

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Final Site Plan Review in a PUD (Planned Unit Development) District at approximately 1301 22nd Avenue.

Date: September 4, 2013

At its September 3rd regular meeting the Planning Commission considered a final PUD site plan review from Friendship Manor to locate a two-story, three unit residential structure at 1301 22nd Avenue (southeast segment of total development site known as “Friendship Place”).

The City approved a rezoning to PUD and a final site plan for a total of four residential structures on three of the four existing parcels on the total development site in April 2013 (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). The City also approved a preliminary site plan for the subject two-story, three-unit residential structure. At the time of this approval, the applicant had not yet obtained full ownership of this “parcel”, but now since it has ownership the parcel will be incorporated into the entire site development.

Size of Entire Site:

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

Existing Land Use:

The site is under construction for the three approved one-story structures.

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

Planning Commission Case #2013-1- Previously mentioned approved request for rezoning from R-3 to PUD, final site plan for three structures and preliminary site plan for subject three-unit structure.

Comprehensive Plan Designation:

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

Access:

The site has access to 21st Avenue via a private drive (to be named “Friendship Court”).

Physical Characteristics:

The site slopes up approximately 40 feet from 12th 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 proposed three-unit structure received variances during the preliminary plan process for a 10-foot south front-yard setback and a 15-foot east rear-yard setback.

Parking:

The Zoning Ordinance requires two off-street parking spaces for each residence. The site plan identifies that 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.

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.

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

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:

Only the applicant (Scott Steiner) spoke at the public hearing.

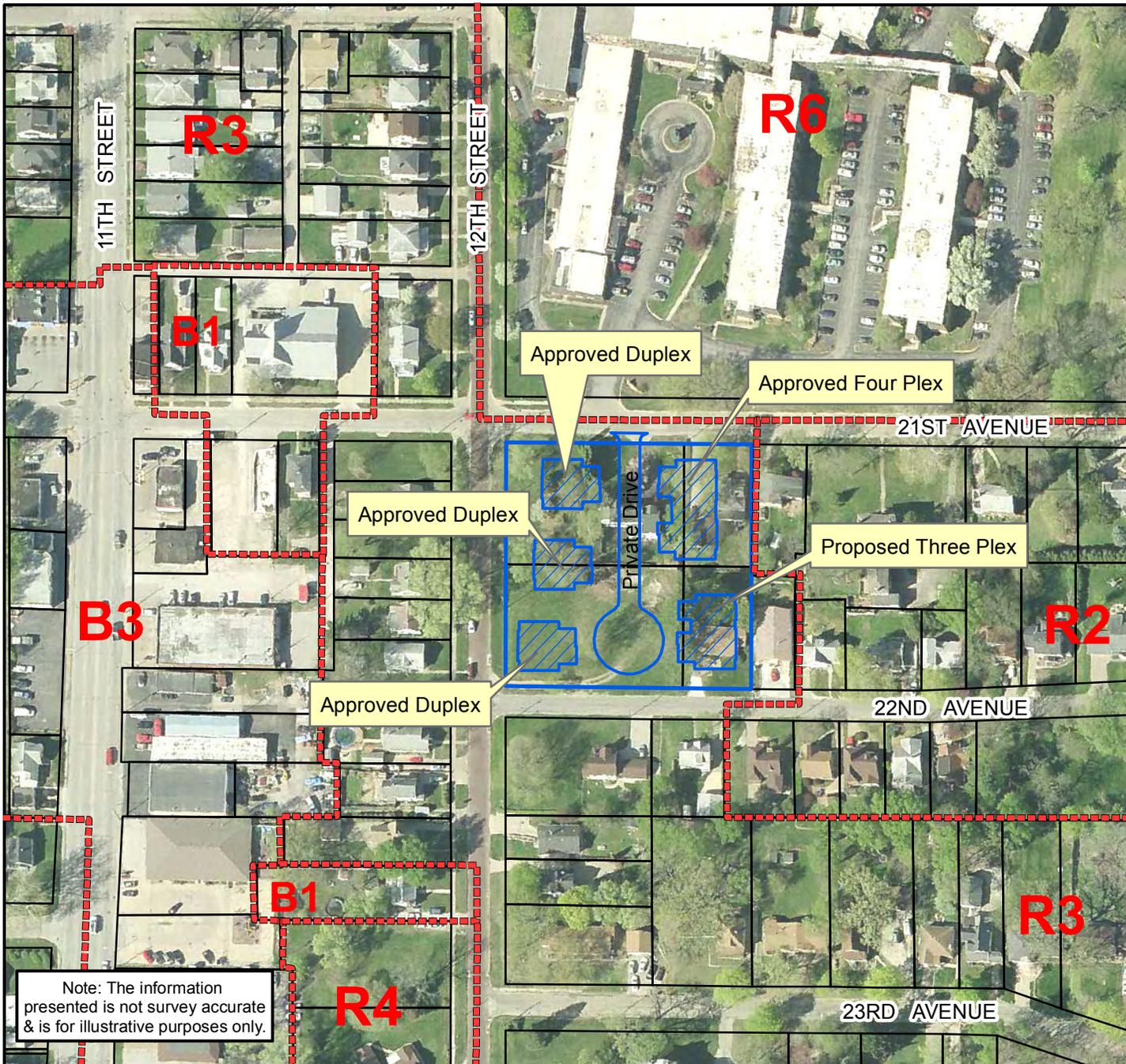
Recommendation:

The Planning Commission voted ten to zero to recommend approval of the request because it will have adequate access and parking that meets the standards for the Planned Unit Development zoning district.

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**

PLANNING COMMISSION



PLANNING COMMISSION
2013-9 Aerial Legend

-  Parcels
-  Subject Property
-  Zoning District Line

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



0 50 100 200 300
Feet

City of Rock Island

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DEVELOPMENT DEPARTMENT
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