

MAXWELL DEVELOPMENT CO.

February 4, 2015

Mr. Steve Ballard, City Attorney
City of University Heights
1004 Melrose Avenue
University Heights, Iowa 52246

RE: University Heights Zoning Modification Request – One University Place

Dear Mr. Ballard,

Maxwell Development is requesting zoning modifications to Ordinance No. 180. Two specific modifications are requested:

- 1) Modify Section 13B6 to allow for a maximum of 108 above ground parking spaces
- 2) Modify Section 13B2 to allow the construction of a maximum of 124 dwelling units

Maxwell Development has been actively pursuing the development of the St. Andrew Church property since 2008. Creating an opportunity on this site for a neighborhood commercial center has been a key component of the plan since the beginning. In the city-wide workshop held in late 2013, the desire for such space was reinforced by many attending the workshop. Another strong desire of the community is to have a community center space incorporated into the commercial area.

From the marketing efforts of the development team, we have learned that the number of surface parking spaces is not adequate. Potential tenants of the commercial areas are concerned that their businesses will not thrive due to the lack of parking and the competition for parking created by the community center space within the building. To improve the balance of the available parking requirements with available surface parking, we have voluntarily reduced the area devoted to commercial enterprises by over 20%, to 15,800 square feet. This reduces the demand for parking and also the amount of traffic generated by the commercial tenants by a like amount. We ask for permission to increase the maximum surface parking spaces to 108.

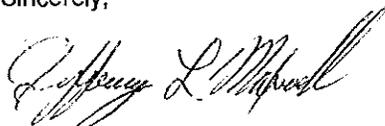
The second requested zoning modification is to increase the maximum number of dwelling units from 80 to 124 units. Our research has confirmed a need for smaller and more affordable condominiums than was originally contemplated. With the reduction in commercial area and the reduced traffic, we believe the combined housing and commercial traffic trips will be very similar.

All other aspects of the current Ordinance No. 180 are easily met without modification.

Thank you for your consideration of the zoning modification request.

Plans of the proposed development are enclosed for your review.

Sincerely,



Maxwell Development
Jeff Maxwell

NORTH BUILDING

BUILDING FOOTPRINT (22,808sf)
80 CONDOS (5 LEVELS)
120 PARKING SPACES (2 LEVELS)

BIOSWALE

108 PARKING SPACES

SOUTH BUILDING

BUILDING FOOTPRINT (16,417sf)
15,800 SF COMMERCIAL
44 CONDOS (2 LEVELS)
48 PARKING SPACES (1 LEVEL)



A1 ARCHITECTURAL SITE PLAN
1" = 60'-0"



CONFLUENCE

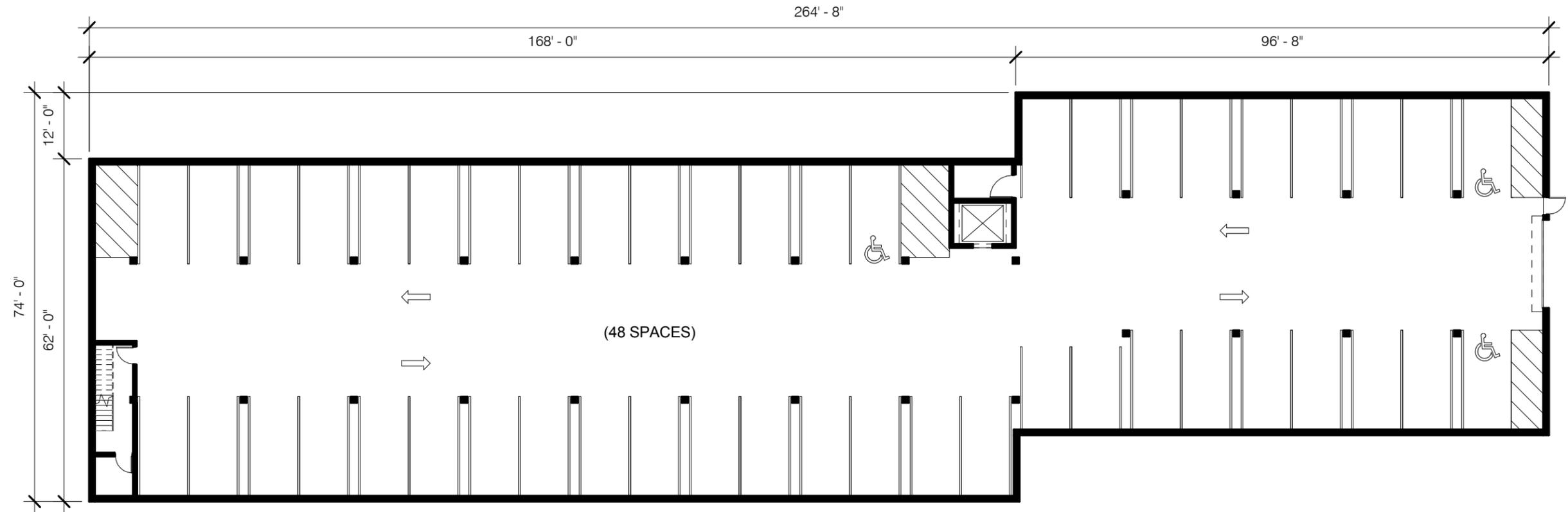
ONE UNIVERSITY PLACE

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
T 515.339.7800



A1 **PARKING LEVEL FLOOR PLAN (16,417 sf)**
 3/64" = 1'-0"



CONFLUENCE

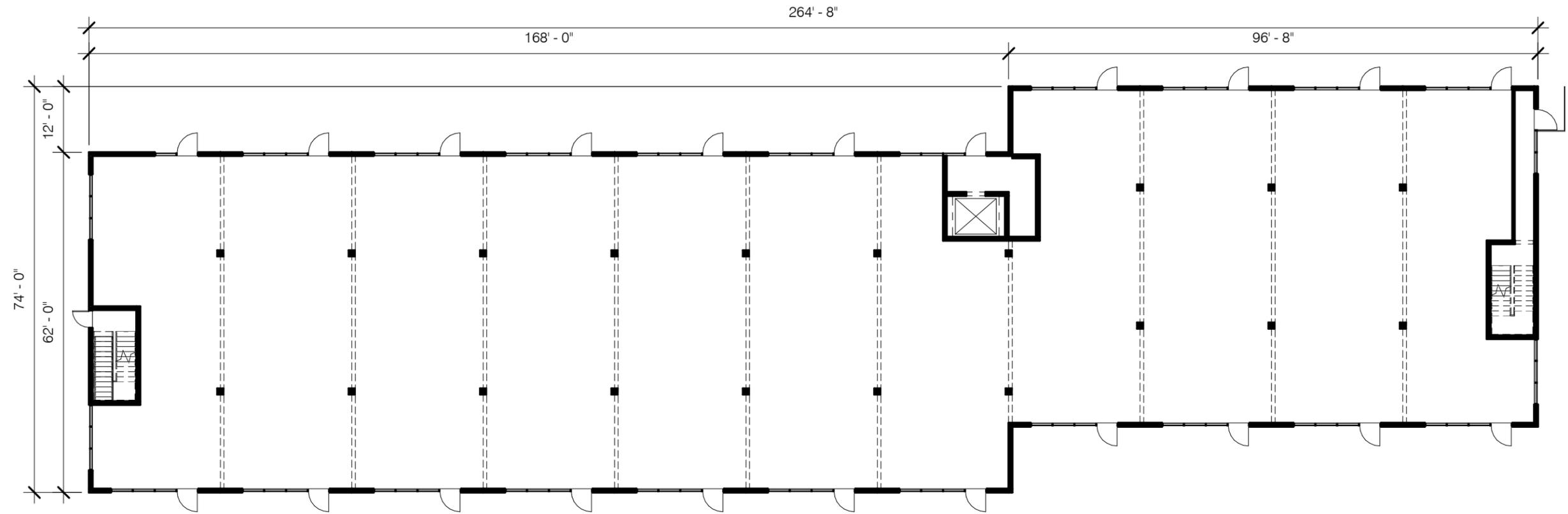
ONE UNIVERSITY PLACE -
 SOUTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
 T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
 T 515.339.7800



A1 FIRST LEVEL FLOOR PLAN (16,417 sf)
 3/64" = 1'-0"



CONFLUENCE

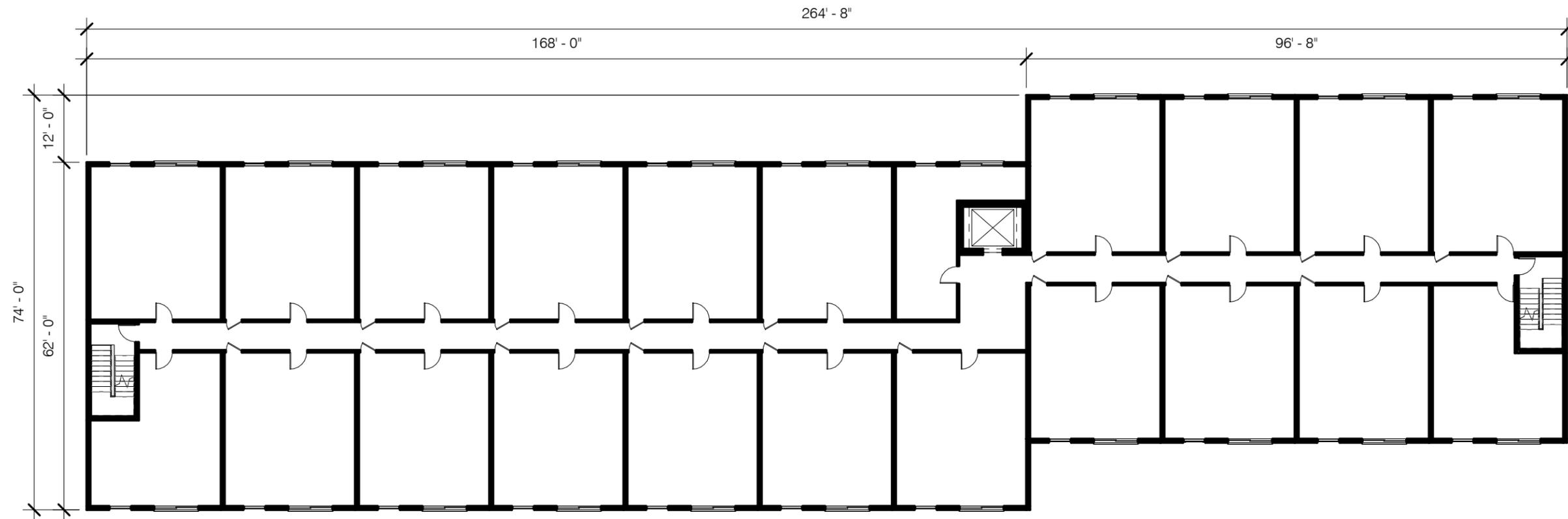
ONE UNIVERSITY PLACE -
 SOUTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
 T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
 T 515.339.7800



A1 SECOND LEVEL FLOOR PLAN - TYPICAL (16,417 sf)
 3/64" = 1'-0"



CONFLUENCE

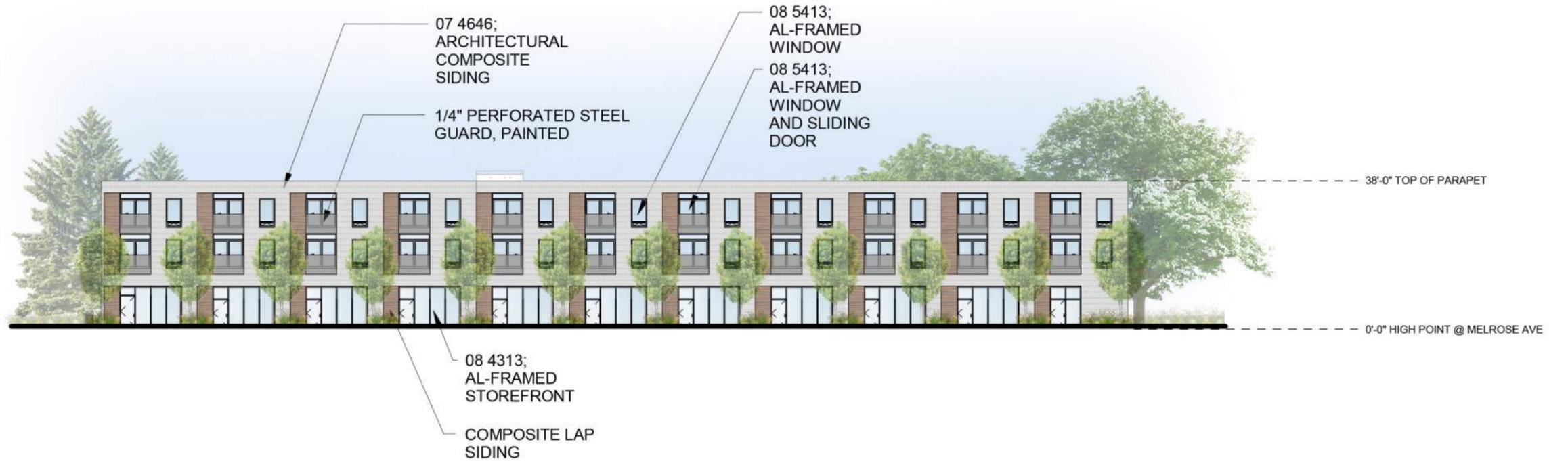
ONE UNIVERSITY PLACE -
 SOUTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
 T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
 T 515.339.7800



A2 NORTH ELEVATION
 1/32" = 1'-0"



A1 SOUTH ELEVATION
 1/32" = 1'-0"



CONFLUENCE

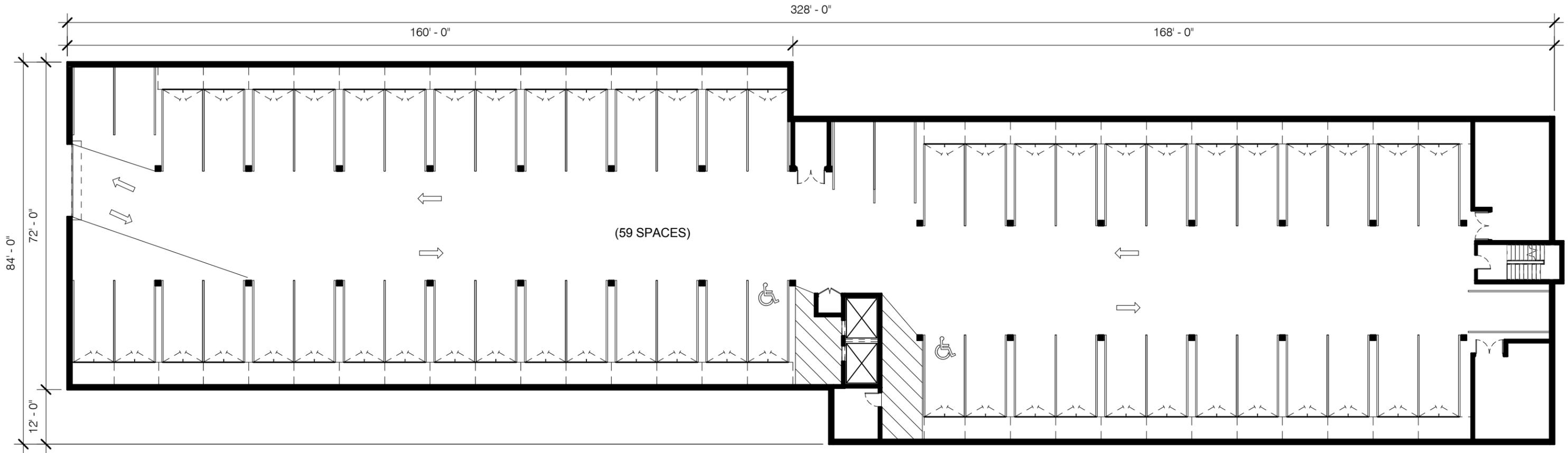
**ONE UNIVERSITY PLACE -
 SOUTH BUILDING**

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
 T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
 T 515.339.7800



A1 UPPER LEVEL PARKING FLOOR PLAN (23,540 sf)

3/64" = 1'-0"



CONFLUENCE

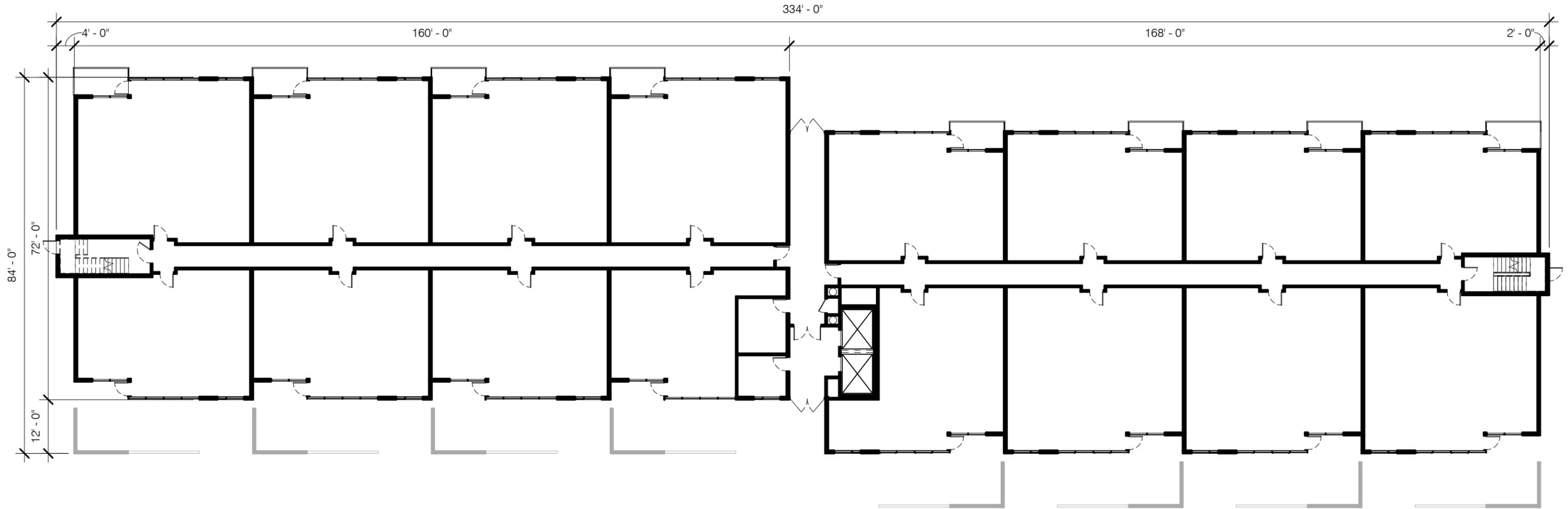
ONE UNIVERSITY PLACE -
NORTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
T 515.339.7800



A1 FIRST LEVEL FLOOR PLAN - TYPICAL (22,808 sf)
 3/64" = 1'-0"



CONFLUENCE

ONE UNIVERSITY PLACE -
 NORTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
 T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
 T 515.339.7800



A2 NORTH ELEVATION
1/32" = 1'-0"



A1 SOUTH ELEVATION
1/32" = 1'-0"



CONFLUENCE

ONE UNIVERSITY PLACE -
NORTH BUILDING

Date: 02.06.2015

NEUMANN MONSON ARCHITECTS

221 East College Street | Suite 303 | Iowa city, Iowa 52240
T 319.338.7878

418 6th Avenue | Suite 209 | Des Moines, Iowa 50309
T 515.339.7800