

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 3115 14th Avenue.

Date: September 5, 2012

The Planning Commission held a public hearing on September 4, 2012 to consider a request from Ms. Joan Van Hecke for a rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 3115 14th Avenue. The structure has been in nonconforming commercial use in an R-3 district for over 40 years (Pilcher's Print Shop was established in 1970 and Donna's Tanning was established in 1995). The existing structure will remain, with the current uses (Donna's Tanning and a retail sales shop). The owner/applicant is requesting the rezoning because of her desire to sell the property. She believes that business zoning would make sale of the property easier.

Size of Property:

78' x 50' (3,900 square feet)

Comprehensive Plan Designation:

The Future Land Use Map identifies low-density residential land use for the site.

The City has been involved in a planning process with citizens from the College Hill neighborhood in developing (City has not yet adopted) the College Hill District Revitalization Plan (high priority goal identified by the City Council in 2010). The Plan identifies the site as Community Commercial land use.

Zoning History:

Board of Zoning Appeals Case #2007-14- Request for additional attached signs was approved.

Board of Zoning Appeals Case #2004-26- Request to add a resale/consignment shop with accessory cell phone sales was approved.

Board of Zoning Appeals Case #2000-33- Request to add five additional tanning beds (total of 10 beds) to the previous request of only five beds was denied.

Board of Zoning Appeals Case #95-3- Request to add five tanning beds to print shop business was approved.

Board of Zoning Appeals Case #70-1- request to substitute one non-conforming use (print shop) for another non-conforming use (warehouse) was approved.

Existing Land Use:

The site is currently occupied by a commercial retail structure.

North: Single family residence, zoned R-3.

East: Single-family residence, zoned R-3.

South: Single-family residence, zoned R-3.

West: Single-family residence, zoned R-3 (part of "L" shaped lot of residential lot to the north). There is also commercial zoning (B-1) located across 31st Street to the west.

Access:

The site has access to 14th Avenue and a north/south alley to the east.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

The existing 3,431 square foot commercial structure will remain and is built to within five feet of the north property line, three feet of the east property line (alley), four feet of the west property line and three feet from the south (front) property line. The structure covers approximately 88 per cent of the site.

Parking and Traffic:

The Zoning Ordinance requires one parking space for every 200 gross square feet of floor area and one space for every two employees on a maximum shift. There is no off-street parking on the site. No new parking is proposed or required by the Zoning Ordinance since it is an existing nonconforming commercial building.

Signs:

No additional signs are proposed for the site.

Analysis:

As previously indicated the structure has been in nonconforming commercial use for over 40 years. The applicant has owned the property for many years and has made several requests to the Board of Zoning Appeals to substitute and add to the commercial uses on the site. She has made attempts to sell the property in recent years and has received inquiries, but none have wanted to go through the land development and regulation process to use the property for their commercial interests (substitution of one nonconforming use for another through the Board of Zoning Appeals). She now desires to rezone the property to make selling the property, in her opinion, easier for her.

City staff has been involved in the College Hill District Organization, the associated Revitalization Plan process and with citizens and other stakeholders since fall 2010. The draft Plan identifies future land use for the subject site as “community commercial”. The proposed B-1 zoning fits the community commercial land use designation. Staff believes that the rezoning is a natural and reasonable expansion of business zoning in the College Hill neighborhood that will not alter the character of the neighborhood and is consistent with the draft plan.

Public Hearing Comments:

Ms. Van Hecke was the only speaker at the public hearing. She identified her desire to sell the property and belief that business zoning would make sale of the property easier.

Recommendation:

The Planning Commission voted seven to one to recommend approval of the rezoning because it complies with the College Hill District Revitalization Plan’s proposed future land use designation in the College Hill District Revitalization Plan, is in close proximity to B-1 zoning to the west and is also a natural and reasonable expansion of business related zoning and uses in the College Hill neighborhood.

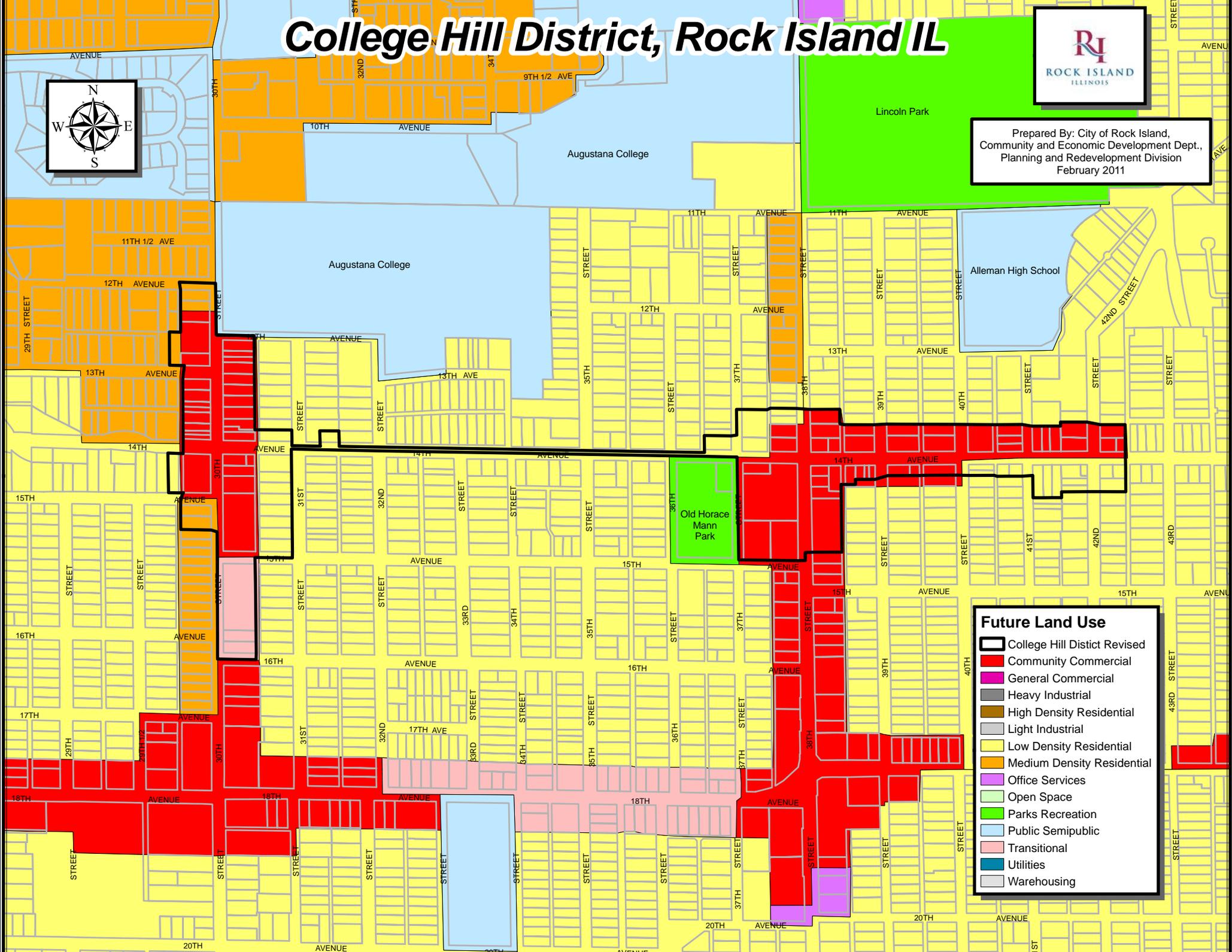
Submitted by: Alan Fries, Urban Planner II
 Alan M. Carmen, Planning and Redevelopment Administrator
 Jeff Eder, Community and Economic Development Director

Approved: **Thomas Thomas, City Manager**

College Hill District, Rock Island IL



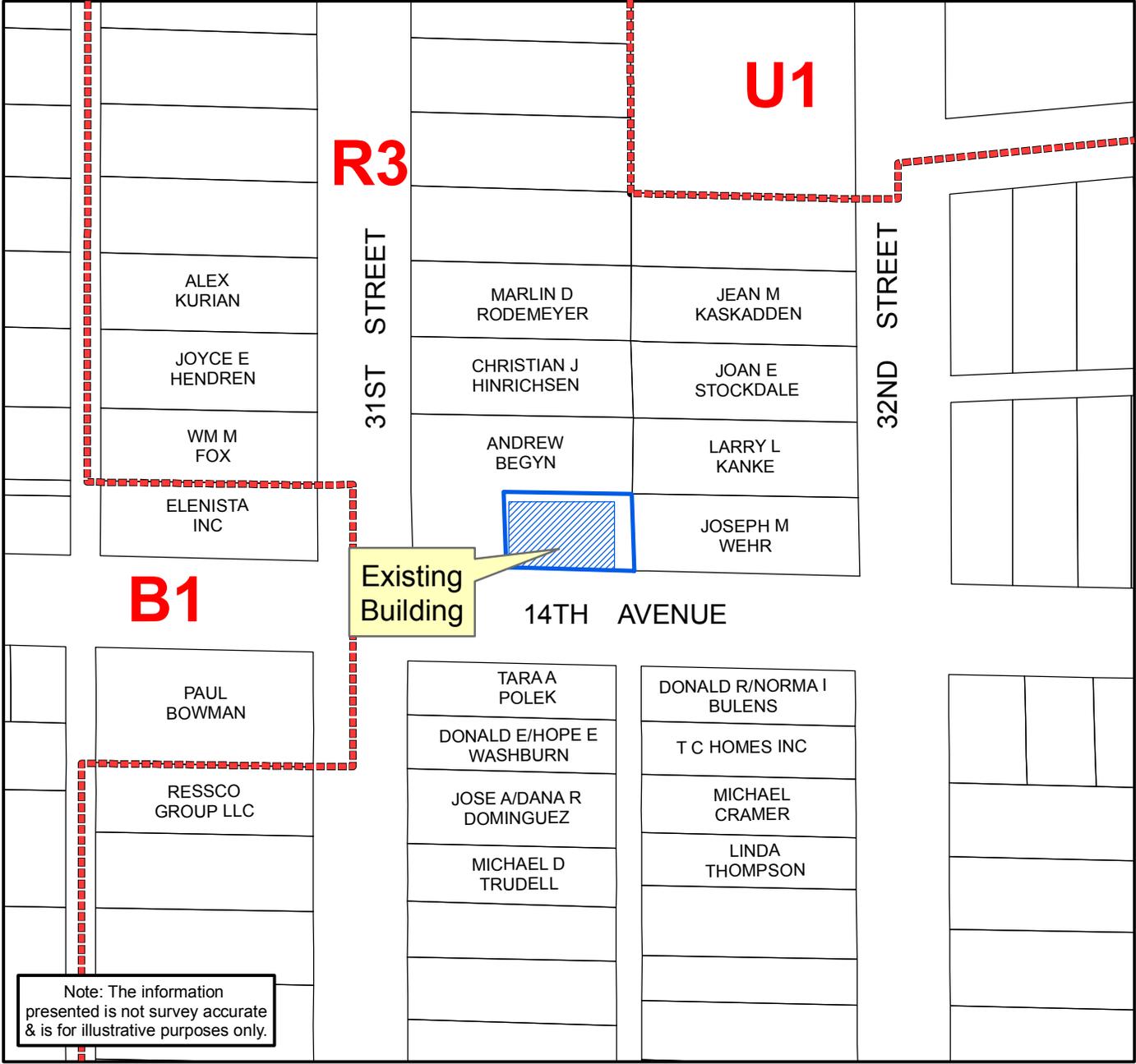
Prepared By: City of Rock Island,
Community and Economic Development Dept.,
Planning and Redevelopment Division
February 2011



Future Land Use

- College Hill Distict Revised
- Community Commercial
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Office Services
- Open Space
- Parks Recreation
- Public Semipublic
- Transitional
- Utilities
- Warehousing

PLANNING COMMISSION



**PLANNING COMMISSION
2012-9**

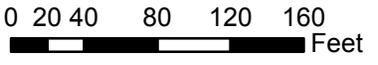
Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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





0 20 40 80 120 160 Feet

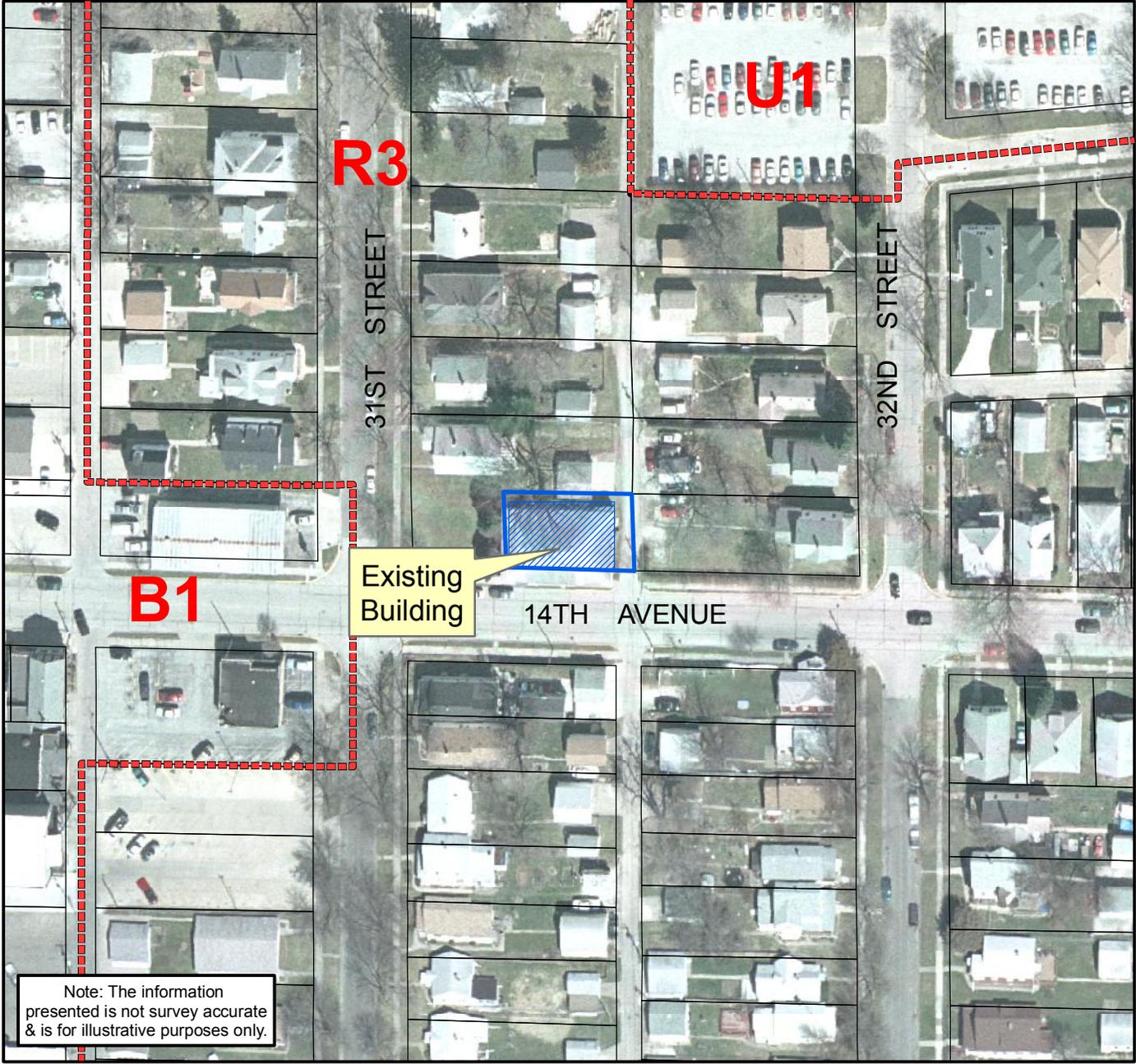
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

PLANNING COMMISSION



PLANNING COMMISSION
2012-9 Aerial

Legend

- Parcels
- Subject Property

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

0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment