

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Final Plat of Armetta 1st Addition
Date: August 15, 2016**



The attached Armetta 1st Addition Final Plat is a two-lot minor plat located at 3008 and 3010 25th Avenue, zoned R-2 (one family residence) district. Currently, there are two single family residences located on one parcel. The subdivision has been initiated by the owner to locate each residence on a separate lot as both residences are currently for sale. Due to the location of the existing structures the property line separating the two residences needs to be located in an area that will require variances from the lot width, area and off-street parking requirements from the Zoning Ordinance.

Proposed Lot One will have an area of 5,689 and have a lot width of 38 feet. This does not meet the 6,000 square foot minimum lot area requirement or the 60-foot minimum lot width requirement. There is also no improved off-street parking on the proposed lot (two off-street parking spaces should be provided).

Proposed Lot Two will have an area of 9,326 square feet and have a lot width of 62.30 feet. This lot meets the minimum lot area and width requirements and is platted to meet the side yard setbacks for the R-2 zoning district. There is a two car detached garage located in the rear of the property and a driveway with additional parking on the east side of the lot.

Although there are several variances being requested, the subdivision will eliminate a significant non-conforming situation by now locating each of the two existing residences on a separate lot. There will be no public improvements in the proposed subdivision. The City Engineer has approved the final plat.

RECOMMENDATION: That the final plat be approved with the requested variances because it will eliminate the non-conformity of having two separate residences on one lot.

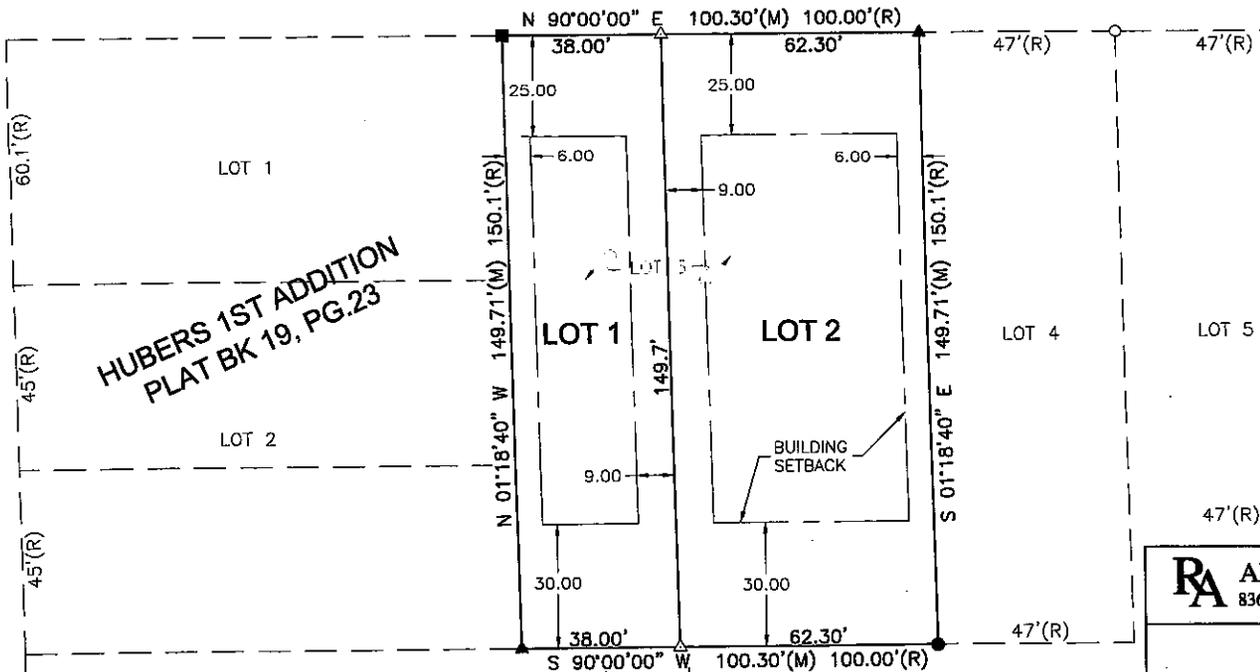
**Submitted by: Alan Fries, Urban Planner II
Brandy Howe, Interim Planning and Redevelopment Administrator**

Approved by: Thomas Thomas, City Manager

FINAL PLAT
ARMETTA 1ST ADDITION
 BEING A REPLAT OF LOT 3
 OF ERNST HUBER'S ADDITION
 CITY OF ROCK ISLAND
 ROCK ISLAND COUNTY, ILLINOIS

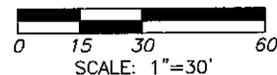
25th AVENUE
 40' (R.O.W.)

30TH STREET
 60' (R.O.W.)



LEGEND

- ▲ BOUNDARY OF SURVEY
- △ SET 1/2" DIA. REBAR W/CAP #35-3049 IN CONC.
- SET 1/2" DIA. REBAR W/CAP #35-3049 FOUND 3/4" PIPE
- FOUND 1/2" SQUARE PIN
- FOUND 1/2" DIA. REBAR
- FENCE
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



Survey Prepared For: Mike Armetta
 Field Work Completed 8/1/2016
 Return to Richard Anderson
 836 5th Avenue Dr. Andalusia, IL 61232

NOTE: BEARINGS ON PLAT ARE ASSUMED BEARINGS.

RA ANDERSON SURVEYING
 836 5TH AVE. DR. ANDALUSIA, IL 61232 (309)292-1716

DRAWN BY: JA
 APPROVED BY: RLA

I HEREBY STATE THAT THIS SURVEY DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

RICHARD L. ANDERSON PLS 35-3049
 MY LICENSE RENEWAL DATE IS NOV. 30, 2016