

THE OFFICES OF
LEFF LAW FIRM, L.L.P.

222 SOUTH LINN STREET
Mailing Address: P.O. BOX 2447
IOWA CITY, IOWA
52244-2447

ARTHUR O. LEFF (1906-1989)
PHILIP A. LEFF
R. BRUCE HAUPERT
CHARLES T. TRAW
RANDALL B. WILLMAN
STEVEN E. BALLARD
MARK C. DANIELSON
TIMOTHY S. GRADY

TELEPHONE:
(319) 338-7551
FACSIMILE:
(319) 338-6902
direct e-mail:
sballard_lhtw@qwest.net

PATRICK J. FORD
THOMAS E. MAXWELL

August 23, 2007

Mr. Bernie Mauch
UNIVERSITY ATHLETIC CLUB
1316 Melrose Avenue
Iowa City, IA 52246

**Re: University Athletic Club -
Application for Rezoning**

Dear Bernie:

I have reviewed the preliminary materials you provided concerning the proposed University Athletic Club Luxury Condominiums project. This information has been distributed to the University Heights Zoning Commission, which will consider the application at its meeting September 10, 2007. The meeting will begin at 7:00 p.m. and will be held at Taste on Melrose, 1006 Melrose Avenue.

I offer the following preliminary comments based upon my review of the information you provided:

- My understanding is that you are proposing 52 dwelling units ranging in size from 1,000 square feet to 4,000 square feet. The present University Heights Zoning Ordinance does not permit more than one single-family dwelling, so a change to the ordinance would be required to permit a multiple-family structure.
- The total height of the proposed structure is 71' 9" measured from the assumed street elevation. It appears that the actual building is 59' 3", with the additional 12' 6" comprising the HVAC

mechanical equipment on the roof. The city's zoning ordinance restricts height to 35', which would be measured to the top of the HVAC mechanical equipment.

- My reading of the proposal is that 94 underground parking spaces are contemplated. The zoning ordinance requires 1.5 spaces per dwelling unit in the only existing multiple-family residential zone (Grandview Court). If this same calculation were applied to your proposal, 78 parking spaces would be required. Of course, the University Heights City Council could require more than 1.5 spaces per unit.
- The information provided does not indicate how many parking spaces will be left in the surface-level lot for the club. The zoning ordinance requires one space per 150 square feet of club's floor area. Based on the Johnson County Assessor's information, the club's floor area appears to be between 17,053 and 18,568 square feet. Such an area would require between 113 and 124 parking spaces. Please provide information indicating the number of spaces that would remain in the surface-level parking lot.
- The information presented does not specify building materials or composition. I suspect that the zoning commission and council will be interested in receiving detailed information with respect to building materials before making recommendations or decisions concerning the proposal.
- I have seen no site plan or other information that would permit the calculation of required setbacks. The zoning ordinance requires minimum setbacks of 30' in front, 15' to the side, and 20' in the rear, all measured from respective lot lines. Please provide a site plan so that we may locate the proposed building in relationship to lot lines.

Mr. Bernie Mauch
August 23, 2007
Page 3

- I have not received information from the Coralville Fire Department, University Heights Police Department, Iowa City Public Works Department (sewer and water), or the Johnson County Commission on Governments/JCCOG (traffic analysis). I am confident that the zoning commission and the council will want to receive and review information from each of these offices before making recommendations or decisions concerning the proposal.

I would encourage you to provide the requested information as quickly as possible. I will disseminate anything I receive further from you to the Zoning Commission. All of the information we receive concerning the application will be available for public review and examination at the University Heights' city office. In addition, I expect the information will be made available on the city's web site. Please provide any and all additional information that you would like the zoning commission to consider no later than August 31, 2007, to permit the zoning commission and members of the public to review the complete application before the September 10 meeting.

Please call me if you have any questions or wish to discuss this matter. Otherwise, I will stand by to receive the additional requested information from you.

Very truly yours,

LEFF LAW FIRM, L.L.P.

Steven E. Ballard

SEB:jc
cc: Chair and Members,
University Heights Zoning Commission
Mayor, Clerk, and Engineer
City of University Heights