

January 14, 2004

ZONING COMMISSION MEETING

Proceedings of the University Heights Zoning Commission, subject to approval by the Commission at a subsequent meeting.

Zoning Commission Chair, Pat Bauer, called the meeting to order at 7:00 p.m.

PRESENT: Chairperson Bauer, Commissioners Andrew Dudler, Wally Heitman, Mary Richard, Sulo Wiitala. City Staff: Attorney Ballard, Engineer Bilskemper and Clerk Musser. Kevin Monson and Dave Zahradnik, representing Neumann Monson Architects. John Roffman, Dave Tigges, and Kevin Hanick, representing the property owners.

University Heights residents:

Dana McDowell, Andy Smith, Volene Sobotka, Jim Meehan, Dan & Liesa Moore, Carol Ann Christiansen, Donna M. Prime, Linda Fincham, Karen Drake, David Drake, Richard K. Schmidt, Kevin Watkins, Janna Hansen, Dan & Karen Griffith, Mary Schmidt, Gloria Honson, Kermit Sheker, Paul J. Moore, Chris Luzzie, Marcia Ward, Marlin Stutzman, Matt See, Ann Perino, Doris Levsen, Paul Launspach, Carol Howard, Ed Fischer, Bonny Thatcher, Marlys Svare, Dell Richard, Janet Hoeffy, Lawrence Fritts, Sue Hettmansperger.

Chairperson Bauer asked all attending the meeting to introduce themselves . He then read the minutes of the Dec. 22, 2003 meeting concerning the Grandview Court project to inform the public of that meeting . **MOTION** by Richard, seconded by Dudler, to approve the minutes of the Dec. 22, 2003 Zoning Commission meeting as read. Carried

Chairperson Bauer noted that notice of the Commission meeting had been sent to all households in the city of University Heights, not just those within 200' of the proposed development.

City Attorney Ballard explained the use and effect of a Planned Unit Development to the group, emphasizing that a PUD is specific to the property involved and that variations from the Zoning Ordinance that might occur in a PUD do not set any precedent for other properties.

Kevin Munson then took the floor to explain the project in detail to the group. John Roffman, one of the owners of property, outlined the current physical condition of the building and the difficulties and expense of renovation. Munson gave more information about the project, including the fact that they were able to add parking spaces to the plan to have 1.75 spaces per unit available. The floor was then opened to questions from the public. The concerns remained the same as the earlier meeting: the building height, parking, density, traffic flow, displacement of the existing occupants of the apartments, and change in the neighborhood character and historical "feel". Bauer then asked each Commission member to state their concerns. They had all had some contact with community members and done research on the project. Their concerns mirrored the concerns of the public, particularly building height, parking, density and Marietta traffic flow. There was discussion about the overall impact of the project on the community.

MOTION by Richard, seconded by Wiitala, to adopt the zoning change request proposed by the owners of Grandview Court, to change the height restriction from 35' to 55' and to change the density of the zoned area from 2,600 square feet per unit to 1,677 square feet.

MOTION by Bauer, seconded by Richard to substitute a motion to approve the PUD Ordinance proposed by Attorney Ballard. Carried

MOTION by Richard, seconded by Dudler, to change wording of Section 12A of the proposed amendment as follows (amended language indicated by underline; deleted language by strike-through):

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 Council, as provided in this Ordinance. Carried

MOTION by Bauer, to allow a 35' building height as determined by measuring the mid-point between the building eave and the top of the roofline. Munson, speaking for the owners, stated that this requirement would make the project impossible. Bauer requested permission to withdraw his motion, no commissioner objected, and the motion was withdrawn by unanimous consent.

MOTION by Bauer to table the motion to approve the PUD Ordinance proposed by Attorney Ballard, as amended. Carried

There was further discussion regarding parking and the Marietta traffic, seeking ways to add another exit from the project. A "straw poll" of the Commission revealed that the newly proposed amount of parking at 1.75 cars per unit would be favored. A member of the public who had traveled George, Tower Ct. and other streets nearby, spoke of long-time congestion on George St. made worse by the parking regulations where George runs in to Iowa City. He did not believe that adding traffic directly to George from another access would be wise.

No further action was taken. The building height and Marietta traffic issues seemed to be unresolved. Another meeting of the Zoning Commission was set for Monday, January 26, 2004 at 7:00 p.m. The Commission requested that the entire city be notified of this meeting. All concerned were asked to also set aside Monday, February 2, 2004 for another meeting, if needed, before the February 10 University Heights Council meeting. The focus of the next meeting is to be a further presentation by the developers showing the effect of the increased building height on the area. Publication of the proposed PUD agreement must be made between January 20-25, 2004 to meet requirements for any action by the Council on February 10.

MOTION by Bauer, seconded by Dudler to adjourn. Meeting adjourned at 11:00 p.m.

Attest _____
Jerry B. Musser, Clerk

Approved _____
Patrick Bauer, Chair.