

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Review of Final Plat of Shah's Addition

Date: May 2, 2012

At its regular meeting on May 1, 2012 the Planning Commission considered the final plat for Shah's Addition a three-lot minor plat located at 4711 11th Street, zoned R-4 (one to six family residence) district and 4715 11th Street, zoned B-4 (highway business) district. Currently, there is an approximate 250-foot tall cell tower on 4711 11th Street and the Hillside Inn located at 4715 11th Street. The property owner (Jitendra Shah) desires to subdivide the site in order to sell off the part of the 4711 11th Street lot and motel, while maintaining a segment of the lot where the existing cell tower is located (see proposed lot 3 on attached final plat).

This lot split will require one variance since the existing cell tower exceeds the 35-foot maximum height for the R-4 district. Section 9.1A of the zoning ordinance allows cell towers (along with silos, church spires and other aeriels) to exceed the height requirements identified in the ordinance, if the tower is located a minimum of 50 feet from all lot lines. Based on the proposed lot lines in the final plat the tower will be located closer than 50 feet to lot all lines.

Proposed Lot One will have an area of 51,889 square feet (1.19 acres). The Hillside Inn will be located on this B-4 zoned lot.

Proposed Lot Two will have an area of 45,794 square feet (1.05 acres) zoned R-4. This lot does not have a structure on it, but does have a segment of a parking lot and access drive to the 20-unit apartment building located on the lot to the north of the site (4705 12th Street).

Proposed Lot Three will have an area of 11,593 square feet and will have a 30-foot "flag" access to 12th Street. The cell tower will be located on this lot.

The City Engineer has approved the final plat.

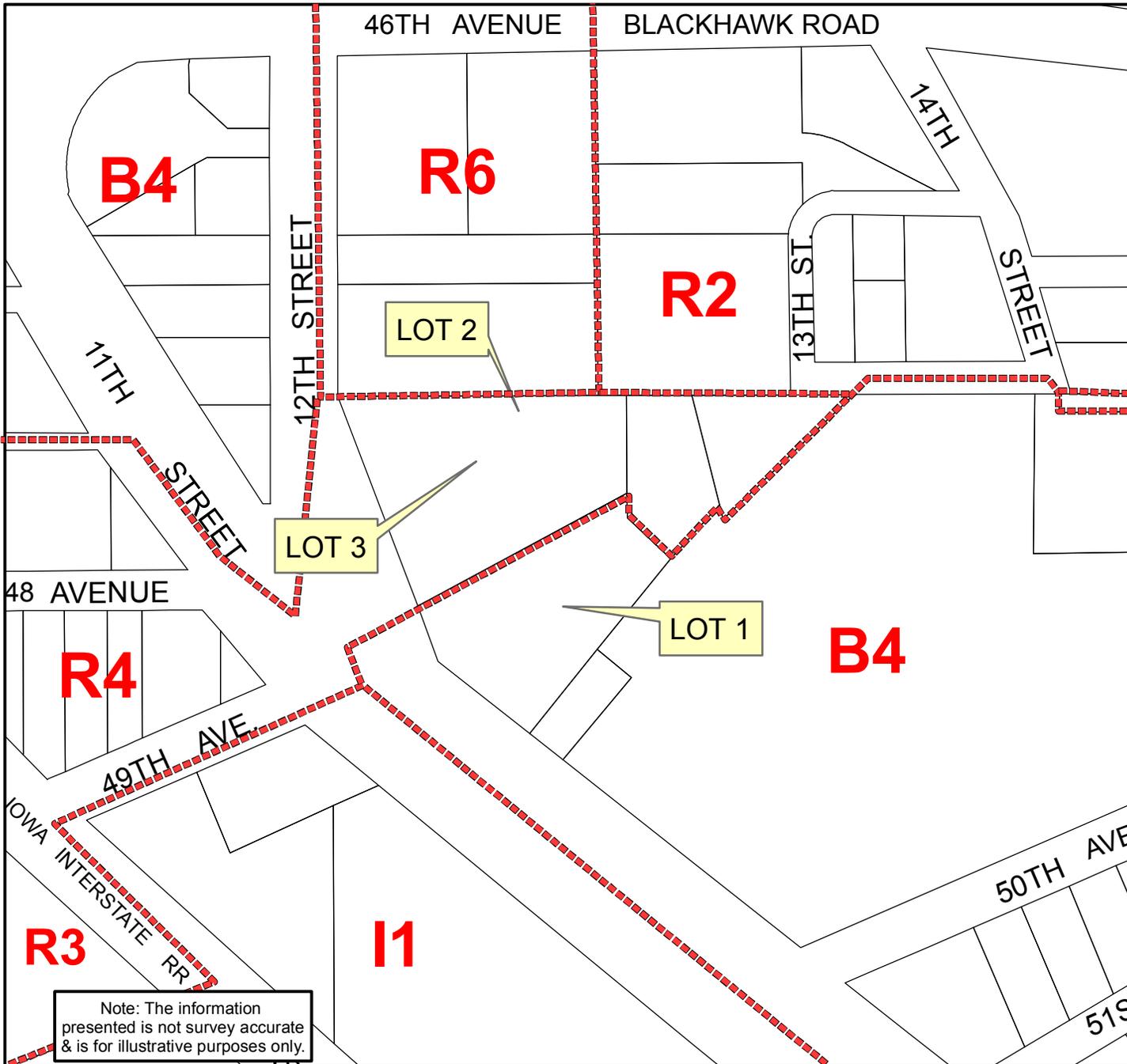
Recommendation:

The Planning Commission voted ten to zero to recommend approval with the requested variance because it will allow the owner to sell off segments of his site and it meets the requirements of the Subdivision Ordinance.

Submitted by: Alan Fries, Urban Planner II
Alan M. Carmen, Planning and Redevelopment Administrator
Robert T. Hawes, Interim Community and Economic Development Director

Approved: Thomas Thomas, City Manager

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION MAP

Legend

-  Parcels
-  Shah's Addition
-  Zoning District

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



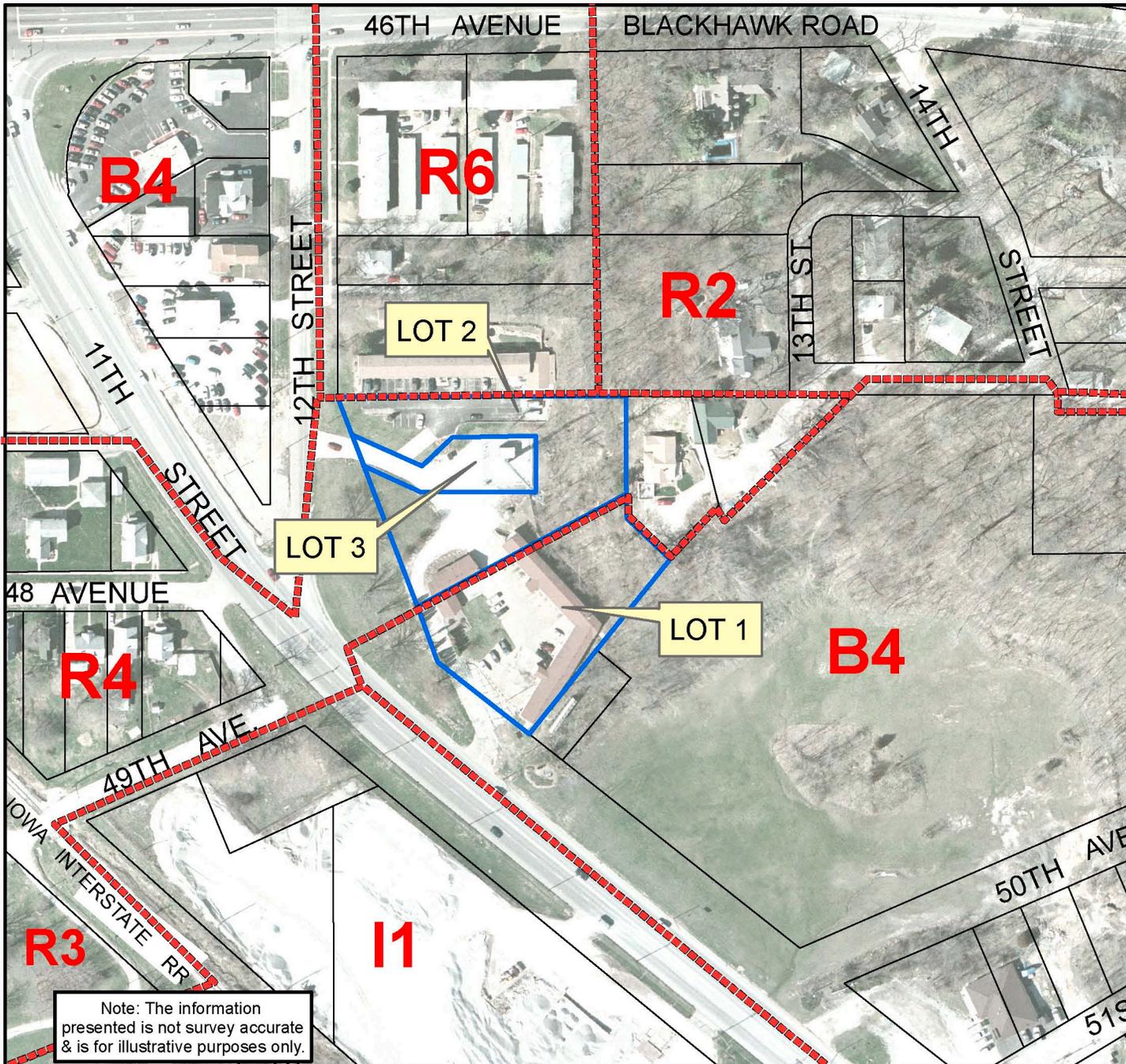
0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION AERIAL MAP

Legend

-  Parcels
-  Shah's Addition
- R3** Zoning District

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



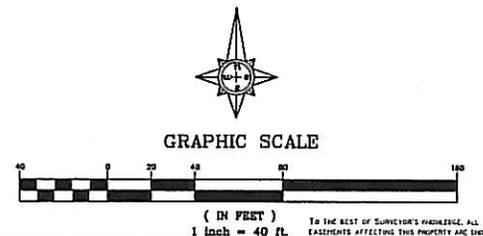
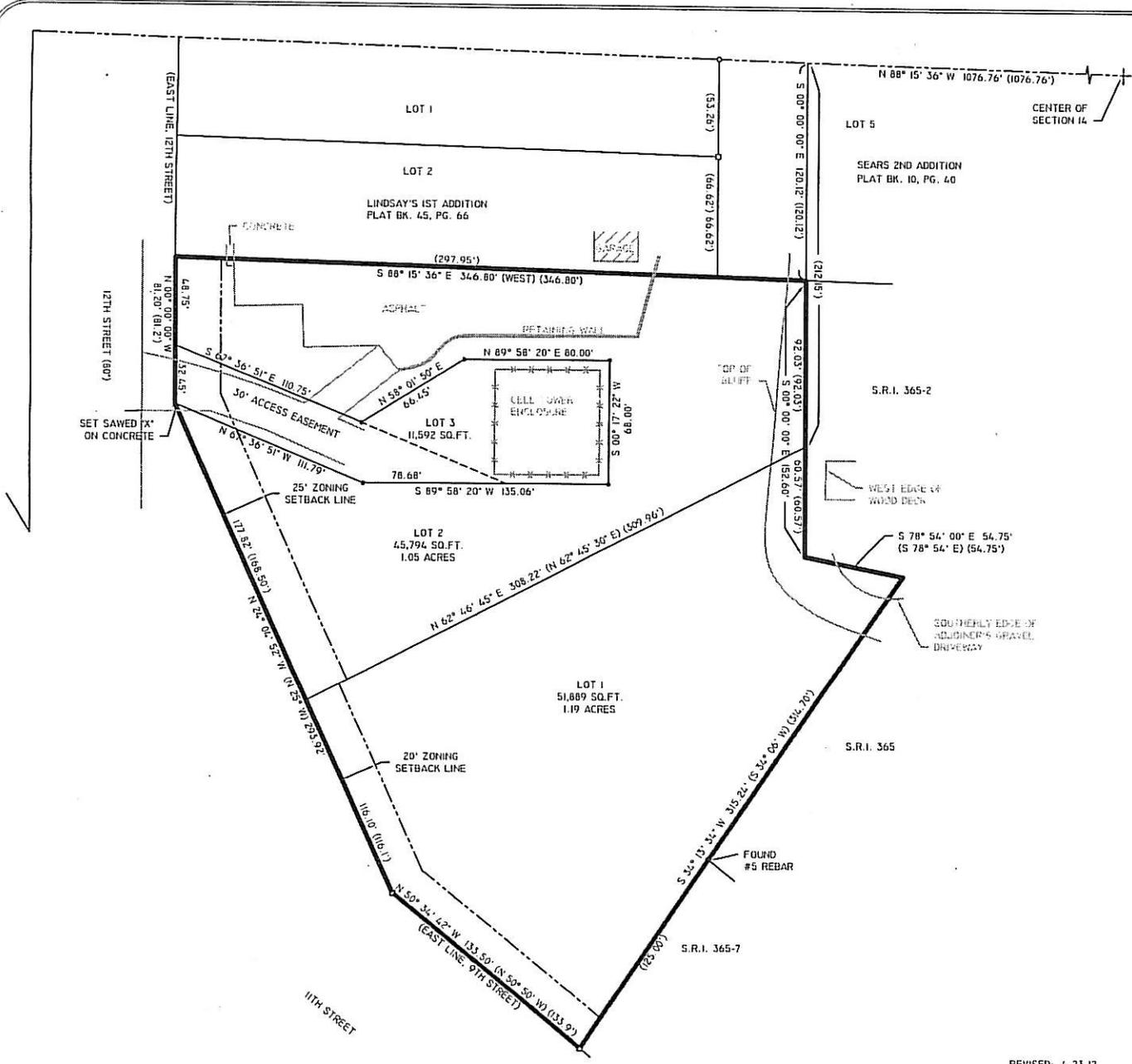
FINAL PLAT OF:
SHAH'S ADDITION

TO THE CITY OF ROCK ISLAND, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

LICENSED PROFESSIONAL ENGINEER
LICENSE NO. _____
MY LICENSE EXPIRATION DATE IS: _____

OWNER OR ATTORNEY _____



REVISED: 4-23-12
REVISED: 4-9-12



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

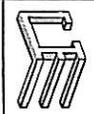
MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2012

DATE:
NO. 35-2390

LEGEND:

- DEED DIMENSION = (0.0')
- FIELD DIMENSION = 0.0'
- MONUMENTS FOUND = ○
- MONUMENTS SET #4: REBAR
- CAPPED CRAPNELL NO. 35-2390 ==
- FENCE LINE = — — — — —
- FOUND 1/2" SQUARE ROD = □

OWNER:
JITENDRA SHAH
4517 - 11TH STREET
ROCK ISLAND, ILLINOIS



CRAPNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256
PROFESSIONAL LAND SURVEYING FIRM #184-002745

SURVEY DATE	3-15-12	LOCATION	ROCK ISLAND, ILLINOIS
SCALE	1" = 40'	DRAWN	KLC
		CHK'D	MDC
		DWG NO.	2941