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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: Kevin Oberbroeckling, CK Construction
Location: Carter Road, PIN 1015453009
Description: To rezone the property to a Planned Unit Development with PR-Planned Residential designation

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

Kevin Oberbroeckling, CK Construction, spoke on behalf of the application, noting the proposal is to construct two multi-family residential buildings, one with 16 units and 2 stories and the other with 24 units and 3 stories. He acknowledged concerns expressed by some neighbors about landscaping, parking, stormwater, and green space. He noted the units would be 2 or 3 bedrooms.

Staff reviewed the staff report, noting request to rezone to PUD with a Planned Residential designation, and though it is currently zoned PR, a new conceptual plan is proposed. Staff discussed site development process, which consists of rezoning, site plan review, and permit review. Staff described physical details about the property, zoning history, the project proposal, and conceptual plan. Staff evaluated potential impacts of the proposed development related to the City's comprehensive plan, utilities, traffic, and surrounding development. Staff read an email from Thomas Schwartz, President of the Pine Knoll homeowners association, per his request which expressed similar concerns to previous speakers.

There were three (3) public comments in which concerns were expressed regarding the number of units, the height of the 3-story building, increased noise, lighting overflow, stormwater runoff, parking, and the desire for privacy fencing. A petition was submitted in opposition of the project citing concerns regarding increased traffic, insufficient parking, and density of people and vehicles. One speaker expressed frustration that he was not notified of the project sooner.

Staff addressed neighbors' questions about installing a fence and stormwater informing them that a fence is not required per code and stormwater would be reviewed during the site plan review. Staff spoke to the concern about the City's notification procedure explaining that property owners within 200' of the subject property receive notification and that the next step in the process would be the City Council meeting on March 20, 2023.

The Zoning Advisory Commission discussed the request, noting the steps that developers are required to take with the City, including rezoning and site plan review. They noted the proposed would aid in addressing the need for housing units within the City and that infill development is consistent with the Comprehensive Plan goals.

Recommendation

By a vote of 3 to 0, the Zoning Advisory Commission recommends that the City Council approve the request.

A petition of opposition was submitted and signed by the owners of twenty percent (20%) or more of the property which is located within two hundred feet (200') of the exterior boundaries of the property being considered for rezoning. Therefore, a super majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

cc: Carter Road Land Company, 2703 N. Grandview Ave., Dubuque, IA 52001