

RESOLUTION NO. 17-59

**RESOLUTION ESTABLISHING AND IMPOSING ADDITIONAL
DEVELOPMENT REQUIREMENTS, REGULATIONS, AND RESTRICTIONS
WITH RESPECT TO PROPERTIES CONVEYED PURSUANT TO CZA**

Consideration of Resolution No. 17-59, imposing additional development requirements, regulations, and restrictions with respect to properties conveyed pursuant to the Conditional Zoning Agreement entered into effective September 12, 2017 concerning the rezoning of 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue from R-1 Single-Family Residential to CH Commercial Hotel.

WHEREAS, the City Council of the City of University Heights, Iowa adopted Resolution No. 17-35 at its meeting September 12, 2017, approving a Conditional Zoning Agreement (“CZA”) with University Lake Partners II, LLC (“ULP”) with respect to the rezoning of property known locally as 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue from R-1 Single-Family Residential to CH Commercial Hotel and development of the property as a hotel; and

WHEREAS, the CZA provides, among other things, that the Developer will convey two properties within the City to an organization an entity specified by the City for the purpose of furthering the City’s neighborhood redevelopment and stabilization efforts and goals; and

WHEREAS, the CZA provides that the conveyances shall be subject to certain restrictions set forth in Exhibit “B” to the CZA; and

WHEREAS, the CZA provides that the City may, in its sole and absolute discretion, impose additional development requirements, regulations, and/or restrictions with respect to the properties to be conveyed; and

WHEREAS, the City desires to address neighborhood redevelopment and stabilization by promoting good, quality reconstruction, retention of property values through high-quality improvements, which also translates to better property assessment values and greater property tax revenue, improvements that are good neighbor benefits to the street, which is a priority in relationship to the hotel development that is within approximately 200 feet; and

WHEREAS, the City desires to address neighborhood redevelopment and stabilization by promoting availability of housing for owner-occupants who can afford to pay their mortgage over the course of 20-30 years and can start off with a quality, well maintained property; and

WHEREAS, to further its neighborhood redevelopment and stabilization efforts and goals, the City now desires to establish and impose additional

development requirements, regulations, and/or restrictions with respect to the properties to be conveyed,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, IOWA, that the properties conveyed by University Lake Partners II, LLC pursuant to the Conditional Zoning Agreement approved September 12, 2017, will be subject to the development requirements, regulations, and/or restrictions set forth in Exhibit "A" attached.

Upon motion by _____, and seconded by _____, the vote was as follows:

	AYE	NAY	ABSENT	ABSTAIN
Haverkamp	_____	_____	_____	_____
Lane	_____	_____	_____	_____
Maher	_____	_____	_____	_____
Quezada	_____	_____	_____	_____
Zimmermann	_____	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this ___th day of December, 2017.

Louise From, Mayor
City of University Heights

ATTEST:

Christine M. Anderson, City Clerk