

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Rezoning from PUD (planned unit development) district to B-3 (community business) district at 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue.

The City of Rock Island has filed an application for a rezoning from PUD (planned unit development) district to B-3 (community business) district for all the above mentioned addresses for a consolidated development site located between 5th and 7th Avenues and 12th and 13th Streets for a new Rock Island Police Station.

Size of Property:

Total site (includes two multi-lot areas) measures 505' x 80' x 60' x 100' x 60' x 100' x 73' x 540' x 150' x 129' x 270' x 79' x 100' (approximately 162,750 square feet, or 3.74 acres).

Existing Land Use:

The site consists of three industrial buildings, one single family residence and undeveloped property.

North: Industrial uses, zoned B-3.

East: Single family residential uses, zoned R-4.

South: Single family residential and Undeveloped property, zoned B-3.

West: Single family and industrial uses, zoned B-3.

Zoning History:

Planning Commission Case #2012-3- Rezoning from B-3 to PUD from Rock Island Economic Growth Corporation for proposed 40 dwelling unit development for housing and support services for veterans was approved but never constructed due to lack of State funding.

Comprehensive Plan Designation:

The Comprehensive Plan identifies high density residential land use for the site.

Access:

The site has access on 5th and 7th Avenues to the north and south and 12th and 13th Streets to the west and east. The City has approved several street and alley vacation requests from the previous applicant (6th Avenue between 12th and 13th streets and several alleys between 12th and 13th Street and north of 6th Avenue). One additional segment of a north/south alley will also need to be vacated by the City to accommodate the proposed Police Station development (see attached vacation map).

Physical Characteristics:

The site is primarily flat and slightly above street level (fill dirt has been located on the site to bring the elevation up from the base flood elevation line (site is located in an area of ponding as identified by the Flood Insurance Rate Map produced by the Federal Emergency Management Agency).

Coverage and Setbacks:

The proposed two-story police station will have a total area of 44,000 square feet (approximately 7,700 square feet of the structure will be utilized as an indoor parking area and is excluded from calculating parking requirements). There will also be an adaptive re-use of an existing one-story 12,000 square foot former industrial

structure for non-office police purposes. This existing structure is located on the southwest segment of the site off of 12th Street.

The proposed police station structure will line-up with the setback of the existing structure along 12th Street on the western side of the development (zero to one foot setback). The proposed police station will be separated from this existing structure by approximately 75 feet. The north front yard setback of the proposed police station will be 85 feet and the east front yard setback will be approximately 16 feet for the police station (this setback will require a building setback variance through the Board of Zoning Appeals). The applicant has been made aware of this and possible other variance needs and will be making an application to the BZA in the near future.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of floor area. Based on the total floor area of offices (excluding inside parking area) a total of 145 parking spaces is required. The final site plan identifies a total of 145 parking spaces.

Landscaping/Signs/Lighting:

A detailed landscaping plan has not yet been provided. Landscaping should be provided adjacent to the public parking area on the northeast segment of the site. Signs have not yet been determined. The surface parking lots will be lighted with several light standard poles and there will be several security lights located on exterior building walls (there likely will be variances to landscape and illumination requirements at property lines also applied for through the Board of Zoning Appeals in the near future).

Analysis:

The development site has been zoned business for at least 40 years and has been a mixed use area (light industrial/commercial and residential uses) throughout that time period. Rezoning the block back to B-3 zoning will not alter the character of the neighborhood. The proposed police station will also complement the City's Central Fire Station located across 5th Avenue to the northeast of the site.

Public Hearing Comments:

Three people spoke at the public hearing in support for the rezoning and site plan, but brought up other concerns or information. Virgil Mayberry, 559 22nd Avenue, informed the Commission about the process of all prisoners being taken to the County Jail rather than to individual police jurisdictions. Donald Johnson, 1108 4th Avenue, stated that minorities should be included among workers for construction of the police station. Sheila Solomon, 1309 6th Avenue and president of a 6th Avenue block club, expressed concerns over lighting effects on adjacent residential properties.

Recommendation:

The Planning Commission voted ten to zero to recommend approval of the rezoning request because it corresponds to other B-3 zoning in the balance of the block; the police station will complement the adjacent fire station use and will not alter the character of the neighborhood.

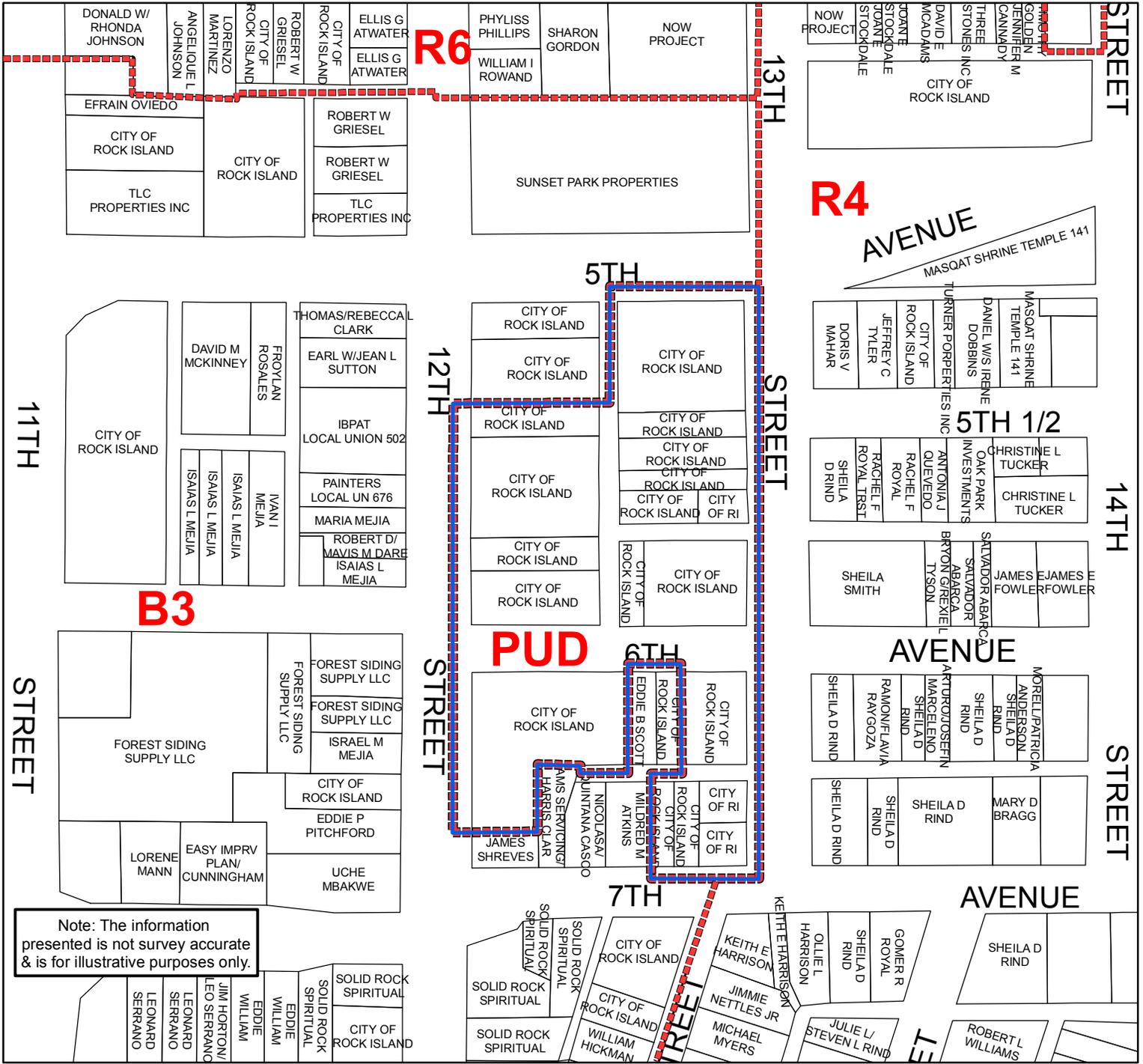
Legal Description of Site:

PIN# 0735130002, 0735130003, 0735130001, 0735117001, 0735117002, 0736117003, 0735122001, 0735117004, 0735122002, 0735130009, 0735130008, 0735130007, 0735130006, 0735302003, 0735302008, 0735302009, 0735302007, 0735301001, 0735302006, 0735160010 also known as 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue 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



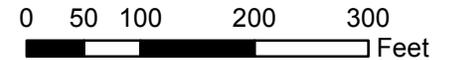
Note: The information presented is not survey accurate & is for illustrative purposes only.

PLANNING COMMISSION 2013-12

Legend

-  Parcels
-  Subject Property
-  Zoning District

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

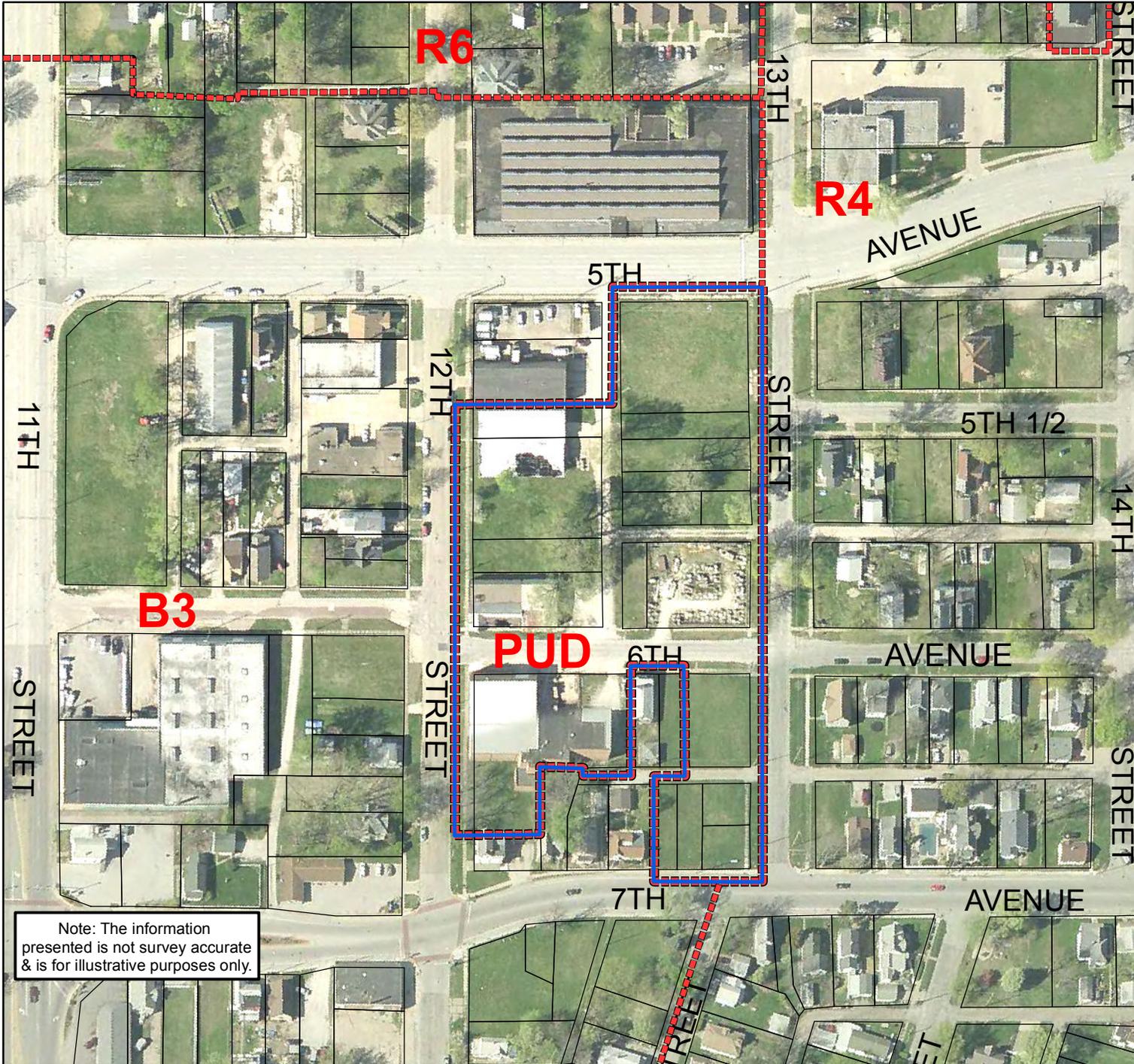


City of Rock Island

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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PLANNING COMMISSION 2013-12 Aerial

Legend

-  Parcels
-  Subject Property
-  Zoning District

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

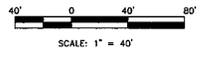
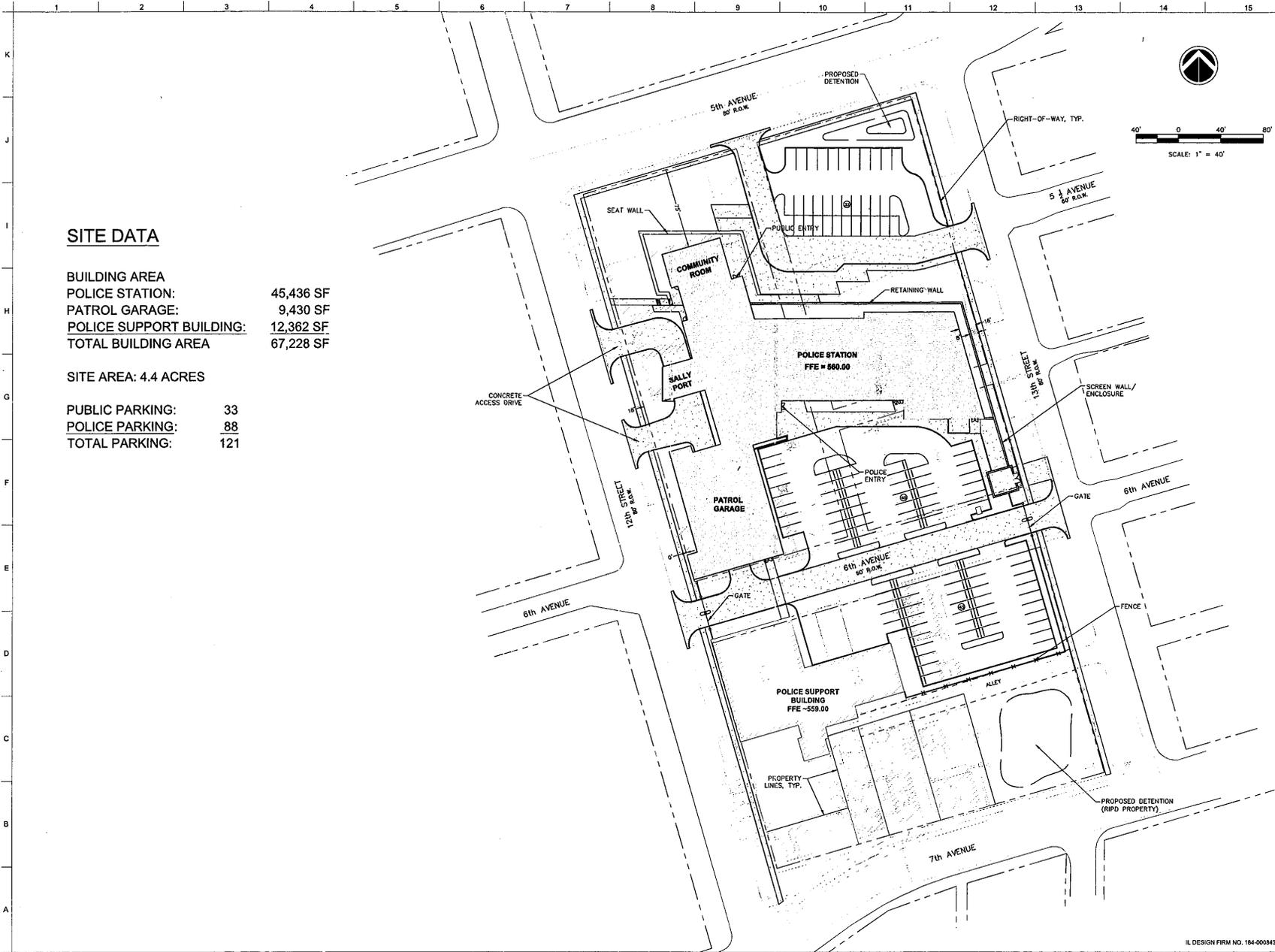


0 50 100 200 300 Feet

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SITE DATA

BUILDING AREA
 POLICE STATION: 45,436 SF
 PATROL GARAGE: 9,430 SF
 POLICE SUPPORT BUILDING: 12,362 SF
 TOTAL BUILDING AREA 67,228 SF

SITE AREA: 4.4 ACRES

PUBLIC PARKING: 33
 POLICE PARKING: 88
 TOTAL PARKING: 121

ILLINOIS
 124 Arts Alley
 Rock Island, Illinois 61201
 303-786-9119
 IOWA
 216 Emerson Place
 Suite 222
 Davenport, Iowa 52801
 563-424-7075
 www.gjda.com

PROJECT# | 1321
 McCLAREN, WILSON & LAWRIE, INC.
 PUBLIC SAFETY ARCHITECT

330 S. SUPERVILLE ROAD 4202
 DUNELTON, IL 60187
 630-966-3136

MISSMAN, INC.
 1717 STATE ST. SUITE 201
 WESTBROOK, IA 52775
 563-344-0260

KJW ENGINEERING
 CONSULTANTS
 MECHANICAL/ELECTRICAL/PLUMBING
 & STRUCTURAL
 623 28TH AVENUE
 ROCK ISLAND, ILLINOIS 61201
 309-788-0673

PARAGON COMMERCIAL
 INTERIORS, INC.
 210 EMERSON PLACE
 DUNELTON, IOWA 52801
 563-328-1611

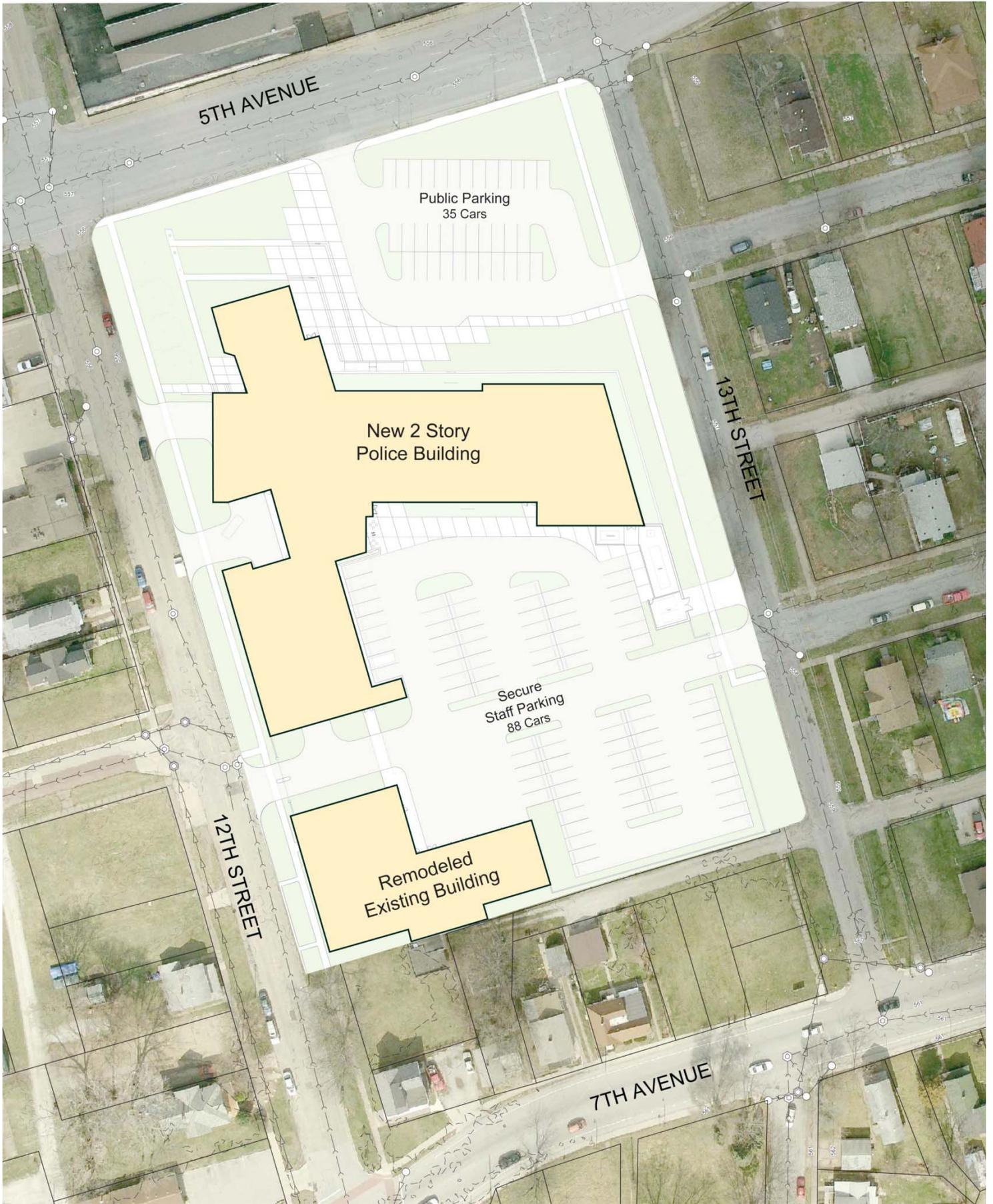
RIPD POLICE STATION
 CITY OF
 ROCK ISLAND
 ROCK ISLAND, ILLINOIS

ZONING SUBMITTAL

25 OCTOBER 2013

SHEET TITLE
 SITE PLAN

SCALE
 SHEET NUMBER
 C 1.01



Police Station Proposed Site Plan



ROCK ISLAND POLICE





ROCK ISLAND POLICE





ROCK ISLAND POLICE

