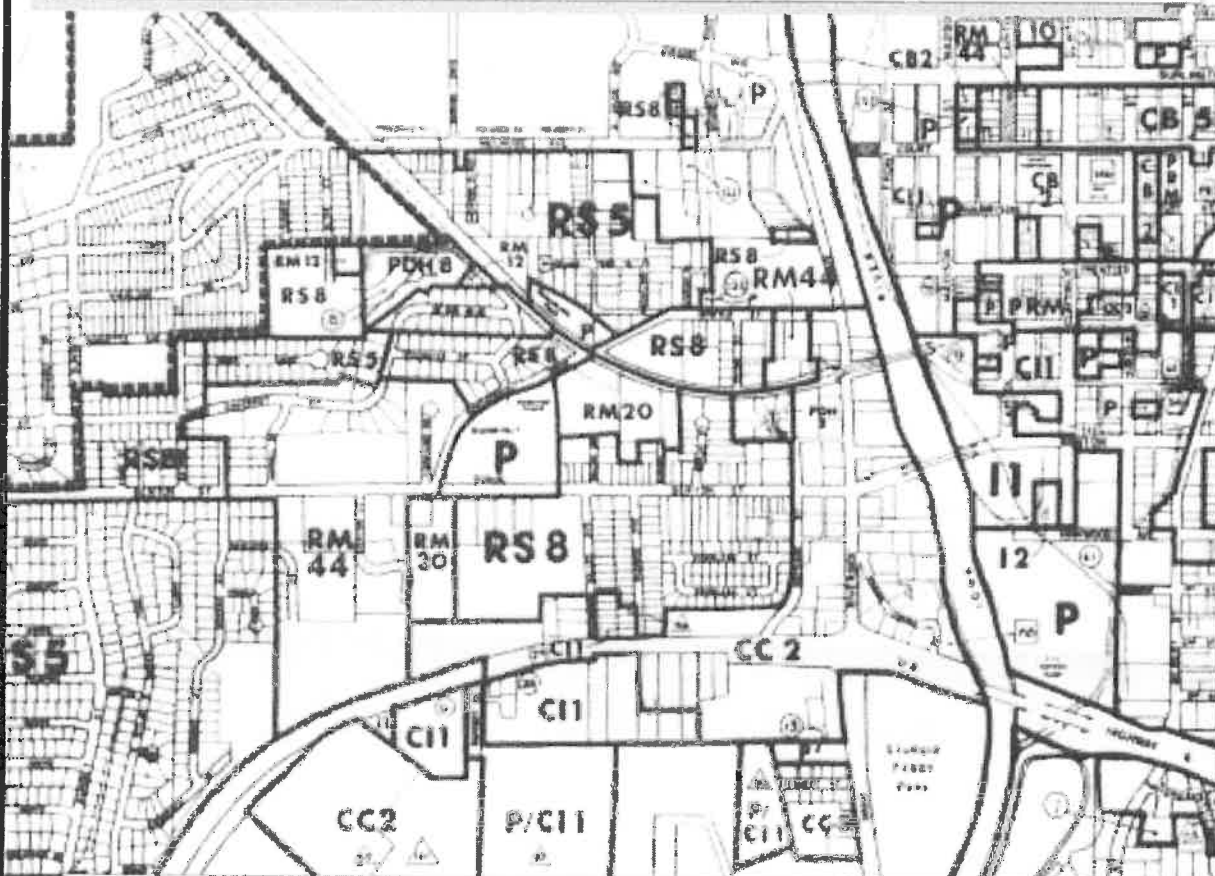


Iowa City Planning & Zoning Commission

Formal Meeting
Thursday, March 3, 2016
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

Thursday, March 3, 2016 - 7:00 PM

Formal Meeting

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 Item

Discussion of an application submitted by Ross Nusser for a rezoning to designate the property at 716 N. Dubuque Street as a Historic Landmark. (REZ16-00001)

E. Consideration of Meeting Minutes: February 18, 2016

F. Election of Officers

G. Planning & Zoning Information

H. Adjournment



CITY OF IOWA CITY MEMORANDUM

Date: March 3, 2016

To: Planning and Zoning Commission

From: Robert Miklo, Senior Planner

Re: Designation of 716 N. Dubuque Street as a Historic Landmark

Background: The applicant, Ross Nusser, is requesting Historic Landmark designation for 716 N. Dubuque Street, a property in a High Density Multi-Family Residential (RM-44) zone. Designation of the property as a landmark will require Historic Preservation Commission approval of any significant changes to the exterior of the building. Landmark status will also make the property eligible for certain zoning incentives.

This residential building was originally constructed to serve as a fraternity house and functioned as such until late 1997 when it was purchased for use as an Assisted Group Living facility that provides supportive services to individuals with mental illness. It is a three-story structure with 21 bedrooms, 2 kitchens (on the first floor and in basement level), shared bathrooms on the second and third floors, laundry facilities in the basement, and large open living spaces on the 1st floor and basement level.

The property is non-conforming with regard to parking requirements. The building takes up a large portion of the 6,500 square foot lot such that it can provide just two parking spaces. Vehicle access is provided off an alley that runs along the north side of house, between Dubuque and Linn Streets. The current parking requirement for assisted group living is 1 space for every 3 beds, plus 1 space for each staff member determined by the maximum number of staff present at any one time. For 21 residents and two staff people the parking requirement is 9 spaces. For this reason the property is allowed to convert to another use that requires 9 or fewer spaces. For uses requiring more than 9 parking spaces a special exception is required.

Historic Preservation Commission Review: The Iowa City Historic Preservation Commission met on February 11 and conducted a public hearing at which they reviewed and evaluated the historic significance of 716 N. Dubuque Street. The Commission determined that the property meets the requirements for a landmark and voted unanimously to recommend approval of the designation as an Iowa City Historic Landmark.

The attached Iowa Site Inventory Form and photos provide evidence and a discussion of the building's architecture and history. The building was constructed in 1931 as a fraternity house. Following the rapid expansion of the University in the 1920's a number of Greek Houses were constructed and remain as architectural evidence of the increased impact of the University Community on the culture of Iowa City during this period. Typical of many Greek letter houses, it was built in a revival style. It is a two and one-half story L-shaped Tudor Revival house that has retained a high-level of historic integrity.

As noted, designation of the property as an Iowa City Historic Landmark will require Historic Preservation Commission approval of any significant changes to the exterior of the building. Landmark status will also make the property eligible for special exceptions (Section 14-2B-8 of the zoning code) that allow the Board of Adjustment to waive or modify certain zoning requirements to help support the continued use of historic buildings.

Board of Adjustment Review: On February 17 the Board of Adjustment approved a special exception for a historic preservation waiver of required parking to allow a fraternity with up to 21 residents, subject to the following conditions:

- The applicant must secure a Local Historic Landmark Designation from the City of Iowa City.
- All changes to the properties exterior must meet Historic Preservation guidelines.
- The applicant must make those repairs and renovations to the exterior and foundation of the structure as listed in this submittal (see attachment #7) as well as any repairs deemed necessary by the Historic Preservation Commission.
- All aspects of the interior must meet code standard. Shared bathrooms must use materials and fixtures of an institutional grade.
- In the area where there is currently a deck, the applicant must install moped parking stalls equal to at least one half of the residential occupancy of the building. Design and installation of moped parking to be approved by the Historic Preservation Specialist.
- The applicant must install interior bike storage on the ground floor level of the building sufficient to store one bike per resident based on the maximum number of residents allowed by the special exception. Staff will review proposed bike rack/storage and access to the ground floor to ensure bike storage is easily accessible.
- All chapter meetings held by the fraternity must held at an off-site location.
- Three convictions for a disorderly house within an 18-month period will result in the loss of the special exception at which point the property will revert to 12 residents maximum.

Given the requirements of the code and the conditions placed on the special exception, the applicant must secure landmark designation of the property prior to converting the building from an Assisted Group Living facility to a fraternity.

Planning and Zoning Commission Review: Landmark Designation is a zoning overlay and therefore requires a recommendation from the Planning and Zoning Commission to the City Council. The Commission's role is to review the proposed designation based on its relation to the Comprehensive Plan and proposed public improvements and plans for renewal of the area involved. There are two specific areas of the Comprehensive Plan that appear to apply to this proposal: the Central District Plan- pages 13-22 and the Historic Preservation Plan.

The Central Planning District Plan identifies this area of Dubuque Street as appropriate for higher density housing. The plan encourages incentives for property improvement and rehabilitation of the existing housing stock, both for homeowners and investment property owners.

The Historic Preservation element of the Comprehensive Plan contains two specific goals relating to this proposal. Goal 3: *Provide economic incentives to encourage the preservation of historic buildings and neighborhoods.* Under this goal the plan contemplates exemptions for zoning standards, such as parking requirements, to encourage the reuse of historic buildings.

Goal 7: *Establish and implement historic preservation objectives for the University of Iowa campus and surrounding neighborhoods.* Under this goal there is an objective to establish a fraternity and sorority house stewardship program. The plan recognizes that as these historic structures age they will require major rehabilitation. To fulfill the conditions of the special exception the owner will need to present a plan for the rehabilitation of the property to the Historic Preservation Commission for review and approval.


In essence the landmark designation sought by the applicant conforms with two goals of the Comprehensive Plan - to provide relief from zoning requirements while also requiring investment necessary to assure the long-term preservation of this historic building.

Staff Recommendation: Staff recommends that REZ16-00014 an application to designate 716 N. Dubuque Street as an Iowa City Historic Landmark be approved.

Attachments:

1. Location Map
2. Iowa Site Inventory Form
3. Photographs
4. Attachment 7 – proposed building improvements

Approved by: _____


John Yapp, Development Service Coordinator.
Department of Neighborhood and Development Services

REZ16-00001
716 N Dubuque Street



0 80 160 Feet



Prepared by: Marti Wolf
Date Prepared: February 2016

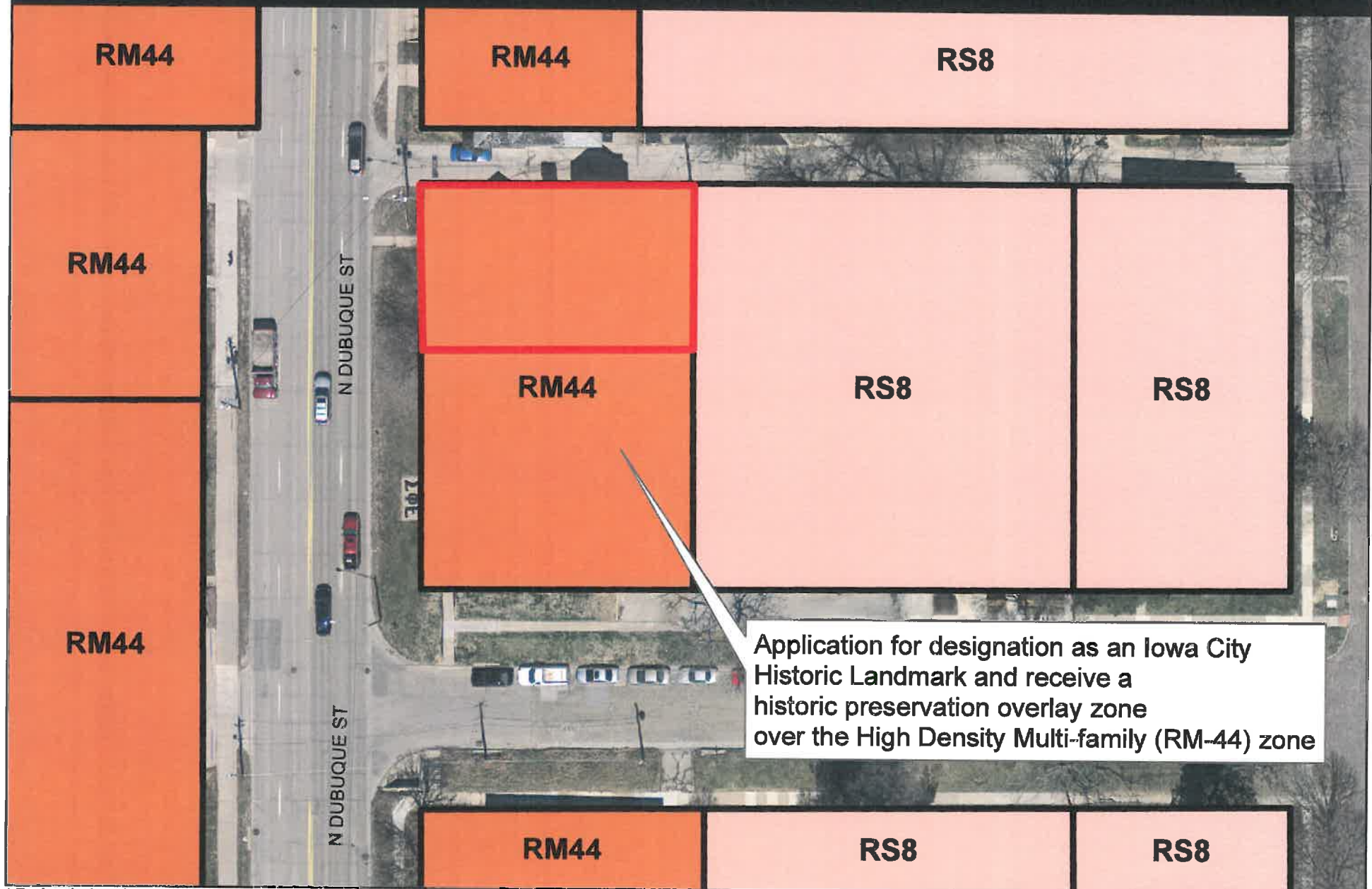




REZ16-00001
716 N Dubuque Street

0 60 120 Feet

Prepared by: Marti Wolf
Date Prepared: February 2016



IOWA SITE INVENTORY

Survey ID Number 52-010-D087
Database ID Number _____
Nonextant _____

Location and Functional Information

1. Historic Name(s) Phi Kappa Sigma Fraternity
2. Common Name(s) _____
3. Street Address 716 N. Dubuque St.
4. City Iowa City Vicinity [] 5. County Johnson
6. Subdivision Original Plat 7. Block(s) 73 8. Lot(s) 5
9. Legal Description: (If Rural) _____ Township Range Section Quarter of Quarter of

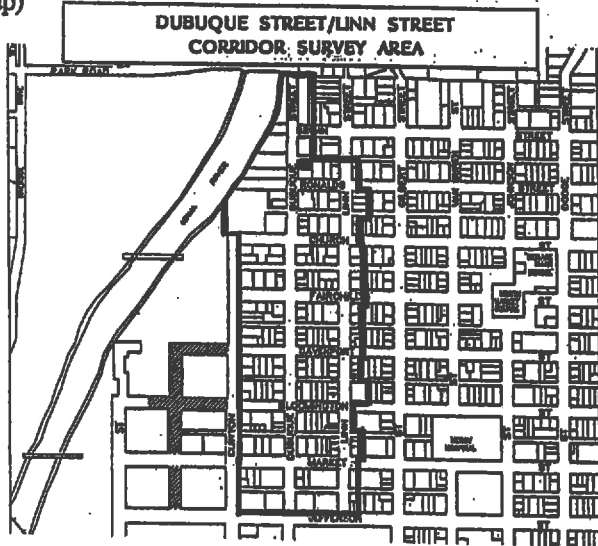
Description

10. Historic Function(s) Fraternity House Code _____

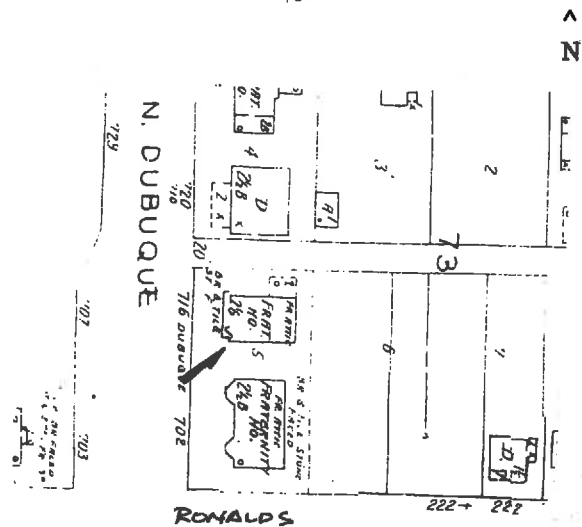
11. Current Function(s) Fraternity House Code _____

12. Owner John Lavery Phone # _____
Address 375 Eastland Dr. SE City/State Cedar Rapids, IA ZIP 52403

(Plat Map)



(Sketch Map)



(Integrity Notes)

Roll/Frame 1 / 22 Photographer Moraski/Kugler
View Looking E/SE
Location of Negatives: S.H.S.I.



CFN 259-1402
8/25/89

Property Characteristic Form - Residential

Survey ID Number 52-010-D087
Database ID Number _____

Street Address 716 N. Dubuque St. City Iowa City County Johnson
Legal Description: (If Rural) _____ Township _____ Range _____ Section _____ Quarter _____ of _____ Quarter _____ of _____

Location Integrity: _____ Original Site X Moved _____ Moved to Original Site _____

Endangered? NX or Y If yes, why? _____

Ground Plan: a. Building Shape(s) L-shaped b. Width 40 by Depth 60 in units

Architectural Style/Stylistic Influences _____ Key Stylistic Attributes _____ Code _____
Late 19/Early 20th Century Revival: Steeply pitched gables, half-timbering, 53
Tudor stone surrounds and arch

Materials: Foundation Poured concrete _____ 100
Walls Stone, E. side brick, N 3rd, 4th floors stucco over brick/ 40/30/60
Roof Asphalt shingle wood beams _____ 80

Number of Stories _____ 4

Roof Shape Gable _____ 1

Builder(s) Unknown Architect(s) Unknown

Original Construction Date 1931 Modification/Addition Dates: _____

Significant Interior Components: _____ Continuation Sheet []

None noted

Surveyor Comments: _____ Continuation Sheet []

This was originally the Pi Kappa Alpha house.
Do not know when it changed.

Sources: Sanborn Fire Insurance Maps: 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933. _____ Continuation Sheet []

Gebhard & Mansheim, p. 249

Needs Further Study/Anomaly [] _____ Continuation Sheet []

Surveyor Moraski/Erwin/Kugler Date 1995-96

**IOWA SITE INVENTORY FORM
EVALUATION SHEET**

ADDRESS: 716 North Dubuque
Iowa City, IA

SURVEY ID # 52-010-D087

REVIEWED BY: Molly Myers Naumann, Consultant

DATE: February 1996

ARCHITECTURAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☐ B ☐ C ☒ D ☐
NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐
CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

This two and one-half story gable roof building (three and one-half on the north side) was constructed in 1931 as a fraternity house. No architect has yet been identified. Like many other Greek letter houses in Iowa City it was built in a popular revival style, in this case, Tudor Revival. The exterior is of stone with stone surrounds at the doors and windows and quoined corners. A rear wing was added at the second floor level and this is covered with the traditional half-timbering. A small "garden gate" with stone surround is located to the left of the main entrance. The house retains a high level of integrity. It may be individually eligible with further research, and is definitely a contributing structure in the North Dubuque Conservation District.

HISTORICAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☒ B ☐ C ☐ D ☐
NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐
CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

In the 1920s and '30s fraternity and sorority houses were being built in various parts of Iowa City, including the Clinton and Dubuque streets area. (There were eight built on North Dubuque alone between 1920 and 1933.) These were often replacing houses that the Greek letter societies had purchased or rented to provide housing for their members. The new houses appear to have been architect designed and were primarily in various popular revival styles. This construction coincided with a period of tremendous growth for the State University of Iowa. Enrollment grew from 5345 in 1920 to 8235 in 1930, and peaked near 10,000 a little later in that decade. There were 33 new buildings constructed on the campus between 1916 and 1934, in addition to the construction of almost two dozen fraternity and sorority houses. These houses exemplify the Development of the University of Iowa context. While some may be individually eligible, all Greek letter houses in Iowa City need to be surveyed and then re-evaluated as a sub-context of the University context. This house may be individually eligible and is presently considered a contributing structure in the district.

PREPARED BY: Molly Myers Naumann, Consultant
ADDRESS: 167 W. Alta Vista, Ottumwa, IA 52501
AFFILIATION: Iowa City Historic Preservation Commission
ADDRESS: 401 E. Washington, Iowa City, IA 52240

PHONE: (515) 682-2743

DATE: February 1996

PHONE: (319) 356-5243

716 N. DUBUQUE - PHI KAPPA SIGMA FRATERNITY HISTORIC PHOTOGRAPHS



University of Iowa Special Collections

Photo from 1956-1960



University of Iowa Special Collections

Photo from c. 1980

716 N. DUBUQUE - PHI KAPPA SIGMA FRATERNITY

CURRENT PHOTOGRAPHS



Here is a list of estimated renovation costs that I have received as bids and that I anticipate. However, while all potential cost of renovation cannot be foreseen, I feel this is a solid approximation of my intent for bringing this building back to its historic and solid state.

1. Sprinkler System - \$55-60K
2. New Roof - \$46-49K
3. New Kitchens - \$46-52K (That is \$23-26K per kitchen-there are two kitchens)
4. New Bathrooms - \$44-52K (That is 11-13K per bathroom--there are 4 bathrooms)
5. New Flooring - \$32,026 is what the bid came back at 6,700 Sq Feet at 4.78 cents per sq. foot
6. Painting - \$21-25K
7. New Doors/Trim - \$41-45K
8. Updating Electrical Fixtures - \$13-16K
9. Securing Foundation (If Needed) - \$12-14K
10. Drywall Repair - \$12-14K
11. Stabilizing Emergency exit deck - \$3-4K
12. Replacing Commercial Water heater - \$5-7K

I received a bid on when/if I need to replace windows how much they plus labor will cost and it will end up being \$800-\$1,000 per window.

Mitch King

KMB Property Management

319-351-0102

**MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 18, 2016 – 7:00 PM – FORMAL
EMMA HARVAT HALL – CITY HALL**

PRELIMINARY

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

MEMBERS ABSENT:

STAFF PRESENT: Sara Hektoen, Bob Miklo

OTHERS PRESENT:

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends that Council forward a letter to the Johnson County Board of Adjustment recommending that the application by Steve Fangman, for a conditional use permit to allow a roofing and snow removal business located at 4860 American Legion Road SE, be approved subject to the term of expiration in ten years and that all materials and equipment associated with the business be stored in the accessory structures identified on the site plan.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

There were none

CONDITIONAL USE ITEM (CU16-00001):

Discussion of an application submitted by Steve Fangman for a conditional use permit for a home business (roofing and snow removal) for property located at 4860 American Legion Road SE in Area B of the Iowa City/Johnson County Fringe Area.

Miklo began the staff report sharing that this property is in the county but it is in the fringe area and just east of the Iowa City growth area. Miklo showed a map of the area. The County requires a conditional use permit for home based businesses, in this case it is a roofing and snow removal business that has been in operation for 10 years when they first received a conditional use permit. At the time of the first conditional use permit issuance, the City recommended there be a 10 year time limit on that permit in the event that the City were to grow out into that direction. That permit is expiring in March and the applicant is requesting a renewal. The subject property is zoned Agricultural with one dwelling structure and three out buildings. Miklo stated that the City has not grown out into that direction and Staff does not believe it will within the next 7-10 years. Therefore Staff is recommending approval of this home based for a period of 10 years. At that time it could be renewed or if the city grows out and it is a concern it could not be renewed.

Staff recommends that Council forward a letter to the Johnson County Board of Adjustment recommending that the application by Steve Fangman, for a conditional use permit to allow a roofing and snow removal business located at 4860 American Legion Road SE, be approved subject to the term of expiration in ten years and that all materials and equipment associated with the business be stored in the accessory structures identified on the siteplan.

Martin asked what would happen if the Commission did not approve this application, would the applicant still be able to receive the conditional permit. Miklo explained that if the City does not approve it, the County ordinance states that they must get a super majority from their Board of Adjustment.

Eastham asked if in the future there is residential development, and with the new Hoover school site just to the west of this area, or if the property is annexed into Iowa City, is there a zoning designation for that business that would allow the owner to continue. Miklo replied that if this property were annexed into the City this level of business would require Intensive Commercial (CI-1) zoning. He is unsure, but suspects this would not be an area where the City would want Intensive Commercial zoning. That would be decided at the time of annexation.

Freerks noted that she is familiar with the property and it is well maintained and does not look like a commercial business property.

Freerks opened the public hearing.

Seeing no one, Freerks closed the public hearing.

Eastham moved that the Commission recommends that Council forward a letter to the Johnson County Board of Adjustment recommending that the application by Steve Fangman, for a conditional use permit to allow a roofing and snow removal business located at 4860 American Legion Road SE, be approved subject to the term of expiration in ten years and that all materials and equipment associated with the business be stored in the accessory structures identified on the siteplan.

Martin seconded the motion.

Parsons asked where the new school would go and what the proposed construction time for that new school would be. Miklo indicated the location on the map and believes the construction of the new school will start in the next year or so.

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

CONSIDERATION OF MEETING MINUTES: JANUARY 21, 2016

Hensch moved to approve the meeting minutes of January 21, 2016.

Theobald seconded the motion.

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

PLANNING AND ZONING INFORMATION:

Miklo noted that four of the Commission members had signed up to go to the Iowa State Extension Service planning and zoning training in Cedar Rapids on April 6. He will provide more information prior to that meeting.

Miklo also thanked the Commissioners that attended the workshop earlier that evening on the Riverside Drive improvements, there is a lot of public interest in that project.

Miklo also stated that the City is reviewing proposals from 12 consulting firms to do the final plan for the Riverfront Park. They hope to select a consultant this spring and finalize those plans so work on the park can begin.

Miklo pointed out that the budget being considered by Council includes funding of consulting services to work on a form-based code or the “missing middle” that has been discussed with the South Plan.

Theobald mentioned that Miklo, Dyer, Howard and herself went to hear Ed McMahon’s presentation in Cedar Rapids. He made the point that appearance and aesthetics are important in creating a sustainable community. She said that McMahon had shared examples of even big chains fitting into the character of city and even locating in historic buildings. He presented examples a Wal-Mart and Target being located in a downtown with apartments on the upper floors. Miklo said that there the presentation is available on the web and that he would send the Commissioners links if they would like to watch it.

ADJOURNMENT:

Martin moved to adjourn.

Parsons seconded.

A vote was taken and motion carried 7-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2015 - 2016**

FORMAL MEETING

	3/19	4/2	4/16	5/7	5/21	6/4	7/2	7/16	8/6	8/20	9/3	9/17	10/1	10/15	11/5	11/19	12/3	1/7	1/21	2/19
DYER, CAROLYN	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
EASTHAM, CHARLIE	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X
FREERKS, ANN	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	O/E	X	X	X	O/E	X
HENSCH, MIKE	--	--	--	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
MARTIN, PHOEBE	X	X	X	X	X	X	X	X	X	X	X	O/E	O/E	X	O/E	X	X	X	X	X
PARSONS, MAX	--	--	--	X	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X
THEOBALD, JODIE	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X

INFORMAL MEETING

NAME	TERM EXPIRES	3/15	5/18
DYER, CAROLYN	05/16	X	X
EASTHAM, CHARLIE	05/16	X	X
FREERKS, ANN	05/18	X	X
HENSCH, MIKE	05/19	--	X
MARTIN, PHOEBE	05/17	X	X
PARSONS, MAX	05/19	--	X
THEOBALD, JODIE	05/18	X	X

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