

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Comprehensive Plan Public Hearing
Date: April 3, 2014

In 2012, the City of Rock Island was awarded funding from the Illinois Department of Economic and Commercial Opportunity (the "IKE Grant") for the purpose of drafting a comprehensive plan. Vandewalle & Associates, Inc. was hired to conduct the public participation process, future land use policies and map, hazard mitigation, and to draft an economic development component of the comprehensive plan. City planning staff developed the concept and authored the comprehensive plan. Numerous work sessions, study sessions, visioning sessions, focus group meetings and finally an open house provided ample opportunities for public input on the development of the plan. The City's Planning Commission served as the Steering Committee for the plan and met monthly to review the progress of the draft and provide detailed input.

On Wednesday, April 2nd the Planning Commission held a public hearing for consideration of the City of Rock Island's first-ever citywide Comprehensive Plan. The Rock Island Economic Development Strategy plan was also reviewed and is considered a subcomponent of the Comprehensive Plan. At the public hearing, nearly two hours of public comments, questions and discussion were provided. The Planning Commissioners approved changes and revisions to the Comprehensive Plan through four separate motions after lengthy discussions on each, before unanimously recommending approval of the Comprehensive Plan to the City Council with the recommended revisions. A summary of these motions is attached to this memo, along with the items provided to the Planning Commissioners in their meeting packets and at the meeting.

The City Council's Comprehensive Plan public hearing has been scheduled for April 7th with consideration and possible adoption scheduled for April 14th. The funding grant requires that the Comprehensive Plan be adopted and transmitted to the state before April 30th.

RECOMMENDATION: Public hearing only—no action requested at this time. Planning staff will provide a resolution to Council for possible adoption of the Comprehensive Plan on April 14, 2014.

Submitted by: Jeffery A. Eder, Assistant City Manager / CED Director
Ben Griffith, Planning & Redevelopment Administrator

Approved by: Thomas Thomas, City Manager

Staff Report Community & Economic Development Department



To: Planning Commission
From: Brandy Howe, Urban Planner
Subject: Comprehensive Plan Update
Date: March 19, 2014

Staff presented the Comprehensive Plan to the City Council at a study session on Monday, March 10, 2014. The presentation included a discussion of the Planning Commission's recommended changes to the Future Land Use Map as discussed at the March 5th meeting. The proposed changes are itemized below.

1. Adjustments to the Transitional Area Overlay (TAO) in the vicinity of 18th Avenue
 - a. Reduce the western boundary of the 18th Avenue TAO so it ends at approximately 25th Street instead of 17th Street (removes the Highland Park neighborhood and City property)
 - b. Connect the 14th Avenue/30th Street TOA to the 18th Avenue TOA using alleys the as boundary in a similar manner as the 14th Avenue/38th Street connection
 - c. Add the northern portion of the lot where Washington Jr. High is located to the 18th Avenue TOA
 - d. Shrink the northern boundary of the 18th Avenue portion by 1-2 lots
2. Adjustments to the Transitional Area Overlay in the vicinity of 11th Street
 - a. Reduce the eastern boundary south of 31st Avenue to remove single-family housing on east side of 11th Street
 - b. Extend the transitional area boundary north to connect all three nodes
3. Depict "floodplain" over the northern portion of the western Andalusia Road "Employment" area in Southwest Rock Island where floodplain is known to exist
4. In addition, staff recommended that a parcel previously shown as "Institutional" east of Schwiebert Park and the Mississippi River be changed to "Urban Mixed Use"

The Council considered the proposed changes and agreed to make the following adjustments to the map: 1b, 1c, and 4. No other changes were proposed by City Council to be made to the text or maps of the Comprehensive Plan. The Future Land Use Map was updated per the Council's direction and a revised Public Hearing Draft of the Plan was placed on the project website for review by the public.

In addition to the April 2nd Planning Commission public hearing, the City Council will hold a public hearing on Monday, April 7th prior to considering the plan for adoption on April 14th. A final adopted plan is required to be submitted to the Illinois Department of Commerce and Economic Opportunity (DECO) by April 30th.

Recommendation:

Planning staff requests that the Planning Commission recommend approval to the City of Rock Island Comprehensive Plan and Rock Island Strategic Development Plan to City Council.

DIANE'S Suggestions for 'final' Comprehensive Plan for April 2, 2014

Page 33 – since it looks like the Criterium is leaving downtown (but might be back), perhaps keep it but waffle the words a bit.... “Quad Cities Criterium has been a Memorial Day weekend feature for many years.” Then continue your paragraph.

Page 40 – Douglas Park references 1840s buildings – but I am not aware of any that remain. Perhaps say something like “development of this area began as early as the 1840s,” which is probably accurate.

SOMEWHERE IN THE MAP SECTION – Add a map showing tax exempt properties. Ideally it would have two parts – one for city-owned parcels (buildings, parks, etc.) and another for privately owned parcels (churches, schools, Augustana, non-profits, etc.). There was such a map in the Arsenal Gateway area so the data is readily available.

Page 111 – under “Encourage the Creation of Neighborhood Association”... eliminate “officially designated” in the first line. There really is no official designation, these groups are just generally recognized, even though they're mostly non-profits.

INA FEW PLACES – Potentially pages 125, 129, 131 – Add reference to encouraging underground utilities (phone/cable/electric). This can help mitigate storm damage from trees falling and should be easy in a newly planned neighborhood.

Page 131 – under the Planned Neighborhood category....This isn't something to add now, but is interesting - Plainfield, a booming former small town SW of Chicago is proposing building design standards for buildings in new subdivisions. <http://www.chicagotribune.com/news/local/suburbs/plainfield/ct-committee-meeting-plainfield-tl-0227-20140225,0,1376585.story>

Perhaps this is something we could do in the future for new developments – incorporate design standards for the buildings themselves – much as we have for historic districts and historic homes.

Page 132 – Neighborhood Business Policies....could some words be added about the ability to consider hours of operation?...That's been identified as a major problem with businesses in and proximate to residential areas. When zoning is redone, that could make a big difference in how people accept certain 'neighborhood' businesses.

IN THE SECTION ON Transitional Areas-- ALLEYS are maintained and paved not by the city but by the adjacent property owners. I seems unfair to ask residential users to pay for high intensity commercial use of 'their' alley. As an example, the alley to the west of Walgreens on 18th Avenue has a single residential user, but the alley is used a lot by Walgreens traffic – as well as KFC. When it inevitably needs resurfacing, that residential user shouldn't have to pay a thing. Most residential paved alleys are over 100 years old and still in good condition. Add some words about shared alley maintenance.

THROUGHOUT THE SECTION on Transitional Areas, there are POLICIES ABOUT SERVICE VEHICLES not blocking the alley. However it should also be emphasized that these areas should be especially buffered from residential areas. This was a major issue for the Audubon/Fareway opponents.

PAGE 148 – Should potential overlay districts be expanded to include residential areas? This could be appropriate for historic residential areas or areas of special architectural interest.

Page 150 – The 18th Avenue transitional area should end at 25th Street and stop just short of 17th Avenue as we agreed last month.

Page 157-160 – HPC and RIPS are listed but don't have any responsibilities. Also “city” is listed under responsibilities, but no department is singled out. Neighborhood Partners could be helpful in some categories.

To the members of the Planning Commission;

We would like to discuss the issue of the 18th Ave. Transitional Area of the Future Land Use Plan in the Comprehensive Plan being considered currently. The map has the transitional area noted as; 'where land uses may potentially transition from existing use (e.g. residential) to commercial use over time. Then it has the location designated running from 30th St. to 20th /17th St. and encompassing the block from 18th Ave to 17th Ave. We have concern with this designation and would like the planning commission and the City council to reconsider and modify this transitional designation.

When we inquired as to why the transition area encompassed the entire block between 18th Ave. and 17th Ave. our understanding from the answer was that it utilizes 17th Ave. to become an established divider, just as the plan utilizes the alley way on the south side of 18th Ave. as the divider between residential and business.

I would like to point out that establishing the 18th Ave transitional area, it's easy to draw a line straight across a street, but we would prefer that you take a closer look at this location and evaluate the impact it has in doing so. When you look at this location North of 18th Ave. the majority of the business located there are 1-2 lots deep in area, with the exception of the Walgreens/KFC block, located at a major intersection of 30th St. and 18th Ave. and including multiple exit/entrance locations on to major roadways. To allow this transitional area to encompass the entire blocks between 18th Ave. and 17th Ave. would have gross impacts on the surrounding establish neighborhoods as well as the impact to 18th Ave traffic. To allow large business along the 18th Ave. is asking to increase the traffic, which then we ask where will the traffic go?

As a resident of this area I can vouch for the 18th Ave. traffic how it impacts the ability to enter and exit the Hy-Vee establishment. And how Hy-Vee has the exit south on to the residential street, which surely impacts the quality of life of the residents there. Placing large establishments throughout and establish neighborhood impacts the quality of life, the traffic, noise and all the residential ordinances. Large businesses should be kept at major intersections.

The 18th Ave is not an Ave of the Cities like in Moline, but it appears that to continue to increase large business to this location would increase the traffic. When the Wal-Mart plans came out it was thought that the 11th street hub was to become the retail focus of Rock Island.

Another reason to limit the depth of the transitional area on the north side of 18th Ave. to 1-2 lots deep, is because the majority of the establish business already fit this model and if the city intends to continue to develop along 18th Ave. businesses of this size are less invasive to the established neighborhood. And it would be in keeping with the size of the purposed transitional area to the south side that has limited depth of 1-2 lots.

The transitional area overlay notes that it is intended to 'protect the integrity of adjoining residential neighborhoods by providing adequate screen and buffering mechanisms to separate

commercial uses from residential uses.' Expanding the transitional area to 17th Ave. appears to increase the potential for large commercial businesses to develop into the surrounding neighborhood, vs. small or neighborhood business to develop in keeping with the current established business and neighborhood. It appears that by approving this 1 block depth it actually may create the opposite of protecting the surrounding residential area.

A few notes: When we sat through the planning commissions' discussion about whether to recommend the zoning of a large business and its intended zoning change on the 18th Ave. that would extend to 17th Ave. while not being at a major intersection these were some of the points brought up.

Although there was focus and intention to increase business on 18th Ave, the intention was for businesses not at major intersection to only be 1-2 lots deep as to decrease the impact to established neighborhoods, that were are references mentioned that noted allowing commercial/business into residential areas has shown increases the crime in the residential location (we believe the planning commission was provided with a copy of those articles during the public meeting).

We are asking you to reconsider and amend this transitional location to only be 1-2 lots deep on the north side of 18th Ave.

Thank you for your time,

Andrea Gaeta and Shawn Verheaghe

remfanatic@aol.com

**City of Rock Island
 Planning Commission Comprehensive Plan Public Hearing
 Wednesday, April 2, 2014
 Sign-In Sheet**

*** Please Print Clearly! ***

Name	Address	Phone Number
ELIZABETH DELONG	1627-27TH STREET	
JASON & BONNIE TENAMOR	1628 22ND ST.	
John Phillips	2910 22 1/2 Ave RT	
Sue Swords	1620-22 ND Street	
Linda Anderson	1718-21 ST St.	
Andrea Gault	2630 16 TH Ave.	
Ellen Martin	1626-27 TH St	

*** Please Print Clearly! ***

**MOTIONS TO REVISE AND APPROVE THE PROPOSED COMPREHENSIVE PLAN
BY THE ROCK ISLAND PLANNING COMMISSION AT THEIR PUBLIC HEARING
OF WEDNESDAY, APRIL 2, 2014**

Motion #1

Commissioner Lopez made a motion to amend three portions of the text of the draft Comprehensive Plan as proposed by Commissioner Oestreich's list as follows:

1. Page 33 – since it looks like the Criterium is leaving downtown (but might be back), perhaps keep it but waffle the words a bit.... “Quad Cities Criterium has been a Memorial Day weekend feature for many years.” Then continue your paragraph.
2. Page 40 – Douglas Park references 1840s buildings – but I am not aware of any that remain. Perhaps say something like “development of this area began as early as the 1840s,” which is probably accurate.
3. Page 111 – under “Encourage the Creation of Neighborhood Association”... eliminate “officially designated” in the first line. There really is no official designation, these groups are just generally recognized, even though they're mostly non-profits.

The motion was seconded by Commissioner Nolan and unanimously approved by the Planning Commission.

Motion #2

Commissioner Peterson made a motion to remove the Highland Park Historic District from the Transitional Overlay Area on the proposed future land use map with the revised boundary running along the north side of 18th Avenue from 17th Street to 24th Street. The motion was seconded by Commissioner Tyler-Jamison and unanimously approved by the Planning Commission.

Motion #3

Commissioner Moline made a motion to move the northern boundary of the Transitional Overlay Area along 18th Avenue to three (3) lots deep, except for the former Audubon School site, existing commercial uses and houses, or if there is a large, single lot. The motion was seconded by Commissioner Creger and Vice-Chairman asked for a roll-call vote. The motion was approved 8—1 with Commissioner Lopez opposed.

Motion #4

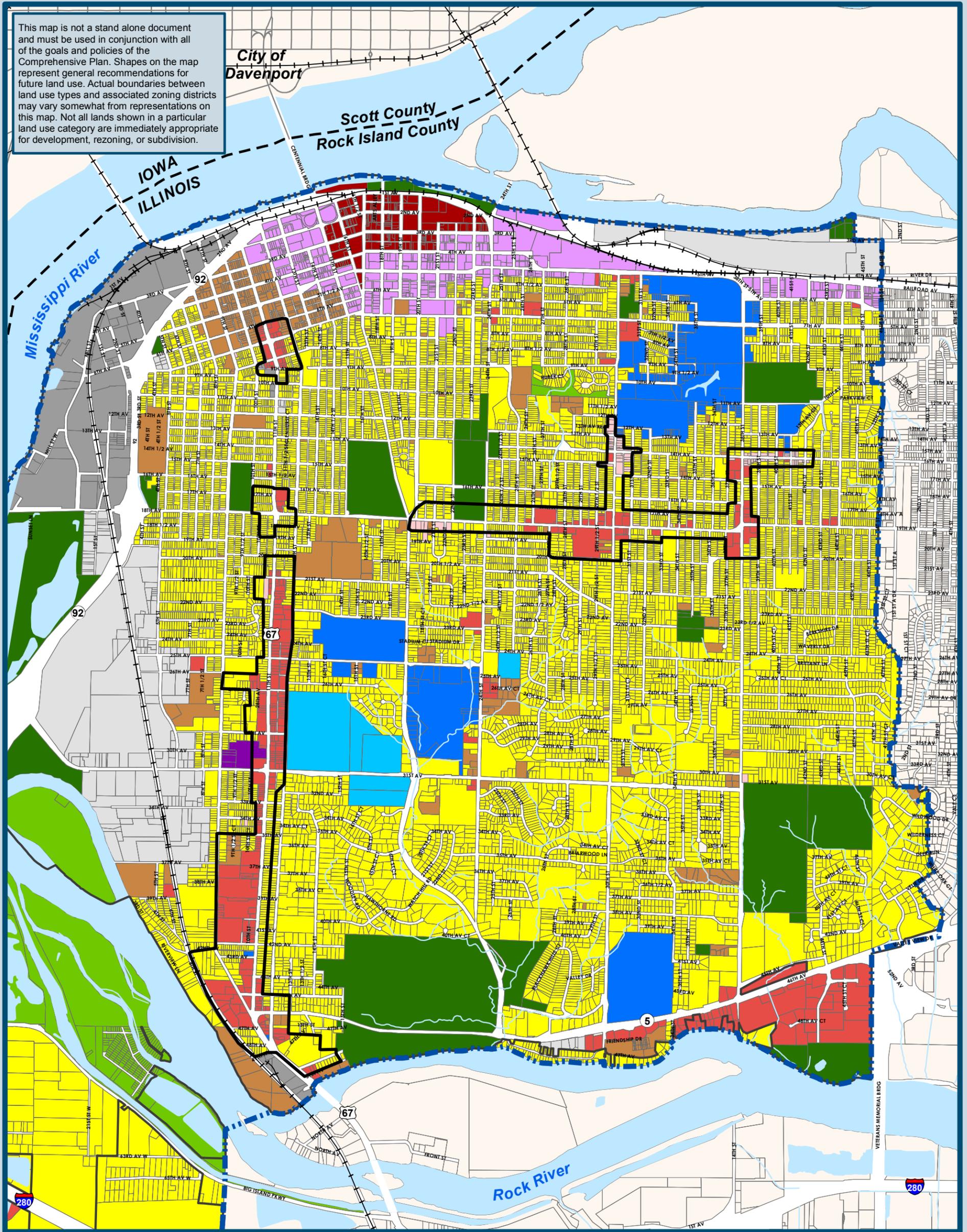
Commissioner Moline made a motion to revise the proposed future land use map designations for the two large parcels on the north side of Andalusia Road from “Employment” to

“Agricultural/Rural” or “Conservation and Open Space.” Commissioner Peterson seconded the motion. After discussion, Commissioner Moline revised his motion to designate the parcels “Agricultural/Rural” since it is reflective of the current use. Commissioner Peterson seconded the revised motion. After further discussion, Vice-Chairman called for a vote. The motion was approved 7—2 with Commissioners Lopez and Tyler-Jamison opposed.

Motion to Recommend Approval of the Comprehensive Plan

Commissioner Peterson made a motion to recommend to the City Council approval of the Comprehensive Plan with revisions as approved earlier in the meeting by the Planning Commission. The motion was seconded by Commissioner Creger and unanimously approved by the Planning Commission.

This map is not a stand alone document and must be used in conjunction with all of the goals and policies of the Comprehensive Plan. Shapes on the map represent general recommendations for future land use. Actual boundaries between land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a particular land use category are immediately appropriate for development, rezoning, or subdivision.



Map 8a: Future Land Use - North

- | | | |
|----------------------------|---------------------------|-----------------------------|
| Planning Area | Neighborhood Business | Institutional Campus |
| City of Rock Island | Community Business | Cemetery |
| Land Use Categories | Downtown | Parks and Recreation |
| Conservation Neighborhood | Urban Mixed Use | Conservation and Open Space |
| Single Family Residential | Planned Mixed Use | Agriculture/Rural |
| Mixed Residential | Employment | |
| Planned Neighborhood | Industrial | |
| | Transitional Area Overlay | |



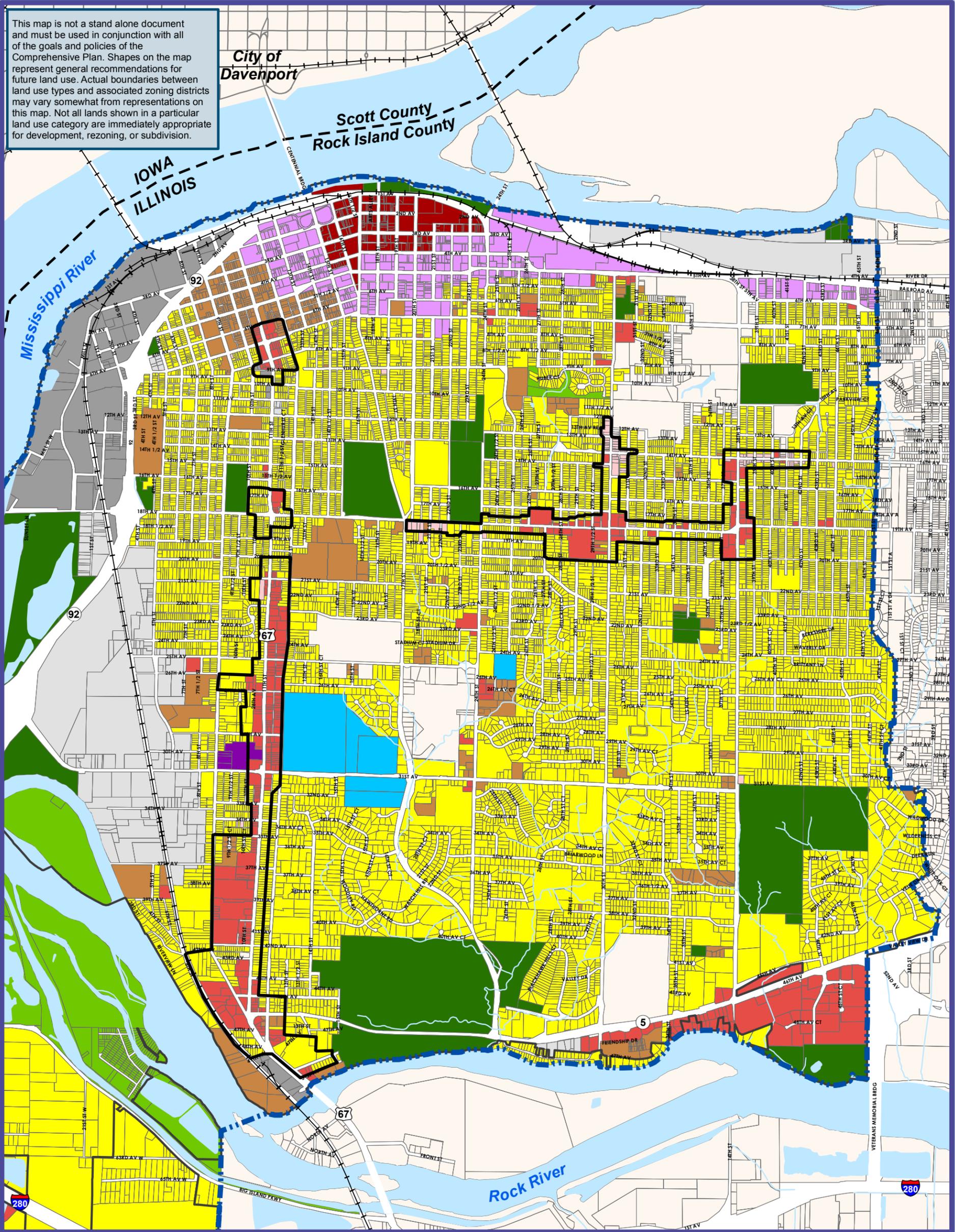
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Sources: City of Rock Island, Rock Island County GIS, Iowa DOT, and Vandewalle & Associates
Draft: March 11, 2014

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| Planned Neighborhood | Industrial | |
| | Transitional Area Overlay | |

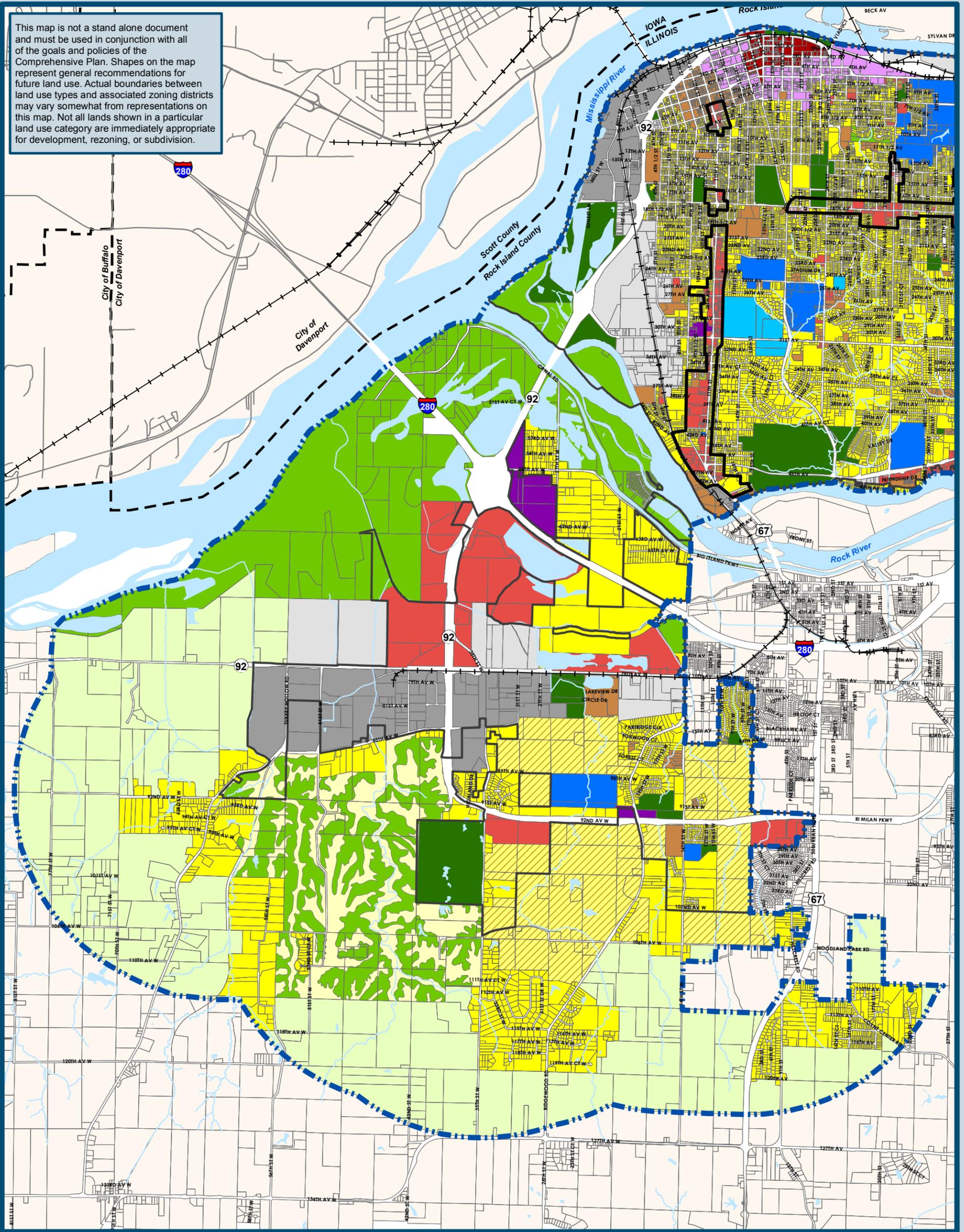
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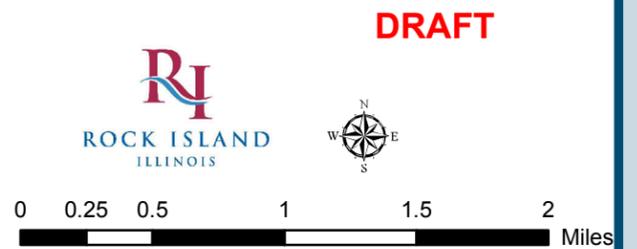
Revised on April 2, 2014

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Map 8b: Future Land Use - Southwest

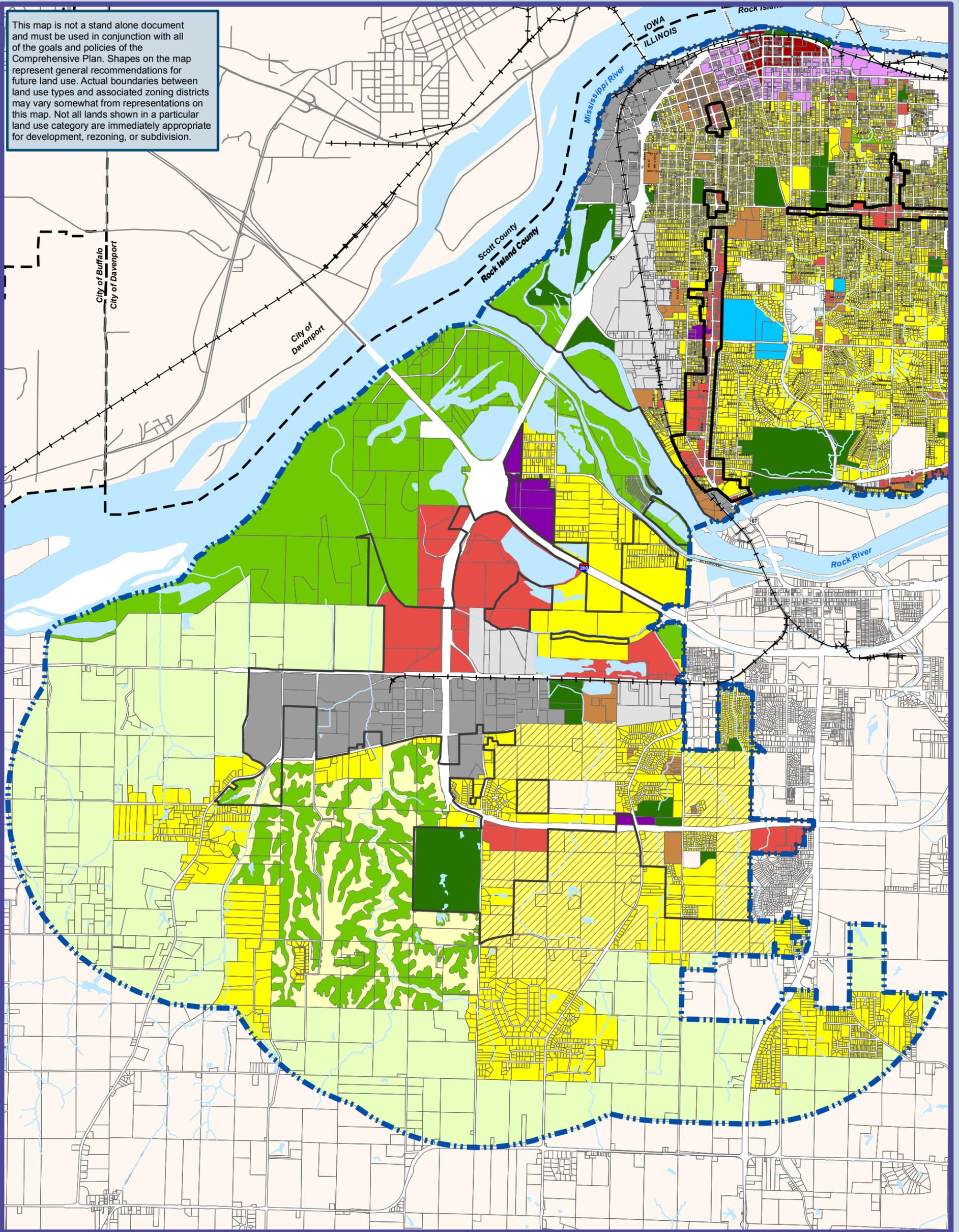
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Sources: City of Rock Island, Rock Island County GIS, Iowa DOT, and Vandewalle & Associates
Draft: March 11, 2014

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Map 8b: Future Land Use - Southwest

- | | | |
|----------------------------|---------------------------|-----------------------------|
| Planning Area | Neighborhood Business | Institutional Campus |
| City of Rock Island | Community Business | Cemetery |
| Land Use Categories | Downtown | Parks and Recreation |
| Conservation Neighborhood | Urban Mixed Use | Conservation and Open Space |
| Single Family Residential | Planned Mixed Use | Agriculture/Rural |
| Mixed Residential | Employment | |
| Planned Neighborhood | Industrial | |
| | Transitional Area Overlay | |

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Sources: City of Rock Island, Rock Island County GIS, Iowa DOT, and Vandewalle & Associates
Draft: April 3, 2014

Revised on April 2, 2014