

UNIVERSITY HEIGHTS, IOWA

1004 MELROSE AVE.

September 10, 2007

ZONING COMMISSION MEETING

Zoning commission Chair, Pat Bauer, called the meeting to order at 7:02 p.m. at St. Andrew Presbyterian Church.

Present: Chairperson Bauer, Commissioners Andrew Dudler, Wally Heitman, Mary Richard, Karl Robertson. City Staff; Attorney Ballard, Clerk Musser and Engineer Bilskemper. The petitioners, University Athletic Club Investors, L.C. were represented by Bernard Mauch and Richard Kruse. The attached page lists the residents of University Heights present at the meeting.

Chair Bauer gave an explanation of the process necessary to rezone any property, a brief history of zoning in University Heights and the past actions and requests by the owners of the parcel under consideration. He then called for presentation by the applicants. Architect Richard Kruse spoke for the applicants, University Athletic Club Investors, L.C. Kruse briefly described the plan to build a 52 unit residential condominium facility, with a limited amount of commercial space on the first floor, on the westerly part of the parcel currently occupied by the University Athletic Club.

City Attorney Ballard explained the zoning changes required by the plan. Engineer Bilskemper spoke of traffic concerns and recommended that a JCCOG traffic study be required if the plan goes ahead. Zoning Commission members had only a few questions which established that the proposed project was essentially unchanged from that previously considered at a meeting last January.

Chair Bauer received a set of petitions signed by more than one hundred residents and a covering page that included both the text of the signed petitions and printed names and addresses of signers (copy attached). The floor was then opened for comments from the persons in attendance. Approximately 22 persons spoke to the Commission. Although a few supported the project, most opposed it, for reasons similar to those previously identified at the January meeting (e.g., the size and scale of the project, its impact on Melrose Avenue

traffic flow, obstruction of the views of adjacent properties and the project's relationship to possible future redevelopment of the remaining property.

Bauer then called for the Commission to vote on the proposal to amend the University Heights Zoning Ordinance to permit the following:

Construction of a 52-unit condominium development including commercial and residential units ranging in size from 1,000 square feet to 4,000 square feet. The present zoning ordinance does not permit more than one-single family dwelling in the C commercial zone.

The total height of the proposed structure is 71 feet 9 inches. The present zoning ordinance prohibits structures from exceeding 35 feet in height.

All members of the Zoning Commission voted "Nay" to any amendments to the Zoning Ordinance. Defeated

The meeting was adjourned at 8:50 p.m. by declaration of the Chair.

Attest _____
Jerry B. Musser, City Clerk

Approved _____
Patrick B. Bauer, Chair
Zoning Commission

Attachments:

List of residents in attendance.
Petitions.

UNIVERSITY HEIGHTS ZONING COMMISSION
September 10, 2007
SIGN-IN SHEET

Louise From	207 Monroe	Jerry Zimmerman	1434 Grand
David Wood	209 Ridgeview	Anne Cremer	216 Monroe
Rhonda Juhlin	104 Birkdale Ct	William Olin Sr	426 Mahaska
Jim Juhlin	104 Birkdale Ct	Hieu Pham	
Patti Williams	1517 Oakcrest	Janet HOFFEY	254 Highland
Chris Anderson	22 Leamer Ct	Art Nowak	106 Birkdale
Pat Kelley	376 Koser	Eunice Humpelman	1456 Grand
Verne Kelley	376 Koser	Linda Fincham	1475 Grand
Ed Fischer	228 Highland	Kirk Hansen	20 Olive
Dell Richard	1250 Melrose	Richard Schmidt	207 Mahaska
Lue Puhrman	409 Monroe	Mary Mathew Wilson	308 Koser
Merle Puhrman	409 Monroe	Rebecca Reiter	265 Highland
Joseph Frankel	323 Koser	Carol Rajagopal	343 Koser
Jeanne Seeberger	325 Koser	Margie Ebert	30 Prospect Pl
Jinx Tracy	105 Birkdale Ct	Juan Pablo Hourcade	416 Ridgeview
Ann Grossheim	107 Birkdale Ct	Bob Williams	1517 Oakcrest
Art Leff	215 Sunset	Michael Flaum	901 Melrose
Gloria Jacobson	415 Ridgeview	Lauren Reece Flaum	901 Melrose
Ann Perino	235 Koser		
Doris Levsen	200 Koser		
Pat Yeggy	305 Ridgeview		
Donald Baxter	316 Ridgeview		
Roger Tracy	105 Birkdale		
Phyllis Harper-Bardach	328 Highland		
Freeman Harper	328 Highland		
Warren Tunwall	100 Koser		
Mike Havercamp	315 Golfview		
Sue Hettmansperger	114 Highland		
Lawrence Fritts	114 Highland		
Ginger Nowak	106 Birkdale		
Bonita Gingerich	1507 Oakcrest		
Carol Ann Christiansen	1461 Grand		
Mike Kanellis	305 Golfview		
David Pedersen	309 Sunset		
Alice Haugen	1483 Grand		
Jim Bradley	1417 Grand		
Larry Wilson	308 Koser		
Carolyn Brown	1434 Grand		

TEXT OF PETITION AND NAMES/ADDRESSES OF SIGNERS
(individual comments omitted)

As residents of University Heights, we oppose the proposed zoning change requested by the University Athletic Club Investors, L.C. (UAC Investors) to allow the construction of a five story, 52 unit condominium as shown by the plan submitted to the University Heights Zoning Commission in August 2007, which is essentially the same as an earlier submission in January 2007. Details found at www.university-heights.org.

The reasons for our opposition include:

1. *The height (72 feet—more than 90 feet above Melrose Avenue and even more above Koser Avenue), the length (larger than a football field) and the sheer mass are too large for the location.*
2. *The addition of 52 units will add significantly to traffic on Melrose Avenue. The driveway entrance onto Melrose is at a very difficult location (where the traffic lanes decrease from two to one lane), and there will likely be significant traffic flow issues.*
3. *Zoning protects property owners so they know what is allowed. This proposed zoning change is a significant change which will harm neighboring property owners.*
4. *UAC Investors requested a subdivision of the eastern portion of its property nine years ago. After being unable to sell the lots individually, UAC Investors sold off the parcel to another developer who built Birkdale Court. Now UAC Investors want to develop another part of their remaining land, creating significant burden on those homes on Birkdale Court.*

Wanda Drake	217 Monroe	David C. Drake	322 Koser	Russ Hunzelman	1456 Grand
Wallace Johnson	307 Monroe	Della Ruppert	314 Koser	Tom Haugen	1483 Grand
D. Jane Johnson	307 Monroe	R.G. Ruppert	314 Koser	Charles Poeltler	1482 Grand
Luella Puhman	409 Monroe	Mary Mathew Wilson	308 Koser	Zlatko Anguelov	207 Golfview
Tom Donnelly	206 Monroe	Larry Wilson	308 Koser	Matthew Hartman	325 Golfview
Wanda Robertson	406 Ridgeview	Joseph Frankel	323 Koser	David Duncan	115 Golfview
Nic Himste sp?	426 Ridgeview	Jeanne Seeberger	325 Koser	Julie Andsager	231 Golfview
David Wood	209 Ridgeview	Nadine Hardy	329 Koser	Emma Hopson	205 Golfview
Shaun Vecera	315 Ridgeview	Nathan Spencer	331 Koser	Nancy Barnes	300 Golfview
Maureen A. Marron	315 Ridgeview	H.J. Black	333 Koser	Frank Kohout	300 Golfview
Florence Cremer	302 Highland	Jane Swails	333 Koser	Hy Arnold	204 Golfview
John G. Wells	322 Highland	R. Rajagopal	343 Koser	Paul DeYoung	21 Prospect
Carolyn Wells	322 Highland	Carol A. Rajagopal	343 Koser	Jill DeYoung	21 Prospect
Susan Stammes	326 Highland	Joseph Reinhardt	345 Koser	Marge Ebert	30 Prospect
Mark Stammes	326 Highland	June Braverman	349 Koser	Gretchen Blair	51 Prospect
Veronica Marrs	306 Highland	Sulo Wiitala	368 Koser	Michelle Graves	26 Prospect
John Saehler	323 Highland	Patricia Kelley	376 Koser	Lauren Graves	26 Prospect
Rick Allemang	327 Highland	Verne Kelley	376 Koser	April Humphrey	27 Prospect
Doug Allaire	329 Highland	Deb Wretman	386 Koser	Jason Humphrey	27 Prospect
Joseph Cullen	334 Highland	Ann Wallace	307 Mahaska	Rob Philibert	15 Prospect
Laura Cullen	334 Highland	John Whiston	317 Mahaska	Louise Kelly	36 Prospect
W.B. Silverman	1527 Oakcrest	Janeta Tansey	417 Mahaska	Sandra Crowell	55 Prospect
Duncan Stewart	1327 Oakcrest	Michael Tansey	417 Mahaska	Janet Leff	215 Sunset
Rachel Stewart	1327 Oakcrest	Marshall Bridges	1440 Grand	Al Leff	215 Sunset
Lynn Gingerich	1507 Oakcrest	Julie Damiano	1470 Grand	Jacinda Pederson	309 Sunset
Bonnie Gingerich	1507 Oakcrest	CarolAnn Christiansen	1461 Grand	David Pederson	309 Sunset
Robert K. Williams	1517 Oakcrest	Jan Rippentrop	1409 Grand	James Stehbens	305 Sunset
Patricia M. Williams	1517 Oakcrest	Steve Rippentrop	1409 Grand	Roger Tracy	105 Birkdale
Jim Searls	340 Koser	Karen Griffith	1455 Grand	Jinx Tracy	105 Birkdale
Mary Searls	340 Koser	Dan Griffith	1455 Grand	Arthur Nowak	106 Birkdale
Christine Luzzie	338 Koser	Linda Fincham	1475 Grand	Ginger Nowak	106 Birkdale
Carol L. Winter	336 Koser	Peter Moyers	1491 Grand	Rhonda Juhlin	104 Birkdale
Jolene Sobotka	334 Koser	Courtney Howe	1424 Grand	Lauren Cole	102 Birkdale
Meghan Huffman	332 Koser	Sarah Prehaghe sp?	1425 Grand	Ann Grossheim	107 Birkdale
Rosemary Miller	324 Koser	Barbara Wagoner	1451 Grand		
Karen Drake	322 Koser	Dorothy Schottelius	1450 Grand		

plus 4 more