



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

September 3, 2013

5:15 PM

1. Call to Order and Roll Call
2. Introduction of new Planning Commissioners: Bruce Harding & Kevin Nolan
3. Approval of the August 20, 2013 meeting minutes
4. Approval of the written Agenda
5. Procedural Explanation
6. Case #2013-09: Request for Final Site Plan for a PUD (planned unit development) district located at 1301 - 22nd Avenue
7. Case #2013-10: Request for Rezoning from ORT (office/research park and technology) district to B-4 (highway/intensive business) district located at 4480 – 48th Avenue Court
8. Case #2013-11: Review of Final Site Plan for a PUD (planned unit development) district located at approximately 3200 Blackhawk Road
9. Review of a Preliminary Plat of “The Manor of Rock Island” Subdivision located at the southeast corner of 26th Avenue and 7th Street
10. Other Business
11. Adjournment

UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF AUGUST 20, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held a Comprehensive Plan Steering Committee meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. Present were Commissioners Ed Hanna, Ted Johnson, David Levin, Jason Lopez, Diane Oestreich and Lorian Swanson. Commissioners Michael Creger, Tim Meegan, Norm Moline, Bruce Peterson and Berlinda Tyler-Jamison were absent. The meeting was called to order by Chairman David Levin at 5:15 PM. Also in attendance were Ben Griffith, Brandy Howe and Consultant Jessica Schmiedicke.

AN ORDER APPROVING THE MINUTES OF THE JULY 2, 2013 MEETING

The Commission considered the matter of approval of the minutes of the July 2, 2013 meeting. Chairman Levin stated that the minutes were revised by staff as directed at the August 6th meeting and asked Planning staff to explain. Mr. Griffith reported that he had added the requested portion listing the corrections to the court reporter transcript and that he had revised the portion Commissioner Moline had asked to be amended. He further explained that since Commissioner Moline would not be able to attend, he had asked him about the amendment. Commissioner Moline e-mailed Mr. Griffith some verbiage which was then read into the record. After a brief discussion, Commissioner Oestreich made a motion to approve the minutes with the revisions as provided by Commissioner Moline's e-mail. Commissioner Johnson seconded the motion and the Commissioners unanimously approved the minutes.

AN ORDER APPROVING THE MINUTES OF THE AUGUST 6, 2013 MEETING

The Commission considered the matter of approval the minutes of the August 6, 2013 meeting. Chairman Levin asked if any revisions or corrections were needed and hearing none, asked for a motion. Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Hanna seconded the motion and the Commissioners unanimously approved the minutes.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and seeing none, asked for a motion. Commissioner Lopez made a motion to approve the written

agenda as presented, which was then seconded by Commissioner Hanna. The Commissioners then voted unanimously to approve the written agenda.

COMPREHENSIVE PLAN KICK-OFF MEETING

Ms. Howe provided a brief overview of the Comprehensive Plan process and reviewed the results of the Planning Commissioner/Department Head survey, adding that she had received 13 responses. She then introduced Jessica Schmiedicke of Vanderwalle & Associates to the Commissioners. Ms. Schmiedicke provided a PowerPoint presentation explaining what a Comprehensive Plan is and what is included, describing the various components of the plan and the tasks involved to produce the document. She explained that her firm would be working closely with Planning staff and outlined the schedule as dictated by the State as part of the grant award.

Commissioner Johnson asked if the Planning Commission and Comprehensive Plan were appropriate venues to review City park facilities and needs if there was a Parks and Recreation Board. He also stated that the survey questions seemed geared more towards department heads than Planning Commissioners. Ms. Schmiedicke answered that it was part of the review of existing conditions and would provide direction and guidance going forward.

Commissioner Oestreich detailed a list of questions, comments and concerns on various pages of the Existing Conditions Report, including the list of plan components, timeline, spellings, data sources, household income and housing values. She asked if the data was available to retailers why it couldn't be made available to Planning staff.

Chairman Levin suggested contacting the local Board of Realtors and provided a name and number for staff to call. He also suggested that making infrastructure information more readily available would assist area realtors in locating property for development, because if the info took too long to locate, developers would go elsewhere.

Ms. Schmiedicke stated that her firm would be conducting a gap analysis that will go far beyond what is available from the Census data, which is a standard baseline for initial data collection.

Commissioner Johnson referred to the Existing Conditions Report statement about out-of-date ordinances, such as those dealing with zoning, signage and landscape, asking what was missing or needed to be updated. Ms. Schmiedicke answered that she had only begun to review those ordinances and would defer to staff.

Commissioner Oestreich stated that the report should also list schools because the quality of schools is one of the most important things buyers look at when looking for a home, asking how we are going to attract middle-class families who are concerned about education.

Commissioner Oestreich stated that she was also concerned that the adopted 2009 International Residential Code requires sprinklering of homes. Chairman Levin responded that

the Illinois and Iowa Realtors Association wanted homeowners to have options, such as education and fire extinguishers, instead of adding \$15-30,000 to the cost of a house in a very competitive market. He added that the Fire Marshals and unions such as the Plumbers and Pipefitters had also endorsed the sprinkling of homes.

Ms. Howe reviewed some of the upcoming meeting dates and was asked by the Commissioners to send a list when available. She reported that there had been a minor glitch in the survey software when first posted, but that it was promptly fixed.

Ms. Schmiedicke reviewed the Community Leaders Meeting earlier that day and stated that it had been very productive with many good ideas for focus groups and outreach meetings with underserved populations around the City.

Commissioner Oestreich asked if outreach to Black Hawk College was with the real college or with the Adult Education Center in Rock Island. Commissioner Hanna answered that he had attended the meeting earlier that day and said that it was intended for Rock Island residents who attended Black Hawk College since many of the students who attended Augustana College were not from Rock Island.

Commissioner Oestreich stated that a lot of people did not go to the MLK Center and that having some of the meetings away from there, perhaps at a school or other location would be better because she would hate to have no one attended. Ms. Schmiedicke answered that the outreach meetings would be geographically dispersed for greater variety of input.

Commissioner Johnson stated that Rock Island did not have the luxury of being out in the middle of nowhere, that it was impacted by neighbors and how do we address these issues. Ms. Schmiedicke answered that Rock Island does not exist in a bubble and that the intergovernmental relations section would probably address some of those issues.

Commissioner Oestreich stated that the City had gone out of its way to work on consistent solar and wind power regulations as part of the unified zoning ordinance and that all major changes need to be carefully negotiated.

Commissioner Swanson stated that the City has always been looked upon as the poor stepsister to overcome its negative perception throughout the Quad Cities, even though the best parks are located in Rock Island, for instance.

Commissioner Lopez stated that he tells his kids how lucky they are to live in such a great place where they can walk or bike to stores and he would like to see the bus service expanded and that part of that effort may include educating the general public on the benefits of the local transit service. He referred to a book he read recently about World War II prisoners who, in a desperate situation, were lead by great ingenuity to plan great escapes as a catalyst for improvement.

PUBLIC COMMENTS

Karen Williams of 852 – 19th Street in Rock Island expressed concerns about the length of the survey and that it might cause some respondents not to spend as much time on their answers, and liked the idea of a shortened survey questionnaire.

Peter Ruklik of 2128 – 22nd Street in Rock Island stated how he and his wife lived in an area where they could walk, ride their bicycles or take the bus to work, conduct personal business or run errands. He stated that he was seeing more people and people of all types do the same. Mr. Ruklik was concerned that not everyone shared his enthusiasm for such a healthy lifestyle and feared that some decisionmakers may not take the efforts of the Comprehensive Planning process seriously and possibly ignore it when making important decisions.

Linda Anderson of 1718 – 21st Street in Rock Island, stated that she was concerned with the low number of responses to the Community-Wide Survey and urged everyone to push their friends and neighbors to fill out the survey, adding that expanding on answers would help in collecting data for preparation of the plan.

OTHER BUSINESS

There was no other business to be discussed.

ADJOURNMENT

Commissioner Hanna made a motion to adjourn the meeting at approximately 6:38 PM. Commissioner Lopez seconded the motion and it carried unanimously. The next meeting of the Planning Commission would be September 3, 2013.

Respectfully submitted,



Ben Griffith, AICP

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: August 22, 2013

Subject: Case #2013-09- Request for Final Site Plan in an PUD (Planned Unit Development) District at 1301 22nd Avenue.

Friendship Manor has filed an application for a final PUD site plan review to locate a one-story, three-unit residential structure at 1301 22nd Avenue (southeast segment of the total development site known as “Friendship Place”).

The City approved a rezoning to PUD and a final site plan for a total of four residential structures on three of the four existing parcels on the total development site in April 2013 (three one-story duplex structures on the west segment of the site and a one-story four-unit structure on the northeast segment of the site). The City also approved a preliminary site plan for the subject one-story, three-unit residential structure. At the time of this approval, the applicant had not yet obtained full ownership of this “parcel”, but now since it has ownership the parcel will be incorporated into the entire site development.

Size of Entire Site:

The total site is 271.2’ x 274’ (approximately 74,309 square feet, or 1.7 acres).

Existing Land Use:

The site is under construction for the three approved one-story structures.

North: Friendship Manor, zoned R-6.

East: Single-family residences, zoned R-3.

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

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

Zoning History

Planning Commission Case #2013-1- Previously mentioned approved request for rezoning from R-3 to PUD, final site plan for three structures and preliminary site plan for subject three-unit structure.

Comprehensive Plan Designation:

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

Access:

The site has access to 21st Avenue via a private drive (to be named “Friendship Court”).

Physical Characteristics:

The site slopes up approximately 40 feet from 12th Street.

Coverage and Setbacks:

Staff identified the building setback requirements for the adjacent R-3 zoning district as the appropriate setbacks to be used to evaluate the site plan. These setback requirements include a 25-foot front yard setback and a 30-foot rear yard setback. The proposed three-unit structure received variances during the

preliminary plan process for a 10-foot south front-yard setback and a 15-foot east rear-yard setback.

Parking:

The Zoning Ordinance requires two off-street parking spaces for each residence. The site plan identifies that there will be two units with attached two-car garages and space to park two vehicles on a driveway. The third unit will have a one-car attached garage and space to park one vehicle on a driveway.

Analysis:

The proposed development will provide a rental community for senior residents who desire to live independently, but also desire to take advantage of some of the amenities and services of Friendship Manor.

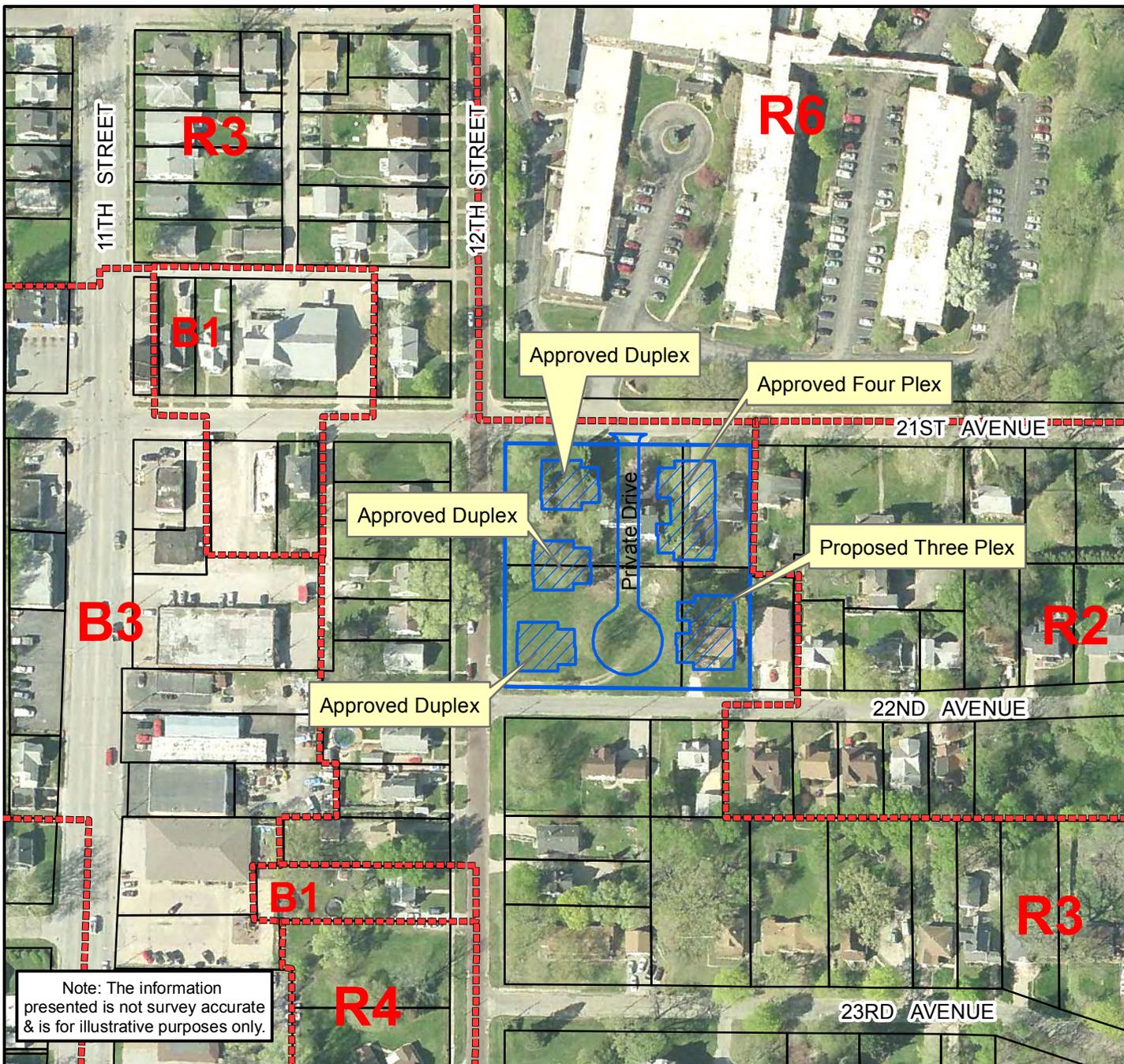
Each of the dwelling units will have two bedrooms and baths. The dwelling units that will have two-car garages will be approximately 1,228 square feet in area, while units with a one-car garage will be slightly smaller at approximately 1,126 square feet in area.

The site will be a practical, attractive and well-designed development that provides an option for independent senior housing that will have adequate parking and access.

Recommendation:

Staff recommends approval of the final PUD site plan for the three unit structure because it will have adequate access and parking that meets the standards for the Planned Unit Development zoning district.

PLANNING COMMISSION



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

**PLANNING COMMISSION
2013-9 Aerial
Legend**

-  Parcels
-  Subject Property
-  Zoning District Line

DR. BY: K.G.D.
APPR. BY: B.G./A. F.

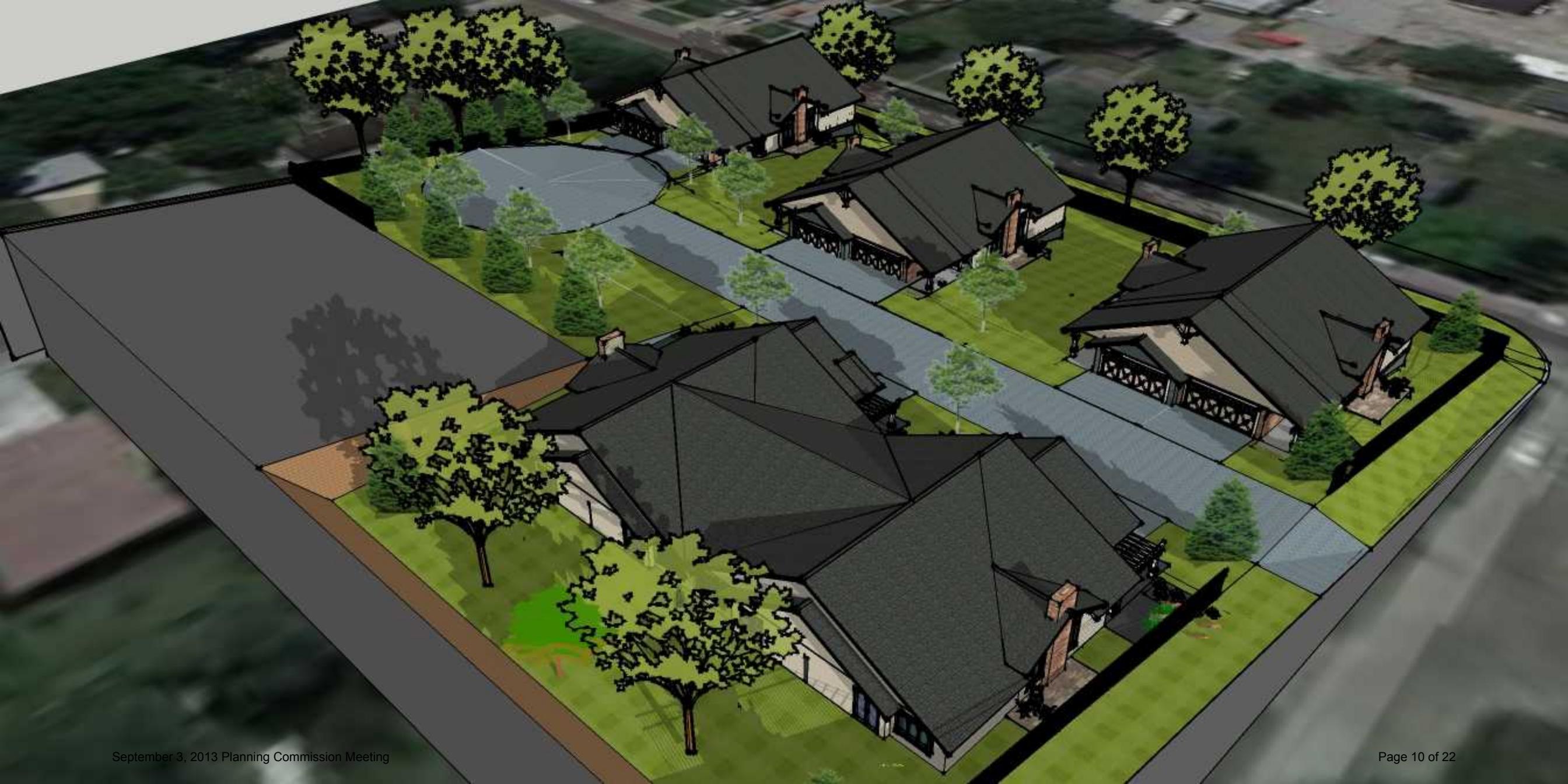


0 50 100 200 300
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
ILLINOIS



REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: August 26, 2013

Subject: Case #2013-10- Request for Rezoning from ORT (office/research park and technology) district to B-4 (highway/intensive business) district at 4480 48th Avenue Court.

PRD Enterprises LLC has filed an application for a rezoning from ORT (office/research park and technology) district to B-4 (highway/intensive business) district at 4480 48th Avenue Court. The existing structure on the site will remain and has four suites that are sold as commercial condo spaces to business operators. The applicant proposes to operate a vehicle dent repair business with no outside vehicle storage out of Suite #2 of the structure.

Size of Property:

The property measures 227' x 178' x 253' x 200' (approximately 51,041 square feet).

Existing Land Use:

The site consists of a four unit office/commercial structure.

North: Office use, zoned ORT.

East: Church, zoned B-4.

South: Undeveloped parcel, zoned B-4.

West: Office use, zoned ORT.

Zoning History

The site and adjacent ORT zoned parcels were originally zoned B-4, but when the City adopted the Illinois Quad City Unified Ordinance in 2002 (incorporated the creation of ORT district) the site was rezoned to ORT zoning.

Comprehensive Plan Designation:

The Comprehensive Plan identifies general transitional land use for the site.

Access:

The site has access to 48th Avenue Court and 44th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

The proposed vehicle dent repair business requires business zoning as the ORT district is primarily an office, computer center and computer light manufacturing district. There is already a pool sales and service business in the four unit structure that conforms better to B-4 zoning than ORT zoning, so staff believes that rezoning is more appropriate than a Special Use Permit for this property.

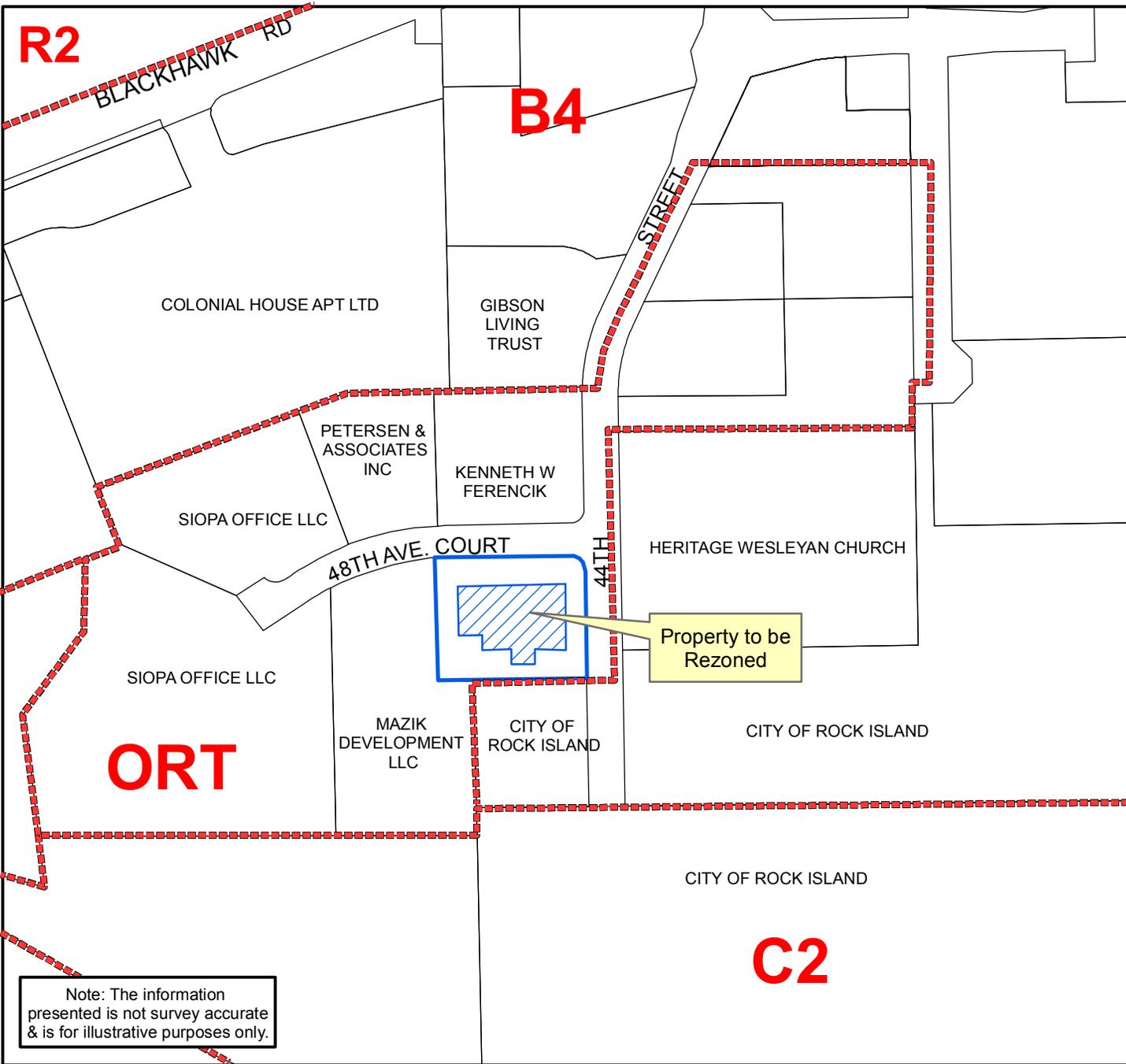
The proposed business will employ two to three employees and will not have a paint booth, or harmful chemicals stored on site. The main aspect of the business is mobile, but there is an overhead door in back

and it is possible that some vehicles (cars) may be brought on-site. As previously mentioned, there will be no outside storage of vehicle and/or parts.

Recommendation:

Staff recommends approval of the rezoning because of the other business use in the building, adjacent business uses to the north (Goodwill and Interstate Battery), adjacent B-4 zoning to the east and south and it will not alter the character of the neighborhood.

PLANNING COMMISSION



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

**PLANNING COMMISSION
2013-10**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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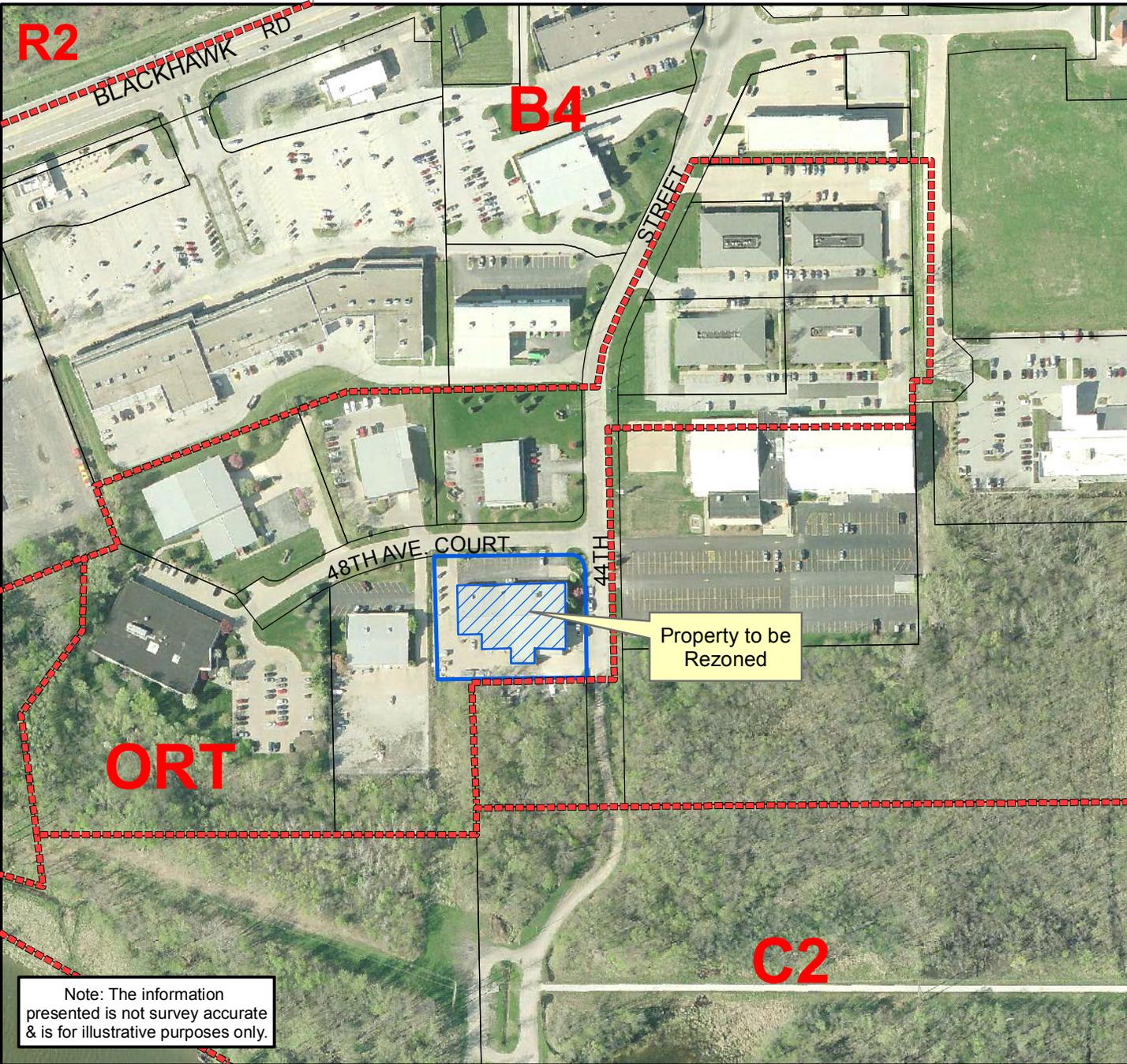
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

PLANNING COMMISSION



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

PLANNING COMMISSION
2013-10 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: August 22, 2013

Subject: Case #2013-11 Review of Final Site Plan for Planned Unit Development at approximately 3200 Blackhawk Road.

Val Dom Corporation (Beaver Properties and owner Robert Buker) has filed an application to approve a final site plan and final plat for a segment of an approximate 14-acre total development site, zoned PUD (planned unit development) district. The approved preliminary site plan for the site identifies three commercial lots in the northerly segment along Blackhawk Road. The preliminary plan also identifies 90 townhouse dwelling units grouped together in 21 two-story townhouse structures with either two, three, four, five or six units in each structure (total site structures are identified on aerial map).

The final site plan and plat are proposed for a segment of Lot 4 of Blackhawk Landing Second Addition (proposed final plat is identified as Beaver Landing Fourth Addition). The attached final plan identifies four two-story townhouse structures (two structures with six units each, one structure with four units and one structure with two units for a total of 18 dwelling units). See the case map for the location of the four proposed structures in relation to other existing structures on the site.

Comprehensive Plan Designation:

The plan identifies the northern segment as office/service land use and the southern segment as park and recreation land use.

Size of Property:

The total site is approximately 14 acres. Proposed residential development area is 9.511 acre area of the total PUD development site. The total development site has 835 feet of frontage on Blackhawk Road and 210 feet of frontage on 30th Street.

Existing Land Use:

The site is occupied by one six unit townhouse structure, seven four-unit townhouse structures and one two unit townhouse structure.

North: Memorial Park Cemetery, zoned R-2.

East: Single-family residential, zoned R-1.

South: Single-family residences and undeveloped property located in unincorporated Rock Island County, zoned R-1. A single-family residence located within the city of Rock Island, zoned R-1.

West: Office use (Dr. Viridi Eye Clinic), zoned B-4

Access:

The total site will have access via one access point to Blackhawk Road and one access point to 30th Street. The condominium units/lots will have access either via the existing east/west private road, or additional private roads identified on the site plan. No new access points onto the public right-of-way are proposed.

Physical Characteristics:

The site has a gentle slope downward towards the Rock River. The developer has added fill dirt and graded the site so that the developed area of the site is generally level.

Parking:

The Zoning Ordinance requires two parking spaces per dwelling unit for residences. Each new dwelling unit will have an attached two car garage and two additional spaces on the approach to the garage (four spaces total per dwelling).

Analysis:

The subject structures will all be rental. The applicant indicates that the rental market is better and desires to continue constructing all the other proposed townhouse structures in this type of arrangement. The applicant will be responsible for grounds maintenance and refuse pick-up for the tenants.

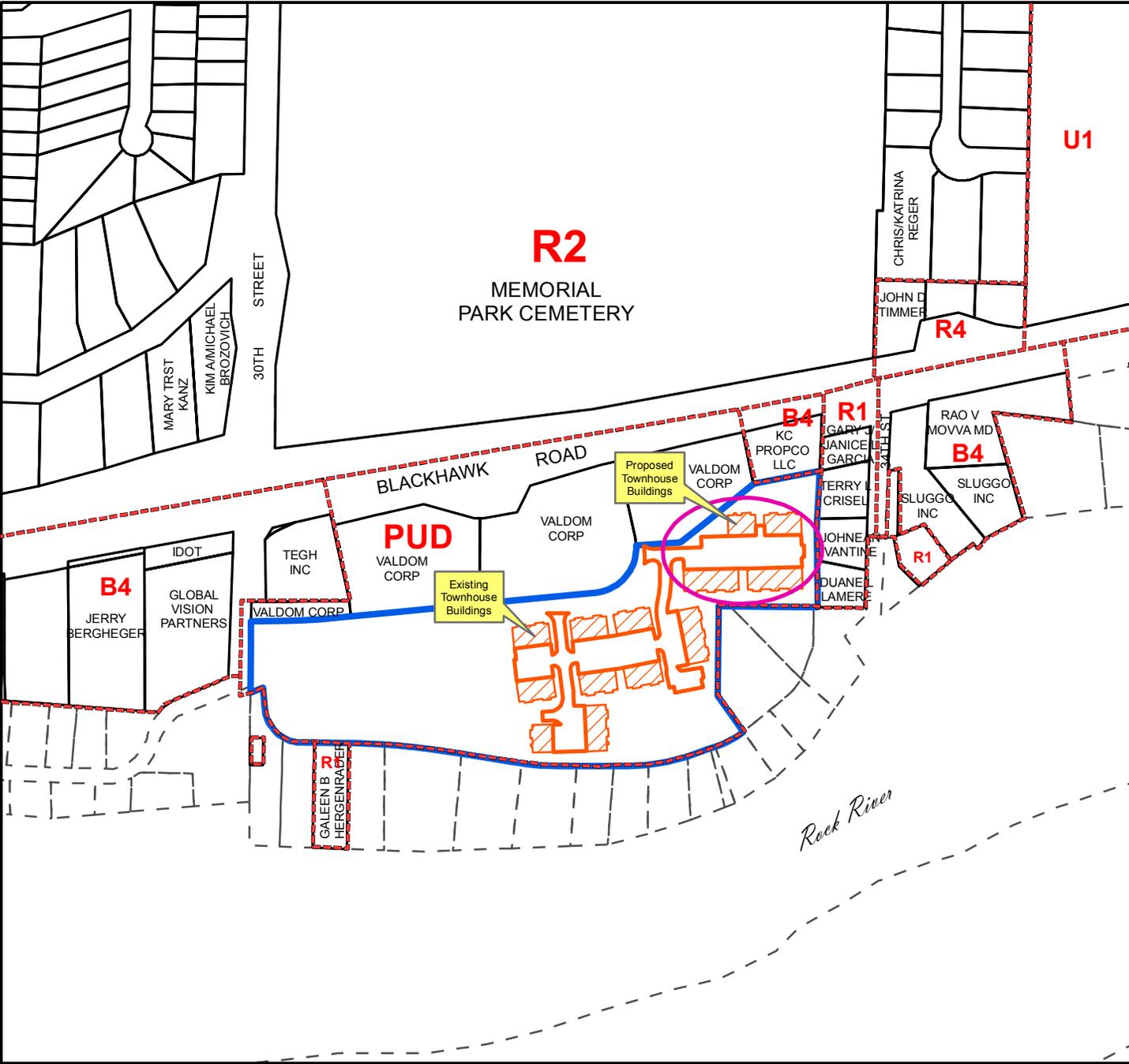
The proposed four structures will be identical in design to the other rental structures on the site. The proposed dwelling units will have three bedrooms and an area of approximately 1,340 square feet. The units will either have one and one-half or two bathrooms. There will also be a second-floor laundry area. First floor space will have a breakfast/dining area adjacent to a kitchen and family room. The units will not have basements. Each dwelling unit/lot will be 20 feet in width and approximately 46 feet in depth.

Staff believes the development meets the intent of the Riverfront Corridor Overlay District by “recognizing, preserving, maintaining and promoting economically viable uses that are a benefit to the city and is a physically attractive pattern of development for the general welfare of the city.” The final site plan for the twelve additional townhouse units meets Riverfront Corridor Overlay District site plan performance standards by providing adequate parking and access for the residential development and is a compatible development with adjacent land uses.

Recommendation:

That the attached final site plan and plat for the proposed two-story townhouse residential structures be approved because there is adequate parking and access and the proposed use is compatible with adjacent land use.

PLANNING COMMISSION



PLANNING COMMISSION
2013-11

- Subject Property
- City Parcels
- Unincorporated Parcels
- Zoning District Line

DR. BY: K.G.D.
APPR. BY: B.G./A. F.



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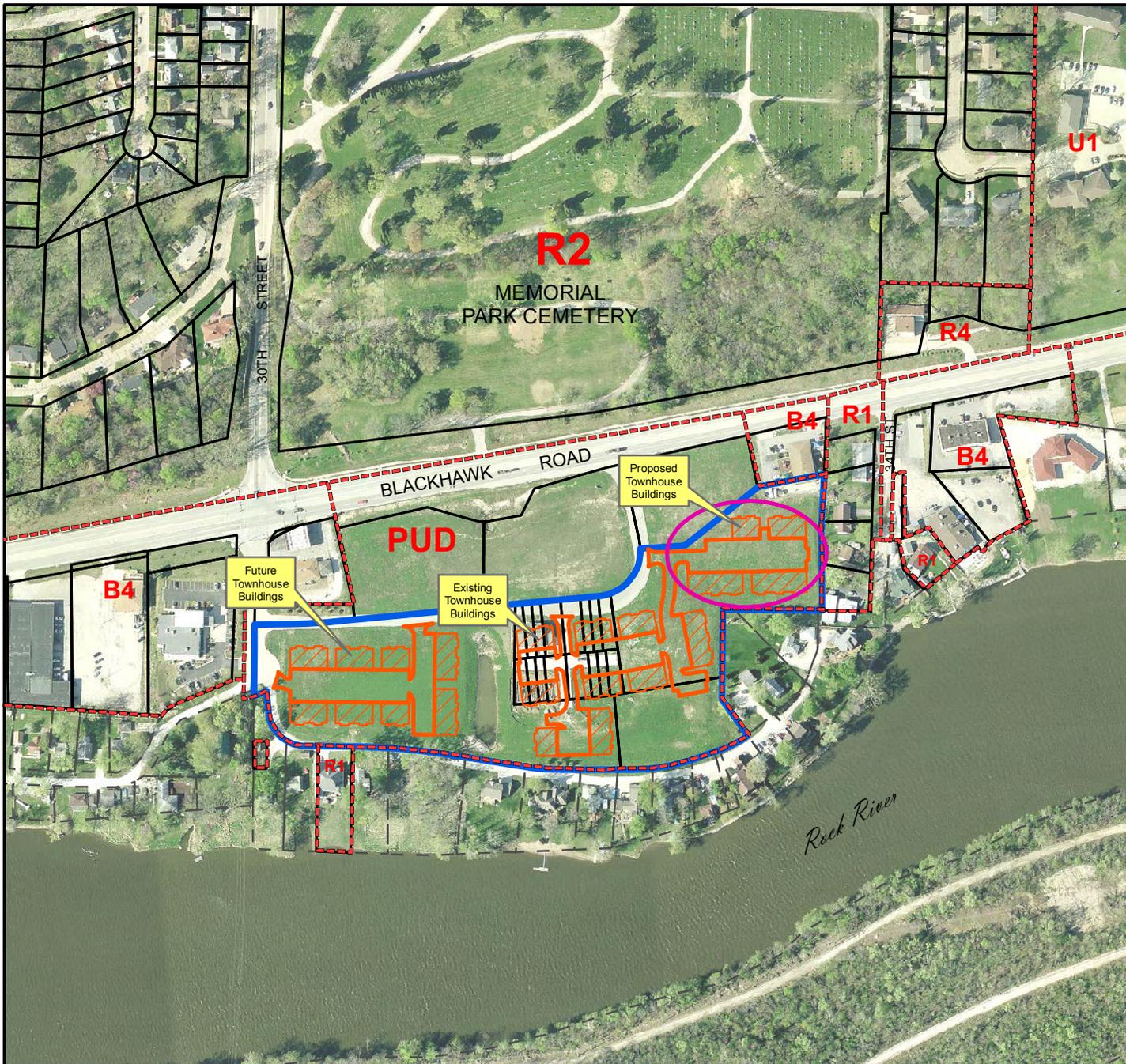
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

PLANNING COMMISSION



PLANNING COMMISSION 2013-11 Aerial

-  Subject Property
-  City Parcels
-  Unincorporated Parcels
-  Zoning District Line

DR. BY: K.G.D.

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



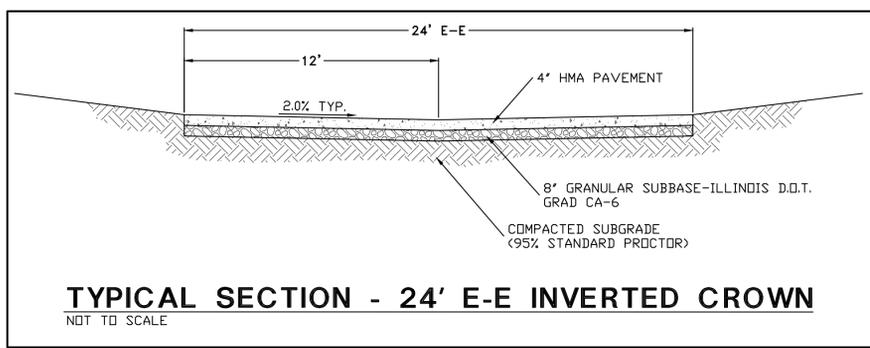
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



FINAL P.U.D. PLAN BEAVER LANDING FOURTH ADDITION

ROCK ISLAND, ILLINOIS
PART OF THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH P.M. ALSO
BEING A REPLAT OF LOT 4 OF BLACKHAWK LANDING 2ND
ADDITION TO THE CITY OF ROCK ISLAND, ILLINOIS.

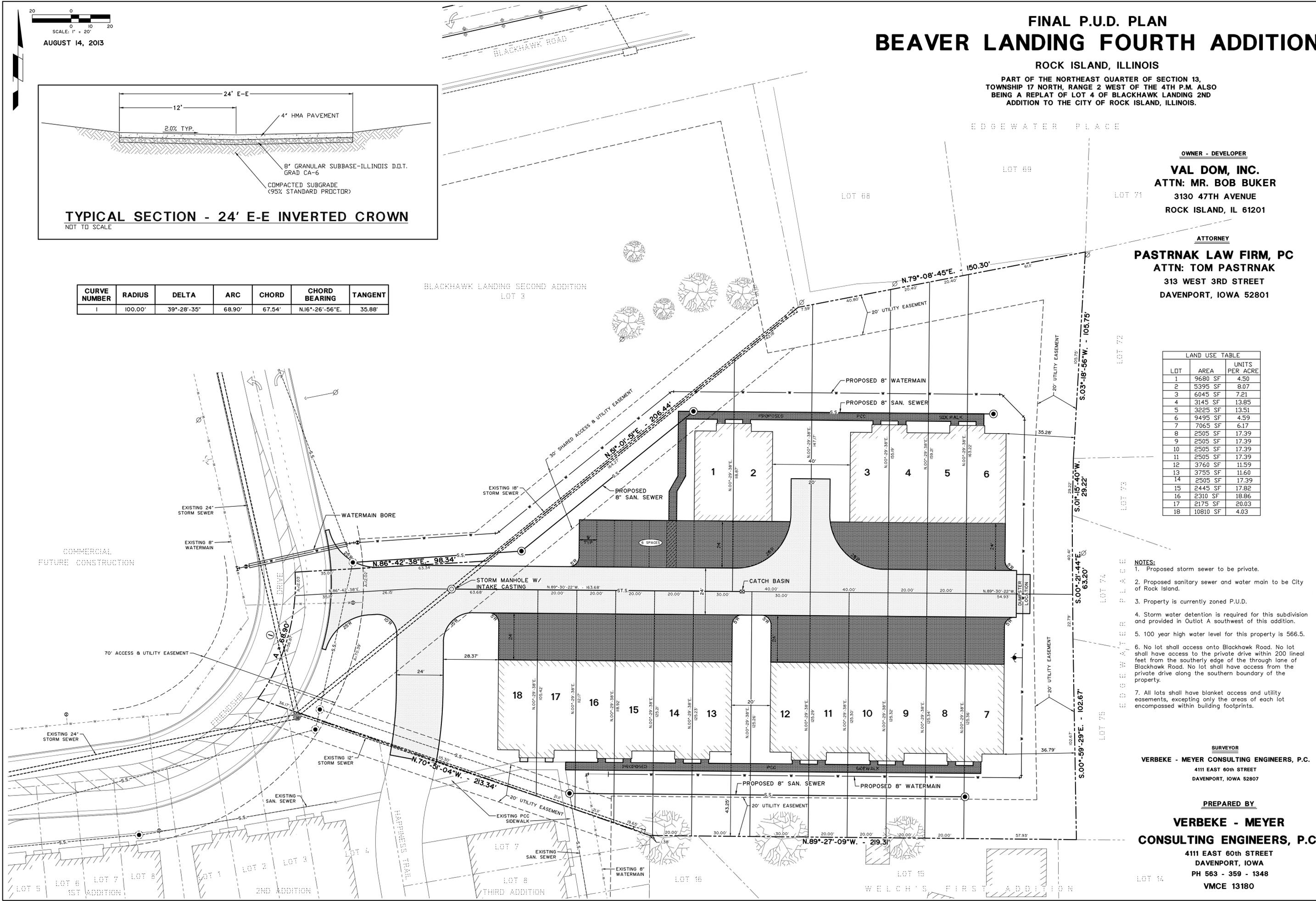


CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	100.00'	39°-28'-35"	68.90'	67.54'	N.16°-26'-56"E.	35.88'

OWNER - DEVELOPER
VAL DOM, INC.
ATTN: MR. BOB BUKER
3130 47TH AVENUE
ROCK ISLAND, IL 61201

ATTORNEY
PASTRNAK LAW FIRM, PC
ATTN: TOM PASTRNAK
313 WEST 3RD STREET
DAVENPORT, IOWA 52801

LAND USE TABLE		
LOT	AREA	UNITS PER ACRE
1	9680 SF	4.50
2	5395 SF	8.07
3	6045 SF	7.21
4	3145 SF	13.85
5	3225 SF	13.51
6	9495 SF	4.59
7	7065 SF	6.17
8	2505 SF	17.39
9	2505 SF	17.39
10	2505 SF	17.39
11	2505 SF	17.39
12	3760 SF	11.59
13	3755 SF	11.60
14	2505 SF	17.39
15	2445 SF	17.82
16	2310 SF	18.86
17	2175 SF	20.03
18	10810 SF	4.03



- NOTES:**
- Proposed storm sewer to be private.
 - Proposed sanitary sewer and water main to be City of Rock Island.
 - Property is currently zoned P.U.D.
 - Storm water detention is required for this subdivision and provided in Outlot A southwest of this addition.
 - 100 year high water level for this property is 566.5.
 - No lot shall access onto Blackhawk Road. No lot shall have access to the private drive within 200 lineal feet from the southerly edge of the through lane of Blackhawk Road. No lot shall have access from the private drive along the southern boundary of the property.
 - All lots shall have blanket access and utility easements, excepting only the areas of each lot encompassed within building footprints.

SURVEYOR
VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 60TH STREET
DAVENPORT, IOWA 52807

PREPARED BY
VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 60TH STREET
DAVENPORT, IOWA
PH 563 - 359 - 1348
VMCE 13180

FINAL PLAT OF BEAVER LANDING FOURTH ADDITION

A PLANNED UNIT DEVELOPMENT

ROCK ISLAND, ILLINOIS

BEING PART OF NORTHEAST QUARTER SECTION 13
TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4th P.M.
AND BEING A REPLAT OF LOT 4, BLACKHAWK LANDING SECOND ADDITION

OWNER - DEVELOPER

VAL DOM, INC.

3130 47th AVENUE

ROCK ISLAND, ILLINOIS 61201

ATTN: BOB BUKER

ATTORNEY

THOMAS J. PASTRNAK

313 WEST THIRD STREET

DAVENPORT, IOWA 52801

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS  (1/2" φ IRON PIN).
- IRON MONUMENTS FOUND SHOWN THUS  (1/2" SQUARE IRON PIN).
- IRON MONUMENTS SET SHOWN THUS  (5/8" φ x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.88 ACRES, MORE OR LESS.

ALL LOTS SHALL HAVE BLANKET ACCESS AND UTILITY EASEMENTS, EXCEPTING ONLY THE AREAS OF EACH LOT ENCOMPASSED WITHIN BUILDING FOOTPRINTS.

LOTS ARE ZONED P.U.D. (PLANNED UNIT DEVELOPMENT DISTRICT).

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND DETAIL DRAWINGS OF THE CITY OF ROCK ISLAND, ILLINOIS.

PROPOSED STORM SEWER TO BE PRIVATE AND MAINTAINED BY THE OWNER. PROPOSED SANITARY SEWERS AND WATERMAINS TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF ROCK ISLAND.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	100.00'	39°-28'-35"	68.90'	67.54'	N.16°-26'-56"E.	35.88'
2	135.00'	05°-05'-59"	12.02'	12.01'	N.00°-44'-22"W.	6.01'
3	135.00'	29°-52'-27"	70.39'	69.59'	N.16°-44'-50"E.	36.01'
4	100.00'	32°-35'-04"	56.87'	56.11'	N.19°-53'-42"E.	29.23'
5	100.00'	06°-53'-32"	12.03'	12.02'	N.00°-09'-24"E.	6.02'

SURVEYOR

DAVID L. MEYER

VERBEKE - MEYER CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PREPARED BY

VERBEKE - MEYER

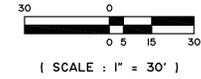
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

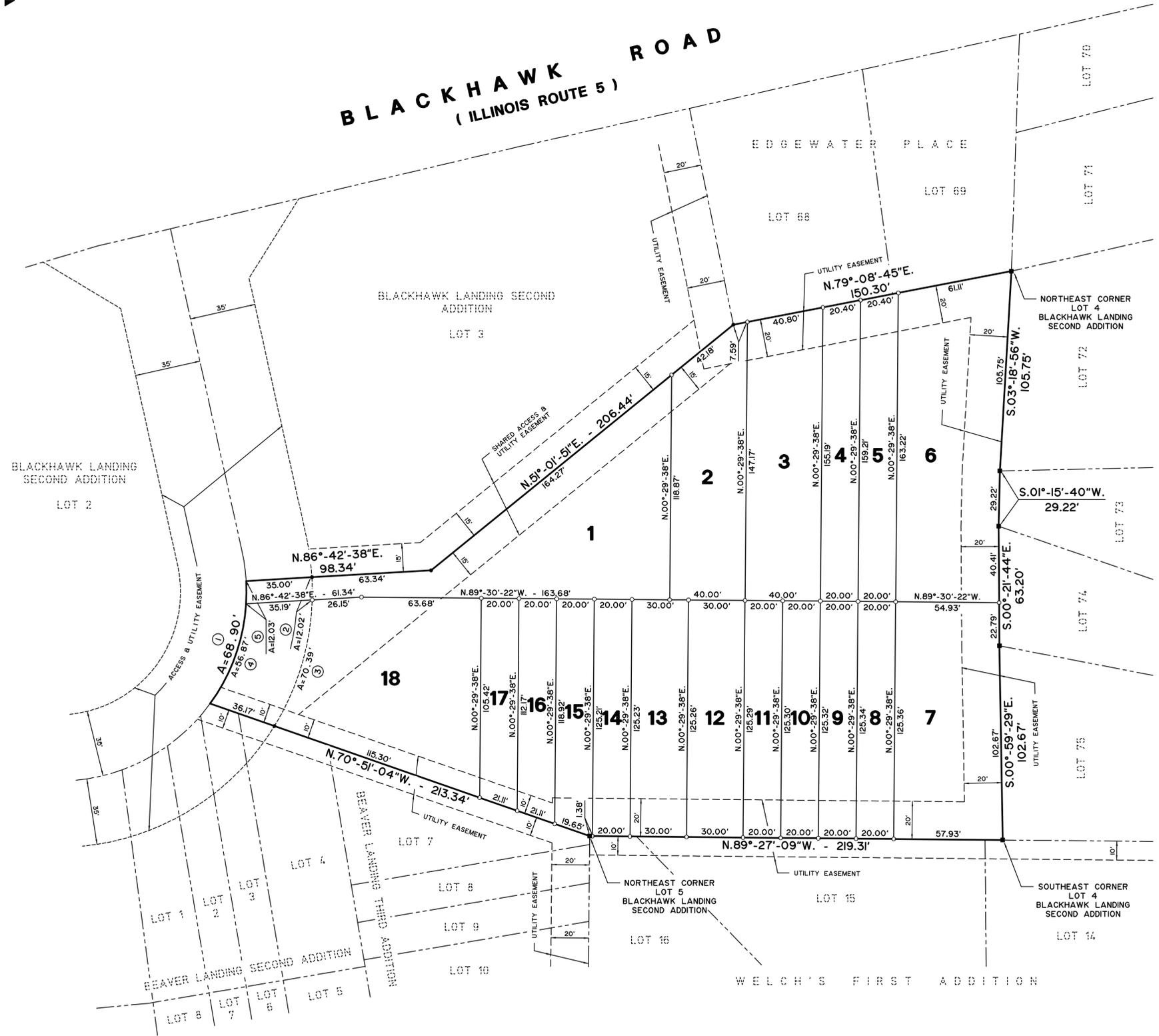
DAVENPORT, IOWA 52807

PHONE NUMBER: (563) 359 - 1348

VMCE 13180



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	9,678	10	2,507
2	5,396	11	2,506
3	6,047	12	3,758
4	3,144	13	3,757
5	3,224	14	2,504
6	9,494	15	2,446
7	7,063	16	2,311
8	2,507	17	2,176
9	2,507	18	10,809



REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: August 26, 2013

Subject: Review of Preliminary Plat of “The Manor of Rock Island” Subdivision

The attached “Manor of Rock Island” Addition Preliminary Plat is a 30 lot major plat located at the Manor Homes residential development (26th Avenue and 8th Street), zoned R-3 (one and two residence) district. The existing townhouse structures on the site will be removed by the Rock Island Housing Authority and a private developer (S.E. Clark and Associates from Peoria) to allow new construction of 52 total rental dwelling units (23 two-story duplex structures and six one-story, one-unit structures). Currently there are 14 residential townhouse buildings on the site, with a total of 102 dwelling units. The long term plan is to possibly make the units available for future home ownership.

Currently, the streets within the Manor Homes development are private streets. The developer is proposing to construct public streets within the site. One of the variances being sought is to identify “named” streets rather than numbered streets in order to give the site a specific identity and sense of place. Other public improvements include water and sanitary sewer lines in the development.

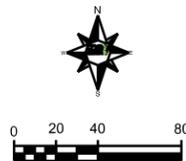
All of the proposed lots meet the minimum lot width and area for parcels in an R-3 zoning district. The developer is asking for front, rear and sum of side yard setback variances for several proposed parcels. The setback variances include the following: 1) Variance to allow a 15-foot front yard setback rather than the required 25 foot front yard setback for corner lots 1, 4, 19, 22 and 25 (defined by Zoning Ordinance as having two front yards); 2) Variance to allow a 20-foot rear yard setback rather than the required 30 foot rear yard setback for lots 1 through 3 and five through 14; and 3) Variances to allow reduced sum of side yard combined setbacks for two-story structures rather than the 20-foot sum of side yard requirement. These lots include a sum of side yard of 14 feet for lots 2 and 3. A sum of side yard of 15 feet for lots 23 and 24. A sum of side yard of 15.5 feet for lot 28. A sum of side yard of 16 feet for lots 5 through 12 and lot 20.

The City Engineer has approved the preliminary plat. Staff has also contacted the Fire Marshall for his input on fire hydrant location and other fire code requirements. Staff will inform the Planning Commission on his comments at the September meeting.

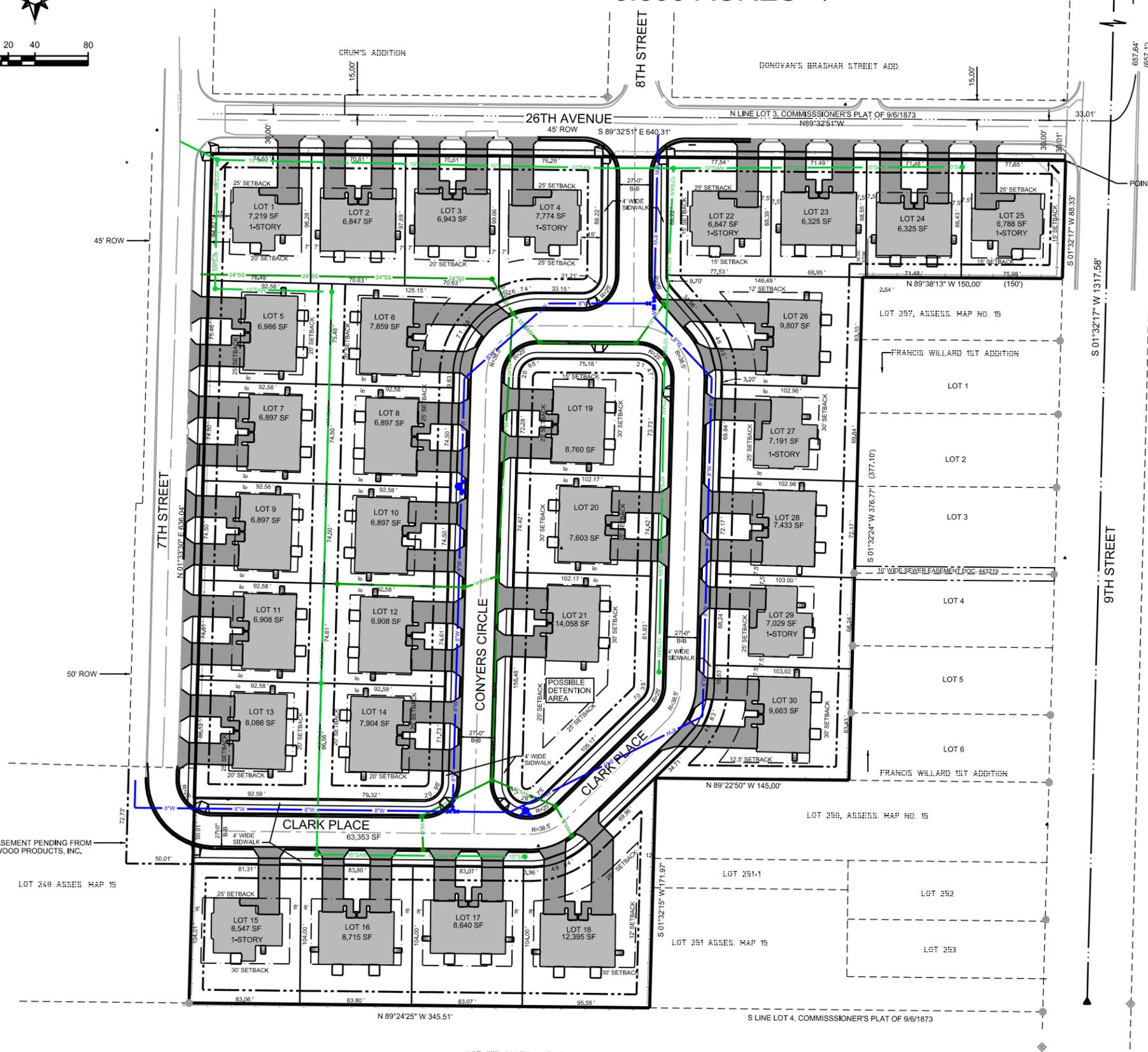
Recommendation:

That the preliminary plat be approved, with the requested variances because it meets standards in the Subdivision Ordinance and will promote low density residential development in the R-3 zoned property.

PRELIMINARY PLAT THE MANOR OF ROCK ISLAND 6.899 ACRES +/-



POINT OF COMMENCEMENT
NE CORNER SECTION 10,
T17N, R2E



LEGEND			
●	FOUND 1/2" SQUARE BAR	—	SURVEYED BOUNDARY
○	FOUND 2" IRON PIPE	- - -	ABUTTING LOT LINE
○	FOUND 1" IRON PIPE	- · - · -	PROPOSED 10' PUBLIC UTILITY EASEMENT
○	PROPOSED STORM INLET	- · - · -	PROPOSED BUILDING SETBACK
○	PROPOSED AIR CONDITIONER	- · - · -	PROPOSED CURB LINE
○	PROPOSED SANITARY MANHOLE	- · - · -	STREET CENTERLINE
○	SIDEWALK RAMP	- · - · -	PROPOSED 12" STORM SEWER W/ SIZE
○	PROPOSED FIRE HYDRANT	- · - · -	PROPOSED 10" SANITARY SEWER
○	PROPOSED VALVE	- · - · -	PROPOSED 8" WATER MAIN
○		- · - · -	EXISTING CONTOUR
○		- · - · -	EXISTING FENCE

SURVEYOR'S REPORT

I, Steven J. Schmidt, Illinois Professional Land Surveyor Number 2935 And Land Surveyor for MSA Professional Services, Inc., do hereby state that at the request of and for the exclusive benefit of The Housing Authority of the City of Rock Island, S.E. Clark & Associates, Inc., and Guest Reddick Architects I have made a boundary survey on the ground to the normal standard of care of professional land surveyors practicing in Rock Island County, Illinois, of parts of the Northwest Quarter of Section 10, Township 17 North, Range 2 West of the Fourth Principal Meridian, Rock Island County, Illinois, more particularly described as a result of the present survey as follows:

Commencing at a PK nail survey monument found at the northeast corner of Section 10, Township 17 North, Range 2 West of the Fourth Principal Meridian, Rock Island County, Illinois; thence South 1 degree 32 minutes 17 seconds West 657.64 feet to the former northeast corner of Lot 3 of the Commissioner's Plat of September 6, 1873 as filed for record in the Rock Island County Recorder's office in Plat Book 8 at Page 54; thence North 89 degrees 32 minutes 51 seconds West 33.01 feet to the westerly right of way line of 9th Street in the City of Rock Island; thence South 1 degree 32 minutes 17 seconds West 30.01 feet along said west right of way to an iron rod survey monument set for the Point of Beginning on the south right of way line of 26th Avenue; thence South 1 degree 32 minutes 17 seconds West 88.33 feet along said west line of 9th Street on an iron rod survey monument set; thence North 89 degrees 38 minutes 13 seconds West 150.00 feet along the north line of Lot 257 of Supervisor of Assessment Map number 15 to an iron rod survey monument set at the northwest corner thereof; thence South 1 degree 32 minutes 24 seconds West 376.77 feet along the west line of said Lot 257 and the west line of Francis Willard 1st addition as filed for record in Plat Book 29 at Page 23 in said Recorder's office to an iron rod survey monument set; thence North 89 degrees 22 minutes 50 seconds West 145.00 feet to an iron rod survey monument set at the northwest corner of Lot 250 of said Assessment Map 15; thence South 1 degree 32 minutes 17 seconds West 171.97 feet to an iron rod survey monument set at the southwest corner of Lot 251 of said Assessment Map 15; thence North 89 degrees 24 minutes 25 seconds West 345.51 feet along the north line of Lot 255 of said Assessment Map 15 to a square iron bar survey monument found; thence North 1 degree 33 minutes 30 seconds East 636.04 feet along the easterly right of way line of 7th Street and its southerly extension to an iron rod survey monument set on said southerly right of way line of 26th Avenue; thence South 89 degrees 32 minutes 51 seconds East 640.31 feet along said 26th Avenue to the Point of Beginning, containing 6.899 acres, more or less, all as shown on the accompanying Plat of Survey and all situated in Rock Island County, Illinois.

I further state that all distances are given in feet and hundredths of feet.
Bearings based on Illinois State Plane Coordinates, NAD83, West Zone 1202.
This professional service conforms to the current Illinois minimum standards for a boundary survey.
SIGNED AND SEALED THIS DAY OF , 2013.

STEVEN J. SCHMIDT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935
DATE OF LICENSE EXPIRATION: NOV. 30, 2014

Current Zoning : A3 One and Two Family Residence District
SETBACK VARIATIONS REQUESTED:
FRONT YARDS - 25 FEET REQUIRED
Rear yard setbacks of 15 feet are requested for lots 1, 4, 19, 22 and 25. These are double fronted lots where the 15 foot setback is being requested along the side of the house as it will be situated on the lot.
REAR YARDS - 30 FEET REQUIRED
Rear yard setbacks of 20 feet are being requested for lots 1 through 3 and 5 through 14. Rear yard setbacks of 15 feet are being requested for lots 22 through 25. These are necessary to achieve the required density for the project.
SIDE YARDS - COMBINED VALUE OF 20 FEET REQUIRED FOR 2-STORY HOMES
Side yard sum values of 14 feet are being requested for lots 2 and 3. Side yard sum values of 15 feet are being requested for lots 23 and 24. A side yard sum value of 15.5 feet is being requested for lot 28. Side yard sum values of 16 feet are being requested for lots 5 through 12 and lot 20. These are necessary to achieve the required density for the project.

The Manor Homes project has been granted an award of Low Income Housing Tax Credits (LIHTC) by the Illinois Housing Development Authority (IHDA). The award was granted in a competitive application process and is subject to IHDA and Internal Revenue Service regulations. Changes to the number or size of units for Manor Homes would affect the scoring of the tax credit application, the dollar amount of tax credits awarded, and the financial viability of the project. It is therefore not feasible to make changes to the number or size of units.

COVENANTS / DEED RESTRICTIONS
Neither deed restrictions nor covenants are being proposed for this development. Since all units will be rental units, tenant responsibilities will be specified in tenant leases, making deed restrictions and covenants superfluous.

Owner: The Housing Authority of the City of Rock Island, Illinois, A Municipal Corporation
227 21st Street, Rock Island, Illinois 61201

Developer: S.E. Clark & Associates, Inc.
346 East High Point Road, Peoria, Illinois 61614

Surveyor: Steven J. Schmidt, PLS, MSA Professional Services, Inc.
1605 Associates Drive, Suite 102, Dubuque, Iowa 52002

PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
0801850	1" = 40'				
08082913					

MSA
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
1605 Associates Drive Dubuque, IA 52002
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PRELIMINARY PLAT - THE MANOR OF ROCK ISLAND
The Housing Authority of the City of Rock Island
Part of the NW of Section 10, T17N, R2W of the 4th PM

FILE NO.	17 - 2 W - 1
SHEET	2 of 2