

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning request for 905 11th Avenue
Date: September 4, 2015

At its September 2, 2015 meeting, the Planning Commission considered a request from Habitat for Humanity for a rezoning from B-1 (neighborhood business) district to R-3 (one and two family residence) district at 905 11th Avenue. The applicant proposes to construct a single family residence on the undeveloped site. The Comprehensive Plan identifies “single family residential” land use for the site.

Public Hearing Comments:

Brenda Taylor-McGeorge, 916 11th Avenue, spoke as an “Interested Party” objecting to the rezoning request primarily because there would be only one house constructed on a lot that initially had four separate houses and could easily allow at least two houses. She also expressed that there were other properties in the neighborhood that Habitat for Humanity should have also looked at instead of choosing this site.

In his rebuttal Robert Sendgikoski, representing Habitat for Humanity, said this site was gifted to them and not specifically selected for development. He also said they like to have a standard of requiring that a site be at least 6,000 square feet in area for a house to be constructed on it and that the subject lot would not be large enough to have two houses on it and meet this standard.

Planning Commission Comments & Recommendation:

The Planning Commission voted eight to zero (8-0) to recommend approval of the rezoning.

Recommendation: Planning staff recommends approval of the rezoning because it conforms to the land use designation in the Comprehensive Plan and the character of the residential uses and zoning in the neighborhood.

Legal Description of Subject Property:

Supervisor of Assessment Lot 236, Sheet 6 of Rock Island Township, also known as 905 11th Avenue, Rock Island, Illinois.

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: August 21, 2015

Subject: Case #2015-04- Request for Rezoning from B-1 (neighborhood business) district to R-3 (one and two family) district at 905 11th Avenue.

Robert Sendgikoski (Habitat for Humanity) has filed an application for a rezoning from B-1 (neighborhood business) district to R-3 (one and two family residence) district at 905 11th Avenue. The applicant proposes to construct a single family residence on the site.

Size of Property to be Rezoned:
100' x 100' (10,000 square feet).

Existing Land Use: The site is currently undeveloped.
North: Undeveloped property, zoned B-1.
East: Single family residence, zoned R-3.
South: Undeveloped property and single family residence, zoned R-3.
West: Undeveloped property, zoned B-1.

Zoning History
None.

Comprehensive Plan Designation:
The Comprehensive Plan identifies single family residential land use for the site.

Access:
The site has access to 11th Avenue.

Physical Characteristics:
The site is flat and slightly above street level.

Analysis:
The site has been vacant for a number of years following removal of four small single family residences each on a 25' wide parcel. The consolidated parcel will have one, one-story ranch (30' x 40') residence situated in the approximate center of the property. There will be a 20' x 24' improved parking area located in the northeast corner of the site adjacent to the alley.

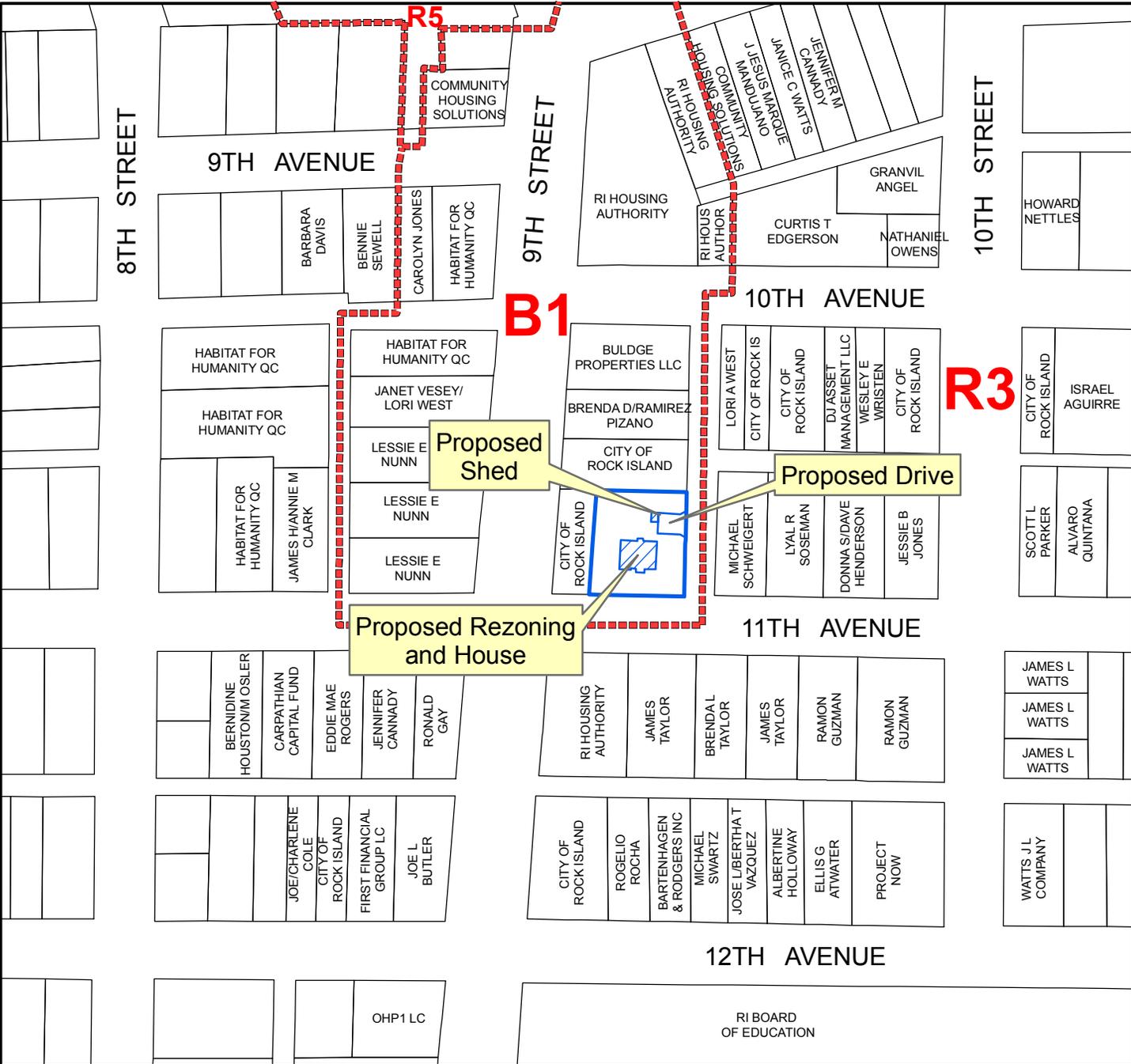
The existing business zoning dates back to at least the 1970's in an effort to attract more business uses along this segment of the 9th Street Corridor. The neighborhood is primarily a low density

residential area and the proposed R-3 zoning conforms to the approved Comprehensive Plan and adjacent zoning.

Recommendation:

Staff recommends approval of the rezoning because it conforms to the land use designation in the Comprehensive Plan and character of the residential uses and zoning in the neighborhood.

PLANNING COMMISSION



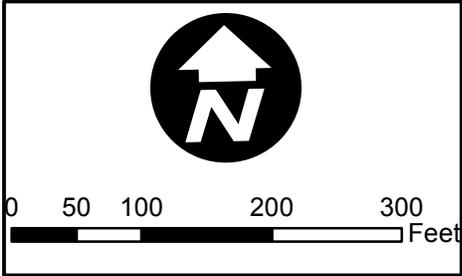
PLANNING COMMISSION
2015-4

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

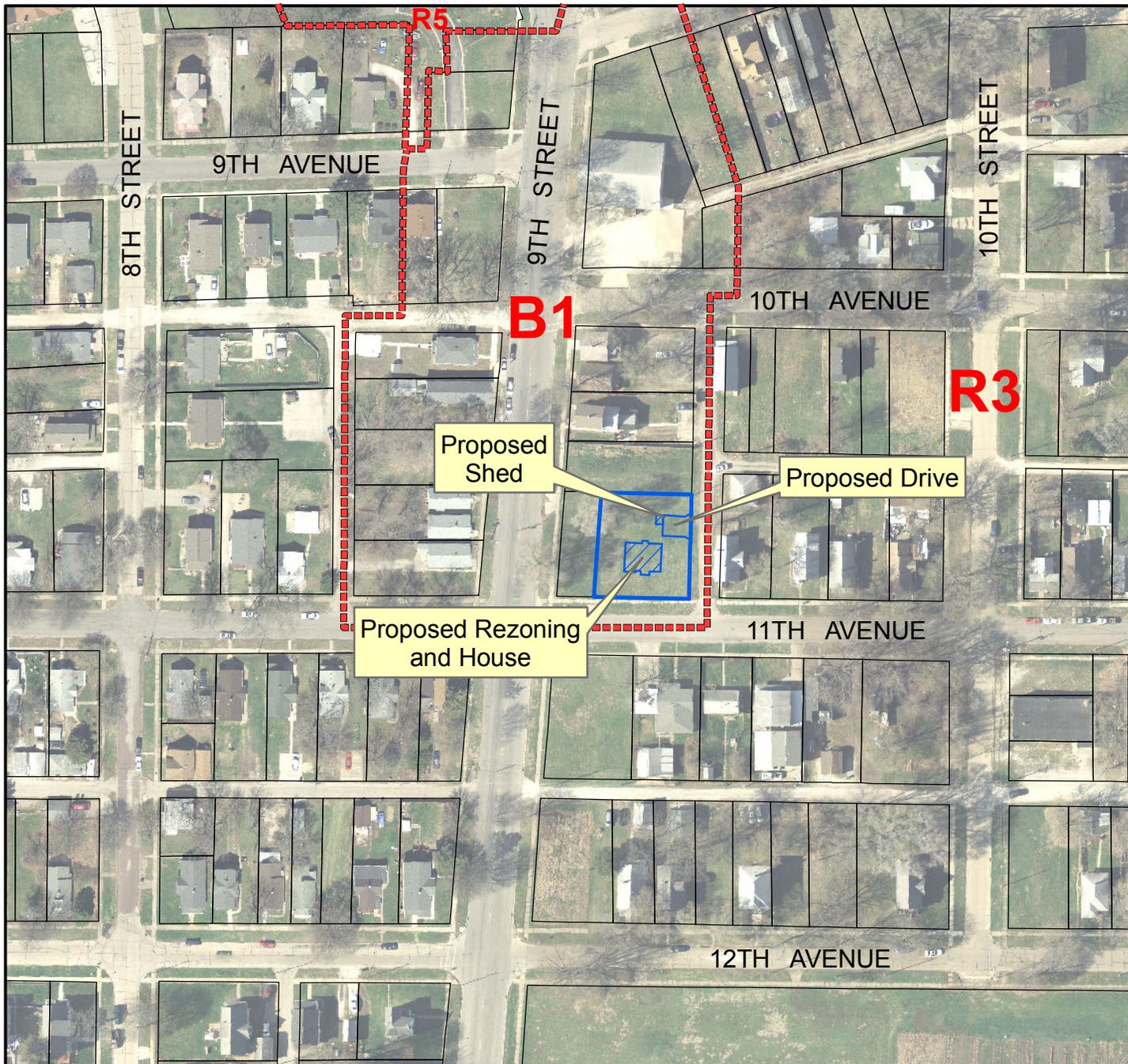
APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



PLANNING COMMISSION 2015-4 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Building Guide ILLOWA Chapter of ICC



Single Family Residential Building Site Plan

Instructions:

1. Complete this plan by showing all dimensions of your project and its relationships to existing buildings or structures, utilities, property lines and easements..
2. Easements are agreements between landowners. While this office is not responsible for enforcing these agreements, they are legally binding and must be followed during construction.
3. Submit this plan at the time of building permit application.

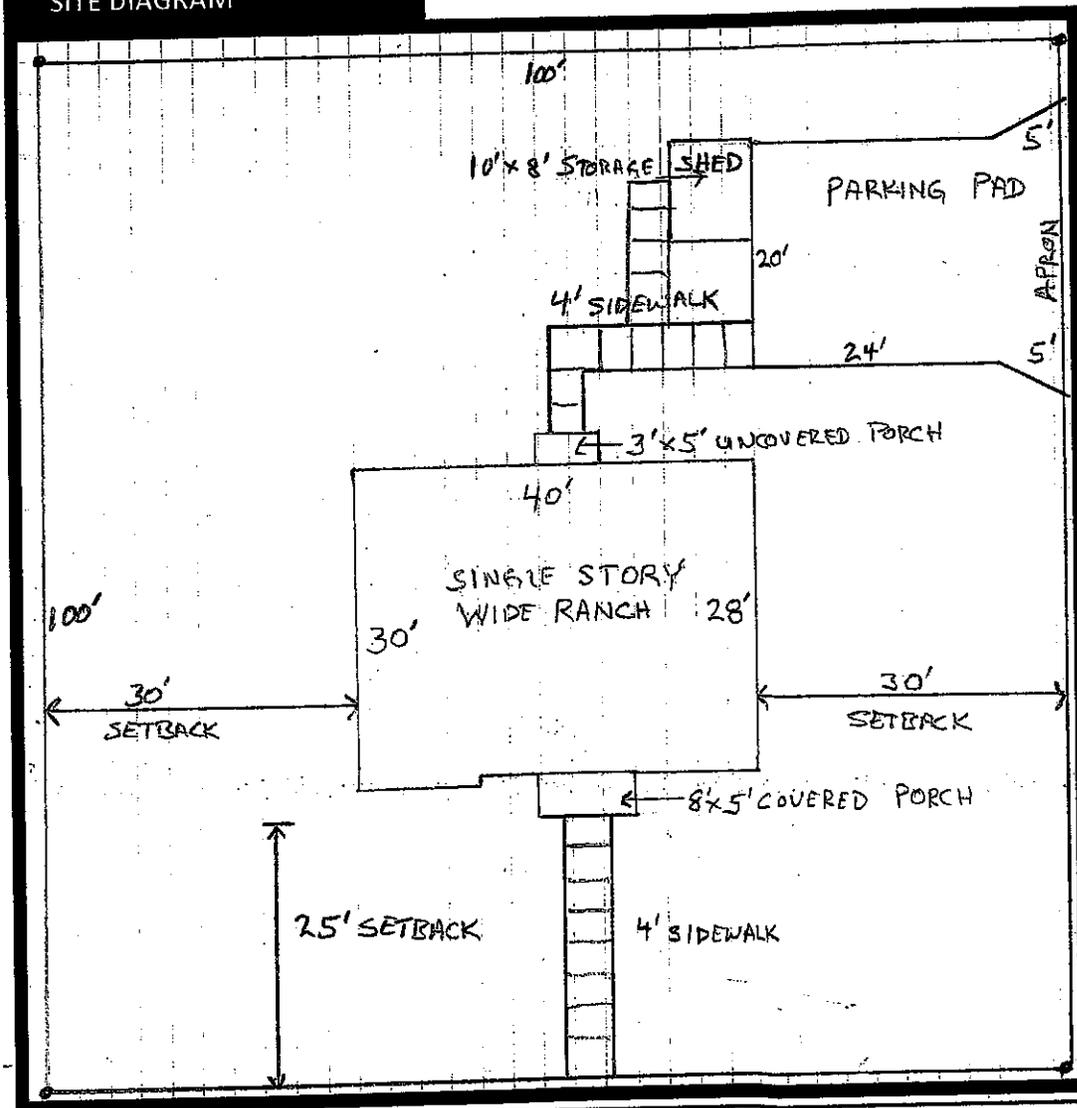
Please indicate North
by completing the arrow.

PROJECT LOCATION 905 11TH AVE., ROCK ISLAND ILL.
 CONTRACTOR HABITAT FOR HUMANITY QC OWNER HABITAT FOR HUMANITY QC
 WORKSHEET COMPLETED BY BOB SENDKOSKI DATE _____



SITE DIAGRAM

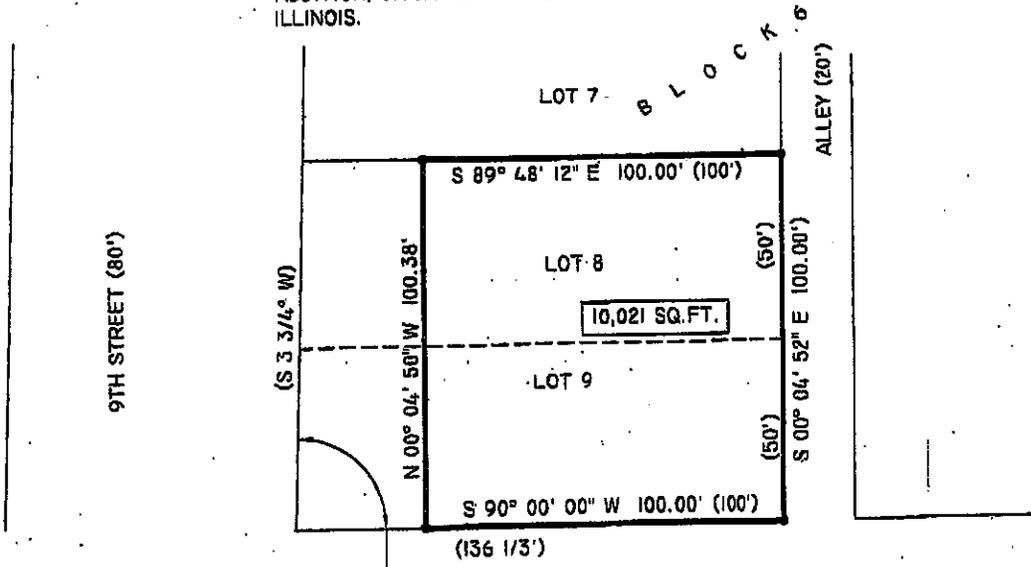
Scale: 1 box = 3 feet



DISCLAIMER: ILLOWA Chapter of the ICC has created this handout to assist with plans submittal under the adopted building codes and it is not intended to cover all circumstances. Please check with the Departments of Building Safety and Zoning for additional requirements.

PLAT OF RE-SURVEY

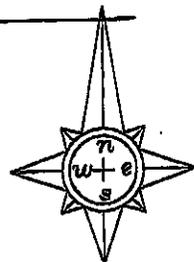
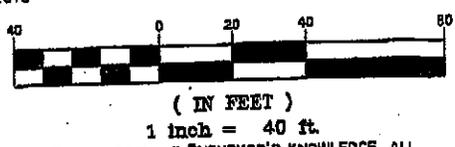
Q.C.D. #2012-17750
 THE EAST ONE-HUNDRED (100 FEET OF LOTS NUMBER EIGHT (8) AND NINE (9) IN BLOCK NUMBER SIX (6) IN THAT PART OF THE CITY OF ROCK ISLAND KNOWN AS AND CALLED BAILEY DAVENPORT'S FOURTH (4TH) ADDITION; SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.



PREPARED FOR:
 HABITAT FOR HUMANITY
 SURVEY ADDRESS:
 905 - 11TH AVENUE
 ROCK ISLAND, ILLINOIS

11TH AVENUE (60')

GRAPHIC SCALE

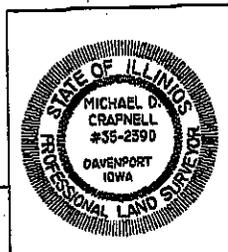


LEGEND: SURVEY DATE: 6-30-2015

DEED DIMENSION = (0.0')
 FIELD DIMENSION = 0.0'
 FOUND MONUMENTS = ○
 MONUMENTS SET
 (#4 REBAR CAPPED #35-2390) = ●

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

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



MICHAEL D. CRAPNELL
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRATION DATE NOVEMBER 30, 2016

DATE 7-8-15
 NO. 35-2390



Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256

PROFESSIONAL LAND SURVEYING FIRM #184-002765