

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

**SUBJECT: Request for Review of Final Site Plan and Plat for Planned Unit Development at
Approximately 3200 Blackhawk Road.**

Date: August 8, 2012

Beaver Properties (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 condominiums and/or townhouse dwelling units grouped together in 21 two-story townhouse structures with either three, four, five or six units in each structure (total number of townhouse structures are identified on case map).

The final site plan and plat are proposed for a segment of Lot 5 of Blackhawk Landing Second Addition (see final site plan and townhouse plat drawing). The final plan identifies two; two-story townhouse structures with four units each (total of eight rental dwelling units). This final site plan area is located to the south of the east/west private road that bi-sects the site and is also at the approximate center of the development.

Prior to the public hearing staff received a Statement of Interested Party and objection letter from Renee Pfeiffer, 3119 Friendship Drive (see attached letter). Ms. Pfeiffer is the only resident in the development that owns her own dwelling unit (sold as a condominium). All other existing and proposed units are rental units.

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 four four-unit townhouse structures (two are occupied and two are under construction).

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 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:

Currently, one unit of the four existing structures on the site is in a condominium use. All other units are, or will be, rental properties. 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 two structures will be identical in design (see photos) to the three other rental structures on the site (one occupied and two under construction). 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.

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”.

Public Hearing Comments:

Jim Eagle, attorney representing Beaver Properties, spoke for the applicant. Renee Pheiffer and Adam Hull, both of 3119 Friendship Drive, and Lary Pheiffer, 4910 52nd Avenue in Moline and Ms. Pheiffer’s father, spoke in objection to the rental aspect of the development. The Commission explained that this aspect of the development is not under the jurisdiction of the City.

Recommendation:

The Planning Commission voted seven to one to recommend approval of the final site plan for the two two-story townhouse residential structures because there is adequate parking and access and the proposed use is compatible with adjacent land use.

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

PLANNING COMMISSION



PLANNING COMMISSION 2012-8 Aerial

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

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

0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS

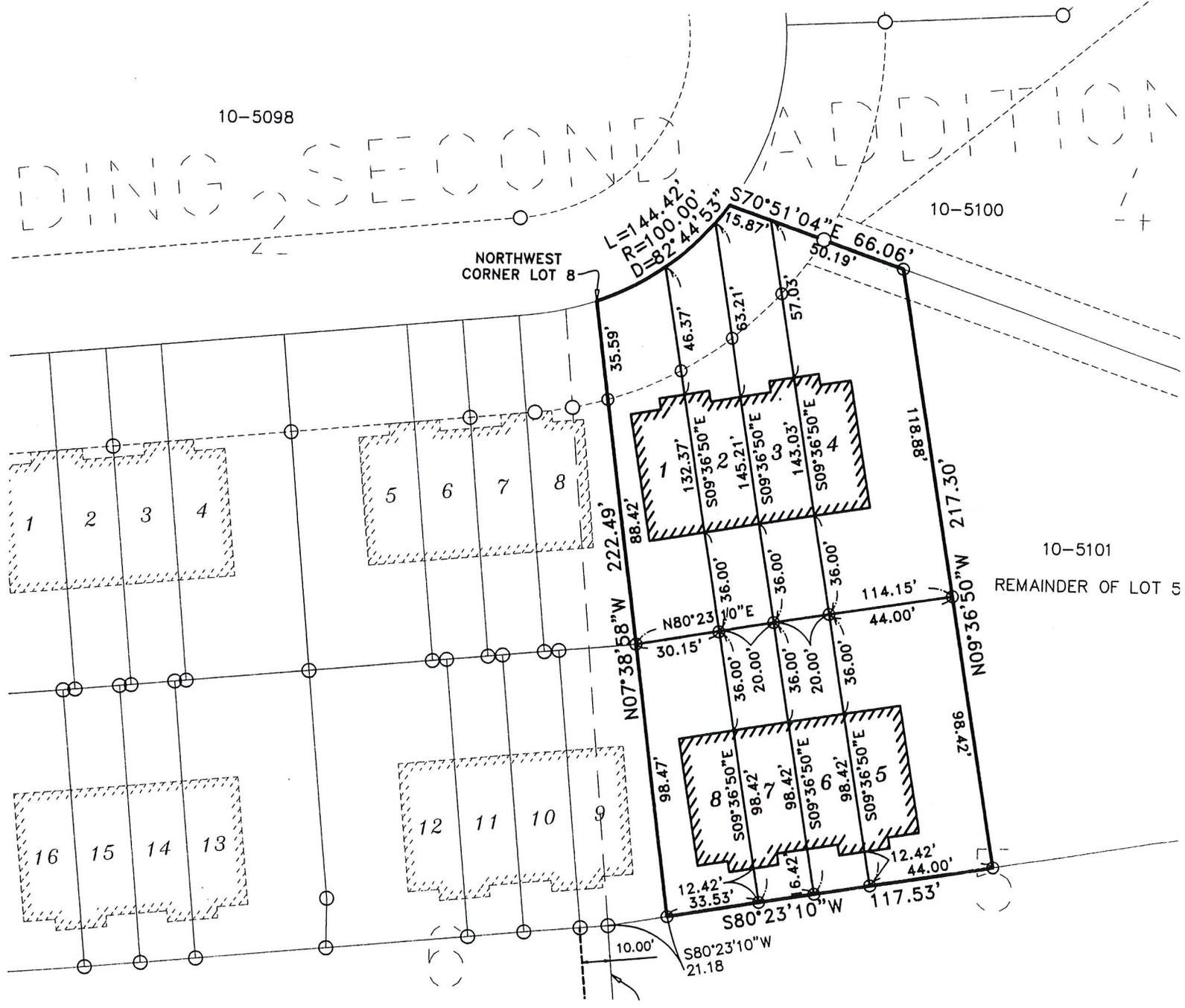
FINAL PLAT

OF

BEAVER LANDING SECOND ADDITION

A PLANNED UNIT DEVELOPMENT

Parts of Lots 5 & 6 of Blackhawk Landing 2nd Addition per the plat thereof, recorded as
 Doc. No. 2008-08853, on April 21, 2008, City of Rock Island, County of Rock Island, Illinois.





ROCK ISLAND
ILLINOIS

City of Rock Island – Statement as Interested Party

Please print legibly

Case Number: 2012-08

Check One: Special Use Permit _____ Planning Commission X
Board of Zoning Appeals _____ Preservation Commission _____

Address of Property subject to public hearing: 3200 Blackhawk Road Rock Island, IL

Your Name: Renee Pfeiffer

Your Home Address: 3119 Friendship Drive Rock Island, IL 61201

Your Phone Number (Daytime): 309-558-8584

Address of property you own, occupy or use that is affected by above case:
3119 Friendship Drive Rock Island, IL 61201

Statement of person wishing to qualify as an Interested Party (Please state reasons why you believe you and your property are affected by the Case specified above more than the general public. Use the space below. You can also attach additional sheets to provide more information. See the reverse side of this form for guidelines concerning an "Interested Party"):

Please see attached letter

Please identify any witnesses you intend to have in attendance, specify their, name, address, qualifications and the subject area they will cover:

Lary Pfeiffer - Present when Townhouse was purchased
4910 52nd Ave. Moline IL 61201

Adam Hull - fiance lives at residents 3119 Friendship Drive Rock Island IL 61201

Did you receive a notice from the City about this case? Yes X No _____

Renee Pfeiffer 7-31-12
Signature Date

City Use Only

Received by City Clerk: 7/31/12 9:45 AM [Signature]
Date Time Signature

Received by Planning and Redevelopment Division: 7/31/12 11:45 AM [Signature]
Date Time Signature

07/30/2012

To whom this may concern:

In response to the zoning change at approximately 3200 Black Hawk Road Rock Island, Illinois, (I) Renee Pfeiffer do object to the zoning change because I bought a townhouse within the complex at (address 3119 Friendship Drive) and all the properties were suppose to be owner occupied. All the properties were marketed as owner occupied at the time of purchase per Bob Buker.

Then because the units were not selling as owner occupied, Bob Buker rented out the other units. I feel like a rental property complex is going to make it very hard to market my property in the future. I am the only owner occupied at this large apartment complex. Again, this was not the plan of Bob Buker at the time of my initial purchase.

I realize that this was not the original plan of the builder. However, if the builder wants more units it would be in the best interest to both of us to buy me out. That way the entire complex is rental property.

Sincerely,



Renee Pfeiffer

3119 Friendship Drive

Rock Island, IL 61201

309-558-8584