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March 7, 2023

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Michael Kahle, Plaza 20
Location: Plaza 20, 2600 Dodge Street
Description: To amend the Plaza 20 Planned Unit Development boundary and signage regulations

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

The applicant spoke in favor of the request, noting they are seeking to incorporate recently acquired properties within the Plaza 20 PUD boundary. He stated they are also seeking to update their sign ordinance to accommodate new signage for Subway, which is relocating within the PUD, add area to another freestanding sign, and define out lot signage for the new parcel.

Staff reviewed the staff report, providing a background about the Plaza 20 commercial area and described the business changes taking place within the PUD boundary. Staff described the PUD boundary adjustment. Staff explained modifications to the sign regulations noting the proposal to add area to two existing freestanding signs and new out lot signage. Staff noted a letter of inquiry was received from a neighboring property owner and a copy of the letter had been provided to the Commission.

There were no public comments.

The Zoning Advisory Commission discussed the request, and asked whether the proposed PUD amendment was connected to the new site development that was seeking a landscape buffer yard waiver in the previous agenda item, and Staff Member Duba confirmed that yes, the requests are tied to each other.

Recommendation

By a vote of 4 to 0, the Zoning Advisory Commission recommends that the City Council approve the request.

A simple majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments