

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Final Plat of Quad City Industrial
Center First Addition
Date: February 11, 2014**



The attached Quad City Industrial Center First Addition Final Plat is a one-lot minor plat located at the Quad City Industrial Center at 3rd Avenue and 46th Street, zoned I-1 (light industrial) district. Currently, the proposed lot is part of a 73 acre industrial property (the Quad City Industrial Center). The subdivision is being created in order to accommodate relocation of the Hill and Valley Company from Watchtower Plaza.

The proposed Lot One will have an area of 136,637 square feet (3.137 acres). The lot includes a segment of an existing industrial structure adjacent to the former International Harvester automated parts facility (shaded area on plat identifies existing structures on the site). Zoning Ordinance building setback requirements are a 20-foot front and rear yard setback and a 15-foot side yard setback. The existing structure will have a 40-foot north building setback and zero-foot south rear yard setback. The west side yard setback will also have a zero-foot setback, while the east side yard setback will be 45 feet. Variances will be needed to accommodate the zero-foot south rear yard and west side yard setbacks. The structure on the west side of the proposed lot will be “split” and the westerly segment on the adjacent lot will be removed.

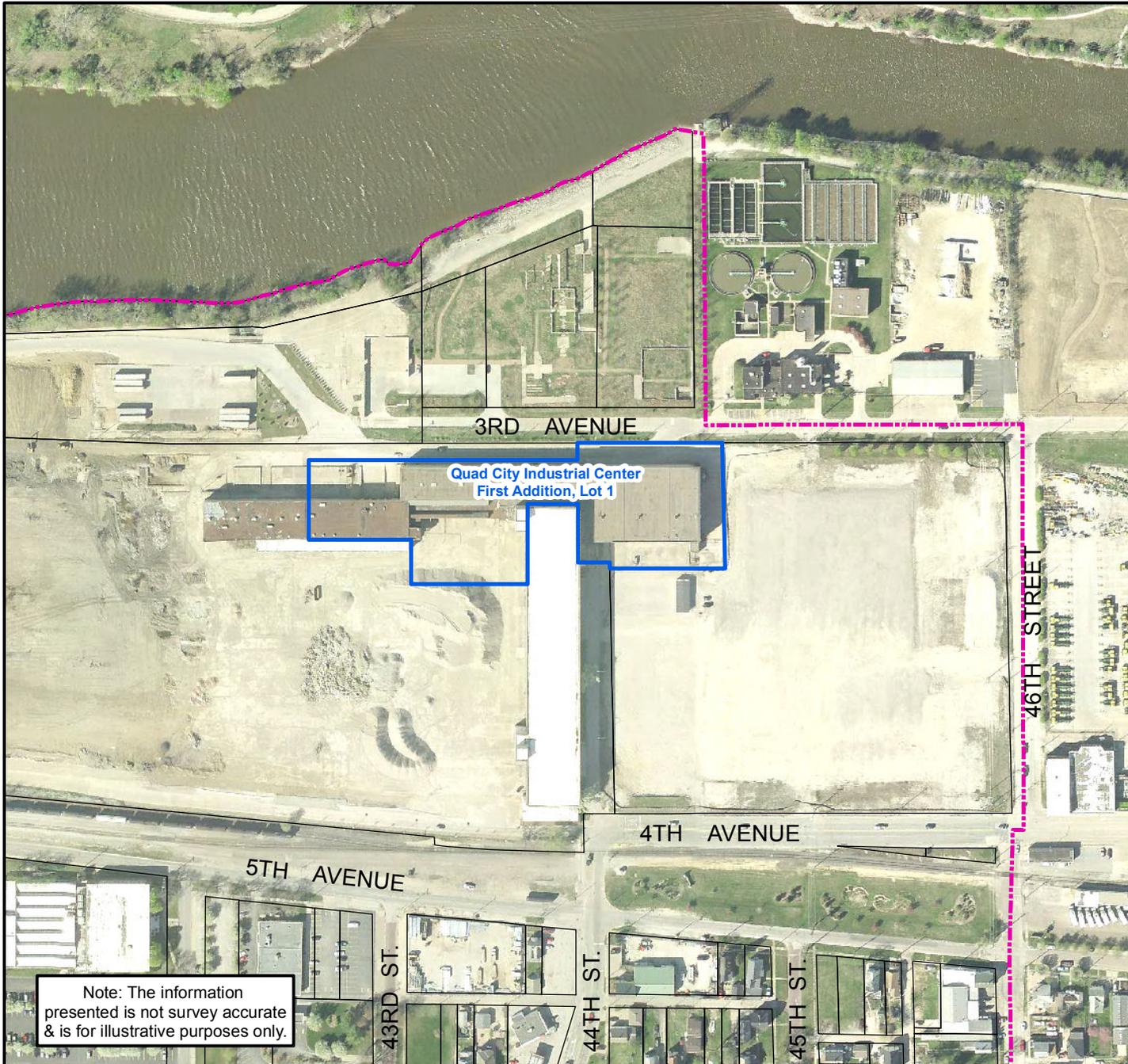
There will be no public improvements in the proposed subdivision. The City Engineer has approved the final plat.

RECOMMENDATION: That the final plat be approved, with the building setback variance, because it meets the requirements in the Subdivision Ordinance and facilitates the relocation of Hill & Valley in Rock Island.

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

Approved by: Thomas Thomas, City Manager

SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION MAP Quad City Industrial Center First Addition

Legend

-  Parcels
-  Subject Property



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
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Planning and Redevelopment

