

Proposed language and figures to be omitted from the University Heights Comprehensive Plan adopted November 2006.

- Paragraphs 2,3, and 4 on Page 8
- Page 9
- Maps for Scenarios One, Two, and Three
- Paragraph 4 on Page 33

Proposed language to be entered at the bottom of Page 5 of the University Heights Comprehensive Plan adopted November 2006.

In addition to the existing Planned Unit Developments, other PUD proposals have been submitted to the University Heights City Council. It is important for the comprehensive plan to provide a context in which to consider planned unit development proposals.

Planned Unit Developments are typically established to permit flexibility in the use and design of structures on a parcel. PUD's should be used to: provide flexibility in the design of buildings, encourage the preservation of natural features, promote energy efficiency, provide attractive living environments, and encourage infill development. In order to ensure that PUD's are not contrary to the look and feel of the surrounding neighborhood, it is important that certain elements of PUD's be addressed during the development process. Elements that should be considered include:*

- Land-use and general site layout
- Building materials and design
- Building mass and scale
- Lot Density
- Streetscaping
- Environmental issues
- Transportation issues & traffic generation
- Negative externalities such as, noise, lighting, signage, and business hours of operation
- Utility provisions
- Fire and Police protection

*Details on each element are provided on Page 8

Proposed language to be entered after the first paragraph near the top of Page 8 of the University Heights Comprehensive Plan adopted November 2006.

All development proposals submitted to the City of University Heights should include consideration of proposed elements. Consideration of these elements should be given by the City Council and/or professional staff when appropriate. The examination of these elements will ensure that the integrity of the existing neighborhoods and character of the City of University Heights will be preserved and/or enhanced to the degree possible.

With any rezoning or planned unit development proposal, the Planning and Zoning Commission and City Council should consider the proposal in the context of the following criteria. If there is a desire to establish minimum regulatory standards, it would be appropriate for those standards to be outlined in the zoning code.

At a minimum, elements of development to be considered include:

- Land-use and general site layout – Land-use and the general layout of a proposed development should minimize, to the degree possible, any aspect of development that would place an undue burden on the existing developed neighborhood. Such issues could be related to noise, light, traffic, safety, incompatible land-uses, or otherwise. Attention should be given to details that would enhance the compatibility of the proposed land-use with the existing developed neighborhood. Details may include sidewalks, landscaping, setbacks, rooflines, and any other element related to the perimeter of the property that would help incorporate the proposed development with its surroundings. Zoning codes must be strictly adhered to with respect to setbacks and other land-use regulations.
- Building materials and design – Building materials and design should be compatible with the surrounding community and provide energy efficiencies when possible. Aspects of building designs to consider include, but should not be limited to, the location of doorways, the number and size of windows, the roof line and building articulation, awnings, balconies, and other exterior elements.
- Building mass and scale – Building mass and scale are important determining factors of how a building will blend in with its surroundings. If the mass and scale of a proposed building differs from its surroundings, certain design strategies should be employed by a developer to reduce this contrast. The perceived mass of buildings may be minimized by adjusting setbacks, offsets, and other methods to articulate both the horizontal and vertical planes of a building. Any new construction or reconstruction should employ these tools when the mass and scale of a building are of concern.
- Lot Density – The number of dwelling units per unit area of land should be analyzed with the development or redevelopment of any parcel(s). Density of dwelling units, whether too high or low, can affect neighborhood character, traffic and noise levels, the provision of adequate public utilities, the provision of fire and police protection, and can present other issues for the community. To ensure compatibility with the surrounding neighborhood, city officials should analyze the appropriateness of lot density as planned unit development or rezoning proposals are received. On large parcels, higher density development may be appropriate. However, the effects of higher density development on adjacent properties can be minimized by reducing the number of bedrooms per dwelling unit, providing underground parking, requiring increased screening and landscaping on-site, and by providing strategically placed open space. Appropriate lot densities are defined in the adopted University Heights Zoning Code.

- Streetscaping – The perimeter of a site is an important element to consider during any new development or redevelopment in that it serves as the transition from the development to its surroundings. Elements such as planting street trees and other landscaping, installing street furniture, providing vegetative screening and buffering from parking lots and buildings, installing pedestrian scale lighting, sidewalks, trails, and other functional elements, should all be examined with any development proposal. Adequate thought to streetscaping is vital to the success of any development being received by the community.
- Environmental issues – During any development or redevelopment, environmental aspects such as slope, drainage, runoff, and vulnerable species and habitat loss should be evaluated. While all development is disruptive, the applicant/designer should show how the development will minimize erosion, replace any loss of trees and other vegetation, and stabilize slopes where necessary. Any other pollution or environmental issues that may be caused as a result of development and pose a threat to the health of the community should also be considered when appropriate.
- Transportation issues – All issues regarding transportation should be considered with the proposal of any new development or redevelopment. Transportation issues that should be examined include, but are not limited to, traffic generation and circulation, adequacy of road infrastructure, traffic safety, transit, sidewalk and/or trail construction, general pedestrian and bicycle access/accommodation, and ADA accessibility. Successful developments will include discussion of said transportation issues and accommodate all modes of transportation when feasible. Where new development will increase the amount of traffic turning into a driveway, for example, it may be appropriate to require a turn lane(s) as a condition of the development approval.
- Negative externalities – All new developments or redevelopments should limit negative externalities that would affect the surrounding neighborhood to the extent possible. Such externalities may include excess noise, odor, lighting, signage, or other ‘externalities’ that would be a nuisance to the community. Externalities can often be reduced or mitigated with good site design and planning. For example, exterior lighting in the development should not ‘spill-over’ past the property line, beyond ambient light levels found in a residential area, and noise levels may be minimized by restricting the hours of operation for commercial businesses. These issues should be addressed by University Heights officials during the redevelopment process.
- Utility provisions – Prior to any development or redevelopment, the developer’s engineer or site designer should confirm that the water, sewer, and electrical utilities present will be adequate for the proposed development. University Heights officials should require a letter from the Iowa City Public Works Department outlining any capacity upgrades that would be necessary as a result of any development or redevelopment proposal. Requiring said letter will ensure that any strain placed on utilities ‘downstream’ of the development can be identified and become part of the negotiation process.
- Fire and Police protection – Prior to any development or redevelopment, the developer should produce a letter from the University Heights Police Department and the Coralville Fire Department indicating that they can provide adequate service and protection to the property. This action will ensure that the community remains a safe and secure environment.

Proposed language to be entered after the third paragraph near the bottom of page 33 of the University Heights Comprehensive Plan adopted November 2006.

In addition to being vulnerable to rate increases for contracted services, University Heights is also vulnerable due to the ever-increasing costs of providing public infrastructure that is not covered by contract. As University Heights is forced to replace aging infrastructure as capital improvements projects, the costs of such infrastructure may affect the City's financial stability.

With construction costs increasing, even the reconstruction of small segments of local streets may prove cost prohibitive for the City. For instance, the reconstruction and paving of one mile of a typical two-lane road would cost roughly \$550,000 to \$750,000 with construction costs expected to increase 4%-5% a year for the foreseeable future¹. Given that the City has modest cash reserves, the likelihood that the City could fund such a project locally is unlikely. Even with the use of bonding to fund public works projects, the City may have difficulty paying the requisite debt service.

Increases in the City's revenues have varied over the last few years but have not outpaced expenditures required of the City. Like most cities, the municipal cash balance fluctuates over time. While the amount of cash reserves per capita is similar to that of many communities, the total fund balance remains relatively small. It is important the University Heights officials give thought to these circumstances prior to making decisions that would affect the City's revenues and expenditures.

To remain financially viable, the City of University Heights should remain open to discussions regarding expansions to its tax base, increases in property levies, and/or decreasing expenses when possible. Through the use of any combination of these tools, the City of University Heights can maximize its ability to remain a financially sound community.

¹ Cost estimates are for paving only and do not include grading or other related infrastructure; cost estimates from locally completed projects (2009) and the Asphalt Paving Association of Iowa 2009.