

NOTICE OF MEETING

UNIVERSITY HEIGHTS ZONING COMMISSION

The University Heights Zoning Commission will meet at 7:00 p.m. Wednesday, April 29, 2009, at the University Athletic Club, 1360 Melrose Avenue, to consider a development application that would require amendments to the University Heights Zoning Ordinance. The application concerns property in the R-1 Single-Family Residential Zone (present location of St. Andrew Presbyterian Church and an adjacent lot to the east).

Development features. The application proposes construction of a 93-unit residential condominium development comprising two buildings, including some commercial use.

- Front Building
 - 32 residential condominium units and commercial space.
 - Total height of 54 feet (3 stories).
- Back Building
 - 61 residential condominium units ranging in size from approximately 1,300 square feet to approximately 2,000 square feet.
 - Total height of 76 feet (6 stories) in the center, tapering to 4 stories on the east and 3 stories on the west.
- Additional information. Architectural drawings, parking plans, floor plans, and a site plan are available for inspection and review at the University Heights City Office, 1004 Melrose Avenue, Iowa City, Iowa and on the City's website:
<http://www.university-heights.org>.

Present Zoning Restrictions. Without construction of additional streets, the present zoning ordinance would permit about 9 single-family residential homes for the entire area of the proposed development. The ordinance prohibits structures exceeding 35 feet in height. You may view the zoning ordinance (No. 79) online at <http://www.university-heights.org/ord/ord079.pdf>.

Public Comment.

- The Zoning Commission meeting at 7:00 p.m. Wednesday, April 29 is a public meeting. The Commission may schedule additional meetings (all of which are public), but this notice is the only

