

City of Moline

PLAN COMMISSION

Wednesday, May 23, 2018

4:00 p.m.

Council Chambers, 619 16th Street

AGENDA

1. Call to order
2. Approval of minutes
3. New business
 - a. PC 18-03 – Public hearing and request from the City of Moline to amend the Zoning and Land Development Code to revise the minimum width and placement standards for sidewalks. (Shawn Christ, Land Development Manager and Scott Hinton, City Engineer)
 - b. PC 18-04 – Public hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow Indoor Entertainment land uses as a special use in the I-1 Light Industrial Zoning District. (Shawn Christ, Land Development Manager)
4. Other business
5. Review upcoming meetings
6. Public comment
7. Adjourn

Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any other person requiring a special accommodation in attending the meeting should notify Anamaria Vera, Department of Planning & Development, 524-2030.

STAFF REPORT
Department of Planning and Development
PC 18-03
May 18, 2018

GENERAL INFORMATION

Applicant/origin: City-initiated amendment (City Council)

Requested Action: Approval of an amendment to the Zoning & Land Development Code, Chapter 35, to revise the minimum width and placement standards for public sidewalks in new development and infill locations.

BACKGROUND

This amendment follows a request from the City Council to clarify the minimum width of public sidewalks with regard to new development locations and infill sidewalk locations. Considerations are included for the Illinois Accessibility Code, public and private streets, right-of-way width, topography, and installation cost.

- The minimum sidewalk width for new development shall be five feet or the minimum width required by the Illinois Accessibility Code, whichever is greater.
- The minimum sidewalk width for infill locations shall be four feet or the width of the sidewalk to which they will connect, whichever is greater. If sidewalks are less than five feet in width, an ADA compliant passing area shall be installed.

City Engineer Scott Hinton and his staff authored the proposed amendment. Scott will attend the hearing and present the proposed amendments with regard to recent City Council direction.

ANALYSIS / REVIEW CRITERIA (SEC. 35-2203)

Section 35-2203(c) lists the approval criteria for zoning code amendments. Most of these criteria are specific to rezoning requests, however, the following criteria may be evaluated for this proposed text amendment:

1. Whether the existing text was in error at the time of adoption. The existing text was likely not in error at the time of adoption but warrants review and further refinement with regard to city construction projects.

4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents, and requirements of the Zoning Code and other City regulations and guidelines. Sidewalks and other pedestrian amenities such as trails, bikeways, and linkages, are fundamental components of the Comprehensive Plan. The proposed amendment furthers the Plan's recommendations while supporting the Americans with Disabilities Act (ADA) and also practical difficulties such as existing conditions and narrow right-of-way.

7. Whether there is a need in the community for the proposal. There is an ongoing need for sidewalk improvements and the proposed amendments further the City Council's direction for provision of sidewalks.

STAFF RECOMMENDATION

Staff supports the proposed amendment in its current or similar form. The Plan Commission's vote on this case is advisory to the City Council.

ATTACHMENTS Redlined draft amendment

SEC. 35-4218. SIDEWALKS.

(a) **NEW DEVELOPMENT**

(1) Sidewalks ~~must~~ shall be installed on both sides of all public and private streets, except in cases where sidewalks are not allowed by IDOT. Decision-making bodies are authorized to require the installation of sidewalks in other locations, such as at the end of permanent dead-end streets through private property when they determine that such sidewalks will create a logical and well connected pedestrian circulation system.

~~(b) (2) Sidewalks must shall have a minimum width of five feet or minimum width required by the Illinois Accessibility Code, whichever is greater. the width of the sidewalk to which they will connect, whichever is greater, except when a sidewalk will provide a connection between existing sidewalks that are less than the required width, the new sidewalk connection may be constructed to match the width of the adjacent sidewalks. This modification is not allowed in cases where one end of the new sidewalk will provide a connection to future sidewalks for new development. In such cases, the new sidewalk may be tapered to provide a transition between differing sidewalk width sections. The City engineer is authorized to determine where along the sidewalk this taper should occur.~~

~~(c) (3) For property being subdivided, sidewalks must be installed before approval of the final subdivision plat, the cost of installation must be included in the performance guarantee approved in accordance with Sec. 35-4209. For all other development, sidewalks must be installed prior to issuance of the occupancy permit.~~

~~(d) (4) Sidewalks must shall be located one foot inside the right-of-way line whenever practicable or in an alternative location approved by the City engineer.~~

~~(e) (5) All sidewalks must shall be constructed in accordance with the City of Moline Supplemental Specifications.~~

~~(f) (6) All sidewalks and ramps at intersections must shall comply with the Illinois Accessibility Code.~~

(b) **INFILL LOCATIONS**

(1) Sidewalks shall be installed on both sides of all public and private streets, except in cases where sidewalks are not allowed by IDOT. In cases where right-of-way limits do not provide sufficient space for sidewalks, where existing topography makes the installation impracticable, or where the installation cost exceeds the anticipated public benefit, the City Council may direct that sidewalks be installed on only one side of the street or not installed at all and shall state the reasons for the Council's decision by resolution.

(2) Sidewalks shall have a minimum width of four feet or the width of the sidewalk to which they will connect, whichever is greater. Where sidewalks are less than five feet in width, an American's with Disabilities Act compliant passing area shall be installed at the required intervals.

(3) Sidewalks shall be located one foot inside the right-of-way line whenever practicable or in an alternative location approved by the City engineer.

(4) All sidewalks shall be constructed in accordance with the City of Moline Supplemental Specifications.

STAFF REPORT
Department of Planning and Development
PC 18-04
May 18, 2018

GENERAL INFORMATION

Applicant/origin: City-initiated amendment (Plan Commission)

Requested Action: Approval of an amendment to the Zoning & Land Development Code, Chapter 35, to revise add Indoor Entertainment land uses as a special use in the I-1 Light Industrial District.

BACKGROUND

This amendment follows discussion and direction from the Plan Commission to revise the zoning code to allow “Entertainment, Indoor” Land Uses in the I-1 Light Industrial District. Examples of this land use include bars, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. This specific proposal is to revise the land use table so that this land use is allowed by special use permit.

ANALYSIS / REVIEW CRITERIA (SEC. 35-2203)

Section 35-2203(c) lists the approval criteria for zoning code amendments. Most of these criteria are specific to rezoning requests, however, the following criteria may be evaluated for this proposed text amendment:

1. Whether the existing text was in error at the time of adoption. The existing text was likely not in error at the time of adoption.

4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents, and requirements of the Zoning Code and other City regulations and guidelines. Chapter 7: Goals and Objectives includes a goal to promote the development of new institutions. One of the objectives for this goal is to encourage redevelopment of industrially-zoned areas.

7. Whether there is a need in the community for the proposal. Further review and consideration of the ordinance provisions seems warranted with regard to current land use trends including conversions of former warehouses and industrial buildings to non-industrial land uses.

STAFF RECOMMENDATION

Staff supports the proposed amendment in its current or similar form. The Plan Commission’s vote on this case is advisory to the City Council.

ATTACHMENTS Redlined draft amendment

ZONING AND LAND DEVELOPMENT

														Type of Land Use
Conservation (C-2)	General Agricultural (AG-2)	One-Family Residential (R-2)	One-Six Family Residential (R-4)	Multi-Family Residential (R-6)	Office District (O-1)	Office/Research Park (ORT)	Neighborhood Business (B-1)	Neighborhood Center (NC)	Central Business (B-2)	Community Business (B-3)	Highway/Intensive Business (B-4)	Light Industrial (I-1)	General Industrial (I-2)	
														Principal Commercial Land Uses (Sec. 35-3408)
					P	P	P	P	P	P	P	P	P	(a) Office
					P	P	P	P	P	P	P			(b) Personal or Professional Service, Limited
						P	P	P	P	P	P			(c) Sales and Service, General
								S	P	P	P			(d) Sales and Service, Intensive
						S	S	S	S	P	P			(e) Sales and Service, In-Vehicle
										P	P			(f) Sales and Service, Outdoor Display
						S	P	P	P	P	P			(g) Restaurant
						P			P	P	P			(h) Lodging
								P	P	P	P	S		(i) Entertainment, Indoor
S											S	S	S	(j) Entertainment, Outdoor
												P	P	(k) Entertainment, Adult
								S	S	S	P	P	P	(l) Vehicle Repair and Maintenance, Minor
											P	P	P	(m) Vehicle Repair and Maintenance, Major
P	P									S	P	S	S	(n) Animal Boarding Services
											P			(o) Sales and Service, Cannabis Dispensing
														Principal Transportation & Utility Land Uses (Sec. 35-3409)
	S												S	(a) Airport/Heliport
S	S	S	S	S	S	S	S	S	P	P	P	P	P	(b) Parking, Offsite
											P	P	P	(c) Terminal, Freight
S	S	S	S	S	S	S	S	S	P	P	P	P	P	(d) Terminal, Passenger
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(e) Public Services and Utilities, Distribution
P	P	S	S	S	S	S	S	S	S	S	S	S	P	(f) Public Services and Utilities, Transmission
P= Permitted Use S= Special Use I= Infill Residential Development (see Sec. 35-3211) For Group Developments, see Sec. 35.3419														