



Agenda Item:

56B

## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 1/10/2005

Communication

No.: 05-014

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Larry Hulse, Community Development Director

### SUBJECT—

Public Hearing regarding items related to Riverpoint West:

- 2020 Community Character Plan Land Use Map Amendments for the Riverpoint West Area from Traditional Industrial, High Density Residential / Limited Commercial and Park / Open Space to Support Commercial.
- Rezoning of the Riverpoint West area generally bounded on the north by SW Cherry Street from SW 9<sup>th</sup> to SW13th, Mulberry Street from SW 13<sup>th</sup> to SW 16<sup>th</sup>, and Locust Street from SW 16<sup>th</sup> to Fleur Drive; on the west and south by the levy of the Raccoon River; and the east by SW 9<sup>th</sup> Street from “M-1”, Light Industrial, “M-2”, Heavy Industrial and “U-1”, Floodplain to “C-3B”, Central Business Mixed Use District.
- Rezoning of the DICO property (DICO Inc., 2701 Bruce St, Quincy, IL) to add the S-O, Study Overlay District designation and requirements due to special environmental concerns associated with subsurface contamination.

### SYNOPSIS—

The Riverpoint West area is currently designated as Traditional Industrial, High Density Residential / Limited Commercial and Park / Open Space on the 2020 Community Character Plan for the Downtown Area. It is currently zoned “M-1”, Light Industrial, “M-2”, Heavy Industrial and “U-1”, Floodplain. Amendments to these designations are necessary to fulfill the City’s vision for residential and commercial development in the Riverpoint West area. Staff has received comments and conceptual site layouts from Hubbell Realty Company expressing concerns about the proposed “C-3B” Design Guidelines. However, staff believes that these conceptual site layouts may be fundamentally inconsistent with the City’s vision for Riverpoint

West. For example, the proposed site layout contemplates a suburban style, one-level office/warehouse development, whereas the area could be developed with some residential components that relate to development on adjoining land to the west. Staff further believes that changes to the conceptual site layouts are warranted rather than changes to the proposed “C-3B” Design Guidelines. The Plan and Zoning Commission is scheduled to make a recommendation regarding the proposed Land Use Plan and Zoning Map amendments on January 6, 2005. The Commission’s recommendations will be forwarded to the City Council prior to the January 10, 2005 hearing.

**FISCAL IMPACT—**

N/A.

**RECOMMENDATION—**

Approval.

**BACKGROUND—**

On June 23, 2003 the City Council adopted Roll Call 03-1459 initiating rezoning of the Riverpoint West area to a zoning district classification that would best accommodate the residential and commercial uses anticipated for the area. Council also initiated the addition of the Study Overlay District designation to the DICO Superfund site on an interim basis until the environmental issues with the site have been resolved.

Staff met with property owners and tenants within the Riverpoint West area to discuss rezoning options. The rezoning was later placed on hold due to a lack of consensus among property owners, the Downtown Community Alliance and the City regarding the most appropriate zoning designation for the area.

General consensus has now been reached in the form of the new “C-3B” Central Business Mixed Use District. The district balances the needs of a majority of the existing property owners and land uses in Riverpoint West with the vision for residential and commercial development.