

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Rezoning request for approximately 4017 6<sup>th</sup> Avenue  
**Date:** November 6, 2014

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At its November 5, 2014 meeting, the Planning Commission considered a request from LRC Real Estate, Inc. for a rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue. The applicant is creating a development site to construct a proposed 8,065 square-foot commercial retail structure. A minor plat of subdivision and alley vacation request are also required (see reports to Council on these two requests). The Future Land Use Map in City's Comprehensive Plan identifies "Urban Mixed Use" land use for the site. The proposed rezoning would be consistent with the goals, objectives and policies found in the City's Comprehensive Plan.

Public Hearing Comments:

Dan Frieden represented the request and indicated that they are talking to two possible tenants (restaurant and a commercial business) that they believe will have a good customer base due to the other new businesses in the area (Hill and Valley and Metrolink). One citizen spoke (David O'Brien, 637 40<sup>th</sup> Street) and expressed some concern about traffic in his alley from new businesses, but supported the pending alley vacation request before Council to help alleviate that problem

Planning Commission Comments & Recommendation:

The Planning Commission suggested a revision to the landscape plan to remove the use of a burning bush because it is considered an evasive shrub. The applicant was open to the change. The Commission then voted ten to zero to recommend approval of the rezoning.

**Recommendation:** Planning staff recommends approval of the rezoning because it conforms to the land use designation in the 2005 Columbia Park and Comprehensive Plan and is a reasonable expansion of the business zoning in the neighborhood and along the 6<sup>th</sup> Avenue corridor. Approval should be subject to the Council approving the pending minor plat of subdivision and alley vacation requests.

**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: October 28, 2014

Subject: Case #2014-08- Request for Rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue.

LRC Real Estate, Inc. has filed an application for a rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue. The applicant is creating a development site to construct a proposed 8,065 square-foot commercial retail structure. A minor plat of subdivision and alley vacation request are also required and will be considered with the rezoning request by the City Council at an upcoming meeting.

Size of Property to be Rezoned:  
237' x 196' (46,452 square feet).

Existing Land Use: The western segment of the site is undeveloped. The eastern segment is occupied by a parking lot.

North: Undeveloped property, zoned O-1.  
East: Office and parking lot uses, zoned O-1.  
South: Single family residence, zoned R-3.  
West: Undeveloped, zoned O-1 and R-3.

Zoning History  
None.

Comprehensive Plan Designation:  
The recently approved Comprehensive Plan identifies Urban Mixed Use land use for the site.

Access:  
The site has access to 6<sup>th</sup> Avenue and 40<sup>th</sup> Street (41<sup>st</sup> Street has previously been vacated by the City).

Physical Characteristics:  
The site is flat and slightly above street level.

Landscaping and Signs:  
The applicant has submitted the attached conceptual landscape plan that identifies proposed

landscaping for the commercial development. There are ten-foot wide landscaped area along the west and south adjacent to public streets. Along the west there are three American arborvitae trees along with a sugar maple canopy tree. A refuse area is also located on the western edge of the site.

Along the south there are four discovery canopy trees and a combination of dense yew and burning bushes. A five-foot wide landscape edge is located along the eastern segment that includes two sugar maple and one common crab canopy trees and a combination of juniper and burning bushes.

At this time no landscaping is identified to the north. The area to the north is zoned O-1 and also is owned by the applicant. There is the potential to incorporate future landscaping with an office development to the north.

No signs are identified at this time. It is plausible there will be a combination of attached individual business signs and a freestanding sign identifying the site. Signs will need to meet Sign Ordinance requirements.

Analysis:

The applicant has provided the attached building elevation identifying the one story structure with up to four retail spaces. The Urban Mixed Use land use is described as a facilitating a “range of uses in a transitional urban setting” including residential, office business, institutional and indoor industrial uses. The land use and zoning of the neighborhood north of 6<sup>th</sup> Avenue has evolved from residential to industrial to the present combination of office and undeveloped property with primarily office zoning. The closest business zoning is located at the northwest corner of 44<sup>th</sup> Street and 6<sup>th</sup> Avenue.

The approved 2005 Columbia Park Development Plan identifies a ten-year land use policy of promoting “mixed use, neighborhood services...between 6<sup>th</sup> and 7<sup>th</sup> Avenues from 38<sup>th</sup> Street to the east”. The Development Plan also identifies the existing credit union as a neighborhood “commercial use” and promotes additional neighborhood commercial and service uses to the west of the credit union.

Staff believes that commercial uses and zoning conforms to the Columbia Park Development Plan and the recently approved Comprehensive Plan. The Urban Mixed Use land use designation of this site and other areas north of 6<sup>th</sup> Avenue designates commercial uses as included in the identified land use designation. Staff also believes that the rezoning to B-3 is a reasonable expansion of business zoning in the area due the sites location along 6<sup>th</sup> Avenue.

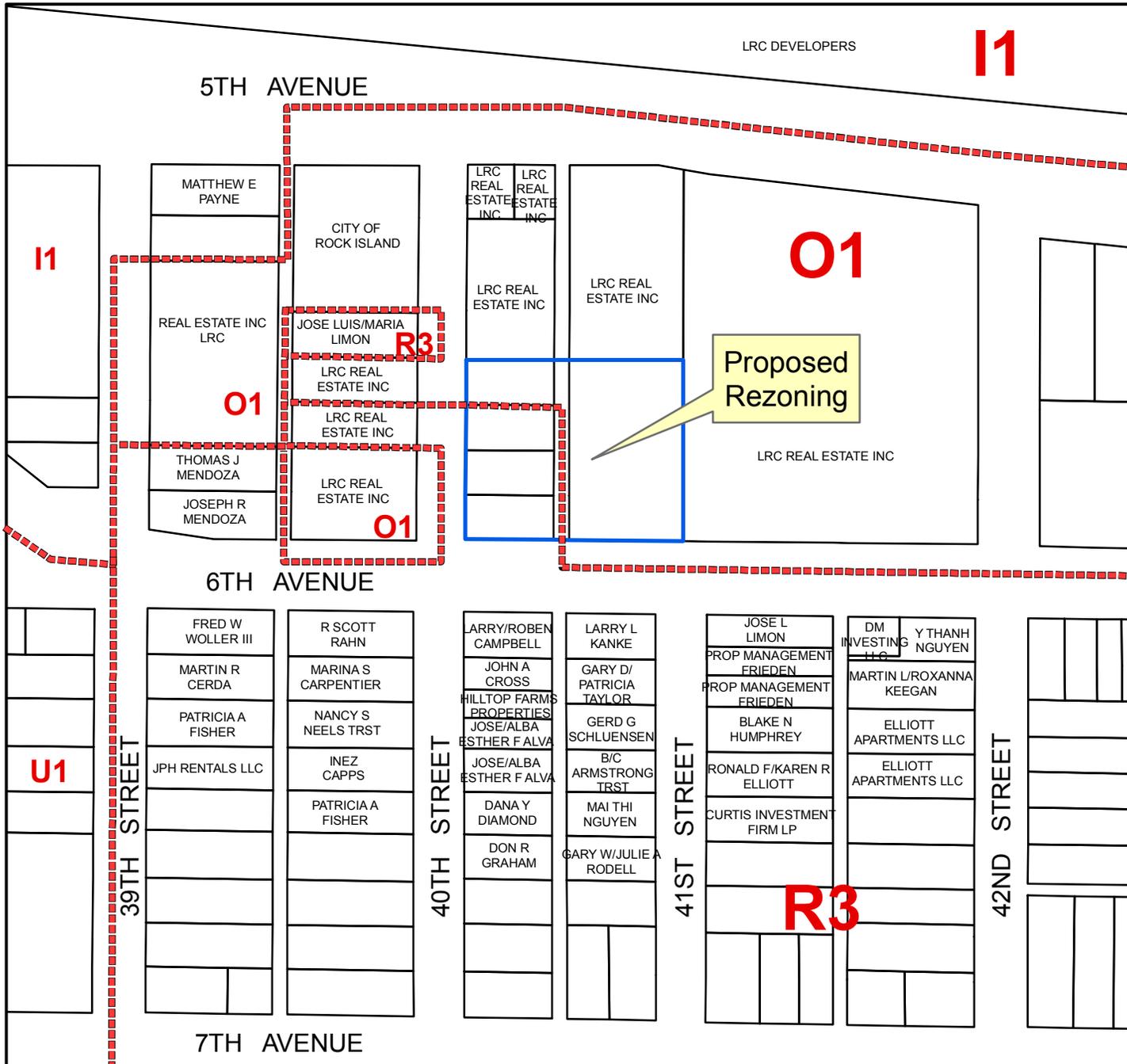
Approval of the rezoning should be subject to the City Council’s approval of the pending vacation request and minor plat of subdivision being submitted and approved by the City Engineer.

Recommendation:

Staff recommends approval of the rezoning because it conforms to the land use designation in the Columbia Park and Comprehensive plans and is a reasonable expansion of the business

zoning in the neighborhood and along the 6<sup>th</sup> Avenue corridor. Approval should be subject to the City Council approving the pending alley vacation request and expected submitted minor plat of subdivision for the site.

# PLANNING COMMISSION



LRC DEVELOPERS

**I1**

## PLANNING COMMISSION 2014-8

### Legend

-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

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



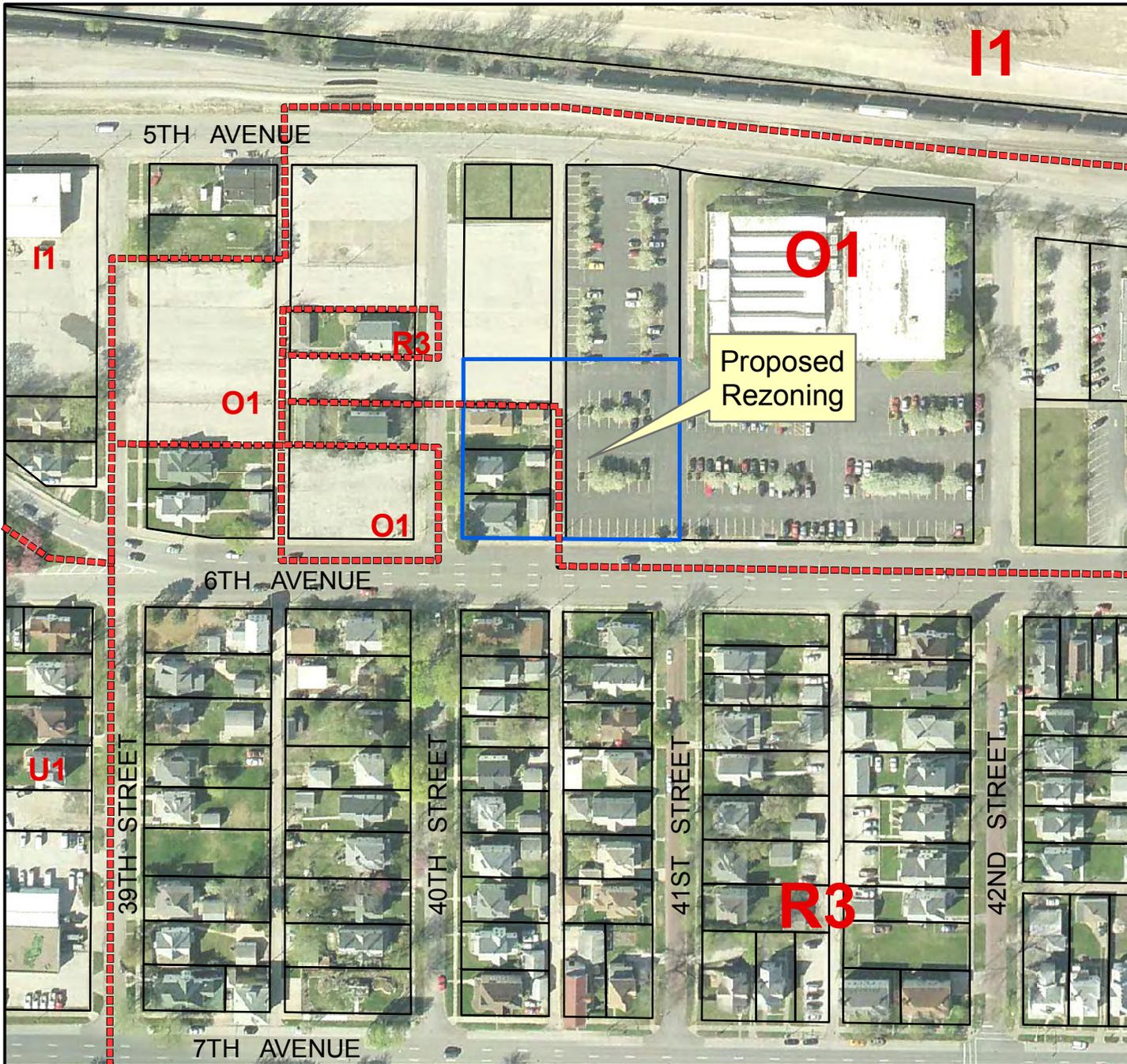
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Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# PLANNING COMMISSION



## PLANNING COMMISSION 2014-8 Aerial

### Legend

-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

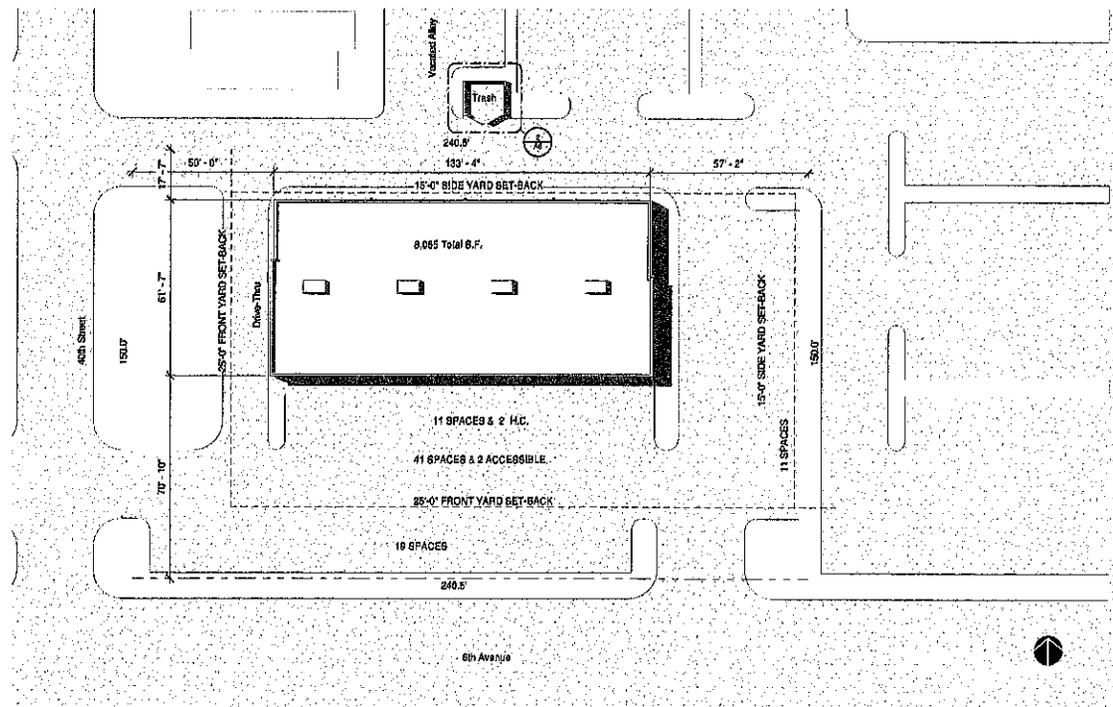


# 6th Avenue Retail

## Rock Island, Illinois

Joseph Architectural Group, P.C.  
 100 N. 5th Street  
 Rock Island, Illinois 61201  
 Phone: 309.786.9700  
 Fax: 309.786.9704

REVISIONS  
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① SITE PLAN  
 1" = 20'-0"

Construction Drawings for:  
**6th Avenue Retail**  
 Rock Island, Illinois

COVER SHEET

DATE  
 30 September 14

**A0**  
 PROJECT NO.  
**#03314**

