

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Review of Final Plat of Paulsgrove Addition

Date: June 4, 2012

The attached Paulsgrove Addition Final Plat is a two-lot minor plat located at 4626 12th Street, zoned B-4 (highway business) district. Currently, there is a residential duplex located on eastern segment of the site. The property owner desires to subdivide the site so a parking area located on the western segment of the site (adjacent to 11th Street) can be made available for parking and potentially for sale to the owners of the muffler shop located to the north of the subject site (4621 11th Street).

Proposed Lot One will have an area of 4,721 square feet. The existing residential duplex is located on this proposed lot. The site meets the parking requirements for a duplex as it has a two car attached garage and improved space for at least two additional parking spaces. The structure currently does not meet the 20 foot front yard setback requirement for a B-4 district (the proposed subdivision will not change this), but it will meet the ten foot rear yard setback requirement.

Proposed Lot Two will have an area of 6,953 square feet. There is an improved parking area on the site. The City Engineer has approved the final plat.

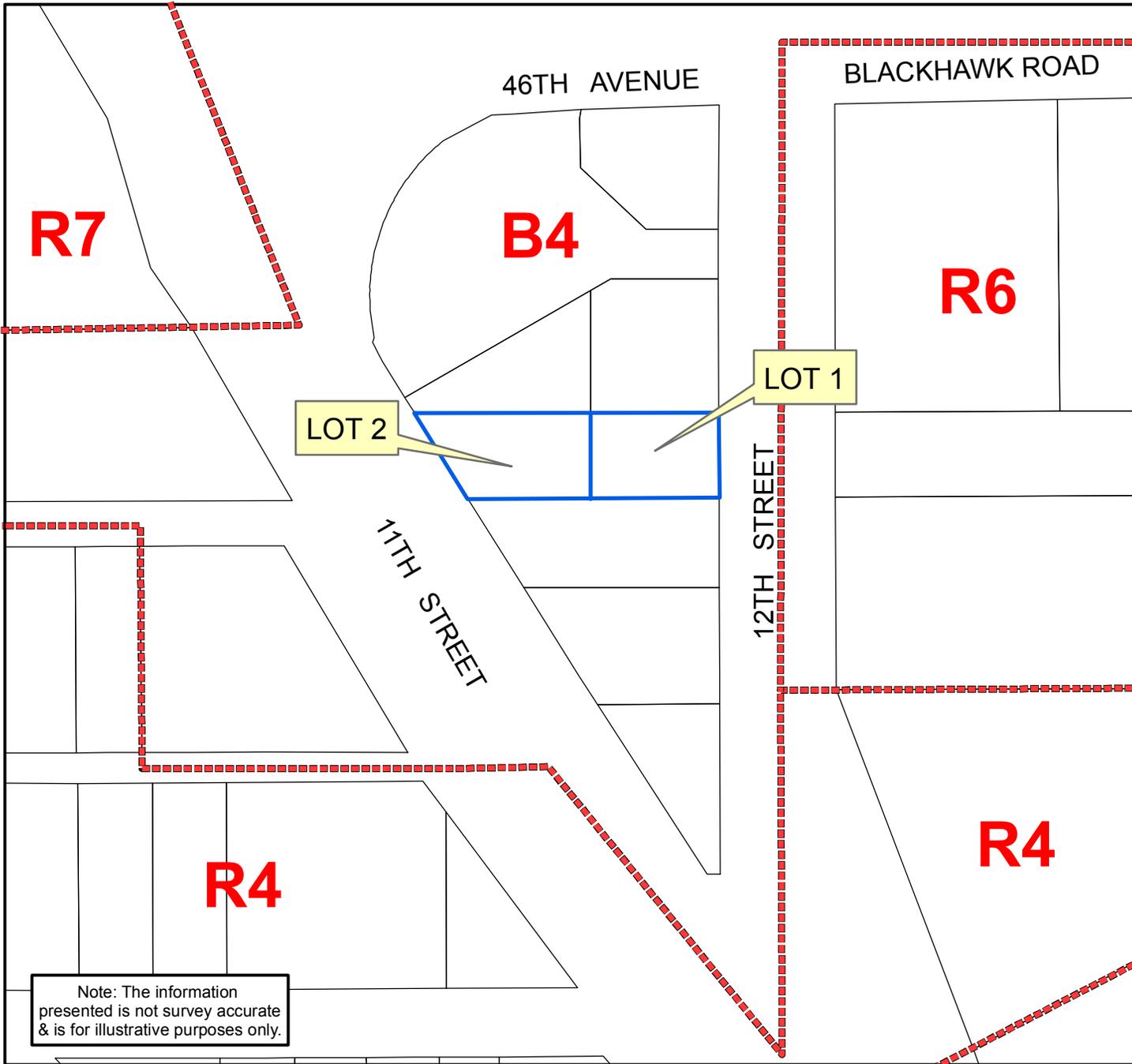
Recommendation:

That the final plat be approved because it will allow for a separate lot to be created to sell for additional parking for the muffler shop located to the north of the site and will not alter the character of the neighborhood.

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

Approved: Thomas Thomas, City Manager

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION MAP

Legend

- Parcels
- Paulsgrove Addition
- R4** Zoning District

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

0 25 50 100 150 Feet

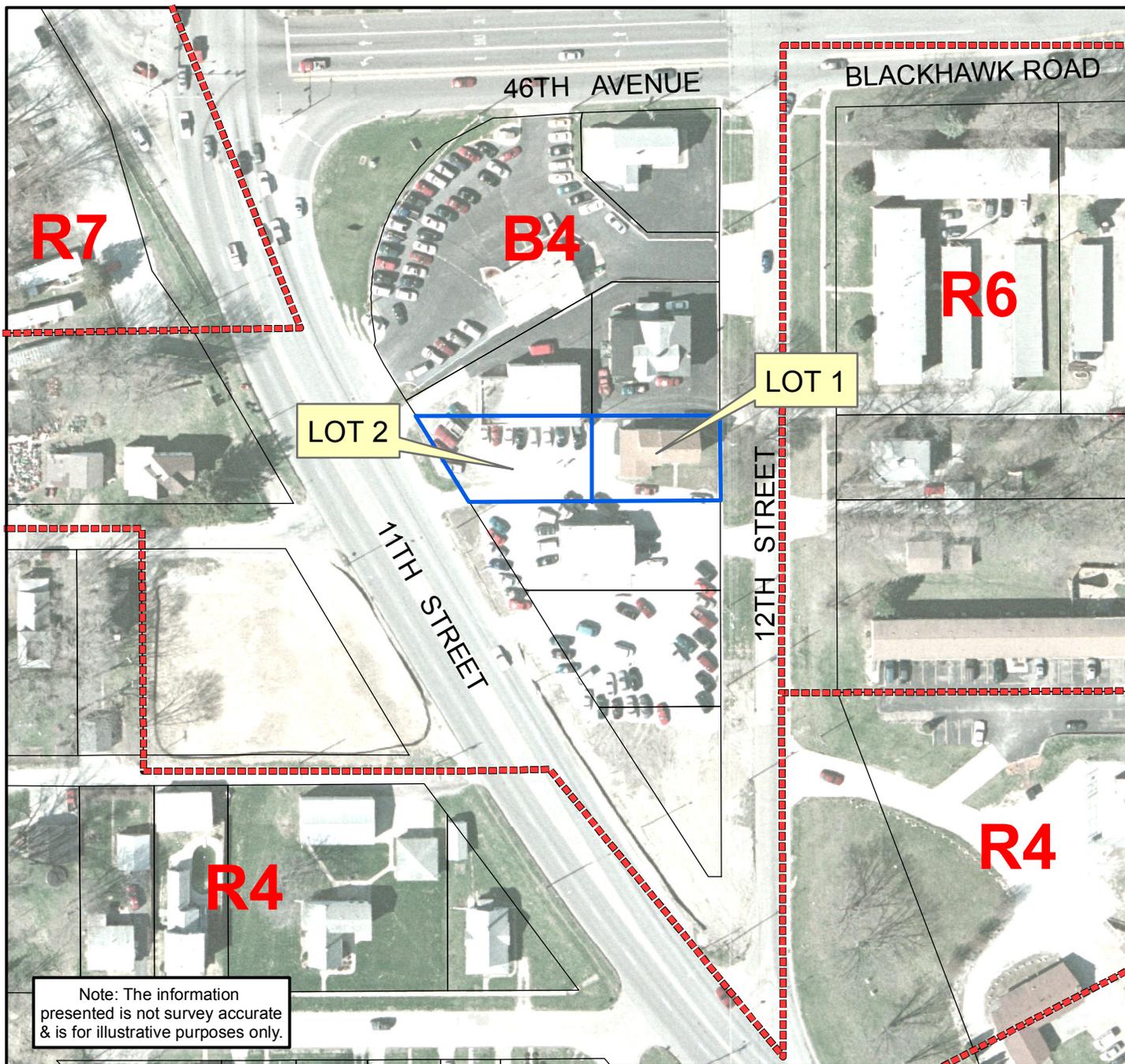
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION AERIAL MAP

Legend

-  Parcels
-  Paulsgrove Addition
- R4** Zoning District

DR. BY: K.G.D.

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

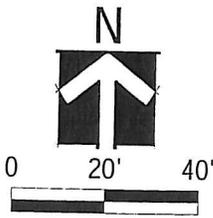


0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment





FINAL PLAT OF PAULSGROVE ADDITION

AN ADDITION TO THE CITY OF ROCK ISLAND, BEING PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS



TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

Robert G. Meyer 05-25-12
 ROBERT G. MEYER, PE. DATE

LICENSE NUMBER 062-030140
 LICENSE RENEWAL DATE: 11/30/2013



LEGEND

- FOUND IRON PIN W/CAP #35-2390
- SET 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED GME&S IL-35-002132
- SUBDIVIDED PROPERTY
- - - ADJACENT PROPERTY
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- POB POINT OF BEGINNING



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

Robert G. Meyer 05-25-12
 ROBERT G. MEYER, P.L.S. DATE

LICENSE NUMBER 035-002132 LICENSE RENEWAL DATE: 11/30/2012

05/18/2012
 FILE: 2012-81

SHEET 1 OF 4

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