

MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION

6:00 p.m.
Wednesday, February 2, 2011
City Council Chamber
350 W. 6th Street, Dubuque, Iowa

PRESENT: Chairperson Jeff Stiles; Commissioners Stephen Hardie, Martha Christ, Patrick Norton and Charles Miller; Staff Members Wally Wernimont and Guy Hemenway.

ABSENT: Commissioners Ron Smith and Tom Henschel.

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

CALL TO ORDER: The meeting was called to order at 6:00 p.m.

MINUTES: The minutes of the January 5, 2011 meeting were approved unanimously, as submitted.

PUBLIC HEARING\REZONING: Application of Bedrock Development, LLC / McFadden Family Partnership to rezone property located along the south side of Pennsylvania Avenue, east of Heacock Road, from R-3 Moderate Density Multi-Family Residential District to AG Agricultural District.

Ed Graham, representing Bedrock Development LLC, 1965 Firestone Lane, stated that his intent is to rezone the McFadden property back to its original Agricultural zoning. He said this is being done because it was part of the original purchase agreement with the McFaddens.

Hugh McFadden, 168 Cedar Point Court, told the Commission that he would like to see the property rezoned back to its Agricultural zone which he said it has been zoned for quite some time.

Staff Member Hemenway presented the staff report. He noted the property location and explained that the property had recently been rezoned to R-3. He said that the request is to rezone the property to Agricultural, which, he said, reflects the current land use. He noted that, as the property is under cultivation, the rezoning would make the property legally conforming.

Commissioner Norton asked if the property is currently being farmed and yet zoned R-3, would rezoning affect the tax rate for the property. Staff Member Hemenway said that he could not speak to the tax issues, but he understood that property taxes are based upon the use.

Commissioners discussed the request and felt that it is appropriate.

Motion by Christ, seconded by Hardie, to approve the rezoning request, as submitted. Motion carried by the following vote: Aye – Hardie, Christ, Miller and Stiles; Nay – Norton.

PUBLIC HEARING\REZONING: Application of Gary Carner, Franklin Investment LLC to rezone property located at 39 Bluff Street from R-3 Moderate Density Multi-Family Residential District to OR Office Residential District.

Gary Carner, 1664 Washington Street, said that he would like to convert the former Central School Building into 21 apartments. He said that he would be remodeling the building creating upscale apartments. He said that the building would retain its original appearance.

Nick Lange, Buesing and Associates, 3041 Rock Lane, Cuba City, WI said that he would field any questions regarding the project that the Commission may have.

Gus Wolf, 3449 Crestwood Street, said that he owns property that abuts the subject lot. He said that he is not necessarily opposed to the project, but would like to hear more detail as to what the project consists of.

Staff Member Hemenway outlined the staff report noting that the site is approximately two acres and that it could, under current R-3 zoning, accommodate 4 six-plexes. He said a development of this scale would be similar in density to what the applicant is proposing. He said that the existing school building is approximately 20,000 square feet in area and that the applicant plans to configure 21 units within the building. He said that adequate parking is available in the existing paved lot. He said that the property has approximately 1/3 acre of area that could be used as outdoor recreation/green space for the tenants of the residence.

He noted that the property is located in an historic preservation district and that any exterior modifications, including the detached garages proposed by the developer, have to be reviewed by the Historic Preservation Commission. He noted that access to the property will be from an existing 24-foot drive aisle on the south side of the property and that traffic would travel to either Dodge or Locust Streets along Bluff Street. He said that the proposed residential use may not generate traffic in excess of what the former school building did; however, the traffic from the residence would be spread out more evenly throughout the day.

Commissioners discussed the request and felt it is appropriate.

Motion by Christ, seconded by Hardie, to approve the rezoning request, as submitted. Motion carried by the following vote: Aye – Hardie, Christ, Norton, Miller and Stiles; Nay – None.

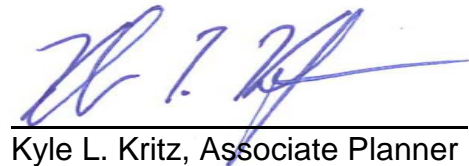
ITEMS FROM COMMISSION: Bicycle Parking Stalls.

Commissioners discussed the memo drafted by staff regarding bicycle parking requirements. They decided to review the memo and provide recommendations to staff at the next regular Commission meeting.

Commissioner Hardie indicated that he will not be available for the March 2, 2011 Zoning Advisory Commission meeting.

ADJOURNMENT: The meeting adjourned at 6:14 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

Adopted—March 2, 2011