

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning Request for 2623 5th Avenue
Date: June 6, 2016

At its June 1, 2016 meeting, the Planning Commission considered a request from Jeffrey Duncan for a rezoning from I-1 (light industrial) district to B-3 (community business) district at 2623 5th Avenue. The applicant proposes to renovate the former industrial structure into first floor commercial and church space and the potential for future second floor office space.

The Comprehensive Plan identifies “urban mixed use” land use for the site and surrounding neighborhood. Staff estimates that a total of 80 parking spaces would be required for the first floor use of the building for a church of approximately 100 attendees and 9,900 square feet of commercial space with one to two employees for each of the proposed 6 commercial spaces. Proposed second floor office space may require a future parking variance when that space is redeveloped.

Public Hearing Comments:

Mr. Duncan spoke and indicated that he is interested in a mixed use development and that as a representative of the church he also knows the congregation is interested in the more industrial look of the structure rather than a traditional church building design. Mr. David Levin, broker representing the seller and buyer for the property, gave a recent history of the vacant structure that he has listed since 2013. He said that the building is in generally good shape with fairly recent improvements to the windows, HVAC system and roof.

Planning Commission Comments & Recommendation:

The Planning Commission voted 6-0, with Chairman Levin abstaining, to recommend approval of the rezoning because it conforms to adjacent business zoning in the area and the future land use map designation.

Recommendation: Planning staff also recommends approval of the rezoning because it conforms to adjacent business zoning in the area and the future land use map designation.

Legal Description of Subject Property:

Supervisor of Assessment Lot 111, Sheet 16 of Rock Island Township in the City of Rock Island, also known as 2623 5th Avenue, Rock Island, Illinois.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
Jeffery A. Eder, Community and Economic Development Department
Director

Approved by: Thomas Thomas, City Manager

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: May 17, 2016

Subject: Case #2016-03- Request for Rezoning from I-1 (light industrial) district to B-3 (community business) district at 2623 5th Avenue.

Mr. Jeffrey Duncan has filed an application for a rezoning from I-1 (light industrial) district to B-3 (community business) district at 2623 5th Avenue. The site is also located within the Riverfront Corridor Overlay District. The applicant proposes to renovate the former industrial structure into first floor commercial and church space and the potential for future second floor office space.

Size of Property to be Rezoned:

50' x 40' x 125' x 67' x 40' x 50' 299' x 244' (approximately 56,658 square feet).

Existing Land Use: The site is occupied by a vacant former industrial structure.

North: Quad City Conservation Club exhibition center, zoned B-3.

East: Mid American Energy facilities, zoned I-1.

West: Small parking area located in a triangular shaped parcel adjacent to the subject site, zoned I-1. There is also a vacant commercial structure and an undeveloped property across 26th Street, zoned B-3.

South: Undeveloped property and a vacant restaurant, zoned B-3.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies urban mixed use for the site and surrounding neighborhood.

Access:

The site has access to 5th Avenue via a private street (vacated 4th Avenue) and a parking lot to the north of the site and also access from 27th Street to the east.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

The applicant has an option to purchase the property and desires to renovate the inside of the structure for non-residential uses. He has submitted the attached concept plan for the site to be

identified as the "Riverine Center". As previously identified the applicant would initially redevelop the first floor area for church and commercial spaces. In the future he desires redevelopment of the second floor for office uses.

Currently, there are no exterior improvements proposed (e. g. freestanding signs, landscaping or parking lot changes). The parking lot to the north of the building is believed to be partially on subject property and also partially on the Conservation Club property. Staff estimates that there are approximately 100 to 108 parking spaces located in the north parking lot that are on the subject site. The applicant believes there is a shared parking agreement between the owner of the subject property and owner of the Conservation Club property, but has not provided anything in writing to staff to confirm this. There are also approximately 16 parking spaces located in a parking area to the south of the building on the subject site. Total parking available on the subject site is approximately 124 spaces.

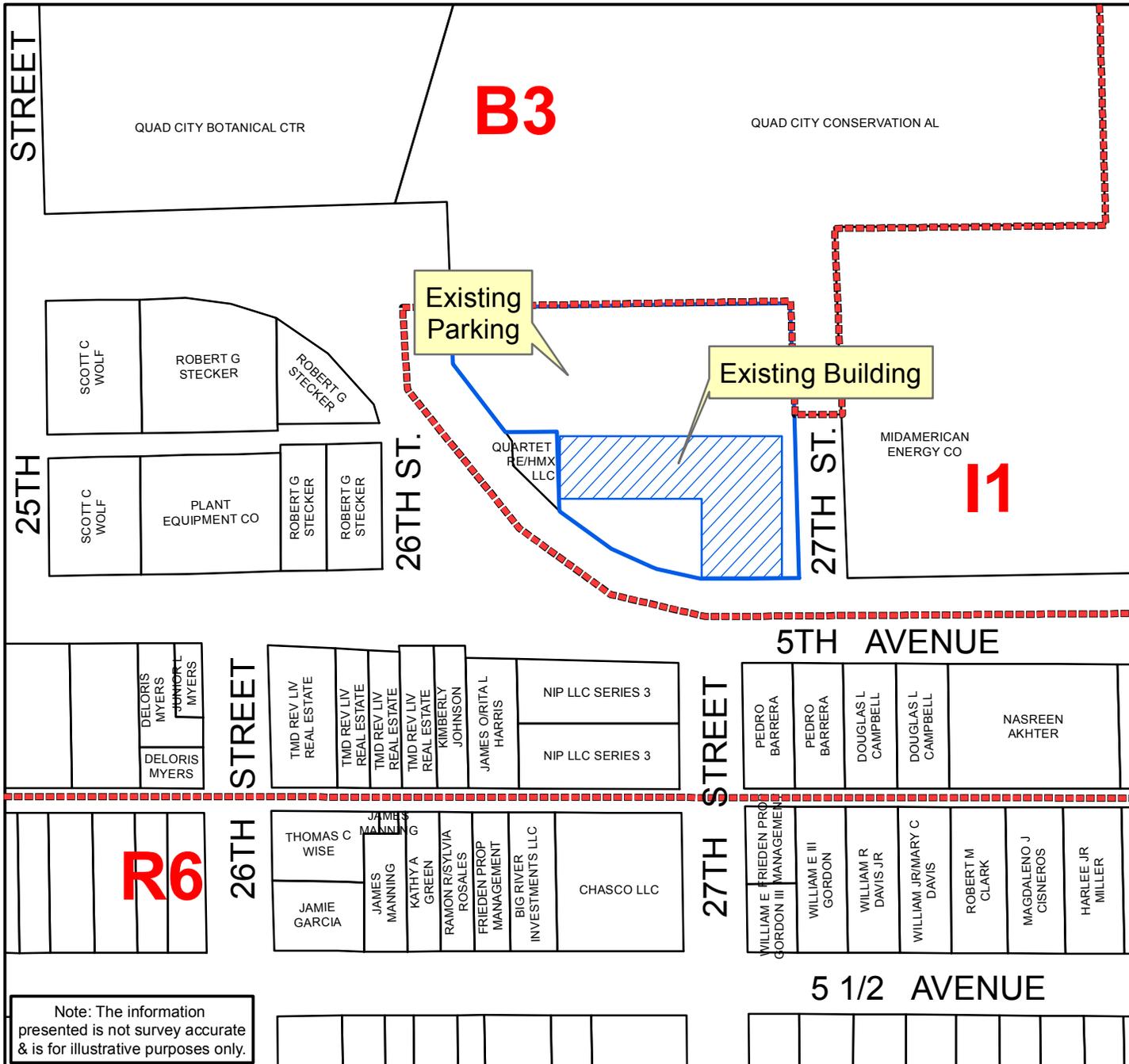
Staff estimates that a total of 80 parking spaces would be required for the first floor use of the building for a church of approximately 100 attendees and 9,900 square feet of commercial space with one to two employees for each of the proposed 6 commercial spaces. Proposed second floor office space may require a future parking variance when that space is redeveloped.

The urban mixed future use land use identification is defined as facilitating a "range of uses in a transitional urban setting including single family, mixed residential, office, business, institutional and indoor industrial activities". The proposed B-3 zoning would be appropriate for this land use designation.

Recommendation:

Staff recommends approval of the rezoning because it conforms to adjacent business zoning in the area and the future land use map designation.

PLANNING COMMISSION



Note: The information presented is not survey accurate & is for illustrative purposes only.

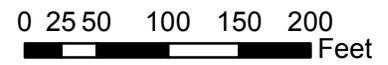
PLANNING COMMISSION 2016-3

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

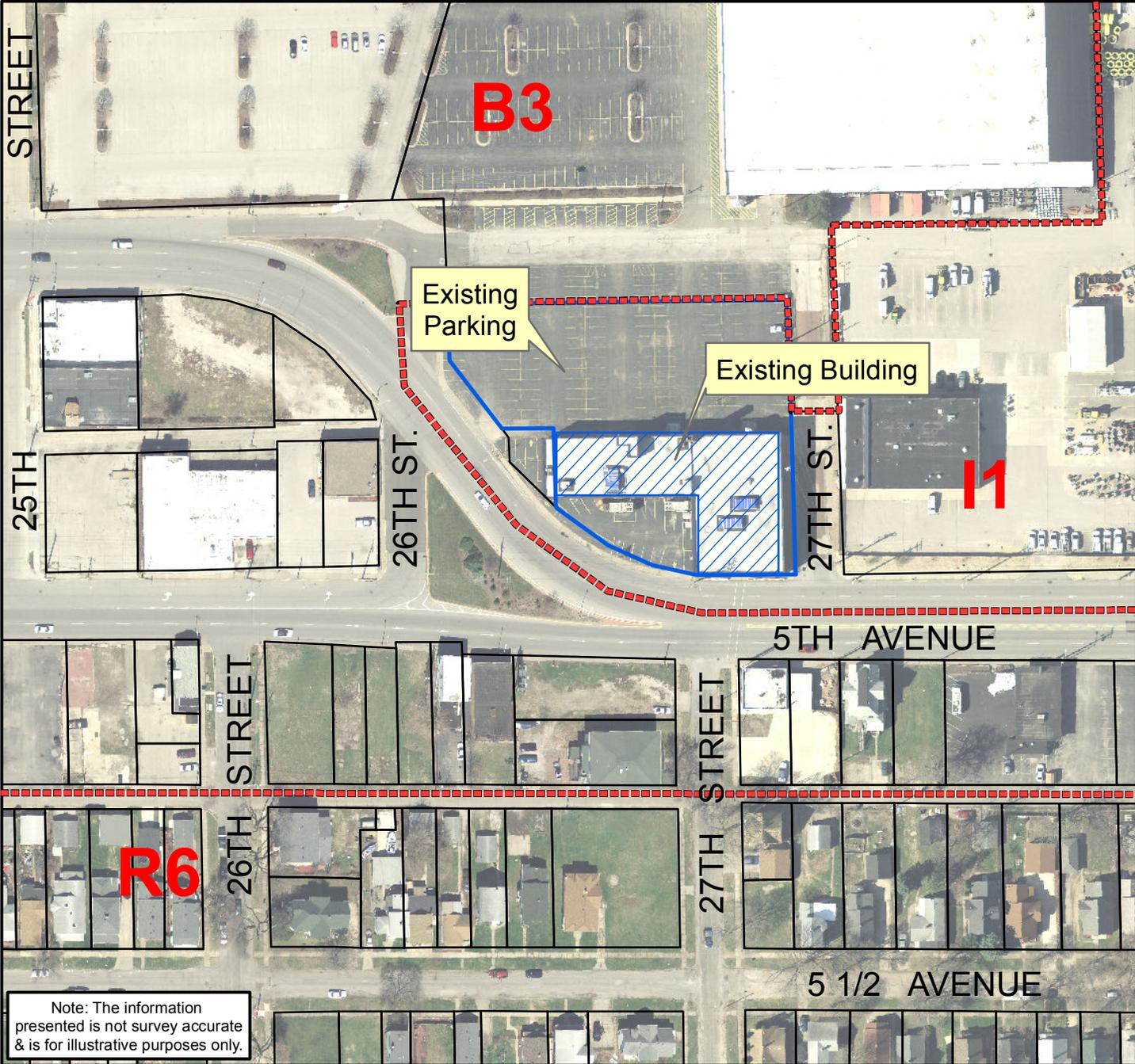


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION
2016-3 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

North arrow pointing up with the letter 'N' below it.

0 25 50 100 150 200 Feet

City of Rock Island

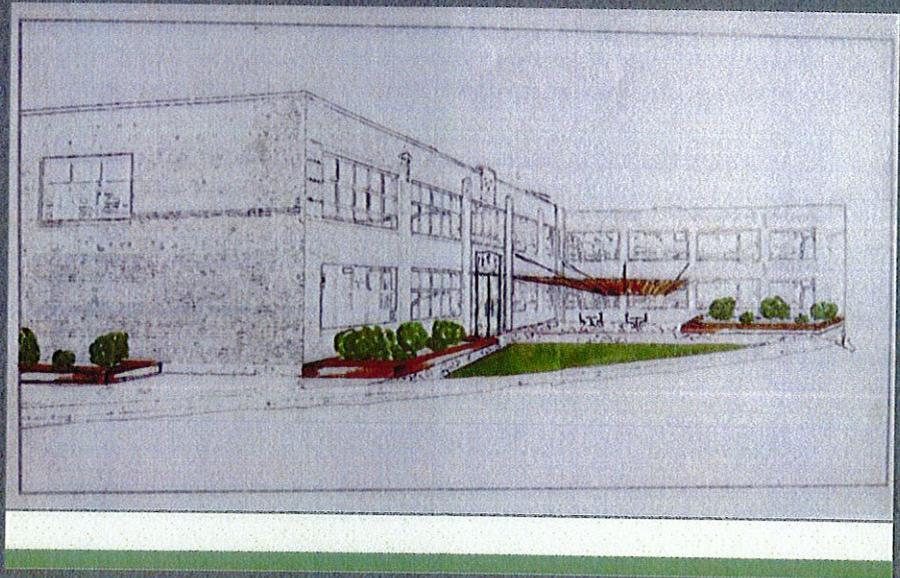
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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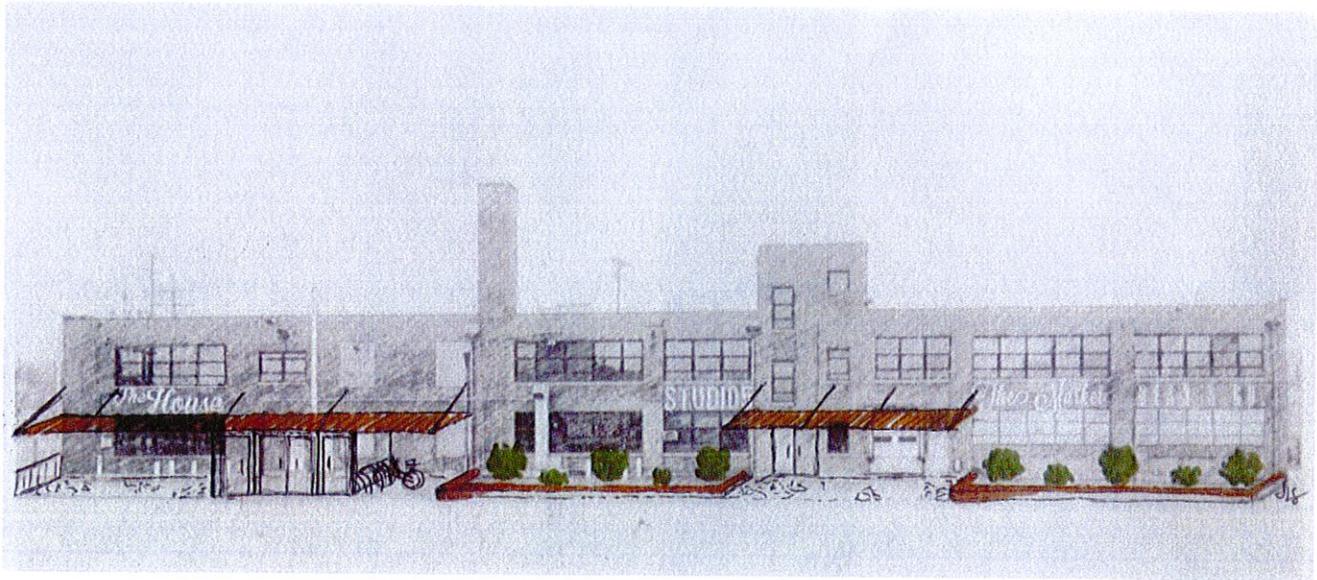
Jeff Duncan

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Jeff.DuncanFarms@gmail.com



April 11, 2016 **RIVERINE CENTER**

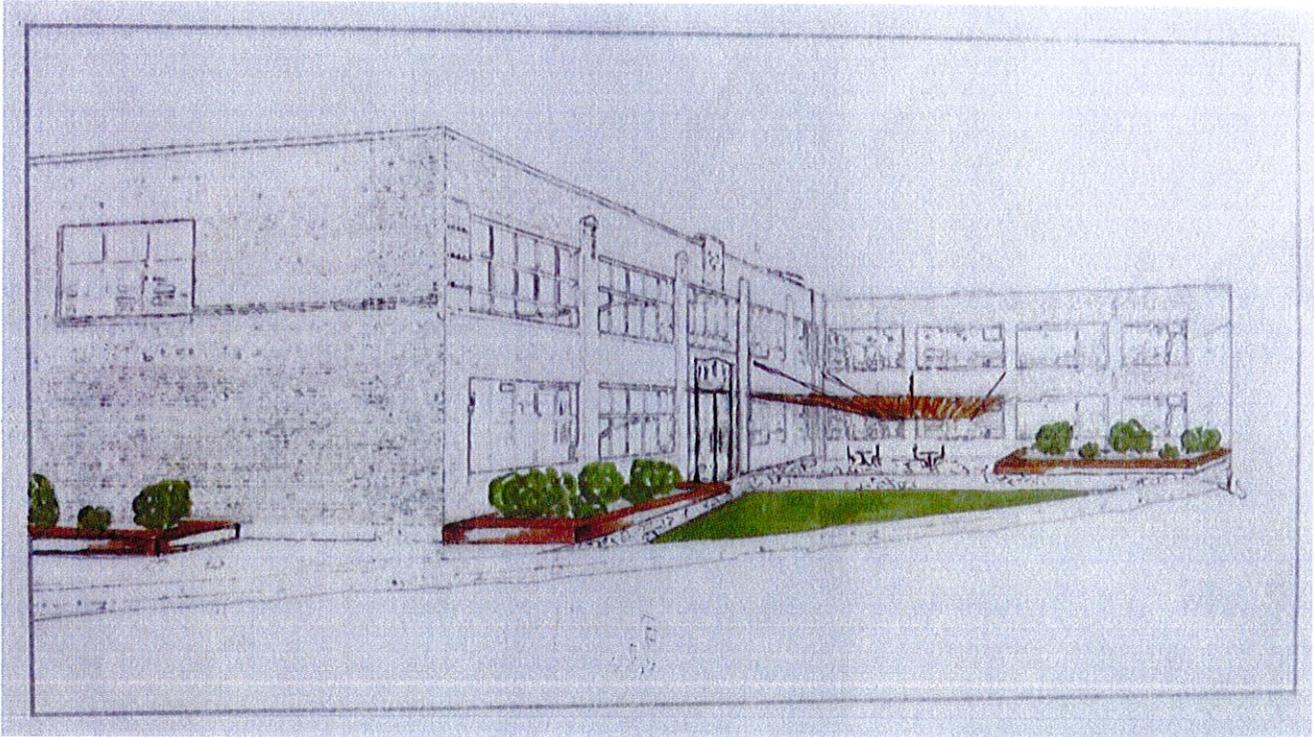
The Riverine Center will exist to foster a creative, connected community striving to preserve the best of the past while providing a healthy, encouraging, forward moving environment.



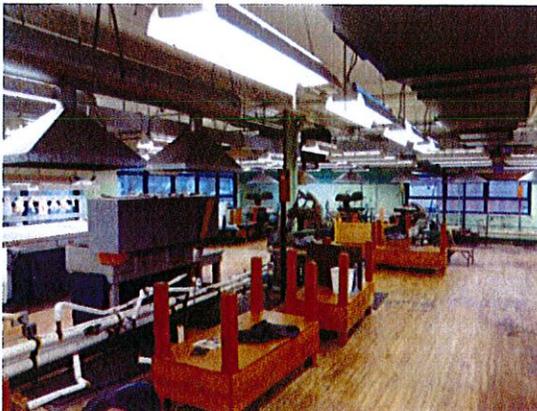
Featuring a highly visible location at the gateway of Downtown Rock Island and the Rock Island Arsenal, The Riverine Center is set to become a hub of activity.

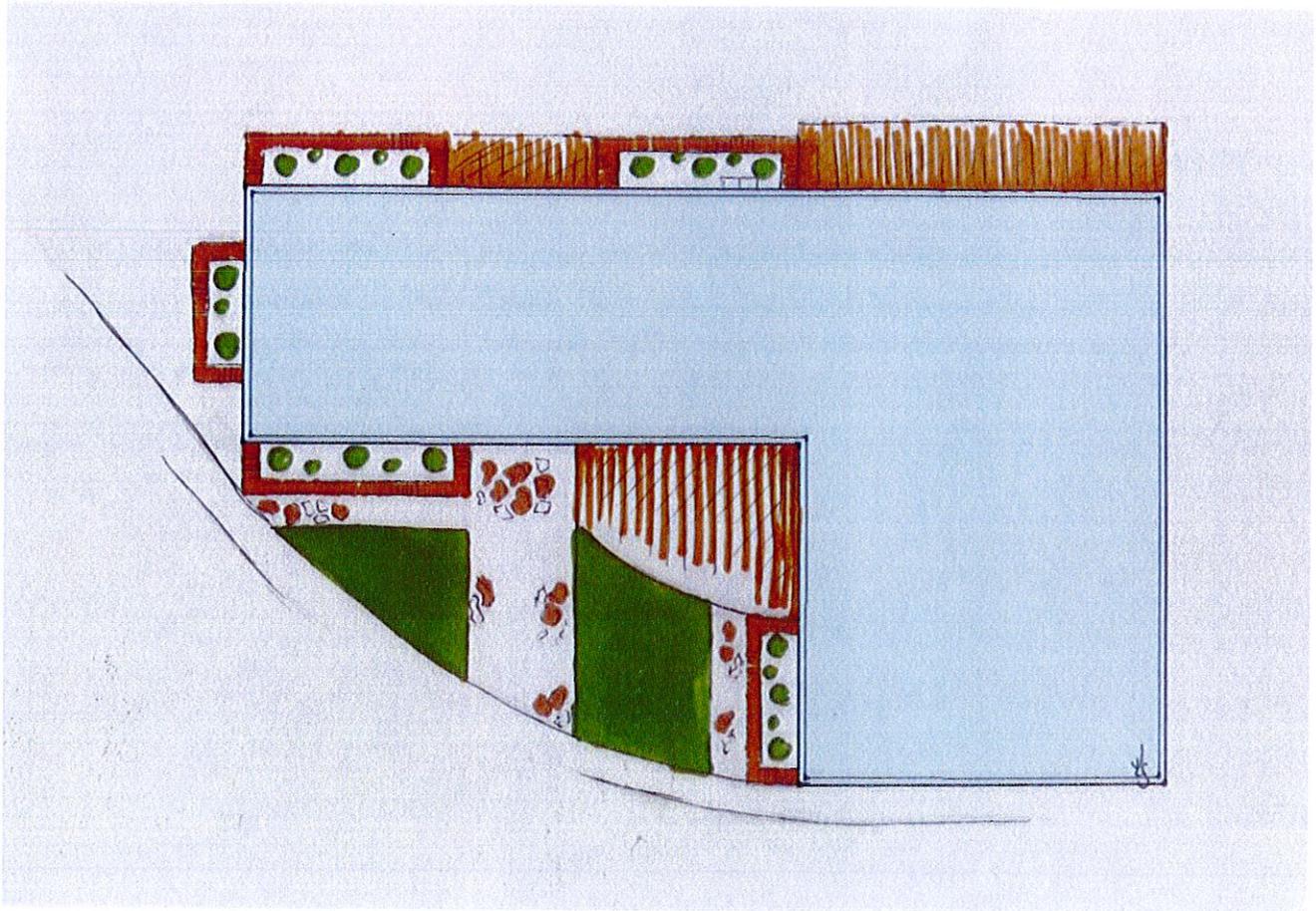
Sitting directly in front of the Q.C. Expo Center, a building known to all Quad-City area residents, The Riverine Center will be expanding on the existing neighborhood uses. The Botanical Center, The Expo Center, 2 new adjacent housing developments and the bike path all help create the need for more services in the surrounding area. Already under consideration, a unique community food market, a trendy and friendly neighborhood coffee shop, a day care center and new church plant are symbiotic possibilities for the first floor. It's anticipated that as many as 8 different tenants will give new life to the first floor alone. Highlighting the outstanding Mississippi riverfront views, the second floor offers a unique setting for a mix of art/craftsmen studios and offices (maybe even a shared office concept).

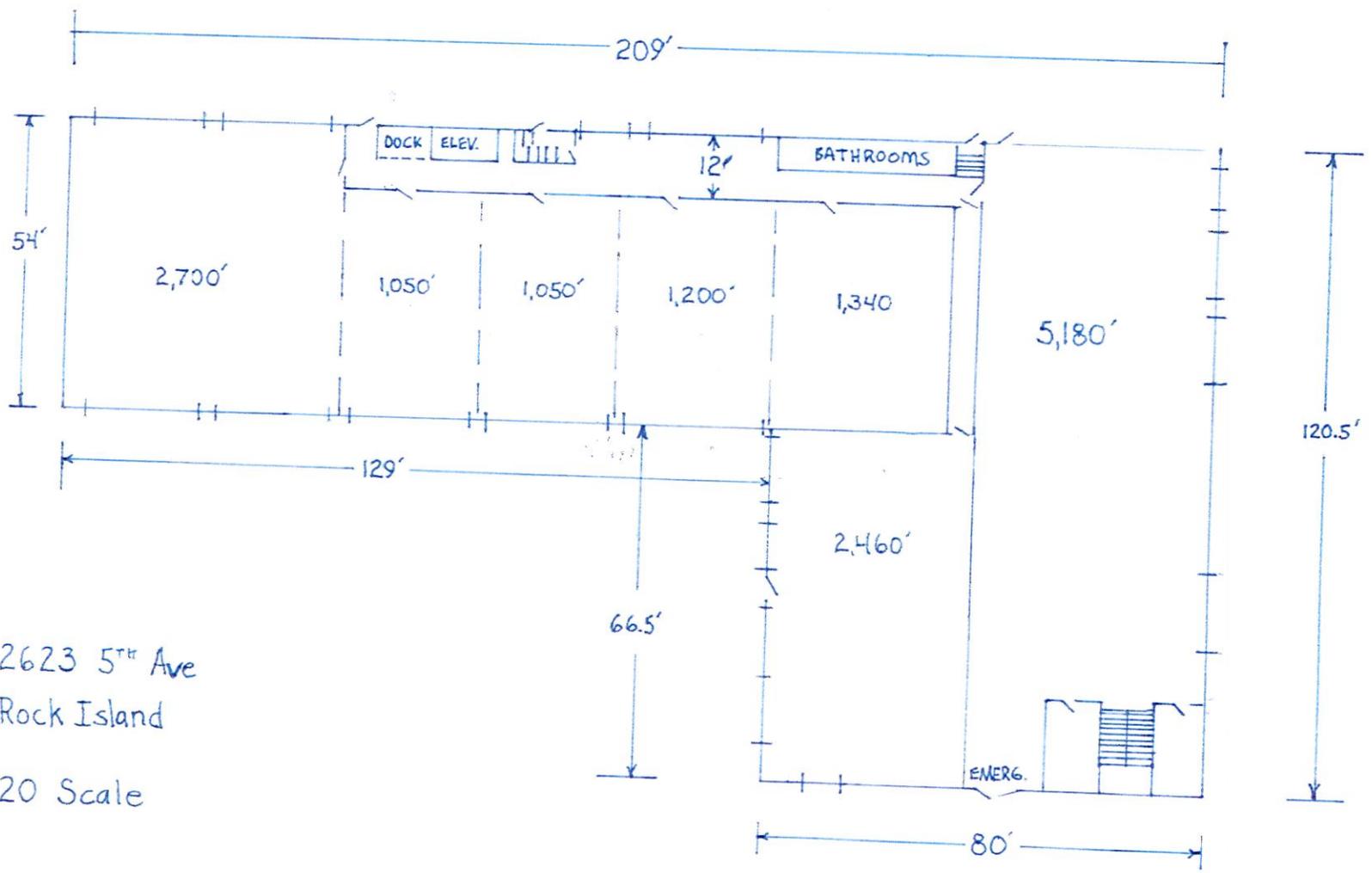
Capitalizing on Rock Island's industrial heritage and the building's industrial origin, modern accents will help add new visual appeal both inside and out. "Industrial Chic" incorporating "green" building practices will be the design theme of the Riverine Center. Featuring solar heat and electricity are certain to help bring excitement to the mixed-use project as well as appreciation of the original, solid industrial construction.



Current Building --> Potential







2623 5th Ave
Rock Island
20 Scale



Hart's Seedling Mart

Hart's Seedling Mart

Hart's Seedling Mart



Hart Shaines Mart



STREET SIGN