
MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Street and Alley Right-of-Way Vacation Request for Segment of 6th Avenue and Alleys North of 6th Avenue Between 12th and 13th Streets

Date: April 4, 2012

The Rock Island Economic Growth Corporation (Growth) is seeking permission to vacate a segment of 6th Avenue and several alleys north of 6th Avenue, between 12th and 13th Streets (see attached vacation maps and site plan). Sixth Avenue will become a “private drive” with a center turn-around and utility easements. Growth will be developing a “campus-like” residential development consisting of new construction and an adaptive re-use of an existing industrial structure (601 12th Street). The proposed development requires rezoning from B-3 (general business) district to PUD (planned unit development) district, along with a Preliminary Plan Site Plan review (see Planning Commission recommendation for Case # 2012-03).

Analysis of Impact:

Staff contacted the Public Works, Fire and Police Departments for an analysis of the request. As of the writing of this report, no comments have been received. City utility maps identify a 48-inch diameter combined sewer line and an eight-inch diameter water line along 6th Avenue. The City Capital Improvement Plan also identifies construction of a 72-inch “combination sewer” line along 6th Avenue, (from 24th Street to City Public Works facilities on Mill Street) beginning with design work this fiscal year (April, 2012) and followed by a three year construction period, ending in 2015.

Officials from Mid-American Energy, AT&T and Mediacom Cable Company also were contacted. No comments have been received yet. There are overhead utility lines along 6th Avenue and both alley segments. The applicant will need to work with these private utility companies for relocation of any utilities located within the right-of-way.

Staff also contacted seven property owners that could be affected by the vacation request. At the writing of this report no response has been received.

Recommendation:

That the City Attorney be directed to draft an ordinance vacating this segment of 6th Avenue and several alleys north of 6th Avenue because it will accommodate construction of Growth’s residential development for veterans and other individuals and it will not alter the character of the neighborhood.

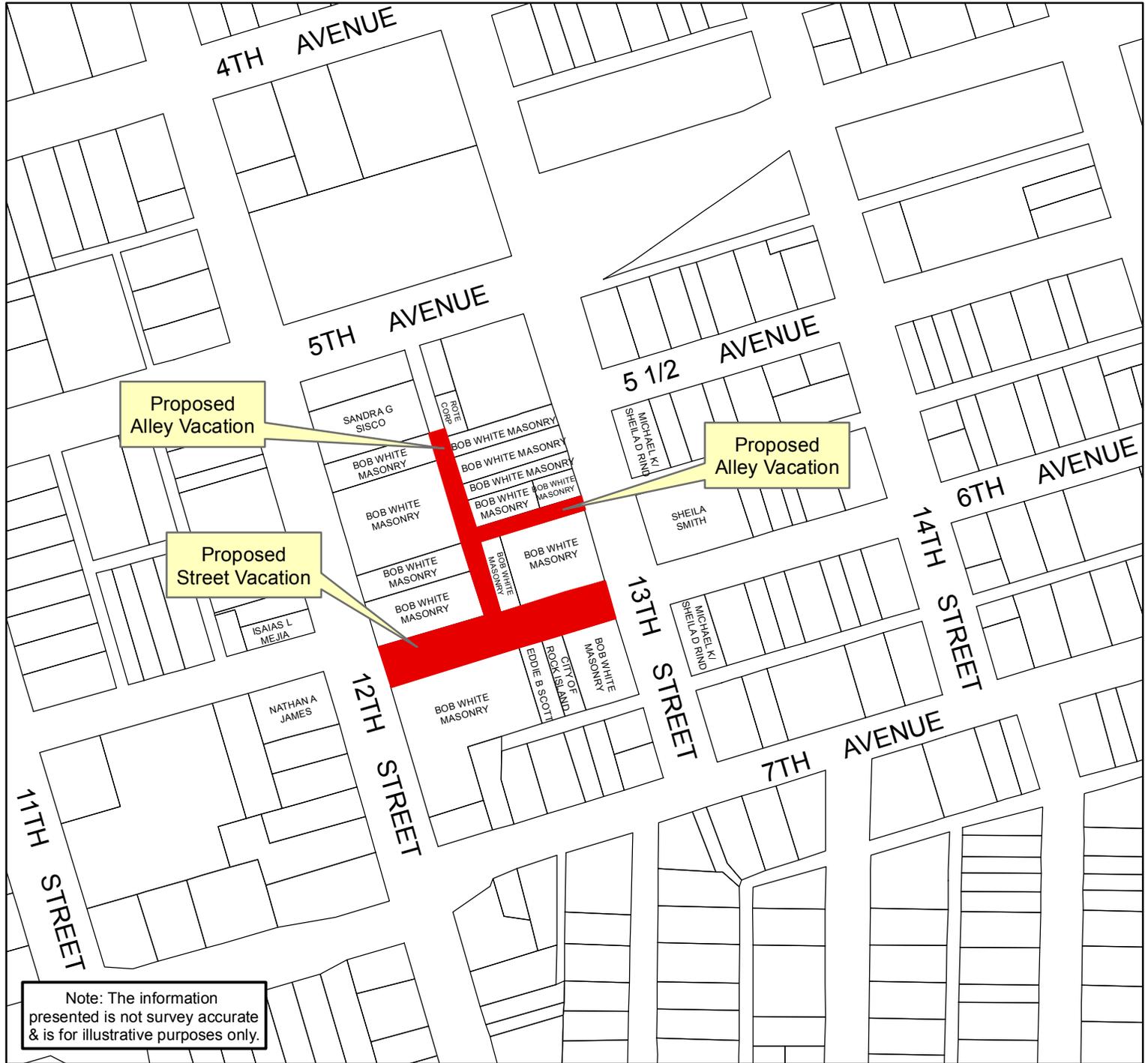
Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Robert T. Hawes, Interim Community and Economic Development Director

Approved: Thomas Thomas, City Manager

VACATION LOCATION MAP



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

VACATION LOCATION MAP Veterans Park

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



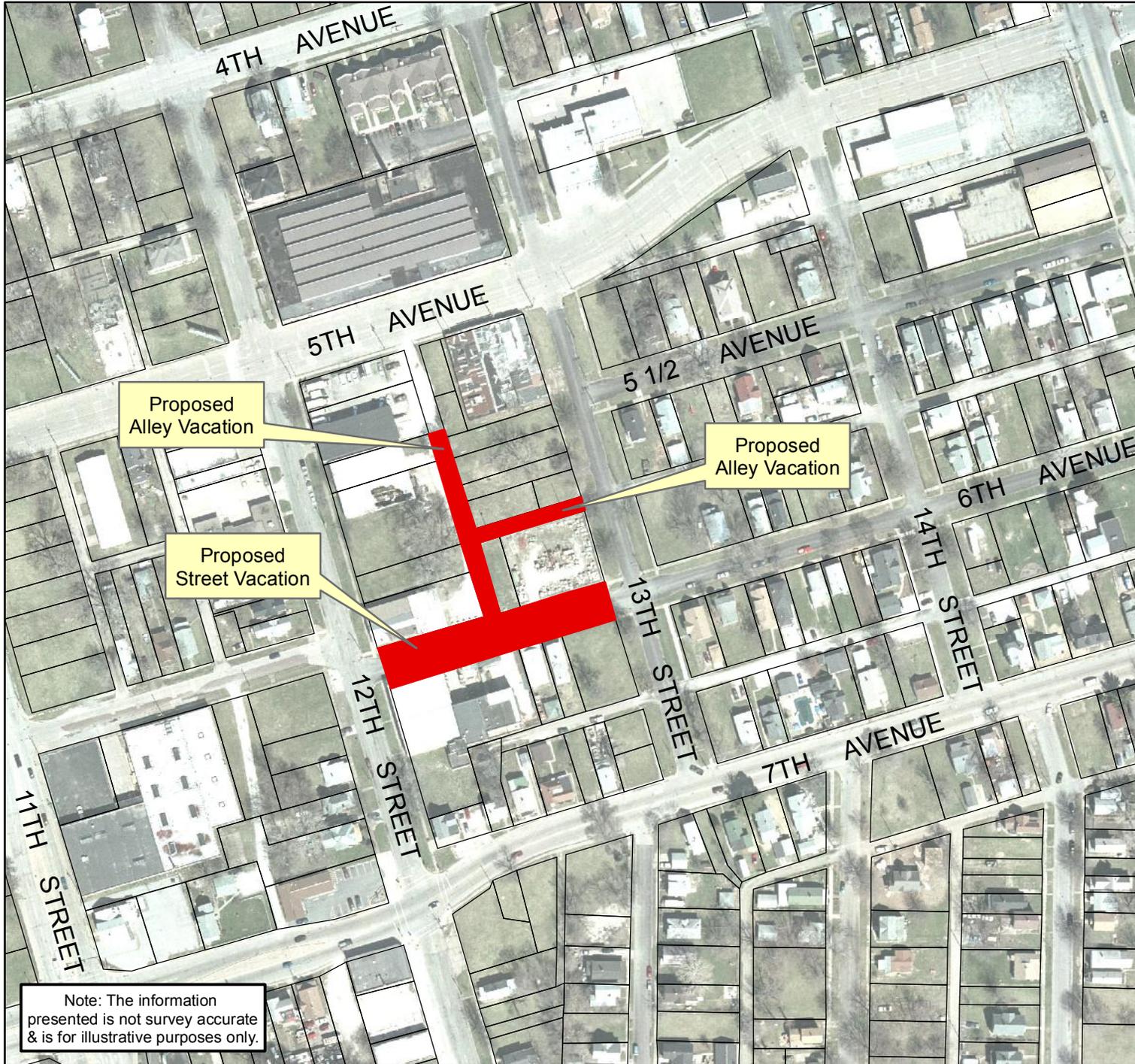
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VACATION LOCATION MAP



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

VACATION LOCATION MAP Veterans Park Aerial

Legend

 Parcels

 Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



0 50 100 200 300 Feet

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