



# Approved

MINUTES  
CITY OF DUBUQUE ZONING ADVISORY COMMISSION  
REGULAR SESSION

6:00 p.m.

Wednesday, September 5, 2018  
City Council Chamber, Historic Federal Building

**Commissioners Present:** Chairperson Tom Henschel; Commissioners Pat Norton, Rich Russell, Laura Roussell, Steve Baumhover and Michael Belmont; Staff Members Kyle Kritz and Guy Hemenway.

**Commissioners Excused:** Martha Christ and Michael Belmont.

**Commissioners Unexcused:** None.

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

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

**MINUTES:** Motion by Norton, seconded by Roussell, to approve the minutes of the August 1, 2018 meeting. Motion carried by the following vote: Aye – Baumhover, Roussell, Norton, Russell and Henschel; Nay – None.

**ACTION ITEMS:**

**Plat of Survey:** Application of Terry Koelker, Buesing Associates, to approve the Plat of Survey of BGJ Kremer Place No. 2 for property located at 8145 St. Joes Prairie Road.

Commissioner Norton recused himself.

Stephanie Kremer, 8417 Hendericks Lane, said that she is required to split her lot to satisfy the bank's requirement regarding sale of the property.

Staff Member Kritz detailed the plat configuration, noting the joint two-mile review requirement for development in the County. He said that Lot 1 of the Plat of Survey has no frontage on a public or private street, but does have adequate access through an easement. He said the plat is otherwise in compliance with all City regulations and recommended approval.

Motion by Russell, seconded by Baumhover, to approve the Plat of Survey of BGJ Kremer Place No. 2 subject to waiving the lot frontage requirement for Lot 1. Motion carried by the following vote: Aye – Baumhover, Russell, Roussell and Henschel; Nay – None; Abstain – Norton.

### **PUBLIC HEARING**

**Rezoning:** Application of Richard Sova, Landover Corporation, to rezone property located at 1895 Radford Road (Portion of Parcel No. 10.20.377.008) from LI Light Industrial Zoning District to OC Office Commercial Zoning District.

Richard Sova, representing Landover Corporation, said that they would like to rezone a portion of the lot along Radford Road from LI to OC. He said that he conducted a neighborhood meeting and that the two neighbors that did attend were enthusiastic about the project.

No one spoke in opposition to the request.

Staff Member Kritz described the property's location and surrounding zoning and land use. He noted the intent of the OC District is to allow a mix of uses. He said that the OC district permits scale office, retail and multi-family residential uses.

Commissioner Roussell said that as the subject property is a vacant lot, development of it will have less impact on the adjacent property, and that as there is a need for multi-family housing in the community, she supported the request.

Motion by Norton, seconded by Roussell, to approve rezoning the property located at 1895 Radford Road (Portion of Parcel No. 10.20.377.008) from LI Light Industrial Zoning District to OC Office Commercial Zoning District. Motion carried by the following vote: Aye – Baumhover, Norton, Russell, Roussell and Henschel; Nay – None.

**PUD Amendment:** Application of St. Joseph Mercy Hospital, 250 Mercy Drive, to amend the Mercy Hospital Institutional District to allow construction of a new Cancer Center Building

Cody Austin, IIW, P.C., representing Mercy Hospital, said that Mercy would like to extend their existing building to the east to accommodate a new Cancer Center building. He said that the project will include the addition of 50 parking spaces and will reconfigure access, parking lanes, and repave the existing parking lot.

No one spoke in opposition.

Staff Member Kritz discussed the intent of the ID District regulations, noting that many ID Districts, including hospitals and colleges, are treated like a planned unit

development and that they are small communities unto themselves. He noted the proposed location of cancer center on the subject property. He said that notices were sent to all property owners within 200 feet and that he had received no input. He said that the previous amendment the Commission had seen recently was to construct a parking lot adjacent to the helipad. He said that the project will include the provision of additional parking which he said will meet UDC parking standards. He said the proposed addition and parking reconfiguration will require site plan review by all relevant city departments to insure code compliance.

Chairperson Henschel said that it is good to have a net gain in parking.

Commissioner Roussell said that she was pleased there was no opposition to the request.

Staff Member Kritz said the neighbors had been aware of the proposed addition because of the previous amendment to the districts, Telegraph Herald articles on the expansion, and a number of previous discussions he had with adjacent property owners.

Motion by Baumhover, seconded by Norton, to approve the Amendment to Mercy Hospital's ID Institutional District to allow construction of a new Cancer Center building. Motion carried by the following vote: Aye – Baumhover, Norton, Russell, Roussell and Henschel; Nay – None.

**PUD Amendment:** Application of the City of Dubuque to rezone property located in the 5000 Block of Pennsylvania Avenue from AG Agricultural Zoning District and PI Planned Industrial Zoning District to Dubuque Industrial Center West (DICW) Planned Unit Development (PUD) Zoning District.

Staff Member Kritz said he represents the City of Dubuque. He noted that the request was to rezone 160 acres to PUD with the intent to expand the Dubuque Industrial Center West. He noted the property's location and surrounding roadway configuration and said that the zoning district regulations will be same as the current Zond D of the Dubuque Industrial Center West. He discussed a map of the area, highlighting the subject lot. He said that any major subdivision of the property would require further Zoning Advisory Commission review.

No one spoke in opposition to the request.

Commissioner Roussell said she felt it was important to have an inventory of development-ready industrial land for potential business and commercial interests.

Motion by Roussell, seconded by Baumhover, to approve rezoning the property located in the 5000 Block of Pennsylvania Avenue from AG Agricultural Zoning District and PI Planned Industrial Zoning District to Dubuque Industrial Center West (DICW) Planned

Unit Development (PUD) Zoning District. Motion carried by the following vote: Aye – Baumhover, Norton, Russell, Roussell and Henschel; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** Commission Russell said that he appreciated the ordinance history component of the Mercy Hospital staff report. He said that it is very helpful. Staff Member Kritz said that staff will provide this information regarding the track record of PUD amendments in the future.

**ITEMS FROM STAFF:** None.

**ADJOURNMENT:** Motion by Russell, seconded by Roussell, to adjourn the meeting. Motion carried by the following vote: Aye – Baumhover, Norton, Russell, Roussell and Henschel; Nay - None.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

  
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Kyle L. Kritz, Associate Planner

  
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Adopted