

PLANNING APPLICATION FORM

- | | | | |
|---|---|--|---|
| ☒ Variance | ☐ Preliminary Plat | ☐ Simple Subdivision | ☐ Certificate of Appropriateness |
| ☐ Conditional Use Permit | ☐ Major Final Plat | ☐ Text Amendment | ☐ Advisory Design Review (Public Projects) |
| ☐ Appeal | ☐ Minor Final Plat | ☐ Temporary Use Permit | ☐ Certificate of Economic Non-Viability |
| ☒ Special Exception | ☐ Simple Site Plan | ☐ Annexation | ☐ Historic Designation <u>Choose One</u> |
| ☐ Limited Setback Waiver | ☐ Minor Site Plan | ☐ Historic Revolving Loan | ☐ Demolition |
| ☐ Rezoning/PUD/ID | ☐ Major Site Plan | ☐ Historic Housing Grant | ☐ Port of Dubuque Design Review |

Please type or print legibly in ink

Property owner(s): Four Oaks Phone: 563.557.3100
Address: 180 W. 15th St. City: Dubuque State: IA Zip: 52001
Fax #: - Cell #: - E-mail: lkmalone@fouroaks.org
Applicant/Agent: Full Circle Communities Phone: 847.849.5302
Address: 310 S. Peoria St. Ste. 500 City: Chicago State: IL Zip: 60607
Fax #: - Cell #: - E-mail: jbartle@fccommunities.org
Site location/address: 180 W. 15th St. Neighborhood Association: Downtown
Existing zoning: OR Proposed zoning: OR District: Jackson Park Landmark: ☐ Yes ☒ No
Legal Description (Sidwell parcel ID# or lot number/block number/subdivision): The North 3/5 of City Lot 463
Total property (lot) area (square feet or acres): 0.4 acres
Describe proposal and reason necessary (attach a letter of explanation, if needed):
Attached

CERTIFICATION: I/we, the undersigned, do hereby certify/acknowledge that:

1. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants.
2. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record;
3. Fees are not refundable and payment does not guarantee approval; and
4. All additional required written and graphic materials are attached.

Property Owner(s): Ami Ollmoe Date: 10-6-16
For Four Oaks
Applicant/Agent: Lindsey Haines, vice president Date: 10.07.16
Full Circle Communities, Inc.

FOR OFFICE USE ONLY – APPLICATION SUBMITTAL CHECKLIST

Fee: \$355.00 Received by: GA Date: 10-10-16 Docket: _____

CK # 695 (\$488.00 TOTAL FOR BOTH APPS)



FULLCIRCLE
communities

10.07.2016

City of Dubuque - Zoning Board of Adjustment

City Hall

50 W. 6th St.

Dubuque, IA 52001

RE: Application for Special Exception and Variance for 180 W. 15th St.

Full Circle Communities hereby requests consideration and approval of a special exception and variance to the OR (Office Residential) zoning for the redevelopment of 180 W. 15th St., the Four Oaks site.

Background:

Full Circle Communities (FCC) proposes the redevelopment of the Four Oaks property located at 180 W. 15th St. on the southwest corner of Jackson Park in downtown Dubuque. The approximately \$6MM project, Fifteenth Street Apartments (FSA), will convert the existing office and service space into a high-quality affordable rental community targeted to veterans and persons with a disability. FSA will consist of 36 units made up of 20 one bedroom units and 16 two bedroom units, designed to be highly accessible including roll-in showers, accessible kitchens, grab bars, and wider turn-radii (see attached images). In addition to the units, the building will feature on-site property management, community and service space, energy efficient systems, and 15 off-street parking spaces. As a non-profit, FCC commits 75% of developer fee and ongoing cash flow, or approximately \$300,000, to provide services to our residents to help enrich their lives and remain stably housed.

FCC has a signed Letter of Intent to purchase the property from Four Oaks. Current zoning for the property is OR which allows for multi-family dwelling as a permitted use and therefore the proposal does not require a zoning district change. The Fifteenth Street Apartments proposes a new use for the existing building. However, due to characteristics of the proposal and site constraints, the need to apply for a special exception to the minimum lot area and a variance to the parking minimum is necessary. The city recognizes that there are challenges with adaptive reuse projects and has previously approved variances and special exceptions for a comparable project with a similar tenant population and site constraints (Paragon Square). The following briefly describes the relevant proposal component, reason for requesting the exception/variance, and argument for granting the exception/variance.

Special Exception for Minimum Lot Area:

FCC is requesting a special exception to the minimum lot area under the OR zoning because the proposed project does not meet the minimum requirement. Under the OR zoning the minimum lot area requirement is 1,200 SF per dwelling unit. However, we would argue that the project more closely resembles housing for seniors and should be held to that minimum lot standard, which is a minimum total of 10,000 SF. The units and building features compare to housing for seniors and there are overlaps between the needs of the tenant populations. The FSA project proposes 36 units located on a 17,424 SF (0.4 acre) lot area which comes to 484 SF per dwelling unit. The lot area meets and exceeds the minimum lot area requirement for housing for seniors.

We believe that this request meets the criteria for granting a special exception because of the nature of the existing site and access to substantial public open space. While it is difficult to compare uses, the FSA project will be significantly less dense than Four Oaks office/service use. The FSA proposal includes 36 residential units and two staff compared to a daily count for Four Oaks of 54 staff and 70 clients and visitors. As described above, the FSA project is an adaptive reuse of an existing building and lot. The building and parking cover the entire lot which is also surrounded on all four sides by roads and other buildings and parking, therefore the project is constrained to the existing lot. What the project lacks in on-site open space is made up by excellent access and proximity to public parks. The project sits directly adjacent to Jackson Park and is within 0.15 miles of Grant Park and Madison Park. Additionally, the proposal includes ample community space within the building for resident enjoyment.

Variance for Parking Minimum:

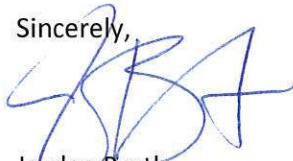
FCC also requests a variance to the parking minimum under the OR zoning because the proposed project does not meet the minimum requirement. Under the OR zoning, the minimum parking requirement is 1.5 spots per dwelling unit. Similar to above, we believe the parking requirement of 0.5 spots per dwelling unit for housing for seniors and persons with a disability is the standard that more accurately applies to our project. The project targets a mix of persons with a disability and veterans, some of which could be seniors. The FSA project proposes 36 dwelling units and 15 off-street parking spaces, which comes to 0.42 spots per dwelling unit.

FCC believes that due to characteristics of the resident population, excellent access to public transportation, and parking usage at comparable properties, the request meets the criteria for granting the variance. The city recognizes that special populations do not require typical parking ratio levels by setting a 0.5 spot per dwelling unit ratio for housing for seniors and persons with a disability. Even with lowered parking ratio requirements, the typical utilization rates are many times much lower than 100% at any given time. In a survey of other FCC properties (senior and disabled) that have parking ratios below 0.5:1 we found typical utilization rates around 50-70% (see attached chart). In comparison to the current use, the FSA project with 36 units and two staff will be a lower traffic and parking use. Currently, Four Oaks has 16 parking spots while maintaining 54 staff and around 70 daily clients and visitors.

Additionally, the disability and income status of the tenant population is shown to have limited car use and ownership. According to research from the University of California – Berkeley, low income individuals and families are less likely to have access to a car. In the U.S., the percentage of low income residents without access to an automobile is over 20% compared to just 4% for non-low income residents. Research from the U.S. Department of Transportation states that persons with a disability are 1.35 times less likely to drive or have access to a car than nondisabled individuals. These populations typically rely more on public transportation options because of their accessibility and affordability. In the case of the FSA project in downtown, the site has direct access to the Orange 1 – Clarke bus route and the Mini-Bus paratransit service.

We are excited about the opportunity to pursue this project in a community that is dedicated to local community planning and revitalization. We believe our requests for a parking variation and a special exception to the minimum lot area are reasonable and meet the criteria for approval. Thank you for taking the time to review and consider our application and please let us know if there are any questions.

Sincerely,



Jordan Bartle

Assistant Project Manager

Parking Utilization Study

Project	Address	Units	Spaces	Ratio	Typical Parking Utilization Rate
Fifteenth Street Apartments	180 W. 15th St. Dubuque, IA	36 units	XX parking spaces	XX:1	
Milwaukee Avenue Apartments	3064 N. Milwaukee Ave. Chicago, IL	32 units	14 parking spaces	0.44:1	70%
Goodlette Arms Apartments	950 Goodlette Frank Rd. Naples, FL	250 units	120 parking spaces	0.48:1	50%

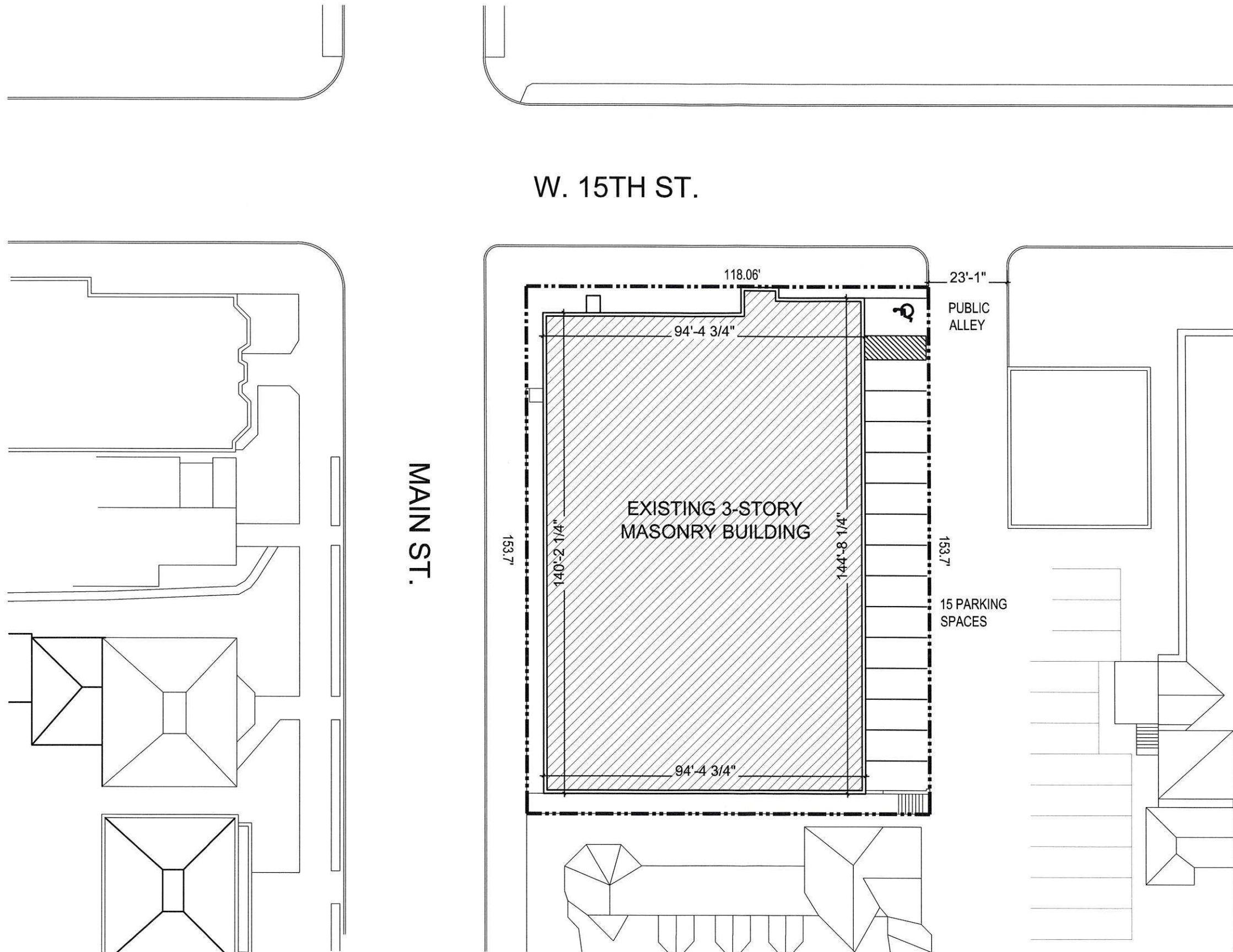
Universal Design Features



Kitchen and bathroom design



Accessible pull down cabinet system

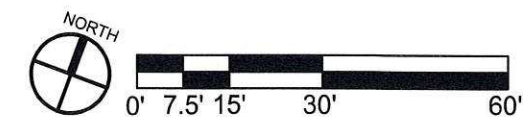


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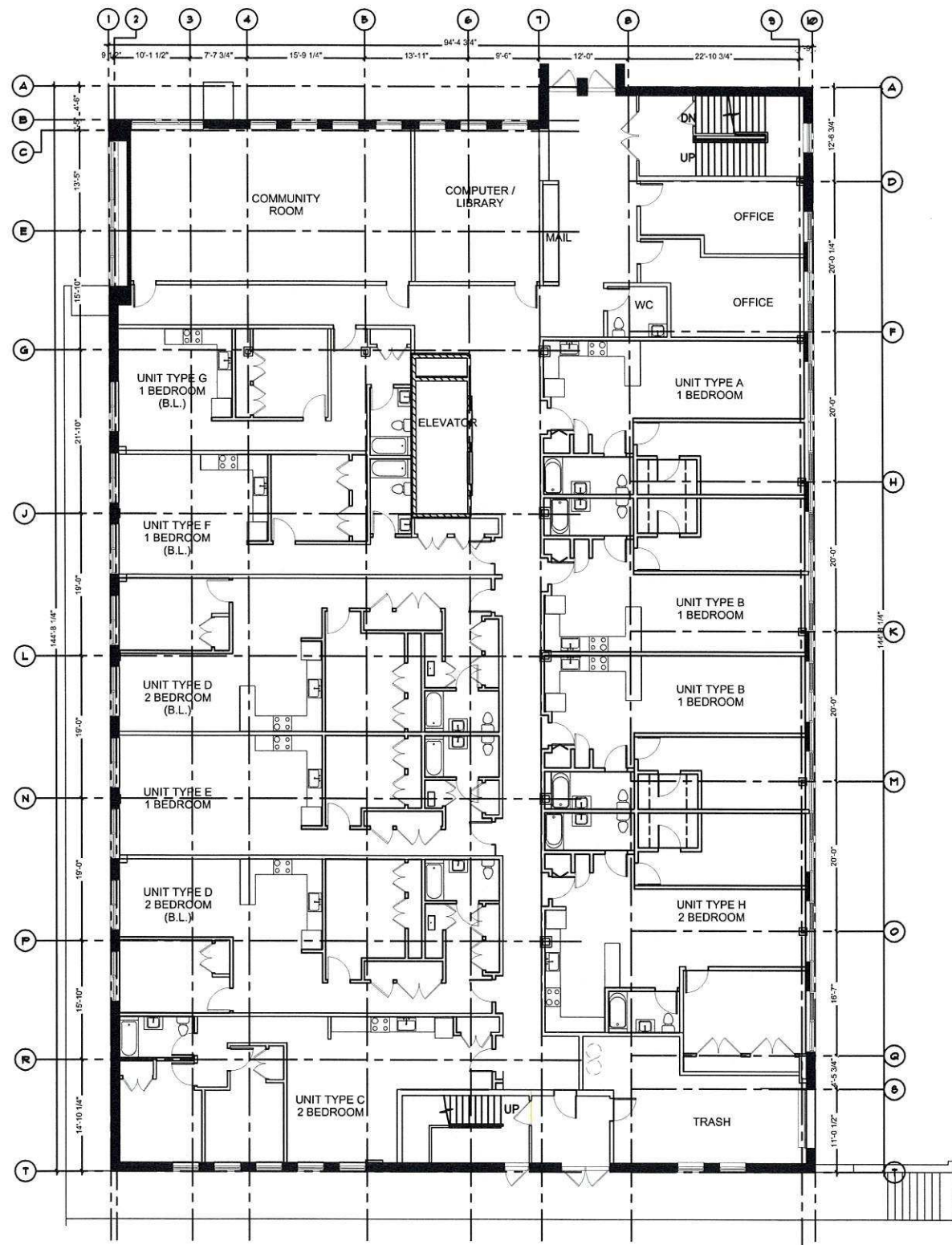


Four Oaks Apartment

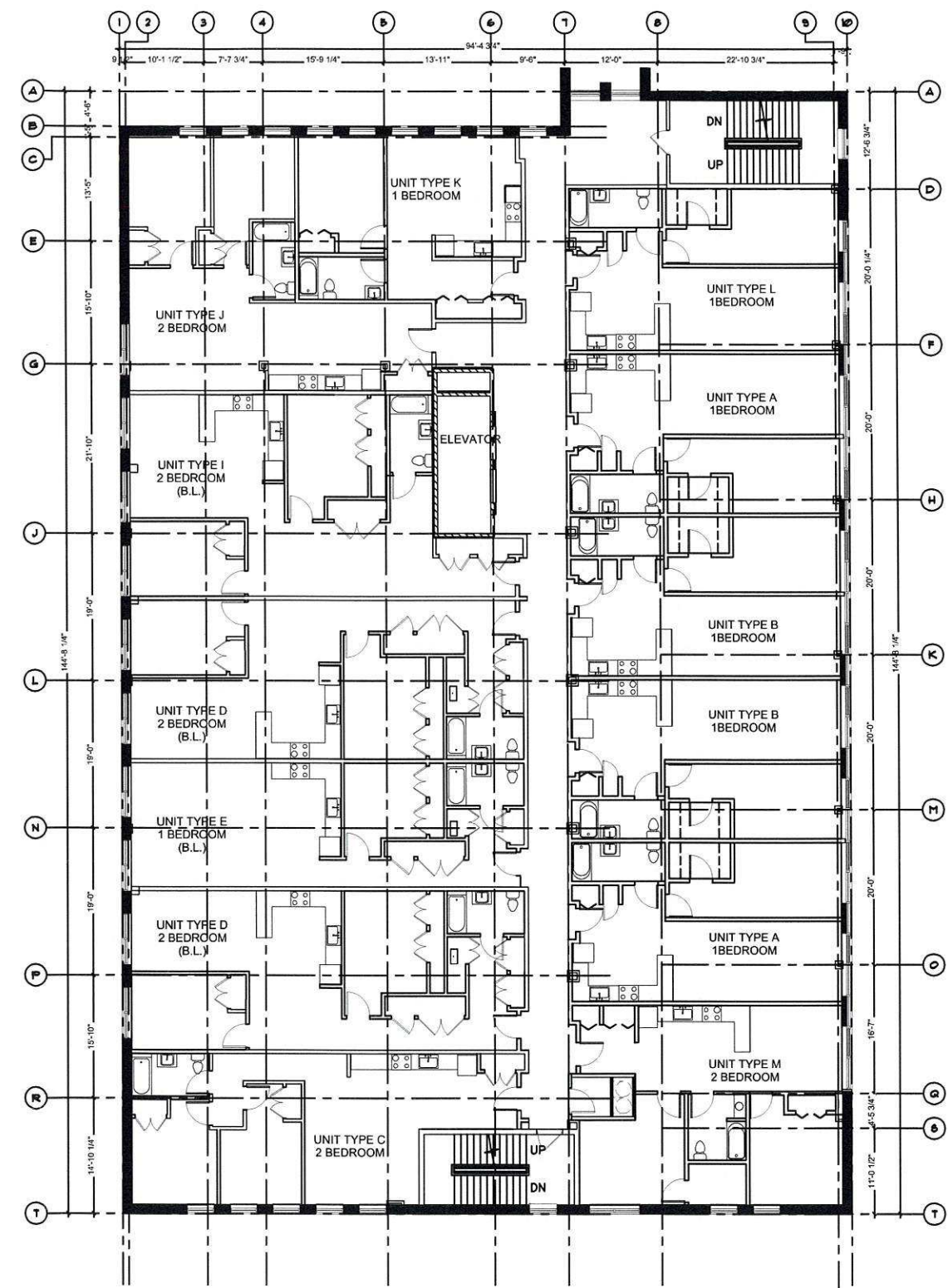
180 W. 15TH ST. DUBUQUE, IA



CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN(2ND & 3RD)

36 UNITS

1 BEDROOM - 20 UNITS

2 BEDROOM - 16 UNITS

DATE- OCTOBER.03.2016



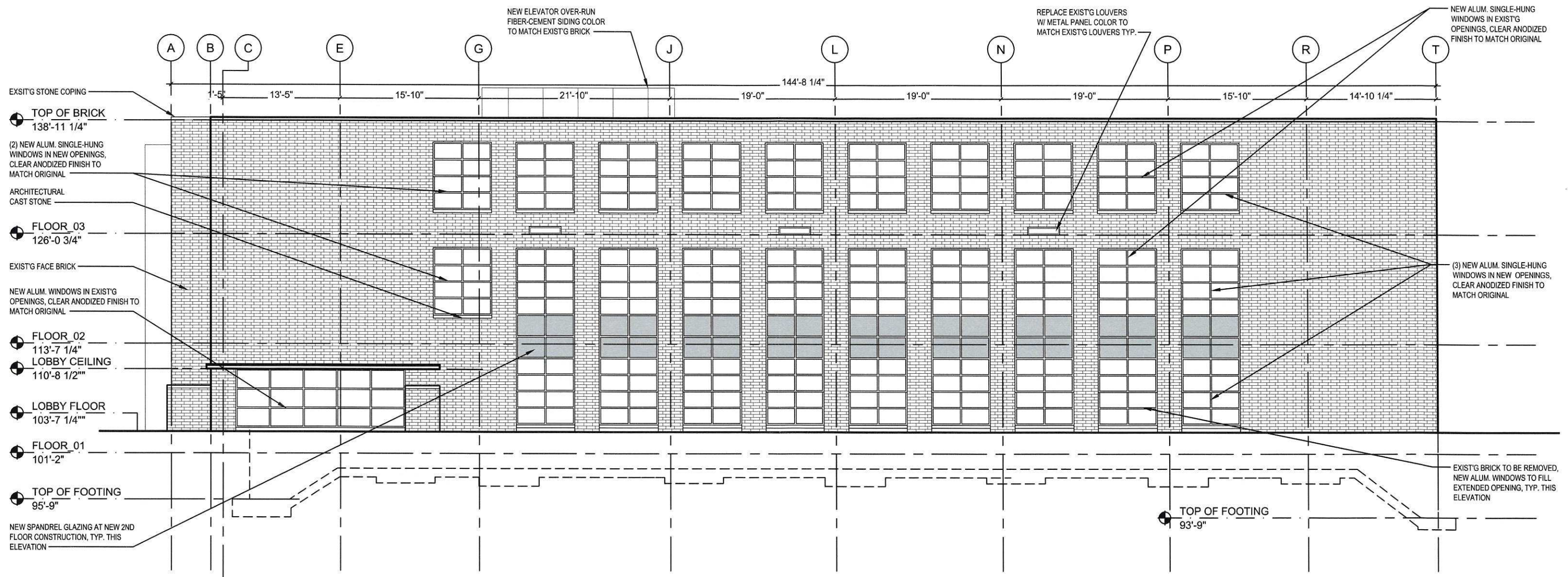
FULL CIRCLE
communities

Four Oaks Apartment

180 W. 15TH ST. DUBUQUE, IA



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ARCHITECTS • ENGINEERS



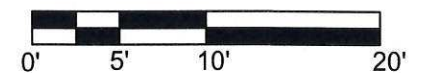
WEST ELEVATION

DATE- OCTOBER.03.2016

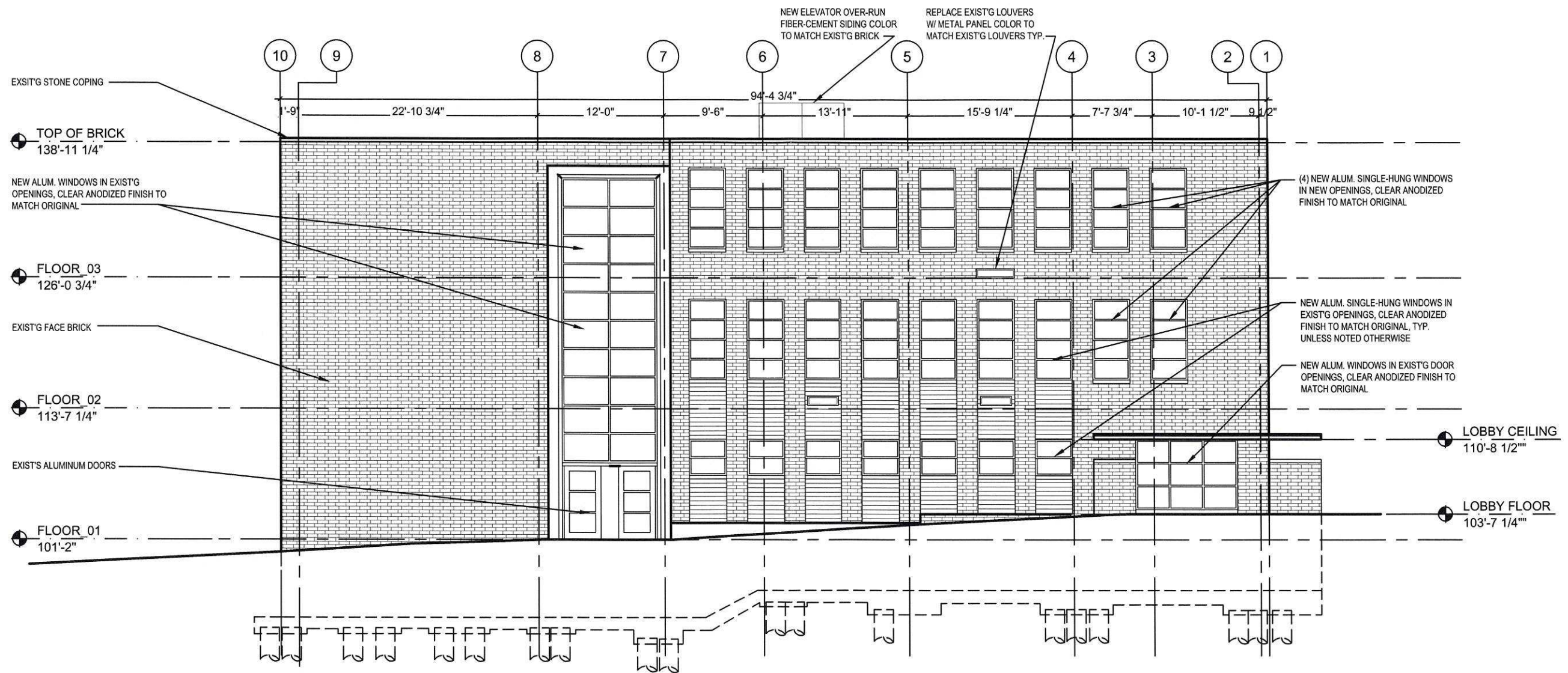


Four Oaks Apartment

180 W. 15TH ST. DUBUQUE, IA



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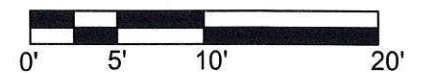
NORTH ELEVATION

DATE- OCTOBER.03.2016

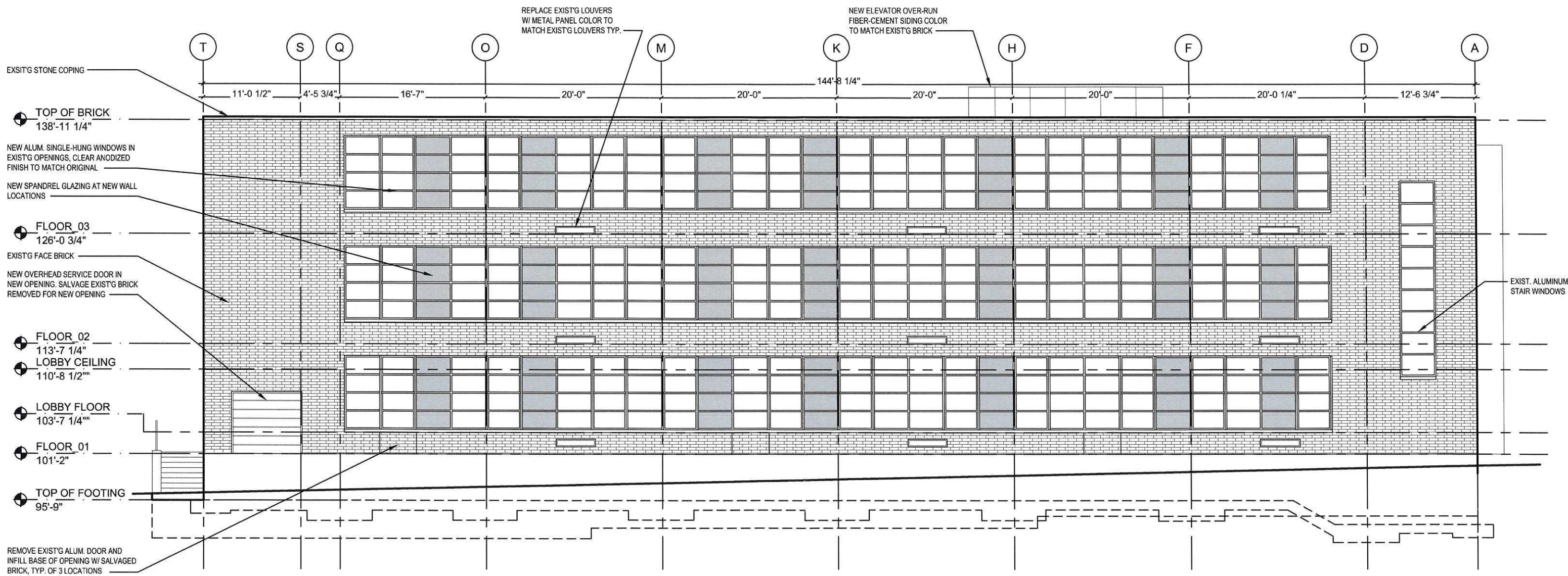


Four Oaks Apartment

180 W. 15TH ST. DUBUQUE, IA



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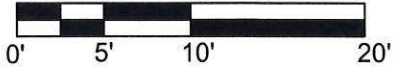
EAST ELEVATION

DATE- OCTOBER.03.2016

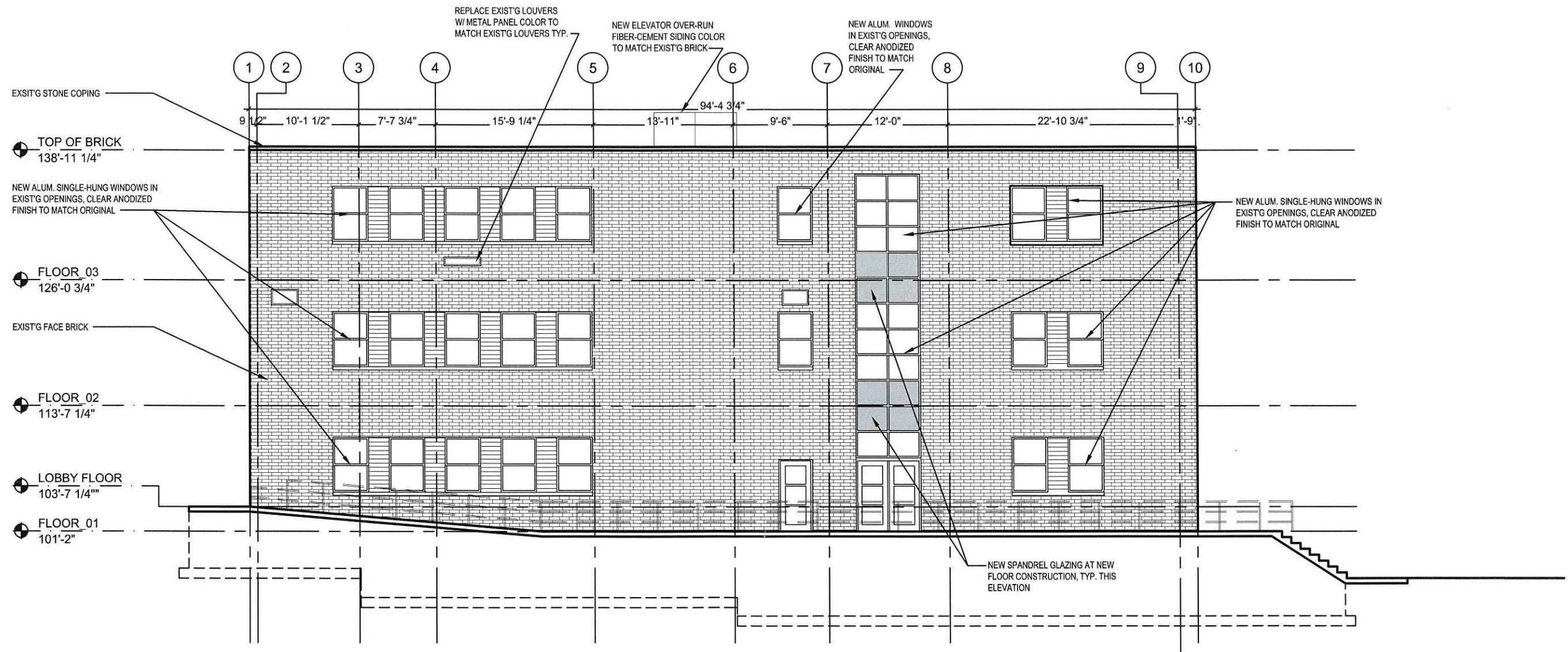


Four Oaks Apartment

180 W. 15TH ST. DUBUQUE, IA



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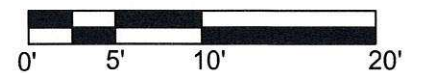
SOUTH ELEVATION

DATE- OCTOBER.03.2016



Four Oaks Apartment

180 W. 15TH ST. DUBUQUE, IA



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