

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from B-3 (community business) district to PUD (planned unit development) district and Preliminary Site Plan Approval for 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue.

Date: April 4, 2012

The Rock Island Economic Growth Corporation has filed an application for a rezoning from B-3 (community business) district to PUD (planned unit development) district and preliminary site plan approval for several properties listed above located in the New Old Chicago Neighborhood. The applicant proposes to remove several existing vacant industrial structures on the site (513, 517 and 545 12th Street) and develop a 40 dwelling unit campus-like residential area consisting of three new townhouse apartment structures (12 units on the northerly area of the site, eight units on the westerly area of the site and four units at the southeasterly area of the site) and an adaptive re-use of an existing one-story former industrial structure into a 16-unit single room occupancy residential use in the southwesterly area of the site (see site plan).

The development will focus on housing and social service support for veterans and other individuals that are in need of receiving such supportive services. The applicant indicates that zoning must be in place in order for them to apply for State grants to help finance the development.

Size of Property:

Total site (includes two multi-lot area) measures 505' x 80' x 60' x 100' x 60' x 100' x 73' x 540' x 150' x 129' x 270' x 79' x 100' (approximately 162,750 square feet, or 3.74 acres).

Existing Land Use:

The site consists of three industrial buildings, two industrial outside storage yards, one single family residence and undeveloped property.

North: Industrial uses, zoned B-3.

East: Single family residential uses, zoned R-4.

South: Single family residential and Undeveloped property, zoned B-3.

West: Single family and industrial uses, zoned B-3.

Zoning History:

The area has been business zoned for at least 30 years and has been a mixed use area (light industrial/commercial and residential uses) throughout that time period.

Comprehensive Plan Designation:

The Comprehensive Plan identifies high density residential land use for the site.

Access:

The site has access on 5th and 7th Avenues to the north and south and 12th and 13th Streets to the west and east. The applicant has requested that 6th Avenue between 12th and 13th streets be vacated in order to create a private street with a center turn-around area along vacated 6th Avenue. Several alleys between 12th and 13th Street and north of 6th Avenue are also requested to be vacated. The City Council will consider the vacation request as part

of its consideration of the rezoning and preliminary plan recommendation.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

Staff is utilizing the setback for the adjacent R-4 (one to six family residence) district to determine the appropriate building setback for the site. R-4 zoning has a 25-foot front yard and a 30-foot rear yard setback (side yard setbacks vary depending if the structure is a one story, or two story structure). The proposed structures meet the side and rear yard setbacks for the site.

The first phase of the development will be construction of a new townhouse structure at the northeast corner of the development will have a 20-foot north and east front yard setback. The second phase (two additional townhouse structures) is currently under market review and if feasible could be constructed within two years. The proposed four-unit new townhouse structure at the southeast corner of the development is proposed to have a 15-foot east front yard setback along 13th Street and a 20-foot south front yard setback along 7th Avenue. Each of the two structures along 13th Street should have a 25-foot front yard setback, so variances are required for both of these proposed new structures. The applicant desires the front yard setback variance to maintain as much open space in the center of the development and also be consistent with other residential front yard setbacks on the east side of 13th Street and in adjacent blocks in the neighborhood. The 7th Avenue 20-foot front yard setback is allowed based on the average front yard of remaining buildings (not part of the proposed development) along 7th Avenue.

An additional second phase of new construction will be an eight-unit townhouse structure adjacent to 12th Street. This structure will also have a 20-foot front yard setback. However, since there are two existing structures along this block front that have an average front yard of three feet, the new structure will not require a variance.

Parking:

The Zoning Ordinance requires two off street parking spaces for each residential dwelling unit (24 dwelling units total). There also is a requirement for one space per bedroom for group homes (which seems reasonable to use for the 16-unit single room occupancy structure). Finally, two to four staff people will work at the site (one parking space for every two employees would also need to be provided). A total of 66 parking spaces are required (48 spaces for the townhouse apartments, 16 for the single room occupancy structure and two for employees). The site plan identifies a total of 39 spaces (there is also short-term parking available in the turn-around along vacated 6th Avenue). A variance of 27 off-street parking spaces is required. It is expected that parking will not be a serious issue as many of the residents will not own vehicles and will utilize public transportation.

Utilities:

The site is served by existing water and sanitary sewer lines along adjacent avenues and streets. The City Capital Improvement Plan also identifies construction of a 72-inch “combination sewer” line along 6th Avenue, (from 24th Street to City Public Works facilities on Mill Street) beginning with design work this fiscal year (April, 2012) and followed by a three year construction period, ending in 2015.

Landscaping:

A “common green space” is proposed with a rain garden in the center of the site to the north of vacated 6th Avenue (see site plan). A generalized landscaped plan is identified in the site plan and on attached building elevations. A more detailed plan identifying specific plant types will be required with submittal of the final site plan.

Analysis:

As previously indicated, the development will focus on housing and social service support for veterans and other individuals that are in need of receiving such supportive services. These services will primarily be provided by the Robert Young Center and be similar to the comprehensive services available to residents of Douglas Park Place (9th Street and 7th Avenue).

New construction of the three townhouse residential structures (the first structure will be the 12-unit building at the northeast corner of the site with two additional buildings being phased-in in the future) will result in a total 24 dwelling units. The new construction will be combined with an adaptive re-use of a former industrial structure located at 601 12th Street (16-unit single room occupancy residential use).

The development meets the land use designation on the Future land Use Map (high density land use). The 40 dwelling units for the 3.74 acre site calculates to approximately 11 dwelling units per acre, which identifies the site as a “medium density” residential land use category in the Comprehensive Plan. The development meets the Chicago Addition Neighborhood Plan goal to “promote residential development and redevelopment in appropriately zoned area” through the strategy of “affordable infill housing on appropriately sized vacant lots”. The development also meets the concept strategy from the New Old Chicago Plan to “encourage clusters of infill housing and redevelopment”.

The campus-like setting will provide a common green space (rain garden feature) and additional landscaped areas (see building elevation drawings) that will enhance the appearance of the development. The development will also help meet the needs of individuals who are looking for housing, assistance in employment opportunities and other social services.

Public Hearing Comments:

Paul Fessler, representing Growth, and Jeff Dismar, architect for the development, both spoke as proponents for the request. Sandra Sisco, owner of 501 12th street, spoke but did not express an opinion for or against the request. She did ask questions about handicapped accessibility, security and if the developer planned on purchasing more property in the area.

Recommendation:

The Planning Commission voted nine to zero to recommend approval of the rezoning because it conforms to the Future Land Use Map of the Comprehensive Plan.

The Commission also voted nine to zero to recommend the preliminary site plan be approved (with building setback and off-street parking variances) because it is an attractive and well-designed development that provides needed housing and social services for a specialized population that will enhance the character of the neighborhood and meets goals and strategies of the Chicago Addition Neighborhood Plan and New Old Chicago Plan.

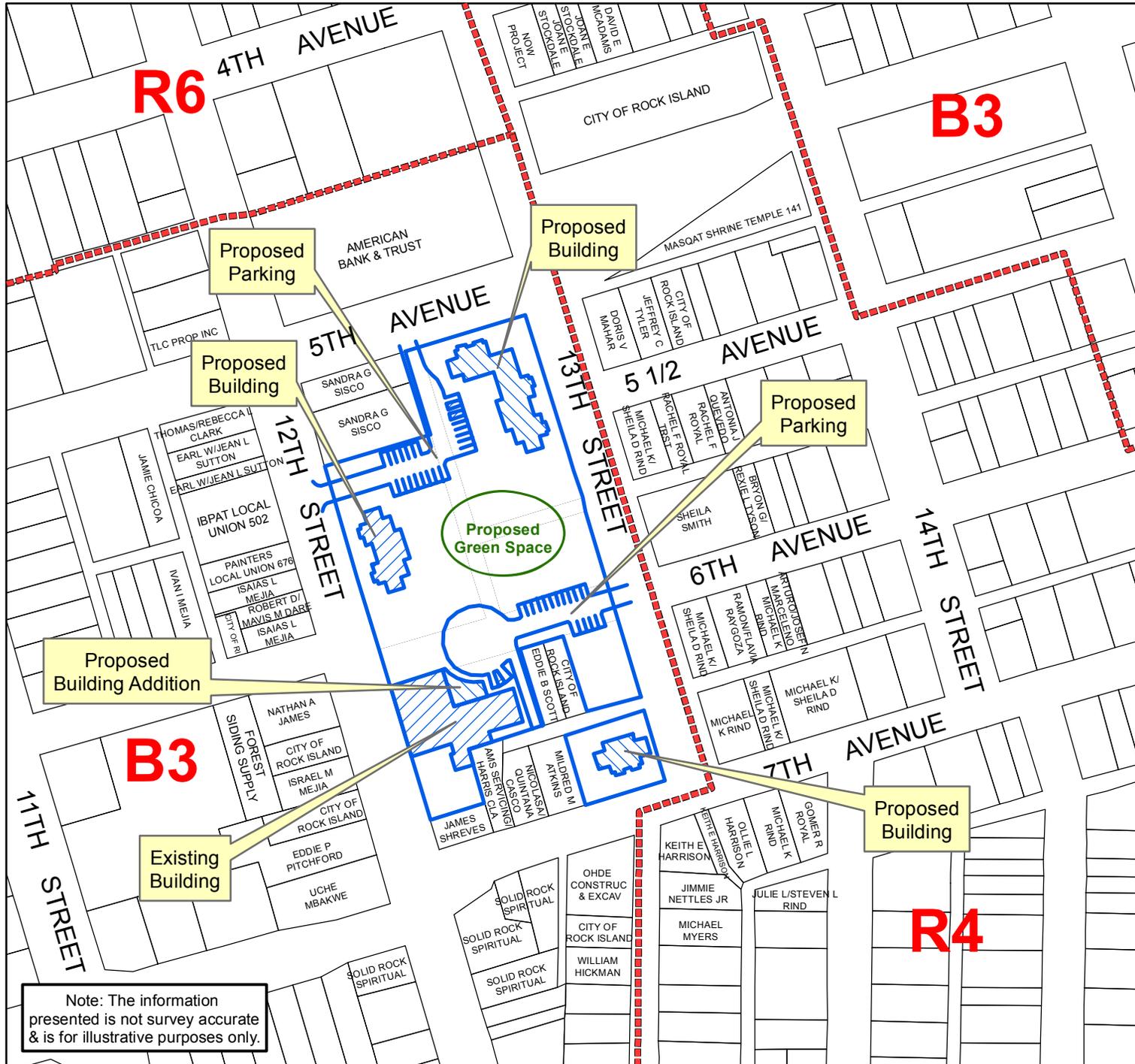
Legal Description:

PIN# 0735130002, 0735130003, 0735130001, 0735117001, 0735117002, 0736117003, 0735122001, 0735117004, 0735122002, 0735130009, 0735130008, 0735130007, 0735130006, 0735302003, 0735302008, 0735302009, 0735302007, 0735301001, 0735302006, 0735160010 also known as 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue Rock Island, Illinois.

Submitted by: Alan Fries, Urban Planner II
Alan M. Carmen, Planning and Redevelopment Administrator
Robert T. Hawes, Interim 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 2012-3

Legend

- Parcels
- Subject Property
- Zoning District

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

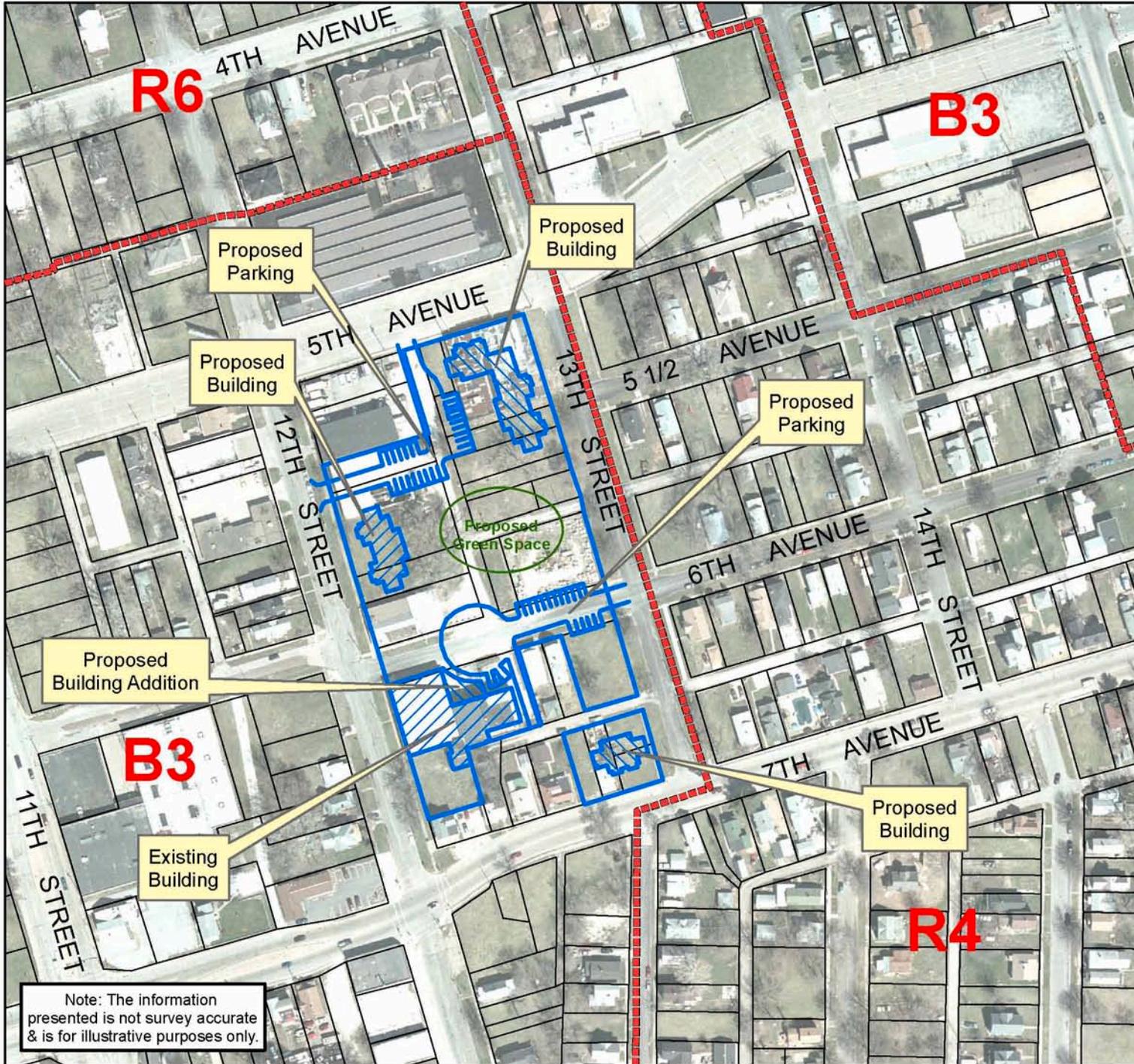


0 50 100 200 300
 Feet

City of Rock Island
 COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION 2012-3 Aerial

Legend

- Parcels
- Subject Property
- Zoning District

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

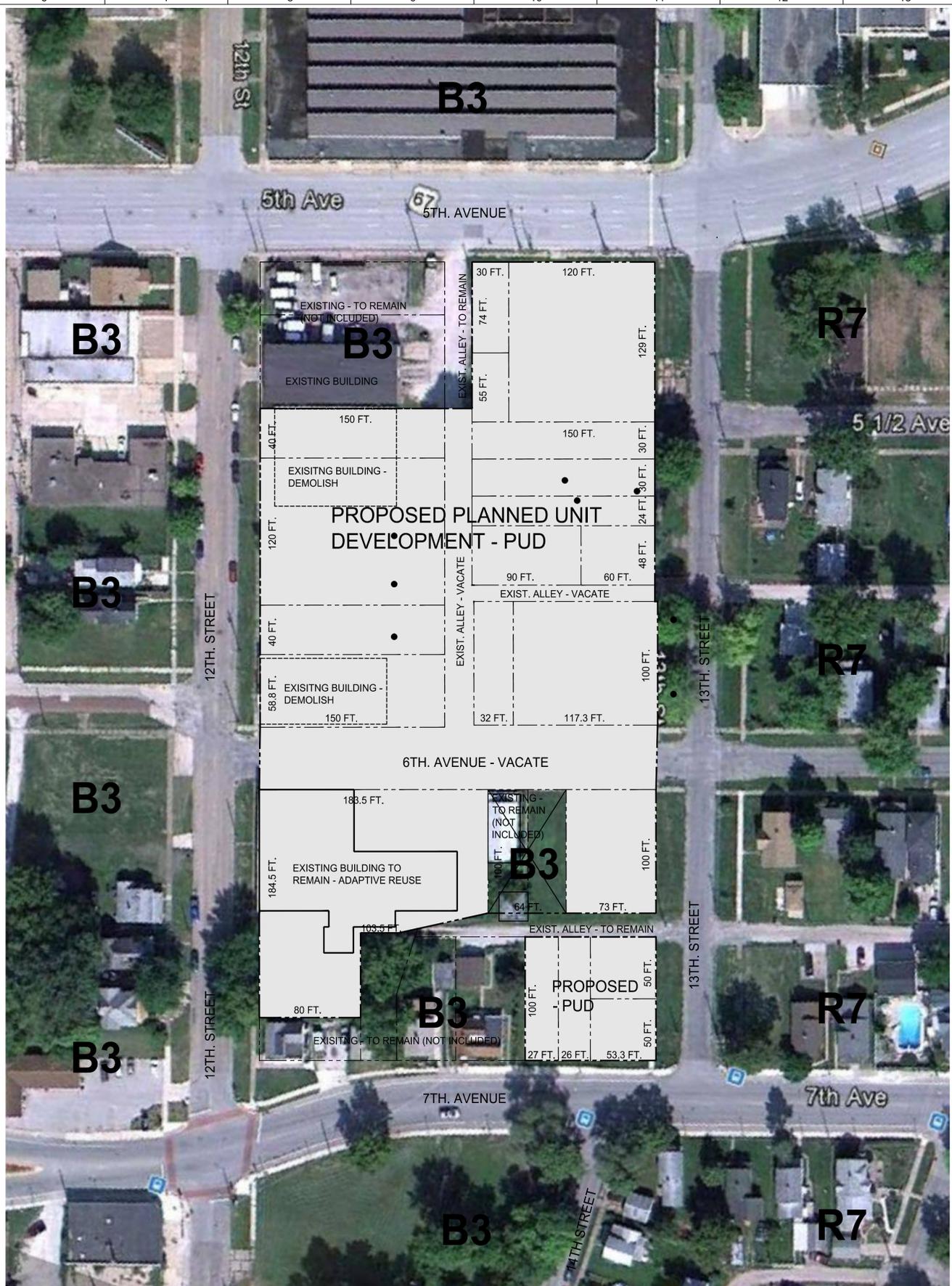


0 50 100 200 300
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





124 Arts Alley
Rock Island, Illinois 61201
309-786-9910

PROJECT# 1210

VETERANS' & SPECIAL NEEDS WITH SUPPORTIVE SERVICES HOUSING PROJECT

13TH STREET & 5TH AVENUE
ROCK ISLAND, ILLINOIS

PROPOSED PLANNED UNIT DEVELOPMENT - PUD

ZONING VARIANCE

21 MARCH 2012

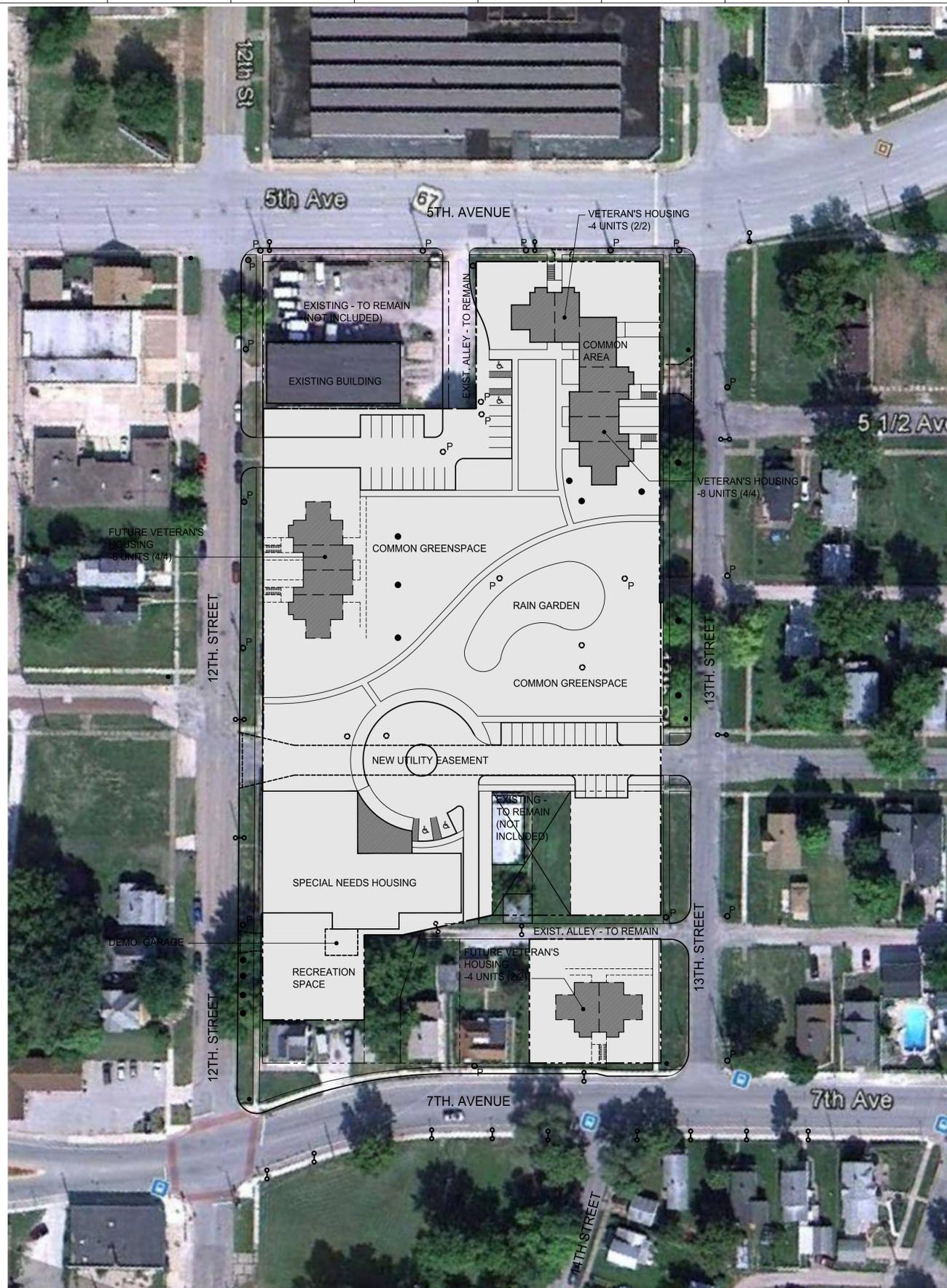
SHEET TITLE:
SITE PLAN - ZONING

DISCIPLINE: SHEET NUMBER:
A 1.00



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K
J
I
H
G
F
E
D
C
B
A



- SYMBOL KEY**
- - FIRE HYDRANT
 - - TREE TO REMAIN
 - - TREE REMOVED
 - - STREET LIGHT
 - - LIGHT POLE REMOVED
 - P - POWER UTILITY POLE
 - P - UTILITY POLE REMOVED
 - ⌈ - STREET CURB CUT REMOVED



124 Arts Alley
Rock Island, Illinois 61201
309-786-9910

PROJECT# 1210

VETERANS' & SPECIAL NEEDS WITH SUPPORTIVE SERVICES HOUSING PROJECT

13TH STREET & 5TH AVENUE
ROCK ISLAND, ILLINOIS

PROPOSED PLANNED UNIT DEVELOPMENT - PUD

DEVELOPER:

ROCK ISLAND ECONOMIC GROWTH CORPORATION

ZONING VARIANCE

21 MARCH 2012

PROPOSED PUD SITE PLAN

PUD SITE PLAN
SCALE 1" = 50'-0"
10' 20' 50' 100'

DISCIPLINE:	SHEET NUMBER:
A	1.01











24' 4 13/16"

30'
26' 10 9/16"