FAR			19.1%	125% Avg. FAR	23.9%	No. > 125% FAR		4		
31	GRAND										
32	1409	Grand Ave	Second Subdivision	1,662		1,662	50	125	6250	26.6%	
33	1417	Grand Ave	Second Subdivision	1,138	312	1,450	65	125	8125	17.8%	
34	1421	Grand Ave	Second Subdivision	1,187	336	1,523	85	125	10625	14.3%	
35	1424	Grand Ave	Second Subdivision	1,225	392	1,617	60	125	7500	21.6%	
36	1425	Grand Ave	Second Subdivision	3,036	745	3,781	65	125	8125	46.5%	189.2%
37	1434	Grand Ave	Second Subdivision	2,810	612	3,422	70	125	8750	39.1%	159.0%
38	1435	Grand Ave	Second Subdivision	1,343		1,343	75	125	9375	14.3%	
39	1440	Grand Ave	Second Subdivision	2,016	420	2,436	100	125	12500	19.5%	
40	1445	Grand Ave	Second Subdivision	1,474		1,474	60	125	7500	19.7%	
41	1450	Grand Ave	Second Subdivision	1,224	576	1,800	95	125	11875	15.2%	
42	1451	Grand Ave	Second Subdivision	2,104		2,104	50	125	6250	33.7%	136.8%
43	1455	Grand Ave	Second Subdivision	1,615		1,615	55	125	6875	23.5%	
44	1456	Grand Ave	Second Subdivision	1,118		1,118	75	125	9375	11.9%	
45	1461	Grand Ave	Second Subdivision	2,360	273	2,633	70	125	8750	30.1%	
46	1465	Grand Ave	Second Subdivision	1,424		1,424	50	125	6250	22.8%	
47	1468	Grand Ave	Second Subdivision	1,114	779	1,893	50	125	6250	30.3%	
48	1470	Grand Ave	Second Subdivision	2,035		2,035	50	125	6250	32.6%	132.4%
49	1475	Grand Ave	Second Subdivision	2,708	390	3,098	75	125	9375	33.0%	134.3%
50	1479	Grand Ave	Second Subdivision	1,155	456	1,611	75	125	9375	17.2%	
51	1480	Grand Ave	Second Subdivision	1,024		1,024	60	125	7500	13.7%	
52	1482	Grand Ave	Second Subdivision	2,428	341	2,769	110	125	13750	20.1%	
53	1483	Grand Ave	Second Subdivision	2,912	812	3,724	75	125	9375	39.7%	161.5%
54	1489	Grand Ave	Second Subdivision	1,384	370	1,754	75	125	9375	18.7%	
55	1490	Grand Ave	Second Subdivision	2,529		2,529			6924	36.5%	148.5%
56	1491	Grand Ave	Second Subdivision	1,581		1,581	78	125	9750	16.2%	
57	Neighborhood Average FAR			24.6%	125% Avg. FAR	30.7%	No. > 125% FAR		7		
58	HIGHLAND (Koser to George)										
59	10	Highland Dr	First Subdivision	1,130	532	1,662	60	125	7500	22.2%	
60	16	Highland Dr	First Subdivision	1,509	265	1,774	50	125	6250	28.4%	133.9%
61	21	Highland Dr	First Subdivision	1,740	1,512	3,252			12945	25.1%	
62	24	Highland Dr	First Subdivision	1,284	0	1,284	50	125	6250	20.5%	
63	25	Highland Dr	First Subdivision	1,160	1,092	2,252	54	125	6830	33.0%	155.5%
64	28	Highland Dr	First Subdivision	1,726	0	1,726	50	125	6250	27.6%	130.3%
65	29	Highland Dr	First Subdivision	1,437	1,092	2,529	54	125	6750	37.5%	176.7%
66	32	Highland Dr	First Subdivision	1,142		1,142	50	125	6250	18.3%	
67	33	Highland Dr	First Subdivision	1,020	438	1,458	55	125	6875	21.2%	
68	36	Highland Dr	First Subdivision	1,396	240	1,636	50	125	6250	26.2%	
69	37	Highland Dr	First Subdivision	832	277	1,109	40	125	5000	22.2%	
70	38	Highland Dr	First Subdivision	1,398	856	2,254	50	125	6250	36.1%	170.1%

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
71	43	Highland Dr	First Subdivision	808	221	1,029			5375	19.1%	
72	44	Highland Dr	First Subdivision	1,528		1,528	50	125	6250	24.4%	
73	50	Highland Dr	First Subdivision	720	396	1,116	75	125	9375	11.9%	
74	62	Highland Dr	First Subdivision	1,904		1,904			14776	12.9%	
75	100	Highland Dr	First Subdivision	807	300	1,107			5760	19.2%	
76	103	Highland Dr	First Subdivision	744	80	824	50	211.5	10575	7.8%	
77	107	Highland Dr	First Subdivision	1,196		1,196	50	188	9400	12.7%	
78	108	Highland Dr	First Subdivision	960	340	1,300			5233	24.8%	
79	111	Highland Dr	First Subdivision	730		730	50	174	8700	8.4%	
80	114	Highland Dr	First Subdivision	1,121	440	1,561			7075	22.1%	
81	117	Highland Dr	First Subdivision	1,722	1,780	3,502			12742	27.5%	129.6%
82	121	Highland Dr	First Subdivision	1,296	288	1,584			10367	15.3%	
83	124	Highland Dr	First Subdivision	1,005	276	1,281	75	125	9375	13.7%	
84	135	Highland Dr	First Subdivision	1,030	308	1,338			6698	20.0%	
85	138	Highland Dr	First Subdivision	1,064		1,064	72	123	8856	12.0%	
86	140	Highland Dr	First Subdivision	1,441	505	1,946	67	124	8308	23.4%	
87		<b>Neighborhood Average FAR</b>		<b>21.2%</b>	<b>125% Avg. FAR</b>	<b>26.5%</b>	<b>No. &gt; 125% FAR</b>	<b>6</b>			
88		<b>HIGHLAND (George to Sunset)</b>									
89	202	Highland Dr	First Subdivision	1,708	243	1,951	50	125	6250	31.2%	163.4%
90	205	Highland Dr	First Subdivision	1,430		1,430	75	125	9375	15.3%	
91	208	Highland Dr	First Subdivision	972		972	50	125	6250	15.6%	
92	211	Highland Dr	First Subdivision	1,816		1,816	75	125	9375	19.4%	
93	212	Highland Dr	First Subdivision	797		797	50	125	6250	12.8%	
94	215	Highland Dr	First Subdivision	1,304	340	1,644	50	125	6250	26.3%	137.7%
95	220	Highland Dr	First Subdivision	1,152		1,152	50	125	6250	18.4%	
96	222	Highland Dr	First Subdivision	1,280		1,280	50	125	6250	20.5%	
97	223	Highland Dr	First Subdivision	1,199		1,199	70	125	8750	13.7%	
98	226	Highland Dr	First Subdivision	978		978	50	125	6250	15.6%	
99	228	Highland Dr	First Subdivision	958	684	1,642	50	125	6250	26.3%	137.5%
100	233	Highland Dr	First Subdivision	1,114	396	1,510	80	125	10000	15.1%	
101	236	Highland Dr	First Subdivision	988	336	1,324	50	125	6250	21.2%	
102	237	Highland Dr	First Subdivision	780	621	1,401	50	125	6250	22.4%	
103	239	Highland Dr	First Subdivision	1,180		1,180	60	125	7500	15.7%	
104	242	Highland Dr	First Subdivision	1,372	288	1,660	50	125	6250	26.6%	139.1%
105	245	Highland Dr	First Subdivision	1,012	340	1,352	95	125	11875	11.4%	
106	254	Highland Dr	First Subdivision	1,516	570	2,086	75	125	9375	22.3%	
107	262	Highland Dr	First Subdivision	1,516	607	2,123	75	125	9375	22.6%	
108	265	Highland Dr	First Subdivision	1,100		1,100	95	125	11875	9.3%	
109	270	Highland Dr	First Subdivision	1,168		1,168	50	125	6250	18.7%	
110		<b>Neighborhood Average FAR</b>		<b>19.1%</b>	<b>125% Avg. FAR</b>	<b>23.8%</b>	<b>No. &gt; 125% FAR</b>	<b>4</b>			
111		<b>HIGHLAND (Sunset to Koser)</b>									
112	302	Highland Dr	Melrose Park	1,440	1,182	2,622			14533	18.0%	
113	303	Highland Dr	Melrose Park	2,254	912	3,166			16889	18.7%	
114	306	Highland Dr	Melrose Park	1,484	798	2,282	105	127	13335	17.1%	
115	312	Highland Dr	Melrose Park	1,448	660	2,108	102	125	12750	16.5%	
116	315	Highland Dr	Melrose Park	2,244	440	2,684			15086	17.8%	
117	316	Highland Dr	Melrose Park	1,491	526	2,017	101	125	12625	16.0%	
118	322	Highland Dr	Melrose Park	1,680	504	2,184	102	125	12750	17.1%	
119	323	Highland Dr	Melrose Park	2,031	729	2,760			15962	17.3%	
120	326	Highland Dr	Melrose Park	1,444		1,444	102	125	12750	11.3%	
121	327	Highland Dr	Melrose Park	1,536	480	2,016	125	153	19125	10.5%	
122	328	Highland Dr	Melrose Park	2,573	748	3,321	111	125	13875	23.9%	130.8%
123	329	Highland Dr	Melrose Park	1,694	1,268	2,962	125	125	15625	19.0%	
124	330	Highland Dr	Melrose Park	2,430	2,034	4,464	152	125	19000	23.5%	128.4%
125	334	Highland Dr	Melrose Park	3,146	576	3,722	142	123	17466	21.3%	
126	337	Highland Dr	Melrose Park	3,538	768	4,306	140	119	16660	25.8%	141.2%
127		<b>Neighborhood Average FAR</b>		<b>18.3%</b>	<b>125% Avg. FAR</b>	<b>22.8%</b>	<b>No. &gt; 125% FAR</b>	<b>3</b>			
128		<b>KOSER (Melrose to George)</b>									
129	10	Koser Ave	First Subdivision	1,702	476	2,178			10067	21.6%	
130	21	Koser Ave	First Subdivision	1,604		1,604			14218	11.3%	
131	24	Koser Ave	First Subdivision	2,039		2,039			8171	25.0%	128.0%
132	30	Koser Ave	First Subdivision	1,412		1,412			7695	18.3%	
133	40	Koser Ave	First Subdivision	1,200	480	1,680	70	114	7980	21.1%	
134	49	Koser Ave	First Subdivision	2,902	264	3,166			13532	23.4%	
135	100	Koser Ave	First Subdivision	1,808		1,808	100	125	12500	14.5%	
136	106	Koser Ave	First Subdivision	1,812	534	2,346	75	125	9375	25.0%	128.3%
137	120	Koser Ave	First Subdivision	1,313	200	1,513	75	125	9375	16.1%	
138	124	Koser Ave	First Subdivision	1,196	264	1,460	50	125	6250	23.4%	
139	127	Koser Ave	First Subdivision	1,612	1,020	2,632			21902	12.0%	
140	128	Koser Ave	First Subdivision	1,252	264	1,516	50	125	6250	24.3%	
141	136	Koser Ave	First Subdivision	1,898		1,898			18775	10.1%	
142	138	Koser Ave	First Subdivision	1,412		1,412			8141	17.3%	
143	141	Koser Ave	First Subdivision	1,756	264	2,020			10529	19.2%	

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
144	147	Koser Ave	First Subdivision	2,109	208	2,317			8205	28.2%	144.8%
145	149	Koser Ave	First Subdivision	888	312	1,200			6038	19.9%	
146	<b>Neighborhood Average FAR</b>			<b>19.5%</b>	<b>125% Avg. FAR</b>	<b>24.3%</b>		<b>No. &gt; 125% FAR</b>	<b>3</b>		
147	<b>KOSER (George to Sunset)</b>										
148	200	Koser Ave	First Subdivision	1,165	900	2,065	70	125	8750	23.6%	130.4%
149	205	Koser Ave	First Subdivision	1,945	634	2,579	75	125	9375	27.5%	152.0%
150	209	Koser Ave	First Subdivision	1,290	610	1,900	75	125	9375	20.3%	
151	210	Koser Ave	First Subdivision	930	414	1,344	70	125	8750	15.4%	
152	217	Koser Ave	First Subdivision	1,000		1,000	50	125	6250	16.0%	
153	220	Koser Ave	First Subdivision	1,339	162	1,501	110	150	16500	9.1%	
154	225	Koser Ave	First Subdivision	1,192	568	1,760	100	125	12500	14.1%	
155	230	Koser Ave	First Subdivision	968	684	1,652	70	125	8750	18.9%	
156	235	Koser Ave	First Subdivision	1,110	264	1,374	50	125	6250	22.0%	
157	236	Koser Ave	First Subdivision	1,206	336	1,542	62	125	7750	19.9%	
158	240	Koser Ave	First Subdivision	996	350	1,346			12073	11.1%	
159	241	Koser Ave	First Subdivision	1,218		1,218	50	125	6250	19.5%	
160	246	Koser Ave	First Subdivision	1,404	240	1,644	70	125	8750	18.8%	
161	247	Koser Ave	First Subdivision	1,032	336	1,368	50	125	6250	21.9%	
162	250	Koser Ave	First Subdivision	864	425	1,289	65	125	8125	15.9%	
163	255	Koser Ave	First Subdivision	1,398		1,398	50	125	6250	22.4%	
164	257	Koser Ave	First Subdivision	1,186		1,186	100	125	12500	9.5%	
165	265	Koser Ave	First Subdivision	1,209		1,209	50	125	6250	19.3%	
166	<b>Neighborhood Average FAR</b>			<b>18.1%</b>	<b>125% Avg. FAR</b>	<b>22.6%</b>		<b>No. &gt; 125% FAR</b>	<b>2</b>		
167	<b>KOSER (Sunset to Highland)</b>										
168	300	Koser Ave	Melrose Park	1,960	616	2,576			20459	12.6%	
169	305	Koser Ave	Melrose Park	1,891	1,514	3,405			18835	18.1%	
170	308	Koser Ave	Melrose Park	1,484	336	1,820	110	131	14410	12.6%	
171	314	Koser Ave	Melrose Park	2,152	600	2,752	102	130	13260	20.8%	
172	319	Koser Ave	Melrose Park	1,792	440	2,232	94	125	11750	19.0%	
173	321	Koser Ave	Melrose Park	1,468	1,276	2,744	93	125	11625	23.6%	
174	322	Koser Ave	Melrose Park	1,856	894	2,750	92	130	11960	23.0%	
175	323	Koser Ave	Melrose Park	1,680	288	1,968	95	125	11875	16.6%	
176	324	Koser Ave	Melrose Park	1,424	756	2,180	96	130	12480	17.5%	
177	325	Koser Ave	Melrose Park	1,320	336	1,656	92	125	11500	14.4%	
178	327	Koser Ave	Melrose Park	1,904	1,168	3,072	97	125	12125	25.3%	132.6%
179	328	Koser Ave	Melrose Park	1,302	294	1,596	92	130	11960	13.3%	
180	329	Koser Ave	Melrose Park	1,520	1,104	2,624	94	125	11750	22.3%	
181	330	Koser Ave	Melrose Park	1,190	1,041	2,231	87	130	11310	19.7%	
182	331	Koser Ave	Melrose Park	1,692	912	2,604	101	125	12625	20.6%	
183	332	Koser Ave	Melrose Park	1,196	1,152	2,348	78	130	10140	23.2%	
184	333	Koser Ave	Melrose Park	1,440	1,344	2,784	103	125	12875	21.6%	
185	334	Koser Ave	Melrose Park	1,914	1,512	3,426	80	130	10400	32.9%	172.5%
186	335	Koser Ave	Melrose Park	2,520	770	3,290			17698	18.6%	
187	336	Koser Ave	Melrose Park	1,700	495	2,195	81	130	10530	20.8%	
188	338	Koser Ave	Melrose Park	2,564	624	3,188			18707	17.0%	
189	340	Koser Ave	Melrose Park	2,585	576	3,161			34767	9.1%	
190	343	Koser Ave	Melrose Park	2,352	484	2,836			23898	11.9%	
191	345	Koser Ave	Melrose Park	1,920	484	2,404			13444	17.9%	
192	347	Koser Ave	Melrose Park	2,310	857	3,167	105	130	13650	23.2%	
193	349	Koser Ave	Melrose Park	2,317	529	2,846	100	130	13000	21.9%	
194	<b>Neighborhood Average FAR</b>			<b>19.1%</b>	<b>125% Avg. FAR</b>	<b>23.9%</b>		<b>No. &gt; 125% FAR</b>	<b>2</b>		
195	<b>KOSER (Highland to Oakcrest)</b>										
196	351	Koser Ave	Melrose Park	1,666	528	2,194	100	130	13000	16.9%	
197	355	Koser Ave	Melrose Park	1,200	644	1,844	80	130	10400	17.7%	
198	362	Koser Ave	Melrose Park	1,200	576	1,776	80	140	11200	15.9%	
199	365	Koser Ave	Melrose Park	1,148	336	1,484	80	130	10400	14.3%	
200	368	Koser Ave	Melrose Park	1,396	564	1,960	80	140	11200	17.5%	
201	375	Koser Ave	Melrose Park	2,092	336	2,428	80	130	10400	23.3%	130.4%
202	376	Koser Ave	Melrose Park	1,236	1,152	2,388	80	140	11200	21.3%	
203	385	Koser Ave	Melrose Park	1,508	467	1,975	80	130	10400	19.0%	
204	386	Koser Ave	Melrose Park	1,768	1,333	3,101	80	140	11200	27.7%	154.7%
205	395	Koser Ave	Melrose Park	1,428	288	1,716	80	130	10400	16.5%	
206	396	Koser Ave	Melrose Park	1,196	1,152	2,348	80	140	11200	21.0%	
207	405	Koser Ave	Melrose Park	1,104	336	1,440	80	130	10400	13.8%	
208	406	Koser Ave	Melrose Park	1,614	1,376	2,990	80	140	11200	26.7%	149.1%
209	415	Koser Ave	Melrose Park	1,192	336	1,528	80	130	10400	14.7%	
210	416	Koser Ave	Melrose Park	1,200	1,026	2,226	80	140	11200	19.9%	
211	425	Koser Ave	Melrose Park	1,182	510	1,692	125	130	16250	10.4%	
212	426	Koser Ave	Melrose Park	2,144	600	2,744	125	140	17500	15.7%	
213	435	Koser Ave	Melrose Park	1,149	308	1,457	60	130	7800	18.7%	
214	507	Koser Ave	Melrose Park	1,452	108	1,560	125	130	16250	9.6%	
215	<b>Neighborhood Average FAR</b>			<b>17.9%</b>	<b>125% Avg. FAR</b>	<b>22.4%</b>		<b>No. &gt; 125% FAR</b>	<b>3</b>		
216	<b>LEAMER (&amp; 1 Melrose)</b>										

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
217	2	Leamer Ct	Leamer & Olive	1,092	308	1,400	135	60	8100	17.3%	
218	6	Leamer Ct	Leamer & Olive	1,052		1,052	64	120	7680	13.7%	
219	10	Leamer Ct	Leamer & Olive	1,640	240	1,880	64	120	7680	24.5%	133.8%
220	11	Leamer Ct	Leamer & Olive	1,356	264	1,620	67	124	8308	19.5%	
221	14	Leamer Ct	Leamer & Olive	1,624		1,624	64	120	7680	21.1%	
222	15	Leamer Ct	Leamer & Olive	1,504	240	1,744	56	124	6944	25.1%	137.2%
223	18	Leamer Ct	Leamer & Olive	1,512	444	1,956	64	120	7680	25.5%	139.2%
224	19	Leamer Ct	Leamer & Olive	980		980	60	124	7440	13.2%	
225	22	Leamer Ct	Leamer & Olive	1,142	398	1,540	64	120	7680	20.1%	
226	23	Leamer Ct	Leamer & Olive	1,120		1,120	60	124	7440	15.1%	
227	26	Leamer Ct	Leamer & Olive	1,280	364	1,644	64	120	7680	21.4%	
228	27	Leamer Ct	Leamer & Olive	1,184		1,184	60	124	7440	15.9%	
229	30	Leamer Ct	Leamer & Olive	960		960	62	120	7440	12.9%	
230	31	Leamer Ct	Leamer & Olive	1,170		1,170	58	124	7192	16.3%	
231	1009	Melrose Ave	Melrose Corridor	1,388		1,388			10634	13.1%	
232	<b>Neighborhood Average FAR</b>			<b>18.3%</b>	<b>125% Avg. FAR</b>	<b>22.9%</b>	<b>No. &gt; 125% FAR</b>	<b>3</b>			
233	<b>MAHASKA CT</b>										
234	506	Mahaska Ct	Melrose Park	1,556	1,456	3,012	110	140	15400	19.6%	
235	507	Mahaska Ct	Melrose Park	1,680	624	2,304			14459	15.9%	
236	516	Mahaska Ct	Melrose Park	1,236	1,152	2,388	96	142	13632	17.5%	
237	517	Mahaska Ct	Melrose Park	2,358	484	2,842			10367	27.4%	159.4%
238	526	Mahaska Ct	Melrose Park	2,208	528	2,736			20353	13.4%	
239	527	Mahaska Ct	Melrose Park	1,671	440	2,111			14596	14.5%	
240	536	Mahaska Ct	Melrose Park	1,712	528	2,240			23977	9.3%	
241	537	Mahaska Ct	Melrose Park	2,082	492	2,574			17601	14.6%	
242	546	Mahaska Ct	Melrose Park	2,458	554	3,012			10902	27.6%	160.6%
243	556	Mahaska Ct	Melrose Park	2,056	484	2,540			21019	12.1%	
244	<b>Neighborhood Average FAR</b>			<b>17.2%</b>	<b>125% Avg. FAR</b>	<b>21.5%</b>	<b>No. &gt; 125% FAR</b>	<b>2</b>			
245	<b>MAHASKA DR</b>										
246	206	Mahaska Dr	Melrose Park	3,320	516	3,836	80	135	10800	35.5%	152.4%
247	207	Mahaska Dr	Melrose Park	1,778	570	2,348	85	125	10625	22.1%	
248	216	Mahaska Dr	Melrose Park	1,844	484	2,328	80	135	10800	21.6%	
249	217	Mahaska Dr	Melrose Park	1,344	576	1,920	75	125	9375	20.5%	
250	226	Mahaska Dr	Melrose Park	1,607	452	2,059	80	135	10800	19.1%	
251	227	Mahaska Dr	Melrose Park	2,034	480	2,514	80	125	10000	25.1%	
252	306	Mahaska Dr	Melrose Park	2,039	484	2,523	75	135	10125	24.9%	
253	307	Mahaska Dr	Melrose Park	1,673	1,133	2,806	80	125	10000	28.1%	
254	316	Mahaska Dr	Melrose Park	1,276	1,196	2,472	75	135	10125	24.4%	
255	317	Mahaska Dr	Melrose Park	1,487	484	1,971	80	125	10000	19.7%	
256	399	Mahaska Dr	Melrose Park	1,258	528	1,786	80	125	10000	17.9%	
257	406	Mahaska Dr	Melrose Park	1,676	1,280	2,956	75	135	10125	29.2%	
258	416	Mahaska Dr	Melrose Park	1,200	880	2,080	75	135	10125	20.5%	
259	417	Mahaska Dr	Melrose Park	1,680	1,020	2,700	101	125	12625	21.4%	
260	426	Mahaska Dr	Melrose Park	2,736	484	3,220	119	135	16065	20.0%	
261	<b>Neighborhood Average FAR</b>			<b>23.3%</b>	<b>125% Avg. FAR</b>	<b>29.2%</b>	<b>No. &gt; 125% FAR</b>	<b>1</b>			
262	<b>MARIETTA (East of George (&amp; 1 George))</b>										
263	60	Marietta Ave	First Subdivision	1,196	120	1,316	75	125	9375	14.0%	
264	76	Marietta Ave	First Subdivision	1,288	294	1,582	75	125	9375	16.9%	
265	92	Marietta Ave	First Subdivision	1,288	264	1,552	75	125	9375	16.6%	
266	116	Marietta Ave	First Subdivision	1,166	288	1,454	75	125	9375	15.5%	
267	124	Marietta Ave	First Subdivision	1,159		1,159	111	125	13875	8.4%	
268	134	Marietta Ave	First Subdivision	936		936	70	125	8750	10.7%	
269	220	George St	First Subdivision	1,043	1,340	2,383	125	100	12500	19.1%	132.4%
270	<b>Neighborhood Average FAR</b>			<b>14.4%</b>	<b>125% Avg. FAR</b>	<b>18.1%</b>	<b>No. &gt; 125% FAR</b>	<b>1</b>			
271	<b>MARIETTA (West of George)</b>										
272	200	Marietta Ave	First Subdivision	932	382	1,314	65	125	8125	16.2%	
273	210	Marietta Ave	First Subdivision	1,324		1,324	60	125	7500	17.7%	
274	216	Marietta Ave	First Subdivision	947	548	1,495	75	125	9375	15.9%	
275	222	Marietta Ave	First Subdivision	1,344	288	1,632	50	125	6250	26.1%	140.4%
276	228	Marietta Ave	First Subdivision	1,888	288	2,176	50	125	6250	34.8%	187.2%
277	230	Marietta Ave	First Subdivision	796	384	1,180	60	125	7500	15.7%	
278	240	Marietta Ave	First Subdivision	828	360	1,188	60	125	7500	15.8%	
279	246	Marietta Ave	First Subdivision	1,032	360	1,392	60	125	7500	18.6%	
280	250	Marietta Ave	First Subdivision	768	320	1,088	60	125	7500	14.5%	
281	260	Marietta Ave	First Subdivision	820		820	60	125	7500	10.9%	
282	266	Marietta Ave	First Subdivision	1,126		1,126	50	125	6250	18.0%	
283	<b>Neighborhood Average FAR</b>			<b>18.6%</b>	<b>125% Avg. FAR</b>	<b>23.2%</b>	<b>No. &gt; 125% FAR</b>	<b>2</b>			
284	<b>MELROSE</b>										
285	1124	Melrose Ave	Melrose Corridor	1,254		1,254	70	125	8750	14.3%	
286	1128	Melrose Ave	Melrose Corridor	1,152		1,152	70	125	8750	13.2%	
287	1132	Melrose Ave	Melrose Corridor	1,076	1,008	2,084	70	125	8750	23.8%	
288	1135	Melrose Ave	Melrose Corridor	1,698	520	2,218			6698	33.1%	164.7%
289	1138	Melrose Ave	Melrose Corridor	1,144	1,266	2,410	70	125	8750	27.5%	137.0%

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
290	1141	Melrose Ave	Melrose Corridor	1,085	1,050	2,135			6737	31.7%	157.7%
291	1144	Melrose Ave	Melrose Corridor	1,253	1,539	2,792	70	125	8750	31.9%	158.7%
292	1145	Melrose Ave	Melrose Corridor	1,128	440	1,568	60	125	7500	20.9%	
293	1149	Melrose Ave	Melrose Corridor	1,464	620	2,084	60	125	7500	27.8%	138.2%
294	1202	Melrose Ave	Melrose Corridor	1,220	1,200	2,420	80	125	10000	24.2%	
295	1208	Melrose Ave	Melrose Corridor	1,456	108	1,564	70	125	8750	17.9%	
296	1212	Melrose Ave	Melrose Corridor	2,146	606	2,752	80	125	10000	27.5%	136.9%
297	1215	Melrose Ave	Melrose Corridor	884		884			4853	18.2%	
298	1217	Melrose Ave	Melrose Corridor	1,080		1,080			9032	12.0%	
299	1218	Melrose Ave	Melrose Corridor	1,369		1,369	70	125	8750	15.6%	
300	1219	Melrose Ave	Melrose Corridor	1,040		1,040	75	125	9375	11.1%	
301	1222	Melrose Ave	Melrose Corridor	1,752	552	2,304	80	125	10000	23.0%	
302	1231	Melrose Ave	Melrose Corridor	960		960	60	125	7500	12.8%	
303	1232	Melrose Ave	Melrose Corridor	1,896	260	2,156	70	125	8750	24.6%	
304	1236	Melrose Ave	Melrose Corridor	1,560	528	2,088	70	125	8750	23.9%	
305	1237	Melrose Ave	Melrose Corridor	1,040	312	1,352	60	125	7500	18.0%	
306	1239	Melrose Ave	Melrose Corridor	1,257	350	1,607	60	125	7500	21.4%	
307	1244	Melrose Ave	Melrose Corridor	1,698	308	2,006	80	125	10000	20.1%	
308	1247	Melrose Ave	Melrose Corridor	1,210	308	1,518			13110	11.6%	
309	1250	Melrose Ave	Melrose Corridor	2,472	462	2,934	100	125	12500	23.5%	
310	1251	Melrose Ave	Melrose Corridor	1,142		1,142			9190	12.4%	
311	1257	Melrose Ave	Melrose Corridor	1,228	312	1,540	100	125	12500	12.3%	
312	1263	Melrose Ave	Melrose Corridor	1,074		1,074			9271	11.6%	
313	1265	Melrose Ave	Melrose Corridor	1,213	264	1,477			8411	17.6%	
314	<b>Neighborhood Average FAR</b>			<b>20.1%</b>	<b>125% Avg. FAR</b>	<b>25.2%</b>	<b>No. &gt; 125% FAR</b>	<b>6</b>			
315	MONROE										
316	206	Monroe St	Melrose Park	1,450	660	2,110	100	125	12500	16.9%	
317	207	Monroe St	Melrose Park	2,355	796	3,151	80	125	10000	31.5%	137.0%
318	216	Monroe St	Melrose Park	2,113	1,035	3,148	100	125	12500	25.2%	
319	217	Monroe St	Melrose Park	1,344	748	2,092	100	125	12500	16.7%	
320	306	Monroe St	Melrose Park	1,340	1,144	2,484	95	125	11875	20.9%	
321	307	Monroe St	Melrose Park	1,736	650	2,386	100	125	12500	19.1%	
322	316	Monroe St	Melrose Park	1,240	1,430	2,670	92	125	11500	23.2%	
323	317	Monroe St	Melrose Park	1,693	912	2,605	93	125	11625	22.4%	
324	406	Monroe St	Melrose Park	1,446	1,335	2,781	90	125	11250	24.7%	
325	409	Monroe St	Melrose Park	2,448	1,566	4,014	93	125	11625	34.5%	150.1%
326	416	Monroe St	Melrose Park	2,520	528	3,048	118	125	14750	20.7%	
327	417	Monroe St	Melrose Park	2,141	722	2,863	117	125	14625	19.6%	
328	<b>Neighborhood Average FAR</b>			<b>23.0%</b>	<b>125% Avg. FAR</b>	<b>28.7%</b>	<b>No. &gt; 125% FAR</b>	<b>2</b>			
329	OAKCREST										
330	1327	Oakcrest	Melrose Park	1,140	1,716	2,856	80	120	9600	29.8%	149.5%
331	1337	Oakcrest	Melrose Park	1,979	539	2,518	80	120	9600	26.2%	131.8%
332	1407	Oakcrest	Melrose Park	1,288	484	1,772	80	135	10800	16.4%	
333	1417	Oakcrest	Melrose Park	1,286	462	1,748	70	135	9450	18.5%	
334	1427	Oakcrest	Melrose Park	1,666	484	2,150	84	135	11340	19.0%	
335	1437	Oakcrest	Melrose Park	1,554	1,352	2,906			12074	24.1%	
336	1507	Oakcrest	Melrose Park	1,136	638	1,774	85	135	11475	15.5%	
337	1517	Oakcrest	Melrose Park	1,150	528	1,678	85	135	11475	14.6%	
338	1527	Oakcrest	Melrose Park	2,342	440	2,782	125	150	18750	14.8%	
339	<b>Neighborhood Average FAR</b>			<b>19.9%</b>	<b>125% Avg. FAR</b>	<b>24.8%</b>	<b>No. &gt; 125% FAR</b>	<b>2</b>			
340	OLIVE COURT (& 6 Melrose)										
341	16	Olive Ct	Leamer & Olive	829	310	1,139	52	122	6344	18.0%	
342	20	Olive Ct	Leamer & Olive	848	672	1,520	50	122	6100	24.9%	
343	23	Olive Ct	Leamer & Olive	840	528	1,368	50	122	6100	22.4%	
344	24	Olive Ct	Leamer & Olive	848	320	1,168	50	122	6100	19.1%	
345	25	Olive Ct	Leamer & Olive	1,424	0	1,424	50	122	6100	23.3%	
346	27	Olive Ct	Leamer & Olive	806		806	50	122	6100	13.2%	
347	28	Olive Ct	Leamer & Olive	848	572	1,420	50	122	6100	23.3%	
348	32	Olive Ct	Leamer & Olive	992	506	1,498	50	123	6150	24.4%	
349	35	Olive Ct	Leamer & Olive	1,316	364	1,680	50	122	6100	27.5%	129.2%
350	36	Olive Ct	Leamer & Olive	848	386	1,234	50	123	6150	20.1%	
351	40	Olive Ct	Leamer & Olive	889	0	889	70	123	8610	10.3%	
352	46	Olive Ct	Leamer & Olive	1,190	1,104	2,294	56	124	6944	33.0%	155.0%
353	52	Olive Ct	Leamer & Olive	1,236	1,152	2,388	59	124	7316	32.6%	153.2%
354	55	Olive Ct	Leamer & Olive	2,069	64	2,133	50	122	6100	35.0%	164.1%
355	57	Olive Ct	Leamer & Olive	1,034	336	1,370	50	122	6100	22.5%	
356	58	Olive Ct	Leamer & Olive	1,200	1,152	2,352	67	124	8397	28.0%	131.4%
357	59	Olive Ct	Leamer & Olive	764	330	1,094	50	122	6100	17.9%	
358	77	Olive Ct	Leamer & Olive	1,815	1,142	2,957	100	122	12200	24.2%	
359	79	Olive Ct	Leamer & Olive	1,172	527	1,699	54	122	6588	25.8%	
360	900	Melrose Ave	Melrose Corridor	1,182		1,182	62	270	16740	7.1%	
361	903	Melrose Ave	Melrose Corridor	906		906	62	122	7564	12.0%	
362	905	Melrose Ave	Melrose Corridor	1,728		1,728	61	167	10187	17.0%	

FAR LIMITATION AT 125% OF NEIGHBORHOOD AVERAGE

	A	B	C	D	E	F	G	H	I	J	K
363	909	Melrose Ave	Melrose Corridor	1,376	84	1,460			9881	14.8%	
364	1005	Melrose Ave	Melrose Corridor	896	584	1,480			8036	18.4%	
365	1007	Melrose Ave	Melrose Corridor	1,452	37	1,489			8618	17.3%	
366	<b>Neighborhood Average FAR</b>			<b>21.3%</b>	<b>125% Avg. FAR</b>	<b>26.6%</b>			<b>No. &gt; 125% FAR</b>	<b>5</b>	
367	PROSPECT (& 2 Glencrest)										
368	15	Prospect PI	Second Subdivision	2510		2510			8272	30.3%	158.9%
369	21	Prospect PI	Second Subdivision	2824	572	3396	100	125	12500	27.2%	142.2%
370	26	Prospect PI	Second Subdivision	996	272	1268			12226	10.4%	
371	27	Prospect PI	Second Subdivision	1184	408	1592	50	125	6250	25.5%	133.4%
372	29	Prospect PI	Second Subdivision	990		990	75	125	9375	10.6%	
373	30	Prospect PI	Second Subdivision	2,219	566	2,785			17713	15.7%	
374	31	Prospect PI	Second Subdivision	1,231	304	1,535	75	125	9375	16.4%	
375	36	Prospect PI	Second Subdivision	1,178	468	1,646			11033	14.9%	
376	51	Prospect PI	Second Subdivision	2,108		2,108	87	125	10875	19.4%	
377	55	Prospect PI	Second Subdivision	1,144	480	1,624			12378	13.1%	
378	7	Glencrest Dr	Second Subdivision	2,970	762	3,732			11950	31.2%	163.5%
379	11	Glencrest Dr	Second Subdivision	864	866	1,730			12062	14.3%	
380	<b>Neighborhood Average FAR</b>			<b>19.1%</b>	<b>125% Avg. FAR</b>	<b>23.9%</b>			<b>No. &gt; 125% FAR</b>	<b>4</b>	
381	RIDGEVIEW										
382	201	Ridgeview Ave	Melrose Park	2,588		2,588			16934	15.3%	
383	205	Ridgeview Ave	Melrose Park	2,040	484	2,524	97	128	12416	20.3%	
384	208	Ridgeview Ave	Melrose Park	1,467	288	1,755	90	125	11250	15.6%	
385	209	Ridgeview Ave	Melrose Park	1,344	380	1,724	96	130	12480	13.8%	
386	210	Ridgeview Ave	Melrose Park	1,220	360	1,580	89	125	11125	14.2%	
387	305	Ridgeview Ave	Melrose Park	1,684	504	2,188	96	132	12672	17.3%	
388	306	Ridgeview Ave	Melrose Park	1,350	440	1,790	89	125	11125	16.1%	
389	315	Ridgeview Ave	Melrose Park	1,344	480	1,824	78	132	10296	17.7%	
390	316	Ridgeview Ave	Melrose Park	1,292	336	1,628	80	125	10000	16.3%	
391	405	Ridgeview Ave	Melrose Park	1,240	1,092	2,332	81	134	10854	21.5%	
392	406	Ridgeview Ave	Melrose Park	1,616	350	1,966	80	125	10000	19.7%	
393	415	Ridgeview Ave	Melrose Park	1,680	480	2,160	80	135	10800	20.0%	
394	416	Ridgeview Ave	Melrose Park	1,456	1,456	2,912	80	125	10000	29.1%	163.6%
395	425	Ridgeview Ave	Melrose Park	1,192	1,200	2,392	124	136	16864	14.2%	
396	426	Ridgeview Ave	Melrose Park	1,605	748	2,353	123	125	15375	15.3%	
397	<b>Neighborhood Average FAR</b>			<b>17.8%</b>	<b>125% Avg. FAR</b>	<b>22.2%</b>			<b>No. &gt; 125% FAR</b>	<b>1</b>	
398	SUNSET (& 1 Grand)										
399	100	Sunset St	Second Subdivision	3,890	528	4,418			13423	32.9%	146.9%
400	104	Sunset St	Melrose Corridor	2,428	260	2,688			13200	20.4%	
401	215	Sunset St	Second Subdivision	3,001	528	3,529	104	125	13000	27.1%	
402	220	Sunset St	Second Subdivision	1,668	324	1,992			7361	27.1%	
403	304	Sunset St	Second Subdivision	2,541	784	3,325			9236	36.0%	145.8%
404	305	Sunset St	Second Subdivision	1,375	686	2,061	104	125	13000	15.9%	
405	309	Sunset St	Second Subdivision	788	486	1,274	75	125	9375	13.6%	
406	1504	Grand Ave	Second Subdivision	1,630		1,630			26720	6.1%	
407	<b>Neighborhood Average FAR</b>			<b>22.4%</b>	<b>125% Avg. FAR</b>	<b>28.0%</b>			<b>No. &gt; 125% FAR</b>	<b>2</b>	

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REGULATING REDEVELOPMENT  
OF SINGLE-FAMILY RESIDENTIAL LOTS**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS,  
JOHNSON COUNTY, IOWA:

**SECTION 1. PURPOSE.**

Because additions to or replacement of existing single-family residences can result in large structures that are incompatible with the appearance and character of established neighborhoods, the City of University Heights adopts the following ordinance provisions concerning demolition or removal of existing single-family dwellings, combination or consolidation lots, and maximum Floor Area Ratio limitations on the size of buildings and accessory structures.

**SECTION 2. DEMOLITION OR REMOVAL OF EXISTING SINGLE-FAMILY DWELLINGS.**

- A. No building or other structure designed for use as a single-family dwelling shall be demolished, razed or wrecked until a demolition or removal permit has been issued by the Building Inspector.
- B. The application for a demolition or removal permit shall be accompanied by photo documentation of the building or structure to be demolished or removed; its location and nature of construction; the method or procedure of demolition or removal; the time frame for such demolition or removal; the method or procedure for the filling of any resulting pits or holes and the disposal of all demolition debris; and the method or procedure for the revegetation of disturbed areas.
- C. The application for a demolition or removal permit shall be accompanied by a description of any building or other structure proposed to be constructed in place of the demolished or removed building or structure, and the time frame in which such construction will occur. The Building Inspector may deny the application for a

demolition or removal permit if the described building or other structure proposed to be constructed does not comply with the zoning ordinance.

- D. No demolition or removal permit shall be issued until fourteen (14) working days after the date the applicant has posted the building to be demolished with such notice as the Building Inspector may direct.

**SECTION 3. SINGLE-FAMILY DWELLING FLOOR AREA RATIO LIMITATIONS.**

University Heights Ordinance No. 79 is hereby amended by the addition of the following new sections 3(25 and 26), and 8A:

Section 3. Definitions.

\* \* \*

- 25. The "Floor Area" of a building or accessory structure is the sum of the gross horizontal areas of the several floors of the respective building or accessory structure, measured from the exterior faces of the exterior walls.
- 26. "Floor Area Ratio" is the total combined amount of Floor Area of all buildings and accessory structures on a lot divided by the total area of the lot on which the buildings and accessory structures are located.

For purposes of Floor Area Ratio calculations, a "lot" shall be defined as either an existing platted lot, or any two or more contiguous platted lots or portions thereof deemed as of (date) to be a single parcel pursuant to Section 16(C) (3) of this Zoning Ordinance.

Floor Area Ratio shall be expressed as a percentage. For example, if the total Floor Area of a building and all accessory structures is 3,000 square feet, and the total square feet of the lot is 10,000 square feet, then the Floor Area Ratio for that lot is 30% (3,000 ÷ 10,000).

- A. In determining the maximum Floor Area Ratio for a lot, the following shall be included when calculating the Floor Area of buildings and accessory structures on the lot:

1. The Floor Area of garages, whether attached or detached;
  2. The Floor Area of house attic space over 7 feet, 8 inches in height;
  3. The Floor Area of garage attic space over 7 feet, 8 inches in height;
  4. The potential Floor Area of second floor cathedral ceiling space over 14 feet in height; and
  5. The Floor Area of outdoor decks, balconies and porches, whether covered or open.
- B. In determining the maximum Floor Area Ratio for a lot, the following shall be excluded when calculating the Floor Area of buildings on the lot:
1. The Floor Area of bay windows, under-bay areas and under-eave areas; and
  2. The Floor Area of basements or portions of basements which are exposed to an above-ground height of less than 3.5 feet.

\* \* \*

Section 8A. Maximum Allowable Floor Area Ratio for Single-Family Dwellings.

- A. No building, addition to a building, or accessory structure shall be allowed on a lot in an R-1 Single-Family Residential Zone if the resulting Floor Area Ratio will exceed 35%.
- B. Any building and/or accessory structures on lots with Floor Area Ratio in excess of the maximum Floor Area Ratio allowed by this section may continue if said building and/or accessory structure is in place and in use as of \_\_\_\_\_ (date), 2013. However, no such building or accessory structure may be expanded or

replaced if such expansion or replacement will thereafter cause the Floor Area Ratio for the lot to exceed 125% of the average Floor Area Ratio of existing lots in the surrounding neighborhood.

**Comment [Admin1]:** The "surrounding neighborhood" will be specifically defined, based upon a chart Pat Bauer drafted, which incorporates data compiled by Kevin Hochhalter.

- C. Subsequent to \_\_\_\_\_ (date) \_\_\_\_\_, no adjacent lots or portions thereof may be combined or consolidated for the purpose of constructing buildings or accessory structures on the consolidated parcel without express city council approval. The Floor Area Ratio for such combined parcels shall generally be no greater than 125% of the average Floor Area Ratio of existing lots in the surrounding neighborhood.

**SAVING CLAUSE.**

In the event any word, phrase, sentence, paragraph or section contained in this ordinance shall be held to be invalid, unlawful, or unconstitutional for any reason, then it is hereby declared that the remaining such portions and provisions of this ordinance would have been enacted and remain in full force and effect.

**EFFECTIVE DATE.**

This ordinance shall become effective upon its passage and publication as provided by law.

**REPEALER.**

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted by the University Heights City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Louise From, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Christine Anderson, City Clerk

STATE OF IOWA            )  
                              )    SS:  
COUNTY OF JOHNSON    )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for the state of Iowa, personally appeared Louise From and Christine Anderson, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of University Heights, Iowa; that the seal affixed to this instrument is the corporate seal of the city; and that said instrument was signed and sealed on behalf of the city, and that Louise From and Christine Anderson acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

STATE OF IOWA            )  
                              )    SS:  
COUNTY OF JOHNSON    )

I, Christine Anderson, being first duly sworn, certify that the above ordinance was published in the Iowa City Press-Citizen the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Christine Anderson, City Clerk

Signed and sworn to before me on the \_\_\_\_ day of \_\_\_\_\_, 2013, by Christine Anderson, Clerk of the City of University Heights.

\_\_\_\_\_  
Notary Public in and for the  
State of Iowa

Steve/UHts/Ordinances/Ordinance \_\_\_\_ re demolition/FAR (PJF 5th clean revision) 0413

**University Heights May 2013 eGovernment Report**

**U-H Website Updates/Statistics April 1- 30, 2013**

- **April 18 2013**
  - Special letter from Mayor Louise From regarding rain damage
- **April 18, 2013**
  - U-Heights resident's guide
  - Clean up day 4/27/13 information
- **April 17, 2013**
  - Special City Council meeting with Board of Supervisors 4/23/13 Agenda
- **April 15, 2013**
  - Johnson County Empowerment Board agenda
- **April 11, 2013**
  - Greg Prickman to speak at Civil War 150 event at ICPL 4/25/13
- **April 10, 2013**
  - Street Sweeping April 24
- **April 8, 2013**
  - April 9 Council Meeting Agenda & attachments (12)
  - Mayor's Report, 3/12/13 minutes
- **April 7, 2013**
  - April 9 Council meeting Agenda
  - Public Hearing FY2014 Budget
  - Public Hearing Proposed Ordinance 183
- **April 4, 2013**
  - Bicycle Commuter Survey

**Monthly Statistics from Stat Counter**

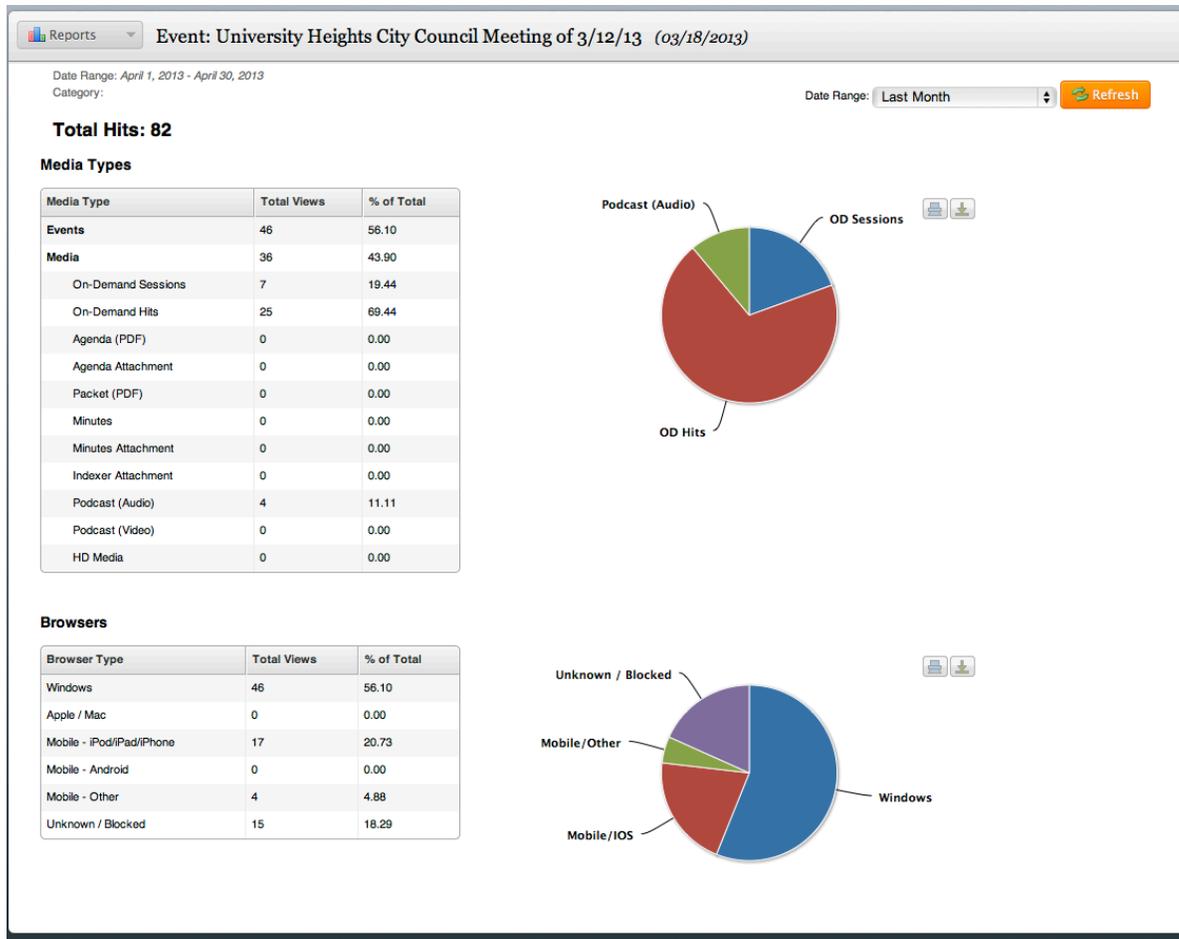
<b>Page Loads</b>	<b>Unique Visits</b>	<b>1<sup>st</sup> Time Visits</b>	<b>Returning Visits</b>	
<b>1,107</b>	<b>713</b>	<b>526</b>	<b>187</b>	<b>Total</b>
<b>37</b>	<b>24</b>	<b>18</b>	<b>6</b>	<b>Average</b>

**Monthly Statistics from Webalyzer**

<b>Total Hits</b>	<b>35144</b>
<b>Total Files</b>	<b>20810</b>
<b>Total Pages</b>	<b>9753</b>
<b>Total Visits</b>	<b>4947</b>
<b>Total KBytes</b>	<b>5537193</b>
<b>Total Unique Sites</b>	<b>2405</b>
<b>Total Unique URLs</b>	<b>1309</b>
<b>Total Unique Referrers</b>	<b>700</b>
<b>Total Unique User Agents</b>	<b>807</b>
<b>Average Visits Per Day</b>	<b>164</b>

# University Heights City Council Meeting Webcasts

## Viewing Statistics From EarthChannel



March Council Meeting statistics from 3/18/13 to 4/30/13