

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Rezoning request for 7830 Centennial Expressway  
**Date:** June 5, 2014

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At its June 4, 2014 meeting, the Planning Commission considered a request from the Rock Island Congregation of Jehovah's Witnesses for a rezoning from I-2 (general industrial) district to B-4 (highway business) district at approximately 7830 Centennial Expressway (Rock Island Parkway). The proposal is to construct a church on the site. Industrial zoning does not identify a church as a permitted use. Churches are identified as permitted uses in all business zoning districts and R-4, R-5 and R-6 residential zoning districts.

Public Hearing Comments:

Mr. Jens Friedrichsen, 1428 Freeport Place in Bettendorf, Iowa, spoke representing the applicant. He cited the benefits of the property for the church as being: 1) good visible location that was easy to find and get to; 2) large enough property to accommodate parking needs; 3) compatibility with adjacent land use due to large buffers because of wide roadways to the north and east and a high wire power line easement to the south and 4) the church building would be useable for other adaptive re-use as an office or business location in the future due to the design of the structure.

Planning Commission Comments & Recommendation:

The Planning Commission discussed the merits of the request during its deliberation. A majority stated that since the site has been undeveloped for a long period of time it is good to have some type of development on the site. These Commissioners also indicated that the church use would not interfere with existing industrial development in the area due to the difference in hours of operation (e.g. industrial uses would be in operation during the weekday and the church would hold services on Sundays and have evening activities during the week. Commission members also cited that they were supportive of the church looking to relocate in Rock Island and that they likely looked for other sites in the city, but had not found sites to meet their needs.

Other Commissioners cited the recently approved Comprehensive Plan and Future Land Use Map and expressed their support to maintain the Plan's land use policies to maintain industrial land use and zoning in the area. Comments were also made citing that churches are mainly a destination use and that it would not need to be located along high traffic corridor at a visible corner location. The Planning Commission voted six to three (6-3) to recommend approval of the rezoning request to the City Council because the proposed use and zoning would be compatible with adjacent land use and zoning.

**Recommendation:** Planning staff recommends denial of the rezoning because the recently approved Comprehensive Plan Future Land Use Map identifies industrial land use for the site and adjacent properties and the proposed use will not be compatible with existing and potential industrial uses in the industrial park and adjacent industrial areas.

**Submitted by:** Alan Fries, Urban Planner II  
Ben Griffith, AICP, Planning & Redevelopment Administrator  
Jeffery A. Eder, Assistant City Manager / CED Director

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**Approved by:** Thomas Thomas, City Manager

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: May 21, 2014

Subject: Case #2014-04- Request for Rezoning from I-2 (general industrial) district to B-4 (highway/intensive business) district at approximately 7830 Centennial Expressway (Rock Island Parkway).

The Rock Island Congregation of Jehovah Witnesses has filed an application for a rezoning from I-2 (general industrial) district to B-4 (highway/intensive business) district at approximately 7830 Centennial Expressway (Rock Island Parkway). The proposal is to construct a church on the site. Industrial zoning does not identify a church as a permitted use. Churches are identified as permitted uses in all business zoning districts and R-4, R-5 and R-6 residential zoning districts.

### Size of Property to be Rezoned:

186.37' x 106.24' x 135' x 233.68' 248.19' x 61' x 53.6' x 421.65' (117,733 square feet, or 2.71 acres).

### Existing Land Use:

The site is currently undeveloped.

North: Undeveloped site, zoned I-2.

East: Construction business, zoned I-2.

South: Undeveloped site, zoned I-2.

West: Undeveloped sites, zoned I-2 and B-4.

### Zoning History

None.

### Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies industrial land use for the site. All previous future land use maps including the approved 2000 Southwest Rock Island Plan identify the site and adjacent properties as industrial land use.

### Access:

The site is located at the southwest corner of 78<sup>th</sup> Avenue West (Andalusia Road) and the Centennial Expressway (Rock Island Parkway), but does not propose any access points off of these roadways. Access will be from 79<sup>th</sup> Avenue West.

### Physical Characteristics:

The site is generally flat and slightly lower than 78<sup>th</sup> Avenue West.

### Site Development:

The church has submitted a conceptual site plan identifying a 5,356 square foot, one-story church structure, an accessory structure for lawn and other equipment and a 79 space parking lot. The design of the church will be similar to another church recently constructed off John Deere Road in Moline (see photos).

As previously stated access will be from 79<sup>th</sup> Avenue West to the south of the building. Church attendees and/or visitors will need to turn into the industrial park from the Rock Island Parkway or Andalusia Road to have access to the church. The proposed church structure will be setback 20 feet from the west property line and the front yard setbacks on the north and east will be considerable. The proposed structure meets the setback standards for a B-4 zoned property (20 foot front yard and ten foot rear yard setback).

Analysis:

The subject lot is part of the Centennial Industrial Park, platted on March 30, 1994. Only two of the six platted lots are developed. The city expanded and annexed properties in Southwest Rock Island beginning in the 1960's. This expansion allowed for the development of larger parcels for industrial development and future subdivisions for residential development. As more residences would be constructed the plan was for commercial development to also be located in Rock Island to supplement existing commercial development in Milan. Plans for Southwest Rock Island have always identified the 78<sup>th</sup> Avenue West (Andalusia Road) corridor as primarily industrial land use and zoning. Residential development has occurred further to the south as the topography of the area changes.

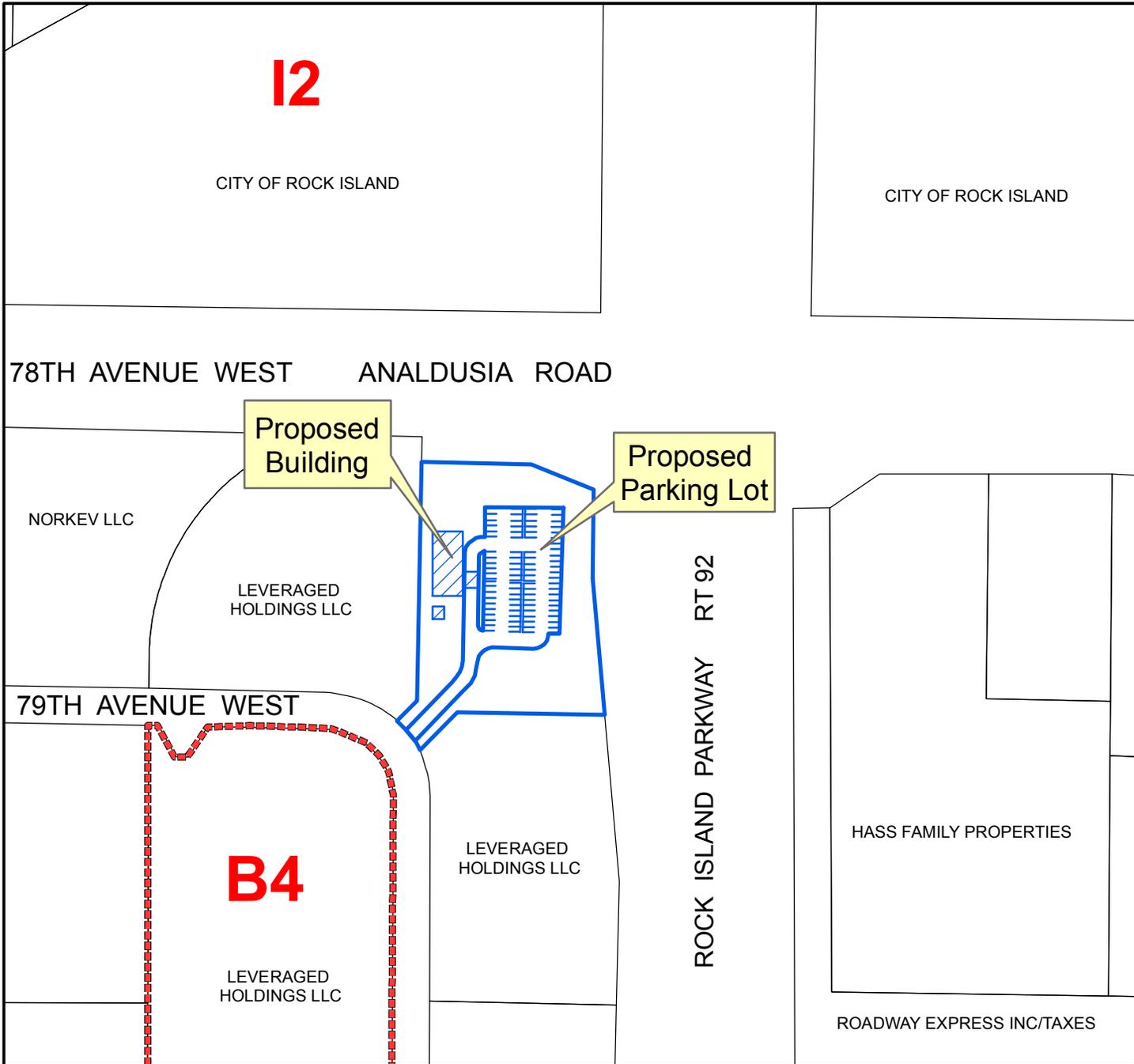
As previously stated industrial zoning (I-1 and I-1 zoning districts) does not allow for churches as permitted uses. Staff has surveyed industrial zoned properties in the city and determined that there are no churches, or other institutional uses, located in existing industrial zoned parcels. The definition of the I-2 (general industrial) district in the Zoning Ordinance states it "is intended to provide for large scale manufacturing facilities not otherwise permitted [in the I-1, {light industrial} district] which have *potential significant external impacts on adjacent properties*". The list of permitted uses in the I-2 zoning district identifies many uses that could have significant impact on adjacent non-industrial uses.

Staff believes that the proposed use would not be compatible with industrial adjacent uses. Also, more intense impact, or heavy, industrial uses could locate adjacent to the church and that would have a negative impact on the church use. Southwest Rock Island still has many areas of undeveloped land with residential zoning appropriate for a church or other religious uses. Two recent religious uses that have located in or adjacent to these existing residential areas are the Hindu Temple, located at 9801 14<sup>th</sup> Street West, and the monastery and retreat center for the Sisters of the Order of St. Benedict, located at 2100 88<sup>th</sup> Avenue West.

Recommendation:

Staff recommends denial of the rezoning because the recently approved Comprehensive Plan Future Land Use Map identifies industrial land use for the site and adjacent properties and the proposed use will not be compatible with existing and potential industrial uses in the industrial park and adjacent industrial areas.

# PLANNING COMMISSION



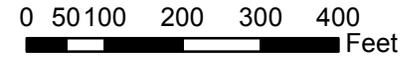
## PLANNING COMMISSION

**2014-4**

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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

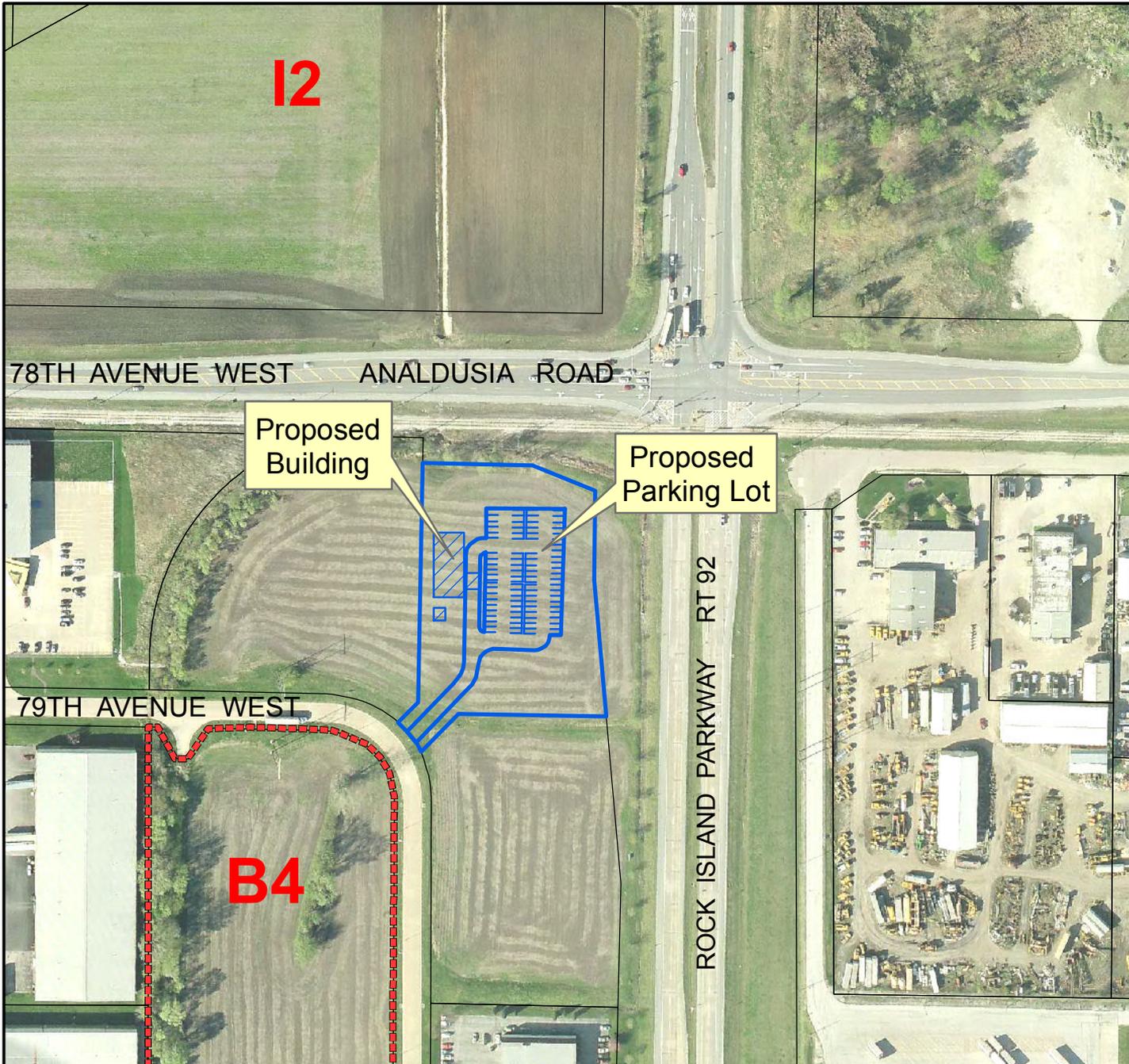


## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# PLANNING COMMISSION



## PLANNING COMMISSION 2014-4 Aerial

-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300 400  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



40th St. W

6-1/2 PCC

5-1/2 PCC

Storage

HC

HC

103'

Bldg.

52'

Carport

HC

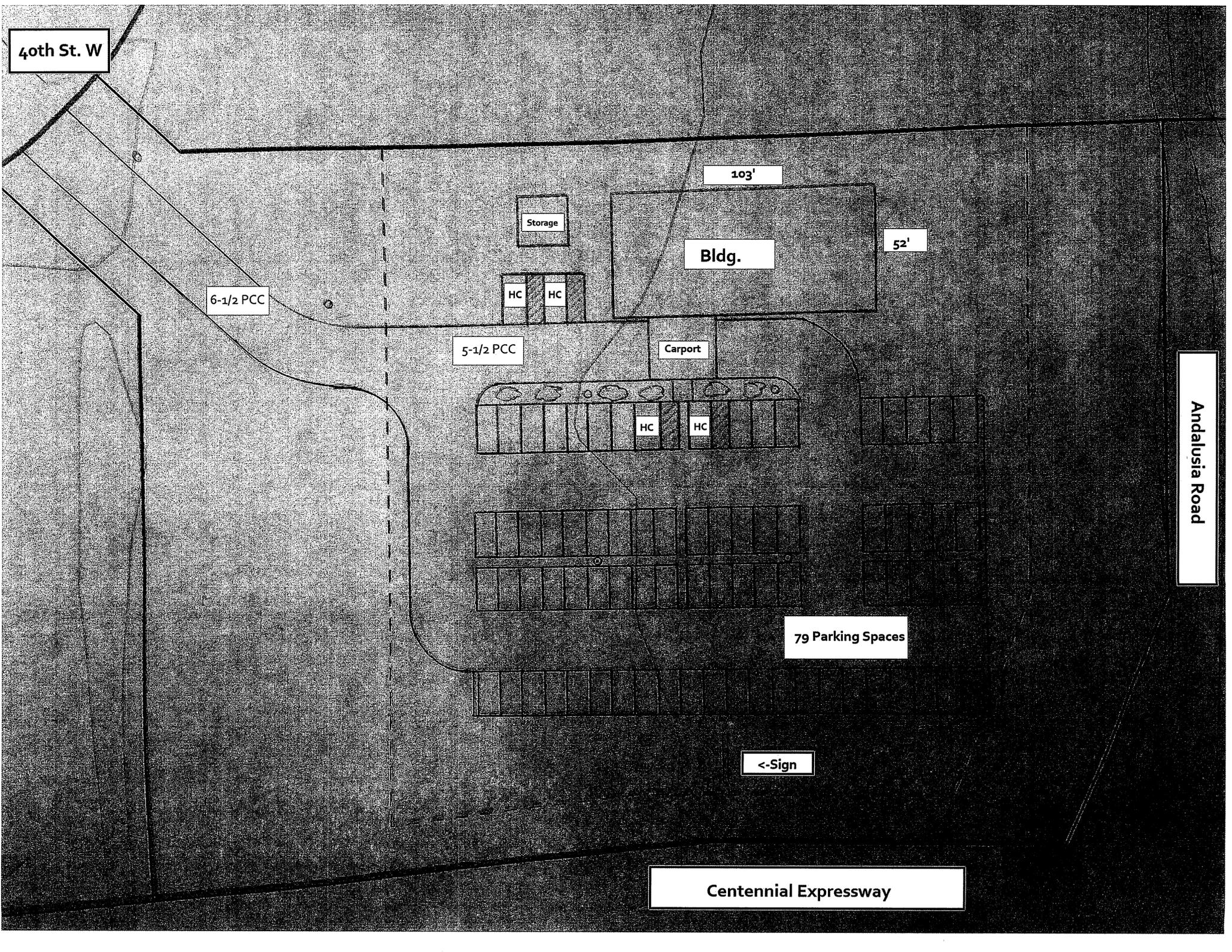
HC

79 Parking Spaces

<-Sign

Centennial Expressway

Andalusia Road



KINGDOM HALL OF  
JEHOVAH'S WITNESSES  
SALÓN DEL REINO DE LOS  
TESTIGOS DE JEHOVÁ



