

**Notice of Public Hearing**

## **ZONING ADVISORY COMMISSION**

---

**DATE:** Wednesday, September 4, 2024  
**TIME:** 6:00 p.m.  
**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

---

Notice is hereby given that the above identified governmental body will meet at the time, date and place as noted above. **Please Note: Zoning Advisory Commission meetings are televised on City Cable TV Channel 8.** The agenda for the meeting is as follows:

**A. REGULAR SESSION**

**B. CALL TO ORDER**

**C. ROLL CALL**

**D. MINUTES** – August 7, 2024

**E. ACTION ITEM**

**1. Site Plan Review**

Applicant: Justin Duck  
Location: 2533 Northwest Arterial  
Description: To review a site development plan for Brakes Plus located within the Asbury Plaza PC Planned Commercial zoning district.

**F. PUBLIC HEARINGS**

**1. Rezoning - Traditional**

Applicant: Josh Jansen  
Location: 27 Locust Street (PIN 1025426011 and 1025426022)  
Description: To rezone property from C-3 General Commercial to C-4 Downtown Commercial.

**2. Rezoning - Traditional**

Applicant: Luke Hoffmann  
Location: 1090 Radford Road  
Description: To rezone a portion of property from CS Commercial Service and Wholesale to R-3 Moderate Density Multi-Family Residential.

**3. Rezoning – Traditional**

Applicant: Craig Nesteby

Location: 1142 University Avenue

Description: To rezone property from C-2 Neighborhood Shopping Center to R-2 Two-Family Residential zoning district.

**G. ITEMS FROM PUBLIC**

At this time, anyone in the Council Chamber may address the Commission on matters which are of concern to that person, and which are not an agenda item. Please take your place at the microphone and state your name and address clearly. Proceed with your comments; however, no formal action may be taken at this time on your comments because of the notice requirements of the Iowa Open Meetings Law.

**H. ITEMS FROM COMMISSION**

**I. ITEMS FROM STAFF**

**J. ADJOURNMENT**

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of the City of Dubuque and/or the governmental body holding the meeting. If you have any questions or comments concerning this notice, please contact the Planning Services Department, City Hall, 50 W. 13th Street, Dubuque, IA 52001, (563) 589-4210. Individuals with limited English proficiency, or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at (563) 589-4210, 48 hours prior to the meeting.



---

Shena Moon, Associate Planner