

STAFF REPORT
Department of Community and Economic Development
PC 21-04

GENERAL INFORMATION

Owner/Applicant: Kenneth & Kristina Rogers

Requested Action: Rezoning from R-2 (One Family Residential District) to NC (Neighborhood Center District)

Location: 1613 20th Ave

Size of Tract: Approximately 5,486 sq. ft.

Existing Land Use: Residential (vacant)

Existing Zoning: R-2; One Family Residential District

Surrounding Land Use: North: R-2 & NC East: R-2 South: NC West: NC

BACKGROUND

The subject property is currently a vacant residential property. The applicant is requesting the NC zoning district to allow for a hair salon business. Under the current NC zoning district, beauty shops and related uses are allowed.

Some of the defining characteristics of the NC district are defined by a limited range of retail, professional office, personal and business services, and food and drink establishments housed in small buildings (10,000 square feet or less) with low building heights (35 feet or less). Many buildings also contain a mix of uses with ground floor retail and second story offices or residential units. Buildings tend to have pedestrian orientations characterized by a lack of front and side setbacks creating continuous block-long façades fronting directly on public sidewalks. Most parking needs are met on-street, with some additional parking provided in the rear of the buildings. The District is mapped in short stretches (generally less than three blocks) in the heart of the identifiable business districts, most which occur along collector and minor arterials that bi-sect residential areas. Accordingly, the District serves as an activity center and as a transition between residential development and higher traffic roadways or, in some instances, more intensive non-residential development. Off-site impacts from traffic generation, noise, odors, lights and vibrations are minimized through site layouts and building orientations designed to achieve compatibility with the adjoining residential districts. This District is mapped in areas that have adequate public facilities and services with capacity to serve the existing and projected impacts and needs of development of this magnitude.

ANALYSIS AND REVIEW CRITERIA (see Sec. 35-2203 and Approval Criteria)

The subject property is located at 1613 20th Ave, just east of 16th St and is surrounded by NC zoning and R-2 zoning.

Given the uniformity of the zoning designations and land uses in this area, it does not appear that the existing R-2 zoning was in error at the time of adoption. However, this area has notable character with the surrounding NC districts.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Chapter 10 of the Comprehensive Plan further states that the Future Land Use Plan of the area should be Residential and Commercial. Rezoning the site from a R-2 to a NC would be consistent with that Future Land Use designation.

Finally, the proposed rezoning seems consistent with the following Goals as indicated in Chapter 7 of the Comprehensive Plan:

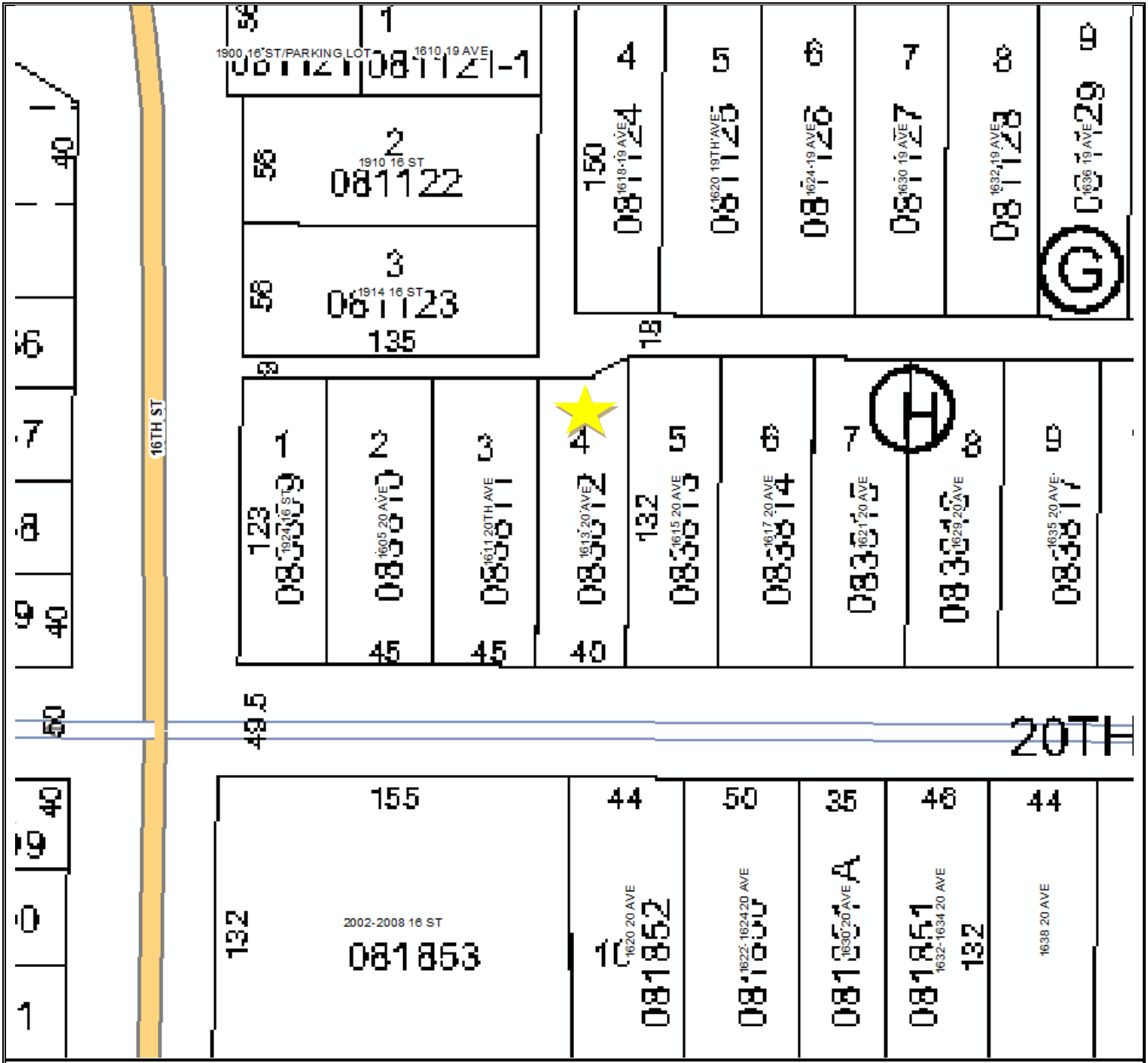
Goal #3: Business Development and Retention.


STAFF RECOMMENDATION

Staff recommends that Plan Commission approve the request to rezone the subject property from R-2 to NC.


ATTACHMENTS

1. Tax Parcel map (location map)
2. Surrounding zoning map
3. Application form
4. Owner/applicant disclosure form




 NORTH

CITY OF MOLINE
 COMMUNITY & ECONOMIC DEVELOPMENT
 DEPARTMENT
 LAND DEVELOPMENT DIVISION

PLAN COMMISSION	
 :Subject Property	PC 21-04
Tax Parcel Exhibit	5/17/21



CITY OF MOLINE
 COMMUNITY & ECONOMIC DEVELOPMENT
 DEPARTMENT
 LAND DEVELOPMENT DIVISION

PLAN COMMISSION

 :Subject Property

PC 21-04

Zoning Parcel Exhibit

5/17/21



APPLICATION FOR AMENDMENT TO ZONING & LAND DEVELOPMENT CODE AND REZONING

(For staff only) PC Case No. 21-04
Filing Date 5-6-21
\$650 Filing Fee (non-refundable) submitted: 5-6-21
✓1048

The undersigned Owner of Record or Agent requests that an amendment be made to the Zoning and Land Development Code of the City of Moline, Illinois.

APPLICATION TYPE (check one)

- REZONING. Complete Section 1 and Section 2 below and attach additional documentation if necessary.
- TEXT AMENDMENT. Attach a detailed copy of the proposed amendment(s) and complete Section 2 below.

SECTION 1

Legal Description from Deed or Survey (attach additional sheets if necessary):

lot number Four (4) in that part of the city of Moline known as and called CF. Hemen ways first addition being a subdivision of west part of lot number five (5) in William Chambers (Chambers) Addition to said city.
Property Location (Street Address): 1113 20th Ave Moline IL 61265

Parcel Number: 08 3812 Total Area (Acres or Square Feet): 5486 sq ft.

Present Zoning Classification: R-2 Proposed Zoning Classification: NC

Present Use: Residential Proposed Use: Business / Salon

Owner Name: Kenneth & Kristina Rogers

Owner Mailing Address: 1113 20th Ave Moline IL 61265

Owner Phone Number: 309 721 7587 Owner Email Address: Kda42810@gmail.com

SECTION 2

Applicant/Authorized Agent Name: Kristina Rogers

Applicant Mailing Address: 1112 Cherry St Court Port Byron IL 61275

Applicant Phone Number: 309 721 7587 Applicant Email Address: Kda42810@gmail.com

Signature of Applicant (for text amendment) or Signature of Owner of Record or Authorized Agent (for rezoning)
Note: Authorized Agent must attach written authorization from Owner of Record.

[Handwritten Signature]
Signature _____ Date _____

REQUIRED ATTACHMENT: Interested Party Disclosure Form

CITY OF MOLINE
APPLICANT/OWNER INTERESTED PARTIES DISCLOSURE

Please acknowledge the relationship and specific interest of all interested parties to the requested zoning or subdivision action. If a trust, partnership, corporation or other legal entity is involved in the ownership of the subject property or will benefit or be affected via a pecuniary interest, you must disclose the beneficial owners, partners, corporate officers, or relevant interested parties respectively. Failure to provide a complete and accurate response may render the application incomplete and delay consideration.

Entity name (if applicable): _____

Name <u>Kristina Rogers</u>	Name _____
Address <u>612 Cherry St Court</u>	Address _____
City, ZIP <u>Port Byron IL 61275</u>	City, ZIP _____
Phone <u>309 721 1597</u> Title <u>owner</u>	Phone _____ Title _____
Ownership Percentage <u>100</u>	Ownership Percentage _____

Name <u>Kenneth Rogers</u>	Name _____
Address <u>612 Cherry St Court</u>	Address _____
City, ZIP <u>Port Byron IL 61275</u>	City, ZIP _____
Phone <u>309-791-1428</u> Title <u>owner</u>	Phone _____ Title _____
Ownership Percentage <u>100</u>	Ownership Percentage _____

Name _____	Name _____
Address _____	Address _____
City, ZIP _____	City, ZIP _____
Phone _____ Title _____	Phone _____ Title _____
Ownership Percentage _____	Ownership Percentage _____

Name _____	Name _____
Address _____	Address _____
City, ZIP _____	City, ZIP _____
Phone _____ Title _____	Phone _____ Title _____
Ownership Percentage _____	Ownership Percentage _____