

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning request for 2436 – 24th Street
Date: July 3, 2014

At its July 2, 2014 meeting, the Planning Commission considered a request from Mr. Daniel Raney for a rezoning from R-3 (one and two family residence) district to O-1 (office) district for 2436 – 24th Street, located at the southwest corner of 24th Street and 25th Avenue. The applicant has no immediate plans to develop the property, but to make it available for office development in the future. The Future Land Use Map in City's Comprehensive Plan identifies "Institutional Campus" land use for the Trinity (Unity Point) Medical Center campus, the subject property and adjacent parcels. The proposed rezoning would be consistent with the goals, objectives and policies found in the City's Comprehensive Plan.

Public Hearing Comments:

The applicant was unable to attend the public hearing due to the passing of his father-in-law. There were no members of the public in attendance and no public comments were received.

Planning Commission Comments & Recommendation:

The Planning Commission discussed the merits of the request during its deliberation. They noted that the property had been for sale a very long time and there were concerns about how the property would be developed due to the topography. There were also concerns about rezoning property with the hope that development will follow, noting that the proposed rezoning would be consistent with the Future Land Use Map. After a short discussion and with no comments received from the public, the Planning Commission voted unanimously (6-0) 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 approval of the rezoning because the recently approved Comprehensive Plan Future Land Use Map identifies "Institutional Campus" use for the site and adjacent properties to the west and south.

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

Approved by: Thomas Thomas, City Manager

STAFF REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: July 2, 2014

Subject: Case #2014-05- Request for Rezoning from R-3 (one and two family residence) district to O-1 (office) district at 2436 24th Street.

Daniel Raney has filed an application for a rezoning from R-3 (one and two family residence) district to O-1 (office) district at 2436 24th Street. Mr. Raney indicates he recently purchased the property and was not informed by a realtor that it was residentially zoned (there has been zoning enforcement action on the property in the past with an illegal business being operated out of then property). Mr. Raney intends to develop the property into an office use, but does not have a specific prospect and/or site plan for the development. Currently, there is a vacant single family residence on the site.

Size of Property to be Rezoned:

150' x 70' x 194' x 20' x 80' x 114' (24,036 square feet).

Existing Land Use: The site is currently occupied by a vacant single family residence, detached garage and gravel parking area.

North: Convenience store, zoned B-1.

East: Mid American Energy facility, zoned R-3.

South: Single family residence, zoned R-3.

West: Single family residence, zoned R-2.

Zoning History

None.

Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies "Institutional Campus" land use for the site.

Access:

The site is located at the southwest corner of 24th Street and 25th Avenue. It has access to both streets (there is an existing driveway off of 25th Avenue).

Physical Characteristics:

The site slopes down approximately 30 feet into a ravine in the west and south of the property.

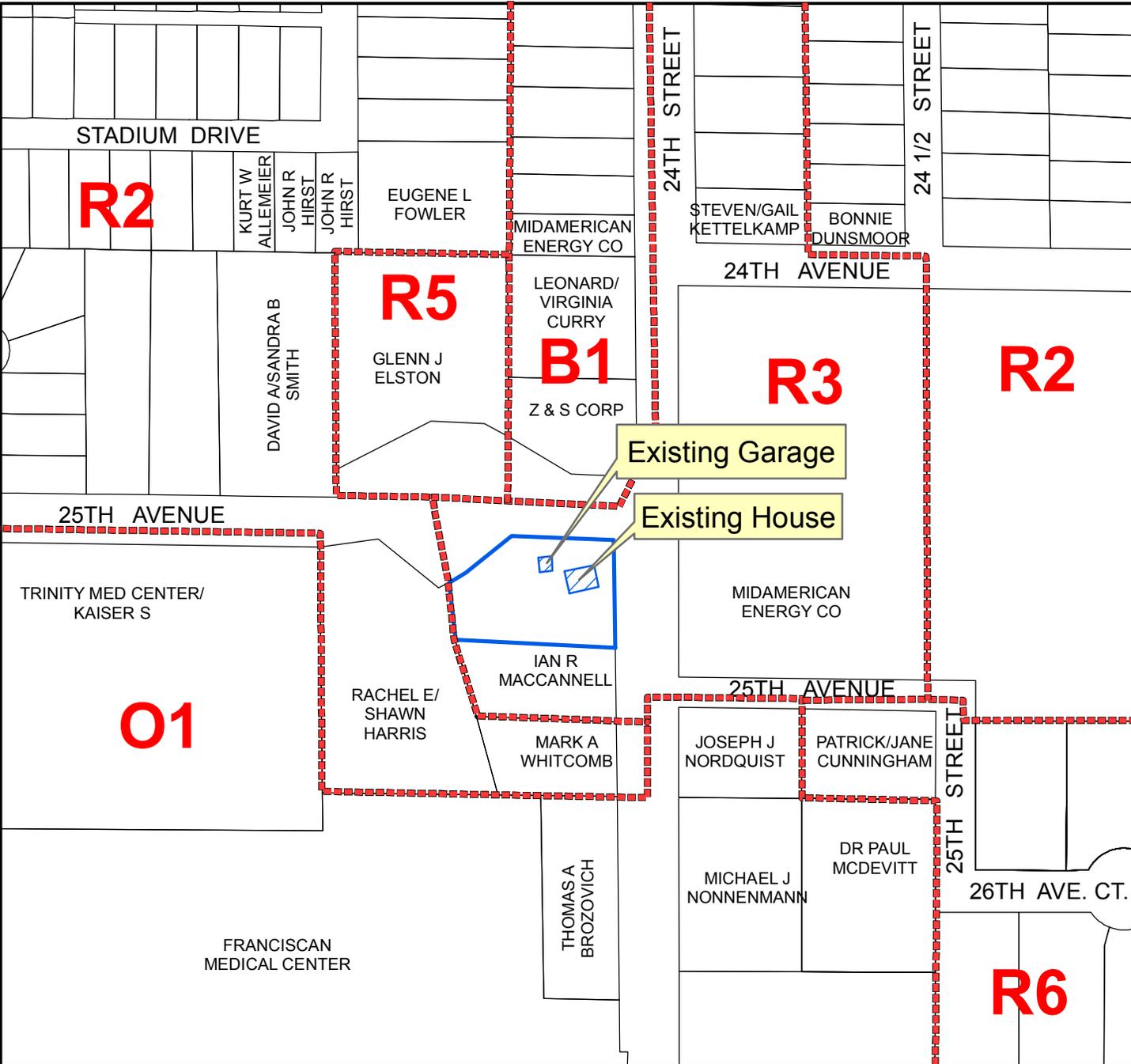
Analysis:

The applicant does not intend to do anything to the existing residence at this time, but intends to make the property available for office development in the future. The Comprehensive Plan identifies “Institutional Campus” land use for the Trinity Medical Center Campus and nursing school properties to the west and southwest and the County offices to the west of the subject site. The Plan also identifies “Institutional Campus” land use for the two residential properties to the south of the subject property. Staff believes that it is reasonable to rezone the subject property to office zoning. Future development would be reviewed through an administrative site plan review process. Any site variances would be considered by the Board of Zoning Appeals.

Recommendation:

Staff recommends approval of the rezoning because the recently approved Comprehensive Plan Future Land Use Map identifies “Institutional Campus” land use for the site and adjacent properties to the west and south.

PLANNING COMMISSION



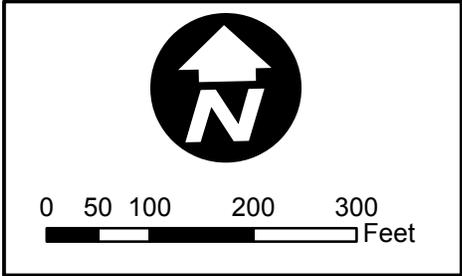
PLANNING COMMISSION
2014-5

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

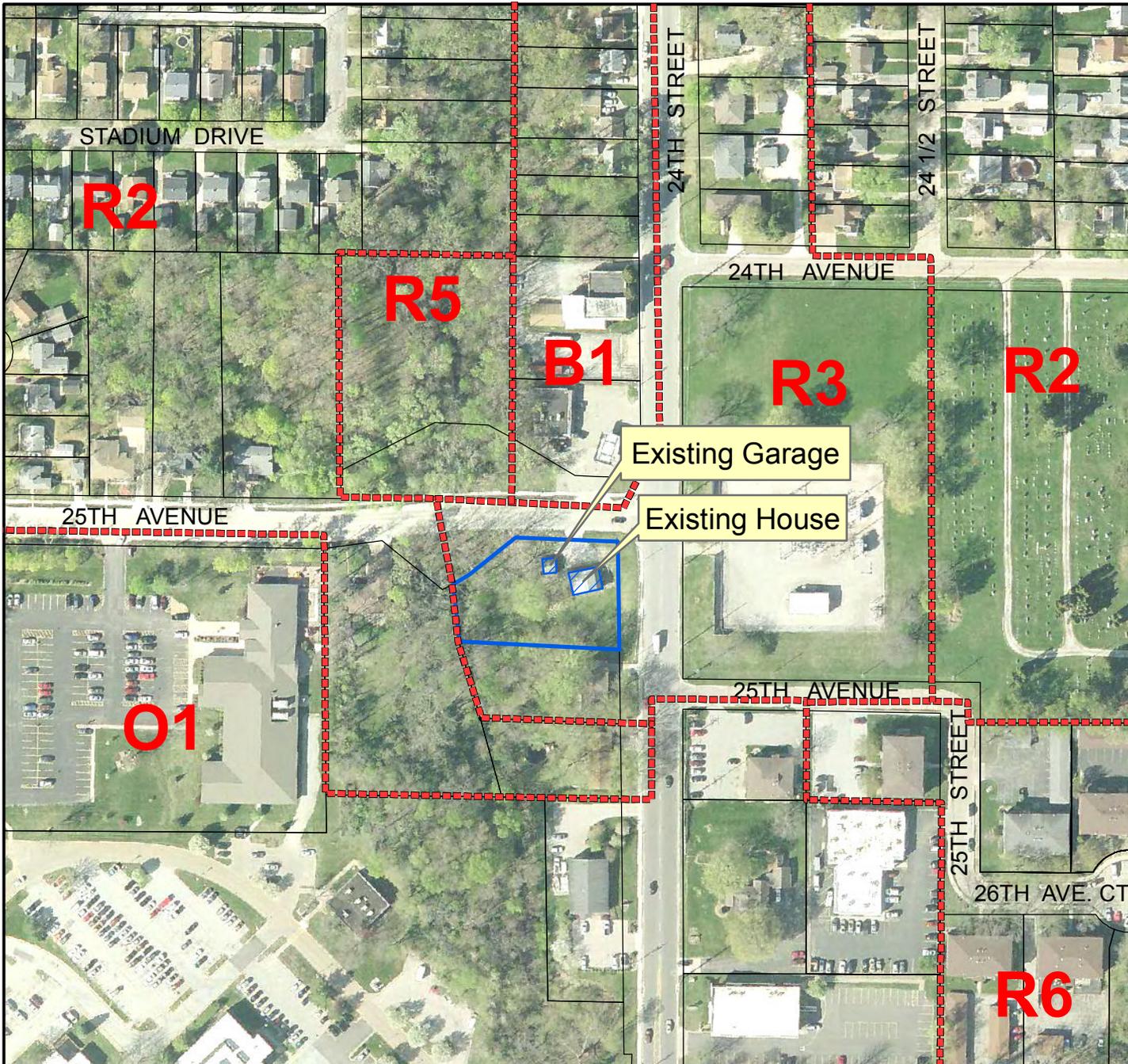
APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



PLANNING COMMISSION 2014-5 Aerial

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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



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