

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Review of Final Plat of Donald Gay Subdivision

Date: December 8, 2014



At its December 3, 2014 meeting the Planning Commission considered the final plat of the Donald Gay Subdivision located at 600/602 5th Street. Currently, the property is a nonconforming use as there are two single family residences located on the one parcel, which is zoned R-3 (one and two family residence) district. The attached staff report identifies several variances requested with the plat.

Planning Commission Recommendation:

The Planning Commission voted nine to zero to recommend to the City Council that the final plat be approved, with the requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell each residential structure separately.

Recommendation: Planning staff (along with the City Engineer) recommends approval of the final plat, with the requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell each residential structure separately.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Assistant City Manager and CED Director**

Approved by: Thomas Thomas, City Manager

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: November 19, 2014

Subject: Review of Final Plat of Donald Gay Subdivision

The attached Donald Gay Subdivision Final Plat is a two lot minor plat located at 600/602 5th Street, zoned R-3 (one and two family residence) district. Currently, the property is a nonconforming use as there are two single family residences located on the one parcel. The owner intends to subdivide the parcel into two lots in order to sell the residences separately.

Proposed Lot One will have a total area of 4,097 square feet and a lot width of 31.88 feet. There is an accessory structure also located on this parcel. Proposed Lot Two will have an area of 3,682 square feet and a lot width of 31.09 feet. There is no accessory structure located on this lot. There will be a five foot setback for each existing structure from the newly created property line between them.

Both lots will require variances as they do not meet the minimum lot area, minimum lot width and minimum side yard setback requirements for an R-3 zoning district (minimum lot area is 5,000 square feet, minimum lot width is 50 feet and minimum side yard setback is six feet). Also, proposed Lot Two will not have any off-street parking (two off-street spaces are required).

The City Engineer has approved the final plat. Staff believes that eliminating the nonconformity of having two residences on one lot is creating a better situation for the property and neighborhood even if it results in the four other variances.

Recommendation:

That the final plat be approved, with the four requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell each residential structure separately.

SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION MAP Donald Gay Subdivision

Legend

-  Subject Property
-  Parcels



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



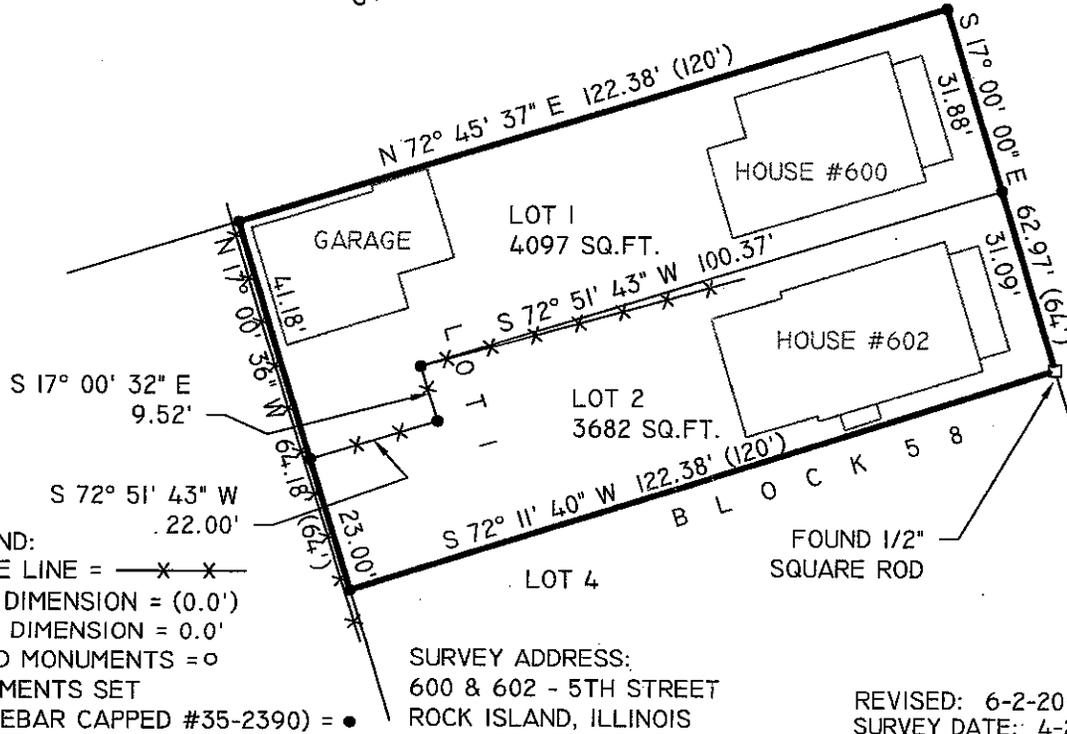


FINAL PLAT OF: DONALD GAY SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 58, IN CHICAGO OR LOWER ADDITION TO THE CITY OF ROCK ISLAND, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS

6TH AVENUE (60')

5TH STREET (70')



LEGEND:
 FENCE LINE = — x x —
 DEED DIMENSION = (0.0')
 FIELD DIMENSION = 0.0'
 FOUND MONUMENTS = ○
 MONUMENTS SET (#4 REBAR CAPPED #35-2390) = ●

SURVEY ADDRESS:
 600 & 602 - 5TH STREET
 ROCK ISLAND, ILLINOIS

REVISED: 6-2-2014
 SURVEY DATE: 4-23-2014

OWNER:
 DONALD GAY

ATTORNEY:
 VINCE LOPEZ
 710 - IITH STREET
 MOLINE, ILLINOIS.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

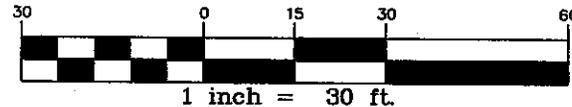
[Signature]
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 062-053970
 MY LICENSE EXPIRATION DATE IS: NOVEMBER 30, 2015
[Signature]
 OWNER OR ATTORNEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

[Signature]
 MICHAEL D. CRAPNELL
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2390
 LICENSE EXPIRATION DATE NOVEMBER 30, 2014



GRAPHIC SCALE



TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256
 PROFESSIONAL LAND SURVEYING FIRM #184-002765

