

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Site Plan Review for 2411 4th Avenue
Date: March 9, 2015

At its May 6, 2015 meeting, the Planning Commission considered a request from the Rock Island Economic Growth Corporation for a request to amend the final Planned Unit Development (PUD) and Riverfront Corridor Overlay District site plan review for 2411 4th Avenue.

The development site consists of an undeveloped segment of the total site property north of the Jackson Square Loft Apartments. The subject site has access to 3rd Avenue. The developer also proposes a subdivision plat with seven (7) condominium lots and a private east/west alley separating these lots from the proposed lot where the loft apartments are located (see report on final plat). Finally, an existing parking lot (not part of this review or subdivision) is located adjacent to the development site at the northwest corner of the block (also zoned PUD and recently conveyed to the Growth Corporation by the City).

Public Hearing Comments:

Amy Clark, Grant Administration Director for the Rock Island Economic Growth Corporation, represented the request and explained the development would add an attractive addition to the existing residential development. No one else spoke at the public hearing.

Planning Commission Comments & Recommendation:

The Planning Commission voted eight to zero to recommend approval of the amended final site plan with a requested five foot front yard setback variance of the north front yard.

Recommendation: Planning staff recommends approval of the amended final site plan with the requested five foot front yard setback variance of the north front yard because the new condominium residential use is an attractive, unique and well-planned residential development that will have adequate access and parking that meets the standards for the Planned Unit Development and the Riverfront Corridor Overlay districts.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, AICP, Planning & Redevelopment Administrator
Jeffery A. Eder, Assistant City Manager / CED Director

Approved by: Thomas Thomas, City Manager

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: April 20, 2015

Subject: Case #2015-2- Request for amendment to approved final site plan in a PUD (Planned Unit Development) district and Riverfront Corridor Overlay District at 2411 4th Avenue.

The Rock Island Economic Growth Corporation has filed an application as the developer to amend the final PUD and Riverfront Corridor Overlay District site plan at 2411 4th Avenue. The development site consists of an undeveloped segment of the property north of the Jackson Square Loft Apartments. The subject site has access to 3rd Avenue. The developer also proposed a subdivision plat with seven (7) condominium lots and a private east/west alley separating these lots from the proposed lot where the loft apartments are located (see report on final plat). Finally, an existing parking lot (not part of this review or subdivision) is located adjacent to the development site at the northwest corner of the block (also zoned PUD and recently conveyed to the Growth Corporation by the City).

The applicant proposes to construct a seven-unit, two-story townhouse residential development with attached garages to be located on the north segment of the site facing 3rd Avenue. The only variance that is being requested is the five foot variance of the 20 foot front yard setback requirement (to maintain a 15 foot north front yard). The proposed zero lot line side yard setback for the condominium lots is allowed since the PUD zoned property is not located adjacent to residential zoning.

Size of Property:

The subject PUD zoned site proposed to be subdivided is 304' x 159' x 160' x 386' x 288' x 30' (approximately 111,376 square feet, or 2.56 acres).

Existing Land Use:

The seven unit condominium development site is currently undeveloped.

North: Quad City Botanical Center Children's Garden, zoned B-3.

East: Quad City Botanical Center, zoned B-3.

South: Jackson Square Loft Apartments and office space, zoned PUD.

West: Commercial, office and service uses, zoned B-3.

Zoning History

Planning Commission Case 2010-5 Final PUD and Riverfront Corridor Overlay District site plan approved for 30 apartments and 3706 square foot office/commercial space located at the southwest corner of the site.

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies the urban mixed use for the site.

Access:

The total PUD zoned block has access to all four surrounding streets. The condominium development site on the north segment of the property has access to 3rd Avenue and 25th Street, while the Jackson Square Loft Apartments has its main access to 4th Avenue. There will be a private east/west alley located to the south of the seven condominium lots that will have access on 25th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

Staff is using the setbacks in the B-3 (community commercial) zoning district for the proposed development. The B-3 district requires a 20-foot north front yard, 10-foot south rear yard and zero side yard setbacks (zero side yard for proposed townhouses is allowed since the site is not located adjacent to residential zoning). The applicant proposes a 15-foot north front yard from attached covered porches to the north property line and approximate 28-foot south rear yard for the proposed townhouse condominiums.

Parking:

The Zoning Ordinance requires two off-street parking spaces per dwelling (14 spaces required for the 7 proposed dwelling units). The three, three-bedroom condominium unit will have a two-car attached garage and space to park at least two additional vehicles on an improved driveway adjacent to the private alley. The four, two-bedroom units will have a one-car detached garage and space to park at least one vehicle on an adjacent driveway. Total parking on the site will be 20 spaces.

Utilities and Proposed Improvements:

The site is served by water lines from 3rd and 4th Avenues (there is also a force main along 24th Street from the water intake facility to the north of the site. Sanitary sewer service is located along combination lines along 24th Street and 3rd and 4th Avenues. The only public improvement will be sidewalks along the north and east property lines adjacent to the condominium development.

Landscaping/Signs/Lighting:

Landscaping details for the condominium development have not been provided and will likely be decided by the purchasers of each dwelling unit. South of the private alley there will be garden spaces for Jackson Square tenants (see site plan). A picnic and fire pit area will also be developed for the tenants. There will be some lighting of this area and the applicant has been informed of Zoning Ordinance lighting requirements of directing light away from the proposed condominium units. A “domestic canine relief area” is also proposed to the west of the garden area adjacent to the Growth Corporation parking lot on the northwest corner of the block. No signs are proposed at this time.

Analysis:

The proposed residential condominium development on the eastern edge of downtown is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Comprehensive Plan, and the Illinois Comprehensive Housing Plan. The development will also be compatible with the Botanical Center Children’s Garden, Live/Work policies from Renaissance Rock Island and Greenbush Neighborhood Priorities.

The proposed townhouse structures will have two-story dwelling space that will have a double wall connection between each of the dwelling units (connecting the one-story attached garages to the adjacent two-story dwelling). The structures will have a Hardy Board siding (see photo of proposed building elevation). Four of the units will be two-bedroom with a total living area of 1,600 square feet on a 30-foot wide lot and a one-car attached garage. The three, three-bedroom units will have 2,100 square feet of total living area and a 42-foot wide lot with a two-car attached garage. The units will range in sale price from \$160,000 to \$189,000.

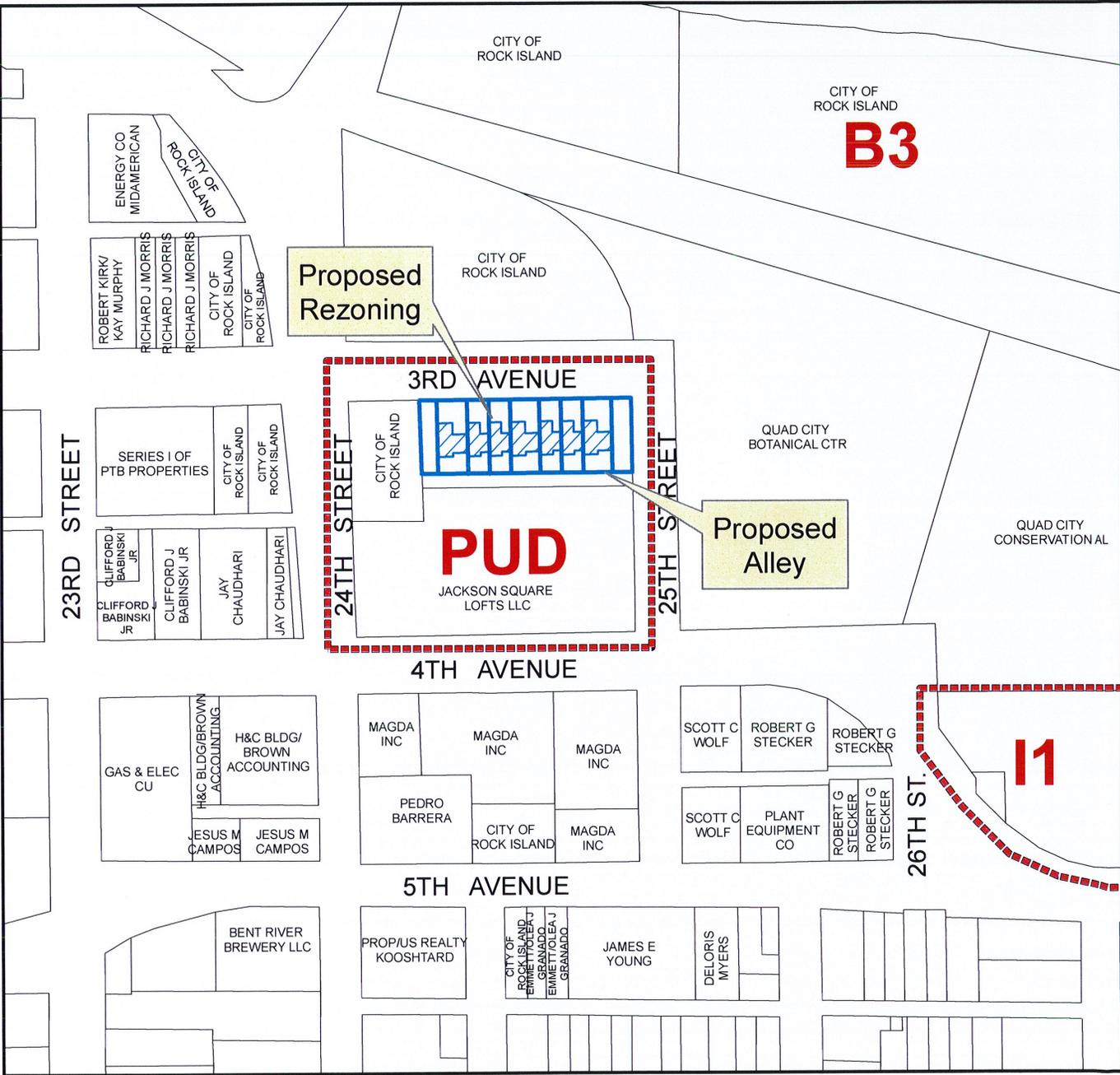
The proposed residential development will complement the adjacent adaptive re-use residential and commercial Jackson Square development (30 residential units with office space) and will serve as an important “gateway” into the City from Iowa and the Rock Island Arsenal (which has many year round visitors).

The site will have adequate access and parking for the development. The site plan meets the standards of the Planned Unit Development district in terms of property size, compatibility, site planning, open space, and traffic.

Recommendation:

Staff recommends approval of the amended preliminary PUD and Riverfront Corridor Overlay Site Plan with the requested north front yard building setback variance because the new condominium townhouse residential use is an attractive, unique and well-planned residential development that will have adequate access and parking that meets the standards for the Planned Unit Development district.

PLANNING COMMISSION



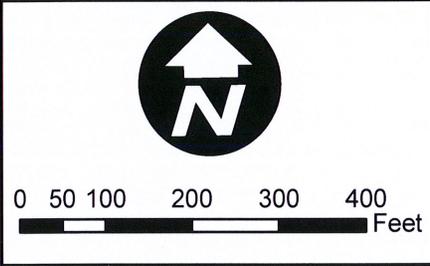
PLANNING COMMISSION
2015-2

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: QA BD

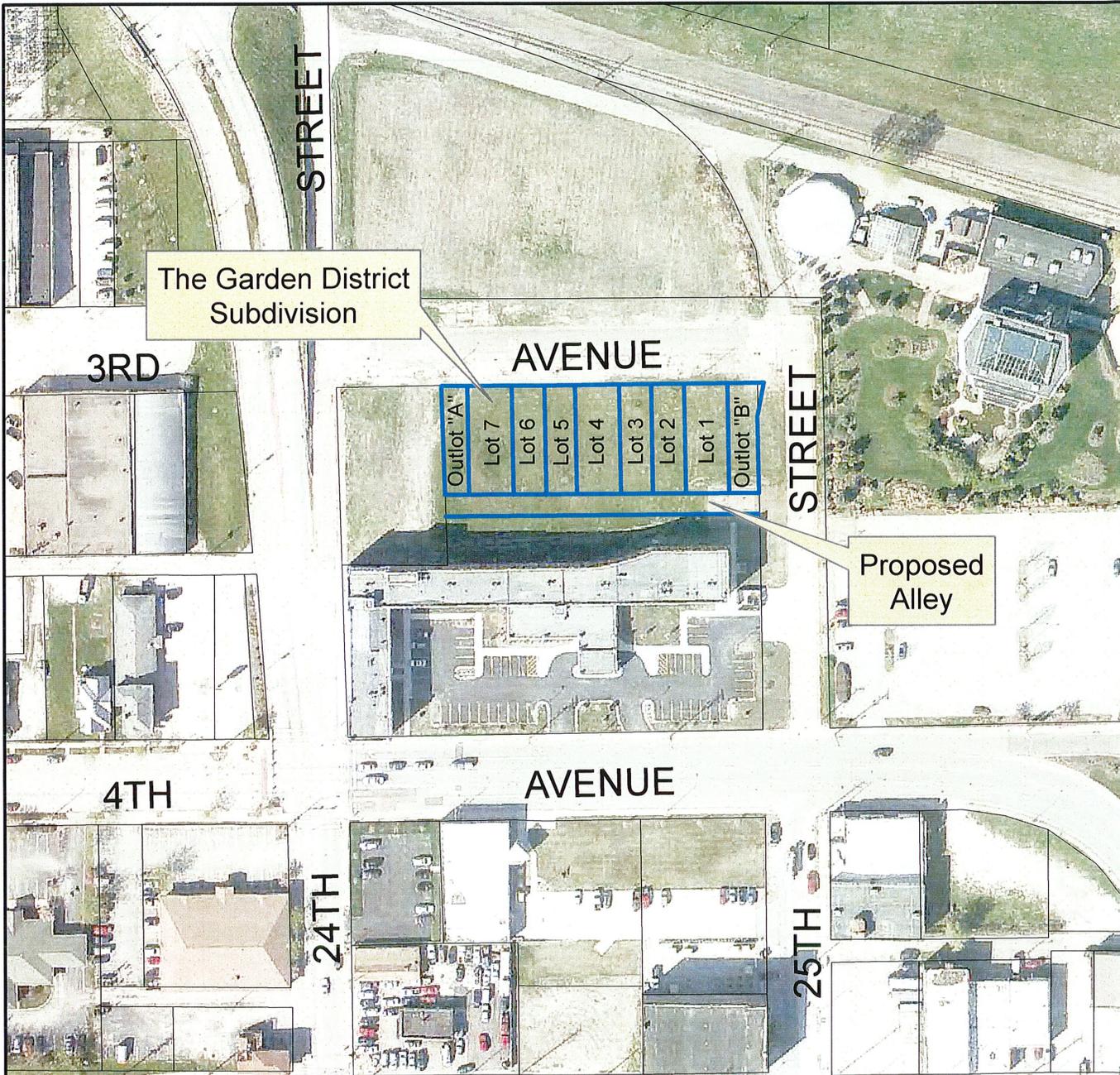


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION MAP The Garden District

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: _____



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Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

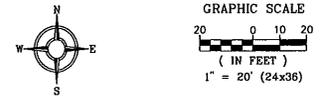


EROSION CONTROL PLAN

"The Garden District" Townhomes

3rd Avenue
Rock Island, Illinois

A SUBDIVISION IN THE CITY OF ROCK ISLAND, ILLINOIS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.

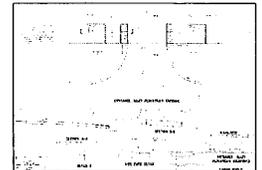
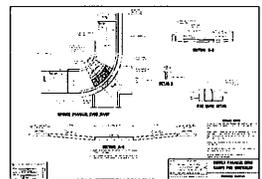
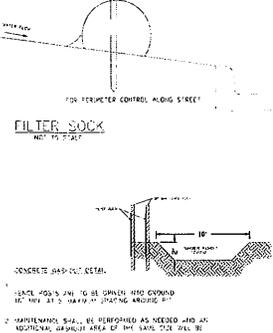
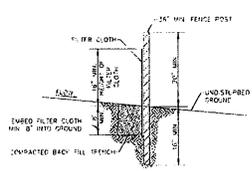
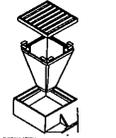
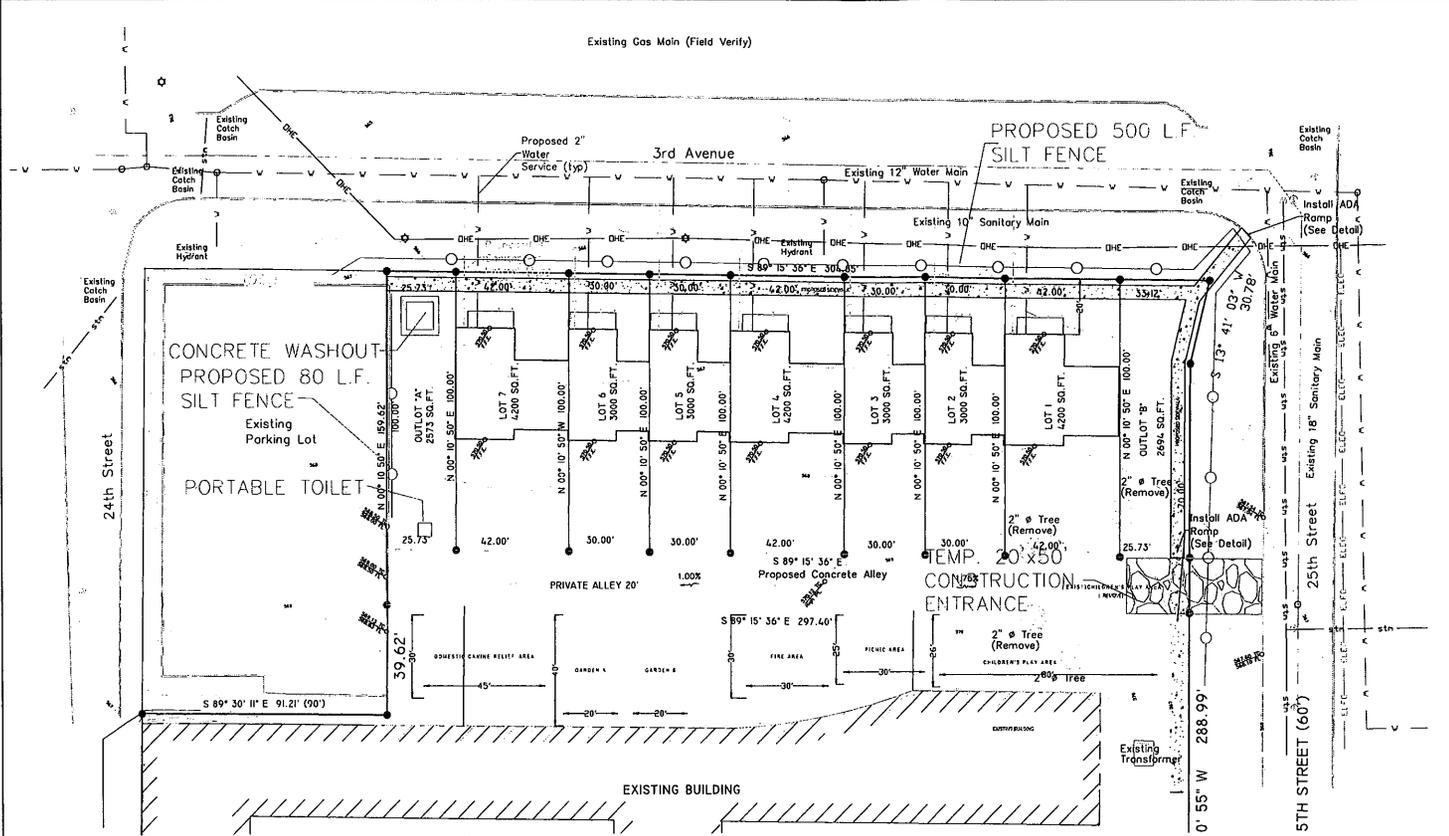


- EROSION CONTROL NOTES:**
- THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF ROCK ISLAND AND THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITIONS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE ILLINOIS CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
 - ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
 - STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWERS OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 14 DAYS IF NOT SCHEDULED TO BE USED WITHIN 21 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCKPILED.
 - TOTAL AREA DISTURBED DURING GRADING OPERATIONS = 0.89 ACRES. AN IMPROVED PERMANENT SIVL NOT BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
 - TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 7 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	80	80	EARLY SPRING - JULY 1
CEREAL RYE	80	80	EARLY SPRING - SEPT. 30
WHEAT	80	80	EARLY SPRING - SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING - SEPT. 30

- PERMANENT SEEDING MIXTURE:
 ALTA FESCUE 30 LBS/ACRE
 PERENNIAL RYE GRASS 30 LBS/ACRE
 CREEPING FESCUE 30 LBS/ACRE
 OATS, SPRING 40 LBS/ACRE
- WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THE VOLUME LOST EXCEEDS THEIR CAPACITY.
- SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES SHALL BE REQUIRED TO PREVENT THE ENTRY OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESS SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT OF 1/2" OR MORE, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24-HOUR PER DAY BASIS.



TOWNSEND ENGINEERING
CONSULTING ENGINEERS & ARCHITECTS

DATE: 3-23-16
 PROJECT NO: Garden District
 386.4236 386.4231
 2224 East 12th Street, Davenport, IA 52803

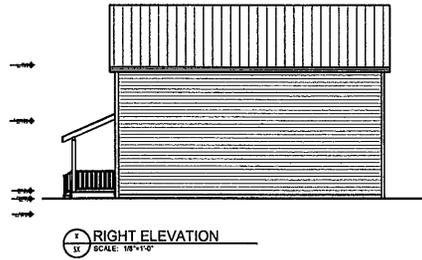
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 CHECKED BY: CT
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NO.	REVISIONS: DESCRIPTION	DATE

EROSION CONTROL PLAN
 "The Garden District" Townhomes
 3rd Avenue
 Rock Island, Illinois

City of Rock Island
 Rock Island Economic Growth Corp.
 100 19th Street (Suite 109)
 Rock Island, Illinois 61201

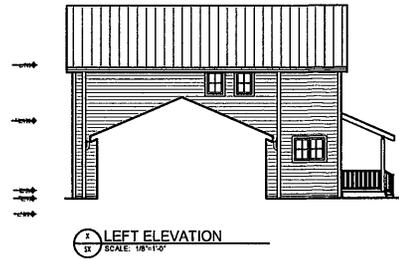
SHEET NO.
C2



1
II RIGHT ELEVATION
SCALE: 1/8"=1'-0"



1
II REAR ELEVATION
SCALE: 1/8"=1'-0"



1
II LEFT ELEVATION
SCALE: 1/8"=1'-0"



1
II FRONT ELEVATION
SCALE: 1/4"=1'-0"

14-086

WALKER | COEN | LORENTZEN
architects, inc.
3706 Fitzgerald Avenue
Derwood, IL 60015 | 277-2818

Consultant:
Address
Phone
e-mail

Consultant:
Address
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e-mail

Consultant:
Address
Phone
e-mail

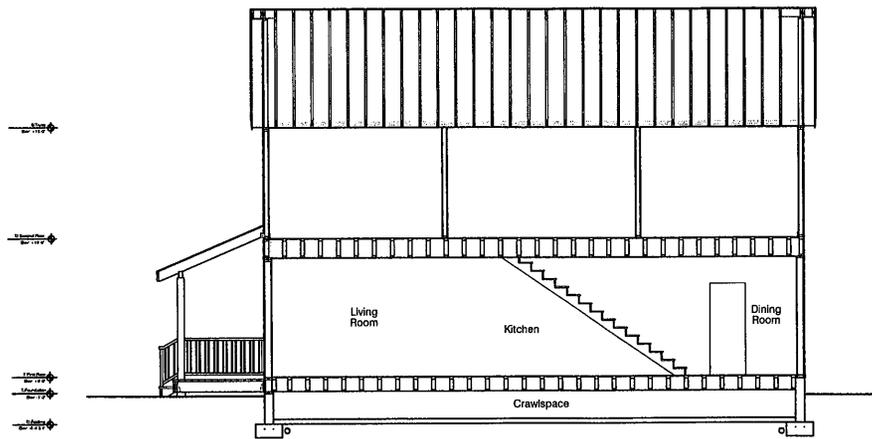
The Garden District Townhomes
Rock Island, IL

Date: ISSUE DATE

Drawn by: APL, KRH

No.	Description	Date

SHEET
3.1
ELEVATIONS
BIG T



SECTION (ALL ELEVATIONS SIMILAR)
SCALE: 1/8"=1'-0"

14-086

WALKER | COEN | LORENTZEN
architects, inc.

3706 Ingwood Avenue
Des Moines, IA 50318
515.278.9818

Consultant:
Address
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e-mail

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Address
Phone
e-mail

Consultant:
Address
Phone
e-mail

The Garden District Townhomes
Rock Island, IL

Date ISSUE DATE

Drawn by APL, KRH

No.	Description	Date

SHEET
4.1

SECTION
ALL
ELEVATIONS



BLUESTONE
DEVELOPMENT

LITTLE ITALY

P / H