

**MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
SPECIAL SESSION**

4:00 p.m.

Wednesday, March 10, 2010

City Council Chamber, Historic Federal Building

Board Members Present: Chairperson Mike Ruden; Board Members Randy Klauer, Jeff Cremer and Heath Hutchinson; Staff Members Kyle Kritz and Guy Hemenway.

Board Members Excused: Board Member Bill Gibbs.

AFFIDAVIT OF COMPLIANCE: Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

CALL TO ORDER: The meeting was called to order by Chairperson Ruden at 4:00 p.m. Chairperson Ruden outlined the meeting procedure and noted that he will abstain from the discussion due to a conflict of interest.

SPECIAL EXCEPTIONS

DOCKET 6-10: Application of 3 Diamond Development, LLC / L Wingate Properties LLC for a conditional use permit for property located west of the intersection of Sylvan and Century Drives to allow construction of a three-story, 64-unit senior apartment building, in an R-4 Multi-Family Residential zoning district.

Neil Stein, representing 3 Diamond Development, thanked the Zoning Board of Adjustment for scheduling a special meeting. He said the special meeting was necessary so that 3D Development could meet the Iowa Finance Authority (IFA) application deadline. He discussed the project location, noting that the facility would be a 64-unit affordable senior housing project that will be handicap accessible.

He discussed the project location relative to retail uses, public transportation and other amenities. He discussed the market need for senior housing in the Dubuque area.

Ken Bayless, project architect, discussed the physical layout of the site, storm water management measures and street access for the development. He said the building will consist of three 25,000 square foot floors with a 20,000 square foot underground garage area. He displayed exterior building elevations.

Board Member Klauer questioned the number of units relative to standard parking requirements.

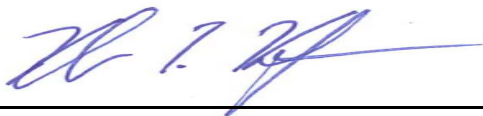
Jim Gantz said that he is 60% owner of the subject property and he introduced Larry Miller as the other property owner. He discussed the development history of the entire subdivision. He stated that ultimately, Wingate Drive would be extended to intersect with Sylvan Drive. Board Member Klauer asked if future improvements to the Sylvan, Bies and Century Drive intersection were planned.

Staff Member Kritz said that he is not sure if street improvements for the Sylvan, Bies Century Drive intersection are in the CIP Budget, but, he said that the Engineering Department had studied that intersection with the intent of reconfiguring it. Staff Member Kritz outlined the staff report discussing the site layout, site access and parking requirements for senior housing.

Board members discussed the project and felt it was appropriate. Motion by Klauer, seconded by Cremer, to approve the request, as submitted. Motion carried by the following vote: Aye – Klauer, Cremer and Hutchinson; Nay – None; Abstain – Ruden.

ADJOURNMENT: The meeting adjourned at 4:30 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

Adopted—March 25, 2010