

Iowa City Planning & Zoning Commission

Informal Meeting
Monday, April 16, 2018 - 5:15 PM
Helling Conference Room
City Hall

Formal Meeting
Thursday, April 19, 2018 - 7:00 PM
Emma Harvat Hall
City Hall



**Department of Neighborhood
and
Development Services**



CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

Staff Reports

PLANNING AND ZONING COMMISSION

Monday, April 16, 2018
Informal Meeting - 5:15 PM

Helling Conference Room
Iowa City City Hall
410 E. Washington Street

Thursday, April 19, 2018
Formal Meeting – 7:00 PM

Emma Harvat Hall
Iowa City City Hall
410 E. Washington Street

AGENDA:

A. Call to Order

B. Roll Call

C. Public Discussion of Any Item Not on the Agenda

D. Rezoning / Development Item

Discussion of an application submitted by application, submitted by North Dubuque, LLC for a rezoning of approximately 73.15 acres of land from Interim Development - Low Density Single-Family (ID-RS) zone, Low Density Single-Family (RS-5) zone, and Planned Development Overlay / High Density Single-Family Residential (OPD/RS-12) zone to Planned Development Overlay / High Density Single-Family Residential (OPD/RS-12) zone for approx. 50 acres of property and Planned Development Overlay / Highway Commercial (OPD/CH-1) zone for approx. 23 acres of property. The applicant is also requesting approval of the preliminary plat of Forest View, a 73.15-acre subdivision, located north of Foster Road, south of 1-80, west of N. Dubuque Street, east of Mackinaw Drive. (REZ18-00013/SUB18-00006)

E. Rezoning Items

1. Discussion of an application submitted by Cardinal Pointe West, LLC for a rezoning of approximately 7.84 acres from Interim Development Research Development Park (IDRP) zone to Planned Development Overlay/Low Density Multifamily (OPD/RM-12) zone for the property located west of Camp Cardinal Boulevard and east of Deer Creek Road. (REZ17-00015)
2. Discussion of an application submitted by 100-500 LLC, for a rezoning of approximately 3.41 acres from High Density Multi-Family Residential (RM-44) zone to Riverfront Crossings – South Downtown Subdistrict (RFC-SD) zone located at 12 E. Court Street. (REZ18-00014)

F. Consideration of Meeting Minutes: March 12, March 15, April 2, and April 5, 2018

G. Planning & Zoning Information

H. Adjournment

If you will need disability-related accommodations to participate in this meeting, please contact Bob Milko, Urban Planning, at 319-356-5240 or at bob-miklo@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

Upcoming Planning & Zoning Commission Meetings

Formal: May 3 / May 17 / June 7

Informal: Scheduled as needed.



CITY OF IOWA CITY MEMORANDUM

Date: April 13, 2018
To: Planning and Zoning Commission
From: Tracy Hightshoe, Director, Department of Neighborhood and Development Services
Re: REZ18-00013/SUB18-0006 Forest View

Staff is currently reviewing a Planned Development Overlay rezoning and preliminary plat for Forest View. The Planning and Zoning Commission generally does not consider incomplete applications or applications with more than 6 deficiencies or discrepancies, however in this case, the applicant and staff would like to receive the Commission's initial comments on fundamental design questions raised by this application. Therefore, we are submitting a draft staff report for Commission and public review, with the goal of providing staff and the applicant with direction prior to approval of a complete plan.

STAFF REPORT

To: Planning and Zoning Commission

Item: REZ18-00013
Forest View/SUB18-00006

Date: April 19, 2018

GENERAL INFORMATION:

Applicant:

North Dubuque LLC
130 East 3rd Street
Suite 400
Des Moines, IA 50309
jimmy@blackbirdinvest.com

Forest View Tenants Association
1205 Laura Drive
Lot #63
Iowa City, IA
analizabeth@gmail.com

Contact:

Brian Boelk
509 S. Gilbert St.
Iowa City, IA 52240
319-338-7557
bboelk@hbkengineering.com

Property Owners:

North Dubuque LLC

Requested Action:

Preliminary plat and rezone 73.15 acres
from ID-RS, OPD/RS-12, and RS-5 to OPD/CH-1
(23.87 acres estimate)
from ID-RS, OPD/RS-12, and RM-12 to OPD/RS-12
(50.31 acres estimate)

Purpose:

To allow for development of a mix of CH-1 and CN-1 commercial uses, mainly along N. Dubuque Street and I-80 and a mix of single-family and multi-family residential development south and west of the proposed Forest View Drive, including relocation of the Forest View Mobile Home Park.

Location:

South of I-80 west of North Dubuque Street and North of Foster Road.

Size:

73.15 acres

Existing Land Use and Zoning:

Undeveloped, ID-RS, RM-12, OPD/RS-12, RS-5

Surrounding Land Use and Zoning:

North: Interstate 80
South: Residential, OPD/RS-5, RS-5, RM-20, RS-12, RM-12, OPD-5.
East: Residential, RS-12

	West: Undeveloped and residential, OPD/RS-5
Comprehensive Plan:	North District Plan - Low to Medium Mixed Residential and Multi-Family (8-13 dwelling units per acre) and Highway/Neighborhood Commercial.
Neighborhood Open Space District:	Foster Road
File Date:	March 20, 2018
45 Day Limitation Period:	Application remains incomplete

BACKGROUND INFORMATION:

The applicant, North Dubuque LLC and Forest View Tenants Association, has requested a rezoning of 50.31 acres from ID-RS, OPD/RS-12, and RM-12 to OPD/RS-12; and 23.87 acres from ID-RS, OPD/RS-12, and RS-5 to OPD/CH-1 for an area located south of I-80, west of N. Dubuque Street, and north of Foster Road. The applicant is applying for a Planned Development Overlay with a Sensitive Areas Development Plan in order to allow a mix of CH-1 and CN-1 commercial uses with frontage or proximity on I-80 and North Dubuque Street and to allow the clustering of residential density to avoid disturbance of sensitive features including wetlands, woodlands, and slopes within the residential portion of the subdivision and to allow for disturbance of altered protected slopes and wetlands in the commercial portion of the subdivision. In order to develop this area, Forest View Drive would be constructed, beginning at North Dubuque Street (north of Laura Drive) and extending west to intersect with an extension of Algonquin Drive.

The applicant has submitted a planned development and preliminary plat to accommodate a relocated manufactured housing site along Algonquin Drive and 8 multi-family structures located south of Forest View Drive (Lots 12-15 and Lot 24). All residential structures are located outside of the 300-foot highway buffer. A number of sensitive features—protected slopes, wetlands, and woodlands—are preserved within Outlot C and within conservation easements on Lots 13, 14, and 26. Commercial lots/zones are located primarily along N. Dubuque Street and north of Forest View Drive, with a small cluster of 3 commercial lots located along the south side of Forest View, directly north of the Haywood Apartments. An area of woodland preservation is provided in Outlot A between properties on Knollwood Lane and Lot 1; a wetland located in the ravine east of Laura Drive is proposed to be filled to allow development of this commercial area and a portion of Forest View Drive.

In August, 2017, the City Council adopted an amendment to the North District Plan (see attached) to modify the “future land use map” and add certain housing, transportation, and design goals. The amendment was intended address several aspects of development:

- Opportunities for commercial development along North Dubuque Street and the Interstate-80 frontage.
- Potential for a wider a mix of housing types including, multi-family and manufactured housing.
- Construction of a second means of access to the Peninsula area in order to address the potential for flooding along a portion of Foster Road.
- Relocation of the residents of the Forest View Mobile Home Park.
- Preservation of the natural aesthetic of the North Dubuque Street as an important community entrance.

The land use map was adopted to guide development of the area along with the following goals as described on page 13-14 and attached to this report.

The applicant has indicated that they have used the “Good Neighbor Policy” and conducted a number of neighborhood meetings over the past two years.

ANALYSIS:

Current zoning: The area proposed for residential development currently includes undeveloped or minimally developed lots zoned Interim Development Single-Family Residential (ID-RS). The interim development zones are the default zoning to with undeveloped areas are classified until city services are provided. Upon provision of city services, the City of the property owner may initiate rezoning consistent with the Comprehensive Plan, as amended. The development area also includes property that contains the Forest View Mobile Home Park, which is zoned OPD-RS12 and portions of the Laura Drive right-of-way.

Proposed zoning: The High Density Single-Family Residential (RS-12) zone is intended to provide for development of single-family dwellings, duplexes and attached housing units at a higher density than in other single-family zones. The zoning code notes that, because this represents a relatively high density for development, dwellings should be in close proximity to all City services and facilities, especially parks, schools, and recreational facilities. Special attention should be given to site design to ensure the development of quality neighborhoods.

The applicant is also proposing a hybrid commercial zone with the CH-1 as a base zone and allowing some of those uses permitted in the CN-1 zone in areas south of Forest View Drive. This was contemplated during the public process for Comprehensive Plan Amendment. The logic for allowing a blending of the two zones is that the commercial development in this area is attempting to do three things:

- Address the opportunities of the location adjacent to Interstate 80 by providing hotel, gas, and opportunity for larger office uses.
- Serve the surrounding residential neighborhood by providing a commercial node that provides opportunities for basic services designed to be accessible and compatible with neighboring residential uses (i.e. retail and personal service).
- Provide opportunity for commercial uses along the Dubuque Street frontage that do not detract from the natural aesthetic of this important community entryway.

A planned development overlay is necessary for the following reasons:

1. To allow the disturbance of certain sensitive features identified on the property (staff is still reviewing the sensitive areas development plan).
2. To allow the development of manufactured housing. The applicant is proposing to locate 59 manufactured housing units on lots located off Algonquin Drive.
3. To allow density that might otherwise be achieved through conventional development to be clustered so as to avoid or minimize disturbance to sensitive features—woodlands, wetlands, slopes, etc. The applicant is proposing to cluster residential density into 8 multi-family buildings to be located on 5 lots.
4. To allow a hybrid commercial zone that addresses opportunities and needs identified during the comprehensive plan.
5. To allow certain waivers of the dimensional standards in order to accommodate the proposed density of development.

The purpose of the planned development overlay (OPD) zone is to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modification to requirements of the underlying zone will not be contrary to the intent and purpose of the zoning code, inconsistent with the comprehensive plan, as amended, or harmful to the surrounding neighborhood. The OPD zone is intended to:

- Provide flexibility in the design, placement and clustering of buildings; mixture of land uses; use of open space; traffic circulation and parking; and related site and design considerations;
- Encourage the preservation and best use of existing landscape features through development that is sensitive to the natural features of the surrounding area;
- Promote efficient land use with smaller utility and street networks while maintaining pedestrian oriented street frontages;
- Encourage and preserve opportunities for energy efficient development;
- Promote an attractive and safe living environment compatible with surrounding residential developments;
- Provide an alternative method for redeveloping older residential areas; and
- Encourage infill development.

(Code Section: 14-3A-1)

The applicant is seeking waivers from the following zoning standards:

- Minimum lots widths for manufactured housing on lots 19 and 12.
- Minimum building setbacks for manufactured housing units on the north west and southwest corners of Cole Drive.
- Maximum block lengths along Forest View Drive between Haywood and Algonquin Drive.
- Maximum building heights for multifamily housing structures throughout the development.

The dimensional standards may be waived through the OPD process if the City Council determines that it is not contrary to the public interest. The zoning code provides the following criteria for evaluating any such request:

- The modification will be in harmony with the purpose and intent of this title and the city comprehensive plan.
- The modification will generally enhance the proposed planned development and will not have an adverse impact on its physical, visual or spatial characteristics.
- The modification shall not result in a configuration of lots or a street system that is impractical or detracts from the appearance of the proposed development.
- The modification will not result in danger to public health, safety or welfare by preventing access for emergency vehicles, by inhibiting the provision of public services, by depriving adjoining properties of adequate light and air, or by violating the purposes and intent of this title or the city's comprehensive plan.

General Planned Development Approval Criteria

Application for Planned Development rezonings are reviewed for compliance with the following standards according to Article 14-3A of the Iowa City Zoning Code.

1. The density and design of the Planned Development will be compatible with and/or complementary to adjacent development in terms of land use, building mass and scale, relative amount of open space, traffic circulation, and general layout.

- a. **Density** - The overall proposed density for the 44.03 net land area proposed is 13 units per acre, which is the maximum density for RS-12 development. The residential zone is broken down into three distinct areas:
 - Three single-family lots (Lot 24, 25, and 26). The lots occupy large lots of .7 acres to 4.22 acres and will have frontage from a cul-de-sac east of Algonquin Road. This similar to other low density single-family uses located along Foster Road.

- Lots 16-23 along with Outlot E will serve 59 manufactured housing units (lots 16-22 plus outlot E and alleys) has a density of approximately 8 units per acre. This density provides a transition from the low-density single-family neighborhood to the west and the area of townhome developed along Algonquin, Arch Rock, and Mission Point Roads to the higher density multi-family to the north and west.
- A 30.2-acre area is proposed for multi-family development. Developed lots are all located south of Forest View Drive outside the 300-foot highway buffer and include 4 lots with 7 buildings. All buildings are clustered around the edge of the large wooded area that part of Lot 14. In all, 17.53 acres of land are protected in Outlot C and in preservation easements within lots 13 and 14. In this area 522 housing units are proposed (a density of 17.28 units per acre).

b. Land uses proposed, general layout, and mass and scale:

- **MANUFACTURED HOUSING:**

The applicant is proposing replacement housing for current Forest View residents. In all, 59 housing units are located along Algonquin Drive, east of Mackinaw Village on Lots 16-22. Outlot E provides stormwater management for the area. The preserved woodland in Outlot C provides a buffer between the residential units and the Interstate highway. A community center/office is located within Outlot C. This use is not allowed within an outlot and should be platted as its own lot.

The zoning code provides minimum standards specific for manufactured housing as follows (Section 14-3A-6):

Lot Requirements: The OPD plan must clearly delineate individual lease lots within the development. Each individual lease lot must meet the dimensional standards of the underlying base zone, except for variations approved through the planned development process as set forth in this article. The applicant has requested waivers for setback reductions at the northwest corner of Lot 18 and southwest corner of Lot 21. The applicant has indicated that they cannot meet the 15-foot setback in these areas—the front porch and deck encroaches 2 to 3 feet into the required setback due to the geometry of the street layout.

The applicant is also requesting a reduction in lot width on the 14 manufactured housing lots that abut the west property line. The Bonus Provisions of the RS-12 zone require a minimum lot width of 30 feet and minimum lot size of 3,000 feet where vehicular access/off street parking are restricted to an alley or private rear lane. The majority of lease lots (45) are served by rear alleys and meet the dimensional and setback requirements of the RS-12 zone. Along the western edge of the development, lots do not provide a rear access and so the minimum required lot (lease lot) width is 45 feet and minimum lot area is 5,000 square feet. The proposal shows that these 14 lease lots meet the lot area, but have widths of only 35 feet. The dimensional standards for lot widths are intended, in part, to allow for appropriate separation of curb cuts to allow the efficient provision of City services such as snow removal and curbside collection of solid waste/recycling and to allow sufficient space for required trees. Snow plowing/storage and trash collection may be difficult through this portion of the development given the density of driveways. Providing the required 45-foot lot width would likely result in the removal of three lots. Staff had originally suggesting relocating some manufactured housing lots to the east side of Algonquin, however Lot 23 is now proposed for multi-family housing. Another alternative is to provide a rear alley in order to have these lots meet the bonus standards, which would allow lot widths to be reduced to 30 feet and the lot area to 3,000 square feet. However, there is a desire to preserve the rear portion of these lots with a line of existing trees as a buffer between the manufactured housing and the low-density single-family area (Mackinaw Village to the west) and to minimize

parking and storage in the area closest to that neighborhood as parking off the alley along the west property line may not be viewed as an appropriate transition to the single-family detached neighborhood to the west.

The proposal meets the following standards outlined in 14-3A-6 Additional approval criteria for Manufactured Housing Parks:

- A 30-foot (30') setback between any dwelling unit and the edge of the planned development.
- Twenty feet (20') of building separation between manufactured housing units must be provided, except with respect to manufactured housing units parked end to end. End to end separation must be at least fifteen feet (15').
- Hard surfaced off-street parking spaces (9' x 18') shall be provided at the rate of two parking spaces per unit. At least one off-street parking space shall be located on each manufactured housing lease lot. The other required parking space may be located in a common parking area with convenient access to the manufactured housing unit.
- Parking spaces may not be located in the front setback or within ten feet (10') of an adjacent manufactured housing unit. All units served by alleys meet this standard. Narrower lots must meet this standard unless a waiver is requested by the applicant and approved by City Council.

All manufactured housing units will be served by City Water and Sewer.

- **MULTI-FAMILY**

Multi-family housing is proposed on five lots (Lots 12-15 and lot 23) in 8 multi-family buildings ranging from 3 to 5 stories. The applicant has not submitted elevations/designs for proposed buildings, though examples are provided to indicate the design quality and character of the buildings being contemplated. Elevations are normally part of an OPD plan review, however, the proposed development will occur in phases over time and buyers/tenants for the multi-family and commercial uses are undetermined at this time. The applicant is therefore requesting that multi-family buildings be subject to multi-family standards in addition to the following:

- Substantial compliance with the conceptual plan submitted, with regard to maximum density per lot, bedroom make-up of units, building placement, setbacks, location and size of surface parking areas and drives.
- All building must be constructed of quality building materials (see attached list).
- Building height, unit density, and number of 3-bedroom units should not exceed what is approved in the OPD plan.
- Final site plans must meet all other zoning code standards unless a specific waiver has been approved through this OPD rezoning.

Lot 12

Lot 12 is a 2.12-acre lot on which a 4-story* multi-family building is proposed with a total of 60 units (49 studio and one-bedroom units and 11 two-bedroom units). The applicant has shown a parking calculation of 64 required spaces. The zoning code (see table 5-A2 in the off-street parking standards) requires 71 spaces. Only 33 spaces are shown on zoning exhibit. The parking area is shown with a connection to the adjacent commercial lot (Lot 11). Required parking must be on the same lot in the same zone. Residential and commercial lots should not be connected by driveways unless it is necessary for access to a lot. Pedestrians connections between the residential and commercial lots should be provided from the public sidewalk. Commercial parking areas are required to provide a

10-foot setback from adjacent residential property must be setback from adjacent residential zone with S2 or S3 screening.

*The zoning exhibit shows this as a 6-story building tables show a 4-story building—need clarification.

Lot 13

The Preliminary Plat indicates Lot 13 as a 4.76 acre* site with 1.11 acres set aside for preservation of sensitive features. The applicant proposes a 4-story building with 75 dwelling units (30 one-bedrooms, 28 two-bedrooms, and 17 three-bedrooms) requiring 120 parking spaces. The proposal shows two floors of underground parking providing 63 underground spaces and 77 surface spaces for a total of 140 spaces. The Fire Department has noted that fire access may be an issue due to the height of the building. Fire access to the rear of the building may be required.

*The table that accompanies the zoning exhibit indicates a 3.80 acre lot—need clarification.

Lot 14

Lot 14 is platted as a 13.72 acre lot with an 8.62-acre preservation area for protection of sensitive areas (slopes, woodlands, and wetlands). Buildings proposed are 3, 4, and 5-story with the tallest building located to the rear of the site for independent living. The applicant proposes to market this lot for senior housing with a mix of independent living and assisted living. The zoning exhibit shows 3 multi-family buildings with 208 units (60 nursing rehabilitation; 70 assisted living; and 78 independent living. Staff does not have sufficient information to calculate parking, but based on one-bedroom units the 140 parking spaces provided would meet the requirement for all residents plus 7 staff. The zoning exhibit shows 198 spaces. Fire access to the rear of the buildings may be required.

Lot 15

This 3.16 acre is shown with two 5-story buildings with a total of 148 units (100 studio and 1-bedrooms; 22 two-bedroom; and 23 three-bedroom units). The parking requirement would be 190 spaces; 298 are provided mostly underground. A small parking area is shown in front of the building. This is not allowed by code; however, a waiver could be made for a small amount of non-required parking if enhanced screening is provided along the street as a condition of OPD. On street parking will be allowed on Forest View Drive. It may make sense to provide a horse shoe drive for this parking. Again, fire access may be an issue along the back side of the building.

Lot 23

This is 1.37 acre site is show with a 4 story 24-unit multi-family building with all three-bedroom units. The minimum parking requirement is 48 spaces. Parking is provided underground and in a rear surface lot.

Lots 24, 25, and 26 provide three single-family lots that occupying a total of 5.54 acres with 2.07 acres set aside in conservation easement on Lot 26. These lots, two of which were previously non-conforming with regard to frontage and access will become conforming single-family lots. All are provided access and frontage off a cul-de-sac. Lots may need to be re-addressed for Cole Drive.

c. The development will not overburden existing streets and utilities.

Staff is waiting to receive a traffic study for the intersection of North Dubuque Street and Foster Road. Staff has not completed review of stormwater plan.

- d. **The development will not adversely affect views, light and air, property values and privacy of neighboring properties any more than would a conventional development.**

With the exception of development proposed on lot 23, the proposed multi-family structures are located on lots that are some distance from the predominantly single-family area that is Mackinaw Village. All the single-family structures are taller than buildings that would ordinarily be allowed in the RS-12 zone. Most are clustered along the northern portion of the site, on the south side of Forest View Drive and a large area of woodland separates these uses from existing multi-family and townhome development to the south on Foster Road and Algonquin Road.

- e. **The combination of land uses and building types and any variation from the underlying zoning requirements or from City standards will be in the public interest, in harmony with the purpose of the zoning code and with other building regulations of the City.**

While the proposed density is much higher than what would ordinarily exist in the RS-12 zone, the proposed planned development helps to achieve two important public purposes:

- Construction of secondary access from the Peninsula area. The extension of Algonquin Road and Forest View Drive will provide alternative access during severe flooding when a portion of Foster Road is impassible. As noted in the resolution for the Comprehensive Plan amendment, more than 500 new homes have been constructed in the area since the North District Plan was originally adopted.
 - Relocation of residents from the Forest View Mobile Home Park—59 new manufactured housing units will be established on lease lots, the majority of which meet the RS-12 standards. These housing units will be established along city streets with sidewalks, city sewer and water, and other services as a part of the larger neighborhood. Current Forest View residents who are not provided manufactured housing will have the option to rent/purchase condominiums in other multi-family structures within the development.
- **COMMERCIAL DEVELOPMENT**

The OPD process allows for a mix of commercial uses that might not ordinarily be allowed in any individual commercial zone.

Through the planned development process the applicant is proposing a hybrid commercial zone, with the CH-1 as a base zone and allowing some of those uses permitted in the CN-1 zone. This was contemplated during the public process for Comprehensive Plan Amendment. The logic for allowing a blending of the two zones is that the commercial development in this area is attempting to do three things:

2. Address the opportunities of the location adjacent to Interstate 80 by providing hotel, gas, and opportunity for larger office uses.
3. Serve the surrounding residential neighborhood by providing a commercial node that provides opportunities for basic services designed to be accessible and compatible with neighboring residential uses (i.e. retail and personal service).
4. Provide opportunity for commercial uses along the Dubuque Street frontage that do not detract from the natural aesthetic of this important community entryway.

The proposed plan shows a number of commercial lots and potential uses along the

Interstate and N. Dubuque Street that serve travelers along I-80 and commuters on Dubuque Street—hotel/motel, gas station convenience store, restaurants (with potential for drive-through facilities) and office buildings. Additional, small scale commercial uses that also provide for the needs of the surrounding neighborhood—retail, office, and personal service uses are indicated on Lots 4 and 9-11.

Properties north of Forest View Drive and west of the gas easement (lots 5-8) are limited to those uses allowed in the CH-1 to take advantage of the visibility along the interstate. Allowed uses include the following:

- Hotel/Motel
- Restaurants
- Quick Vehicle Service (e.g. gas station)
- Vehicle Repair
- Commercial Recreational (indoor and outdoor)
- Drinking Establishments
- Daycare
- Surface Passenger uses
- Sales oriented and alcohol sales oriented retail uses are limited to convenience stores associated with quick vehicle servicing uses.

During the discussion for the comprehensive plan amendment, City Council expressed concern about creating a large amount of retail as part of this development as it would potentially compete with existing shopping areas located more centrally within the community. Commercial retail uses are not permitted in this area.

All parking and vehicle activities for the lots with frontage on I-80 are directed toward the interstate, as shown in the exhibits (Lots 5-8) and screened from Forest View Drive primarily by buildings or by landscaping in those areas where parking is shown along the sides of buildings. Commercial development on these lots may serve as a buffer between the residential uses on the south side of Forest View Drive and heavy traffic on I-80.

All commercial buildings should also address Forest View Drive providing an attractive streetscape and entry corridor to the residential neighborhood to the west and to separate vehicle uses (e.g. parking and loading) from residential and pedestrian areas. The concept plan shows street facing building entrances along Forest View Drive with pedestrian access from the public sidewalk. Signage and lighting along the southern face of these buildings should comply with CN-1 standards (see below). Given the proximity of these buildings to the proposed residential development, large commercial buildings (those with building lengths of 100 feet or greater) should be subject to the standards for Large Retail Uses (14-2C-6K), which call for details and features that provide visual interest, reduce the perception of the mass of the building, provide attractive entrance features and quality materials.

These location and screening standards as well as requirements for quality building materials and signage standards would be required through a conditional zoning agreement.

Properties and uses located south of Forest View Drive (Lots 9-11) should comply with all CN-1 standards except the maximum parking standard. These standards are intended to provide a unified grouping of small scale retail sales and personal service uses in a neighborhood shopping area; encourage neighborhood shopping areas

that are conveniently located and that primarily serve nearby residential neighborhoods; promote pedestrian-oriented development at an intensity level that is compatible with surrounding residential areas; and promote principles of site design, building articulation, scale and proportion that are typical of traditional main street design.

The CN-1 standards limit the size of commercial uses to promote smaller, neighborhood serving businesses that complement nearby residential areas. Uses allowed in the CN-1 include, retail, restaurants, drinking establishments, personal service oriented retail, daycare, commercial recreational, and general animal related services.

The CN-1 zone limits off-street parking and places it to the rear of buildings with no more than thirty five percent (35%) of the street frontage of a lot being comprised of off street parking spaces, drives, and aisles located in front of a building. Along with the limits on square footage, the limits on off-street parking are intended to ensure that these areas support uses that are primarily neighborhood-serving and encourage clusters of uses that complement each other and provide pedestrian oriented design.

In the CN-1 zone, the number of parking spaces provided may not exceed one hundred ten percent (110%) of the number of parking spaces required. Given the somewhat remote location of this shopping area, it seems appropriate to allow some additional parking, however other standards intended to promote a pedestrian friendly, neighborhood center should be met. Buildings should front the street with street facing entrances accessible from the sidewalk. Buildings should comprise 65% (minimum) of street frontage. In this context, a shared parking area to the rear of commercial buildings is appropriate in order to create the unified commercial node that makes the most of the parking and provides cross connectivity between buildings to encourage customers to visit more than one business.

Properties that front on Dubuque Street (Lots 1-4) would allow a mix of both CH-1 and CN-1 uses: Motel/hotel, office, gas station /convenience, as well as retail or personal service uses, though retail uses should be limited in scale/size with what is allowed in the CN-1 zone. These properties will be held to somewhat higher design and site development standards as discussed at the time of the amendment to the Comprehensive Plan in order to preserve the scenic character of North Dubuque Street; minimize views of parking and vehicle use areas as well as light, noise, and other disturbances to residents of Laura Drive and Knollwood Lane. During the comprehensive plan discussions, the applicant indicated that buildings would be of higher quality and architectural design, including materials that reflect the natural elements of the surrounding natural area. Considerable emphasis should be on minimizing views of buildings, and parking/vehicle areas, including limits on signage and lighting, and increases screening standards along the North Dubuque Street frontage.

As discussed with the Comprehensive Plan amendment, the commercial areas will be subject to a CZA that addresses landscaping, signage, lighting, and building materials and design. At the time of the amendment, the applicant proposed the following:

"Forest View development will have uniform design guidelines that apply to every lot and every structure. The guidelines will be incorporated into the CZA and will include landscaping standards, building material standards, and building articulation standards. Below are examples of language that may be used in the CZA for landscaping and building material standards:

Landscaping Standards

- i. Stormwater facilities shall be designed as an integral part of the landscaping plan.
- ii. Building and parking area placement and provision of open space shall take into account and respond sensitively to the topography and environmental features on the site to the extent possible and as required according to the approved sensitive areas plan.
- iii. Parking areas, loading ramps, utility areas, and similar vehicular use areas shall be effectively screened from public view. Screening shall be accomplished through the design incorporation of landscaping such as planting screens using both deciduous and evergreen tree and shrub species, the combination of which have year-round effectiveness; topography such as the natural or manmade grade differences; structural additions such as permanent walls; or other equally permanent and effective screening methods may be used providing, however, the net result shall be complementary to the central landscape theme as well as effectively accomplishing the concealment of the area in question.

Building Materials

- i. Building facades shall be predominantly constructed of high quality exterior building materials, including window systems, brick masonry, stone, stucco, colored and burnished concrete masonry units, architectural pre-cast panels, and architectural metal panels. Concrete panels with a veneer of brick or masonry may be approved provided the material gives the appearance of one or more of the high-quality building materials listed above. Predominately is defined as at least 75 percent of the exterior of the entire building, but not necessarily of each building wall. Use of high quality materials should be concentrated along building walls are visible from public streets and public areas or that contain public entrances.
- ii. Other lower quality or less durable exterior building materials, such as smooth-faced concrete block, unadorned tilt-up concrete panels, and EIFS do not qualify as quality building materials and should be limited. In no case shall EIFS be used within the first 8 feet above grade. Lower quality metal siding, such as that used for metal pole buildings, is not allowed.
- iii. Material and color changes should generally occur at a change of plane and at an inside corner. Material or color changes at the outside corners of structures that give the impression of veneer or artificiality of the material are not allowed.

Landscaping:

The applicant has provided a list of tree species to be planted along streets and within and around parking areas. This list is being reviewed by the City Forester. In order to provide a cohesive commercial streetscape and attractive entryway to the residential neighborhood, the applicant should provide a pallet of shrubs , low trees, and native grasses that will serve to establish a consistent S2 screening plan for all commercial properties fronting on Forest View Drive with a separate plans for landscaping along the Dubuque Street and I-80 frontages. Because the development surrounds a large area of open woodlands, all plantings, for the development should be checked against the Bur Oak Land Trust invasive species list so as to ensure that no invasive species are included. <https://www.buroaklandtrust.org/wp-content/uploads/2015/07/Johnson-County-Recommended-Planting-ListModified.pdf>

S2 landscaping is required wherever parking or vehicle use areas are visible from Forest View Drive. Along the parking perimeter that faces I-80, including portions of the off-ramp, where parking areas are at a higher elevation than the adjacent road, it may be more appropriate to provide a plan for a variety of deciduous shade trees and evergreen trees and tall shrubs that serve as an enhancement to entrance to the North Dubuque Street corridor. On portions of lot 5 and 6, some S2 screening may still be appropriate.

It appears that bio-retention cells or swales are proposed in various areas of the overall development, including the residential areas. The applicant should address how these areas will contribute to the overall landscaping plan for the development as well as how they will be maintained.

Sign standards:

- Exit Ramp and I-80 frontage east of Haywood Drive extended (Lot 5-7):
Limit to standards of CC-2, CI-1 and CH-1 zones.
Exception from standards and location restrictions: No free standing signs taller than 25ft (no 65ft highway signs). Limit free standing signs to ramp and I-80 frontage only. Non-building signs along the Forest View frontage limited to monument signs only.
- Exit Ramp and I-80 frontage west of Haywood Drive extended (Lot 8):
Limit to standards of CO-1, CN-1 and MU zones. This means no free standing signs.
- Signs along the Forest View Drive frontage (Lots 9-11) should meet the CO-1, CN-1, MU standards.
- Dubuque Street frontage properties south of Haywood Drive extended (Lots 1-4):
Limit to standards of CO-1, CN-1 and MU zones. This means no free standing signs.
Exception from standards: Allow a Quick Servicing Vehicle Use electronic changeable copy for gas pricing only. No signs should be oriented along/face toward North Dubuque Street
- General Restrictions for entire commercial area:
Prohibit cabinet signs where the entire face of the cabinet is illuminated. This should apply to both facia and monument signs.
Prohibit all electronic changeable copy except for Time & Temperature signs and gas pricing signs for Quick Vehicle Serving Uses.
- To avoid sign pollution and to present a uniform and attractive entrance to the residential neighborhood, the applicant should propose a standard design for monument signs—materials, colors, etc.—that meets the CO-1, CN-1, MU zone standard. This monument sign will be used for all development desiring such signage along Forest View Drive in accord with the sign spacing and location standards.

Staff continues to review the Sensitive Areas Plan for the site. The applicant is proposing to fill a wetland

Streets:

A portion of Forest View Drive, from N. Dubuque Street to Algonquin Lane, is designed as a collector street: a 66-foot ROW with a street width of 28 feet. A 5-foot sidewalk is shown on one side and a 10-foot multiuse trail on the other. A trail connection to the Iowa River Trail and pedestrian bridge is shown on the west side of Dubuque Street between the intersection of North Dubuque and the I-80 off-ramp.

Haywood Drive, Cole Drive, and Cole Lane are platted as a 50-foot right-of-way with a 26-foot paved street and 4-foot sidewalks on either side. Cole Lane is a one-block east-west street connecting Algonquin Road to Cole Drive through the center of the manufactured housing area. The proposed street ends one half block from a built section of Flint Drive, which is stubbed (street and utilities) to the property line of the Mackinaw Village subdivision. According to the subdivision standards, the public street should continue through the proposed subdivision:

Section 15-3-2A

2. All streets, sidewalks, and trails should connect to other streets, sidewalks, and trails within the development, and to the property line to provide for their extension to adjacent properties. Each subdivision must contribute to the larger interconnected street pattern of the city to ensure street connectivity between neighborhoods, multiple travel routes resulting in the diffusion and distribution of traffic, efficient routes for public and emergency services, and to provide direct and continuous vehicular and pedestrian travel routes to neighborhood destinations.
3. The road system shall be designed to permit the safe, efficient, and orderly movement of vehicular and pedestrian traffic; to meet the needs of the present and future population served; to have a

simple and logical pattern and allow that pattern to continue through adjacent properties; and to respect natural features and topography.

The applicant is seeking a modification of the requirement for street connectivity in order to provide an additional manufactured housing lot and what they believe to be a better transition between the low density single-family neighborhood and the higher density RS-12 neighborhood to the east. Upon recommendation of the planning and zoning commission or on its own motion, the city council may vary, modify or waive the requirements of chapter 3, "Design Standards And Required Improvements", of this title, provided one of the following qualifying circumstances are met:

- a. If the subdivider can demonstrate that strict compliance with the requirements of chapter 3 of this title would result in extraordinary hardship because of excessive costs due to nonself-inflicted conditions; and if the subdivider can demonstrate that strict compliance with the requirements of chapter 3 of this title would conflict with the objectives of these subdivision regulations; or
- b. If a subdivider can demonstrate that strict compliance with the requirements of chapter 3 of this title would result in subdivision design that would compromise public health or safety, or could result in the substantial degradation of natural features even after application of appropriate provisions of title 14, chapter 5, article I, "Sensitive Lands And Features", of this code.

City council may act to vary, modify or waive a requirement only if it finds that the public safety and interest is protected and that such variance, modification, or waiver will not hinder development of neighboring properties and that the variance, modification or waiver will not nullify the intent or purposes of this title or of other titles of this code. (15-1-5A)

Public Open Space

Based on the 50.31 acres proposed for residential rezoning, the applicant must dedicate 2.82 acres of land or pay fees in lieu of. Fees would be applied to parks within the Foster Road Open Space District.

Private open space

As noted on the plat and zoning exhibit, open space is principally provided within outlots and preservation easements.

- Outlot A, preserves and 1.2-acre of woodlands between the commercial zone and residential lots of Knollwood Lane.
- Outlot B, is remnant space left on either side of a new road section connecting to Haywood Drive. The zoning exhibit notes this as are for future development. The intent is to add this lot area to contiguous lots (e.g. Haywood property and/or Lot 9).
- Outlot C is labeled as 3.61 acres of preservation easement. A contiguous area to the east, labelled as 2.77 acres of preservation easement, must either be added to Outlot C or platted as its own outlot within the residential zone. The Preliminary Plat indicates that this area will be dedicated for right-of-way. This are should be preserved as part of the sensitive areas development plan, to preserve woodland to provide a buffer between residential development and Interstate 80.
- Outlot D is intended to serve as storm water management for the manufactured housing area.

For all outlots that remain under private ownership, the developer must submit a legally binding instrument setting forth the procedures to be followed for maintaining the areas and for financing maintenance costs. Such costs shall be shared by all owners of property located within the planned development through the use of an owners' association or other entity satisfactory to the city. Any costs incurred by the city due to failure of this designated entity to meet its obligations under the provisions of this subsection J2a shall be assessed against, and will become a lien on all individual properties located within the planned development in favor of the

city. (14-3A-4J)

Other areas are preserved within private property associated with Lots 13 (1.11 acres preserved); Lot 14 (8.62 acres preserved); and Lot 26 (2.07 acres preserved). The subdivision regulations indicate that where protected features and/or their required buffers are incorporated into individual lots, they must be included within a recorded conservation easement or protected by restrictive covenants with the city that are recorded and run with the land.

Comprehensive Plan: The North District Plan was amended in (August 15, 2017) to allow for development of Low-medium mixed residential and multi-family uses (8-13 dwelling units per acre) along the western and southern portions of the area, and a mix of Highway and Neighborhood Commercial uses to the north and east (see attached land use map adopted April 12, 2017). The following goals were also adopted and incorporated into the North District Plan:

- *Housing Goal: Upon redevelopment of Forest View Mobile Home Park, the developer/owner should provide relocation assistance to the residents that includes replacement housing, preferably in the immediate area, advisory service, and moving expenses. Said relocation assistance must be offered and made available prior to any demolition of existing homes as part of any first phase of development. A relocation plan must be made available to residents.*

As part of the earlier comprehensive plan amendment the applicants submitted a relocation plan for the residents of the Forest View neighborhood. That plan is in the process of being revised to account for the reduction in the number of modular homes to be built in the Forest View neighborhood and the provision of additional replacement housing in the multi-family building to the East. The operative provisions of the relocation plan will be included as terms of the Conditional Zoning Agreement.

- *Housing Goal: Any development of multifamily residential adjacent to the Mackinaw Village neighborhood must incorporate design standards, setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.*

The current proposal has shifted multi-family development further to the east. Development adjacent to the Mackinaw Village subdivision is now high-density single family—manufactured housing. The applicant is proposing to maintain a woodland buffer along the west property line.

- *Commercial and Institutional Use Goal: To preserve the scenic character of the primary entrance to the city, any development of property along Dubuque Street must adhere to strict design guidelines imposed through a Conditional Zoning Agreement (CZA). Such design guidelines will address building façade and materials, sign placement, setbacks from the street, screening and tree preservation.*

Staff and the applicant have proposed conditions (above) for landscaping, building materials, and signage to address visibility from Dubuque Street (described above).

- *Commercial and Institutional Goal: A buffer of existing trees and vegetation should be preserved between the Dubuque Street right of way and any development. Woodlands between Knollwood Lane homes and commercial development should be preserved to provide a distance and visual buffer. For properties fronting on Dubuque Street, the percentage of preserved woodlands should exceed the minimum code requirements.*

The proposed planned development maintains a 40-foot woodland buffer between commercial development and the North Dubuque Street right-of-way. The proposal preserves 1.28 acres of woodland between Lot 1 (the gas station and convenience store)

and the residential properties on Knollwood Lane.

- *Transportation Goal: Upon redevelopment of property west of Dubuque Street and south of Interstate 80, access to Dubuque Street for southbound traffic, north of Foster Road may be allowed provided that the access point intersection is designed to accommodate anticipated traffic volumes from the developing area west of Dubuque Street, south of Interstate 80.*

Staff are waiting to receive a traffic study.

STAFF RECOMMENDATION: Staff recommends deferral of the application to allow opportunity for various deficiencies and discrepancies to be resolved and to complete review of the application.

DEFICIENCIES AND DISCREPANCIES:

See various notes above regarding conflicting or missing information included within the report above.

The applicant has not submitted a U.S. Army Corps of Engineers permit indicating the City may consider filling a jurisdictional wetland located east of Laura Drive. The applicant submitted an application to the USACE in early March. This is required with the Sensitive Areas Site Plan.

Staff has not had time to complete review of other aspects of the sensitive areas development plan. Staff has not completed stormwater review.

The developer must submit evidence of ownership of the property to be developed or a legally binding executed option agreement for purchasing all of the property.

ATTACHMENTS:

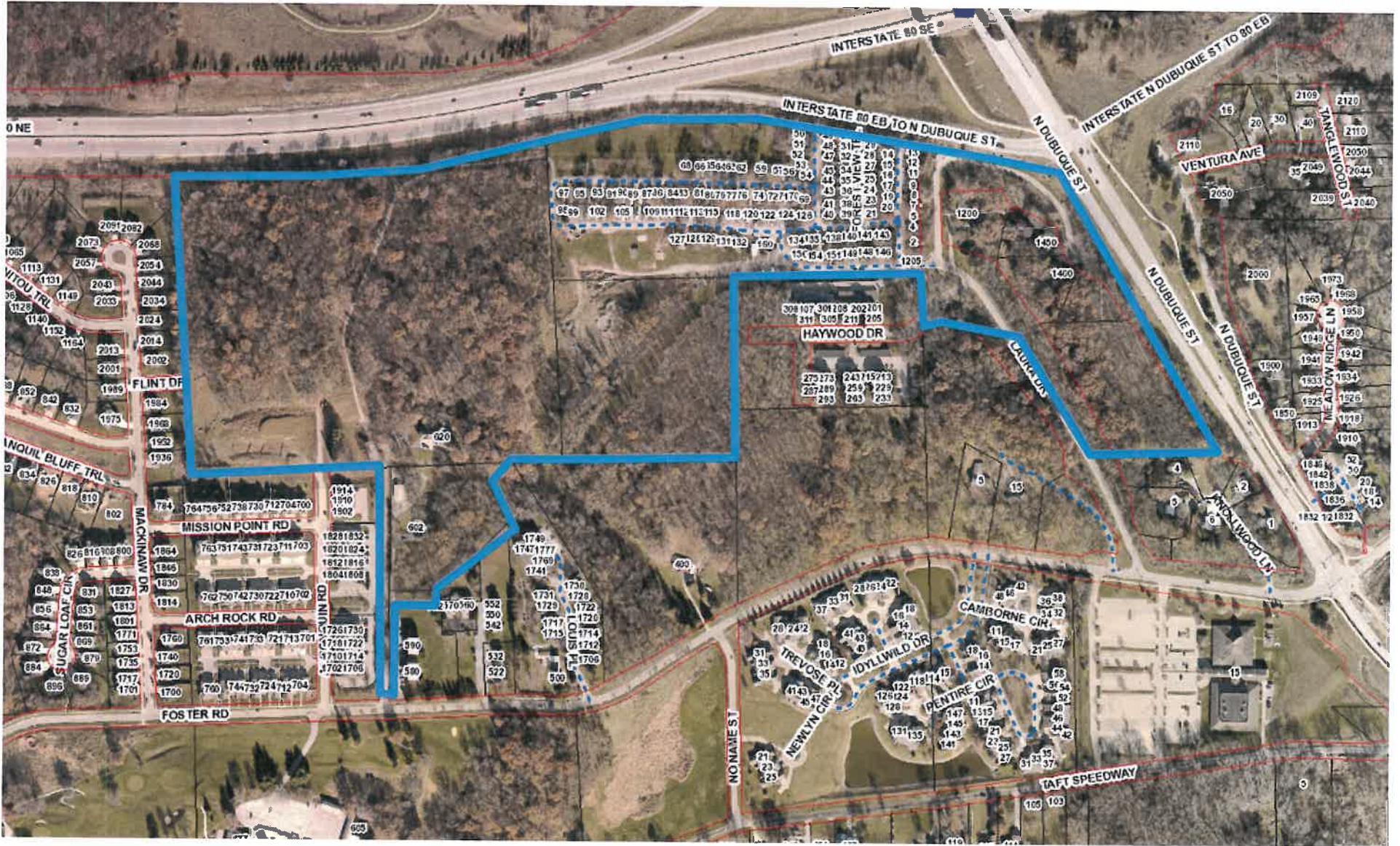
1. Location Map
2. Applicants' statement
3. Request for variations from dimensional standards
4. Preliminary Plat
5. OPD Plan
6. Sensitive Areas exhibit
7. Landscaping (tree) plan
8. Master Plan table
9. Elevations and supplementary renderings
10. Resolution for the Comprehensive Plan amendment (201&0
11. Correspondence

Approved by: _____

Tracy H. Hightshoe
Tracy Hightshoe, Director,

Department of Neighborhood and Development Services

Proposed subdivision and Planned Development Rezoning area
REZ18-00013/SUB18-00006
73.15 acres



Applicant's Statement for Rezoning

The proposed development area ("Project") consists of 8 existing parcels, 3 of which are adjacent to the southerly I-80 right-of-way west of N Dubuque Street. The proposed project proposed to combine and readjust boundary lines via the platting process to create multiple new parcels consisting of OPD-RS12 and CH-1 rezoning, including multiple outlots and preservation easements. Additionally, a portion of the existing Laura Drive is proposed to be adjusted to align with the Forest View Drive roadway alignment and proposed commercial Lot 3. Following standard planning procedures, North Dubuque LLC initially sought a Comprehensive Plan amendment to reflect changes from:

- Multi-Family Residential to Highway/Neighborhood Commercial
- Single-Family/Duplex Residential to Multi-Family Residential
- Single-Family/Duplex Residential to Low-Medium Mixed Residential
- Residential Conservation Design to Low-Medium Mixed Residential
- From Large Lot/Rural Residential to Highway/Neighborhood Commercial

This Comprehensive Plan amendment was approved on June 3rd, 2017. The process to amend the Comprehensive Plan occurred over two years and included several meetings with neighboring residents and subdivisions, door-to-door inventory of current residents to communicate proposed changes with a bilingual translator, presentations to City Staff and City Council members, Planning and Zoning Commissioners, and local environmental and human rights organizations.

This rezoning request is also in accordance with the current North District Plan, which shows the anticipated uses for the property as Multi-Family Residential, Low-Medium Mixed Residential, and Highway/Neighborhood Commercial. The plan being proposed will incorporate a mix of uses, such as Office/Commercial, Highway/Neighborhood Commercial, Open Space and a mix of Residential. The proposed plan will focus heavily on land conservation and will provide secondary road access to the neighborhoods to the west, including the Mackinaw and the Peninsula neighborhoods. The following statement provides information regarding a rezoning of Residential areas to provide easier analysis.

Residential Areas

The proposed Forest View development encompasses 73.15 Acres and North Dubuque, LLC is proposing to rezone 48.10 acres to OPD RS-12, with the majority of that currently zoned as ID-RS and a small portion remaining in OPD/RS-12 (see map for reference). In an effort to preserve the numerous existing sensitive slopes, woodlands, and wetlands present in the project area, a re-classification to Planned Development Overlay (OPD)-12 zoning is being requested for all residential parcels, with RS-12 as the base zone. Rezoning would cluster the proposed density and allow for a significant portion for the project area to remain undisturbed and reserved as preservation.

The west half of the site is currently zoned interim development single-family residential zone, and this rezoning request proposes a change to low density multi-family residential zone.

- This rezoning aligns with the aforementioned amended Comprehensive Plan that shows low-medium mixed residential and multi-family residential uses.
- This rezoning request is submitted in the Sensitive Areas Development category, which intends to protect regulated sensitive areas. In this case, there are steep slopes, wetlands, and forested areas that are protected according to the Iowa City Sensitive Areas ordinance. Based on the available developable area and to preserve additional open spaces, Dubuque, LLC proposes developing housing at a higher density of units.
- The proposed diversity of housing includes apartments/condos, senior-living housing, and single-family homes. This mix of housing is not only allowed in the planned developments but encouraged in Iowa City's Comprehensive Plan's 'Housing' section, which states under its Housing Goals and Strategies (27):
 - Encourage a diversity of housing options in all neighborhoods.
 - Ensure a mix of housing types within each neighborhood, to provide options for households of all types (singles, families, retirees, etc.) and people of all incomes
- There are homeownership and rental opportunities proposed throughout this site. In fact, up to twenty percent of the homes will be affordable and integrated throughout the development site. This aligns with the City's Comprehensive Plan's Housing Goals and strategies, which states, "Strive to create a healthy balance of rental and owner-occupied housing in all neighborhoods."
- The proposed residential lots 16-22 include 60 modular homes that will be financed in a way that reduces barriers for low-income residents to achieve homeownership. This neighborhood contains a primarily Latin population that is currently housed in aging mobile home structures. By building new modular homes and working closely with existing residents to attain homeownership over a period of time, North Dubuque, LLC is working toward providing safe and affordable housing to an underserved and often disadvantaged community. Additionally, a community center and shelter is proposed to support neighborhood activities and provide a place for communal gathering. This aligns with the overarching goals stated in the City's Consolidated Plan (CITY STEPS)
 - To provide decent housing by preserving the affordable housing stock, *increasing availability of affordable housing, reducing discriminatory barriers,* increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
 - *To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.*

FILED

FEB 21 2018

City Clerk
Iowa City, Iowa

Commercial Areas

Since 2001, this area has seen a significant increase in population. The Peninsula neighborhood, Elk Run condominiums, and Mackinaw Village have meant an increase of over 500 new homes. The Peninsula neighborhood was built with New Urbanist design concepts in mind, and thus, has an abundance of open space, a traditional playground

(Emma Harvat Park), Thornberry Dog Park, a disc golf course, pedestrian access to Coralville across the Iowa River, and a small commercial component that includes a restaurant/bar, coffee shop, and a handful of commercial offices.

The Forest View development proposes additional commercial components to serve the surrounding community and beyond. This includes a proposed rezoning resulting in 25.10 acres of CH-1 use. Existing zoning within these proposed commercial lots consists of ID-RS, OPD-RS12, and RS-5. This use is intended to contain some or all of the following: convenience store (w/ market), restaurant, retail, bank, hotel, and commercial office. These commercial elements will adhere to a CZA that will include design parameters for appropriate landscape screening of buildings and utilities, etc. Please note, within this CH-1 rezoning, Preservation Easements are to be set to protect existing woodlands and sensitive areas.

Stormwater Management and Sensitive Areas

This application and plan recognizes and represents the modifications to the Comprehensive Plan as approved, including the preservation of woodlands, the mitigation of wetlands, and protection of sensitive areas as a whole. In addition, the agreed upon buffer during the Amended Comp Plan along N Dubuque Street and south of the southern commercial lot as permanent preservation of woodlands which will also serve as buffer between existing residential properties and N. Dubuque Street.

A sensitive areas plan is attached, with a summary of the impacts and protection provided to keep as much of the sensitive areas in tact as possible. Protected woodlands, western wetlands, and sensitive slopes are proposed to remain protected via Preservation Easements. Wetlands on the eastern portion (commercial) of the development are to be mitigated via the use of the credit system and banked wetlands. This mitigation is in process in collaboration with EarthView Environmental and through USACE and IDNR via an Individual Permit application and authorization.

Stormwater will be addressed, for the most part, on each individual lot in a variety of fashions depending on the lots and surrounding sensitive areas. As depicted in the plan, such practices will consist of at surface basins, underground storage, and conservation practices utilizing existing ravines and protected areas. Stormwater calculations have been included within this application packet.

Utilities

An existing gas pipeline (Magellan) and easement exists across the development, in which the Development Team has been in continued conversations throughout the design process. With that, the overall layout of the development has worked around such easement to minimize the number of crossings and avoid impact as defined in the agreement with the pipeline. Sanitary sewer and water main connections are available in more than one location and will serve the development accordingly.

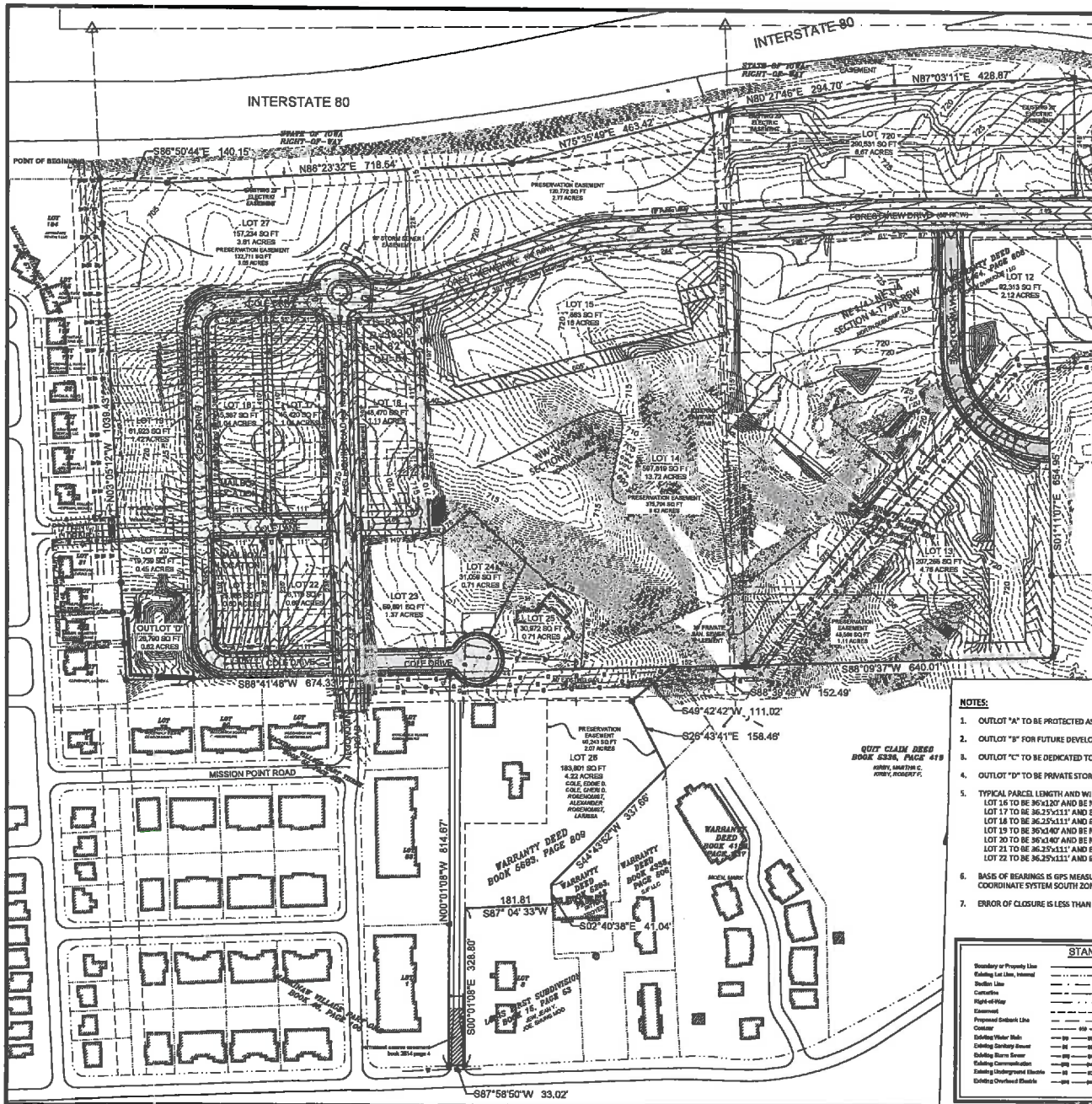
FILED
FEB 21 2018
City Clerk
Iowa City, Iowa

List of Requested Variances

Re: Forest View Development *February 20, 2018 (original)*
Forest View Development *March 14, 2018 (resubmitted)*

The following variances are to be considered for approval with the Forest View Development rezoning application:

1. Per City of Iowa City Code for RS-12 intent of zone, portions of this development with the proposed RS-12 zoning may be considered as multi-family use in terms of building layout. This proposal is due to the presence of Sensitive Areas and preservation thereof, with the intent to impact less footprint by combining units and utilizing elevation (stacked levels).
2. Portions of Forest View Drive do not meet the preferred 600' spacing per subdivision code between public streets; however, private streets or accesses may be located within those distances. Spacing greater than 600' is again due to the intent to avoid impacts to preservation and sensitive areas, as well accommodate commercial development. Per City Code, 15-3-4, Layout of Blocks and Lots:
To provide multiple travel routes within and between neighborhoods, block faces along local and collector streets should range between three hundred (300) and six hundred feet (600') in length and for residential subdivisions have a width sufficient to accommodate two (2) tiers of lots. Longer block faces may be allowed in cases of large lot commercial, industrial, or rural residential development, or where topography, water features, or existing development prevents shorter block lengths, although midblock pedestrian connections may be required (see section 15-3-3 of this chapter). Block faces are measured from centerline to centerline.
3. The northwest and southwest corner lots (two lots total) of Parcel X do not meet the required 15' setback as the front porch/deck area encroaches 2'-3' into the setback, resulting in a 12'-13' setback. This is a result of the geometric layout of the streets and ROW, while still meeting the required lot size per Code.
4. CH-1 to allow the hybrid zoning as denoted in the Comprehensive Plan amendment.
 - a. *Address the opportunities of the location adjacent to Interstate 80 by providing hotel, gas, retail, and opportunity for larger office uses.*
 - b. *Serve the surrounding residential neighborhood by providing a commercial node that provides basic services designed to be accessible and compatible with neighboring residential uses.*
"It follows then that with the addition of retail and personal service as allowed uses that some of the CN- 1 design standards and scale elements would be required through a conditional zoning agreement. These development standards (setbacks, pedestrian access, lighting, landscaping, building scale/designs elements) are intended to preserve or enhance the livability and walkability of the neighborhood. Keep in mind that we are thinking of future residents as well as those that there are already present on Haywood Drive and Laura Drive."

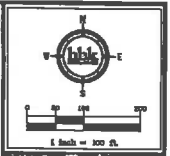


PRELIMINARY PLAT

FOREST VIEW

CITY OF IOWA CITY

JOHNSON COUNTY, IOWA



PROJECT NUMBER:
17-0001

PROJECT NAME:
**FOREST VIEW
PRELIMINARY PLAT**

PLAT PREPARED BY:



HBK ENGINEERING, LLC
508 N. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 338-2827

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 0027328

WWW.HBKENGINEERING.COM

North Dubuque, LLC
130 E. 3rd St.
Suite 400
Des Moines, IA 50309

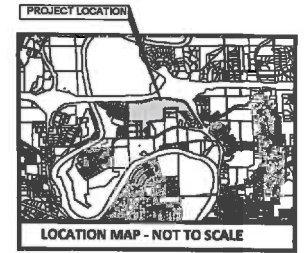
North Dubuque, LLC
130 E. 3rd St.
Suite 400
Des Moines, IA 50309

Attorney:
John D. Freund
Freund Law Firm, P.C.
1005 Main Street
Suite 200
Dubuque, IA 52001

DATE:
170001

DATE:
01-05-2018

DRAWING LOG			
DATE	ISSUED FOR	BY	CHK
01-04-18	DESIGN	BRN	BRN
01-04-18	FOR SUBMITTAL	BRN	BRN
01-04-18	FOR SUBMITTAL	BRN	BRN
01-04-18	FOR SUBMITTAL	BRN	BRN



UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOTS 7, 8, 9, 10, 11, 12, 20, AND 21 OF KNOSH HILL SUBDIVISION AS RECORDED IN BOOK 4, PAGE 376 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS, AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN IOWA CITY, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 104 OF MACNAMAN VILLAGE PART FIVE AS RECORDED IN BOOK 57, PAGE 243 OF THE RECORDS OF JOHNSON COUNTY, IOWA RECORDERS' OFFICE; THENCE S86°50'44"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY INTERSTATE 80, A DISTANCE OF 184.5 FEET; THENCE N87°23'32"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 718.54 FEET; THENCE N75°34'06"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 428.87 FEET; THENCE S17°04'42"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 284.70 FEET; THENCE N40°03'11"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 428.87 FEET; THENCE S17°04'42"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET; THENCE S79°15'17"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 184.5 FEET; THENCE S80°20'15"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 199.89 FEET; THENCE N07°24'10"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 29.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4613.3 FEET AND A CHORD BEARING OF S55°07'41"E, AN ARC DISTANCE OF 912.19 FEET; THENCE S22°02'55"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE STREET, A DISTANCE OF 1004.62 FEET; THENCE N88°00'02"W ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5464, PAGE 622 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 390.00 FEET; THENCE N07°34'06"E ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 311.82 FEET; THENCE S88°57'02"W ALONG THE SOUTHERLY LINE OF KNOSH HILL SUBDIVISION AS RECORDED IN BOOK 4, PAGE 376 OF THE RECORDS OF JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 410.89 TO A POINT ALONG THE EASTERN LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 566, PAGE 387 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE; THENCE N03°45'28"W ALONG SAID EASTERN LINE, A DISTANCE OF 184.5 FEET; THENCE S87°34'06"W ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 665.15 FEET; THENCE S01°11'07"E ALONG THE WESTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF ALBERTA'S PARCEL, "B" AS RECORDED IN BOOK 34, PAGE 44 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 84.05 FEET; THENCE S87°34'06"W ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 840.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S87°34'06"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 152.49 FEET; THENCE S07°42'16"W ALONG THE EASTERN LINE OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 5483, PAGE 809 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 111.02 FEET; THENCE S28°43'41"E CONTINUING ALONG SAID EASTERN LINE, A DISTANCE OF 338.48 FEET; THENCE S44°43'25"W ALONG SAID EASTERN LINE, A DISTANCE OF 37.86 FEET; THENCE S07°42'16"E ALONG SAID EASTERN LINE, A DISTANCE OF 41.84 FEET; THENCE S87°34'06"W ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 181.81 FEET; THENCE S07°42'16"E ALONG SAID EASTERN LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5464, PAGE 622 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 338.80 FEET; THENCE S87°34'06"W ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 83.02 FEET; THENCE N07°24'10"W ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 814.87 FEET TO THE NORTHWEST CORNER OF MACNAMAN VILLAGE PART 3 AS RECORDED IN BOOK 55, PAGE 378 OF THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDERS' OFFICE; THENCE S84°18'47"W ALONG THE NORTHERLY LINE OF SAID MACNAMAN VILLAGE PART THREE, A DISTANCE OF 674.33 FEET TO A POINT ALONG THE EASTERN LINE OF SAID MACNAMAN VILLAGE PART TWO; THENCE N07°24'10"W ALONG SAID EASTERN LINE OF MACNAMAN VILLAGE PART TWO AND THE EASTERN LINE OF MACNAMAN VILLAGE PART FIVE AS RECORDED IN BOOK 57, PAGE 241 OF THE RECORDS OF JOHNSON COUNTY, IOWA RECORDERS' OFFICE, A DISTANCE OF 1039.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 73.35 ACRES MORE OR LESS, AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

- NOTES:**
1. OUTLOT "A" TO BE PROTECTED AS PRESERVATION AREA.
 2. OUTLOT "B" FOR FUTURE DEVELOPMENT.
 3. OUTLOT "C" TO BE DEDICATED TO THE PUBLIC AS ROW.
 4. OUTLOT "D" TO BE PRIVATE STORM WATER MANAGEMENT AREA.
 5. TYPICAL PARCEL LENGTH AND WIDTHS WITHIN THE FOLLOWING LOTS:
LOT 16 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 17 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 18 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 19 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 20 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 21 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
LOT 22 TO BE 36.25'x111' AND BE NO LESS THAN 4,000 SQ. FT.
 6. BASES OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 83.
 7. ERROR OF CLOSURE IS LESS THAN 1:10,000.

STANDARD LEGEND	
Boundary or Property Line	Existing One Mile
Existing Lot Lines, Internal	Proposed Water Main
Boundary Line	Proposed Sanitary Sewer
Centerline	Proposed Storm Sewer
Height-of-Way	Proposed Communication
Centerline	Proposed Underground Electric
Proposed Easement Line	Proposed Overhead Electric
Centerline	Proposed Gas Main
Existing Water Main	Force Line
Existing Sanitary Sewer	Priority Center, Found
Existing Storm Sewer	Priority Center, Not
Existing Communication	Sanitary Center - Found
Existing Underground Electric	Sanitary Center - Found
Existing Overhead Electric	Recorded Dimension
	Measured Dimension

PLAT/PLAN APPROVED BY THE CITY OF IOWA CITY

CITY CLERK DATE

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS

AREA	LOT	ZONE	LOT AC	BUILDING		TOTAL SF	PARKING STALLS		
				STORIES	# / PKRG		PROVIDED	REQUIRED	
B	1	OPD-CH-1	1.88	6210	1	6210	27	25	1 PER 250 SF
C1	2	OPD-CH-1	1.16	2265	1	2265	21	8	1 PER 300 SF
C2	3	OPD-CH-1	0.50	2265	1	2265	21	8	1 PER 300 SF
C3	4	OPD-CH-1	2.42	2400	1	2400	24	8	1 PER 300 SF
D1	5	OPD-CH-1	1.54	1875	1	1875	24	6.25	1 PER 300 SF
D2	6	OPD-CH-1	1.72	14000	6+2	84000	110 (675/43UG)	110	1 PER GUESTROOM
E1	11	OPD-CH-1	0.97	3772	1	3772	31	13	1 PER 300 SF
E2	10	OPD-CH-1	0.92	6572	1	6572	47	22	1 PER 300 SF
E3	9	OPD-CH-1	0.73	8542	1	8542	21	28	1 PER 300 SF
F1	7	OPD-CH-1	2.51	19084	3+1	57252	148 (695/79UG)	148	1 PER ROOM
F2	8	OPD-CH-1	3.90	29960	2	59920	160	199	1 PER 300 SF
G	15	OPD-RS-12	3.00	17600	5+2	88000	298	184	3 BR UNIT @ 2/UNIT, 2-BR UNIT @ 2/UNIT, 1-BR UNIT @ 1/UNIT, STUDIO UNIT @ .75/UNIT
H	16	OPD-RS-12	7.19						57 UNITS
	17								
	18								
	19								
	20								
	21								
	22								
I	23	OPD-RS-12	1.37	12,000	4+1	48,000	48(375/11UG)	48	3 BR UNIT @ 2/UNIT
K1	12	OPD-RS-12	2.12	15600	4	62400	64	64	MULTI-RESIDENTIAL - 3 BR UNIT @ 2/UNIT, 2-BR UNIT @ 2/UNIT, 1-BR UNIT @ 1/UNIT, STUDIO UNIT @ .75/UNIT
K2	14	OPD-RS-12	6.07	56450	3,4,5	231343	198	137	SENIOR RESIDENTIAL - 3 BR UNIT @ 2/UNIT, 2-BR UNIT @ 2/UNIT, 1-BR UNIT @ 1/UNIT, STUDIO UNIT @ .75/UNIT
K3	13	OPD-RS-12	3.80	24768	4+2	99072	140(775/68UG)	120	HI-END MULTI-FAMILY RESIDENTIAL - 3 BR UNIT @ 2/UNIT, 2-BR UNIT @ 2/UNIT, 1-BR UNIT @ .75/UNIT



PROJECT NUMBER
17-0001

PROJECT NAME
FOREST VIEW

TITLE

hbk
ENGINEERING

HBK ENGINEERING, LLC
608 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (515) 338-7857
FAX: (515) 368-2957

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 0027323

www.hbkengineering.com

OWNER:

DEVELOPER:

ATTORNEY:

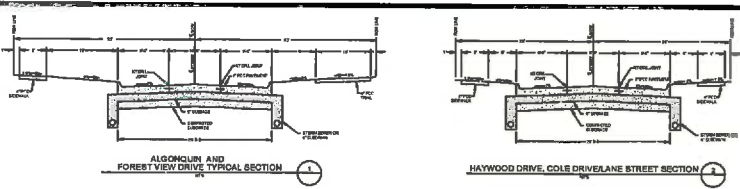
DRAWING NO:
170001

DATE PLOTTED:
05-31-2017

DRAWING LOG				
DATE	ISSUED FOR	DATE	BY	CB
05-31-17	REVISION PLAN			
05-31-17	REVISION			
05-31-17	REVISION PERMITAL			

DESIGNED BY:
BRIAN A. BOELK

SHEET:
1 of 3



LEGEND

[Dashed line]	APPROXIMATE EXISTING WOODLAND BOUNDARY	[White box]	PROPOSED BUILDING
[Green dashed line]	WETLAND LIMITS	[Dashed box]	PROPOSED PARKING PLATFORM
[Green dashed line]	WETLAND BUFFER	[White box]	PUBLIC STREET
[Brown box]	EXISTING WOODLAND AREA	[Light grey box]	PUBLIC SIDEWALK
[Yellow box]	PRESERVATION AREA	[Light grey box]	PRIVATE STREET
[Red dashed line]	PRESERVATION BUFFER	[Dark grey box]	PRIVATE SIDEWALK
[Cross-hatched box]	PROTECTED SLOPE BUFFER	[Blue box]	APPROXIMATE STORMWATER AREA
[Pink box]	EXISTING GAS EASEMENT		

*NOTE: SEE EARTHVIEW ENVIRONMENTAL PLAN FOR SENSITIVE AREA PLAN



PROJECT NUMBER: 17-0001

PROJECT NAME: FOREST VIEW

TITLE:

DATE:

hbK ENGINEERING
 HBK ENGINEERING, LLC
 808 S. GILBERT ST.
 IOWA CITY, IA 52240
 PHONE: (319) 338-7557
 FAX: (319) 338-2537
 IOWA DEPARTMENT OF LABOR REGISTRATION NO. 00827328
 WWW.HBKENGINEERING.COM

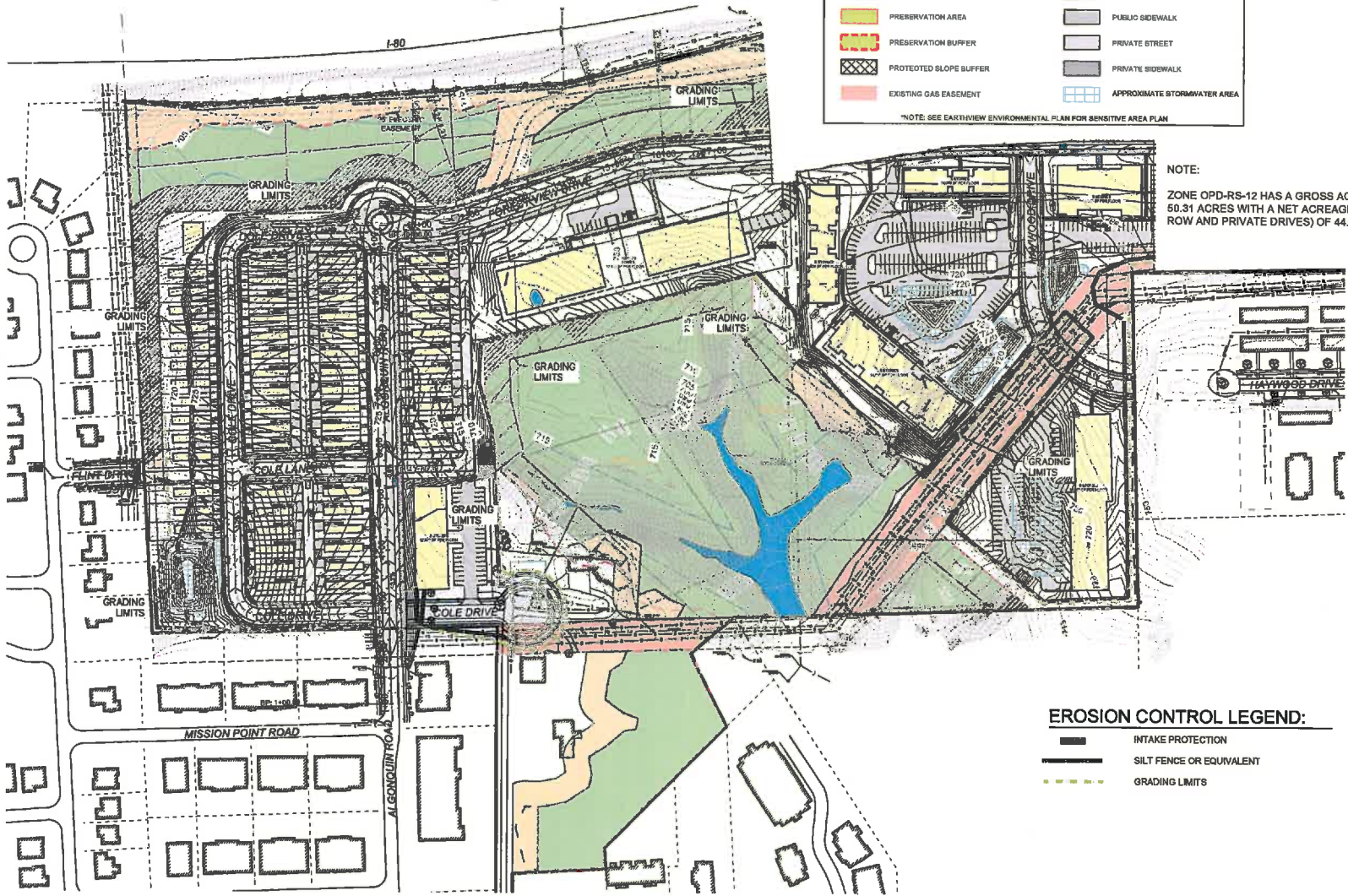
DEVELOPER:

ATTORNEY:

PROJECT NUMBER:	170001		
DATE:	05-31-2017		
DRAWING LOG			
DATE	DESCRIBED FOR	DES	CS
05-20-17	CONCEPT PLAN	JEP	NIB
05-22-17	REVISIONS	JEP	NIB
05-24-17	RESPONSE TO INITIAL CONC.	JEP	NIB

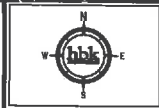
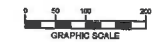
PROJECT MANAGER:	BRIAN A. BOELK
DATE:	2 of 3

NOTE:
 ZONE OPD-RS-12 HAS A GROSS ACREAGE OF 50.31 ACRES WITH A NET ACREAGE (MINUS ROW AND PRIVATE DRIVES) OF 44.03 ACRES.



EROSION CONTROL LEGEND:

[Black line]	INTAKE PROTECTION
[Dashed line]	SILT FENCE OR EQUIVALENT
[Green dashed line]	GRADING LIMITS



PROJECT NUMBER
17-0001

PROJECT NAME
FOREST VIEW

DATE

DESIGNER
hbk
ENGINEERING
HBK ENGINEERING, LLC
500 E. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7957
FAX: (319) 388-2337
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00827328
WWW.HBKENGINEERING.COM

OWNER

DEVELOPER

ATTACHED

DRAWING NUMBER
170001

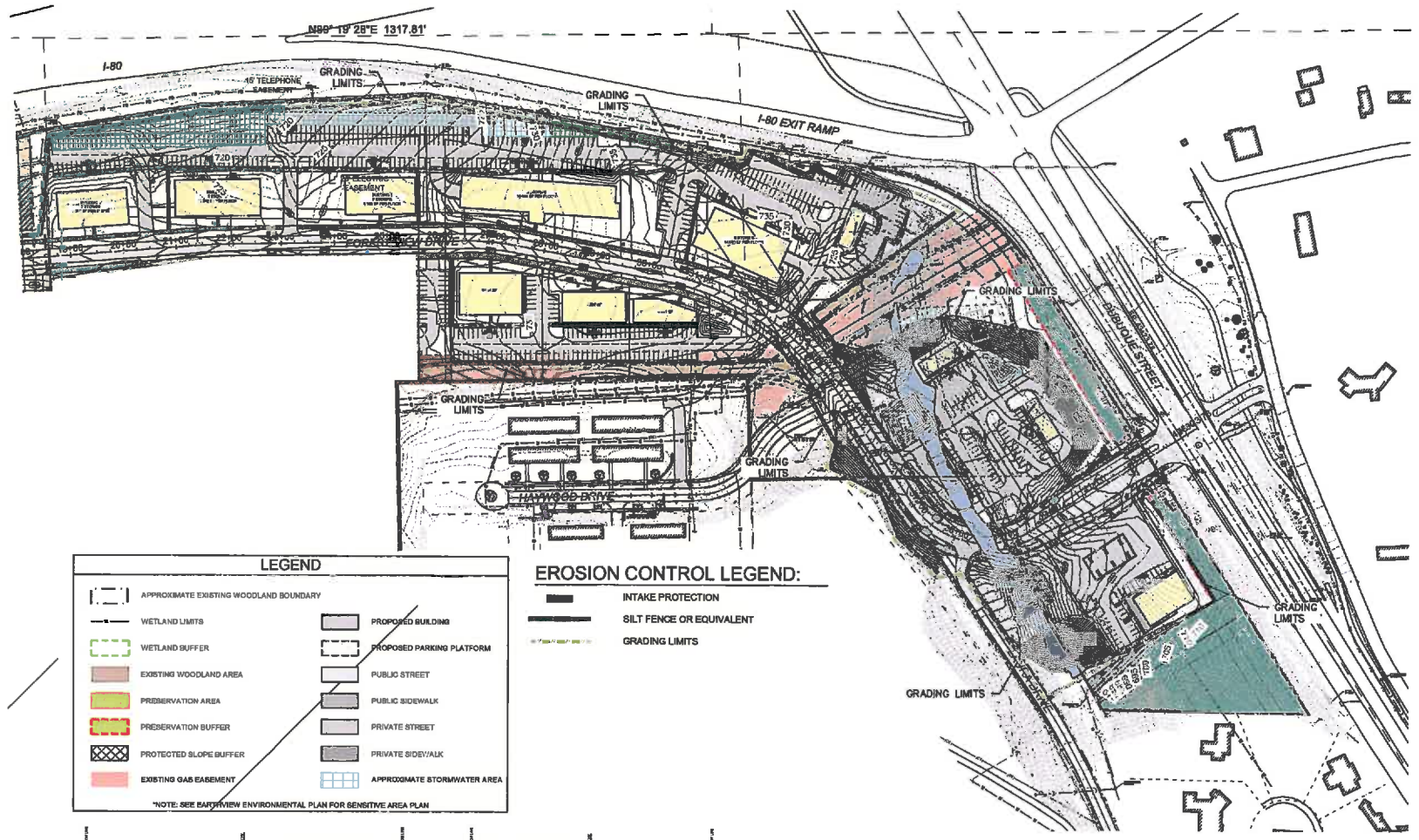
DATE OF ISSUE
05-31-2017

DRAWING LOG

DATE	ISSUED FOR	BY	CR
05-28-17	CONCEPT PLAN	JDP	B/JB
05-31-17	REWORKING	JDP	B/JB
05-31-18	REWORKING	JDP	B/JB

PROJECT ENGINEER
BRIAN A. BOELK

PAGE
3 of 3



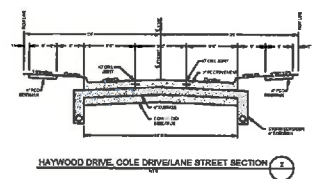
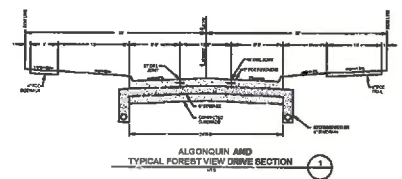
LEGEND

	APPROXIMATE EXISTING WOODLAND BOUNDARY		PROPOSED BUILDING
	WETLAND LIMITS		PROPOSED PARKING PLATFORM
	WETLAND BUFFER		PUBLIC STREET
	EXISTING WOODLAND AREA		PUBLIC SIDEWALK
	PRESERVATION AREA		PRIVATE STREET
	PRESERVATION BUFFER		PRIVATE SIDEWALK
	PROTECTED SLOPE BUFFER		APPROXIMATE STORMWATER AREA
	EXISTING GAS EASEMENT		

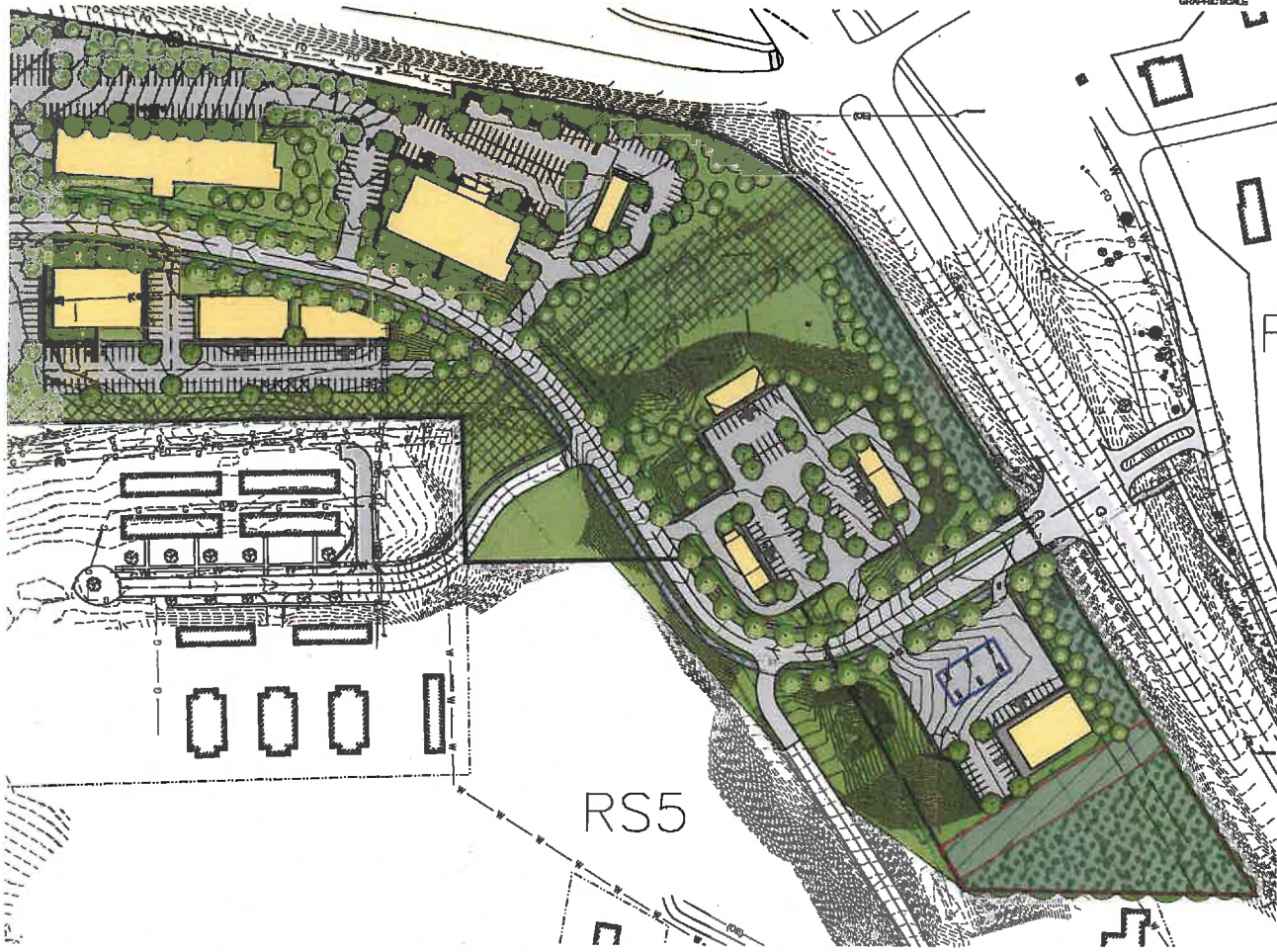
*NOTE: SEE EARLYVIEW ENVIRONMENTAL PLAN FOR SENSITIVE AREA PLAN

EROSION CONTROL LEGEND:

	INTAKE PROTECTION
	SILT FENCE OR EQUIVALENT
	GRADING LIMITS



NOTE:
COMMERCIAL ZONING HAS A GROSS ACREAGE OF 23.87 ACRES WITH A NET ACREAGE (MINUS ROW AND PRIVATE DRIVES) OF 18.03 ACRES.
ZONE OPD-CH-1 HAS AN ACREAGE OF 14.74 ACRES.
ZONE OPD-CO-1 HAS AN ACREAGE OF 3.29 ACRES.



LANDSCAPE CALCULATIONS:

IOWA CITY CODE: 14-3A, 14-3B, 14-3E, 14-5F

ZONING:	TREE REQUIREMENTS:
EXISTING: ID-RS AREAS G, H, I, J, K, L	STREET TREES - 1 PER 40' (LARGE TREE) OR 30' (SMALL TREE), MULTI-FRONTAGE 1 PER 60'
DPD/RS12 AREAS E, F	AREA B - 404'/60' = 7 AREA C - 755'/60' = 13 AREA D - 480'/60' = 8 AREA E - 420'/40' = 11 AREA F - 1135'/40' = 28 AREA G - 655'/40' = 17 AREA K - 745'/60' = 13
RS5 AREAS B, C, D	MULTI-FAMILY RESIDENTIAL REQUIREMENTS: 1 TREE PER 550 SQ. FT. OF BUILDING *STREET TREES, PARKING LOT TREES, AND PRESERVED TREES ARE ABLE TO FULFILL THIS REQUIREMENT
PROPOSED: CH1 AREAS B, C, D, E, F	AREA G - 35,200/550 = 64
RS12 AREAS G, H, K	BUFFERS/SCREENING: PER 14-5F-6 - C3 LANDSCAPE SCREENING REQUIREMENTS - S3

TYPICAL TREE TYPES TO SATISFY TREE REQUIREMENTS
ALL DECIDUOUS TREES TO BE MINIMUM OF 1.5" CALIPER AT TIME OF PLANTING ALL
EVERGREEN TREES TO BE A MINIMUM OF 9" TALL AT TIME OF PLANTING

Overstory trees (80'+ in height):

Elm, American	Ulmus americana	'New Harmony', 'Princeton'
Ginkgo (male only)	Ginkgo biloba	'Samurai', 'Saratoga', 'Shenig-H'
Hickory, Common	Castalia occidentalis	'Prairie Prince', 'Strawgarden'
Honeylocust	Gleditsia bicolorata inermis	'Northern Ascendant', 'Trusdale'
Kentucky Coffeetree	Gymnocladia dioica	'Pavle Tiller', 'Express (seedless)'
Maple, Sugar	Acer saccharum	'Creosote', 'Flex Mill Majesty'
Red gum	Liquidambar styraciflua	'Rotundifolia' (seedless)'
Tulip Tree	Liriodendron tulipifera	'Straw Hat City'
Zelkova, Japanese	Zelkova serrata	'Green Vase', 'Village Green'

Mid-canopy trees (50-80' in height):

Alder, Black	Alnus glutinosa	'Pyramidalis', 'Fastigiate'
Amur Corktree	Phellodendron amurense	'Eyespotter', 'His Majesty', 'Sneezy Flurries', 'Mikito'
Black Gum/Tupelo	Nyssa sylvatica	'Bisque'
Elm, Lace Bark	Ulmus parviflorus	'Pagen', 'Hella'
Japanese Pagoda-tree	Acer japonicum	
Maple, Black	Acer nigrum	
Maple, Miyabe	Acer miyabe	'State Street'
Oak, Sawtooth	Quercus acutisternis	
Oak, Swallow	Quercus coccoloba	
Turkish Filbert	Corylus colurna	
Yellowwood, American	Climalmia laniata	'Puritan Pink'

Understory trees (< 30' in height):

American Sycamore	Collina obtusifolia	
Amur Mandarin	Maackia amurensis	'Summerlime'
Bald Cypress	Taxodium distichum	'Slyward'
Catalpa (misc. cultivars)	Millettia sp. 3/4 inch or smaller, non-pendulous	'CHI CHI'
Ginkgo	Ginkgo biloba (male only)	
Hawthorn, Thornless	Crataegus crus-galli inermis	
Coccoloba		
Hornbeam, American (Miscellaneous)	Carpinus caroliniana	'J.N. Upright', 'Fallend'
Liban, Japanese Tree	Syringa reticulata esp. reticulata	'Ivory Silk', 'Summer Snow'
Maple Tartarian	Acer tartaricum	'Summer Splendor'
Servitorary	Amelanchier sp.	'Cumulus', 'Snowcloud'
Zelkova, Japanese	Zelkova serrata	'Wireless'

Evergreen trees (< 30' in height):

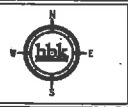
Dark Green Arborvitae	Thuja occidentalis 'Nigra'	
Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	
Swine Stone Pine	Pinus strobus	
Silver Fir	Abies concolor	
Black Hills Spruce	Picea glauca var. demissa	
Douglas Fir	Pseudotsuga mucronata	

PLANT SCHEDULE

TREES	COMMON NAME	QTY
	STREET TREE	181
	SITE TREE	308
	PARKING TREE	189

* These species are not approved for the parkway based on the restricted list for the city of Iowa due to recommendations by the Iowa DNR.
** Only this cultivar is approved for the right-of-way.
This list is meant as a guide to allow flexibility of design for each site and is not an exhaustive list of the types and species available.

* NOT ALL TREES REQUIRED ARE SHOWN FOR PLAN CLARITY AT THIS SCALE.



PROJECT NUMBER
17-0001

PROJECT NAME
FOREST VIEW

DATE

hbK
ENGINEERING

HBK ENGINEERING, LLC
808 S. GILBERT ST.
IOWA CITY, IA 52242
PHONE: (515) 338-7887
FAX: (515) 363-2887

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00852283

WWW.HBKENGINEERING.COM

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE



GRAPHIC SCALE
0 25 50 75 100

LANDSCAPE CALCULATIONS:
IOWA CITY CODE: 14-3A, 14-5A, 14-5E, 14-5F

ZONING:

EXISTING:
ID-RS
AREAS G, H, I, J, K, L

OPD/RS12
AREAS E, F

RS5
AREAS B, C, D

PROPOSED:
CH1
AREAS B, C, D, E, F

RS12
AREAS G, H, K

TREE REQUIREMENTS:
STREET TREES - 1 PER 40' (LARGE TREE) OR
30' (SMALL TREE), MULTI-FRONTAGE 1 PER 60'

- AREA B - 404'/60' = 7
- AREA C - 733'/60' = 12
- AREA D - 430'/40' = 11
- AREA E - 670'/40' = 17
- AREA F - 1110'/40' = 28
- AREA G - 655'/40' = 17
- AREA K - 745'/60' = 13

MULTI-FAMILY RESIDENTIAL REQUIREMENTS:
1 TREE PER 550 SQ. FT. OF BUILDING
*STREET TREES, PARKING LOT TREES, AND
PRESERVED TREES ARE ABLE TO FULFILL THIS
REQUIREMENT

AREA G - 35,200/550 = 64

BUFFERS/SCREENING:
PER 14-5F-6 - C3 LANDSCAPE SCREENING
REQUIREMENTS - S3

PLANT SCHEDULE

TREE	COMMON NAME	QTY
	STREET TREE	191
	SITE TREE	300
	PARKING TREE	180

TYPICAL TREE TYPES TO SATISFY TREE REQUIREMENTS
ALL DECIDUOUS TREES TO BE MINIMUM OF 1.5" CALIPER AT TIME OF PLANTING
ALL EVERGREEN TREES TO BE A MINIMUM OF 3' TALL AT TIME OF PLANTING

Overstory trees (8'-12' in height):

- Birch, American
- Ginkgo (male and)
- Hackberry, Common
- Honeylocust
- Kentucky Coffeetree
- Qymnocid idae dicosa
- Maple, Sugar
- Brown/gum
- Tulip Tree
- Zelkova, Japanese

New Harmony, Princeton

- 'Savannah', 'Bantega', 'Shawg'let
- 'Prairie Pride', 'Chicago'ard
- 'Northern Acclaim', 'Tussock'ard
- 'Prairie Titan', 'Espresso'ard
- 'Crescent'ard', 'Flex Mill Majesty'
- 'Rockcastle'ard (seedling)
- 'Emerald City'
- 'Green View', 'Village Green'

Mid-canopy trees (60-80' in height):

- Alder, Black
- Arise Cordifera
- Black Gum/Tupelo
- Elm, Lace Bark
- Japanese Pagodatree
- Maple, Black
- Maple, Norway
- Oak, Swamp
- Oak, Spotted
- Turkish Filbert
- Yellowwood, American

Understory trees (< 30' in height):

- 'Pyramidalis', 'Fastigial'
- 'Eyestopper', 'The Majesty'
- 'Snow Flakes', 'Vitalize'
- 'Boquer'
- 'Regent', 'Teika'
- 'State Street'
- 'Piedra Park'

Understory trees (< 30' in height):

- American Strobeltree
- Amur Maecia
- Bald Cypress
- Cashew (also: cashew)
- Gliricidia
- Hawthorn, Thornless
- Coccoloba
- Hornbeam, American
- (Lancewood)
- Lian, Japanese Tree
- Maple Tartarian
- Santibary
- Zelkova, Japanese

Understory trees (< 30' in height):

- Cotinus obovatus
- Muscota amurensis
- Taxodium distichum
- Melaleuca sp. 16 inch or smaller, non-pendulous
- Gliricidia (male only)
- Crataegus crus-galli hybrids
- Caryopteris corymbosa
- Syringa reticulata ssp. reticulata
- Acer tartaricum
- Amelanchier sp.
- Zelkova serrata

Evergreen trees (< 30' in height):

- Dark Green Arborvitae
- Green Giant Arborvitae
- Swiss Stone Pine
- Silver Fir
- Black Hills Spruce
- Douglas Fir

Evergreen trees (< 30' in height):

- 'Thea occidentalis 'Nigra'
- 'Thea standishii x plicata 'Green Giant'
- Pinus cambr
- Abies concolor
- Picea glauca var. densata
- Pseudotsuga menziesii

* These specimens not approved for the parkway based on the restricted list for the city or due to recommendations by the Iowa DNR.
** Only this cultivar is approved for the right-of-way.
This list is provided as a guide to allow flexibility of design for each site and is not an exhaustive list of the types and species available.



PROJECT NUMBER
17-0001

PROJECT NAME
FOREST VIEW

DATE



HBK ENGINEERING, LLC
608 S. GILBERT ST.
IOWA CITY, IA 52208
PHONE: (515) 288-7827
FAX: (515) 288-2827

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00627228

OWNER

DESIGNER

ATTORNEY

PROJECT NUMBER
170001

DATE
05-31-2017

DATE	REVISED FOR	BY	CS
05-31-17	CONCEPT PLAN	BR	BR
05-31-17	P.L.R. REVISIONS	BR	BR

PROJECT DESIGNER
BRIAN A. BOELK

* NOT ALL TREES REQUIRED ARE SHOWN FOR PLAN CLARITY AT THIS SCALE.

Preliminary Master Plan

North Dubuque Development

ID	Area	HBK ID	Zone	Description	Area/ Footprint (sqft)	Floors (minus parking)	Underground Parking	Total Area per Building	Hotel Units	Residential Units Total per Building	Studio	1 Bedroom
Commercial - SE Block												
1	B	1	OPD-CH-1	Market	6,210	1	0	6,210				
Commercial - NE Block												
2A (E)	C1	2	OPD-CH-1	Drive-Thru (i)	2,265	1	0	2,265				
2A (W)	C2	3	OPD-CH-1	Drive-Thru (ii)	2,265	1	0	2,265				
2B (E)	C3	4	OPD-CH-1	Retail / Restaurant (i)	2,400	1	0	2,400				
2C	D1	5	OPD-CH-1	Coffee (Drive-Thru)	1,875	1	0	1,875				
Commercial - E Central Block												
3A	E1	11	OPD-CH-1	Bank	3,772	1	0	3,772				
3B	E2	10	OPD-CH-1	Restaurant	6,572	1	0	6,572				
3C	E3	9	OPD-CH-1	Med / Office	8,542	1	0	8,542				
Commercial - N Central Block												
4	D2	6	OPD-CH-1	Hotel	14,000	6	2	84,000	110			
5	F1	7	OPD-CH-1	Hotel	19,084	3	1	57,252	148			
Multi-Family Housing - Central Block												
6	K1	12	OPD-RS-12	Multi-Residential	15,600	4	0	62,400		60	30	19
Office Park - N Block												
7A	F2	8	OPD-CH-1	Office Building ©	9,310	2	0	18,620				
7B	F2	8	OPD-CH-1	Office Building (B)	11,340	2	0	22,680				
7C	F2	8	OPD-CH-1	Office Building (A)	9,310	2	0	18,620				
Retirement Village Lot - Central Block												
8A	K2	14	OPD-RS-12	Nursing Rehab (B)	16,969	3	0	50,907		60		
8B	K2	14	OPD-RS-12	Assisted Living ©	16,969	4	0	67,876		70		
8C	K2	14	OPD-RS-12	Independent Living (A)	22,512	5	0	112,560		78		
Multi-Family Housing - South Central Block												
9	K3	13	OPD-RS-12	Multi-Residential	24,768	4	2	99,072		75	0	30
Multi-Family Housing - W Central Block												
10	G	15	OPD-RS-12	Multi-Residential	17,600	5	2	88,000		148	47	53
Single Family Housing - W Block												
11	H	16	OPD-RS-12	Forest View - Manufactured Homes	1,216	1	0	1,216		57		
Multi-Family Housing - SW Block												
12	I	17	OPD-RS-12	24-Plex	10,500	4	1	42,000		24	0	0
Total									-	572	77	102

Unit Mix

Square Footage

2 Bedroom 2 Bedroom 3 Bedroom Studio 1 Bedroom 2 Bedroom 2+ Bedroom 3 Bedroom

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

11 0 750 800 1,150

[Redacted]

[Redacted]

[Redacted]

28 17 800 1,150 1,400

[Redacted]

23 25 750 800 1,200 1,400

[Redacted]

[Redacted]

0 0 24 1,400

62 42 24

[Redacted]



FILED

FEB 2 2 2016

City Clerk
Columbus, Ga.

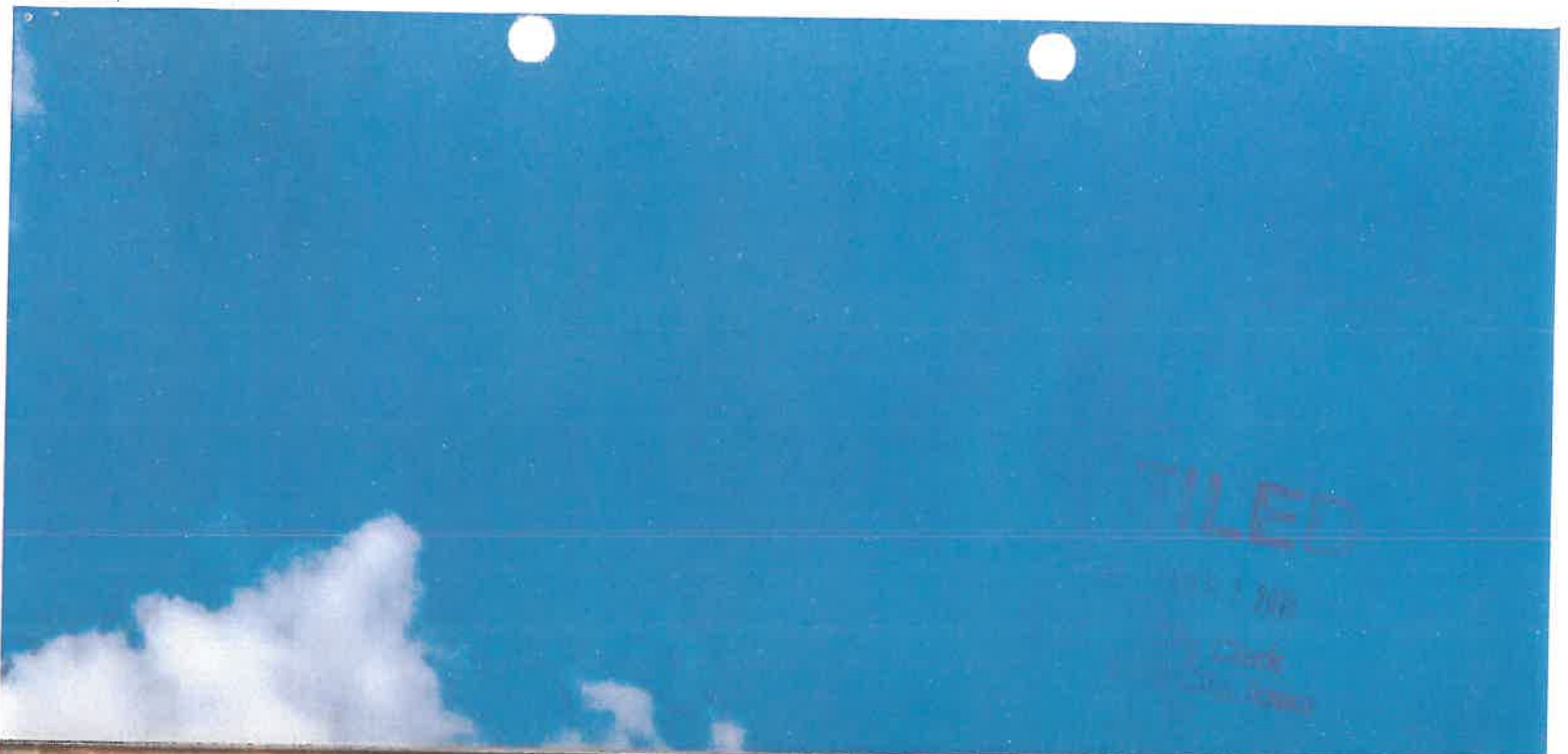


FILED

FEB 2 1 2018

City of
San Diego





TILED
1000 S. 10th
1000 S. 10th
1000 S. 10th



FILED
FEB 2 1 2018
City Clerk
Iowa City, Iowa

NE UNIVERSITY PLACE



FOREST VIEW MANUFACTURED HOMES
VISUALIZATION



Supplementary renderings of North Dubuque St.



SOUTHBOUND DUBUQUE STREET & FOREST VIEW DRIVE INTERSECTION



NORTHBOUND DUBUQUE STREET & FOREST VIEW DRIVE INTERSECTION



SOUTH VIEW FROM I80 OVERPASS



SOUTHBOUND I80 OFF RAMP

Resolution No. 17-275

A resolution amending the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, accept a sensitive areas survey, and add certain housing, transportation and design goals

Whereas, the North District Plan, an element of the Iowa City Comprehensive Plan serves as a land-use planning guide by illustrating and describing the location of appropriate land uses throughout in the North District, and provides notification to the public regarding intended uses of land; and

Whereas, if circumstances change and/or additional information or factors come to light, a change to the Comprehensive Plan may be in the public interest; and

Whereas, the North District Plan currently includes a goal to maintain and enhance existing housing while providing opportunities for new housing development that complements existing neighborhoods, protects environmentally sensitive areas, and is affordable to people of all incomes and ages; and

Whereas, the North District Plan states that if the Forest View Mobile Home Park redevelops in the future, consideration should be given to securing relocation assistance for the current residents of the park; and

Whereas, since 2001 when the North District Plan was adopted, over 500 new homes have been constructed in the area, the Thornberry Dog Park has been established, commercial and office uses have been established in the Peninsula Neighborhood, and several infrastructure improvements have been made including the Dubuque Street / Interstate 80 interchange and the on-going Dubuque Street elevation project; and

Whereas, the proposed land use map includes commercial land uses south west of the Dubuque Street / Interstate 80 interchange, and existing transportation node, and mixed residential and multi-family uses northeast of the Mackinaw Village neighborhood; and

Whereas, the applicant submitted a Sensitive Areas Inventory of its 70 acres which in general shows anticipated areas of disturbance and preservation; and

Whereas, a new east-west road is reflected on the proposed land use map, and said road will provide a secondary access to and from the larger Peninsula neighborhood; and

Whereas, because the new land use map contemplates redevelopment of the Forest View Mobile Home Park, will include a mix of uses, and will impact this busy, scenic entryway to the City, this amendment adds goals and objectives related to affordable housing, opportunity for commercial development, diverse housing and secondary access; and

Whereas, the Planning and Zoning Commission has reviewed this amendment and determined that circumstances have changed to the extent that an amendment to the comprehensive plan is warranted.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

- A. The attached land use map dated April 12, 2017 is hereby adopted and incorporated into the North District Plan as the land use map guiding development of the area shown.
- B. The attached Sensitive Areas Inventory dated April 5, 2017 is hereby added to the

Plan as an appendix.


- C. The following goals are adopted and incorporated into the North District Plan:
- a. **Housing Goal:** Upon redevelopment of Forest View Mobile Home Park, the developer/owner should provide relocation assistance to the residents that includes replacement housing, preferably in the immediate area, advisory services and moving expenses. Said relocation assistance must be offered and made available prior to any demolition of existing homes as part of any first phase of development. A relocation plan must be made available to residents.
 - b. **Housing Goal:** Any development of multi-family residential adjacent to the Mackinaw Village neighborhood must incorporate design standards, setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.
 - c. **Commercial and Institutional Uses Goal:** To preserve the scenic character of this primary entrance to the City, any redevelopment of property along Dubuque St must adhere to strict design guidelines imposed through a Conditional Zoning Agreement (CZA). Such design guidelines will address building façade and materials, sign placement, setbacks from the street, screening and tree preservation.
 - d. **Commercial and Institutional uses goal:** A buffer of existing trees and vegetation should be preserved between the Dubuque Street right of way and any development. Woodlands in between Knollwood Lane homes and commercial development should be preserved to provide a distance and visual buffer. For properties fronting on Dubuque Street, the percentage of preserved woodlands should exceed minimum code requirements.
 - e. **Transportation Goal:** Upon redevelopment of property west of Dubuque St and south of Interstate 80, access to Dubuque Street for south-bound traffic north of Foster Road may be allowed provided that the access point/ intersection is designed to accommodate anticipated traffic volumes from the developing area west of Dubuque St, south of Interstate 80.

Passed and approved this 15th day of August, 2017.



Mayor.

Attest: 
Kellie Fruehling, City Clerk

Approved by:

City Attorney's Office 8/16/17

It was moved by Mims and seconded by Botchway the
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	_____	_____	_____	Botchway
<u>X</u>	_____	_____	_____	Cole
_____	_____	_____	<u>X</u>	Dickens
<u>X</u>	_____	_____	_____	Mims
<u>X</u>	_____	_____	_____	Taylor
<u>X</u>	_____	_____	_____	Thomas
<u>X</u>	_____	_____	_____	Throgmorton

Proposed Amendment to the Iowa City Comprehensive Plan (North District Plan)

**FOREST VIEW
North Dubuque LLC**

April 12, 2017

Legend

- Commercial
- Low to Medium Mixed Residential
- Multi-Family
- ROW
- Project Limits
- Pipeline Easement

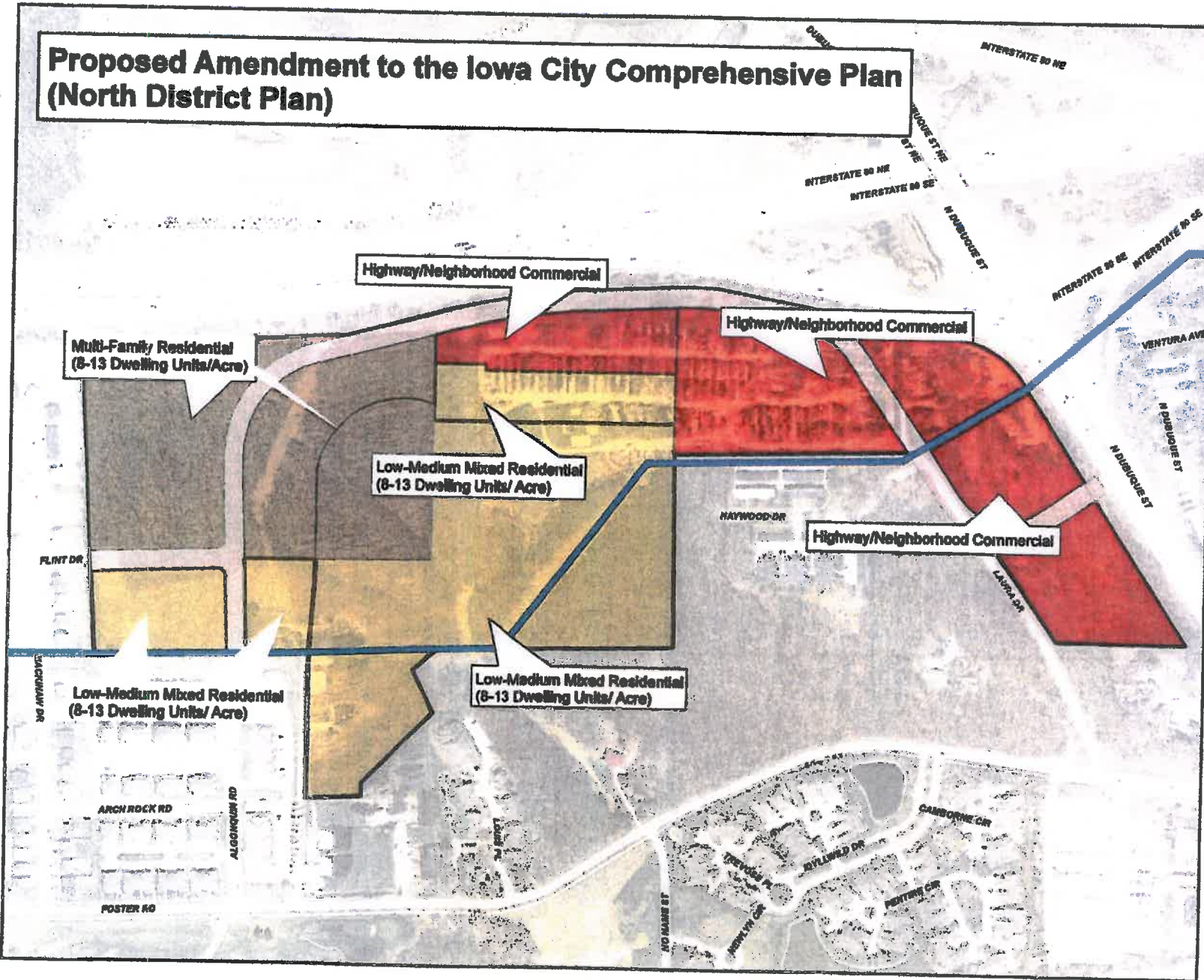
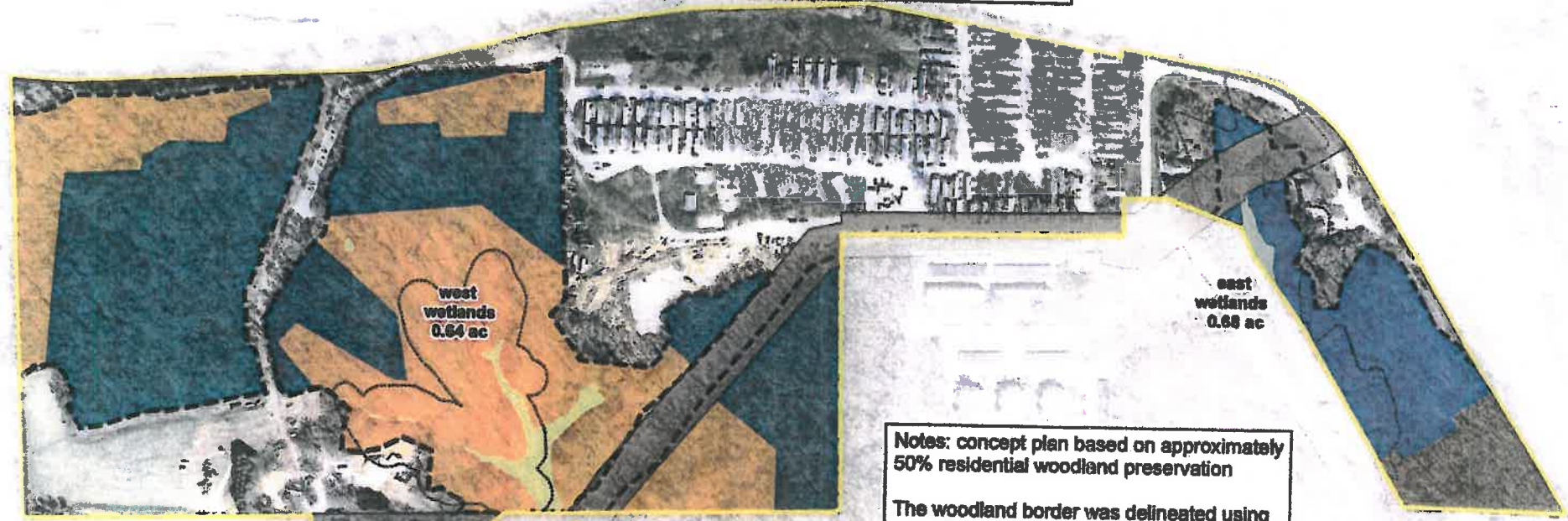


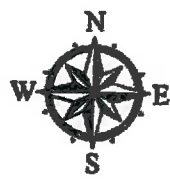
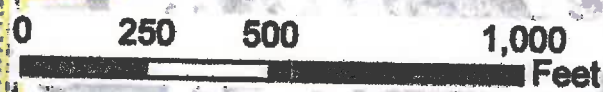
Exhibit A: Forest View Sensitive Areas Inventory












Notes: concept plan based on approximately 50% residential woodland preservation

The woodland border was delineated using a GeoXH 6000 GPS unit with sub-meter accuracy, based on surveyed tree trunks.

Although parts of the woodlands overlap the pipeline easement, those portions were not included in acreage calculations.



-  Project Boundary
-  Pipeline Easement
-  Wetlands (1.32 ac)
-  Protected Slope Buffer (50')
-  Woodland Border

- Potential Woodland Development
-  Commercial, preservation (1.6 ac)
 -  Commercial, proposed impact (3.8 ac)
 -  Residential, preservation (15.6 ac)
 -  Residential, proposed impact (14.8 ac)



Sarah Walz

From: susan boehlje <sichance@outlook.com>
Sent: Thursday, April 12, 2018 4:30 PM
To: Sarah Walz
Subject: FW: Forest View P & Z hearing 4/19/18

Sent from [Mail](#) for Windows 10

From: susan boehlje
Sent: Thursday, April 12, 2018 4:26:26 PM
To: sarah-watz@iowa-city.org
Subject: Forest View P & Z hearing 4/19/18

Honorable Planning & Zoning Commissioners:

My name is Susan Boehlje and I reside virtually adjacent to the property being considered for rezoning at the above-named hearing.

I have followed this project from its inception, attending neighborhood meetings, speaking with Steve Long and later John Yapp, and corresponding with the decision-makers at the previous public hearings. I will be out of town at the time of the 4/19 hearing.

I have all the same concerns that have been raised previously by your staff. The safety of the intersection between the planned new road and North Dubuque St. (I understand that a traffic study must be submitted to justify this new intersection); the impact of the project on the already unenforced and often seriously violated speed limit on Foster Road; and the effect of the increased density on water and air quality, soil and slope stability and other quality of life issues generally.

Of particular concern is drainage. I think there should be a drainage analysis given the recent flood history of the area. Recently in Dubuque a case was reported when a new subdivision was constructed upstream of a large acreage, and within 3 years a huge chasm caused by improper runoff management bisected the entire acreage. That problem is apparently not correctible. That problem SHOULD NOT happen as a result of this proposal. I think a 3rd party review of all drainage plans and city sign-offs will be necessary.

I look forward to other opportunities to follow this project and communicate about its potential problems.

Sincerely,

/s/

Susan Boehlje
1729 Louis Place

Sent from [Mail](#) for Windows 10

Sarah Walz

From: Irish, Erin E <erin-irish@uiowa.edu>
Sent: Tuesday, April 10, 2018 1:52 PM
To: Sarah Walz
Subject: N. Dubuque St.

Hi Sarah,

I have been studying the proposed development at North Dubuque Street. It would go a long way to preserving the beauty of our entry into Iowa City if the gas station were to be moved further west, with its parking lot much closer to Laura Drive. That way the hillside and its mature trees could stay and make the filling station a little more hidden. I am sure that from the viewpoint of whoever will be selling fuel they would prefer its current location, but I think the considerations of the all of us who enjoy the current landscape should count, too.

If there had to be a gas station at all, I would want it to be in area E. But moving Area A a bit to the west, even with the topographical challenges it would entail, seems reasonable.

Thanks for forwarding this to P&Z!

Erin



CITY OF IOWA CITY MEMORANDUM

Date: April 19, 2018
To: Planning and Zoning Commission
From: Bob Miklo, Senior Planner
Re: REZ17-00015

This application was deferred from the April 5 meeting. The applicant is preparing alternative building designs. Two alternative designs are attached. Additional designs will be submitted before the April 19 Planning and Zoning Commission meeting.





STAFF REPORT

To: Planning and Zoning Commission Prepared by: Bob Miklo and Sylvia Bochner

Item: REZ18-00014 Date: April 19, 2018

GENERAL INFORMATION:

Applicant: 100-500 LLC
PO Box 3047
Iowa City, IA 52244

Contact: Jeff Clark
355 S. Gilbert Street
Iowa City, IA 52240
319-631-1867
jeffmc@yahoo.com

Requested Action: Rezone to Riverfront Crossings – South
Downtown Subdistrict

Purpose: To allow for redevelopment of multi-family
housing

Location: 12 E. Court Street

Size: 3.41 acres

Existing Land Use and Zoning: Multi-family residential, RM-44

Surrounding Land Use and Zoning: North: University building and Public parking
ramp (P-1 and P-2)
South: Johnson County Courthouse and
parking (P-1 and P-2)
East: Voxman Music Building and Multi-
family residential (P-2 and RFC-SD)
West: University building and Multi-family
residential (P-2 and RFC-SD)

Comprehensive Plan: Downtown and Riverfront Crossings Master Plan

Neighborhood Open Space District: C7 - Near Southside

File Date: March 22, 2018

45 Day Limitation Period: May 6, 2018

BACKGROUND INFORMATION:

The applicant, 100-500 LLC, is requesting rezoning from High Density Multi-Family Residential (RM-44) to Riverfront Crossings—South Downtown District (RFC-SD) for 3.41 acres of property located at 12 E. Court Street. The property currently contains the Pentecrest Garden apartment complex. The Downtown and Riverfront Crossings Master Plan was adopted in 2013 as an element of the City's Comprehensive Plan. One of the goals of the Master Plan was to adopt a form-based zoning code for the Riverfront Crossings District that would facilitate the redevelopment of properties according to the adopted vision. In 2014, a form-based zoning code for Riverfront Crossings was adopted.

The subject property is located between Burlington Street and Court Street. As part of the proposed rezoning, the applicant plans to dedicate right-of-way for Capitol Street to reopen this street, which was closed as an urban renewal project.

The applicant has indicated that they have chosen not to use the "Good Neighbor Policy".

ANALYSIS:

Current and Proposed Zoning: The subject area is currently zone High Density Multi-Family Residential (RM-44), a zone intended for the development of high density, multi-family dwellings and group living quarters. The maximum height in this zone is 35 feet. The current development on the subject property is an apartment complex in four buildings, which contains 96 units.

The proposed zone, Riverfront Crossings—South Downtown District, is intended for high intensity mixed use development in buildings with active ground floor uses opening onto pedestrian friendly streetscapes. Buildings in this zone must be designed with facades along public sidewalks with parking and service areas located behind buildings in rear lot and midblock locations. This zone allows a variety of uses, including commercial and multi-family residential uses. The height for buildings in the South Downtown District is 8 stories with the possibility of 7 additional floors if bonus floors are granted for features that provide public benefit or further goals and objectives of the Master Plan.

In the Riverfront Crossings zone, projects with residential uses are required to provide 10 square feet of useable open space per bedroom. This open space includes any open air, outdoor space shared by residents of the building, with a minimum width of 20 feet. Indoor activity space can count for up to 50% of the open space requirement. The submitted concept plan does not include information on the number of units or bedrooms in the proposed buildings, but it will need to comply with this open space requirement. The applicant has indicated that the open space will be provided in rooftop areas.

The Riverfront Crossings zone requires that residential developments containing more than 10 units must provide affordable housing units equal to or greater than 10% of the total units. Alternatives to providing the required affordable housing within the development include payment of a fee to an affordable housing fund, off site affordable housing, or contribution of land. A signed affordable housing agreement will be required prior to City Council approval of the rezoning.

Compliance with Comprehensive Plan: The Downtown and Riverfront Crossings Master Plan was adopted in January 2013 as an element of the City's Comprehensive Plan. The form-based zoning code for Riverfront Crossings is intended to help implement that vision and contains standards for building and parking placement, streetscape improvements, building form and design, and landscaping and open space requirements.

The Master Plan specifically addresses the superblock bounded by Burlington Street, Court Street, Clinton Street, and Madison Street, in which the subject property is located. The plan calls for the extension of Capitol Street to connect Burlington Street and Court Street. The plan also states that this area is an appropriate site for student housing, due to its proximity to campus and the student recreation center. The Master Plan envisioned this property being combined with others in the area and redevelopment of apartment buildings surrounding internal courtyards. Because properties within this block have already redeveloped, the arrangement of buildings around an internal courtyard is no longer feasible. However, the proposed apartment buildings on either side of the extended Capitol Street complies with the broader goals of the Master Plan to increase connectivity and provide student housing close to campus.

Compatibility with neighborhood: The surrounding properties are all zoned either Riverfront Crossings—South Downtown District or Public (P-1 or P-2). Neighboring properties include University facilities, such as the Voxman Music Building, the Johnson County Courthouse, apartment buildings, a gas station, and mixed-use buildings with commercial on the ground floor and apartments above. In staff's view, the proposed high-density multifamily residential use will be compatible with both existing and future land uses in the surrounding neighborhood.

Traffic implications: As a condition of the rezoning the applicant has agreed to dedicate right-of-way to construct Capitol Street between Burlington Street and Court Street. This will improve vehicular and pedestrian connectivity in the area and supports a goal of the Downtown and Riverfront Crossings Master Plan.

The Downtown and Riverfront Crossings Master Plan calls for streetscape enhancements along Burlington Street to make it a safe pedestrian route to and from campus. The plan calls for a 15' sidewalk and a 5' furnishing zone, which should contain pedestrian scale lighting, and landscaping such as trees, tall grasses, bollards and chain to create a buffer between the street and the pedestrian sidewalk. The landscape features should also be designed to discourage midblock pedestrian crossing. Given the increased density and pedestrian activity that will result from this development, staff recommends that installation of these improvements be a condition of the rezoning.

Concept Plan: The applicant has submitted a concept plan and illustrations of buildings that are similar in character to what he would like to construct. It should be noted that these illustrations are not actual designs for this property. The form-based code will require that the upper floors be stepped back. Development on this property will require building design approval by the Staff Design Review Committee and City Council. The applicant has indicated that he will be seeking bonus height for right-of-way dedication.

The concept plans shows Capitol Street as a two-lane street with parallel parking on each side. It is anticipated that the street will include turn lanes at the intersection with Burlington Street. There is also the possibility that the street will be designed as a

pedestrian street with limited or no access to vehicles. The design of the street will need to be approved by the City Engineer.

The concept plan illustrates a maximum development foot-print, but the applicant has indicated that specific building design has not been created. The buildings will include parking within the buildings. Parking for the western building will be accessible from the alley located on the west side of the building. Parking for the eastern building will be accessible from Capitol Street or possibly Court Street (because the alley to the east is at a higher elevation, it may not be usable to provide access to underground parking).

The applicant has indicated that these buildings will include roof top open space for the benefit of the residents.

Summary: The proposed rezoning including the reopening of Capital Street complies with the Downtown and Riverfront Crossings Plan. A specific plan has not been prepared for the property. If the applicant is to achieve the bonus height being requested a specific plan will need to be approved by City Council.

STAFF RECOMMENDATION:

Staff recommends approval of REZ18-00014, a proposal to rezone approximately 3.41 acres of property located at 12 East Court Street from High Density Multi-Family Residential (RM-44) to Riverfront Crossings—South Downtown District (RFC-SD) subject to the following conditions:

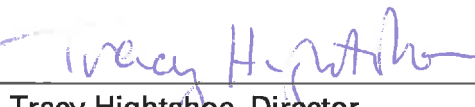
1. The applicant will dedicate right of way to the City to reopen Capitol Street.
2. The developer will build the Capital Street to specifications approved by the City Engineer.
3. Applicant will install streetscape improvements to enhance the pedestrian environment on Burlington Street and Court Streets, as discussed in the Downtown and Riverfront Crossings Master Plan.

An affordable housing agreement will be required prior to the close of the City Council public hearing on this rezoning.

ATTACHMENTS:

1. Location Map
2. Concept plan

Approved by: _____


Tracy Hightshoe, Director,

Department of Neighborhood and Development Services



0 0.02 0.04 0.08 Miles

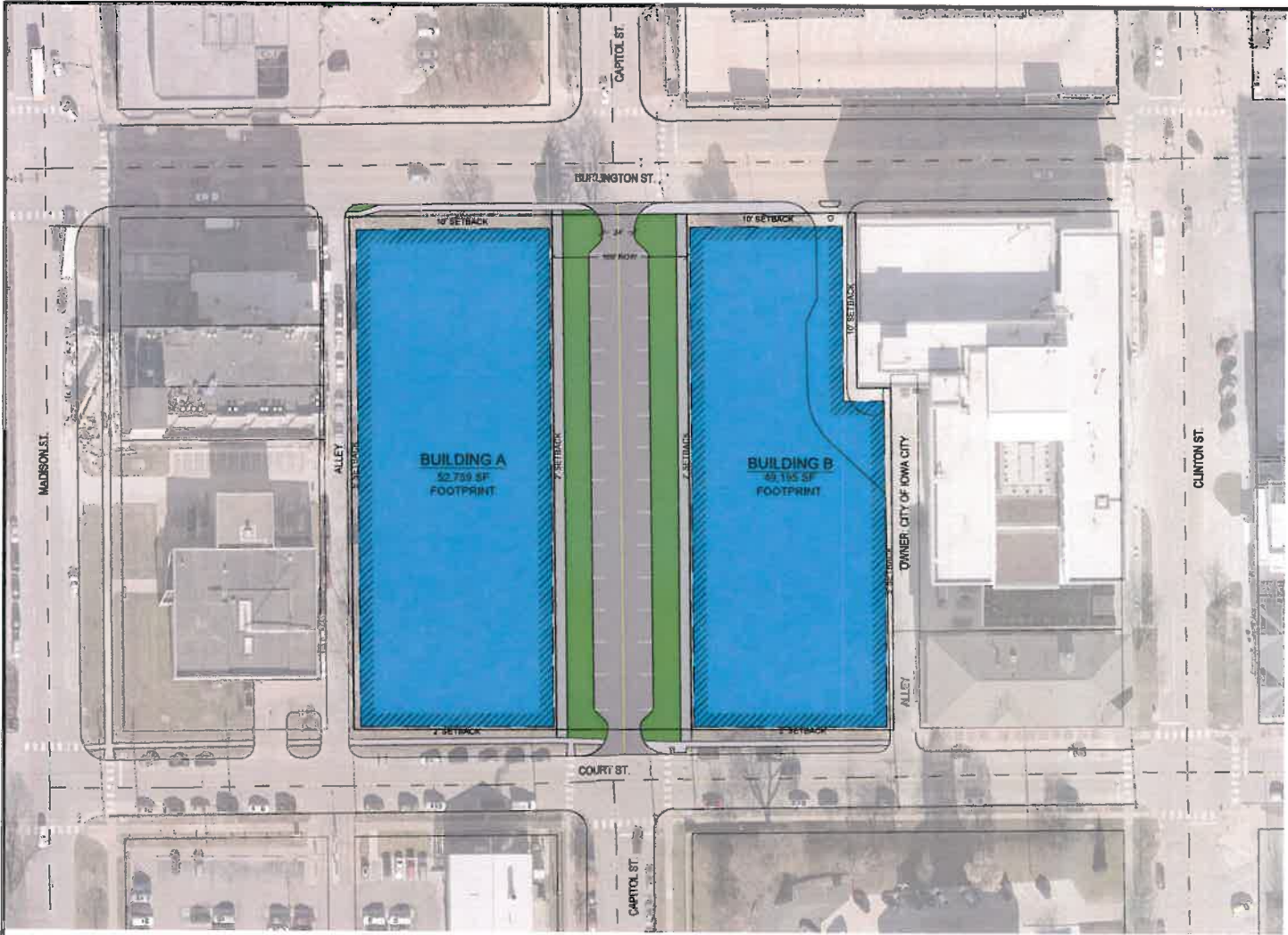
REZ18-00014 12 E. Court Street



Prepared By: Sylvia Bochner
Date Prepared: April 2018

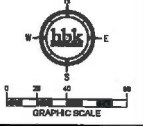
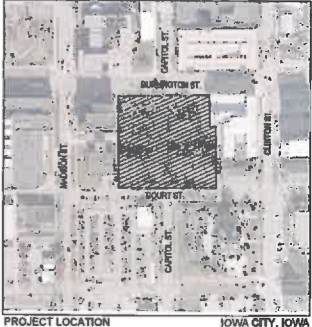


An application submitted by 100-500 LLC for a rezoning of 3.41 acres located at 12 E. Court Street from High Density Multi-Family Residential (RM-44) to Riverfront Crossings - South Downtown Subdistrict (RFC-SD).



LEGEND	
	PCC PAVING
	PCC SIDEWALK
	LANDSCAPING
	BUILDING FOOTPRINT

- NOTES**
1. NO ACCOMMODATIONS MADE FOR STORM WATER
 2. NO ACCOMMODATIONS MADE FOR EXISTING UTILITIES



PROJECT NUMBER:
18-0160

PROJECT NAME:
12 E. COURT STREET

PROJECT LOCATION IOWA CITY, IOWA

LOT INFORMATION

CURRENT ZONING
HIGH DENSITY MULTI-FAMILY
RESIDENTIAL (RM-44)

PROPOSED ZONING
RIVERFRONT CROSSINGS
SOUTH DOWNTOWN
SUB-DISTRICT(RFC-SD)

LOT SIZE
148,540 SF (3.41 ACRES)
LOT A: 57,139 SF (1.31 ACRES)
LOT B: 54,200 SF (1.24 ACRES)
ROW: 37,201 SF (0.86 ACRES)

SETBACKS
BURLINGTON: 10' MIN. - 14' MAX.
FRONT (CAPITOL & COURT):
2' MIN. - 8' MAX.
SIDE: 10'
REAR: 10' - 5' @ ALLEY
NOTE: MINIMUM SETBACKS SHOWN

PARKING

REQUIREMENTS
0.25 SPACES PER BEDROOM

hbk
ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557

IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 06927928
WWW.HBKENGINEERING.COM

DESIGNED BY:
100-500 LLC
12 E. COURT ST.
IOWA CITY, IOWA 52240

OWNER:
100-500 LLC
12 E. COURT ST.
IOWA CITY, IOWA 52240

DATE SUBMITTED:
MARCH 22, 2018

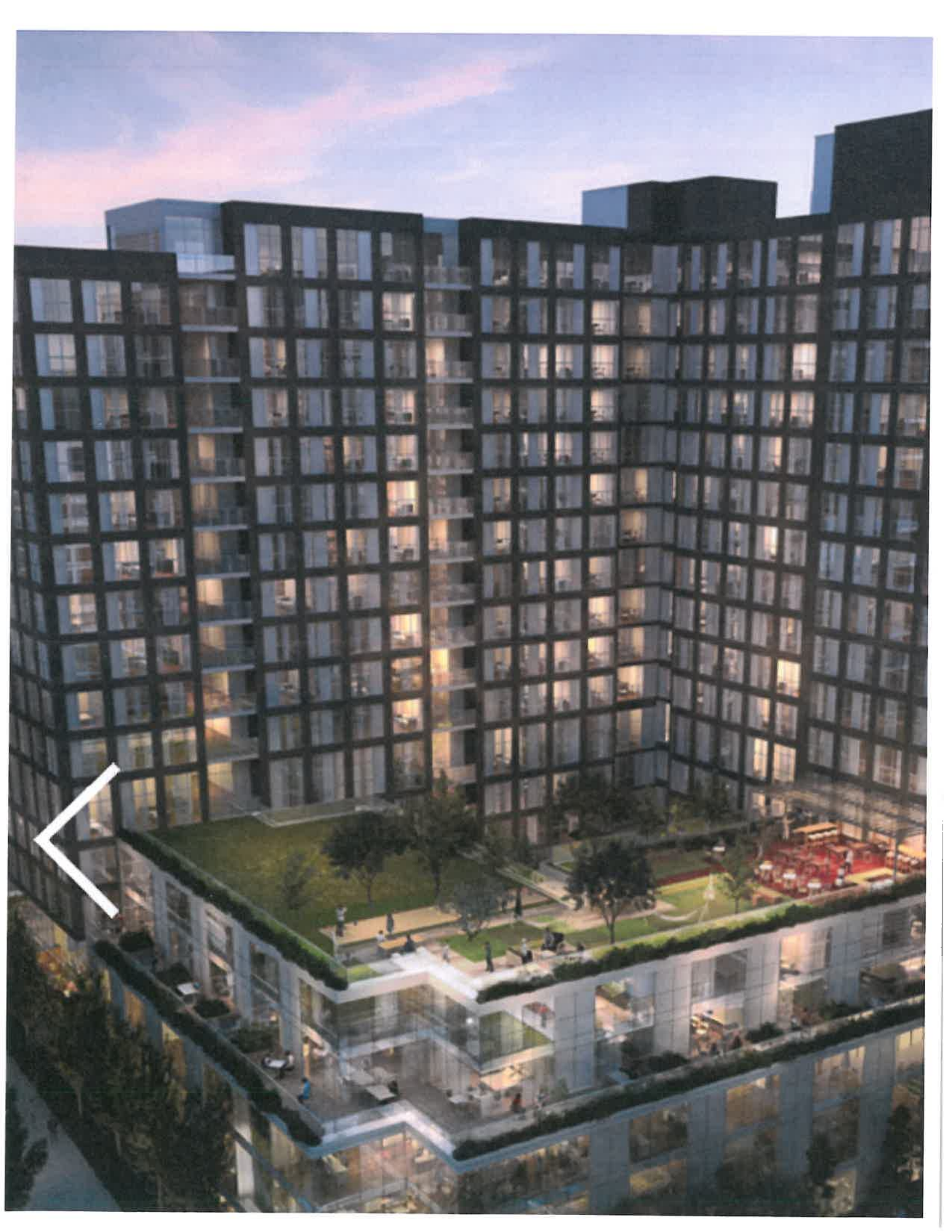
DRAWING LOG		
REV	ISSUED FOR	DATE
A	FOR ZONING	03-22-18

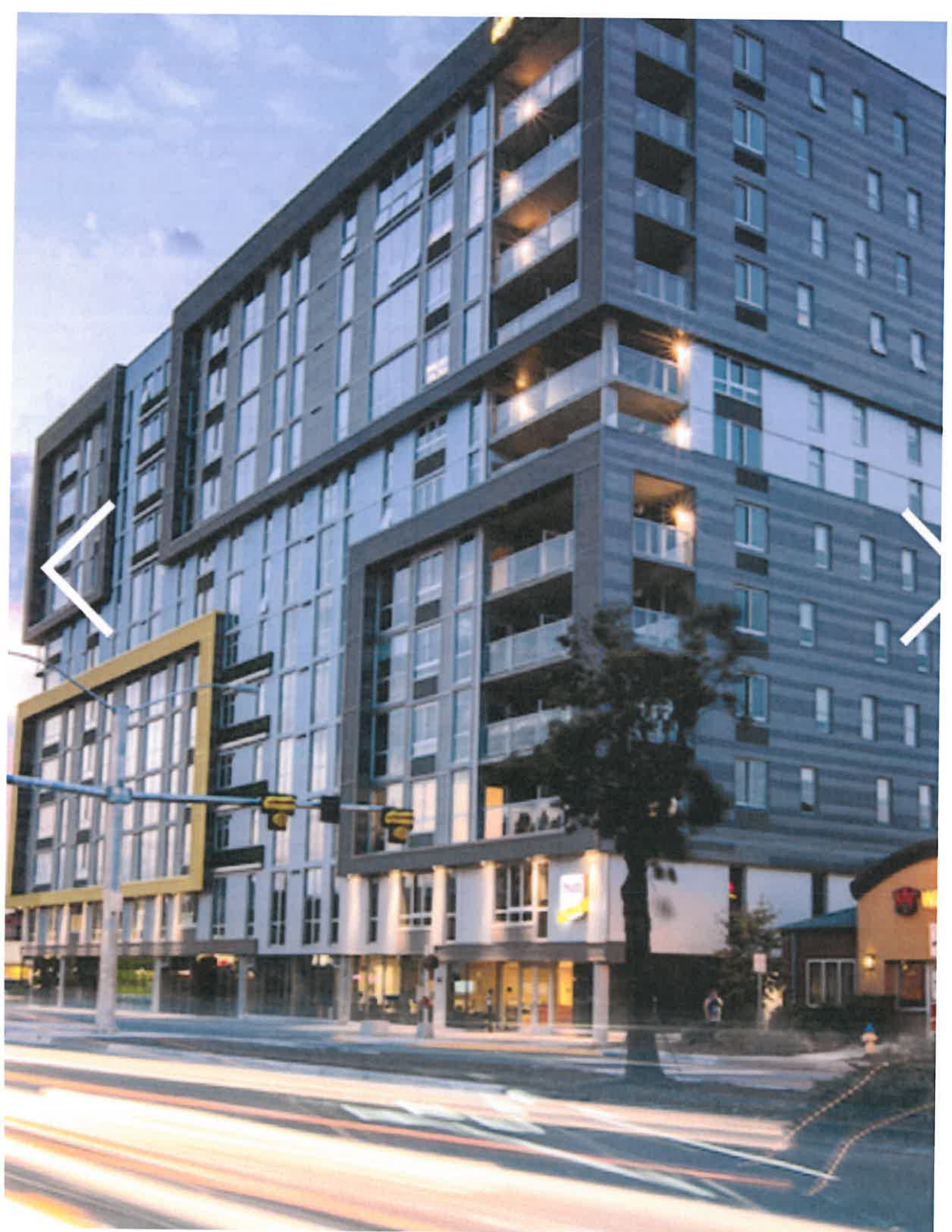
PROJECT MANAGER: RAD
DRAWN BY: SFR
CHECKED BY: RAD

SHEET TITLE:
SITE CONCEPT

SHEET:
3

18-0160-03-01.dwg (18-0160) 3/22/18 10:00 AM





**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 12 – 5:15 PM – WORK SESSION
HELLING CONFERENCE ROOM, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Carolyn Dyer, Ann Freerks, Max Parsons, Mark Signs, Jodie Theobald

MEMBERS ABSENT: Mike Hensch, Phoebe Martin

STAFF PRESENT: Sylvia Bochner, Sara Hektoen, Bob Miklo,

OTHERS PRESENT:

CALL TO ORDER:

Freerks called the meeting to order at 5:15 PM.

REZONING ITEM (REZ18-00003):

Discussion of an application submitted by Hodge Construction for a rezoning of approximately 1.1 acres from Intensive Commercial (CI-1) zone to Riverfront Crossings – Central Crossings (RFC-CX) zone for the property located at 225 & 225 E. Prentiss Street.

Miklo began by showing some photos of what the property looks like today, and since the last meeting the City did receive a revised plan showing the floodway which will allow the ability to establish the setback for the building because it has to at least 30 feet back from the floodway. The applicant also included a concept plan showing how the area between the building and floodway would be developed as open space in the plan. The plan includes a sidewalk at the top of the bank down to the end of the property, and also will loop the sidewalk back down to the alley to provide access to other properties which are managed by the same owner. Miklo stated that the applicant has also revised their building plans to show the 10 foot stepback from the street sides. As a reminder Miklo added that Ralston Creek is considered a pedestrian street so that side of the building must also have the stepback. Miklo stated that the Code does allow at the intersection of two streets (in this case Prentiss Street and Ralston Creek (as the pedestrian street)) a tower that does not have to include the stepback and can be as wide as 30 feet wide. Therefore the applicant's concept now complies with the Form-Based Code. Therefore Staff believes this application is ready for a recommendation to Council for approval with the previous stated approval subject to a conditional zoning agreement for the improvement of the Ralston Creek pedestrian street, including putting in the walkways, pedestrian scale lighting, and landscaping. It might also include some grading along the bank and that will be in coordination with the City Engineer on the specifics of that.

Freerks asked about the concept drawings and if that was the final design. Miklo said the concept does show the stepbacks but the final design would have to be approved by the Staff Design Review Committee. Miklo added that the strong message the Commission gave at the last meeting the Committee will be reviewing the design carefully. Freerks asked if the Commission can see the final design approval. Miklo said he would be happy to share the final design with the Commission.

Freerks asked about the building density with the new design. Miklo was unsure of the exact density but would find out.

REZONING ITEM (REZ17-00015):

Discussion of an application submitted by Cardinal Pointe West, LLC for a rezoning of approximately 7.84 acres from Interim Development Research Development Park (IDRP) zone to Low Density Multifamily (RM-12) zone for the property located west of Camp Cardinal Boulevard and east of Deer Creek Road.

Bochner stated that at the last Commission meeting there were questions about the exact language that was used in the plans so she provided in a memo to the Commission an excerpt from the Clear Creek Master Plan that gives specifics on the language used for that area. Bochner also shared the image that indicates the proposed land uses in that area. Bochner stated the City also received some updates to the plan from the applicant, they added a note to the plan regarding the dust control on Deer Creek Road, they said the owners have an agreement in place with the quarry to provide dust control twice per year. Bochner noted that to address the concerns regarding open space, the applicant has added three patios, one outside each building.

Freerks asked if those would be concrete patios and Bochner was unsure what the material proposed would be. Freerks would like to have more details on that. Bochner said the applicant plans to include grills and picnic tables as well as possibly pergolas over the patios.

Bochner also added the City has received a more detailed landscape plan that shows all of the plant species and landscaping above and beyond the minimum requirement. It also has the three rows of evergreens between the right-of-way and the site. Miklo added that the evergreens will require approval of the City Forrester to have them placed in the right-of-way because anything planted in the City right-of-way they become City plantings for the City to maintain. The City Forrester did point out that given the elevations (this is going uphill) plantings in the right-of-way, even when mature, won't likely be high enough to screen the building or buffer the view from the highway. Miklo feels they will know by the meeting Thursday if the City Forrester is willing to take on these plantings.

Theobald noted that one of the species indicated will probably require treatment with fungicide yearly otherwise it will lose the bottom growth and therefore its effectiveness as a screen is negotiable.

Bochner stated that the deficiencies listed in the previous staff report have been resolved.

Freerks asked if they could not only include the language from the Clear Creek Master Plan but also the Master Plan update from 2013, specifically the language on the buffer for residential property and compatible uses to ensure the long-term livability of neighborhoods, provide sufficient buffers between residential development and land uses and activities such as wastewater treatment plant, Interstate 80 and Highway 218, and the landfill. Freerks feels that is an important piece of information.

Dyer asked about the size of the patios. Bochner said the plan does not list dimensions. Miklo calculated at a quick glance they appeared to be approximately 45' by 15'. Parsons feels the patios won't be appreciated by the people who will live with it right outside their windows. Freerks and Signs both indicated it was not what they envisioned when they asked for community space. Signs stated it is just basically an extension of the concrete parking areas. Freerks suggested staff relay to the applicant that will be a concern at the meeting Thursday. Parson added that the Commission had suggested integrating the open space with the lake

nearby and that was not taken in consideration. Miklo said the applicant can address the open spaces on Thursday, however they did point out they are adding considerable amount of sidewalk and that sidewalk will get to the lake eventually.

Theobald noted that another one of the screening trees will lose its foliage from a fungus in the summer and she also stated there are no suppliers in this area that carry that particular tree. Signs added there seems to be a disconnect between landscape architects and the nursery industry and product availability.

REZONING ITEM (REZ18-00002):

Discussion of an application submitted by Ross Nusser for a rezoning of approximately 1.89 acres from Planned Development Overlay/High Density Single Family Residential (OPD/RM-12) zone to Low Density Multifamily Residential (RM-12) zone for the property located at 1705 Prairie Du Chien Road.

Miklo stated the applicant has asked for a deferral until April to have more time to come up with a plan.

REZONING ITEMS REZ18-00011, REZ18-00010, REZ18-00012, REZ18-00009, REZ18-00008, REZ18-00006 & REZ18-00007:

These are applications submitted by the Historic Preservation Commission for a rezoning to designate the property as an Iowa City Historic Landmark.

Miklo said that six out of seven of these properties were identified by the Historic Preservation Commission. If the Commission recalls, when the Dubuque Street cottages were in a rezoning process the Historic Preservation Commission was criticized for waiting too long to declare them landmarks and therefore they were demolished. Therefore the Historic Preservation Commission has proactively gone out and looked for other properties that might be endangered but also meet the historic preservation guidelines and eligible for the national registry. All of the applications, other than REZ18-00011, were in that identification process noted as being eligible for the national registry and because of their location close to downtown or near a commercial area may be threatened in the future. Historic Preservation Commission plans to come forward with others as well, these were the ones they felt were most critical at this time.

In terms of the Planning & Zoning Commission role, the Ordinance is very specific that it is up to the Historic Preservation Commission that they meet historic architecture and criteria, the Planning & Zoning Commission reviews the Comprehensive Plan and how these proposals comply with the Comprehensive Plan. In addition to the main Comprehensive Plan there is a Historic Preservation Plan and several of these properties fall in the Central District Plan which specifically discusses properties that fall into historical preservation. The Zoning Code does provide incentives to preserving all these homes and the Board of Adjustment can waive certain zoning requirements to allow uses that would not otherwise be allowed to preserve these homes.

The first one is on Park Road and Lexington Drive in the Manville Heights neighborhood, the building was recently listed on the National Registry of Historical Places, and it was built by a physician associated with the founding of The Children's Hospital at the University of Iowa in the early part of the last century. The owner is seeking the designation of landmark as his concern is he won't own it forever and he wants to make sure this special property is preserved over time.

The next application is on Dodge Street and Prairie Du Chein (across from the Hilltop and HyVee). This building is probably more important because of its architecture than its history. The history is interesting that the original builder went bankrupt during the construction and someone else had to take it over midpoint. It is quite unique architecturally in terms of its design, it is Queen Anne with some colonial aspects. The area is zoned RS-8 so a duplex would be allowed on that corner.

Next is located on Bloomington Street, it is currently a mixed-use building, the bottom floor operates as an office and the upper floor contains one or two apartments. This is a brick structure that is pretty much still intact as the way it was originally constructed.

Next is a property located on Market Street, near Brewery Square (which was built as a brewery) and the house was built by that owner right next door. It is again an early brick house, it has lost its porch but that could be replaced.

The next application is also on Bloomington Street, also near a brewery that once existed on the corner. It is currently a commercial use, and is zoned commercial, and the Comprehensive Plan talks about this area, and the North Market Square commercial area, and the special character it has and the goal of the Plan is to preserve that unique character of the area. There are several other landmark buildings in the neighborhood, and this application would add two more.

Next is a property on North Dubuque Street, north of Davenport Street, a small brick cottage that was one of the early residential structures in Iowa City. The area is zoned RM-44 which is high density multi-family so potentially there could be more units on this site.

The final application is a property on North Clinton Street across from the University of Iowa. This home has an interesting history that the builder was a surgeon during the Civil War and then the Sharpless family (an old Iowa City family) acquired it after that. There is an addition on the house in the rear that is not historic as well as a garage on the back that is not historic. Miklo explained that in a situation like this where there are non-historic elements of the property, the Historic Preservation Guidelines provide a lot of flexibility on how those are treated. They can be removed or replaced. If replaced the goal would be any replacement to be compatible in design with the historic structure. This property is zoned RM-44 so there is some development potential that could incorporate this building.

Freerks stated she did receive a letter from the gentleman who owns the North Clinton Street property. All Commissioners received that letter. Hekteen stated there is a letter in the packet from the owner's attorney, Parsons acknowledged it is the same letter they all received. Miklo noted one of the points in the letter is that this designation may affect the value of the property and he stated that the United States Supreme Court has decided in a couple of cases that landmark status is a zoning activity that communities can do even if there is some diminishment in value. Hekteen added that since it is all one parcel there is no way to just designate the house as the historic landmark. Miklo added that according to the guidelines there is flexibility with the modern addition and garage in the back.

DEVELOPMENT ITEM (SUB18-00002):

Discussion of an application submitted by University Lake Partners, II for preliminary plat of Forest Hills Estates, a 53.29-acre 5-lot subdivision with 4 residential lots and 1 commercial office lot located south of Interstate 80 west of Prairie Du Chien Road.

Miklo noted that the Commission recommended approval of rezoning this area a few weeks ago, this action would be to create the various lots that were shown in the zoning plan. Lot one is for the commercial office, lot two for seven townhouses, lot three for the senior housing, lot four for townhouses, and lot five for townhouses. Outlot A would be permanent open space and preservation of the woodlands. Miklo stated this item was deferred at the last meeting because the stormwater management had not been approved by the City Engineer, they are still working through that with the goal of having an approved plan by Thursday night. If the City Engineer does not sign off on water management by Thursday, Staff will recommend deferral.

Theobald questioned the senior housing and didn't recall that designation in the original proposal. Miklo said it will be senior housing but that is not something that his noted on a plat. Freerks added that the staff report only indicated multi-family which is very open-ended so having it specified as senior housing would be better. Miklo said that once this plat is approved, if the applicant tried to change it to conventional multi-family it would not meet the parking code requirements.

Miklo also pointed out the Outlot B will be dedicated to the City and become part of the right-of-way for Foster Road.

DEVELOPMENT ITEM (SUB18-00003):

Discussion of an application submitted by Stewart Road Development, LLC for a preliminary plat of Pine Grove Estates, a 4.59-acre 4-lot residential subdivision for property located at 3910 Stewart Road NE in Fringe Area A of the Iowa City/Johnson County Fringe Area Agreement.

Bochner stated this property is in the County, located on Stewart Road, in Fringe Area A so therefore with this County subdivision the City has to approve, but the subdivision can still be built just to County standards. The Comprehensive Plan for this area is the Fringe Area Agreement which is created by Johnson County and the City of Iowa City together, and the intended land use for this area is residential. What the applicant is proposing is to split one lot into four, each lot is slightly over an acre with access from a private drive. The water and sewer would be through private water well and septic with the County Health Department standards met. For stormwater management they are showing some bioswales located on either side of the proposed road. The current zoning is County residential with a minimum lot size of one acre.

Freerks asked about the turnaround and if it was sufficient for fire safety. Miklo stated it is, the total area is five acres so there will be plenty of open space for emergency equipment.

Miklo pointed out Rapid Creek and said that is the furthest north the City plans to annex so that is why the Fringe Area Agreement allows a lot more flexibility in this area, as there are no plans to annex this area into the City.

Theobald questioned the access road off Stewart Road, noting it is right before a very sharp curve there. Miklo noted that the County Engineer had to approve the road.

Adjournment:

Parsons moved to adjourn.

Signs seconded.

A vote was taken and the motion passed 5-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2017 - 2018**

	6/15	7/6	7/20	8/3	8/17	9/7	9/21	10/5	10/19	11/2	12/7	12/21	1/4	1/18	2/15	3/1	(W.S) 3/12
DYER, CAROLYN	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X
FREERKS, ANN	X	X	X	X	O/E	X	X	X	X	X	O/E	X	X	O/E	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O/E
MARTIN, PHOEBE	O/E	X	X	X	X	X	X	X	X	X	X	O/E	O/E	X	X	X	O/E
PARSONS, MAX	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	O/E	X	X
SIGNS, MARK	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
THEOBALD, JODIE	X	X	X	O/E	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X

KEY: X = Present
 O = Absent
 O/E = Absent/Excused
 --- = Not a Member

**MINUTES
PLANNING AND ZONING COMMISSION
MARCH 15, 2018 – 7:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Ann Freerks, Phoebe Martin, Max Parsons, Mark Signs, Jodie Theobald

MEMBERS ABSENT: Carolyn Dyer, Mike Hensch

STAFF PRESENT: Sylvia Bochner, Sara Hektoen, Bob Miklo,

OTHERS PRESENT: Kevin Digmannm, Susan Fornash, Jason Walton, Ginalie Swaim, Thomas Agran, Jim Larew, Joy Smith, Christopher Jones, Robert Crane, Rob Decker, Larry Svobada

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 5-0 the Commission recommends approval of REZ18-00003 an application submitted by Hodge Construction for a conditional rezoning of approximately 1.1 acres from Intensive Commercial (CI-1) zone to Riverfront Crossings - Central Crossings (RFC-CX) zone for the property located at 225 & 225 ½ E. Prentiss Street.

By a vote of 5-0 the Commission recommends approval of REZ18-00011, an application to designate 715 West Park Road as an Iowa City Historic Landmark and rezone from Low Density Single Family Residential (RS-5) to RS-5 with a Historic Preservation Overlay (RS-5/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00010, an application to designate 1029 North Dodge Street as an Iowa City Historic Landmark and rezone from Medium Density Single Family Residential (RS-8) to RS-8 with a Historic Preservation Overlay (RS-8/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00012, an application to designate 504 East Bloomington Street as an Iowa City Historic Landmark and rezone from Commercial Office (C0-1) to C0-1 with a Historic Preservation Overlay (C0-1/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00009, an application to designate 213 East Market Street as an Iowa City Historic Landmark and rezone from Central Business Support (CB-5) to CB-5 with a Historic Preservation Overlay (CB-5/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00008, an application to designate 319 E. Bloomington Street as an Iowa City Historic Landmark and rezone from Central Business Service (CB-2) to CB-2 with a Historic Preservation Overlay (CB-2/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00006 an application to designate the property located at 412 N Dubuque Street as an Iowa City Historic Landmark and rezone from High Density Multi-Family Residential (RM-44) to RM-44 with a Historic Preservation Overlay (RM-44/0HP).

By a vote of 5-0 the Commission recommends approval of REZ18-00007, an application to designate 410-412 North Clinton Street as an Iowa City Historic Landmark and rezone from High Density Multi-Family Residential (RM-44) to RM-44 with a Historic Preservation Overlay (RM-44/0HP).

By a vote of 5-0 the Commission recommends approval of SUB18-00002 an application submitted by University Lake Partners, II for preliminary plat of Forest Hills Estates, a 53.29-acre 5-lot subdivision with 4 residential lots and 1 commercial office lot located south of Interstate 80 west of Prairie Du Chien Road.

By a vote of 5-0 the Commission recommends approval of SUB18-00003 an application submitted by Stewart Road Development, LLC for a preliminary plat of Pine Grove Estates, a 4.59-acre 4-lot residential subdivision for property located at 3910 Stewart Road NE in Fringe Area A of the Iowa City/Johnson County Fringe Area Agreement.

CALL TO ORDER:

Freerks called the meeting to order at 7:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

REZONING ITEM (REZ18-00003):

Discussion of an application submitted by Hodge Construction for a rezoning of approximately 1.1 acres from Intensive Commercial (CI-1) zone to Riverfront Crossings – Central Crossings (RFC-CX) zone for the property located at 225 & 225 ½ E. Prentiss Street.

Miklo explained that this item was deferred from a previous meeting, since that meeting the applicant has submitted a revised concept plan. Miklo showed photos of the current condition of the property. The revised concept plan clearly identifies the floodway and that is important because the setbacks for buildings on this property are based on the 30 foot setback from the floodway, the plan also includes a pedestrian street, or walkway system, to serve the residents of this building as well as the rest of the neighborhood. The plan calls for a walkway at the top of the bank of Ralston Creek and then would move back to the alley so it would also provide access to residents of the other buildings this applicant is building. The plan shows pedestrian scale lighting and landscaping. In terms of the landscaping Miklo noted it is very conceptual at this point, when the site plan is approved by the Design Review Committee they will work with the applicant and City Forrester for more specifics on the landscaping plan but in general the layout of the walkways and lighting should conform to this concept plan. Miklo noted the revised plan also shows the 10 foot setback on the fourth floor, an exception to that is the corner. The Riverfront Crossing Code does allow at intersections of streets (in this case Prentiss Street and the pedestrian street along Ralston Creek) a taller element, so this concept meets the Code.

Martin asked about the floodway, Miklo said the floodway goes up to the top of the bank.

Staff is recommending approval of REZ18-00003 subject to a conditional zoning agreement which would specify the applicant will improve the pedestrian street to the center of the creek

and will work with the City Engineer for the specifications, at a minimum it will include the walkway and lighting shown in the concept plan.

Freerks opened the public hearing.

Kevin Digmann (Hodge Construction) noted that they took the comments from the Commission's last meeting and tried to mirror what was in the book for the route and the sidewalks, make it more friendly, they've added decks to the sides of the building, to bring more area to view the creek and be outside, along the front of the building they added the stepback per the Code.

Freerks noted the updated concept plan is much improved and appreciates Digmann and his team working with City Staff in the last couple weeks to accomplish this.

Freerks closed the public hearing.

Parsons moved to recommend approval of application submitted by Hodge Construction for a rezoning of approximately 1.1 acres from Intensive Commercial (CI-1) zone to Riverfront Crossings – Central Crossings (RFC-CX) zone subject to a Conditional Zoning Agreement addressing the need for the improvement of Ralston Creek and the pedestrian street for the property located at 225 & 225 ½ E. Prentiss Street

Martin seconded the motion.

Freerks noted this is much improved, she asked that the Commission be showed the final approved plan.

Parsons added he liked the adjustments and thinks this will be a great addition to the area.

Signs agreed, it is a much more pleasant creek side area and he likes the addition of the decks.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ17-00015):

Discussion of an application submitted by Cardinal Pointe West, LLC for a rezoning of approximately 7.84 acres from Interim Development Research Development Park (IDRP) zone to Low Density Multifamily (RM-12) zone for the property located west of Camp Cardinal Boulevard and east of Deer Creek Road.

Bochner stated this item was deferred from the March 1 meeting due to questions about the language for the area that was used in the Clear Creek Master Plan.

Freerks interjected that she was asking about the Master Plan in general, not just the Clear Creek Master Plan.

Bochner continued noting the Clear Creek Master Plan discusses this area specifically, but she will also discuss the Comprehensive Plan goals of this area. Bochner stated the Clear Creek Master Plan states "*The southwest facing slopes adjacent to Highway 218 represent a good*

location for office park/research type uses and could provide a good image along the "technology corridor" and buffer residential uses at the interior of the site. Multi-family residential such as apartments and high-rise condominiums would be used in the transition to single family residential use. Bochner notes the Clear Creek Master Plan also discusses the density of this area and talks about a conservation-type development that would allow for the preservation for some of the natural features by clustering density. Bochner stated there is a goal in the Comprehensive Plan that talks about buffering residential development from incompatible uses and that goal discusses specifically Highway 218 as one of those uses where it is important to buffer residential uses.

Bochner noted that since the March 1 meeting, the applicant has also submitted some changes to the plan. The first is adding a note regarding dust control on Deer Creek Road. Owners have an agreement in place with the quarry to provide dust control. Second, they have added 3 patios outside each building, which will include grills and picnic tables, as shared outdoor amenities. They indicated that owners may install pergolas over the patios as well. Final change is a more detailed landscape plans that include plant species and landscaping above and beyond the minimum requirement, including three rows of evergreens along the west property line, one row of trees in the right-of-way (which need City approval prior to installation), site shrubs with species listed, and clearly defined existing woodlands.

Bochner noted that the deficiencies listed in the March 1 meeting have been resolved so Staff is recommending approval.

Freerks asked about the rows of evergreens in the right-of-way and if the City Forrester has agreed to allow that. Miklo said he has not heard back from the City Forrester, but if the evergreens are allowed, but if they are allowed the applicant would likely be responsible for maintaining them as the City will not be able to do so.

Freerks opened the public hearing.

Susan Fornash (Hall & Hall Engineers) came forward to address any questions the Commission has, she believes they have addressed all the previous concerns with the revised site plan.

Parsons asked about the pond near the property and if there would be any connection. Fornash said they did add a lot of sidewalks onto the site but with some of the grade changes and wooded areas they were unable to connect the sidewalks or trails to the pond.

Freerks shared her disappointment with how the patios appear to have just become extensions of the parking lots and feels the patios won't be utilized and may just be annoyances for the tenants next to them. She notes that everything is so compact in this plan, so they can fit the density into the small area, and also is still concerned that these buildings will be so close to the interstate. The Comprehensive Plan states *"to help ensure the long-term livability of neighborhoods, provide sufficient buffers between residential development and land uses and activities such as waste-water treatment plant, Interstate 80 and Highway 218, and the landfill."* and she just doesn't see this property being sufficiently buffered. The reason the Plan calls for commercial in this area is for the buffer, she understands that commercial may not be valid in this area and cannot be sustained, but feels the scale of this project makes it so close to the highway and would like to see all the buildings being past the 300 foot buffer. Fornash explained they do need to encroach into the buffer due to the heavily wooded nature of the lot and the desire to preserve as many trees as possible.

Martin asked about the market research done to decide how many units to build and the design, did they identify who the clientele would be and how that clientele fits into this design. Fornash said the majority of the units are one-bedroom apartments, and the market shows a need for that, as well as the affordability.

Jason Walton (Walton Builders) stated the partner that does most of their market research is currently in Florida but he will try to answer the questions. First, they thought it would be a good location given the elementary school close by, the access to the interstate was a draw, and the location is relatively close to the University Hospitals. Walton also noted they will market to Baby Boomers, there are a lot of people that are moving back to this area to be close to the hospital. The original plan was maybe a 30 unit but when they decided to add more single bedroom units the density increased.

Freerks asked if they are all single bedroom units. Walton replied they are not all single unit, it is a mix. But they added the single units to accommodate single people because there is a good market for those, especially in this area. Walton noted that after meeting with City Staff originally they felt this density would be appropriate for the area. They feel the area is up and coming, they have other developments down the road that support the need for this area as well, so it seems like it is a good fit.

Freerks noted that a concern is the buffering has to be in the City right-of-way, it is that close to the highway and that buffer has not been approved by the City Forrester at this time. Walton noted that in terms of buffering sounds from the interstate they are using special insulation on the exterior and in windows to keep the units quiet. In terms of the tree buffer in the right-of-way that may not even help with the sound as much it is more for a visual buffer. He noted that further down the highway (to the south) there is a development of single-family houses and some multiplex units that have zero buffering. Miklo stated those areas were developed prior to 2008 when the City adopted the subdivision regulations that require a 300 foot buffer for any residential subdivision near a four-lane highway. Miklo added that this application is not a subdivision so it is not automatically subject to that setback unless it is added as a condition on a conditional zoning agreement.

Walton acknowledged that living next to a highway or area with high traffic is not ideal due to sound but it is something people do and get used to. He wants the tree buffer more aesthetics to the area, not for sound, as on the east side of the property there are gorgeous oak trees. He added that in their plans they have made some accommodations regarding the critical grades by moving the parking lot back and to preserve as many trees as possible.

Freerks asked about those trees and preservation. Miklo said it is a woodland and they are required to preserve a percentage and the applicant meets that requirement.

Walton added that in terms of the patios he agrees that perhaps they aren't in the best locations, and had thought about possibility just putting one large area to the north. He referenced a development in Tiffin he had done where they added a nice park/play area. In this case he would like to do something similar in the northwest corner, provided they can get enough dirt in there (as it drops off considerably), he just can't promise it at this point.

Freerks suggested he defer tonight so he can investigate that outdoor area and come back with more decisive plans.

Signs agreed on the proposed three patios, he doesn't not like that it appears to just be so much concrete in such a small grass area. He had suggested at the last meeting an elevated walkway or deck over that north area to overlook the pond.

Fornash asked if that was the only sticking point on the approval (the outdoor area). Freerks would also like to see the buildings outside the buffer zone.

Martin added one of her concerns was why even care about patios when the buffer and noise are such a concern. She asked about the market research because if the school nearby was a big factor, what good is a one-bedroom apartment. Therefore she is not fully convinced with what is the point of this development. Martin stated that the buffer is a big deal to her, she knows people that live in the development to the south and they feel they are "stuck" there because no one will want to buy their house because it is right on the highway.

Freerks stated the Commission is responsible for ensuring the Comprehensive Plan is met and that they create neighborhoods that are sustainable and that people want to be a part of.

Theobald voiced her concern about the landscape plan and plant selections (especially on the buffer) and wants to make sure the City Forrester looks it over and approves. She noted a couple of conifers are susceptible to fungus and will not look very attractive and lose their lower branches. Miklo added that the City Forrester generally does not review the final design plans, so the Commission can make that a condition of approval.

Walton commented on the building sizes and trying to make them fit into the 300 foot buffer zone. He stated there was discussion on making the buildings taller (and smaller footprint) but to do so would cause a loss of parking below the building. Miklo said staff had suggested the taller buildings. Walton added the challenge with adding garages is the steep drop-off, they would have enough parking spaces if they shrunk the buildings but not all units would then get covered parking.

Walton noted he is open to deferral to the next meeting if the Commission deems that necessary.

Freerks closed the public hearing.

Theobald moved to defer REZ17-00015 the rezoning of approximately 7.84 acres from Interim Development Research Development Park (IDRP) zone to Low Density Multifamily (RM-12) zone for the property located west of Camp Cardinal Boulevard and east of Deer Creek Road.

Parsons seconded the motion.

Signs is having less problem with building locations, buffer and sounds, and feels there has been a significant precedent all along Highway 218 of properties that are closer than the 300 foot buffer and this is likely the last property along Highway 218 that is left to develop. He appreciates that they have conserved a significant part of the sloped areas and natural woodlands. He is totally disturbed by having the concrete patios next to the parking areas and wants to see some type of walkway area out towards the pond area. Signs understands that as a Commission and community the goal is to provide positive living environments and he feels the conservation of the slopes and wooded area will help outweigh some of the other negatives of the area.

Theobald noted she lives about a mile away from the subject property and can hear the highway traffic all night at her house. She is very concerned about noise buffering and fumes from the highway are putting future residents in an unhealthy environment.

Freerks agreed, the 2030 Plan was adopted for a reason and it states that concerns are noise and fume buffers so she cannot just ignore that.

A vote was taken and the motion to defer was carried 5-0.

REZONING ITEM (REZ18-00002):

Discussion of an application submitted by Ross Nusser for a rezoning of approximately 1.89 acres from Planned Development Overlay/High Density Single Family Residential (OPD/RM-12) zone to Low Density Multifamily Residential (RM-12) zone for the property located at 1705 Prairie Du Chien Road.

Miklo stated the applicant has asked for a deferral until April.

Freerks opened the public hearing.

Seeing no one, Freerks closed the public hearing.

Signs moved to defer item REZ18-00002 an application submitted by Ross Nusser for a rezoning of approximately 1.89 acres from Planned Development Overlay/High Density Single Family Residential (OPD/RM-12) zone to Low Density Multifamily Residential (RM-12) zone for the property located at 1705 Prairie Du Chien Road.

Parsons seconded.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00011):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 715 West Park Road as an Iowa City Historic Landmark.

Miklo began by stating the next seven items are nominations Historic Preservation Overlay zoning to designate properties as historic landmarks. Before the Commission discusses each specific property Miklo made a few comments that pertain to them as a group for the Commission to keep in mind. He will then speak to each property individually as they move through the agenda.

As noted the City's Comprehensive Plan is a guide to development of the City. The Commission works with it on a regular basis to help shape the form of new development as the community grows. Additionally the plan also supports conservation of natural areas and neighborhoods. The Comprehensive Plan also includes a Historic Preservation component that calls for the identification of historic buildings and neighborhoods that are important to the City's past. The Historic Preservation Commission does this work by studying buildings and gathering information about their history. Once historic buildings are identified the Plan calls for protecting

them through the zoning code (land mark designation) and offering incentives to help preserve them for the long-term.

The first step in the formal process is Public hearing before the Historic Preservation Commission. If the Historic Preservation Commission determines that a property meets the criteria for historic designation it forwards a proposal to the Planning and Zoning Commission for consideration of a Historic District or Historic Landmark Overlay Zone. The Planning and Zoning Commission is charged with reviewing proposed landmarks based on the relationship to the goals of the City's Comprehensive Plan. The Planning and Zoning Commission is not being asked whether a building qualifies as being historic or not - that is the task of the Historic Preservation Commission. The Planning and Zoning Commission is being asked if the preservation of a proposed landmark complies with the broad as well as specific goals of the Comprehensive Plan. The Planning and Zoning Commission recommendation will be forwarded to the City Council which will have final say regarding designation.

Once a property is designated changes to the exterior of the property that require a building permit must be reviewed by the Historic Preservation Commission or their staff for compliance with the Historic Preservation Guidelines before the permit can be issued. Changes to the interior of a historic building are not reviewed. Routine maintenance such as painting does not require a permit and therefore does not require review. Many permits are reviewed administratively by the Historic Preservation Commission's staff. Significant changes such as additions or removal of historic parts of a building require full Historic Preservation Commission review.

The Historic Preservation Designation does not regulate the use of the property. The underlying zoning still controls the use. Commercially zoned properties may continue being used for commercial activity. Multi-family zoned property may continue to be used for apartments. The designation does not require the property owner to take any action on the property other than maintaining it in good condition – which is a requirement any property in town.

Designation as a historic landmark does provides some financial benefits. The Board of Adjustment may reduce some zoning standards, such as parking requirements to encourage the continued use of historic properties. There are also financial incentive such as grants and no-interest loans, and tax credits that may be used for repair designated properties.

Miklo then began discussion on 715 W. Park Road which is located in Manville Heights Neighborhood in the Northwest Planning District, however it is one of two districts that does not have a specific plan and therefore the general Comprehensive Plan applies. It is zoned Low Density Single Family and is used for single family use. It was built for Dr. Bayfield in 1917 – Ginalie Swaim, Chair of the Historic Preservation Commission will provide you with more details about its history and architecture. The Comprehensive Plan indicates that it the surrounding neighborhood should continue as single family residential. The preservation plan element of the Comprehensive Plan called for a study of the historic properties in the Manville Heights Neighborhood. That study was completed several years ago and this is one of the properties identified as being eligible for the National Register of Historic Places. It has since been listed on the National Register.

Staff finds that the landmark designation of the property complies with the goals of the Comprehensive Plan for the continued residential use of the property and for preservation of historic elements of Manville Heights and therefore recommends approval.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) stated the home was built in 1917 as part of the first wave of home built in Manville Heights which is one of the most cherished neighborhoods in Iowa City today developed by Bart Manville. The house is historically significant for its association with prominent citizens. It was built for Albert Henry Bayfield who was the founding chair of Pediatrics Department at The University of Iowa College of Medicine and it was design by a University of Iowa Engineering professor Stuart Hobbs Sims. Swaim stated this is a theme seen in Manville Heights, association of the houses with The University of Iowa faculty or staff. There is a rich history there and this house is an example of that. Swaim continued by noting this house is also significant for its architecture, it is a large scale, well-cared for and well-loved example that blends Tudor Revival and English Arts-and-Crafts, not a style seen in Iowa City very often. With this property it appears possible to trace Sims's inspiration to a similar house in Biddenham, England, which appeared in a plan book in 1912 that Sims is believed to have consulted.

Freerks closed the public hearing.

Parsons moved to recommend approval of REZ18-00011, an application to designate 715 West Park Road as an Iowa City Historic Landmark and rezone from Low Density Single Family Residential (RS-5) to RS-5 with a Historic Preservation Overlay (RS- 5/0HP).

Signs seconded the motion.

Freerks noted there are two specific Comprehensive Plan goals related to this proposal (Goal 1 and Goal 10) and she believes this clearly meets those goals.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00010):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 1029 North Dodge Street as an Iowa City Historic Landmark.

This property, built in 1893 is located in the Shimek Neighborhood of the North Planning District. This neighborhood was once known as "Tank Town" since there was a water tower there. It is zoned Medium Density Single Family. The North District Plan identifies this general area as appropriate for continued single family use. The plan also calls for identification and protection of historic properties and neighborhoods.

Staff finds that designation of 1029 N. Dodge Street as a landmark will helpful these goals and recommends approval.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) noted this home is a true architectural gem that many admire while stopped at the intersection of Dodge and Governor Streets. It is significant for the City for its architectural style, it was built in 1893 and shows the transition between to major styles of architecture, the Queen Anne and Colonial Revival. The

overall height and proportion of the house, use of ocular windows, and spindle details are elements of the Queen Anne. The heavily corniced dormer window above the front porch and the large Palladian window in the adjacent gable are elements of Colonial Revival style. Swaim added that the porch gable end filled with decorative woodwork in a vining pattern is particularly lovely. The house is located in the Shimek Neighborhood, as Miklo stated was once known at "Tank Town" which was a neighborhood of German and Bohemian immigrants.

Thomas Agran (512 N Van Buren Street) serves on the Historic Preservation Commission as a representative of the Northside but is speaking as an individual this evening, his comments apply to this property specifically but could generally apply to all subsequent ones tonight as well. He thinks that spot zoning is not always ideal, but it was spot zoning that could have saved the workers cottages. There are glamorous houses of historical value and there are also things that have historic value that are not associated with the rich and famous, those cottages were referenced in the Comprehensive Plan as a critical asset to the community and anyone should recognize that this home and all the following homes would be recognized in the same way. Agran stated that the Northside, as being seen this spring, is ripe for development and investment and he feels tonight is an opportunity to prevent subsequent future tragedies and a combination of both spot zoning for these properties, or a Form-Based Code for the Northside would be a huge step forward in terms of sustaining the integrity of the neighborhood.

Miklo noted that the proposals are for overlay zones which are not spot zoning, overlays are intended to preserve special properties with special characteristics whereas spot zoning is giving special rights to properties.

Freerks closed the public hearing.

Signs moved to recommend approval of REZ18-00010, an application to designate 1029 North Dodge Street as an Iowa City Historic Landmark and rezone from Medium Density Single Family Residential (RS-8) to RS-8 with a Historic Preservation Overlay (RS-8/0HP).

Martin seconded the motion.

Freerks noted there are two specific Comprehensive Plan goals related to this proposal (Goal 1 and Goal 10) and she believes this clearly meets those goals.

Signs agrees with remarks with some of the letters that this is house is a gem as a something to see as one enters Iowa City.

Freerks also notes that often people feel there needs to be a mass of homes to have a historic area, but she feels it is important to have these individual homes acknowledged too.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00012):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 504 E Bloomington Street as an Iowa City Historic Landmark.

Miklo stated this property is also located in the Northside Neighborhood of the Central District. It was built in 1880. It is zone Commercial Office, there is an office located on the first floor and residential apartments on the second floor. The Comprehensive Plan indicates that this is an appropriate use for the property. Again landmark designation does not regulate the use of the property that is regulated by the underlying zoning. Designation of this property will conform the Comprehensive Plan goal of identifying and protecting historic buildings as well as the Central District Plan of continued office use in this area along with the goal of providing a diversity of housing including smaller rental properties such as the apartments on the upper floor. Therefore Staff recommends approval of this designation.

Signs asked how the Historic Preservation designation relates to demolition. Can it be demolished if it is ruined or destroyed by hazard? Miklo said any demolition permit would require approval by the Historic Preservation Commission, if a building is found to be structurally defective to the point where it couldn't be repaired the Commission could allow its demolition. The goal is to protect the buildings, if the building is severely damaged by fire or tornado it can be demolished and replaced by a new building that does not need to comply with historic preservation guidelines. Hektoen added the building must be damaged to no repair.

Signs asked if this property was located in the area that is being discussed for a Northside Form-Based Code area and if so how will it be affected. Miklo said the City has been working the Opticos (a consulting firm) and one of the things they observed is the City has a collection of historic buildings and it would be a goal of that plan to help preserve those and a Form-Based Code is not in conflict with that goal.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) stated this home is a brick beauty with Italianate aspects, the windows are arched and the front door has etched-glass and topped by a flat fanlight. This home has a lot of brick work detail that pictures don't do justice. This house is significant for its Italianate architecture and also its association with George and Helen Hummer. George owned Hummer Mercantile which sold food products in Iowa City and then later expanded his business to other parts of Iowa. He also served on the building committee for the public library, completed in 1904. Although George is listed on the building, Helen Hummer's name is listed on the deed for the lots.

Jim Larew (owner of 504 East Bloomington) wanted to express that when he purchased this building it was falling apart and they reconstructed it from the inside out and make it useable again. He has used the first floor as his law office for the past 30 years and one of the tenants in the apartments upstairs came with the building and is still there. Larew shared his worry about this building and the future. The historic preservation designation was not his request and he was surprised to learn others wanted to do it, but it has caused him to think about it and hopes it is the right decision. His concerns are there are intense economic pressures for places downtown, especially due to this homes location across from Mercy Hospital. His wife and he can sustain this property, at the time he purchased it he could pay the mortgage, interest and property taxes from the three tenants, at today's rate combining all three won't even cover the property taxes. Larew's concern for the future is the next owner won't likely want it as a law office with two apartments above, so his question is will they be allowed to reconfigure. Because otherwise this property will suffer if the historic preservation blocks other future uses.

Miklo stated that the historic preservation regulations do not regulate the interior of the structure,

they do regulate exterior if a building permit is required. It also doesn't prevent the building from being added on to, in fact there are specific guidelines in the regulations on how to add onto a historic building. In a commercial situation like this it does provide some zoning relief from some of the zoning requirements. The overall goal is to protect the character of the building and any additions must be sympatric in design and don't detract from the overall setting. Hektoen added that it will not change the allowable uses of the property.

Swain reiterated that historic preservation is all about using and maintaining historic buildings not rendering them unusable. They work very hard as new property owners buy historic houses and want to make adaptations for modern day living.

Freerks closed the public hearing.

Theobald moved to recommend approval of REZ18-00012, an application to designate 504 East Bloomington Street as an Iowa City Historic Landmark and rezone from Commercial Office (C0-1) to C0-1 with a Historic Preservation Overlay (C0-1/0HP).

Parsons seconded the motion.

Freerks noted there are two specific Comprehensive Plan goals related to this proposal (Goal 1 and Goal 10) and she believes this clearly meets those goals.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00009):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 213 E Market Street as an Iowa City Historic Landmark.

Miklo stated that this property is located in Central Planning District – North Market Place. It is zoned Central Business Support Zone. It was built in 1870 for Anton Greiger who operated the brewery next door and is currently owned by the Wesley Foundation. When City drafted the Central District Plan they conducted community workshops that lead to the policies of the plan that are specific to this property as well as the 319 Bloomington Street, the next property on this list. Residents and business owners who participate in those workshops spoke of the historic character of the Northside Market Place is one of its greatest assets and wanted it to be preserved. A goal the Comprehensive Plan for this area preserve the lower scale and density of this area when compared to Downtown. The Plan calls for limiting height to two to three stories and preservation of several historic buildings in the area. Many of those building have already been designated as landmarks, Miklo showed them on a map. The area also includes the Jefferson Street Historic District. Designation of this property would further the goals of the Central District Plan to preserve the unique character and scale of the Northside Market Place as well as the as the goals of identifying and protecting historic properties.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) noted that this house with its history and architecture showcases the unique character of the Northside Market Place and this house, 213 East Market Street, is specifically mentioned in the Central District Plan as an

integral part of the area. It is one of two Italianate houses being discussed this evening that tell the story of this city's late 19-century brewery industry and its brew masters. Anton Geiger built this Italianate house in 1870 after he built the Union Brewery, also known as the Hotz and Geiger Brewery, as Anton Geiger married Hotz's daughter. Geiger used similar architecture details on his house as he used on the brewery. Paired scrolled brackets with dentils in the frieze band under the roof overhang are some of those features. This house has been owned and cared for by Ann Hughes and the Wesley Foundation since 1945.

Freerks closed the public hearing.

Signs moved to recommend approval of REZ18-00009, an application to designate 213 East Market Street as an Iowa City Historic Landmark and rezone from Central Business Support (CB-5) to CB-5 with a Historic Preservation Overlay (CB-5/0HP).

Parsons seconded the motion.

Freerks noted there are two specific Comprehensive Plan goals related to this proposal (Goal 1 and Goal 10) and she believes this clearly meets those goals. She added that adding this home (and the next one on the agenda) to the Iowa City Historic Landmark really contributes to the planning goals for this whole area.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00008):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 319 E Bloomington Street as an Iowa City Historic Landmark.

Miklo noted this property is also located in Central Planning District – North Market Place. It is zoned Central Business Service Zone. It is currently use as an office building, in addition to the historic building in the front, there is a modern addition in the back. It was built in the 1870s for Conrad and Ann Graff, who operated the brewery where the Blue Bird Diner is currently located. Like the previous property this property was specifically identified by the residents and business owners who participated in the Northside Market Planning Workshops as a key property to add to the projected properties in the Central Planning District. It possesses the scale and historic character that the community desires to preserve in this mixed use neighborhood. It preservation would be in compliance with the goals of the Comprehensive Plan, those of the Central District Plan as well as the Preservation Plan so staff is recommending approval.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) noted that this home is also related to the brewery history and Conrad Graf was a Bavaria immigrant that worked at the brewery and he married Anna Hotz, the other daughter of Simeon Hotz. They built this house in 1878-1879 and compared to the Geiger house this one is a more ornate Italianate style with elaborate frames around window in the peak and the arches over the second story windows. This house is also mentioned in the Central District Plan as an integral part of this area, this house has been well maintained over the decades and commercially used. It really is part of the story of historical brewing in Iowa City.

Joy Smith (1317 Rochester) owns this property with her partner David Rust. Smith read prepared remarks regarding this property.

We have always considered ourselves supporters of historic preservation. For many years we were members of the Friends of Historic Preservation. We have lived in the center of Iowa City since 1984- for 6 years at 523 Church Street, for 25 years at 915 Bloomington Street, and since 2016 at 1317 Rochester. We completely renovated the Bloomington Street home, an effort recognized in 1994 with a Certificate of Special Merit awarded by the IC Historic-Preservation Commission. With the building of our current home in 2016 we took particular care to assure that its design and construction integrated into the existing older homes that surround it.

In 1999, we purchased the property at 319 Bloomington, which is now under consideration for Historic Landmark designation. While we were certainly attracted by the original Italianate structure that anchors the building, we purchased the building as a commercial investment, recognizing that a significant percentage of the rentable commercial space in the building is within the two non-historic additions. We have strived to maintain this property in a manner consistent with its character and respectful of its architectural features. However, it was never our intent to place the building on the National Register.

Frankly, it was a disconcerting to us, as admirers of historic buildings and committed members of the Northside and Goosetown neighborhoods, to find ourselves opposed to an action of the Historic Preservation Commission. But, that is where we stand. We are here this evening to ask that you deny the request of the Historic Preservation Commission to designate 319 Bloomington Street as a Historic Landmark. Although we are the owners of the building, we did not invite this designation and we were not asked if we wished the City to proceed in this manner. Rather, we were informed of the Preservation Commission's intent after the decision to seek Historic Landmark designation was made. We understand the proposed designation is legal, but we do not think it is fair. Nor do we think it takes a comprehensive, thoughtful approach to planning for the North Market Square Neighborhood.

Let us be clear. We do NOT object to the zoning overlays that would require us to submit any plans for repairs and improvements to an additional level of review. While the zoning overlay may incur extra renovation and repair cost for us in some situations, we are willing to bear that cost. Our objection is that, unless the building is completely destroyed by fire or other natural disaster, the designation forbids the demolition of the building in perpetuity. 319 Bloomington is on a block that is ripe for redevelopment. Our property is adjoined to the south and west by two large parking lots (one of which is owned by the City). On the east it adjoins two houses that are owned by Mercy Hospital. One of those houses is currently unoccupied. While we do not know what Mercy intends for those properties, it is a strong possibility that they will eventually demolish the homes. Developers who wish to purchase our property and put up yet another student apartment complex have approached us repeatedly. We have ignored those overtures. They are not good for our neighborhood. We suspect that fear of more of this kind of development is one of the concerns that prompted the requests for Historic Landmark designation.

Others in our neighborhood have previously asked the City to facilitate a comprehensive planning process for this very critical block. Such a process would bring together property owners and stakeholders from the neighborhood to envision future development for the entire block that is good for the property owners, residents of the neighborhood and the City as a whole. We heartily support this approach.

Designating 319 Bloomington as a Historic Landmark is not good planning. It is a shortsighted, fearful response to the unknown. It targets one small piece of property in isolation of any development that may occur around it and seeks to put restrictions on the property in perpetuity. It hamstring us, as owners of the property, asking us to bear an inordinate amount of risk about how property surrounding us may be redeveloped with little flexibility about how we might position ourselves in that process. Because designation as a Historic Landmark is an overlay zone, rather than an historic neighborhood designation, none of the other property owners on this block are asked to bear the same risk.

Finally, we are pleased that you are considering each proposed designation separately. The properties are not similarly situated and the owners have varying perspectives and interests. The best decision for a particular property is not necessarily correct for another.

Smith also thanked Jim Larew for his remarks because the issues of making a commercial property cash flow are part of what is at question here. This is not a residential house they live in.

Freerks closed the public hearing.

Signs moved to recommend approval of REZ18-00008, an application to designate 319 E. Bloomington Street as an Iowa City Historic Landmark and rezone from Central Business Service (CB-2) to CB-2 with a Historic Preservation Overlay (CB-2/0HP).

Parsons seconded the motion.

Signs admitted he is struggling with this designation on this property (and perhaps a few others) for the very reasons the Smith raised. He applauds the Historic Preservation Commission for getting ahead of these things as opposed to the reactionary problem the City faced with the cottages on South Dubuque Street. His concern, particularly for this home, is that it is an island within a block of non-historic homes and it does potentially limit for property owners, on all sides of that property, what can be done in those areas. He struggles with balancing the historic preservation needs and the needs of the greater community and neighborhoods. Signs noted the frustration is it got to this point, to the point where this historic house is surrounded by two parking lots. Signs referenced a property in Coralville where one older home has held out and new development has been created all around it likely leaving that one older home with diminished property value now.

Freerks asked if Miklo could talk about the zoning of the properties surrounding this property. Miklo noted the area is zoned CB-2 and to the north a bit it changes to RNS-12. He added that with regards to the two parking lots, the goal is for those to eventually be built upon, but in the Northside Market Place Comprehensive Plan it talks about building at a smaller scale compatible with what is there now and not building large downtown sized buildings. Other new buildings in that area are of smaller nature as well. Miklo noted that in terms of a Form-Based Code for this area the thought is they would codify what is there, and allow two, three or four story buildings (if there is a bonus allowed) for some of the infill. The goal is for a main street character, less density than downtown.

Hektoen added that with the home at 319 East Bloomington Street, with the nonconforming additions those can be demolished and redeveloped.

Freerks stated there are areas where there are islands of historic preservation throughout, the just voted on recommending one on North Dodge Street, and in this case a good portion of the lot could be developed, money could be made.

Miklo noted that the difference of a landmark and a historic district is that a historic district is a whole area, and this whole neighborhood doesn't qualify for a historic district, so the Historic Preservation Commission had to look at individual structures to see what rose to such a special level in terms of architecture and history that is should be preserved as an individual property. There are other properties in this area that are old, more than 50 years old, but they don't rise to the level of character or have the background this property does.

Signs stated he also is struggling with another piece of this, because this planning process with the North District is ongoing they know there is interest in coming up with a plan (for some time) for this area, it seems premature to make these designations before that plan is complete. Miklo said the current plan in place specifically identifies these two buildings (213 East Market and 319 East Bloomington) being appropriate for preservation. The goal of the next planning process is to come up with designs that are compatible for other lots in this area.

Martin asked if the homeowners (Smith and Rust) contacted either Miklo or Swaim to ask about repercussions for the landmark designation. Miklo stated there was an open house back in October when they invited property owners to explain the process, ramifications, and regulations and after that there was a public hearing at the Historic Preservation Commission level.

Freerks noted that living in a conservation area near downtown herself, she understands the burden of rising property taxes and feels perhaps the City could find solutions to help alleviate some of the tax burden for structures that are designated as landmarks so there is some type of give-and-take. People are being asked to maintain their structures and uphold them in the community, which can be more than honorable, so the City should also assist. Signs agreed that would be a great idea. Miklo noted that topic came up on the discussions with the property owners, and there is a provision in the Iowa Code that allows counties to abate property taxes on historic properties. Therefore it is on the Historic Preservation Commission's work program to explore that option with the Council.

Martin added that while she is supportive of this, as she wants to see these special properties preserved, her hesitation is designating this particular property at 319 East Bloomington Street without the support of the homeowner. Hektoen noted the Planning & Zoning Commission role as is to review the designations for compliance to the Comprehensive Plan. The homeowner has the right to object to this at the City Council level and could provoke a super majority approval.

Freerks noted there are three specific Comprehensive Plan goals related to this proposal (Goal 1, Goal 7 and Goal 10) and she believes this clearly meets those goals and while she respects the homeowner's views, she is in favor of the designation.

Signs understands as well the parameters of what the Planning & Zoning Commission is charged to do and therefore will reluctantly vote to approve this.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00006):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 412 N Dubuque Street as an Iowa City Historic Landmark.

Miklo stated this property is also located in the Central Planning District. It is zoned High Density Multi Family and currently contains one dwelling. It was built shortly after the Civil War. The Central District Plan encourages the investment in older housing stock and the maintenance of a variety of housing. Designation of 412 N Dubuque Street would help achieve these goals as well as the goal to identify and protect historic properties. Therefore staff finds this in compliance with the Comprehensive Plan and recommends approval.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) noted this is a more modest one-story brick cottage built in the 1860s which is associated with early brick makers and masons. The house is associated with Sylvanus Johnson, purportedly the first brick maker in town, David Boarts, a brick mason and eventually a prominent Iowa City builder. In preservation the small simple house can be as significant as a large elaborate house and this home represents the early brick cottages in Iowa City and there are very few remaining examples so that is why this should be landmarked.

Freerks closed the public hearing.

Parson moved to recommend approval of REZ18-00006 an application to designate the property located at 412 N Dubuque Street as an Iowa City Historic Landmark and rezone from High Density Multi-Family Residential (RM-44) to RM-44 with a Historic Preservation Overlay (RM-44/0HP).

Theobald seconded the motion.

Freerks noted there are three specific Comprehensive Plan goals related to this proposal (Goal 1, Goal 7 and Goal 10) and she believes this clearly meets those goals.

Martin asked if this property becomes a historic landmark would the owners have to change the front door. Miklo said they would not have to change it but if they decided to do so the City would provide direction for a door more suitable.

A vote was taken and the motion carried 5-0.

REZONING ITEM (REZ18-00007):

Discussion of an application submitted by the Historic Preservation Commission for a rezoning to designate the property located at 410-412 N Clinton Street as an Iowa City Historic Landmark.

Miklo stated this property is also located in the Central Planning District and is also zoned High Density Multi-Family Residential. It is currently used for multi-family dwelling units, the property also includes a non-historic addition in the back as well as a garage. Miklo explained that in a situation like this where there are non-historic elements of the property, the Historic

Preservation Guidelines provide a lot of flexibility on how those are treated. They can be removed or replaced. If replaced the goal would be any replacement to be compatible in design with the historic structure. The Central District Plan encourages the investment in older housing stock as well as the maintenance of a variety of housing and this particular building is a good example of that, it has multiple dwellings in the building and contributes to the variety of housing in the neighborhood. Designation of 410-412 North Clinton Street would help achieve that goal as well as the more general goal of identifying and preserving historic properties.

Freerks opened the public hearing.

Ginalie Swaim (Chair of the Historic Preservation Commission) noted this is one of the oldest brick houses discussed tonight in the Italianate style, it dates back to 1865 and has considerable historic integrity with the windows, doors and brackets in the porch. The second-floor windows have heavy stone sills and lintels and original shutters. Additionally this home is historic due to its association with prominent citizens, the first owner was Dr. Milton B. Cochrane, he served on the school board and went on to serve as a Civil War surgeon and then became the first Superintendent of the Soldiers' Orphans Home at Davenport. The next owners were Samuel Sharpless and his wife, Priscilla (Crain) Sharpless. Samuel Sharpless was a director of the Johnson County Savings Bank, supervisor of various farming industries, and a member of the Iowa City Council. Later the home was owned by the Dennis family, specifically Gertrude Dennis who was locally involved in arts and music. Swaim noted it is remarkable that a house dating back to the 1860s is still housing Iowa City residents all these years later.

Miklo added that after some research there are fewer than two dozen buildings surviving from the Civil War in Iowa City.

Christopher Jones (Attorney, Neuzil, Sanderson & Sigafoose) is representing owner of the property, Robert Crane, and wanted to state that he is not aware by law that the Planning & Zoning Commission is only to look at the Comprehensive Plan as that limits them to how they can vote only following the staff recommendation. That would appear as only a rubber stamp and he encourages them to think beyond what the staff recommends. He notes this property is particularly unique in that it is zoned as high-density residential property. Mr. Crane is opposing this landmark designation for various reasons. Mr. Crane is a licensed real estate broker and appraiser with over 40 years of appraisal experience and believes the negative impact on his valuation will be significant and extreme. The purposes of historic preservation in Iowa City include stabilizing and improving property values and strengthening the economy of the city. The significant decrease in value is an unfair burden for Mr. Crane to bear without compensation from the City. Rather than preserving and improving Mr. Crane's property value, this designation will lower his value and may reduce the values of adjoining properties. This property differs from other single-family homes in residential neighborhoods because it has significantly higher income potential than most other residential properties due to the high-density zoning in this location. Consequently, the restrictions from the historic landmark zoning will significantly reduce the property's value and burden Mr. Crane far more than other property owners who own older homes in Iowa City.

Additionally this property has been significantly altered. The 1965 addition changed the character of this property so that a majority of the construction on the property is clearly not historic. This apartment building is nine units attached to the older home, although it is not connected inside and they do not share any common space. Mr. Crane has owned this property since 1981 and has been renting it out, to mostly low-income individuals, currently

there are nine units of housing in the rooming house that rent for \$450.00 per month per room. The one-bedroom apartments in the 1965 addition are self-sufficient units and each rent for \$560.00 per month. The rent for Mr. Crane's one-bedroom apartments are approximately 30% less than the \$822 month average rent in Iowa City. Most of the tenants on this property are not students. Mr. Crane has been helping Iowa City meet the objective of providing affordable housing since buying the property in 1981 in a neighborhood that has a convenient location near the downtown business district that has good access to public transportation. The historic landmark zoning regulations will impose additional burdens and costs on operating this property that will be passed to tenants, many of whom have very low incomes. These additional costs that will be passed to the tenants make the City's objective of having affordable housing more difficult to achieve.

Robert Crane (410-412 N. Clinton Street) stated he's owned this property since 1981 and has run it as a rooming house which has not been easy and is more difficult than apartments. He has kept it as a rooming house in favor of the lower income people, many of the people that live there are on assistance or help of some sort, and he works with that in his rents. He is very concerned about this restoration stamp being placed on the home and any repairs and updates will have to be kept at the 1865 style of the home will be very expensive. If that is to happen, the gross expenses will go up, the income will go down, and so the result will need to be higher rents. He is very concerned about the net income picture, he is also concerned about the diminishment of value. He is an appraiser, he started work in November 1964, and a diminishment in value means a loss in value. He has proof, one buyer that has been interested in the property for some number of years but has now said "if it gets a restoration stamp on it I am not interested". Crane questions what the Commission thinks it will cost him if this goes forward. He also notes that more importantly this is not a good fit, when the nine unit apartment was added in 1965 that destroyed the historic image of this building and it does not belong in a historic register. It is just not a good fit. He would appreciate the Commission's consideration to have this not move forward.

Swaim countered that there is no restoration stamp, and that is not even a term they use in determining these landmarks. If Mr. Crane was going to do improvements to his property that required a building permit after the landmark status then the permit would have to go before the Historic Preservation Commission. If the improvements were on the 1965 addition the Historic Preservation Commission would not require that the addition look like it was part of the 1865 home. In terms of non-historic components on a historic building, the Historic Preservation Commission is generally quite flexible in allowing renovations. This house has maintained its 19-century elements and would ask that those be retained, and kept in good repair, but they would not ask him to do anything. The procedure to get a design review is quite straightforward and streamlined, often approved by staff. In terms of the addition destroying the historical integrity of the house, from the back it does look strange, but it was put on without destroying the original integrity of the house.

Miklo added that the City does not require someone to proactively restore a building, they will provide some incentives, but not demand that a building be restored. He also noted that one of the goals of the Central District Plan, is preservation of affordable housing stock and this house is unique with fairly small rooming units and one-bedroom units. If this house was to be removed and new construction was to be placed here, rent per bedroom would probably be considerably more.

Signs noted that it is a pretty deep lot, could an owner demolish the modern addition and build anything new on the back half of the property. Miklo said that could be a possibility, the design of it would be reviewed by the Historic Preservation Commission to show it is compatible.

Jones addressed the concerns about being directed to restore the building and pointed to section 7.2 of the Historic Preservation handbook does make it very clear that the Historic Preservation Commission may file a petition with the City Building Office to require an investigation into any applicable building or structural problems due to neglect or deterioration. Therefore the Historic Preservation Commission can initiate proceedings to require repairs. The handbook goes on to say "failure to comply with the stated action may result in penalties and/or legal action" so to say the landmark designation does not require any additional repairs is false, because it does allow the Historic Preservation Commission to initiate proceedings it wouldn't otherwise be authorized to initiate. He understands any property not meeting Building Codes could cause City initiation, but with the addition of the landmark designation the Historic Preservation Commission can initiate proceedings it wouldn't otherwise be able.

Miklo confirmed that what Jones stated was true, but it was also the same standards the Building Official apply during a routine rental inspection.

Freerks asked if the Historic Preservation Commission had ever initiated a case such as that. Miklo would have to check records, he could not recall. He added as a rental property it is required to be maintained.

Jones is strongly urging the Planning & Zoning Commission to reject this proposal, but if they do approve his client would like to pursue separating the back portion of the property perhaps with a survey and new legal description and have the zoning overlay end at the end of the older home. Hektoen noted that at the time of a redevelopment it could be addressed. Miklo added that the advantages to the property owner for having the whole property under the historic overlay zone is the allowance of developmental rights and other exceptions that come with a landmark designation overlay.

Signs agreed and noted he was inquiring about that earlier to see if it was possible to demolish the addition part and perhaps redevelop it for more income possibilities. Signs asked if this item could be deferred so options could be researched for these people. He also stated that in the future when historical buildings are discussed they should have photos of the buildings from all angles.

Freerks closed the public hearing.

Signs moved to recommend approval of REZ18-00007, an application to designate 410-412 North Clinton Street as an Iowa City Historic Landmark and rezone from High Density Multi-Family Residential (RM-44) to RM-44 with a Historic Preservation Overlay (RM-44/OHP).

Martin seconded the motion.

Signs noted he is more inclined to approve this as he learns there are options for the property owner that could be economically viable.

Freerks agreed it was good to have the conversation about options as well as the benefits for the historical designation. She reiterated that no one wants to push undue burden on a homeowner and also would like the City to look into a way for some tax relief on these types of properties.

Theobald said that she first noticed the historic and attractive qualities of this building several years ago and is glad to see that the City is being proactive regarding its preservation.

A vote was taken and the motion carried 5-0.

DEVELOPMENT ITEM (SUB18-00002):

Discussion of an application submitted by University Lake Partners, II for preliminary plat of Forest Hills Estates, a 53.29-acre 5-lot subdivision with 4 residential lots and 1 commercial office lot located south of Interstate 80 west of Prairie Du Chien Road.

Miklo noted that the Commission recommended approval of rezoning this area a few weeks ago, this action would be to create the five lots that were shown in the Planned Development Overlay Plan. Lot one is for the commercial office, lot two for seven townhouses, lot three for the senior housing, lot four for townhouses, and lot five for townhouses. Outlot A would be permanent open space and preservation of the woodlands and Outlot B will be dedicated to the City and become part of the right-of-way for Foster Road. Miklo stated this item was deferred at the last meeting because the stormwater management had not been approved by the City Engineer but since that meeting revised plans have been submitted, reviewed and approved by the City Engineer. Therefore staff is now recommending approval.

Freerks opened the public hearing.

Rob Decker (Project Manager) came forward and noted they did some minor edits to the plans when working with City Engineer by revising the stormwater design and some of the elements shown on it, they adjusted a few property borders and erosion control items.

Freerks closed the public hearing.

Signs moved to approve SUB18-00002 an application submitted by University Lake Partners, II for preliminary plat of Forest Hills Estates, a 53.29-acre 5-lot subdivision with 4 residential lots and 1 commercial office lot located south of Interstate 80 west of Prairie Du Chien Road.

Martin seconded the motion.

Freerks said the Commission has seen this in the past and it looks good.

Martin asked if the outlot on Prairie Du Chien was contiguous to the rest of the lots. Miklo agreed and said a warranty deed would be issued for that outlot.

A vote was taken and the motion carried 5-0.

DEVELOPMENT ITEM (SUB18-00003):

Discussion of an application submitted by Stewart Road Development, LLC for a preliminary plat of Pine Grove Estates, a 4.59-acre 4-lot residential subdivision for property located at 3910 Stewart Road NE in Fringe Area A of the Iowa City/Johnson County Fringe Area Agreement.

Bochner stated this property is in the County but within two miles of the City and therefore in the Fringe Area Agreement. However it is not within Iowa City's growth area so it is not anticipated it will be annexed into the City. It is located on the corner of Dubuque Road and Stewart Road, it is about 4.5 acres and the proposal is to subdivide it into four lots, each one a little over one acre. Access will be provided on a short private road that ends in a cul-de-sac. The Comprehensive Plan sees this area as appropriate for residential development and is County

zoned residential. The subdivision will be served by a private water well and septic system which will need to be approved by the County Health Department. For stormwater management the preliminary plat shows vegetated bio-swales with subdrains located on either side of the proposed Pine Grove Lane. Overall, the subdivision will need to comply with County stormwater management standards.

Staff recommends approval of SUB18-00003, an application submitted by Stewart Road Development, LLC, for a preliminary plat of Pine Grove Estates, a 4-lot, 4.59-acre residential subdivision located at 3910 Stewart Road NE.

Theobald asked about the house that is currently on property and how close the new road is to that driveway. Miklo said he believes they will remove the existing house.

Freerks opened the public hearing.

Rob Decker (Project Manager) is unable to answer the question about the new driveway, he is not as familiar with this project and is covering this meeting for another engineer. His gut tells him it will be in the same place. He added they will also be adding in some soil conservation on the property.

Larry Svobada stated he has no financial stake in this project, he came just to listen, but he added he does know the person that owns the property and the house will be removed.

Freerks closed the public hearing.

Signs moved to recommend approval of SUB18-00003 an application submitted by Stewart Road Development, LLC for a preliminary plat of Pine Grove Estates, a 4.59-acre 4-lot residential subdivision for property located at 3910 Stewart Road NE in Fringe Area A of the Iowa City/Johnson County Fringe Area Agreement.

Parsons seconded the motion.

Freerks noted it seems straight forward and should be a nice development.

A vote was taken and the motion carried 5-0.

CONSIDERATION OF MEETING MINUTES: FEBRUARY 15 AND MARCH 1, 2018:

Signs moved to approve the meeting minutes of February 15 and March 1, 2018 with edits submitted.

Signs noted that it appears some of his discussion in the March 1 meeting was not shown in the minutes, he will summarize his thoughts and submit that for the official record. Miklo noted that the meeting tape recorder was not working for the whole meeting so some was missed.

Parson seconded the motion.

A vote was taken and the motion passed 5-0.

Adjournment:

Parsons moved to adjourn.

Signs seconded.

A vote was taken and the motion passed 5-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2017 - 2018**

	7/6	7/20	8/3	8/17	9/7	9/21	10/5	10/19	11/2	12/7	12/21	1/4	1/18	2/15	3/1	(W.S) 3/12	3/15
DYER, CAROLYN	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	O/E
FREERKS, ANN	X	X	X	O/E	X	X	X	X	X	O/E	X	X	O/E	X	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O/E	O/E
MARTIN, PHOEBE	X	X	X	X	X	X	X	X	X	X	O/E	O/E	X	X	X	O/E	X
PARSONS, MAX	X	X	X	X	O/E	X	X	X	X	X	X	X	X	O/E	X	X	X
SIGNS, MARK	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
THEOBALD, JODIE	X	X	O/E	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	X

KEY: X = Present
O = Absent
O/E = Absent/Excused
--- = Not a Member

**MINUTES
PLANNING AND ZONING COMMISSION
APRIL 2, 2018 – 5:15 PM – WORK SESSION
HELLING CONFERENCE ROOM, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Carolyn Dyer, Ann Freerks, Mike Hensch, Phoebe Martin, Max Parsons, Mark Signs, Jodie Theobald

MEMBERS ABSENT:

STAFF PRESENT: Sara Hektoen, Bob Miklo, Sarah Walz

OTHERS PRESENT:

CALL TO ORDER:

Freerks called the meeting to order at 5:15 PM.

REZONING ITEM (REZ18-00002):

Discussion of an application submitted by Ross Nusser for a rezoning of approximately 1.89 acres from Planned Development Overlay/High Density Single Family Residential (OPD/RM-12) zone to Low Density Multifamily Residential (RM-12) zone for the property located at 1705 Prairie Du Chien Road.

Walz noted the Commission had asked for more information and staff is hopeful that by Thursday's meeting the applicant will have a proposal regarding relocation assistance for current residents.

Martin asked if the confusion is because City Council stated that there had to be 12 units displaced to require a relocation plan and there are only 10 in this situation. Hektoen said that is for projects where there is no rezoning, there is a rezoning in this situation and the Commission can impose conditions to meet public need imposed by the rezoning and require relocation or transition plans.

Walz noted that this is a unique situation as it is manufactured housing and while a person may own their home, they have no rights to the land. Freerks added that because the homes are all older and may not be able to be moved, so this is a special case and not like an apartment structure that is being removed and there are other apartment options.

Freerks also asked if the homes were rented, who received the relocation money, the home owner or the renter. Those are the details and questions that need to be decided. Walz said most are long-term occupied, but unsure of how many are owner-occupied or rentals. Freerks added that in the past they have required relocation plans for manufactured housing areas before, such as when HyVee was built on 1st Avenue, so there are plans to follow.

Parsons added that these situations are difficult and it takes a while to go through all the steps and make sure the best solution is found.

Freerks asked about the proposal, and the underground parking and the outdoor plaza. Walz said that will likely be patio space. Freerks noted that the best view from that property is the back and perhaps that is where the outdoor plaza should be.

Parsons asked if the building was two or three stories. There was an indication that it would be limited to two but some of the pictures show three. Walz said staff has not had a chance to have a conversation with the applicant to clarify, her sense is that the photos they submitted are examples of possible designs.

Freerks noted she hopes the applicant has design images to show on Thursday to the Commission. Miklo stated the applicant expressed a concern regarding the expense of drawing up a design plan with the uncertainty of when the rezoning would be approved. Miklo felt the bigger concern for the Commission and Council should be the relocation. Walz added that staff felt if the applicant is unsure of what exactly they wanted to build, if they could at least present footprints of how they would arrange the lot, a concept of how many units they would propose, etc.

REZONING ITEM (REZ17-00015):

Discussion of an application submitted by Cardinal Pointe West, LLC for a rezoning of approximately 7.84 acres from Interim Development Research Development Park (IDRP) zone to Low Density Multifamily (RM-12) zone for the property located west of Camp Cardinal Boulevard and east of Deer Creek Road.

Miklo recalled one of the concerns of the Commission at the last meeting were the buffer from the Highway 218 and the applicant has submitted a new plan. When the City rewrote the Subdivision Code in 2008 they did research and looked at HUD and DOT guidelines about residential development near highways and of course the farther you get away, the better, and there is also a decibel level that is considered acceptable through HUD (for financing). So that is when the 300 foot buffer was created, from research as to that being where the noise level begins to drop off. The other concern is the fumes, the closer one lives to the highway the more carcinogens one is exposed to. So those are the rationales for the City's guideline of 300 feet buffer.

Hektoen added that this situation is similar to the last one, it is not required by zoning for this situation to have the 300 foot buffer (it is not a subdivision), however again the Commission can the Commission can impose conditions to meet public need imposed by the rezoning. Freerks stated this is exactly a situation where they would apply such a condition as a principle.

Miklo clarified that the 300 feet is measured from the right-of-way of Highway 218. He stated that the applicant has submitted a new plan to address the concerns of the Commission. Previously the one building was 35 feet from the property line and approximately 190 feet from Highway 218 and the new plan shows that building 67 feet from the property line and about 230 feet from Highway 218. In moving the building back 30 feet they then were also able to provide a landscaping buffer on their property, not partially in the city right-of-way as previously shown. The City Forrester had voiced a concern regarding being responsible for maintaining trees in that location. Additionally moving the tree buffers 30 feet places them higher on the lot and better

able to buffer.

Miklo stated to achieve the greater setback the applicant basically cut off the ends of the buildings and took that square footage and added it to a fourth floor to two of the buildings, one building will remain only three floors. Miklo added that the Zoning Code allows for the maximum height of the building to be increased because they have increased the front, side and rear setbacks. In this situation, with the increased setbacks proposed on this plan, building A may have a maximum height of 64 feet; it is proposed to be approximately 50 feet tall. Building B is allowed a height of 58 feet; it is proposed to be approximately 60 feet tall. Building C is allowed a height of 50 feet; it is proposed to be approximately 60 feet tall. The result is a 2 foot height increase above what is allowed in the RM-12 zone for building B and a 10 foot height increase for building C. Therefore, the applicant is requesting approval of a Planned Development Overlay (OPD) to allow buildings B and C to be increased in height. Miklo noted the criteria for review of a Planned Development Overlay are listed in the staff memo and noted that staff is still reviewing the recently submitted OPD plan and hopes to present additional comments at the April 5 meeting.

Freerks asked if the number of total units remains the same from the old plan to the new. Miklo said there are two additional units added with the additional floor.

Miklo noted the other concern of the Commission was the usable open space for residents and the applicant has addressed that by adding four deck structures that would provide outdoor space overlooking the pond that is located to the north of this property. A sidewalk is proposed to provide a pedestrian connection between the buildings and the deck space.

Freerks asked about the criteria for the Planned Development Overlay noting that Section 14-3A-4 of the zoning code allows consideration of variations in the dimensional requirements including building height in order to facilitate the provision of desired neighborhood amenities or open space and if the criteria reviewed addresses that. Miklo said it is a subjective call that the Commission makes to ensure it will be a livable neighborhood. Freerks is concerned because she feels the application is just meeting the minimum standards and wants to make sure the Commission has some leeway to set guidelines the Planned Development Overlay must meet. Miklo noted the only other way to meet the standards is for the applicant to lose parts of the buildings and number of units.

Freerks noted that Section 14-3A-4 of the zoning code states: desired neighborhood amenities or open space; to preserve or protect natural, historic, or cultural features; to achieve compatibility with surrounding development; or to create a distinctive or innovative neighborhood environment.

Signs asked how many stories were the Village Cooperative building and the building on Camp Cardinal Boulevard. Miklo was unsure, but knew the Village Cooperative building to the north was at least three stories with underground parking. The building is actually in Coralville.

Martin reiterated that again these areas (here and also the Prairie Du Chien application) are at entrances to Iowa City and should be maintained and kept at a certain level. She doesn't feel this proposal speaks to her in a way that shows what the community gains from this development, does it fill a need, will it enhance the entrance to Iowa City.

Hensch does feel it will fulfill a need, if someone is a commuter to Cedar Rapids, this area is

ideal for access to Highway 218. He also noted that when the quarry is abandoned in the future the land will be dedicated to the County and used for recreation so that area will be nice for residents. Hensch agrees it is a very difficult parcel to develop, but he feels it fills a niche for commuters, and it is their obligation to make it as healthful as they can given people will know they are moving in next to Highway 218. The Commission's role is to mitigate sound, health hazards, try to make some amenities for people that live there. He doesn't see this a long-term housing for people, more a year or two until they transition to something else. It can be a pleasant experience for them, there are a lot of trees in the area with a view of the pond, it is just next to a major highway.

Freerks noted her concern is that it seems applicants are always just meeting the minimums or asking for exceptions and while there are checks and balances in place for such requests it seems like they are asking and need more accommodations and she doesn't feel this application creates a distinctive and innovative environment or protects a cultural or historical feature as called for OPD zoning waivers. She is concerned they are always setting precedents, if they approve an application for one, what's to say they don't do this for everyone and that is why they have standards and exceptions to the standards, but now they are creating exceptions to the exceptions of the standards.

Hensch agrees there isn't any cultural or historical about the area but what they can do is be innovative by how the buildings appear. People will drive by this every day and may say "those are cool buildings" because it will be visible from the highway. The Commission can require a more innovative design due to the location and visibility.

Theobald agrees with Freerks and would like to see the applicant needs to bring the proposal up to better standards. Parsons agreed, he would like to see a better building design and something distinctive.

Miklo asked the Commission how they felt about the outdoor deck areas, if it was sufficient. Freerks feels it is better, it is still minimal. Martin agreed, it is an effort. Signs would like to see sketches to make sure they are child-safe.

Hektoen asked about the setback from Highway 218 and if the Commission felt that and the landscaping buffer was sufficient. Freerks said having the tree buffer on the applicant's property rather than the city right-of-way was a good start. However, the added height may affect the ability to buffer the noise.

Hensch suggested that if the Commission approves the added building height, perhaps they can require more mature tree plantings so residents won't have to wait 15 years to get something out of the trees.

Martin asked about the fire truck lanes. Miklo said there must be a surface where a fire truck can park to fight a fire and the one building did not meet that requirement so a lane was added.

Signs feels that the layout does preserve a lot of the woodland trees and the applicant should be given credit for that. Theobald questions how much of the woodland will be damaged or removed once they get in there and start doing construction. Oaks have very shallow roots and could be damaged by a large truck running over it. She added that construction fences often damage trees, the barrier levels for fences and construction vehicles are often insufficient to

protect the trees.

Signs proposed the developer looking at making that fire lane from a mesh like concrete substance that would allow grass to grow as well to keep that area green. Miklo said he would check with the Fire Marshall to ask about such options.

Adjournment:

Martin moved to adjourn.

Signs seconded.

A vote was taken and the motion passed 7-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2017 - 2018**

	7/20	8/3	8/17	9/7	9/21	10/5	10/19	11/2	12/7	12/21	1/4	1/18	2/15	3/1	(W.S) 3/12	3/15	(W.S.) 4/2
DYER, CAROLYN	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	O/E	X
FREERKS, ANN	X	X	O/E	X	X	X	X	X	O/E	X	X	O/E	X	X	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O/E	O/E	X
MARTIN, PHOEBE	X	X	X	X	X	X	X	X	X	O/E	O/E	X	X	X	O/E	X	X
PARSONS, MAX	X	X	X	O/E	X	X	X	X	X	X	X	X	O/E	X	X	X	X
SIGNS, MARK	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
THEOBALD, JODIE	X	O/E	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	X	X

KEY: X = Present
O = Absent
O/E = Absent/Excused
--- = Not a Member