

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Alley Vacation North of 6th Avenue
Between 40th and 42nd Streets (LRC 6th Avenue Retail)
Date: November 6, 2014**



LRC Real Estate is requesting the City vacate a north/south alley between 40th and 42nd Streets and 5th and 6th Avenues in order to construct an approximate 8,065 square foot retail structure on a development site at approximately 4017 6th Avenue (see attached vacation and rezoning maps). The development site is proposed to be rezoned from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district (see rezoning report from Planning Commission). There is also a pending final plat of subdivision request before the City Council for the development site (see final plat of subdivision report). LRC currently owns all the property on both sides of the alley.

Analysis of Impact:

Staff contacted the Public Works, Fire and Police Departments for an analysis of the request. No objections were received. There are overhead utility lines along the alley that would need to be relocated when the proposed retail site is developed. The property owner/developer would be responsible to relocate the utility lines for the area within the development site. Until the site is developed a utility easement for the overhead utility lines should be incorporated into the vacation ordinance.

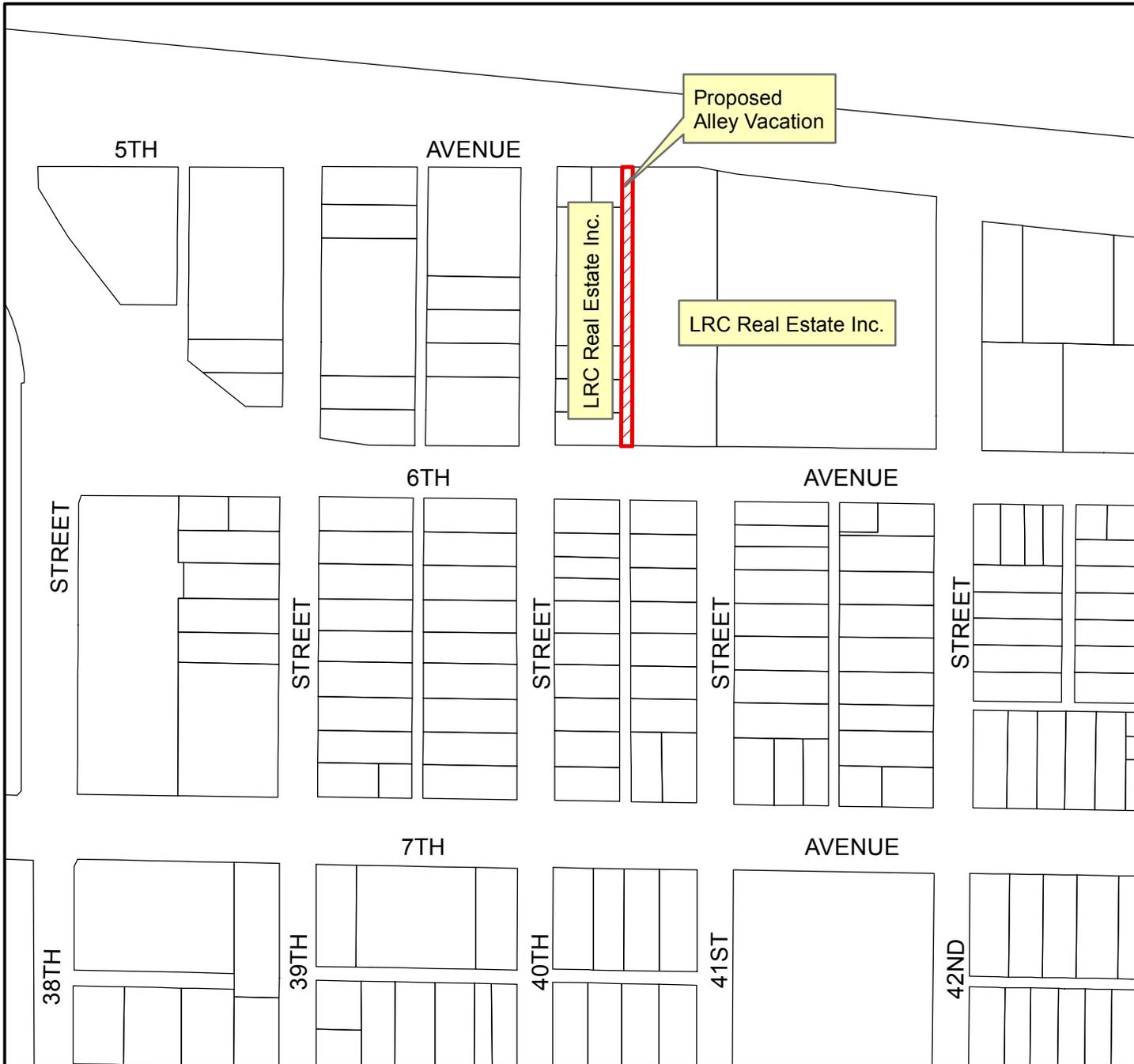
Recommendation:

That the City Attorney be directed to draft an ordinance vacating the north/south alley between 40th and 42nd Streets and 5th and 6th Avenues, subject to City Council approval of the rezoning and final plat of subdivision for the development site and maintain a utility easement until the site is developed.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Assistant City Manager/CED Director**

Approved by: Thomas Thomas, City Manager

VACATION LOCATION MAP



VACATION LOCATION MAP

**Alley By
LRC Real Estate Inc.**

Legend

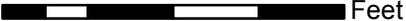
 Parcels

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



VACATION LOCATION MAP



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Legend

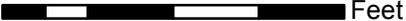
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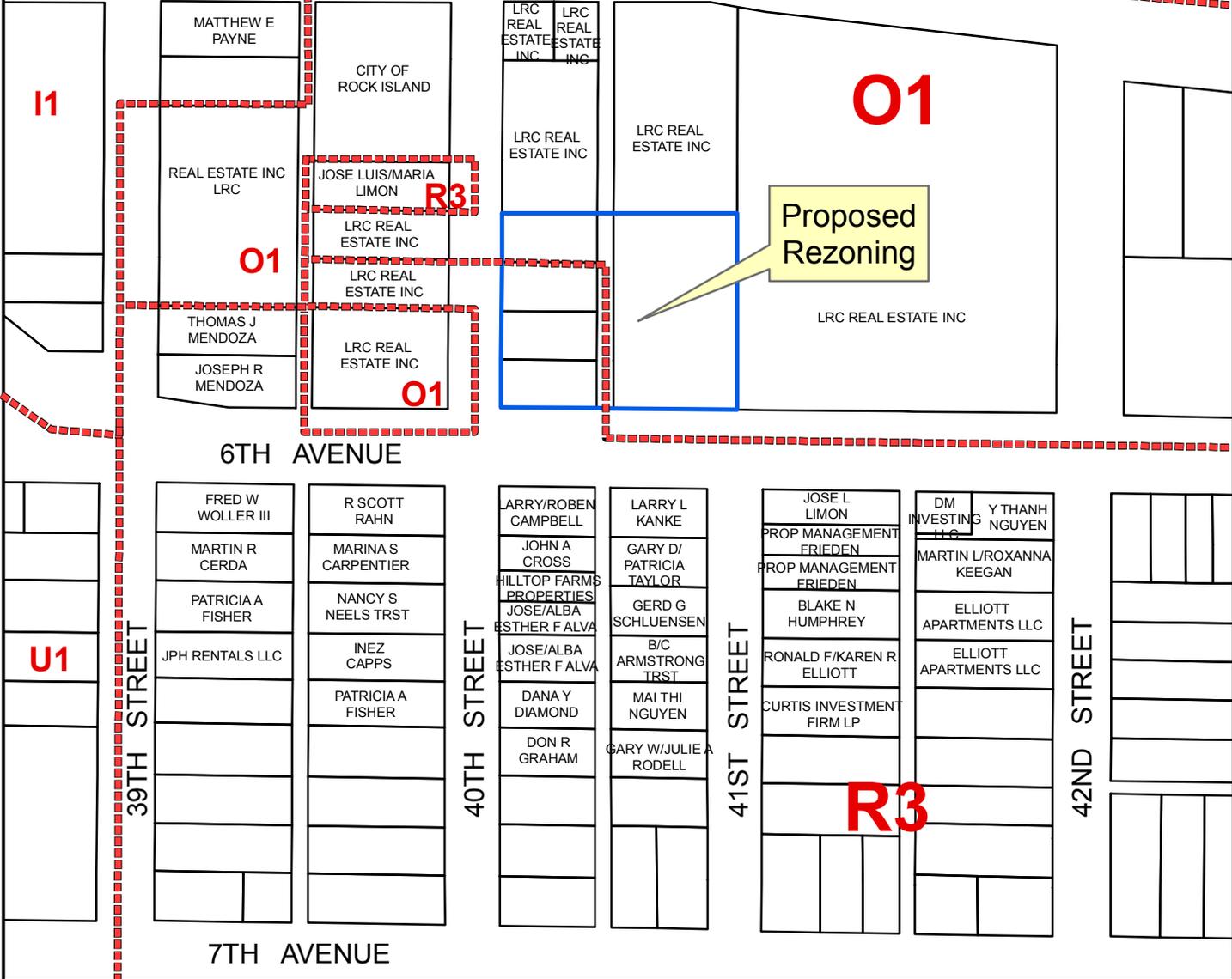


PLANNING COMMISSION

LRC DEVELOPERS

I1

5TH AVENUE



PLANNING COMMISSION 2014-8

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300
Feet

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