

MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION
6:00 p.m.
Wednesday, March 2, 2011
City Council Chamber
350 W. 6th Street, Dubuque, Iowa

PRESENT: Vice-Chairperson Charlie Miller; Commissioners Ron Smith, Martha Christ, Patrick Norton and Tom Henschel; Staff Members Kyle Kritz and Guy Hemenway.

ABSENT: Chairperson Jeff Stiles and Commissioner Stephen Hardie.

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: Motion by Christ, seconded by Norton to approve the minutes of the February 2, 2011, as submitted. Motion carried by the following vote: Aye – Smith, Christ, Norton and Miller; Nay – None; Abstain – Henschel.

PUBLIC HEARING/AMEND PLANNED DISTRICT: Application of EverGreen Real Estate Development Corporation to amend the Cedar Lake Plaza Planned Commercial District located on Lake Ridge Drive to allow a senior assisted-living housing development.

Greg McClenahan, 16670 Franklin Trail, Prior Lake, Minnesota, conducted a PowerPoint presentation noting the site characteristics, number of units and access to the proposed Cedar Lake Plaza senior assisted living development. He discussed the EverGreen Real Estate Development Company's history and noted the location of other facilities they have developed in the region. He discussed funding sources for the project and noted the architectural style and the materials that would be used for the building. He discussed the concept plan for the property noting surrounding land use, building height, parking lot configuration, landscaping and floor plan. He discussed regional socio-demographics.

Commissioner Smith asked for clarification on the building design. Commissioner Henschel asked if the west side of the building will be screened with landscaping. Mr. McClenahan said that they would install landscaping on the west side of the building.

Jeff Hansel, Hansel Builders, noted that he owns property adjacent to the site. He said that, although he did not anticipate this kind of development at this location, he was in favor because it represents a good mix that is compatible with surrounding land uses.

Staff Member Kyle Kritz reiterated the request, noting that the request is an amendment to the original PUD. He noted receipt of a letter from the Turnberry Condo Association President outlining concerns that included building height, parking, location of the building on the lot, landscaping, and traffic safety issues.

Staff Member Kritz distributed a photo of the site and discussed the property history. He noted that the proposed change of permitted uses is minimal. He discussed the topography of the property relative to the adjacent properties. He noted that the Commission could condition any approvals on site plan review and also require that the parking lot be located at the rear of the building.

Commissioner Norton asked for clarification regarding building setback. Staff Member Kritz noted that the Commission could amend the ordinance to reflect a 20 foot setback from the front of the building along Lake Ridge Drive, or that they could approve as per the concept plan noted as Exhibit B. The Commission discussed building setbacks and landscaping.

Motion by Christ, seconded by Miller, to approve the request with the condition that the development be in substantial compliance with Exhibit B, with the exception that the building be setback 20 feet from the front property line along Lake Ridge Drive, and with the addition of a landscape screen along the west side of the building that consists of evergreen vegetation that is a minimum of four (4) feet in height at planting, placed five (5) feet on center, that will have a minimum of 50% opacity within 3 growing seasons. Motion to approve the amendment carried by the following vote: Aye – Smith, Christ, Norton, Henschel and Miller; Nay – None.

Motion by Christ, seconded by Henschel, to approve the amended planned district, as amended. Motion carried by the following vote: Aye – Smith, Christ, Norton, Henschel and Miller; Nay – None.

PUBLIC HEARING\REZONING: Application of Thomas Frost to rezone property located at 515/527/531/537 W. 8th Street from C-4 Downtown Commercial District to OC Office Commercial District.

Tom Frost, owner of the property at 515-537 W. 8th Street, reviewed his request with the Commission. He said that the change will help him reuse his building for residential purposes.

Brian Cooper, representing the Telegraph Herald and Woodward Communication, noted that the Telegraph Herald's parking lot is directly adjacent to the subject lots. He said that

he does not object to the request; however, he expressed concerns that vehicles not spill over onto the TH's parking lots. He asked that the private parking lots be respected.

Mr. Frost noted that he has assigned off-street parking for the existing apartments, which he said includes a City parking lot across W. 9th Street.

Staff Member Hemenway reviewed the staff report noting the location of the properties, surrounding land use and the intent of the applicant to convert the storefronts to residential use. He discussed the bulk standards for both the C-4 and the OC districts, noting that the intent of C-4 is to preserve the ground floor commercial space. He said that the proposed change would most likely have very limited impact on the adjacent properties. He reviewed the parking requirements for the C-4 and OC districts.

The Commission discussed the request and felt it is appropriate.

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

ITEMS FROM STAFF: Staff Member Hemenway discussed the Bicycle Parking Study and Commissioners decided to wait to discuss the research until the full Commission is present at the next meeting.

ADJOURNMENT: The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

Adopted—April 6, 2011