

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from ORT (office/research park and technology) district to B-4 (highway/intensive business) district at 4480 48th Avenue Court.

Date: September 4, 2013

At its September 3rd regular meeting the Planning Commission considered a rezoning request from the PRD Enterprises LLC from ORT (office/research park and technology) district to B-4 (highway/intensive business) district at 4480 48th Avenue Court.

Size of Property:

The property measures 227' x 178' x 253' x 200' (approximately 51,041 square feet).

Existing Land Use:

The site consists of a four unit office/commercial structure.

North: Office use, zoned ORT.

East: Church, zoned B-4.

South: Undeveloped parcel, zoned B-4.

West: Office use, zoned ORT.

Zoning History

The site and adjacent ORT zoned parcels were originally zoned B-4, but when the City adopted the Illinois Quad City Unified Ordinance in 2002 (incorporated the creation of ORT district) the site was rezoned to ORT zoning.

Comprehensive Plan Designation:

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

Access:

The site has access to 48th Avenue Court and 44th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

The proposed vehicle dent repair business requires business zoning as the ORT district is primarily an office, computer center and computer light manufacturing district. There is already a pool sales and service business in the four unit structure that conforms better to B-4 zoning than ORT zoning, so staff believes that rezoning is more appropriate than a Special Use Permit for this property.

The proposed business will employ two to three employees and will not have a paint booth, or harmful chemicals stored on site. The main aspect of the business is mobile, but there is an overhead door in back and it is possible that some vehicles (cars) may be brought on-site. As previously mentioned, there will be no outside storage of vehicle and/or parts.

Public Hearing Comments:

Only the applicant (Kyle Woeber) spoke at the public hearing.

Recommendation:

The Planning Commission voted ten to zero to recommend approval of the request because of the other business use in the building, adjacent business uses to the north (Goodwill and Interstate Battery), adjacent B-4 zoning to the east and south and it will not alter the character of the neighborhood.

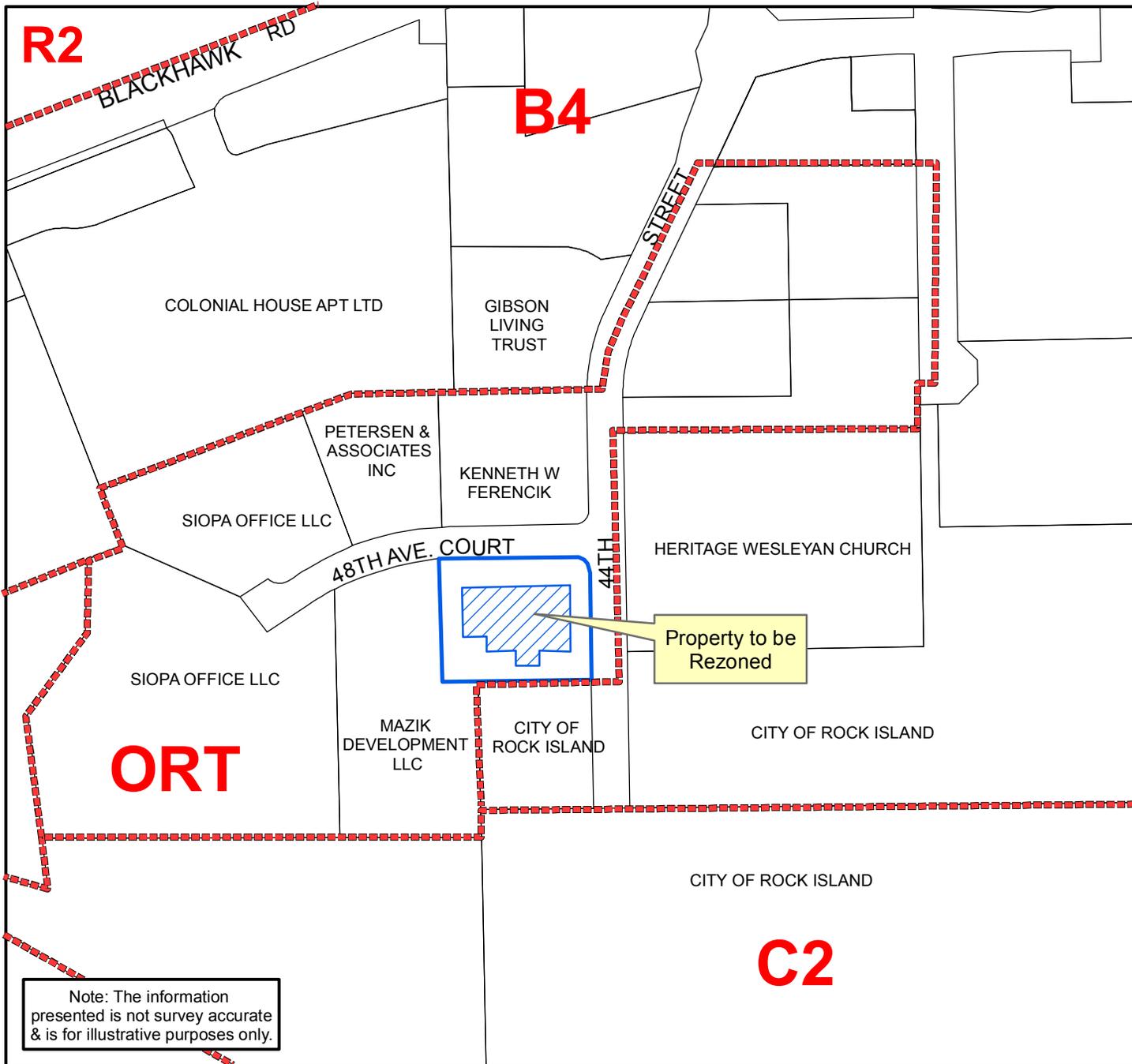
Legal Description of Site:

Units 1, 1A, 2, 3 and 4 of Rock Valley Business Condos, also known as 4480 48th Avenue Court, 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



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

PLANNING COMMISSION 2013-10

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



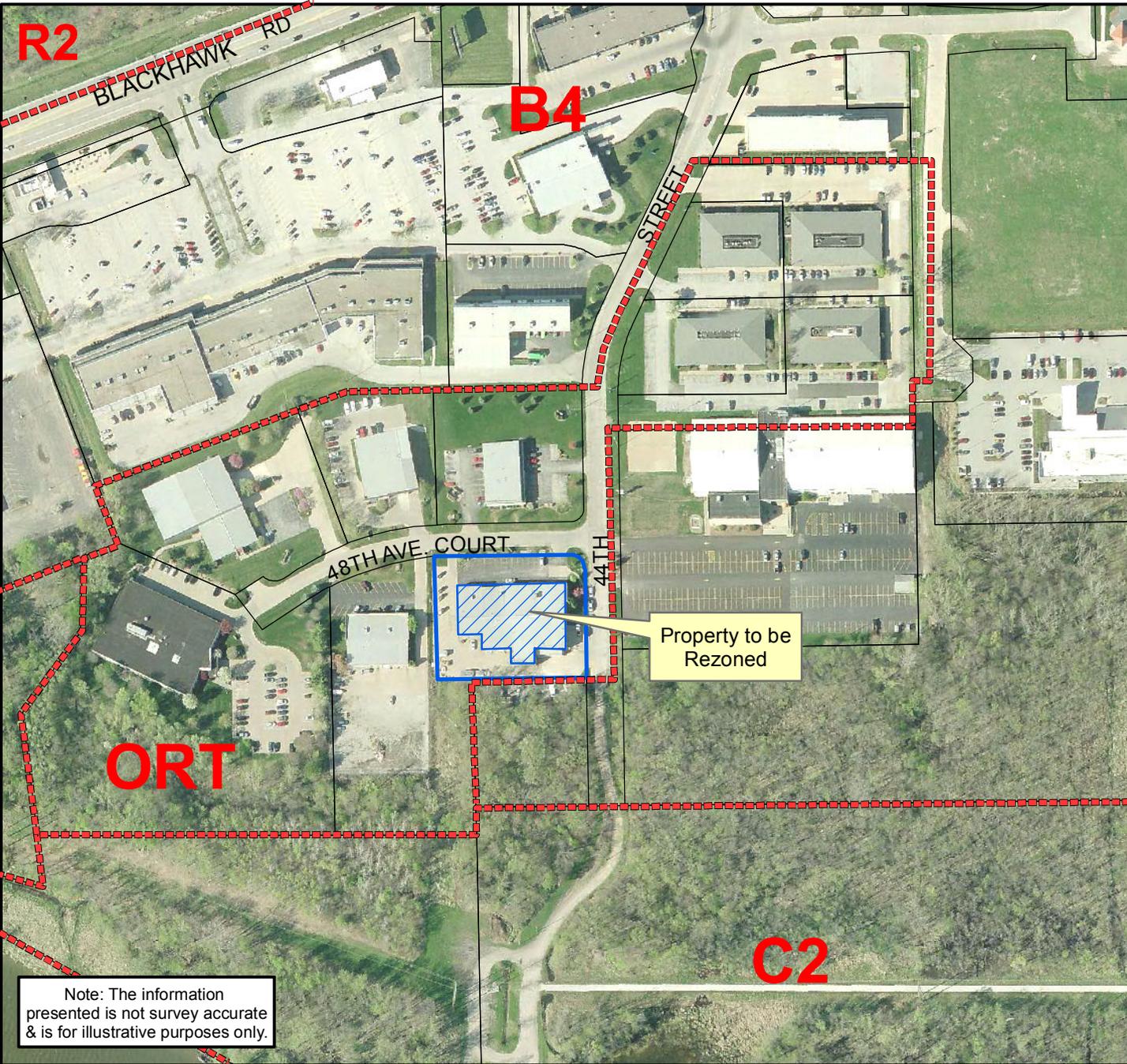
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PLANNING COMMISSION
2013-10 Aerial

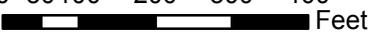
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