

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Review of Preliminary Plat of “The Manor of Rock Island” Subdivision.

Date: September 4, 2013

At its September 3rd regular meeting the Planning Commission considered a preliminary plat of “The Manor of Rock Island” subdivision. The proposed plat is a 30 lot subdivision located at the Manor Homes residential Development (26th Avenue and 8th Street), zoned R-3 (one and two residence) district.

The existing townhouse structures on the site will be removed by the Rock Island Housing Authority and a private developer (S.E. Clark and Associates from Peoria) to allow new construction of 52 total rental dwelling units (23 two-story duplex structures and six one-story, one-unit structures). Currently there are 14 residential townhouse buildings on the site, with a total of 102 dwelling units. The long term plan is to possibly make the units available for future home ownership.

Currently, the streets within the Manor Homes development are private streets. The developer is proposing to construct public streets within the site. One of the variances being sought is to identify “named” streets rather than numbered streets in order to give the site a specific identity and sense of place. Other public improvements include water and sanitary sewer lines in the development.

All of the proposed lots meet the minimum lot width and area for parcels in an R-3 zoning district. The developer is asking for front, rear and sum of side yard setback variances for several proposed parcels. The setback variances include the following: 1) Variance to allow a 15-foot front yard setback rather than the required 25 foot front yard setback for corner lots 1, 4, 19, 22 and 25 (defined by Zoning Ordinance as having two front yards); 2) Variance to allow a 20-foot rear yard setback rather than the required 30 foot rear yard setback for lots 1 through 3 and five through 14; and 3) Variances to allow reduced sum of side yard combined setbacks for two-story structures rather than the 20-foot sum of side yard requirement. These lots include a sum of side yard of 14 feet for lots 2 and 3. A sum of side yard of 15 feet for lots 23 and 24. A sum of side yard of 15.5 feet for lot 28. A sum of side yard of 16 feet for lots 5 through 12 and lot 20.

The City Engineer has approved the preliminary plat. The Fire Marshall has indicated that an additional fire hydrant should be located adjacent to Lot 26 and that existing hydrants on 26th Avenue and 7th Street should also be identified on the plat.

Recommendation:

The Planning Commission voted nine to one to recommend approval of the preliminary plat, with the requested variances, because it meets standards in the Subdivision Ordinance and will promote low density residential development in the R-3 zoned property.

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

Approved: Thomas Thomas, City Manager

