

## MEMORANDUM

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COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**TO:** Mayor and City Council

**SUBJECT:** Request for approval of the final site plan and plat for the third addition of Beaver Properties PUD (planned unit development) as proposed, located at approximately 3200 Blackhawk Road

**DATE:** July 3, 2013

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Mr. Bob Buker is requesting approval of the final site plan and plat for the third addition of the 14-acre Beaver Properties PUD (planned unit development) located at approximately 3200 Blackhawk Road. The approved preliminary plan identified 90 townhouse dwelling units on approximately 9.51 acres with three commercial lots along Blackhawk Road on the remainder. The current phase three addition consists of a 6-plex, a 4-plex and a duplex structure for a total of 12 dwelling units. Mr. Buker has stated that although he is requesting a final plat, he will retain ownership of the entire site and that the units are intended for rental, as that is what the current market is demanding.

Planning staff believes that the development complies with the intent of the Riverfront Corridor Overlay District by meeting all of the performance standards and that the PUD plan meets all of the applicable zoning requirements, with no variances required or requested. Planning staff recommends approval of the final site plan and plat as proposed and suggests that Mr. Buker not apply for any other building permits for additional structures until zoning approval is completed first. The Planning Commission voted 7—2 to recommend approval of the final site plan and plat as proposed to the City Council.

**Recommendation:** Approval of final site plan and plat for the third addition of Beaver Properties PUD (planned unit development) as proposed, located at approximately 3200 Blackhawk Road

**Submitted by:** Ben Griffith, AICP, Planning & Redevelopment Administrator  
Jeffery Eder, Community & Economic Development Director

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**Approved:** Thomas Thomas, City Manager

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: June 19, 2013

Subject: Case #2013-6 Review of Final Site Plan for Planned Unit Development at approximately 3200 Blackhawk Road.

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 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 Lots 5 and 6 of Blackhawk Landing Second Addition (see final site plan and townhouse plat drawing). The final plan identifies three two-story townhouse structures (one structure with six units, one structure with four units and one structure with two units for a total of twelve dwelling units). See the case map for the location of the three structures in relation to other existing structures on the site.

Staff is aware that the four and two unit structures are near completion. Building permits for these structures were issued in error. The applicant has been given permission to start work on the six unit structure on the east side of the development with the understanding it is at his own risk if the request is not approved.

### 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 30<sup>th</sup> Street.

### Existing Land Use:

The site is occupied by six four-unit townhouse structures.

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 30<sup>th</sup> 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.

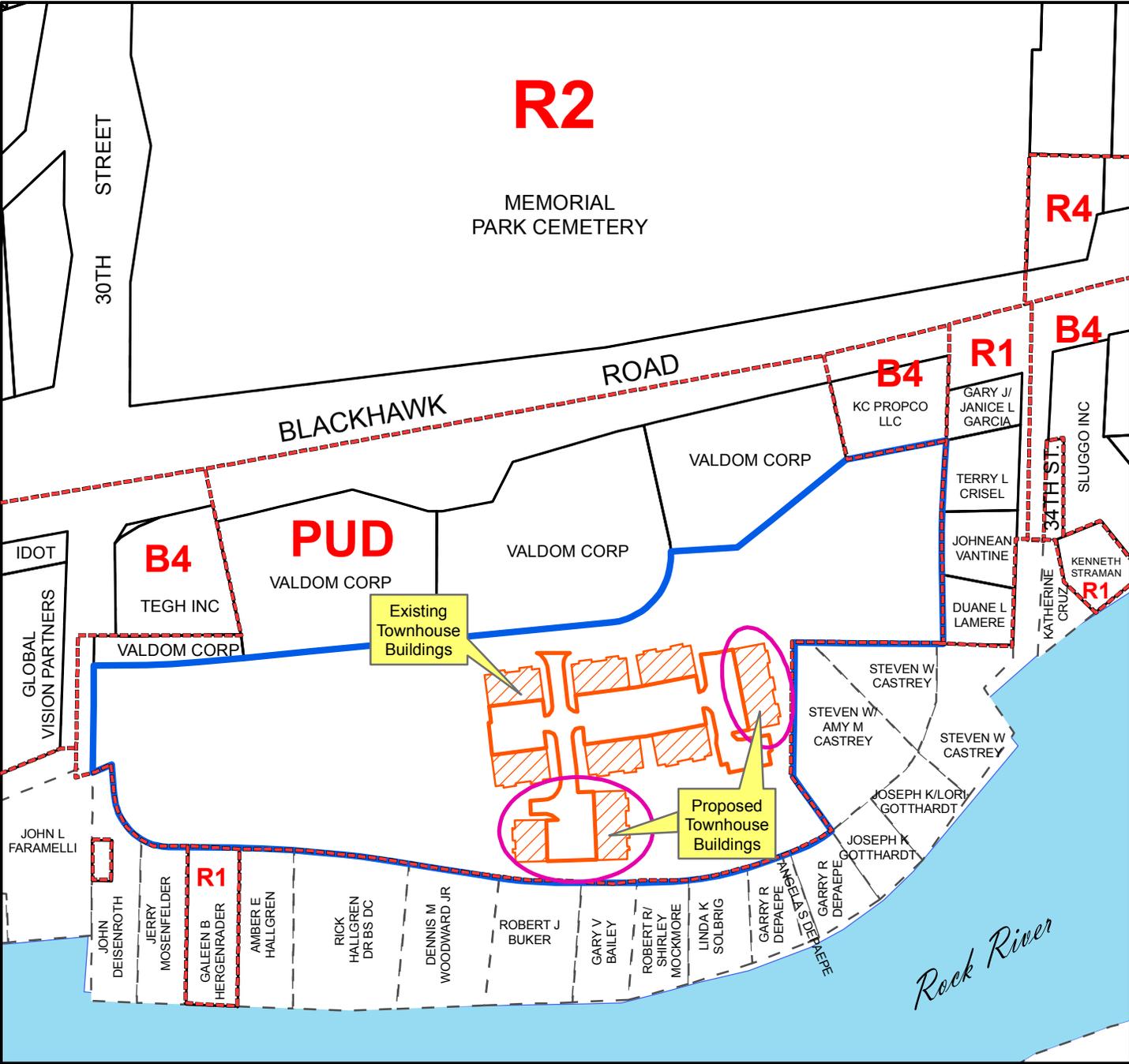
The proposed three structures will be identical in design to the other rental structures on the site. The proposed dwelling units will have three bedrooms and an area of approximately 1,340 square feet. The units will either have one and one-half or two bathrooms. There will also be a second-floor laundry 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 two two-story townhouse residential structures be approved because there is adequate parking and access and the proposed use is compatible with adjacent land use. Staff also recommends that in the future that the applicant not apply for any other building permits for additional structures until zoning approval is completed first.

# PLANNING COMMISSION



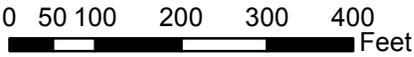
**PLANNING COMMISSION**  
**2013-6**

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

DR. BY:     K.G.D.    

APPR. BY:     B.G./A. F.    





0 50 100 200 300 400 Feet

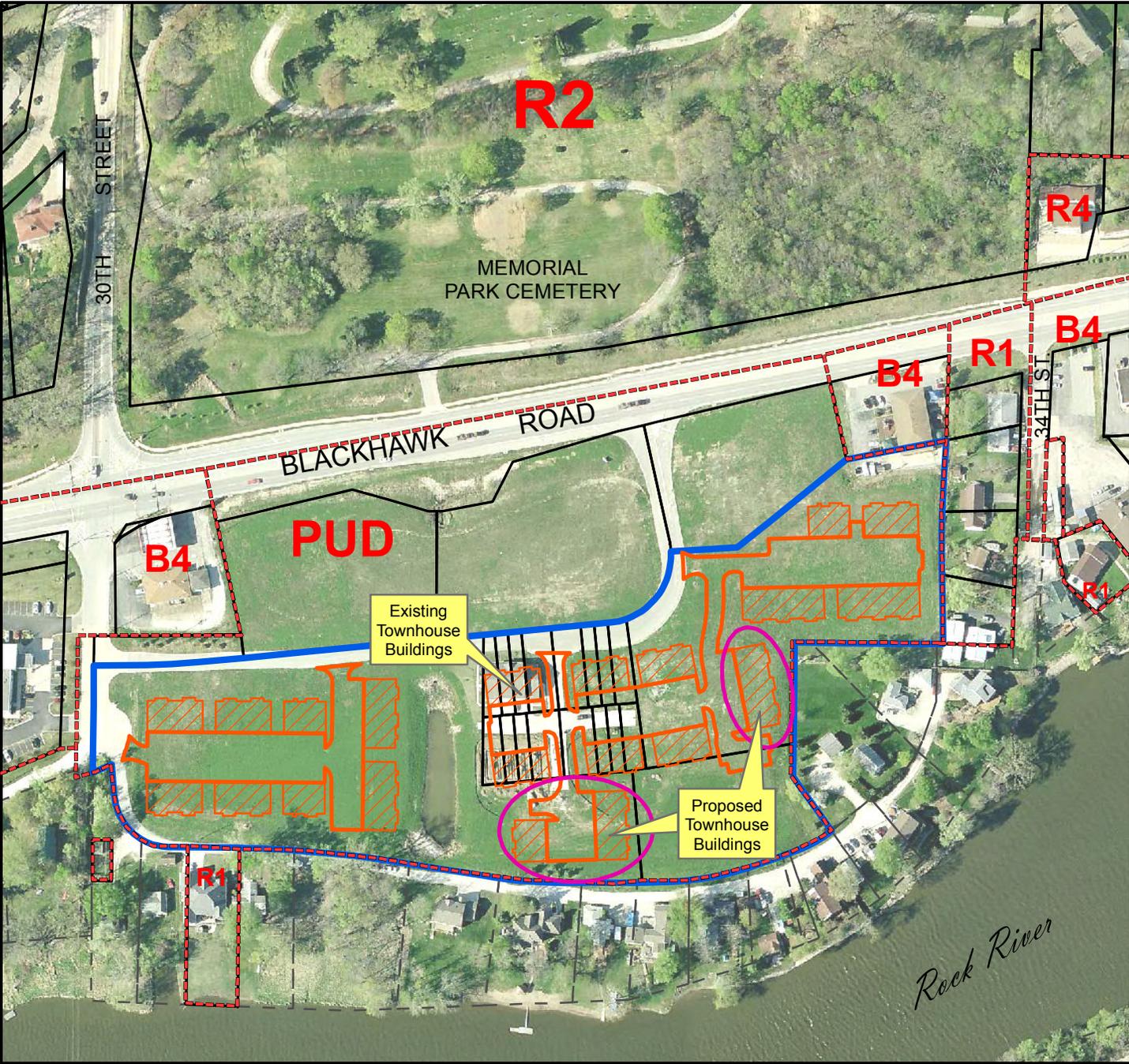
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2013-6 Aerial**

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

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



# FINAL P.U.D. PLAN of BEAVER LANDING THIRD ADDITION

A Part of Lot 6 & Part of Lot 8 of Beaver Landing 1st Addition per the plat thereof, recorded as Dec. No. 2018-22724, on April 24, 2010, City of Rock Island, County of Rock Island, Illinois.



**OWNER/DEVELOPER**

VAL DOM, INC.  
ATTN: MR. BOB BUKER  
313D - 47th AVE.  
ROCK ISLAND, IL 61201  
309-788-1461

**ATTORNEY**

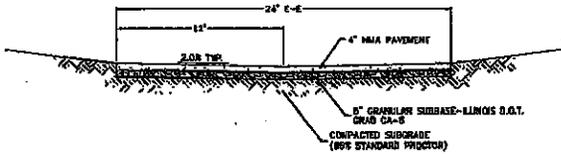
SALES & SABLE  
224 10TH STREET  
ROCK ISLAND, IL 61201  
(309) 788-7281

**SURVEYOR**

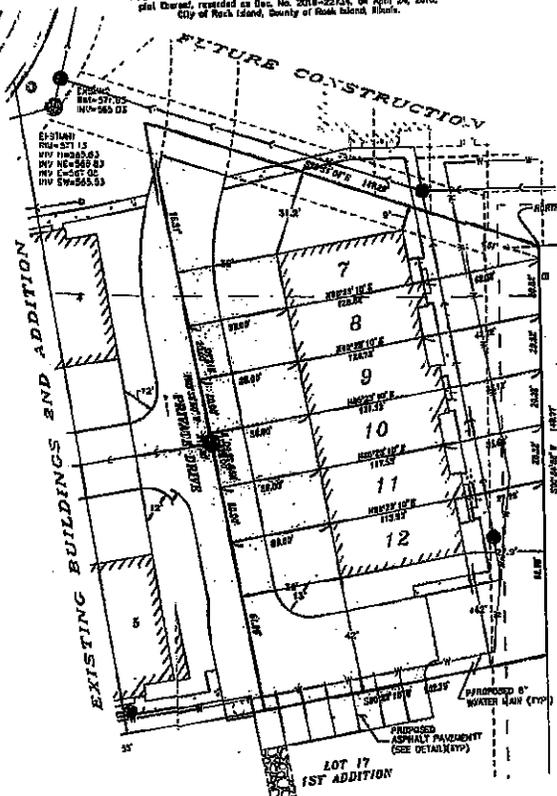
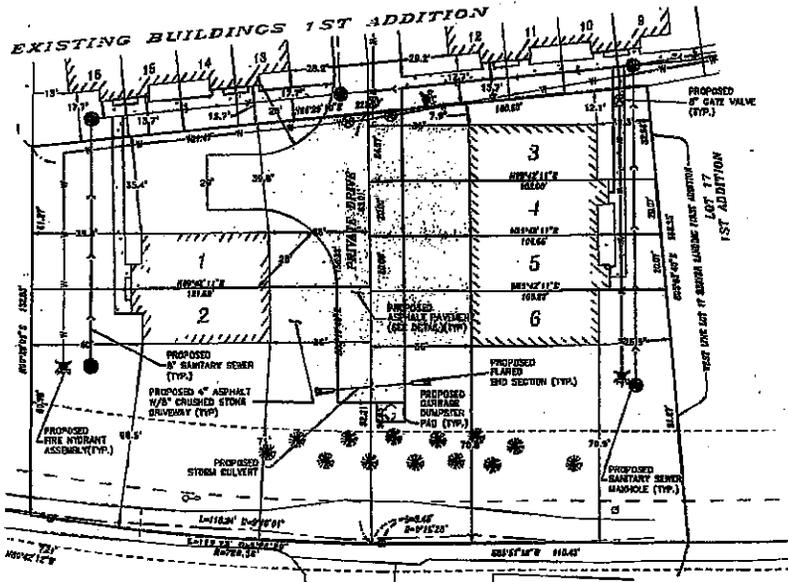
McCLURE ENGINEERING  
JIM W. ADRIAT, C.E.  
4700 KENNEDY DRIVE  
EAST MOHAWK, IL 61244  
REG. NO. 15-1076  
PHONE: 309-782-2540  
FAX: 309-292-8574

**P.U.D.**

TOTAL NO. OF LOTS: 12  
TOTAL AREA OF LOTS: 1,287 ACRES  
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TOTAL ACRES: 1,287 ACRES  
2ND ADDITION: LOTS 1-12



**TYPICAL SECTION - 24' E-E INVERTED CROWN**  
NOT TO SCALE



**LEGEND**

- PROPOSED SMA PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ LIGHT

- 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 District A west of the addition.
  - 100 year high water level for this property is 506.5.
  - No lot shall encroach onto Blackhawk Road. No lot shall have access to the private drive within 200 feet from the southern 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 blocked access and utility easements, encompassing only the cross of each lot encompassed within building footprints.

LOT	AREA	NO. OF BUILDINGS	DWELLING UNITS	UNITS PER ACRE
1	0.182 AC	1	1	5.49
2	0.243 AC	1	1	4.12
3	0.243 AC	1	1	4.12
4	0.243 AC	1	1	4.12
5	0.243 AC	1	1	4.12
6	0.243 AC	1	1	4.12
7	0.178 AC	1	1	5.62
8	0.178 AC	1	1	5.62
9	0.178 AC	1	1	5.62
10	0.178 AC	1	1	5.62
11	0.178 AC	1	1	5.62
12	0.178 AC	1	1	5.62

**BOB BUKER, VAL DOM, INC.**  
313D 47th Avenue, Rock Island, IL 61201

NO.	REVISIONS	DATE

PLATTING SCALE:	1" = 1'
DRAWN BY:	LSM
CHECKED BY:	
DATE:	JULY 2015

**McClure**  
Engineering & Surveying, Inc.  
4700 Kennedy Drive  
East Moline, Illinois 61244  
(309) 782-2540  
FAX: 309-292-8574  
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**FINAL 3rd Addition P.U.D. PLAN**

BEAVER LANDING TOWNHOME      ROCK ISLAND, ILLINOIS

FILE NAME: D:\PROJECTS\2015\2015-07-01\2015-07-01.dwg      JOB NUMBER: 01-15-10-001

SHEET NO.  
**1**  
OF 1