

**MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION**

5:30 p.m.

Wednesday, November 16, 2022

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Alan Vincent; Commissioners Amy Eudaley, Beth McGrath, Tyler Stoffel and Mark Ward.

Commissioners Excused: None.

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont, Chris Happ Olson and Jason Duba.

CALL TO ORDER: The meeting was called to order by Chairperson Vincent at 5:30 p.m.

MINUTES: Motion by McGrath, seconded by Ward, to approve the minutes of the October 19, 2022 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None.

ACTION ITEMS

New Urban Renewal Area: John F. Kennedy Road Urban Renewal Area

Planning Services Manager Wernimont introduced Ian Hatch, Assistant Economic Development Director, to detail the requested urban renewal area. He noted the location at the corner of the Northwest Arterial and John F Kennedy Road intersection. He noted the commercial land use proposed there. He expressed that this area is an appropriate addition to the City of Dubuque's urban renewal program. He noted that part of the tax increment generated by the district will help to reimburse the developer's cost of the construction of a traffic signal at the intersection of John F Kennedy Road and West 32nd Street. He expressed that the project aligns with the City's Comprehensive Plan and future land use map.

Commission members discussed with Mr. Wernimont and Mr. Hatch aspects of the project such as the right in-right out access closer toward the Northwest Arterial, access for the soccer complex/Court One, the fact that this urban renewal area includes the intersection of the Northwest Arterial and John F Kennedy Road, the vacant lot to the northeast, and plans for this site to house a medical office building and a multi-tenant commercial building.

Motion by Ward, seconded by McGrath, to recommend approval of the John F. Kennedy Road Urban Renewal Area. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None.

New Urban Revitalization Area: Plaza Drive Urban Revitalization Area

Planning Services Manager Wernimont described the urban revitalization area at the north end of Plaza Drive. He explained the proposed 390-unit apartment complex and its layout and amenities. He explained some possibilities for future development to the north and connecting Plaza Drive to Derby Grange Road. He noted the developer will own and operate this market rate apartment complex, so they are able to take advantage of the tax abatement of an urban revitalization area.

The members of the Commission discussed the potential number of residents and traffic flow from the development. Wernimont referred to a site layout plan of the development noting the location of the buildings, parking lots and street configuration. He noted the development will have a secondary emergency access road. He noted the development is located in a walkable neighborhood with access to medical services, groceries, jobs, shopping, entertainment, etc.

Motion by Stoffel, seconded by Eudaley, to recommend approval of the Plaza Drive Urban Revitalization Area. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

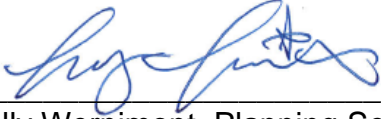
ITEMS FROM STAFF:

- Imagine Dubuque Update

Assistant Planner Happ Olson led a review and discussion of the recommendations and progress updates for the Livable Neighborhoods + Housing category of the Imagine Dubuque comprehensive plan.

ADJOURNMENT: Motion by Stoffel, seconded by Ward, to adjourn the November 16, 2022 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None. The meeting adjourned at 6:38 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

January 18, 2023

Adopted