

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Final Plat of the Garden District Subdivision
Date: May 9, 2015

At its May 6, 2015 meeting, the Planning Commission considered a request from the Rock Island Economic Growth Corporation for the final plat of the Garden District Subdivision. The eight lot plat is located at 3rd Avenue and 25th Street and includes condominium lots for the construction of seven condominium townhouse dwellings (see report on PUD and Riverfront Corridor Overlay District site plan review). Each of the seven dwellings will be located on its own condominium lot having a zero side yard lot line (common wall) townhouse arrangement. The City Engineer has approved the final plat.

Planning Commission Comments & Recommendation:

The Planning Commission voted eight to zero to recommend approval of the final plat.

Recommendation: Planning staff recommends approval of the final plat because it meets the standards in the Subdivision Ordinance and will promote home ownership residential buildings adjacent to downtown and the Rock Island Arsenal.

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 22, 2015

Subject: Review of Final Plat of The Garden District Subdivision

The attached Garden District Final Plat is an eight lot plat located at 3rd Avenue and 25th Street (see attached plat and report regarding PUD site plan amendment for construction of seven condominium townhouse dwellings at the development site). Each of the seven dwellings will be located on its own condominium lot having a zero side yard lot line (common wall) townhouse arrangement.

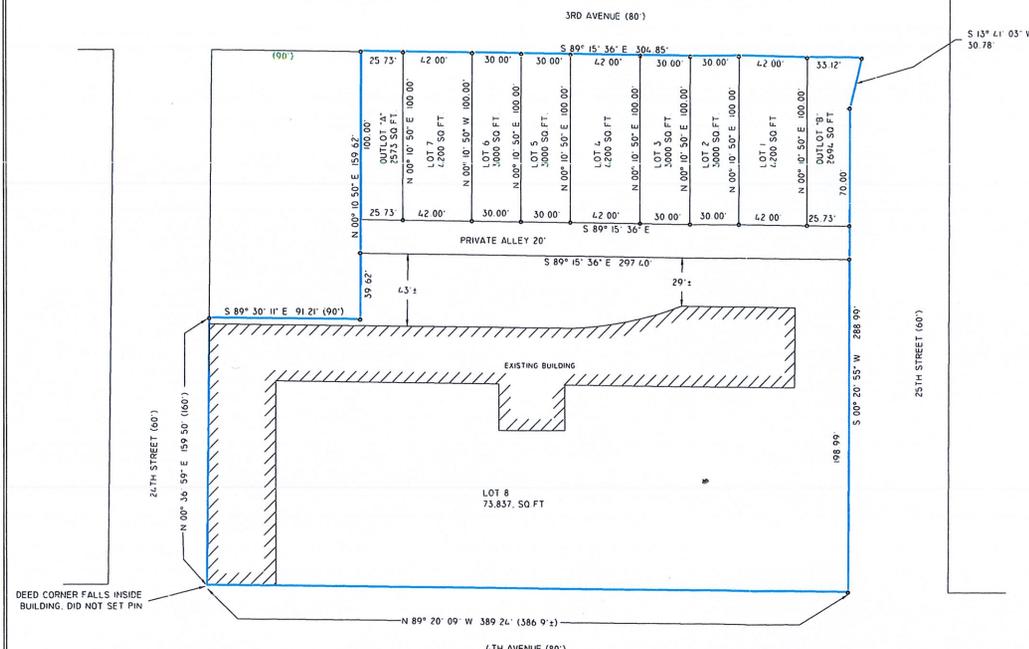
As identified in the PUD/Riverfront Corridor Overlay report each dwelling will be two-story and either have a one or two car attached garage that will have access to a private alley to the south of the townhouses. Additional off-street parking will be available to each dwelling on an adjacent improved driveway. Three of the condominium lots will be 4,200 total square feet (three bedroom dwellings) while the smaller lots will be 3,000 total square feet (two bedroom dwellings). Staff utilized the B-3 zoning district for the site plan to identify the building setbacks and front yard variance off of 3rd Avenue. B-3 does not have a minimum lot area requirement. If the site was zoned for multi-family residential uses the minimum total lot area for traditional single family residential development would be 5,000 square feet for R-3 zoning (2,000 square feet per family dwelling unit for R-4 thru R-6 zoning). Staff believes the proposed lot area for each condominium lot is adequate for this type of development.

Lot eight is platted for the Jackson Square Loft Apartments to the south. A 20-foot wide private alley bisects the plat providing access for each condominium garage and public emergency vehicles (City garbage vehicles will not serve residential customers via a private alley). Two out lots are also platted for possible signage and/or landscaping features. The City Engineer has approved the plat.

Recommendation:

That the final plat be approved because it meets standards in the Subdivision Ordinance and will promote home ownership residential dwellings adjacent to downtown and the Rock Island Arsenal.

FINAL PLAT OF
THE GARDEN DISTRICT
 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



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

LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. _____
 MY LICENSE EXPIRATION DATE IS _____
 OWNER OR ATTORNEY _____

DEED CORNER FALLS INSIDE
 BUILDING. DID NOT SET PIN

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

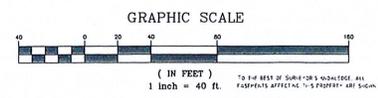


MICHAEL D. CRAPNELL DATE _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2390
 LICENSE EXPIRATION DATE NOVEMBER 30, 2016



CRAPNELL LAND SURVEYING COMPANY
 814 EAST RIVER DRIVE
 DAVENPORT, IOWA 52803
 (563) 336-3256

SURVEY DATE 12-8-2014 LOCATION ROCK ISLAND, ILLINOIS
 SCALE 1" = 40' DRAWN BY KLC CHECKED BY MDC DWG NO. 3062



LEGEND:
 DEED DIMENSION ± (0 0')
 FIELD DIMENSION ± 0.0'
 MONUMENTS FOUND ± 0
 MONUMENTS SET #4 REBAR
 CAPPED 'CRAPNELL NO. 35-2390' ± 0
 FENCE LINE ± X-X-X-X-X-X-X-X

PREPARED FOR:
 ROCK ISLAND ECONOMIC
 GROWTH CORPORATION
 DEVELOPMENT GROWTH
 ASSOCIATION OF ROCK ISLAND
 C/O JOE HINTZE
 100 - 10TH STREET
 ROCK ISLAND, ILLINOIS