

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Final Plat of Prairie View Business Park
Second Addition Final Plat
Date: July 23, 2014**



The attached Prairie View Business Park Second Addition Final Plat is a one-lot minor plat located at approximately 4701 45th Street Court, zoned B-4 (highway intensive business) district. Currently, the 4.577 acre lot is undeveloped and is located to the south of the Plumbers and Pipefitters Union facility. The subdivision is being developed in order to create two lots for sale (there is a prospective future development interest in the northerly area of the existing parcel). Development of both proposed lots would be reviewed by the City Council through the Riverfront Corridor Overlay District public hearing site plan review process.

The proposed Lot One will have an area of 71,256 square feet, or 1.64 acres. This is the lot where the proposed future development is projected to occur. Lot Two will have an area of 128,117 square feet, or 2.94 acres. There is a shared 50-foot wide access easement located horizontally between the two lots to be utilized for a proposed private access drive off of 45th Street Court. There is also a 50-foot wide storm water easement located on Lot Two to the south of the access easement. All storm water improvements will need to be designed and constructed to City Ordinance requirements.

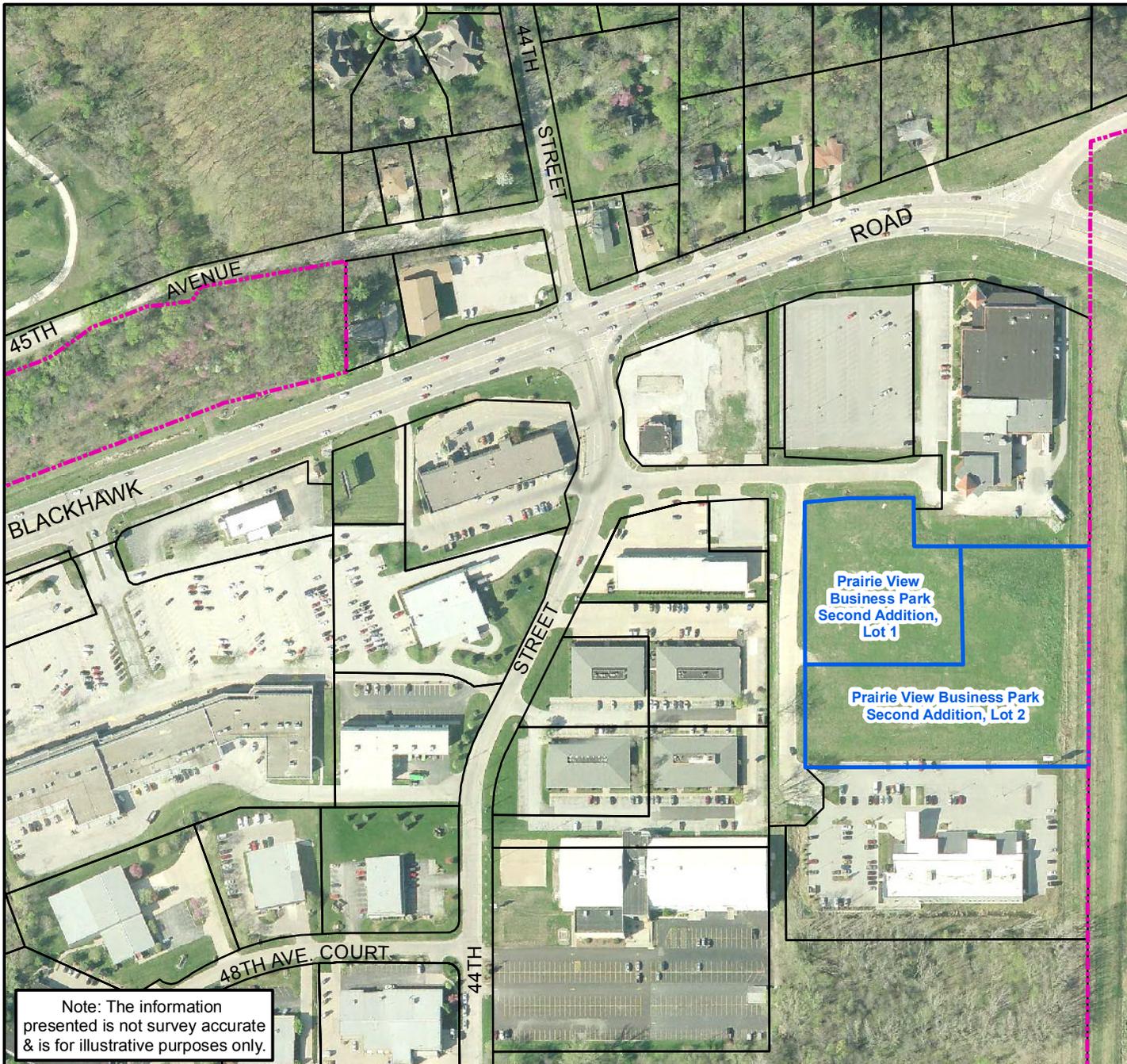
There are no public improvements for the addition. The City Council approved a variance to not require public sidewalks for the entire platted area when it approved the First Addition of the Prairie View Business Park on December 12, 2005. The City Engineer has approved the subject Final Plat, subject to receiving required certificates as identified in the Subdivision Ordinance.

RECOMMENDATION: That the final plat be approved, subject to receiving required signed certificates, because it meets the requirements in the Subdivision Ordinance and facilitates the potential sale and development of proposed Lot One in the near future and a second saleable lot in the future.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeffery A. Eder, Assistant City Manager/CED Director**

Approved by: Thomas Thomas, City Manager

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION MAP

Prairie View Business Park 2nd Addition

Legend

-  Municipal Boundary
-  Parcels
-  Subject Property



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



