

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from R-3 (one and two family residence) district to B-4 (highway/intensive business) district at 3917, 3923, 4003 and 4009 9th Street.

Date: August 7, 2013

At its August 6th regular meeting the Planning Commission considered a rezoning request from the City of Rock Island from R-3 (one and two family residence) district to B-4 (highway/intensive business) district at 3917, 3923, 4003 and 4009 9th Street. The four separate parcels are intended to be incorporated with adjacent existing B-4 zoned parcels for a large scale commercial development.

Size of Property to be Rezoned:

All four parcels are approximately the same size (approximately 53' x 116'). The total site has an area of approximately 24,592 square feet).

Existing Land Use:

The site consists of four vacant parcels.

North: Commercial use, zoned B-4.

East: Commercial use, zoned B-4.

South: Public school, zoned R-3.

West: Public school, zoned R-3 and Association for Retarded Citizens (ARC) office, zoned O-1.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies general commercial land use for the site.

Access:

The site has access to 9th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

No specific development is proposed at this time for the subject site. The City is working to redevelop the Watch Tower Plaza site for a large scale commercial development. The City has purchased these four lots and removed the residential structures in order for the parcels to be incorporated with the entire site development.

Public Hearing Comments:

No one spoke at the public hearing other than staff representing the City request.

Recommendation:

The Planning Commission voted eight to zero to recommend approval of the request because the Future Land Use Map identifies general commercial land use and the site is located adjacent to other B-4 zoned properties that are proposed to be incorporated into a large commercial development.

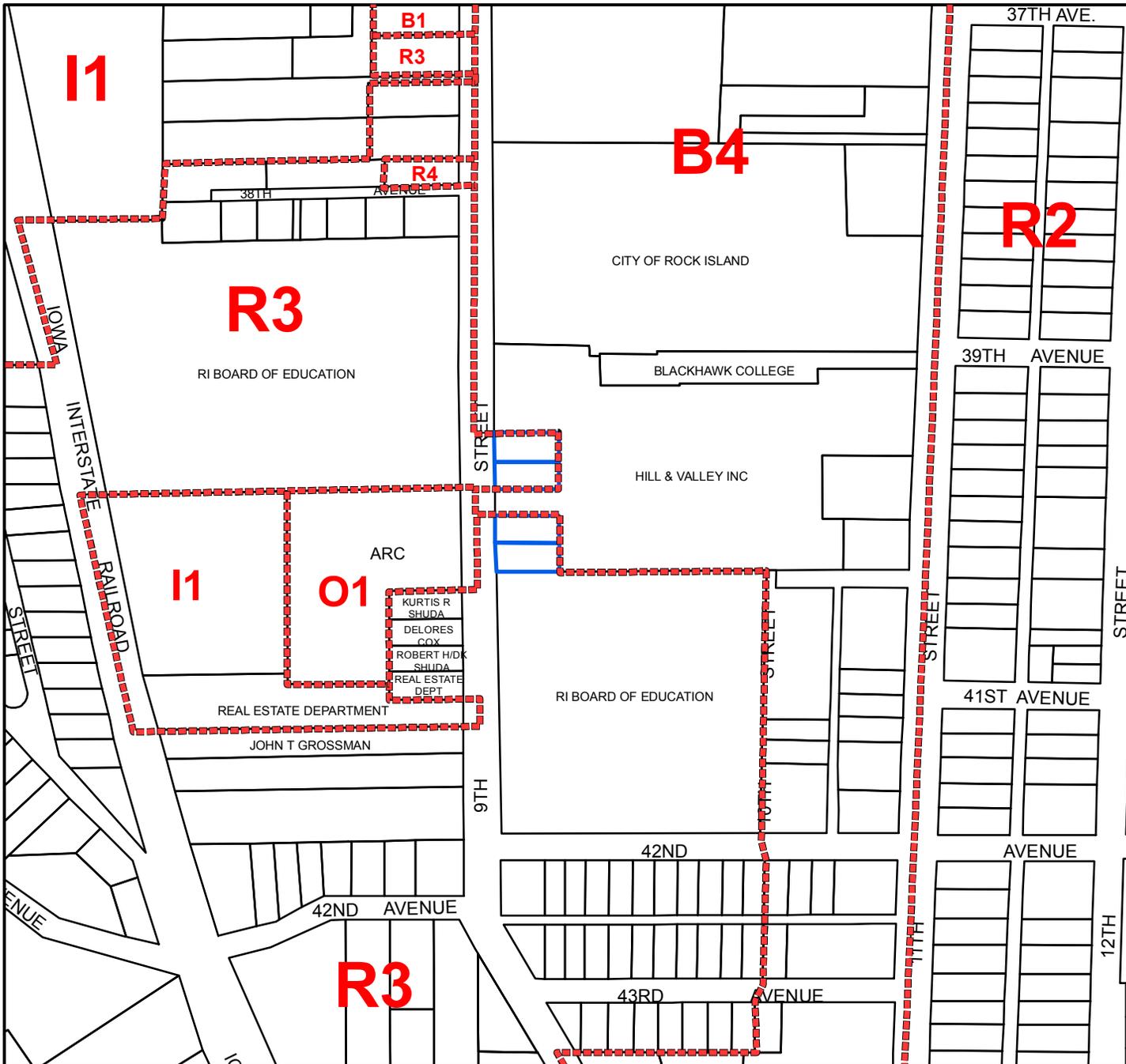
Legal Description of Site:

Supervisor of Assessment Lots, 102, 103, 104 and 105 of Sheet 29 of South Rock Island Township, also known as 3917, 3923, 4003 and 4009 9th Street, Rock Island, Illinois

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

2013-8

Legend

- Subject Properties
- City Parcels
- Zoning District Line

DR. BY: K.G.D.

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



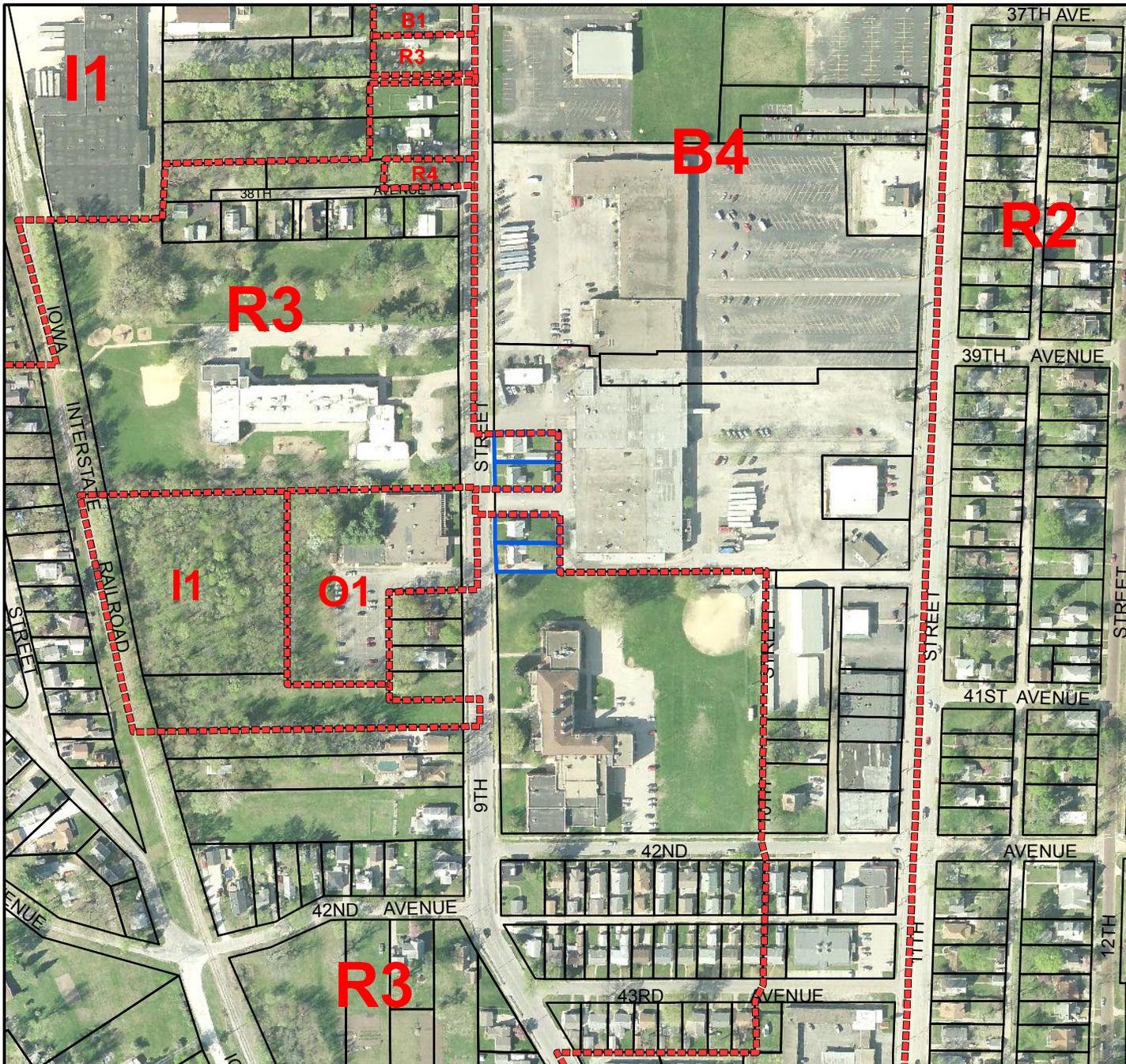
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City of Rock Island

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Planning and Redevelopment

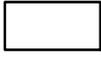


PLANNING COMMISSION



PLANNING COMMISSION
2013-8 Aerial

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