

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from R-3 (one and two family residence) district to U-1 (university and college) district at 1112 and 1116 37th Street.

Date: February 8, 2012

Hodge Construction has filed an application for a rezoning from R-3 (one and two family residence) district to U-1 (university and college) district at 1112 and 1116 37th Street. The applicant proposes to remove the two existing single-family residences (1112 37th Street is vacant and 1116 37th Street is currently occupied by Augustana students) and construct a three-story 15-unit townhouse apartment building for Augustana students on the site. The applicant has also filed a separate application to the Board of Zoning Appeals for several variances related to the site plan (off-street parking variance, rear yard building setback variance and rear yard 30-foot separation variance from residential zoning). These proposed variances are revisions to an original request submitted to the Board based on a revised site plan that turns the building ninety degrees and adds three more dwelling units to the development (revised site-plan is attached and new notice with a site plan will be sent to neighbors). The Board will consider these revised variance requests at its March 14 meeting.

Size of Property:

The new development site consists of two residential parcels with total property dimension of 100' x 115 (11,500 square feet). Both residential lots are 115' in depth. 1112 37th Street is 60' in width, while 1116 37th Street is 40' in width.

Comprehensive Plan Designation:

The Future Land Use Map identifies low-density residential land use for the site.

Existing Land Use:

The site is currently occupied by two single-family residences.

North: Augustana College parking lot, zoned U-1.

East: Single-family residences, zoned U-1 and R-3.

South: Single-family residence, zoned R-3.

West: Single-family residence, zoned R-3.

Access:

The site has access to 37th Street and a north/south public alley to the west of the site.

Physical Characteristics:

The site slopes up one to two feet from street level.

Coverage and Setbacks:

The previously indicated the Board of Zoning Appeals will consider several variances including parking, west rear yard building setback and separation from adjacent residential zoning. The proposed building will have the following setbacks from property lines: the east front yard will be 14 feet based on an average front yard depth of the block, the west rear yard will be 17 feet (30 feet is required), the north side yard will

be approximately eight feet and the south side yard will be 31 feet. The structure covers approximately 37 per cent of the development site.

Parking and Traffic:

The Zoning Ordinance requires two parking spaces per dwelling unit. The 15-unit structure requires a total of 30 parking spaces. No parking will be provided on the subject parcel. The applicant is asking for a parking variance from the Board of Zoning Appeals. The applicant indicates that they will lease the required number of parking spaces from Augustana College so residents will be able to park in any of the three adjacent parking lots owned by Augustana College. The parking lots are identified on the aerial map (located to the north of the site, on 11th Avenue to the west of the site and on 38th Street and 11th Avenue to the east of the site). There are a total of 110 total parking spaces available in these three parking lots. There is a “Type A” residential parking permit in place for 37th Street, which requires that residents can only park on the side of the street in front of their property.

Landscaping/Lighting:

The Zoning Ordinance requires a Type C Landscape Bufferyard (minimum 15 feet in width) along the south and west yard areas. The applicant has chosen to not construct a privacy fence, so the minimum landscape requirements will be three canopy trees, two understory trees, nine shrubs and three evergreens/conifers per 100 feet of lot distance.

Signs:

No signs are proposed for the site.

Utilities:

The site is served by an eight-inch diameter sanitary sewer line and a six-inch diameter water line along 37th Street.

Analysis:

As previously identified the two single-family residences are proposed to be removed to accommodate the new 15-unit townhouse apartment building for Augustana College students. Due to the increasing enrollment at the college, additional housing is needed for students. The building will be privately owned, but only house Augustana College students (the applicant is in process of meeting with College officials to work out the details of this arrangement) . There will be a total of 36 beds (nine two-bedroom units and six three-bedroom units). Parking will be provided in adjacent Augustana owned parking lots.

Landscaping will be important to help soften the impact of the proposed building on the neighborhood. Type C Bufferyards (15 feet wide landscaped areas) are required by the Zoning Ordinance in the west and south yards.

Adjacent U-1 properties were rezoned in 1991 (parking lot to the north of the site) and 2006 (parking lot and house to the east of the site). Staff believes that the rezoning is a natural and reasonable expansion of college uses and zoning in the neighborhood based on previous rezoning approved by the City.

Public Hearing Comments:

Tony Hodge, representing Hodge Construction, spoke as the applicant. He said two parking lots to the west of the site were constructed many years ago by Augustana College, but not used much. These are the two lots that residents of the development will be able to park (the residents lease will include a fee to off-set the applicant’s lease payment with Augustana College for use of spaces the two parking lots). Joy Murphy, 4502 7th Avenue and

6th Ward Alderperson, spoke in favor of the request and also indicated that student residents of the subject site could only apply for a “Type A” parking permit to park on the same side of 37th Street only in front of proposed development.

Recommendation:

The Planning Commission voted five to three, with one Commissioner abstaining from voting due to late arrival and conflict of interest, to recommend approval of the rezoning because the site is adjacent to U-1 zoning to the north and east and is also a natural and reasonable expansion of college related uses adjacent to the campus.

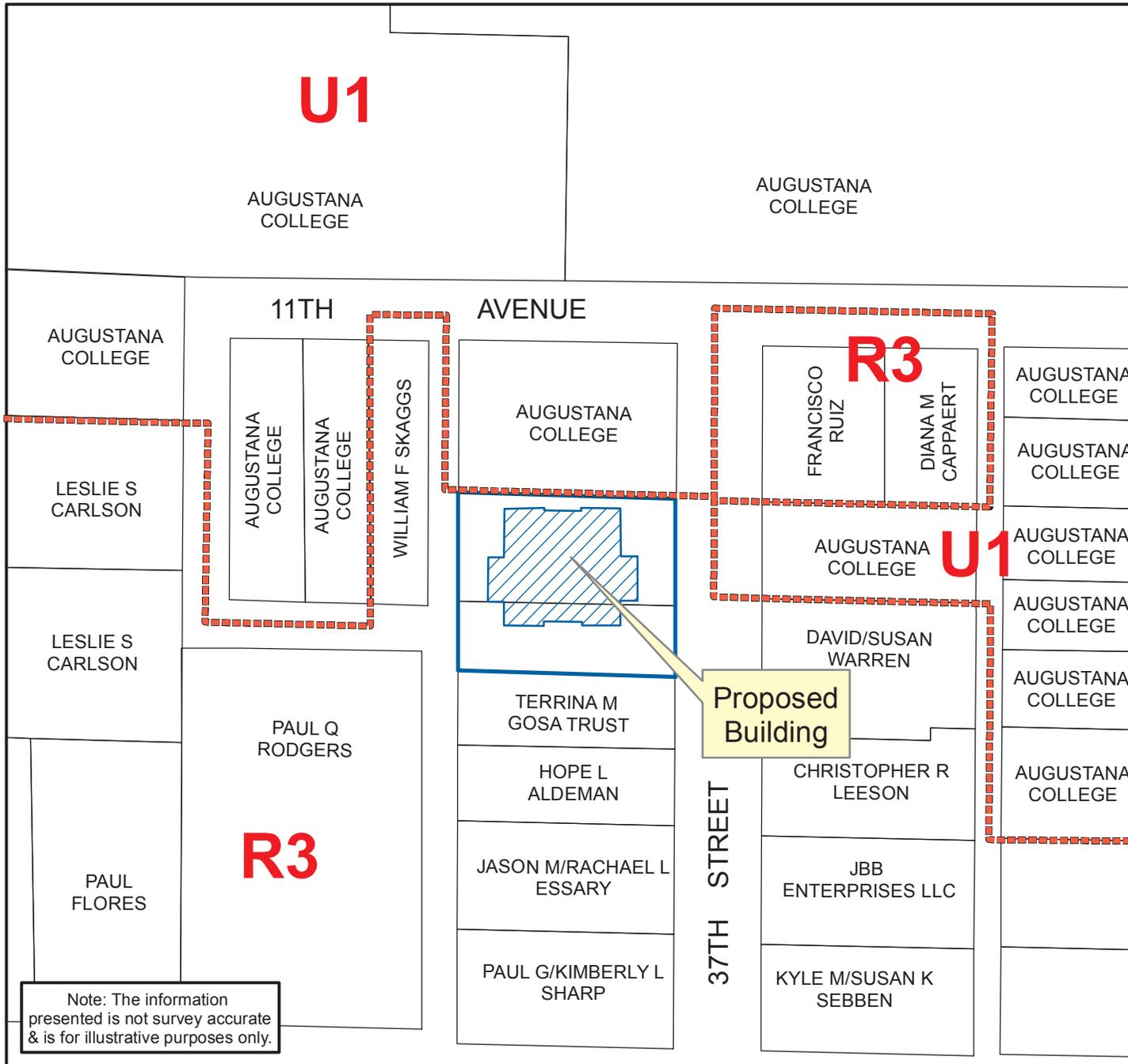
Legal Description of Property:

The north 60 feet of the south 300 feet of the east 115 feet and the north 40 feet of the south 240 feet of the east 115 feet of OutLot 1 of Guyers 2nd Addition to the City of Rock island, also known as 1112 and 1116 37th Street, Rock Island, Illinois.

Submitted by: Alan Fries, Urban Planner II
 Alan M. Carmen, Planning and Redevelopment Administrator
 Gregory S. Champagne, Community and Economic Development Director

Approved: **Thomas Thomas, City Manager**

PLANNING COMMISSION



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

PLANNING COMMISSION 2012-1 Revised

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



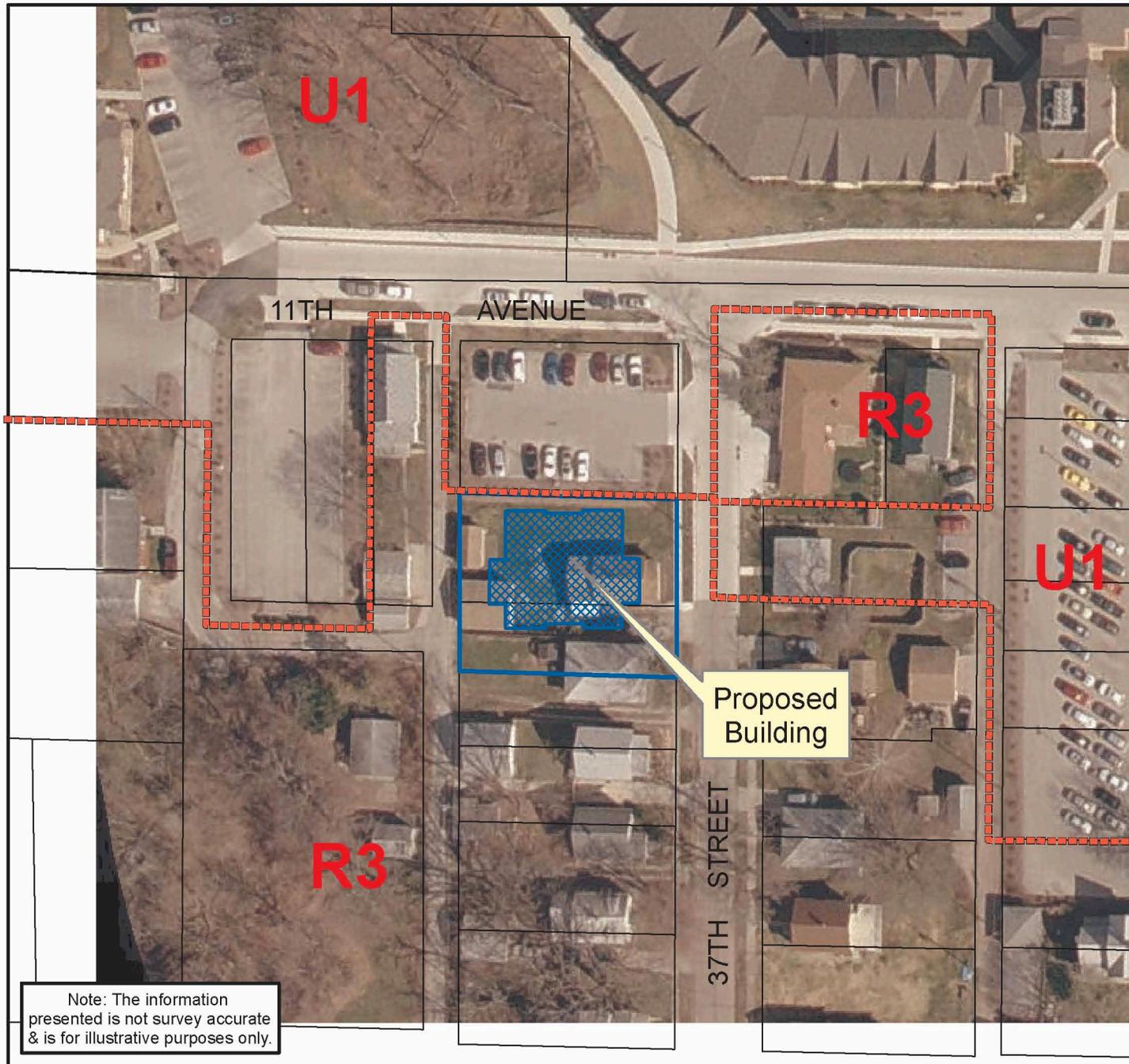
0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



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

PLANNING COMMISSION
2012-1 Aerial Revised

Legend

- Parcels
- Subject Property

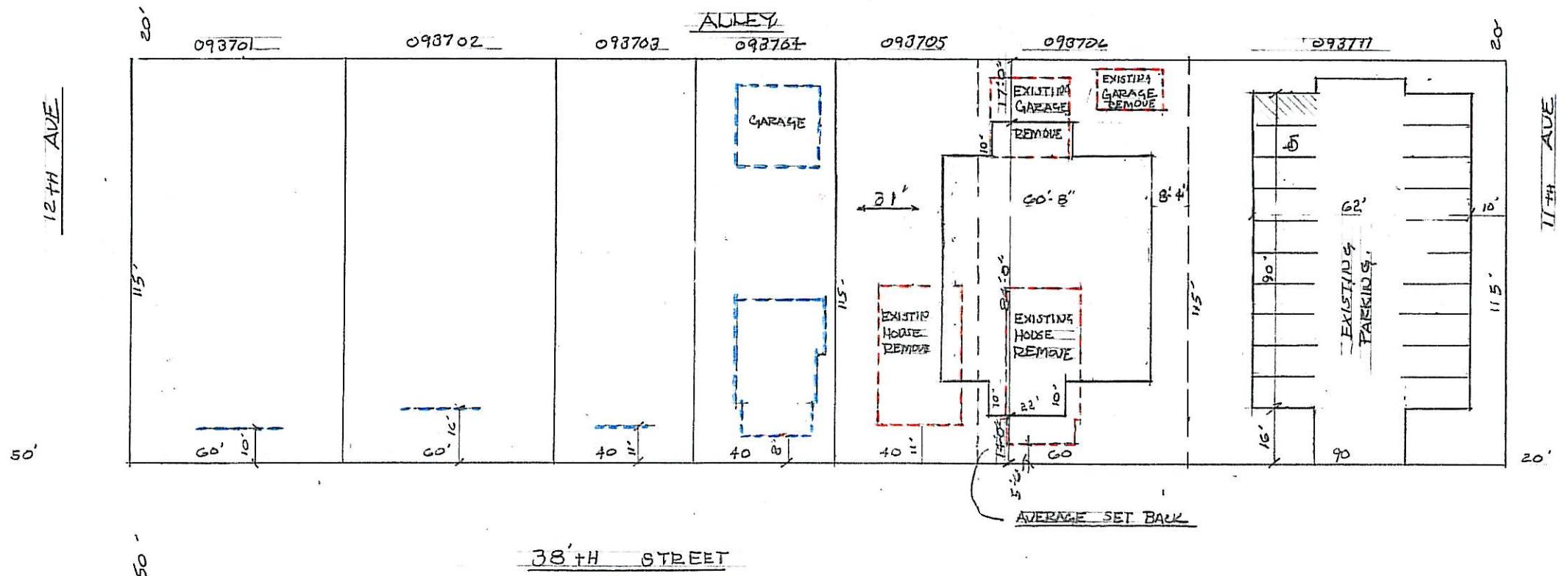
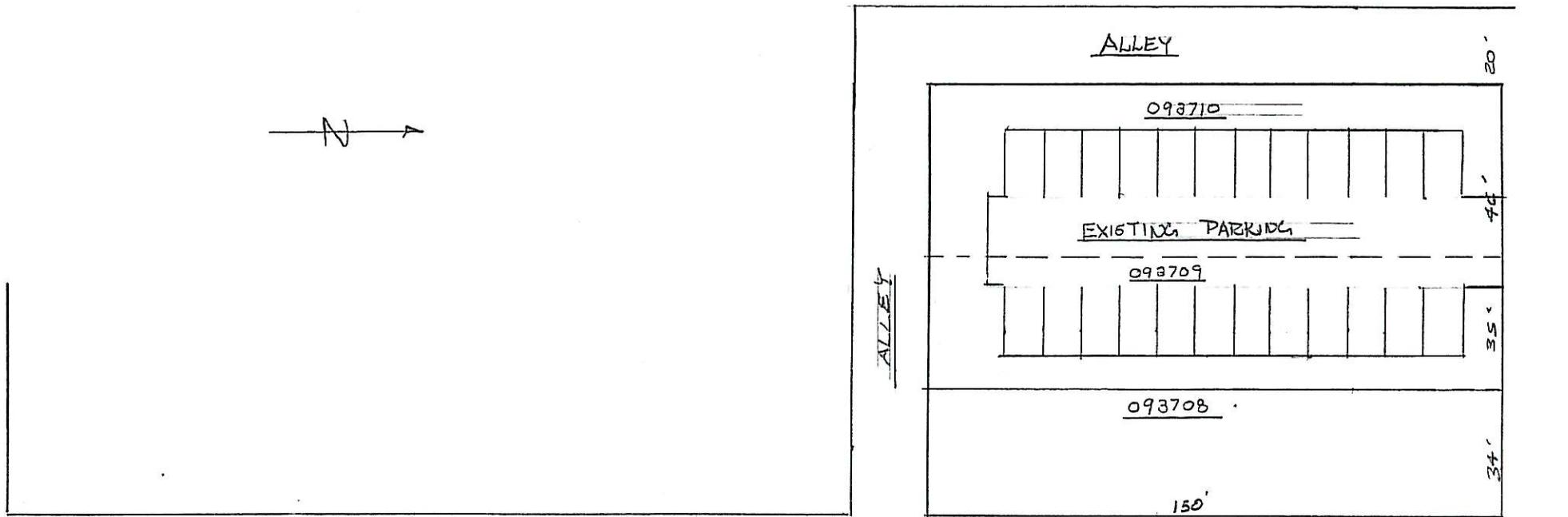
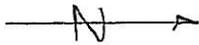
DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.

A north arrow pointing upwards with the letter 'N' below it. Below the arrow is a scale bar with markings at 0, 20, 40, 80, 120, and 160 feet.

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

The logo for Rock Island, Illinois, featuring the letters 'RI' in a stylized font above the words 'ROCK ISLAND ILLINOIS'.



PARKING LOT 25'
 8'
 11'
 16'
 10'

 70' ÷ 5 = 14' AVE SET BACK

--- BUILDINGS TO BE DEMO'D
 --- NEIGHBORING BUILDINGS

HODGE CONSTRUCTION
 767 3/2 AVE SUITE 201
 MOLINE, IL 61205
 PH (809) 762-7977

SCALE 1" = 40'



11th Ave & 37th St
Hodge Construction Co, Inc.