

MINUTES

**ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, April 4, 2012

City Council Chamber

350 W. 6th Street, Dubuque, Iowa

PRESENT: Chairperson Charles Miller; Commissioners Ron Smith, Stephen Hardie, Martha Christ, Patrick Norton, Tom Henschel, Eugene Bird, Jr.; Staff Members Guy Hemenway and Kyle Kritz.

ABSENT: None.

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

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

MINUTES: The minutes of the March 7, 2012 meeting were approved as modified.

PUBLIC HEARING\REZONING: Application of Mike Portzen / Holy Spirit Parish to rezone property located at 1700 Block of Rhomberg Avenue from R-2A Two-Family Residential District to R-4 Multi-Family Residential District.

Mary Lou Baal, representing Holy Spirit Parish, reviewed the proposed sale of the subject property, noting that the project included demolition of the existing school building and expansion of the church's parking lot. She said she felt that redevelopment of the church's vacant lot for townhomes would be compatible with the adjacent residential development and a benefit to the area in general.

Brian Simon, 1825 Garfield, asked if the property transaction had been concluded. He asked if the proposed housing would be rentals or Section 8.

Ms. Baal said that the property transaction was complete, contingent upon an approved rezoning. She said that Mr. Portzen intends to build townhomes that, if not sold in a reasonable timeframe, could be rented. She said that parking would be located at the rear of the structures and that the buildings would be two stories.

Commissioner Smith asked if the existing two residences at the southwest corner of the property would remain. Ms. Baal said that Mr. Portzen intends to keep them, but they may be removed eventually for the development.

Staff Member Hemenway reviewed the staff report, noting that surrounding zoning and land use, residential density, traffic generation and required off-street parking. He noted that the proposed buildings would be separated by required setbacks and right-of-way from the existing residences surrounding the subject property.

Commissioner Smith asked if each unit would have a garage. Ms. Baal said that the units would likely be two or three bedrooms with one or two garage spaces each. Commissioner Smith asked about the number of residences along the frontages. Ms. Baal said that there would be 18 dwelling units per frontage.

Commissioner Bird asked if the applicant had provided renderings of the proposed development. Commissioner Hardie said that, as this is a standard rezoning to R-4 and not a PUD, renderings are not required. Commissioner Bird said that, as there is a question of density for this development, renderings would be helpful by enabling the Commission to make an informed decision.

Commissioners discussed the density and design of the proposed development. Commissioner Norton asked what the maximum number of dwelling units that would be allowed under current zoning. Staff said approximately 45 would be allowed under the current R-2A zoning.

The applicant, Mike Portzen, arrived at 6:25 p.m. He informed the Commission that the buildings would consist of two-story townhomes and that he would construct 29 units to begin with, with the project consisting of two six-unit buildings and two eight-unit buildings.


Commissioner Hardie asked if the design would be similar to the development Mr. Portzen had undertaken on Wingate Drive. Mr. Portzen said yes, however, the details on the roof and porches would be modified. Commissioner Smith questioned the garages, and Mr. Portzen said that garages would be available for each dwelling unit along with a paved parking pad and that parking would be accessed off of the alley.

Commissioners discussed the request and felt it was appropriate.

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

ADJOURNMENT: The meeting adjourned at 6:45 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

Adopted—May 2, 2012