



ZONING ADVISORY COMMISSION

DATE: Wednesday, April 5, 2023

TIME: 6:00 p.m.

PLACE: City Council Chamber, Historic Federal Building
350 W. 6th Street, Dubuque, Iowa

Notice is hereby given that the above identified governmental body will meet at the time, date and place as noted above. **Please Note: Zoning Advisory Commission meetings are televised on City Cable TV Channel 8.** The agenda for the meeting is as follows:

A. REGULAR SESSION

B. CALL TO ORDER

C. ROLL CALL

D. MINUTES – March 1, 2023

ACTION ITEMS

1. Simple Subdivision

Applicant: McKenzie Blau, O'Connor & Thomas/Boys & Girls Club of Greater Dubuque
Location: 1299 Locust Street and 1257 Locust Street
Description: To approve a simple subdivision with a waiver of bulk regulations to allow a 0' side yard setback where a minimum 3' side yard setback is required in an OR-Office Residential zoning district.

2. Minor Subdivision

Applicant: Terry Koelker, Buesing & Associates, Inc.
Location: 11429 Edval Road, PIN 1503127017 and 1503127014
Description: Final Plat of Valentine Place No. 4.

3. Site Plan Waiver

Applicant: Terry Koelker, Buesing & Associates, Inc.
Location: 2175 Rosedale Avenue
Description: To waive Site Design Standards within Chapter 13 of the Unified Development Code pertaining landscape buffer yard and landscape island requirements.

4. Site Plan Waiver

Applicant: Jeffrey Morton, Architect
Location: 2777 University Avenue
Description: To waive Site Design Standards within Chapter 13 of the Unified Development Code pertaining landscape buffer yard requirements.

E. PUBLIC HEARINGS

1. Rezoning – Quasi-Judicial

Applicant: James P. Gantz
Location: Northwest Arterial, PIN 1010476002
Description: To rezone property from AG-Agriculture to Planned Unit Development with PR-Planned Residential zoning designation.

2. Rezoning – Quasi-Judicial

Applicant: John and Dianne Brehm
Location: Brehm Acres
Description: To rezone property from County R-1 Single-Family Residential to City Planned Unit Development with PI Planned Industrial designation concurrently with annexation into the City of Dubuque.

3. Rezoning – Traditional

Applicant: Nate Runde and Tim Ertl
Location: 1061 Cedar Cross Road, PIN 1034254001
Description: To rezone property from CS Commercial Service and Wholesale to C-3 General Commercial.

4. Rezoning – Traditional

Applicant: Affordable Housing Network Inc.
Location: 900 Alta Vista Street
Description: To rezone property from ID Institutional to OR Office Residential.

5. Rezoning – Traditional

Applicant: Scott Kwiecinski, Horizon Development
Location: 1301 Central Avenue
Description: To rezone property from C-4 Downtown Commercial to OR Office Residential.

6. Text Amendment – Quasi-Judicial

Applicant: City of Dubuque
Description: Amend the Unified Development Code Section 16-11-7: Application Requirements and Review Process and 16-12-6: Off-Site Improvements regarding the evaluation of off-site impacts of subdivision and site plan developments.

F. ITEMS FROM PUBLIC

At this time, anyone in the Council Chamber may address the Commission on matters which are of concern to that person, and which are not an agenda item. Please take your place at the microphone and state your name and address clearly. Proceed with your comments; however, no formal action may be taken at this time on your comments because of the notice requirements of the Iowa Open Meetings Law.

G. ITEMS FROM COMMISSION

H. ITEMS FROM STAFF

I. ADJOURNMENT

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of the City of Dubuque and/or the governmental body holding the meeting. If you have any questions or comments concerning this notice, please contact the Planning Services Department, City Hall, 50 W. 13th Street, Dubuque, IA 52001, (563) 589-4210. Individuals with limited English proficiency, or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at (563) 589-4210, 48 hours prior to the meeting.



Shena Moon, Associate Planner