

**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: August 6, 2014**

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The attached Prairie View Business Park Second Addition Final Plat is a two-lot minor plat located at approximately 4701 45<sup>th</sup> 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. The northerly lot is proposed to be used for a gastroenterology office and clinic for UnityPoint Health Care (application has also been submitted for upcoming Planning Commission public hearing through the Riverfront Corridor Overlay District 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 45<sup>th</sup> Street Court. There is also a storm water detention area located at the southeast corner of proposed Lot Two.

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.

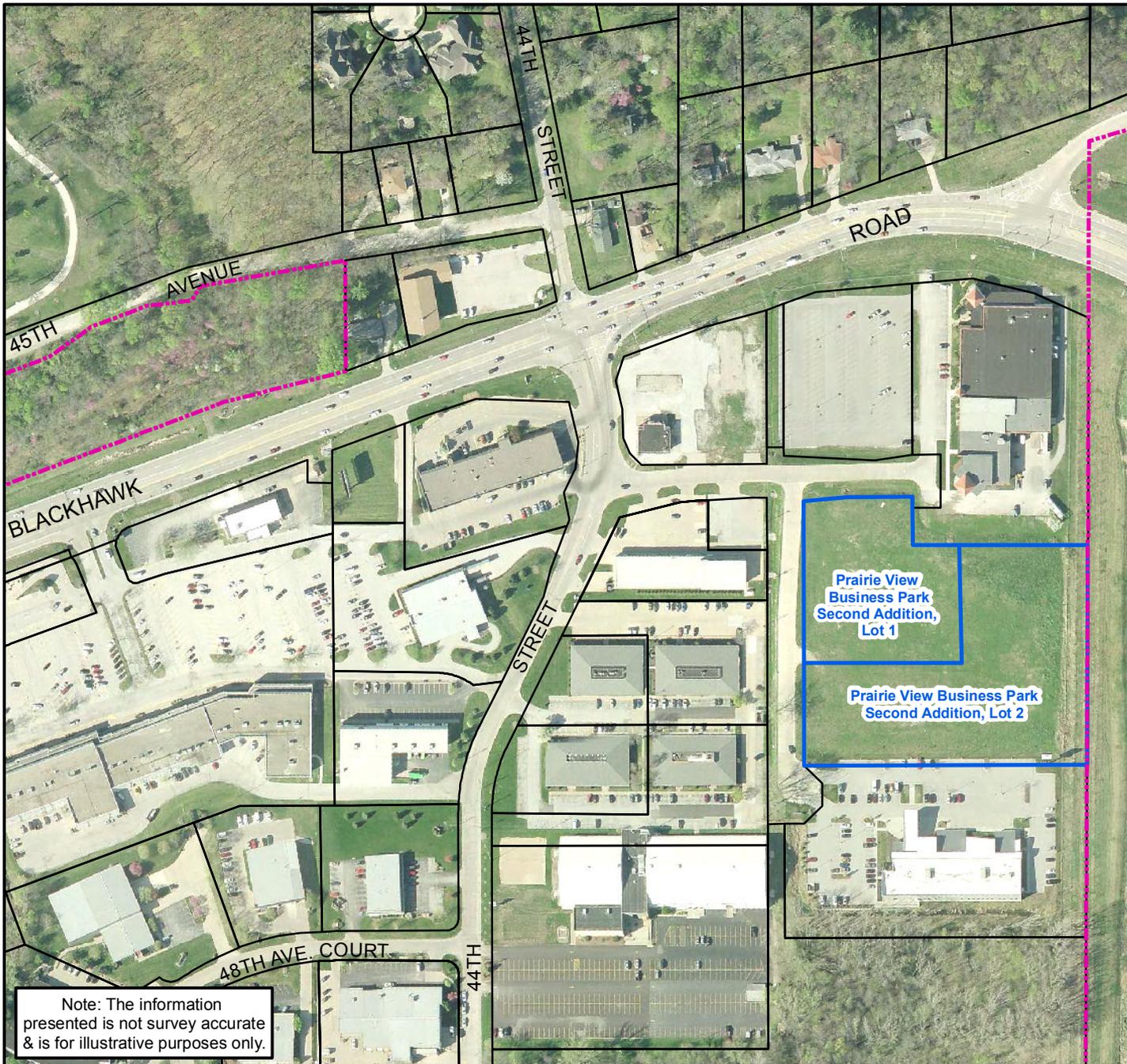
**RECOMMENDATION:** That the final plat be approved, subject to receiving required signed certificates, because it meets the requirements in the Subdivision Ordinance and facilitates the potential sale and development of proposed Lot One in the near future and a second saleable lot in the future.

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

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**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

### 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



