

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Approval of Rezoning from R-6 (Multi-Family Residence) District to B-3 (Community Business) District at 520 18th Street.

Date: May 8, 2013

At its May 7, 2013 regular meeting the Planning Commission held a public hearing to consider a request from Ms. Brandy VandeWalle for a rezoning from R-6 (multi-family residence) to B-3 (community business) district at 520 18th Street. The applicant proposes to locate an antique, art, craft and gift retail shop on the first floor and a residential dwelling unit on the second floor.

Size of Property to be Rezoned:

The total site is 150' x 119.4' (approximately 17,910 square feet).

Existing Land Use:

The site consists of the Wheelan Funeral Home structure.

North: Former Zimmerman Honda, zoned B-3.

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

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

West: Single-family residences, zoned R-3.

Zoning History

Board of Zoning Appeals Case #96-43- Request to expand non-conforming funeral home use with a second floor addition was approved.

Board of Zoning Appeals Case #90-31- Request to expand non-conforming funeral home use with attached first floor addition was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies office-service land use for the site.

Access:

The site has access to 6th Avenue and 18th Street. No new access points are proposed.

Physical Characteristics:

The site slopes up approximately one to two feet from street level.

Coverage and Setbacks:

The applicant will renovate and re-use the existing two story building located on the site. Building setbacks for the B-3 zoning district include 20-foot front and 10-foot rear yard setback requirements and a zero setback for side yards when adjacent to business zoning. The existing structure covers approximately 49 per cent of the site.

Parking:

The Zoning Ordinance requires two off-street parking spaces for a dwelling unit. Retail parking requirements are five spaces per 1,000 gross square feet in building area plus one space for every two employees on a maximum shift. Based on retail area and one dwelling a total of 19 parking spaces should be provided. There are 19

existing surface parking spaces and space to park four additional vehicles in an attached garage.

Landscaping and Signs:

Since parking lot requirements are met with the existing parking area no parking expansion is required or proposed. The existing parking lot has some low level landscaping along the south and east perimeter of the parking lot. The applicant will adapt the existing attached sign over the entrance to the first floor retail space located at the southeast corner of the building.

Analysis:

The subject property has been in non-residential use for over 40 years. The proposed retail use requires business zoning and B-3 zoning seems appropriate since properties to the north and west are already zoned B-3 (the rezoning would make the entire block B-3 zoning). Other business zoning would not be appropriate since the property is not adjacent to any other type of business zoning and B-1 zoning would place a requirement of 2,500 maximum building size on the property (existing structure already exceeds 2,500 square feet in area).

The subject property is located to the north of a local landmark (602 18th Street), which is zoned R-6. The Preservation Ordinance allows the Rock Island Preservation Commission to comment to the Planning Commission on the potential impact on adjacent local landmarks on rezoning requests. At its April 24th meeting the Commission voted unanimously (8-0) to comment that the rezoning not be approved because the future uses could be detrimental to the landmark property, although the proposed use would be fine (see attached).

Public Hearing Comments:

Brandy and John VandeWalle were the only two people who spoke at the public hearing. They each identified their background in art and antiques and also explained they have sold their previous residence to relocate to the second floor apartment above the proposed retail space.

Recommendation:

The Planning Commission voted nine to zero to recommend approval of the rezoning because the property has a long history on non-residential land use, the Future Land Use Map identifies non-residential land use and the site is located adjacent to other B-3 zoned properties.

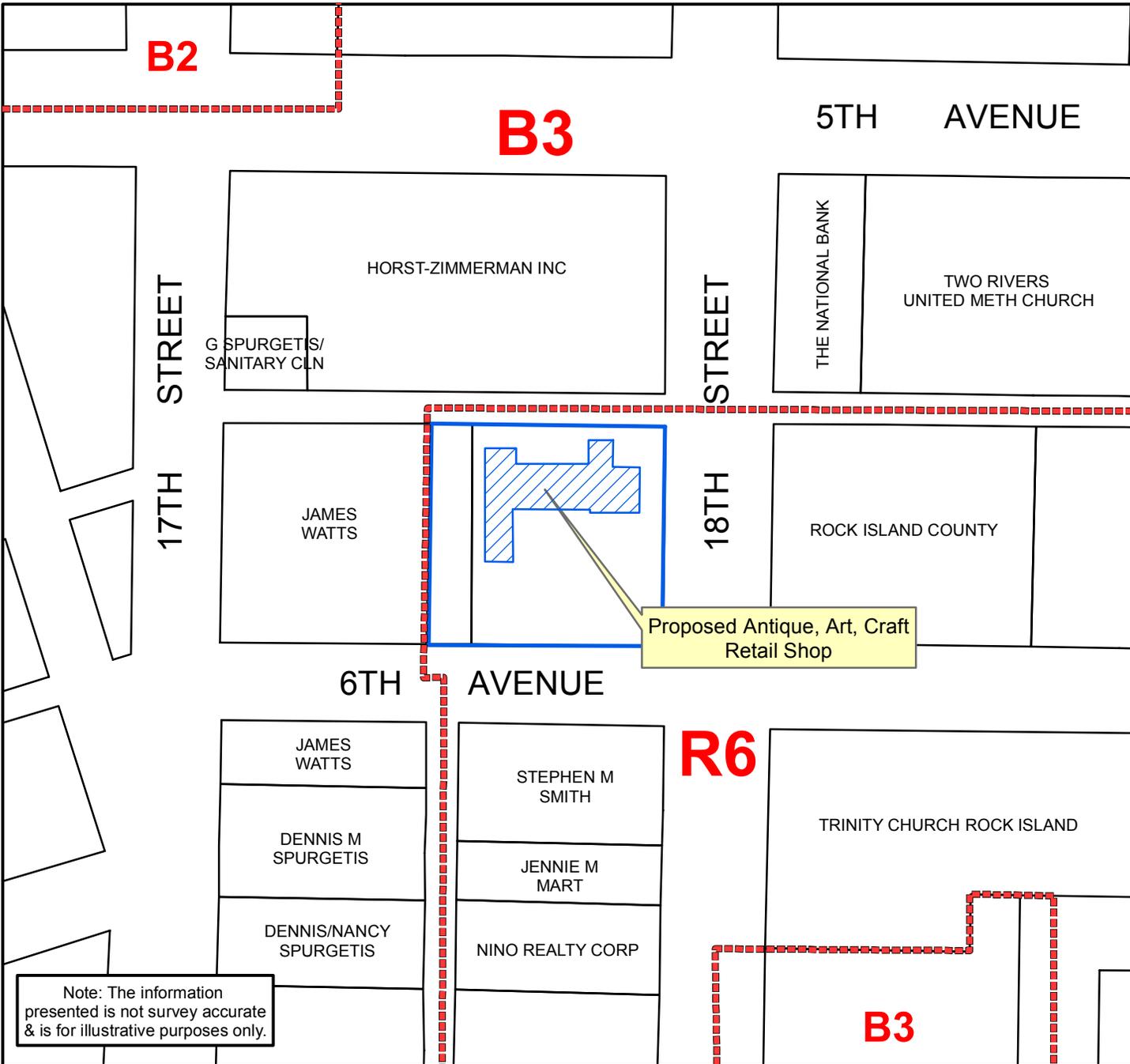
Legal Description:

Lots 6, 7 and the east 35 feet of lot 8, Block 12 of John W. Spencer's Addition to the City of Rock Island, also known as 520 18th Street.

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

Approved: **Thomas Thomas, City Manager**

PLANNING COMMISSION



PLANNING COMMISSION
2013-4

Legend

- Parcels
- Subject Property
- Zoning District

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



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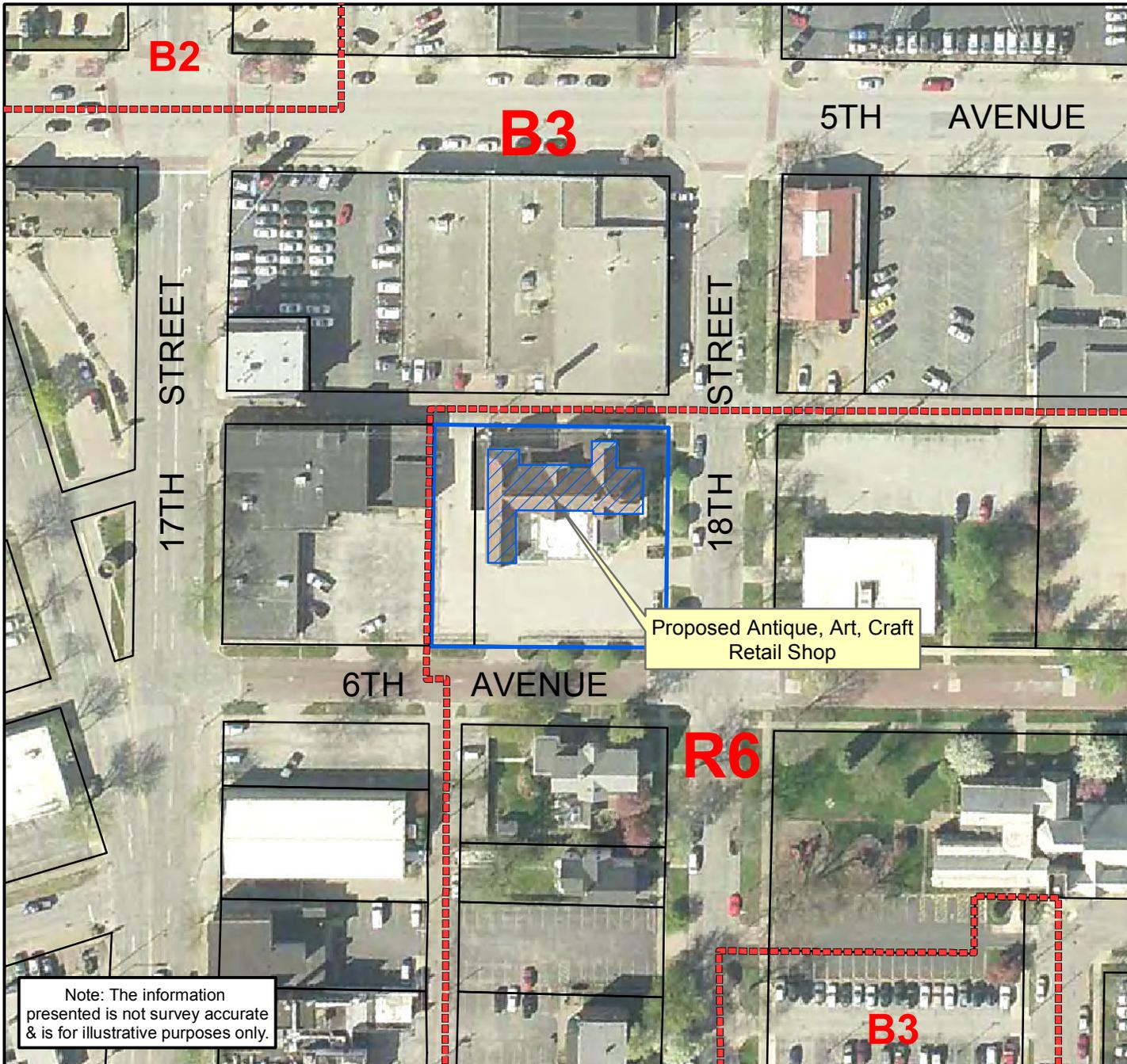
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

PLANNING COMMISSION



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PLANNING COMMISSION 2013-4 Aerial

Legend

- Parcels
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Alan Fries and Planning Commission
FROM: Ben Griffith, AICP, Planning & Redevelopment Administrator
SUBJECT: Rezoning request for 520 – 18th Street
DATE: April 29, 2013

The Historic Preservation Commission reviewed the rezoning request at their regular meeting of April 24, 2013. Their review was prompted by the proximity of the subject property to a designated landmark property located at 602 – 18th Street, which is known as the Kohn-Bradford House.

There was much discussion amongst the Commissioners. While none objected to the applicant's proposed use as a gift shop with an apartment above, the Commissioners were concerned with the list of permitted uses which would be allowed by right in the future. They felt that some of the uses could have a negative impact on the historic property and asked if a Special Use Permit would be more appropriate.

After further discussion, Commissioner Vollman made a motion not to approve the B-3 zoning request because the future uses could be detrimental to the landmark property, although the proposed use would be fine. Commissioner Milani seconded the motion and the Commission voted unanimously (8—0) against the proposed B-3 zoning request.