



City of University Heights
1302 Melrose Avenue
University Heights – Iowa City, Iowa 52246
319-337-6900 www.university-heights.org

July 3, 2017

Dear Homeowner/Resident,

The City of University Heights recently received an application for a Planned Unit Development (PUD) that proposes construction of a hotel at 901 Melrose Avenue. The University Heights Zoning Commission is reviewing the application and will be making a recommendation to the City Council. You are receiving this correspondence to invite you to review the PUD Application and submit comments.

Generally, the PUD Application proposes the following:

- Rezoning from R-1 Single-Family Residential to a PUD Commercial Zone.
- 5-story Courtyard by Marriott hotel no more than 65 feet in height.
- 140 guest rooms.

The PUD Application can be viewed on the front page of the City of University Heights municipal website – <http://www.university-heights.org>. A preliminary traffic analysis prepared by the Metropolitan Planning Organization of Johnson County and other relevant materials also are available there. All such materials also are available for review in hard copy at the Community Center, 1302 Melrose Avenue (One University Place).

The Zoning Commission will be considering the PUD Application at public meetings at the Community Center beginning at 7:00 p.m. on Thursday, July 13, 2017, and at 7:15 p.m. on Tuesday, August 1, 2017. These meetings will include ample (but not unlimited) time for oral comments by any interested persons. If you are unable to attend, prefer written communication, or wish to say more than time may permit, you may submit written comments to either of these addresses:

zoning@university-heights.org

Zoning Commission
CITY OF UNIVERSITY HEIGHTS
1302 Melrose Avenue
Iowa City, Iowa 52246

Please include your name and street address. All written submissions will be compiled and made available for Commission, Council, staff, and public review.

Any later public meetings concerning this matter will be announced on the municipal website, but this notice is the only one being mailed to all residents. Please note that the informational meeting the rezoning applicants held at the University Club on March 2, 2017 was not sponsored by the City of University Heights and thus any comments made at the meeting are not part of the official record of the present proceeding. Accordingly, to be considered by the Zoning Commission any such comments must be presented orally or in writing as explained above.

Patrick B. Bauer
Zoning Commission Chair
pat-bauer@university-heights.org