

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Final Site Plan Review in a PUD (Planned Unit Development) District at approximately 3200 Blackhawk Road.

Date: September 4, 2013

At its September 3rd regular meeting the Planning Commission considered a final PUD site plan review from 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.”

Public Hearing Comments:

Virgil Mayberry, 559 22nd Avenue, spoke in opposition to the request. He opposed the change from condo dwelling units to rental dwelling units. Bob Buker spoke representing the request. He indicated that a evergreen tree landscape perimeter area will be planted around the entire site.

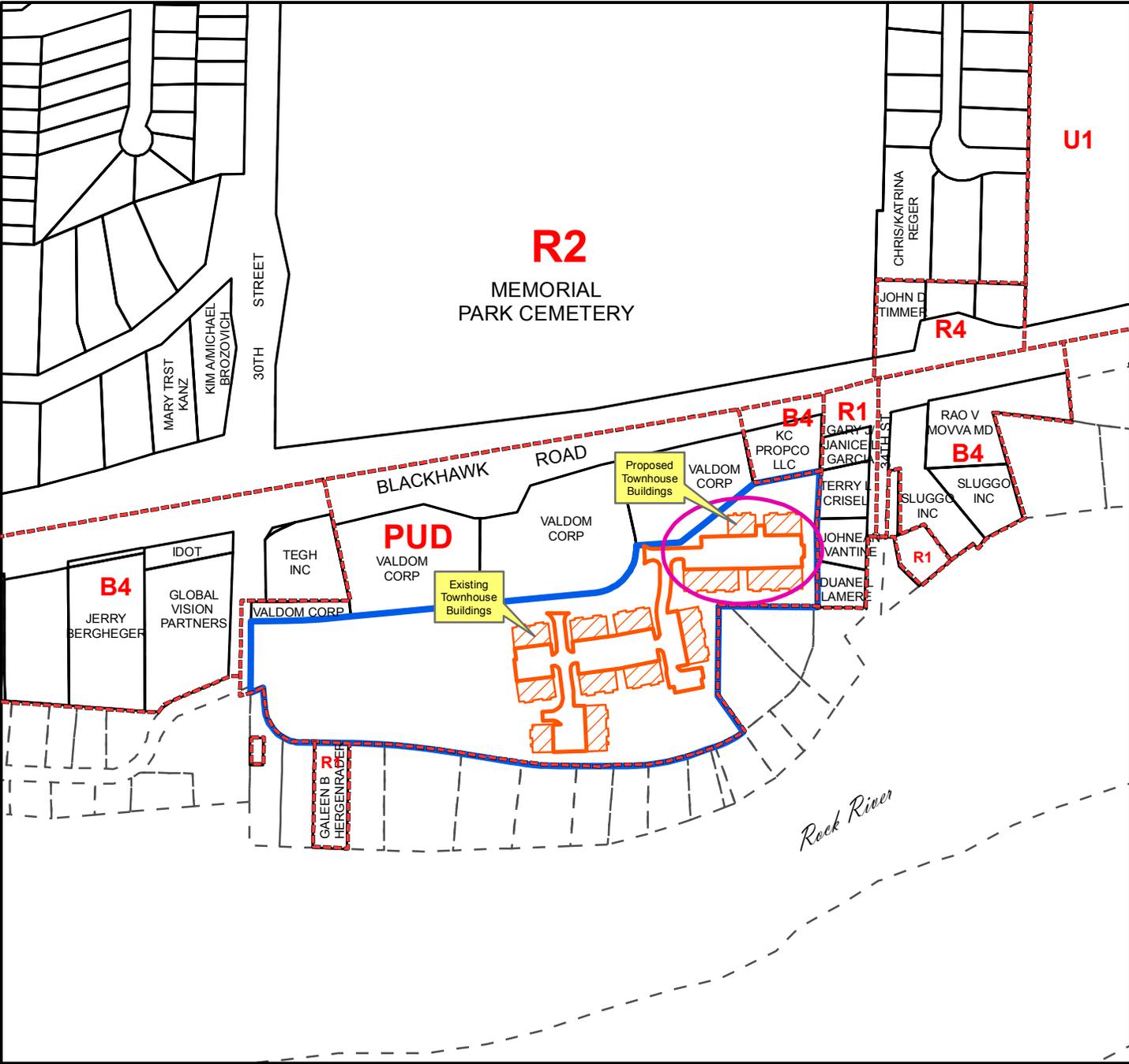
Recommendation:

The Planning Commission voted ten to zero to recommend approval of the request because there is adequate parking and access and the proposed use is compatible with adjacent land use and meets the standards of the Planned Unit Development zoning district. The Commission recommended that approval be subject to a adequate landscape plan (including the proposed evergreen landscape perimeter) be submitted and implemented for the development.

Submitted by: Alan Fries, Urban Planner II
 Ben Griffith, Planning and Redevelopment Administrator
 Jeff Eder, Community and Economic Development Director

Approved: **Thomas Thomas, City Manager**

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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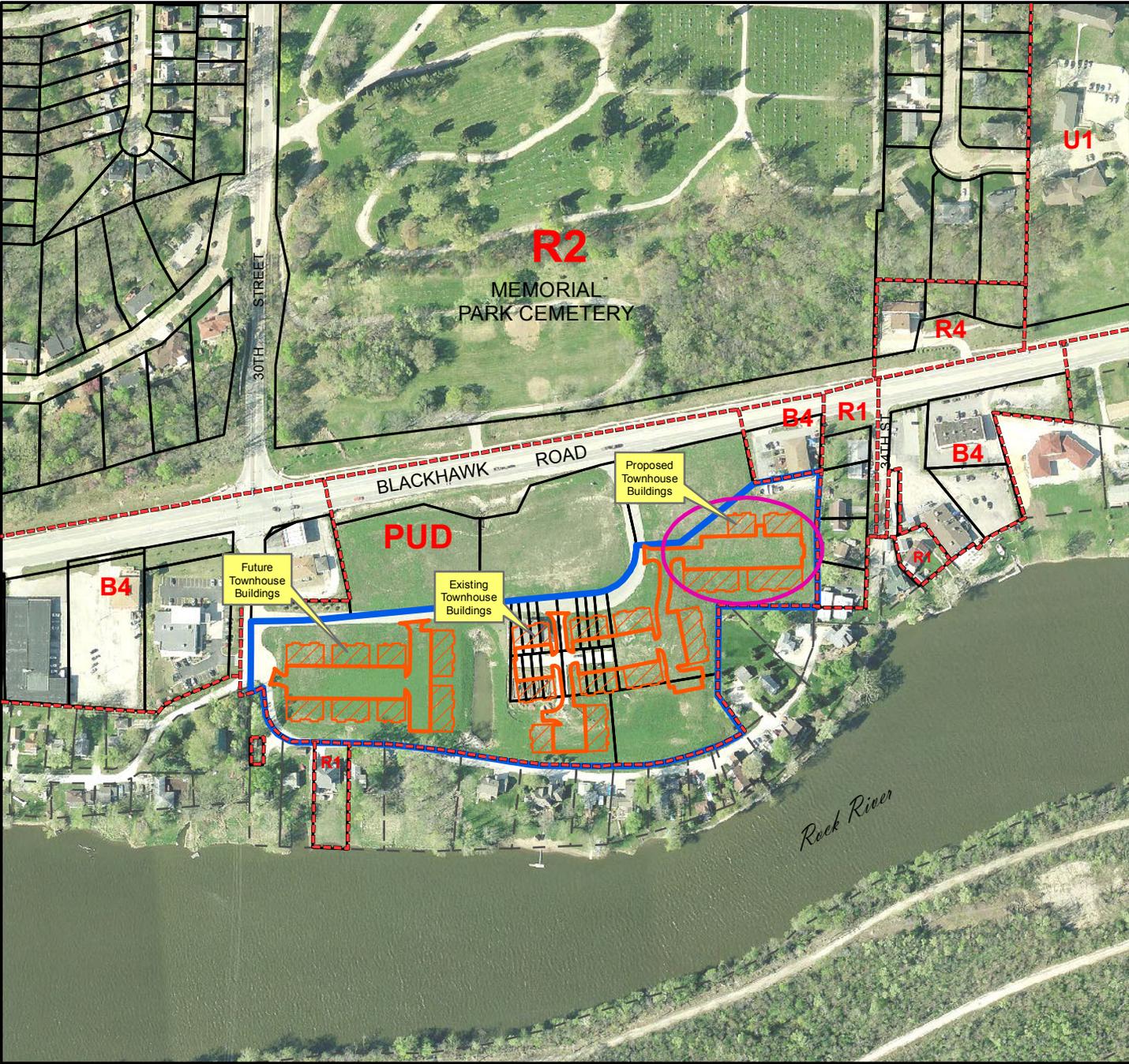
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PLANNING COMMISSION



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2013-11 Aerial

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