

December 22, 2003

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. Also City Staff, Attorney Ballard, Engineer Bilskemper and Clerk Musser. Kevin Monson and Dave Zahradnik, representing Neumann Monson Architects and John Roffman, representing the property owners. University Heights residents Dell Richard, Marcia Wood, Elizabeth Rowley, Marlys Svare, Michelle Holschuh Simmons, Bob Holschuh Simmons, Robert Thompson, Dennis Wilson, John Podobinski, and Amy Thomas.

Chairperson Bauer restated the purpose of the meeting, to consider changes in the University Heights Zoning Ordinance which would allow construction of a 144 unit condominium project on property now occupied by Grandview Court Apartments. Bauer introduced Kevin Monson of Neumann Monson Architects to present the project to the Commission and residents present. The project would involve demolition of the existing apartment buildings, which are beyond their economic life and very difficult to renovate, and the construction of four, 4- story buildings and a community building, with underground parking to meet requirements of 1.5 parking spaces per unit. Each building would be 36 units, for a total of 144 condominium units on the property. All units would be offered for sale, with a potential starting price of \$200,000 for the majority of the units. The larger units in the project would be offered at corresponding higher prices as the market is developed. There would be only a 5% reduction in green space on the site and the mature trees would be maintained, with more to be added as the project is completed. Access to the underground parking would be off Marietta Ave.

The floor was opened to questions from residents and the Commission. The major concerns were about the proposed height of the buildings, 55 ft. at the roof peak; would the present requirement of 1.5 parking spaces per unit be sufficient to meet the needs of this project; and the potential substantial increase in traffic on Marietta Ave. Although they all had the above concerns, the residents present were positive about the scope of the project, the clientele it was designed to attract, and the effort put forth to date by the developers. When questioned, Roffman stated that 144 units, as proposed, was necessary to create an economically viable project.

Chairperson Bauer then asked Attorney Ballard for options available to the Commission, given the posted purpose of the meeting, which was to consider two changes to the Zoning Ordinance. The changes proposed were to; A) Change the height restriction in the R-3 multiple-family zone to permit structures up to 55 feet in height., and, B) Change the area per family in the R-3 multiple-family zone from 2,600 square feet to 1,677 square feet. Ballard outlined several options, including the fact that a less

desirable project could be built without zoning changes or that a Planned Unit Development project could be required to isolate ordinance changes to this property.

MOTION by Heitman, seconded by Richard, to instruct the City Attorney to draw up Planned Unit Development (PUD) documents for the Grandview Court Apartment property, incorporating the proposal presented at this meeting in the PUD while addressing the concerns about building height, parking needs and traffic.

	Aye	Nay	
Bauer	x		
Dudler	x		
Heitman	x		
Richard	x		
Wiitala	x		<u>Carried</u>

Another meeting of the Zoning Commission will be necessary to consider the proposed changes to the ordinance. The date for that meeting was set for Wednesday, January 14, 2004, at 7:00 p.m. Chairperson Bauer requested that the entire City be notified of this meeting.

In response to questions regarding time restraints imposed by the Zoning Ordinance, the following agreement was noted: The Grandview Court Condominium owners agree that the proposed zoning changes will not be submitted to the University Heights City Council within 45 days of its initial application as provided in the Zoning Ordinance.

Chair Bauer declared the meeting adjourned at 9:20 p.m.

Attest _____
Jerry B. Musser, Clerk

Approved _____
Patrick Bauer, Chair.