

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning Request for Approximately 8900 Rock Island Parkway
Date: January 12, 2015

At its January 7, 2015 meeting, the Planning Commission considered a request from Raju Penmatcha for a rezoning from R-1 (one family residence) district to PUD (planned unit development) district at approximately 8900 Rock Island Parkway. The applicant is also requesting the approximate 60 acre parcel be annexed into the city and proposes to develop the site with a mix of large and smaller retail and office uses (annexed properties automatically are zoned R-1 upon annexation).

Public Hearing Comments:

A petition with 19 signatures representing 11 total properties was submitted at the public hearing objecting to the rezoning request (see attached). Seven people spoke in objection to the rezoning request at the public hearing (six of the seven speakers had also signed the objection petition). Only Jim Hass, representing HMV Corporation, spoke in objection, while not signing the petition. Objections include concerns over noise, storm water run-off, traffic safety, change from the Comprehensive Plan land use policy for the site and that the commercial development will alter the character of the adjacent residential neighborhood.

Planning Commission Comments & Recommendation:

The Planning Commission voted seven to two to recommend denial of the rezoning because of the deviation from the Comprehensive Plan land use designation for the site along with all the other concerns raised by objectors at the public hearing.

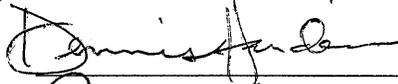
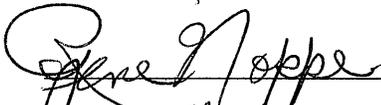
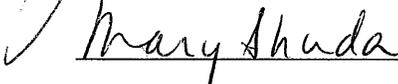
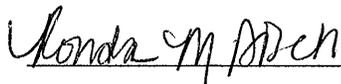
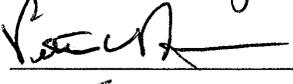
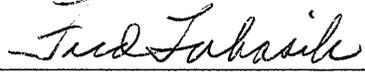
Recommendation: Planning staff recommends approval of the rezoning. While the submitted "preliminary plan" appears to be overbuilt at present, more detailed plans will be required as development proposals are brought forward for City staff and Planning Commission review, allowing for more thorough review at the appropriate time. The rezoning will allow the property owner to improve the property which will increase the City's tax base and allow for the economic growth of the City.

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

Rezoning Protest Petition

We, the undersigned property owners, do hereby protest the rezoning request from R-1 single family residential district to PUD (planned unit development) for a property to be considered for annexation at approximately 8900 Rock Island Parkway. This rezoning request, Case # 2014-10, was filed by Raju Penmatcha.

Signature of Owner	Print Name	Address of Owner
	Duane Bonsall	8809 Highland Ct. - RI
	Dennis Harden	9001 Highland Ct. - RI.
	BARB HARDEN	9001 Highland Ct, RI
	RENE NOPPE	8905 Highland Ct, RI.
	Jason Lewis	8803 HIGHLAND ^{CT} RI.
	Mary Shuda	9007 Highland Pl. RI
	Beverly Bonsall	8809 Highland, CT, RI
	Bruce White	4118-85th Ave. west
	Jodie White	4118 85 th Ave. West, Milan
	Christopher M. Disch	3926 85 th Ave. w. Milan
	Yvonda M. Disch	3926 85th Ave w Milan, IL
	Richard Shuda	9007 HIGHLAND DR. RI, IL
	Laurie A. Doyle	9008 Highland Dr. RI, IL
	Peter C. Doyle	9008 Highland Dr. RI, IL
	FRED LUKASIK	8804 HIGHLAND DR. RI, IL

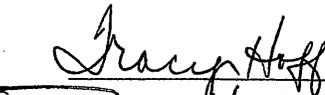
Rezoning Protest Petition

We, the undersigned property owners, do hereby protest the rezoning request from R-1 single family residential district to PUD (planned unit development) for a property to be considered for annexation at approximately 8900 Rock Island Parkway. This rezoning request, Case # 2014-10, was filed by Raju Penmatcha.

Signature of Owner	Print Name	Address of Owner
	FRANK KOEPPEL	9105 HIGHLAND CT. RI
	ILSE KOEPPEL	9105 HIGHLAND CT RI

Rezoning Protest Petition

We, the undersigned property owners, do hereby protest the rezoning request from R-1 single family residential district to PUD (planned unit development) for a property to be considered for annexation at approximately 8900 Rock Island Parkway. This rezoning request, Case # 2014-10, was filed by Raju Penmatcha.

Signature of Owner	Print Name	Address of Owner
	TRACY HOFF	8907 Highland Dr. R.I 0201
	Barry Hoff	8907 Highland Dr., RI 01201

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: December 29, 2014

Subject: Case #2014-10- Request for Rezoning from R-1 (one family residence) district to PUD (planned unit development) district at approximately 8900 Rock Island Parkway.

Raju Penmatcha has revised his previously filed rezoning application as a result discussion and recommendation from the Planning Commission at his December 3, 2014 public hearing. Mr. Penmatcha now requests a rezoning from R-1 (one family residence) district to PUD (planned unit development) district at approximately 8900 Rock Island Parkway. The applicant is also requesting the approximate 60 acre parcel be annexed into the city and proposes to develop the site with a mix of large and smaller retail and office uses (annexed properties automatically are zoned R-1 upon annexation).

Size of Property to be Rezoned:

523' x 248' x 854' x 390' x 399' x 216' x 10' x 147' x 1275' x 2625' x 940' (2,584,414 square feet, or 59.33 acres).

Existing Land Use: The site is undeveloped.

North: Single family residential uses located in unincorporated Rock Island County, zoned AG-2.

East: Martin Equipment Company, zoned B-3, Highland Place Villas, zoned PUD, single family residential use located in unincorporated Rock Island County, zoned R-1 and undeveloped property also located in the County, zoned AG-2.

South: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

West: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

Zoning History

None.

Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies Conservation Neighborhood land use for the site.

Access:

The site has direct access and frontage on the Rock Island Parkway.

Physical Characteristics:

The site slopes up 15 to 20 feet above the Parkway. There are several ravines located to the north, west and south segments of the site (see attached contour map).

Conceptual Site Plan:

The applicant has submitted the attached conceptual site plan that identifies the mix of large and smaller retail/service and office uses. The plan identifies a 200,000 square foot “big box” retail structure proposed to be located at the center of the development with six other “local and regional” retail structures proposed to the east and south of that structure. Also located to the southern segment are an auto service use, a bank and two “fast food” restaurants. To the east are two “dine-in” restaurants. The site plan also identifies six office use structures located on the north segment of the development site. A total of 2,812 parking spaces are also identified on the site plan. The total area of the 19 proposed structures would cover approximately 17 per cent of the site. The parking spaces would cover an additional 60 per cent of the site, making the total impervious coverage at 77 per cent of the total site.

Significant grading and filling of the site will be needed to provide for construction of the 19 proposed structures along with proposed parking spaces. The site plan also identifies six storm water retention areas located primarily on the western and northern edges of the site.

As previously indicated access to the site is identified from the Parkway. A center access point is located at approximately the same location as an existing driveway access to the site. A second access point is identified at the southeast area of the site adjacent to a “stub” right-of-way segment that extends directly south from the Parkway as it curves to the east. The applicant has also expressed interest in obtaining the “western toe” of this right-of-way stub (100’ x 147’) in order to accommodate a buildable area for one of the two fast food restaurants proposed. The City Council will consider this request separately from the rezoning request.

Analysis:

The Conservation Neighborhood future land use designation is described as facilitating “new low density, clustered home sites...that allow for protection of natural features and open space in other portions of the land”. This land use category is identified as being “ideal” for sites that have “uneven terrain, utility constraints and scenic attributes”. Currently, the zoning districts identified as fitting this land use category are Agricultural and Suburban Estates districts.

However, the applicant is proposing a mass grading plan which would significantly alter the current topography to provide a more level area for future development. This area would be utilized for continued agricultural use until that time. The applicant has met with City Engineering staff to discuss the feasibility and practicality of his preliminary grading and drainage plans as well as his land management and erosion and sediment control plans. City Engineering staff has also conducted multiple site visits to view first-hand the topographic conditions of the property and to evaluate any potential negative impacts on surrounding properties. Engineering staff has indicated they are confident that the applicant will comply with the City’s stormwater ordinance to avoid these negative circumstances. These staff members have discussed, at great lengths, the measures the applicant must take in order to comply with the stormwater ordinance, to be a good neighbor, and to be a good steward of their land, and they are

confident that these actions will be carried out in full. The applicant has also secured all appropriate State grading permits for the site in anticipation of obtaining City permits.

Staff believes that a PUD zoning district more closely conforms to the Comprehensive Plan. The site does have frontage on and access to a 4-lane divided highway, is located less than a mile from an Interstate highway interchange, is near a large industrial area and because of its location and size, could accommodate several mixed uses, both residential and non-residential. Staff feels that a phased development of the site, as proposed by the applicant, will more than likely accommodate a mix of both residential and non-residential uses when completely built out.

Staff also believes that the proposed conceptual site plan over develops the site and does not take into account the fairly steep slopes and other aspects of the natural terrain. The location of many structures on the western segment of the site without direct frontage and visibility from the Parkway could make them very difficult to develop as business uses. These areas which may be better suited for residential uses since most commercial uses usually desire and seek highly visible roadway frontage. Also, by having just two access points, access to and from the site difficult would be difficult once it is fully developed as proposed. Traffic volumes of long-term development may require a traffic study to determine relocation if ingress/egress and access points and traffic signalization for the site.

The Zoning Ordinance would require that each of the 19 principal structures proposed on the preliminary plan be located on separate lots. The proposed building locations identified on the preliminary plan would make it challenging to subdivide the site to provide the Zoning Ordinance's required 20 foot "frontage" to a public street for each lot platted under a standard zoning, but the PUD zoning classification would provide some flexibility in platting.

As previously alluded to staff does not believe that the preliminary "conceptual" site plan be considered as being the best approach for the site as it over develops the property. The applicant has stated that he currently has no development proposal in hand and is seeking a development partner to provide financial support. A phased approach of each phase of the final proposed development as they are brought forward for review, allowing the applicant to provide a more detailed and accurate plan for City staff to review and provide more specific comments, as well as for a public hearing for the community to provide input to the Planning Commission and ultimately the City Council.

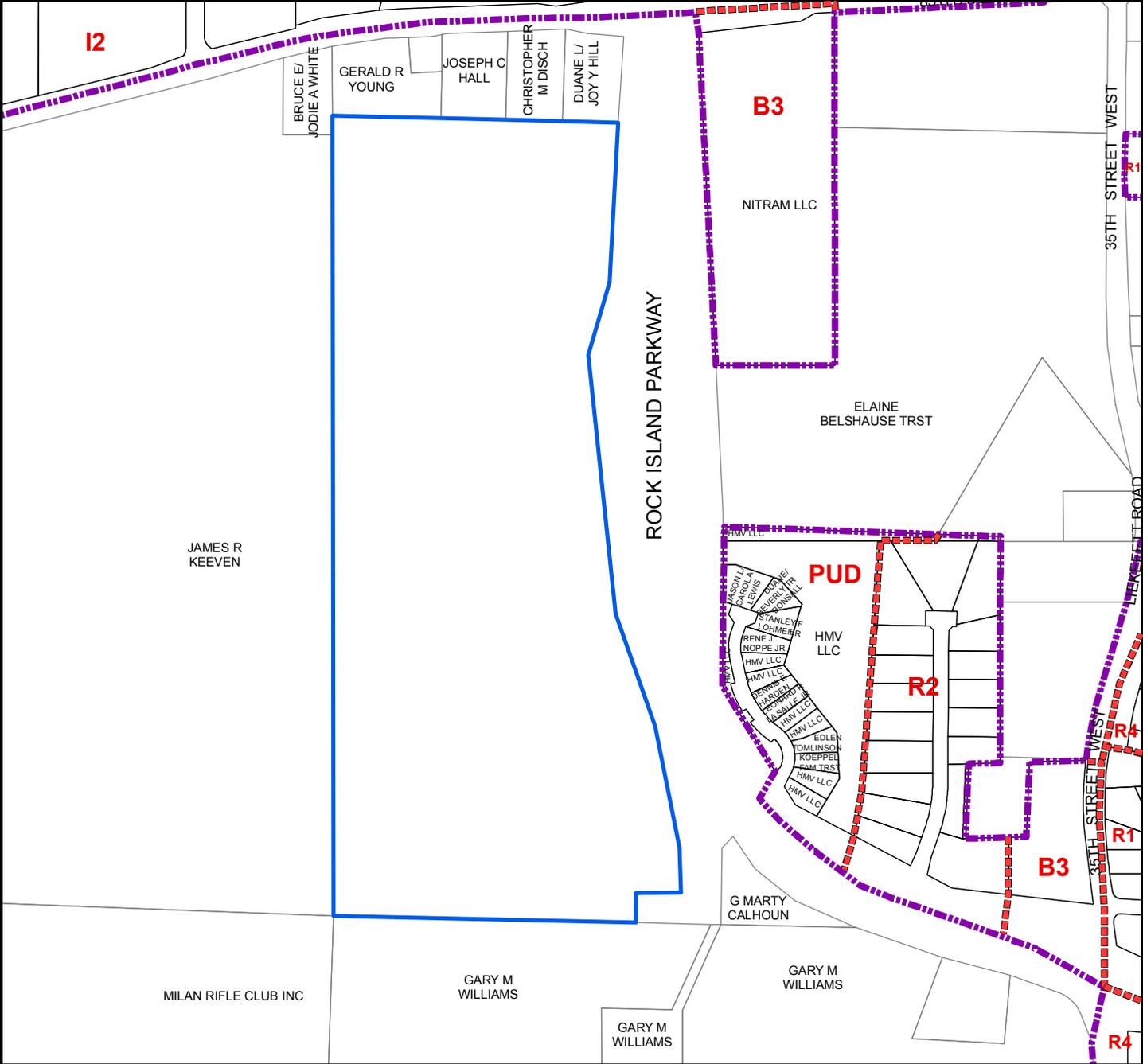
In conclusion, staff believes that PUD zoning is a better approach to development of this site instead of the B-4 zoning as originally requested. The PUD district allows for more than one principal structure on one lot, mixed uses, and accommodating several variance requests (if needed). This approach would also allow for further public review for each "segment" or "phase" of development through a final site plan review process as each segment is proposed for development.

Recommendation:

Planning staff recommends approval of the request for rezoning to PUD. While the submitted "preliminary plan" appears to be overbuilt at present, more detailed plans will be required as

development proposals are brought forward for City staff and Planning Commission review, allowing for more thorough review at the appropriate time. The rezoning will allow the property owner to improve the property which will increase the City's tax base and allow for the economic growth of the City.

PLANNING COMMISSION



PLANNING COMMISSION 2014-10

Legend

- Municipal Boundary
- Subject Property
- City of Rock Island Parcels
- County Parcels

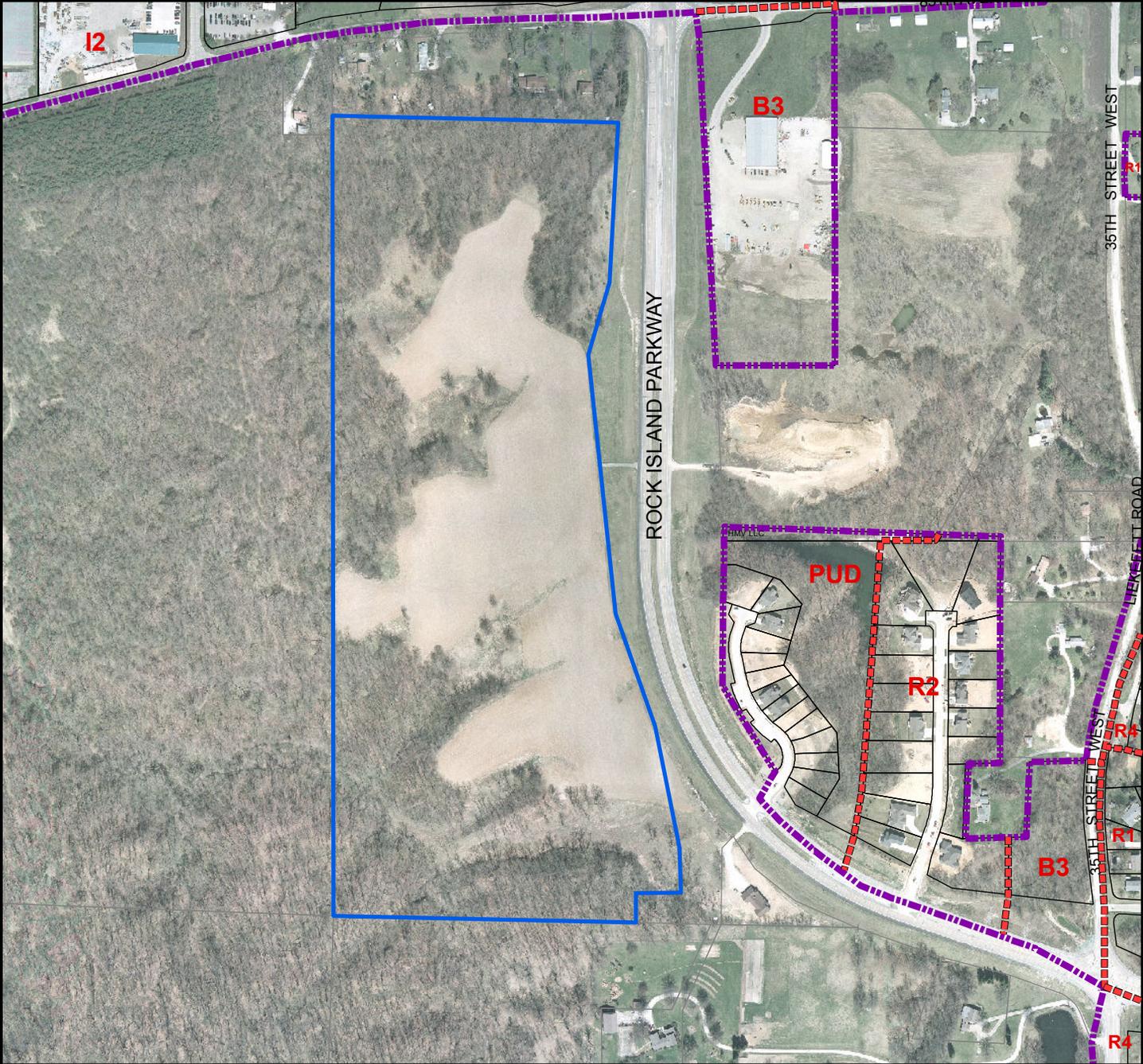
DR. BY: K. G. D.

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

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



PLANNING COMMISSION 2014-10 Aerial

Legend

- Municipal Boundary
- Subject Property
- City of Rock Island Parcels
- County Parcels

DR. BY: K. G. D.

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

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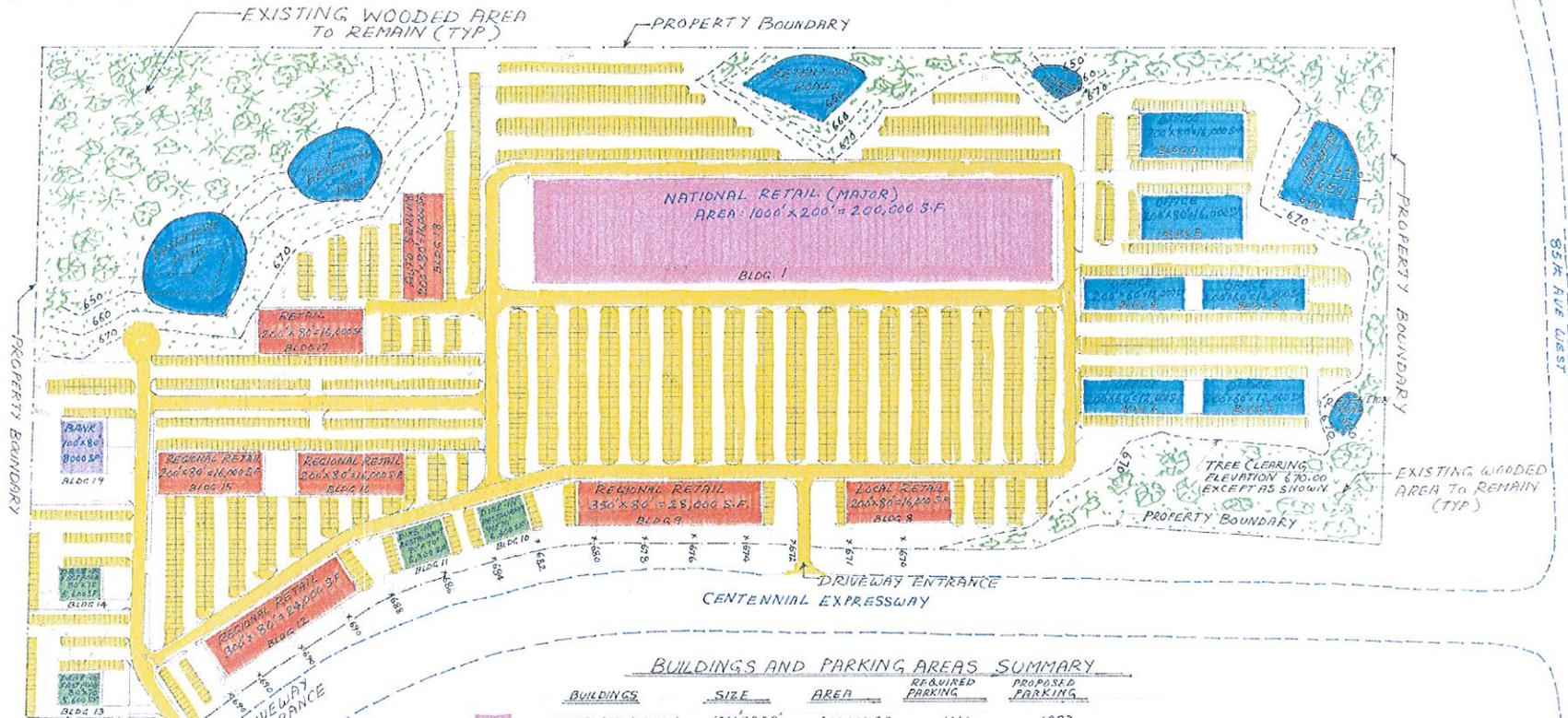
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

Legend

-  Rock Island Municipal Boundary
-  10 Ft Contours
-  2 Ft Contours





BUILDINGS AND PARKING AREAS SUMMARY

BUILDINGS	SIZE	AREA	REQUIRED PARKING	PROPOSED PARKING
NATIONAL RETAIL BLDG 1	1000' x 200'	200,000 S.F.	1000	1423
OFFICE BUILDINGS (2) 2 & 3	200' x 80' x 2	32,000 S.F.	128	129
OFFICE BUILDINGS (3) 4, 5, & 7	200' x 60' x 4	48,000 S.F.	172	314
LOCAL RETAIL BLDG 8	200' x 80'	16,000 S.F.	80	361
REGIONAL RETAIL BLDG 9	350' x 80'	28,000 S.F.	140	
DRIVE-IN RESTAURANTS BLDG 10 & 11	90' x 70' x 2	12,600 S.F.	63	
REGIONAL RETAIL BLDG 12	300' x 80'	24,000 S.F.	120	
DRIVE-IN FAST FWD. BLDGS 13 & 14	80' x 70' x 2	11,200 S.F.	56	116
REGIONAL RETAIL RESERVE ISLANDS 15 & 16	200' x 80' x 4	64,000 S.F.	320	423
BANK BLDG 19	100' x 80'	8,000 S.F.	40	46
TOTAL		443,800 S.F.	2,137 SPACES	2,812 SPACES (INCLUDES EMPLOYEE PARKING)

PROPOSED DEVELOPMENT CONCEPT PLAN: PARCEL BH-347

BUILDINGS, ROADWAYS AND PARKING LAYOUT PLAN

PENMATCHA DEVELOPMENT
 SCALE: 1"=100'
 DATE: NOV 4, 14
 PARCEL: BH-347
 CONCEPT DEVELOPED BY:
 RAJU PENMATCHA, P.E.