

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**TO: City Manager**

**SUBJECT: Request for Approval of Rezoning from R-3 (one and two family residence) District to PUD (Planned unit development) District and Approval of a Preliminary Plan and Final Site Plan for residential development at 1218 and 1226 21<sup>st</sup> Avenue, 2117 12<sup>th</sup> Street and 1301 22<sup>nd</sup> Avenue.**

**Date: April 3, 2013**

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Friendship Manor has filed an application for a rezoning from R-3 (one and two family residence) district to PUD (planned unit development) district and approval of a Preliminary and Final Site Plan for a new residential development at 1218 and 1226 21<sup>st</sup> Avenue, 2117 12<sup>th</sup> Street and 1301 22<sup>nd</sup> Avenue. The proposed 2.25 million dollar development will be named “Friendship Place” and includes a final site plan for a total of ten independent-living senior rental residences on the site.

The final site plan is for a total of four residential structures on three of the four existing parcels on the site (three one-story duplex structures on the west segment of the site and a one-story four-unit structure on the northeast segment of the site). All these parcels will be combined into one parcel under a common ownership. The applicant also proposes a preliminary site plan for a one-story three-unit residential structure (additional independent-living senior rental residences) on the southeast segment (parcel) of the site. The owner of this parcel has agreed to the rezoning request to PUD and the parcel will eventually be incorporated into the entire site development.

Size of Property to be Rezoned:

The total site is 271.2’ x 274’ (approximately 74,309 square feet, or 1.7 acres).

Existing Land Use:

The site consists of three single family residences.

North: Friendship Manor, zoned R-6.

East: Single-family residences, zoned R-3.

South: Single-family residences, zoned R-3.

West: Single-family residences, zoned R-3.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies low-density residential land use for the site.

Access:

The site has access to 21<sup>st</sup> Avenue via a private drive (to be named Friendship Court).

Physical Characteristics:

The site slopes up approximately 40 feet from 12<sup>th</sup> Street.

### Coverage and Setbacks:

Staff identified the building setback requirements for the adjacent R-3 zoning district as the appropriate setbacks to be used to evaluate the site plan. These setback requirements include a 25-foot front yard setback and a 30-foot rear yard setback. The site has three front yards (north, west and south) and an east rear-yard setback.

Two single-family residences will be removed in order to accommodate the proposed structures in the final site plan. The three duplex structures located on the west segment of the site (part of final site plan) will have a 6-foot north and south front-yard setback and a 14-foot west front-yard setback. The four-unit structure located at the northeast segment of the site will have a 6-foot north front-yard setback and a 16-foot east rear-yard setback. These identified setback lines accommodate the potential for attached three-season room additions off the main part of each dwelling unit. The applicant indicates their desire to include the possibility of providing the tenants the option to locate either a three-season room or a patio in these locations (the Zoning Ordinance does not require grade level patios to meet the structures setback requirement, but a three-season room would be required to meet setback requirements). Variances are needed for each of the proposed setbacks for the four proposed structures in the final site plan. The west front-yard and east rear-yard setback variances are needed because of the space the private road takes up (22' wide concrete street with no curbs). The north and south front-yard setback variances are needed to accommodate the three structures on the west side of the site. The proposed "footprint" of these four proposed structures is 16,130 square feet, which will cover approximately 22% of the entire site.

A single-family residence will be removed in the future to accommodate the proposed structure in the preliminary site plan. The proposed three-unit structure to be located in the future in the southeast segment of the site will have a 10-foot south front-yard setback and a 15-foot east rear-yard setback. This structure would also require setback variances for each of these two yards. They are also needed due to the space the private road consumes and the proposed two structures on the east side of the site.

### Parking:

The Zoning Ordinance requires two off-street parking spaces for each residence. All the proposed dwelling units will meet these parking requirements. In the final site plan, each of the three duplex units will each have a two-car attached garage and space to park two vehicles on the driveway. The proposed four-unit structure will have two units with attached two-car garages and two spaces on a driveway and two units with a one-car attached garage and one space on the driveway.

In the preliminary site plan for the three-unit structure in the southeast corner there will be two units with attached two-car garages and space to park two vehicles on a driveway. The third unit will have a one-car attached garage and space to park one vehicle on a driveway.

### Landscaping/Signs/Fencing/Lighting:

Landscaping will be provided to the south of the proposed cul-de-sac of the private street to provide a visual barrier for vehicle headlights and to remind drivers it is a dead-end private street. A lighted freestanding monument sign is proposed at the entrance to the private street. The height will be less than 6 feet and the length will be approximately 6-8 feet. The lighted sign will require a variance from the Sign Ordinance.

The applicant proposes a 4-foot tall metal picket style fence along the north, west and south perimeter of the site. The fence will also require a variance because the Zoning Ordinance allows only a 3½-foot maximum fence height in a front yard (north, west and south yards are all considered front yards). A retaining wall will be located along the east property line. There will be two private street lights and several mailboxes located along the private drive.

The applicant has also requested a variance that would not require public sidewalks adjacent to the site along 21<sup>st</sup> and 22<sup>nd</sup> Avenue and 12<sup>th</sup> Street. Currently, there are no sidewalks adjacent to the site, except on the west side of 12<sup>th</sup> Street and a small segment on the north side of 21<sup>st</sup> Avenue (from 12<sup>th</sup> Street east to the entrance of Friendship Manor). There are no sidewalks on the south side of 21<sup>st</sup> Avenue and along both sides of 22<sup>nd</sup> Avenue from 12<sup>th</sup> Street east to approximately 14th Street.

Analysis:

The proposed development will provide a rental community for senior residents who desire to live independently, but also desire to take advantage of some of the amenities and services of Friendship Manor. A recent newspaper article in the Rock Island Argus identifies that residents will be able to have “access to the bank, fitness center, bistro and bus to take them to area events.” Rents will range in the area of \$2,700 monthly.

Each of the dwelling units will have two bedrooms and baths. The dwelling units that will have two-car garages will be approximately 1,126 square feet in area, while units with a one-car garage will be slightly smaller at approximately 1,228 square feet in area.

The development meets the land use designation on the Future land Use Map (low density land use). The total 13 total units (final and preliminary site plans) for the 1.7 acre site calculates to approximately 7.6 dwelling units per acre (maximum 8.5 units per acre is identified as low density in the land use map designation). The identified variances (building setbacks, sign lighting, fence height and no sidewalks) are reasonable and will not alter the character of the neighborhood.

The site will be a practical, attractive and well-designed development that provides an option for independent senior housing that will have adequate parking and access.

Public Hearing Comments:

Rick Devinney, representing Friendship Manor, and Steven Ulstad, architect for the project, were the only two people who spoke at the public hearing.

Recommendation:

The Planning Commission voted eight to zero, with one Commissioner abstaining due to conflict of interest, to approve the rezoning for the entire site to PUD and also approval of the final and preliminary site plans with requested variances because the proposed residential development is an attractive, functional and well planned design that will have adequate access and parking that meets the standards for the Planned Unit Development zoning district.

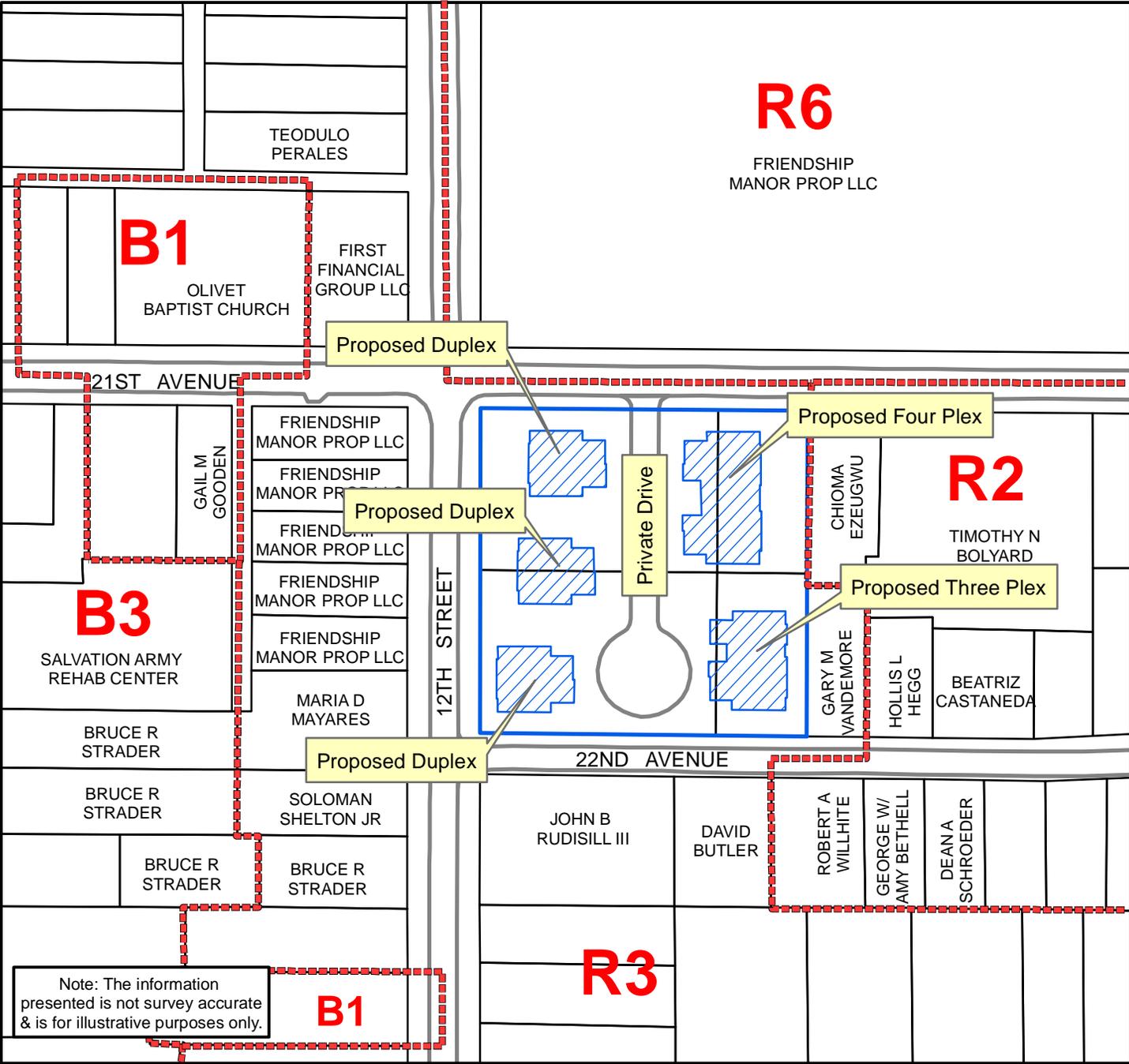
The Commission added a stipulation that public sidewalks be provided along the south side of 21<sup>st</sup> Avenue from the private drive entrance west to 12<sup>th</sup> Street and then also along the east side of 12<sup>th</sup> Street (between 21<sup>st</sup> and 22<sup>nd</sup> Avenues).

Submitted by:                    Alan Fries, Urban Planner II  
    Ben Griffith, Planning and Redevelopment Administrator  
    Jeff Eder, Community and Economic Development Director

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**Approved:                    Thomas Thomas, City Manager**

# PLANNING COMMISSION



**PLANNING COMMISSION  
2013-1**

**Legend**

- Parcels
- Subject Property
- Zoning District Line

DR. BY:     K.G.D.    

APPR. BY:     B.G./A. F.    



0 25 50 100 150 200  
Feet



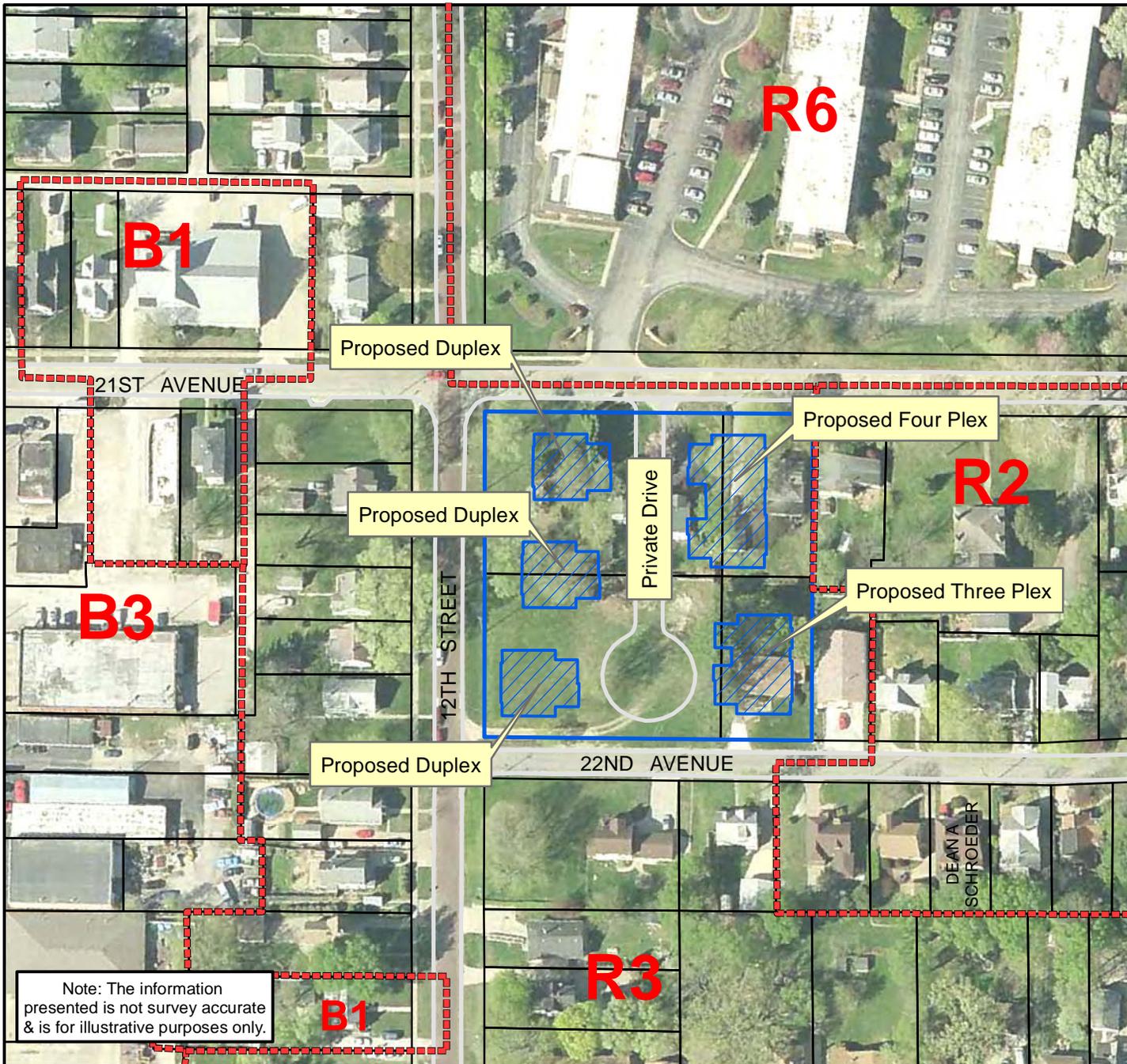
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

# PLANNING COMMISSION



Note: The information presented is not survey accurate & is for illustrative purposes only.

**PLANNING COMMISSION  
2013-1 Aerial Legend**

- Parcels
- Subject Property
- Zoning District Line

DR. BY:     K.G.D.      
 APPR. BY:     B.G./A. F.    

  
 0 25 50 100 150 200  
 Feet

**City of Rock Island**  
 COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment

  
**ROCK ISLAND**  
 ILLINOIS

**SITE PLAN REVIEW**

REQUEST:  
CHANGE ZONING FROM RESIDENTIAL TO PUD

LOCATION:  
12TH STREET BETWEEN 21ST & 22ND AVENUES

OWNER:  
FRIENDSHIP MANOR, 1099 12TH AVENUE, ROCK ISLAND

AGENT:  
TED PAPPAS, JR., PRESIDENT & CEO, FRIENDSHIP MANOR

PROPOSED USAGE:  
PHASE 1 IS MULTI-FAMILY, 10 UNITS IN 3 DUPLEXES AND 1 APARTX  
PHASE 2 IS MULTI-FAMILY, 13 UNITS IN 3 DUPLEXES, 1 3 PLEX AND 1 APARTX

LOT SIZE & DATA		PHASE 1		PHASE 2	
LOT SIZE	9,144 ACRES	LOT SIZE	1,168 ACRES	LOT SIZE	1,168 ACRES
SITE DATA		SITE DATA		SITE DATA	
BUILDING	62,889 SF	LOT SIZE	13,156 SF	LOT SIZE	20,316 SF
PARKING & PAVEMENT	16,130 SF	LOT SIZE	12,760 SF	LOT SIZE	13,546 SF
GREEN SPACE	51,076 SF	LOT SIZE	51,076 SF	LOT SIZE	28,250 SF

PARKING DATA:  
PHASE 1 TOTAL PARKING INCLUDING GARAGES: 36 VEHICLES  
PHASE 2 TOTAL PARKING INCLUDING GARAGES: 40 VEHICLES

GENERAL INFORMATION FOR PUD REQUEST:  
SETBACK REQUEST:  
6' SETBACK ALONG 21ST & 22ND AVENUES  
14' SETBACK ALONG 12TH STREET  
16' SETBACK ALONG EAST PROPERTY LINE  
22' WIDE CONCRETE STREET WITH NO CURBS  
NO SIDEWALKS ALONG 12TH, 21ST AND 22ND

LEGAL DESCRIPTION FOR PHASE 1:  
PART OF LOT 13 IN 94RD AGEN'S SUBDIVISION LOCATED IN THE MIDDLE THIRD OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH MERIDIAN, HERRINGMAN, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 13 AND THE EAST RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 11 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 172.91 FEET TO THE SOUTHEAST CORNER OF 12TH STREET AND 21ST AVENUE, THENCE SOUTH 89 DEGREES 51 MINUTES 03 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 21ST AVENUE, A DISTANCE OF 267.95 FEET, THENCE SOUTH 0 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 131.81 FEET, THENCE SOUTH 89 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 150.00 FEET, THENCE SOUTH RIGHT OF WAY LINE OF 22ND AVENUE, THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 192.21 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 62,298 SQUARE FEET (1.44 ACRES), MORE OR LESS.

LEGAL DESCRIPTION FOR PHASE 2:  
AS SHOWN AND DESCRIBED IN THE PART OF LOT 13 IN 94RD AGEN'S SUBDIVISION LOCATED IN THE MIDDLE THIRD OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH MERIDIAN, HERRINGMAN, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 13 AND THE EAST RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 11 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 172.91 FEET TO THE SOUTHEAST CORNER OF 12TH STREET AND 21ST AVENUE, THENCE SOUTH 89 DEGREES 51 MINUTES 03 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 21ST AVENUE, A DISTANCE OF 267.95 FEET, THENCE SOUTH 0 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 131.81 FEET, THENCE SOUTH 89 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 150.00 FEET, THENCE SOUTH RIGHT OF WAY LINE OF 22ND AVENUE, THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 192.21 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 62,298 SQUARE FEET (1.44 ACRES), MORE OR LESS.

**SITE PLAN**

PROJECT:  
**THE VILLAS OF FRIENDSHIP PLACE**

OWNER:  
**FRIENDSHIP MANOR**

1209 21ST AVENUE  
ROCK ISLAND  
ILLINOIS

**ULSTAD ARCHITECTS**  
INTERIOR DESIGN  
LANDSCAPE DESIGN

DUBUQUE, IOWA  
52001  
563.599.48985

Steven.Ulstead@yahoo.com

DRAWN BY:  
SU

CHECKED BY:  
ULSTAD

DATE:  
MARCH 12, 2013

REVISIONS:

FILE:  
FRIENDSHIP MANOR

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