



## **Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

May 3, 2017

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of January 4, 2017
3. Procedural Explanation
4. Public Hearing #2017-03- Request from Rock Island Coffee, LLC c/o Lee Fry Companies, Inc. to consider a site plan review for a proposed Duncan Donut restaurant at 2711 18<sup>th</sup> Avenue, zoned B-3 (community business) district.
5. Public Hearing #2017-04: Request from City of Rock Island to amend Articles, Three, Eight, Twenty-eight, Thirty and Thirty-one of the Rock Island Zoning Ordinance regarding proposed regulations for self service storage facilities within the city.
6. Other Business
7. Adjournment

MINUTES  
PLANNING COMMISSION  
JANUARY 4, 2017  
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: David Levin, Ted Johnson, Berlinda Tyler-Jamison, Jason Lopez, Bruce Harding, Anthony Dasso, Lorian Swanson, Javier Perez

MEMBERS ABSENT: Norm Moline, Bruce Peterson, Mike Creger

STAFF PRESENT: Ryan Berger, Alan Fries

CALL TO ORDER: Chairman Levin called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 7, 2016 MEETING

The Commission considered the matter of approval of the minutes of the September 7, 2016 meeting. Johnson made a motion to approve the minutes as presented. Tyler-Jamison seconded the motion and the Commissioners unanimously approved.

PROCEDURAL EXPLANATION

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

PUBLIC HEARING #2017-01 REQUEST FROM MASCO AND LETICIA TALIAFERO FOR REZONING FROM R-6 (MULTI-FAMILY RESIDENCE) DISTRICT TO B-3 (COMMUNITY BUSINESS) DISTRICT AT 909 3RD AVENUE.

Chairman Levin asked Planning staff to present the request. Mr. Fries presented the staff report, indicating that notices have been sent out and no responses were received.

The Taliafero's own the site adjacent and runs an auto body shop. This property has a Special Use permit to grow vegetables. After the rezoning both properties will be consolidated and the Special Use permit expanded to contain a hoop house for the growing of the vegetables.

Levin asked Mr. Taliafero to speak about the project. Mr. Taliafero explained the request.

Swanson asked if the hoop house is to grow the vegetables all year round. Mr. Taliafero stated that the Hoop House made to grow your crop all year round

Swanson asked about the amount of vegetables going to be sold. Mr. Taliafero stated that it depends on how much is grown which they do not know now yet.

Tyler-Jamison asked about the location of fruit trees on the property. Mr. Taliafero explained that the fruit trees will not be in the hoop house.

Levin asked if the hoop house is in addition to any of the structures that are already there or is this new structure. Mr. Taliafero responded that the Hoop House is a new structure.

Tyler-Jamison stated that she drove by to get a sense of the property and was excited to see the business start.

Lopez asked if the property could be used to build a house with its current size. Staff stated that under the current code the property is not large enough for a single family house.

Mr. Fries clarified the Special Use permit request there needs to be a public hearing in front of the City Council pending the approval of the rezoning from the Planning Commission.

Tyler-Jamison made a motion to approve the rezoning request. Levin seconded and the Commissioners unanimously approved.

#### OTHER BUSINESS

Chairman Levin asked if there was any other business. Lopez asked for an explanation regarding the proposed BZA appeal process that went before the City Council Staff stated that the City Council has tabled the proposal without a return date and staff is currently working with consultants regarding their recommendations.

#### ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Creger made a motion to adjourn, which was seconded by Swanson. Chairman Levin adjourned the meeting at 5:54.

Minutes submitted by Ryan Berger.

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: April 27, 2017

Subject: Case #2017- Review of Site Plan at 2711 18<sup>th</sup> Avenue.

Rock Island Coffee, LLC has filed an application to approve a final site plan for a 2,064 square foot Duncan Donut restaurant with a drive-thru lane in a B-3 (community business) district at 2711 18<sup>th</sup> Avenue. The proposed use is a permitted use in the B-3 zoning district.

The City Council approved a two lot minor subdivision plat and rezoning ordinance on December 1, 2014 for two tax parcels commonly known as 2617 18<sup>th</sup> Avenue and 2711 18<sup>th</sup> Avenue. The attached rezoning ordinance for both parcels (CVS and subject development site) identifies a Council rezoning stipulation that requires a “formal site plan review conducted by the Planning Commission at an advertised public hearing for the easternmost lot when a development project is proposed”. The following report reviews the applicant’s site plan for the proposed development.

### Comprehensive Plan Designation:

The plan identifies community business land use for the site.

### Size of Property:

107.17’ x 300.2’ x 140.89’ x 297.74’ (34,988 square feet, or .80 acres).

### Existing Land Use:

The site is undeveloped.

North: Single family residential, zoned R-3.

East: Single family residential, zoned R-3.

South: Restaurant, zoned B-1.

West: CVS, zoned B-3.

### Access:

The site has frontage on 17<sup>th</sup> and 18<sup>th</sup> Avenues. There will not be a new access point onto either of these public streets. Access to the site will be via the private drive that bi-sects the CVS and development sites. The site plan identifies one driveway access near the northwest corner of the site off of a private north/south drive (see site plan).

### Physical Characteristics:

The site is flat and slightly above street level.

Building Elevations and Setbacks:

Attached are concept building elevations for the site (proposed signs are not expected to change). Staff is expecting to receive final building elevations within a day or two and will send them to Commission members in a separate correspondence.

The proposed structure meets all building setback requirements in the Zoning Ordinance. The north and south side of the development are both defined as front yards under zoning regulations. The B-3 zoning district requires a 20-foot front yard setback requirement when adjacent to business zoning and a 25 foot front yard when adjacent to residential zoning. The site plan identifies an approximate 238 foot north front yard and an approximate 70 south front yard. The west yard is a side yard and since it is adjacent to business zoning there is no building setback requirement in that yard. The site plan identifies a 46.5 foot west side yard building setback. The east yard is adjacent to R-3 (one and two family residential) zoning and requires a 30 foot building setback since it is adjacent to rear yards of residential zoning. The site plan identifies a 37 foot east side yard building setback.

Parking:

The Zoning Ordinance requires one space for every 75 square feet of public floor area. Based on 590 square feet of inside public floor area and four outside eating table a total of 12 parking spaces should be provided. The site plan identifies 20 parking spaces. There is also a drive-thru lane that curves around the structure from west to east that has space for at least 8 stacking spaces (six stacking spaces is the minimum required by the Zoning Ordinance).

Signs:

All the proposed signs meet Sign Ordinance requirements for the site. The applicant proposes one freestanding sign for the development at the southeast corner of the site. The approximate 55 square foot sign will be located on a standard 20 feet in height from grade to top of sign. An approximate 52 square foot attached sign is also proposed for the south facing façade. A freestanding menu board (approximately 41 square feet in area) is proposed facing west adjacent to the drive thru lane. There are not any attached building signs facing west.

On the east side of the structure there is an attached 32 square foot sign and on the north façade is an 11 square foot attached sign. There are several freestanding directional signs on the site. These signs are exempt from Sign Ordinance area calculations.

Landscaping:

The proposed landscape plan is attached and meets Zoning Ordinance requirements for a “type C (15 foot wide) bufferyard” on the north and east side of the site. CVS already located a 6 foot privacy fence along the north property line of the subject site that will remain and will reduce the required number of plantings in this area. CVS planted four evergreen trees in the north yard of the subject site that will remain and the applicant will plant two canopy trees (northern red oak) and

four new white pine trees in this north yard (total of 8 evergreens will be located in north bufferyard).

There is also an existing 6 foot tall chain link fence along the east property line adjacent to the alley. The fence will remain and be updated with slats to make it an opaque fence that will provide a visual and noise buffer to the east. This will also reduce the required number of landscape requirements in the east 15 foot wide bufferyard. Landscaping identified along the east bufferyard includes 6 canopy trees (red maple, common hackberry and skyline honey locust), 10 white pine evergreen trees with 21 shrubs.

The west and south yards are adjacent to business uses and zoning. CVS was not required to locate any landscaping along its eastern edge adjacent to the private drive and the applicant will also not be required to provide landscaping along the western edge of the subject site. The south yard also does not require any landscaping because there is not a parking lot in the front yard as is typical for many business locations, but the applicant has agreed to maintain a mature oak tree at the southwest corner of the subject site. Two smaller trees will be removed adjacent to this tree because they will make the structure and signs less visible from 18<sup>th</sup> Avenue. Eleven shrubs will also be located along the south building façade.

Lighting and Other Amenities:

The applicant has indicated that lighting for the site includes 6 building lamps and 6 light standards in the parking lot with 90 degree lamp design with back shields on the eastern side of the site (see attachments). All proposed lighting (with proposed shields on east side light standards) will meet Zoning Ordinance requirements of a level of one footcandle at property lines.

The refuse area will be screened on four sides with a gate facing south and will be located in the northeast corner of the parking lot. The restaurant will also have an outside eating area and bicycle rack on the north side of the structure.

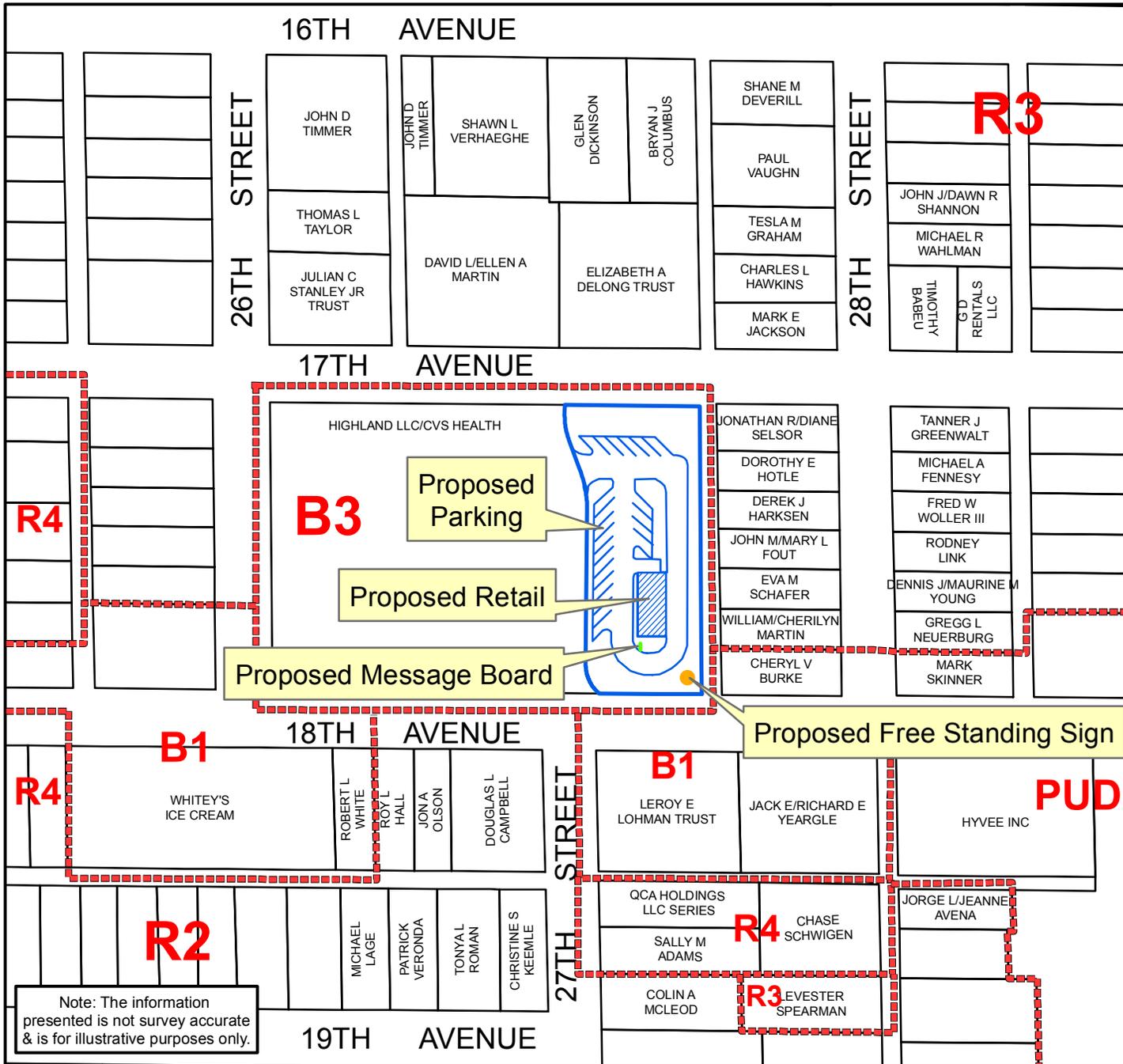
Analysis:

As previously indicated the proposed use is allowable in the B-3 zoning district. The proposed site plan/landscape plan identifies that the proposed structure, parking, signs, landscaping and lighting all meet Zoning Ordinance requirements. The proposed design will be an attractive addition to the 18<sup>th</sup> Avenue commercial corridor.

Recommendation:

That the attached final site plan be approved because it meets Zoning Ordinance requirements and it is an attractive commercial design that fits in with adjacent land uses.

# PLANNING COMMISSION



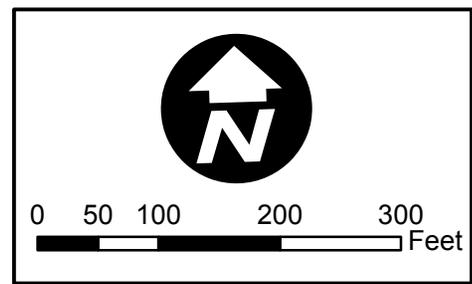
**PLANNING COMMISSION  
2017-3**

**Legend**

- Subject Property
- Parcels

DR. BY: K.G.D.

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



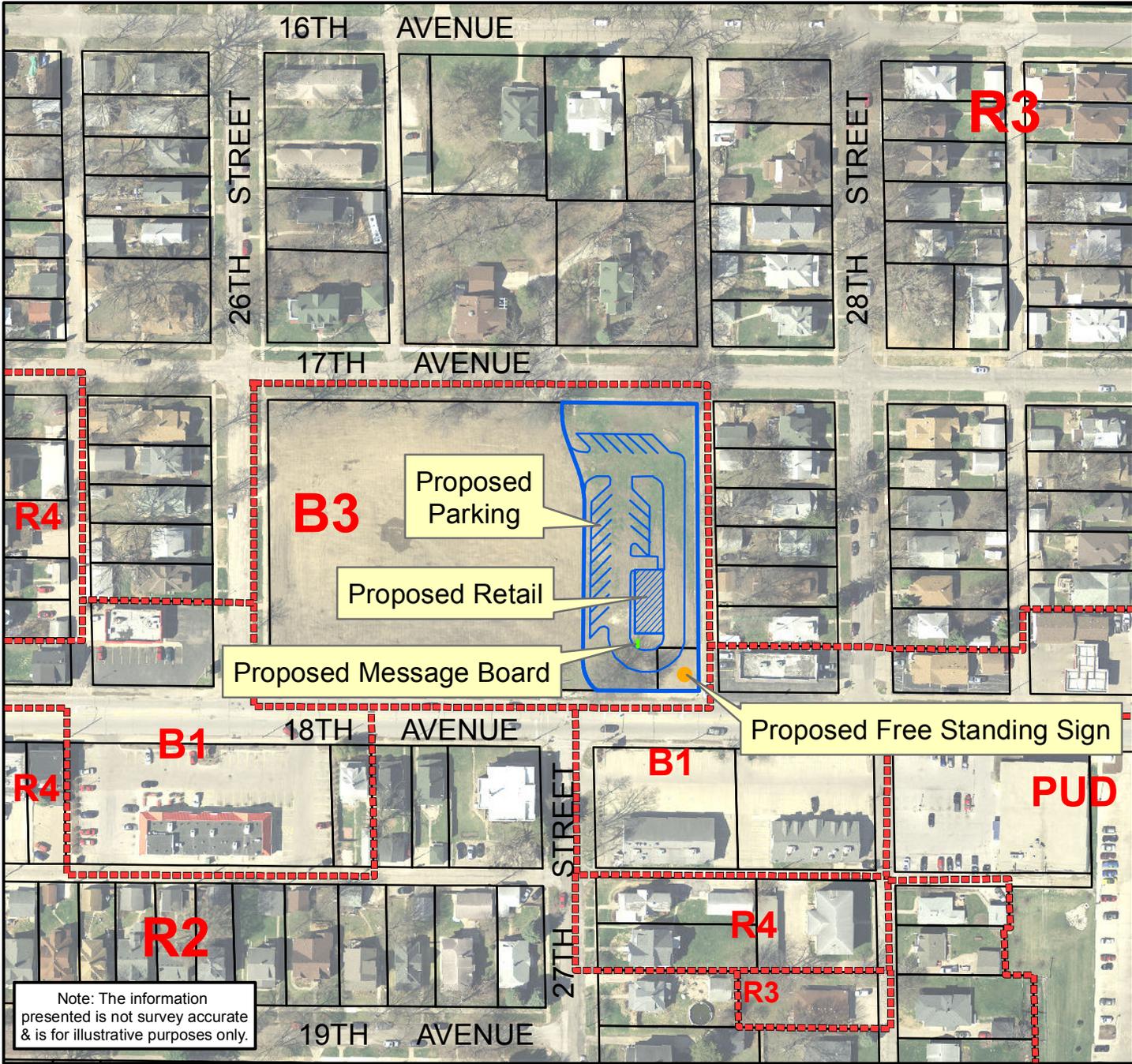
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND  
ILLINOIS

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

# PLANNING COMMISSION



PLANNING COMMISSION  
2017-3 Aerial

**Legend**

- Subject Property
- Parcels

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

0 50 100 200 300 Feet

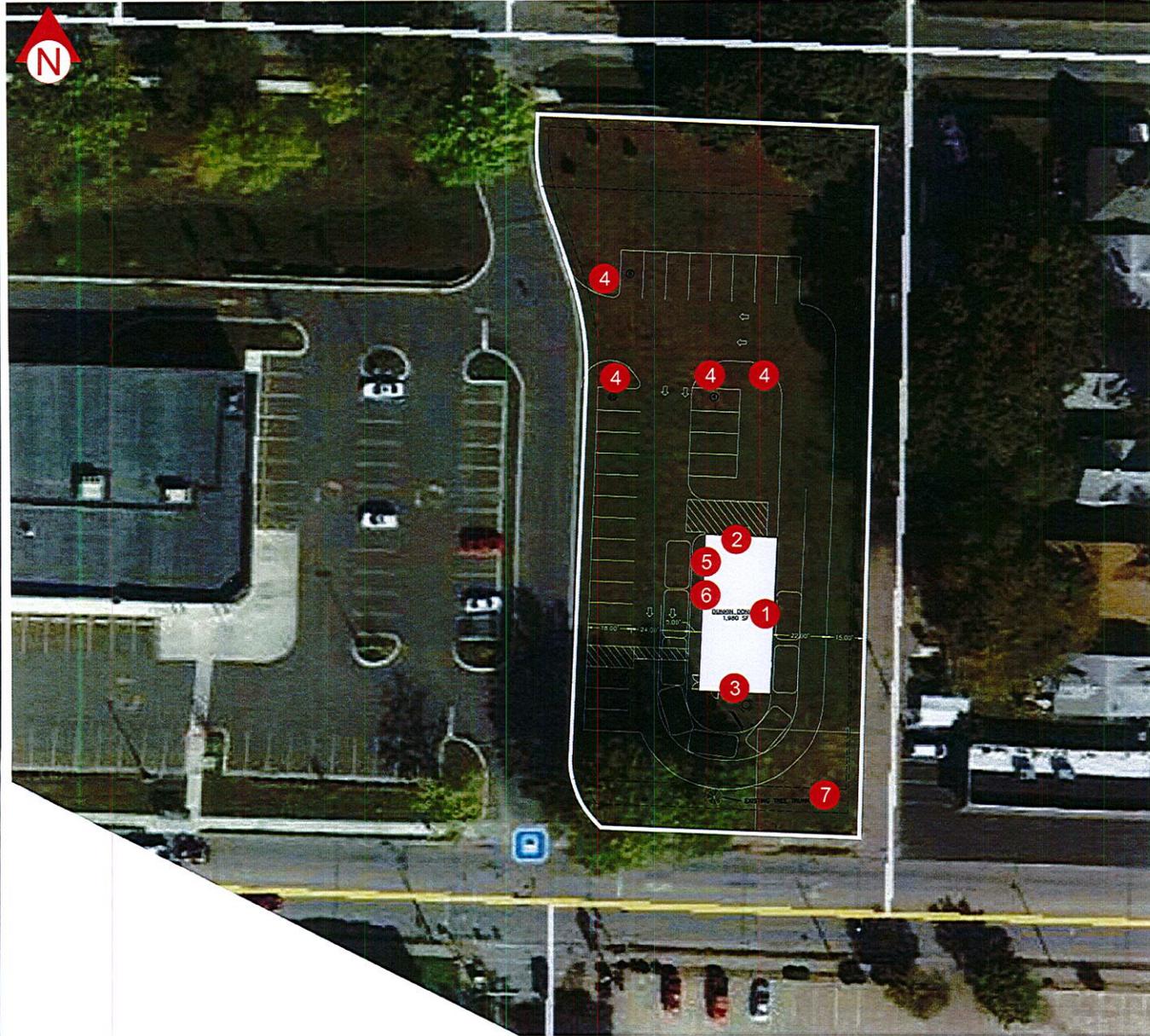
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS







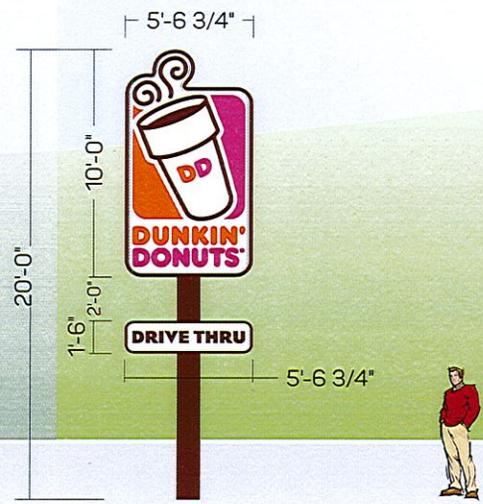
DUNKIN DONUTS  
ROCK ISLAND, IL

- 1 EAST ELEVATION  
3' 3-1/6" X 8' 8-7/16" CLOUD SIGN  
2' 1" X 5' 5-5/8" OVAL DRIVE THRU SIGN
- 2 NORTH ELEVATION  
4' 3-3/4" X 2' 5-1/2" BLADE SIGN
- 3 SOUTH ELEVATION  
68" CUP W/ 21" CHANNEL LETTERS,  
STACKED DISPLAY
- 4 11" X 2'6" DIRECTIONAL
- 5 ORDER HERE CANOPY
- 6 MENU BOARD, NO SPEAKER
- 7 PYLON SIGN  
10' 0" X 5' 6-3/4" AT 20' 0" OAH

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>DUNKIN DONUTS</b>	Date: <b>13APR17</b>	Prepared By: <b>SC/SC/MR</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>persona</b> SIGNS   LIGHTING   IMAGE	<b>DISTRIBUTED BY SIGN UP COMPANY</b> 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>ROCK ISLAND, IL</b>	File Name: <b>155880 - R3 - ROCK ISLAND, IL - SIGN PACKAGE</b>		Eng: -		



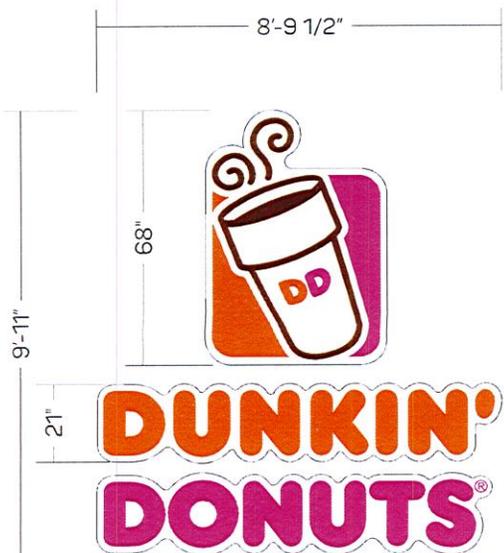
PYLON SIGN  
SCALE: 1/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

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Customer: <b>DUNKIN DONUTS</b>	Date: <b>05APR17</b>	Prepared By: <b>SC</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
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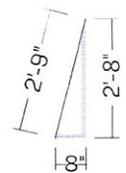
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WALL SIGN DETAIL  
SCALE: 1/4" = 1'-0"



BLADE AWNING  
SCALE: 1/4" = 1'-0"



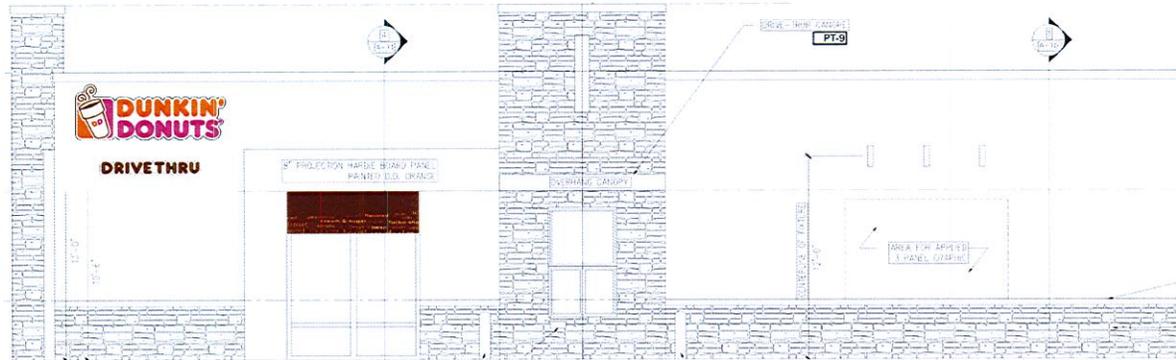
BLADE AWNING PROFILES  
SCALE: 1/4" = 1'-0"

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Customer: <b>DUNKIN DONUTS</b>	Date: <b>16APR17</b>	Prepared By: <b>SC/SC/MR</b>	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>	 SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
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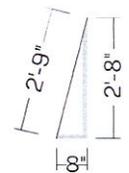
EAST ELEVATION  
SCALE: 3/32" = 1'-0"



WALL SIGN DETAIL  
SCALE: 1/2" = 1'-0"



BLADE AWNING  
SCALE: 1/4" = 1'-0"



BLADE AWNING PROFILES  
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

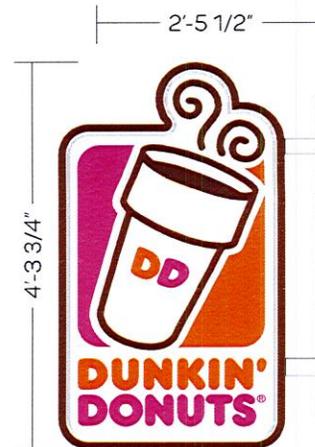
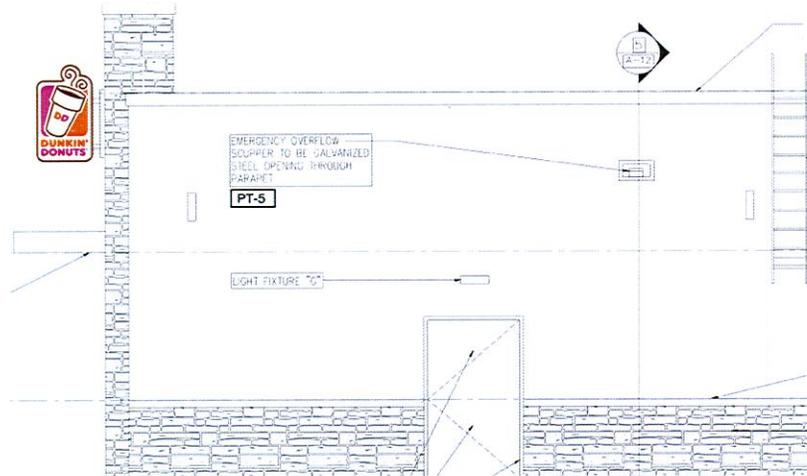
Date

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WALL SIGN DETAIL  
SCALE: 1/2" = 1'-0"

2

APPROVAL BOX - PLEASE INITIAL

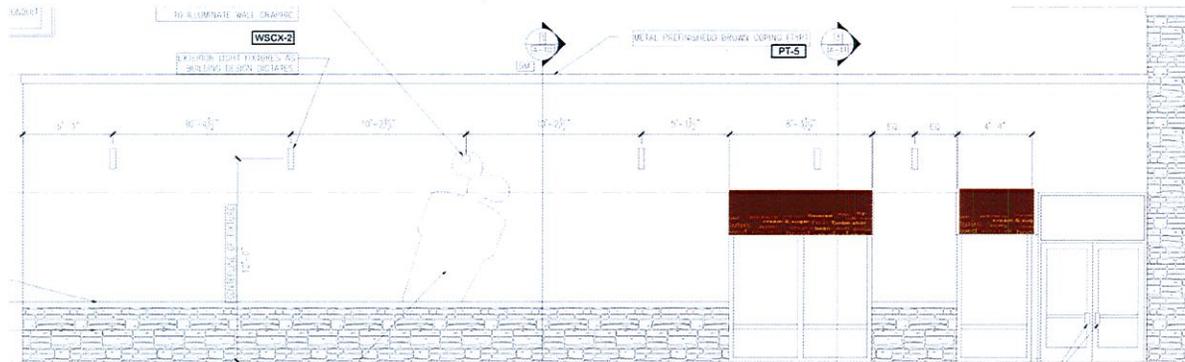
CUSTOMER APPROVAL

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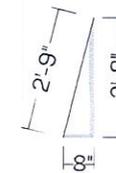
WEST ELEVATION  
SCALE: 3/32" = 1'-0"



BLADE AWNING  
SCALE: 1/4" = 1'-0"



BLADE AWNING  
SCALE: 1/4" = 1'-0"

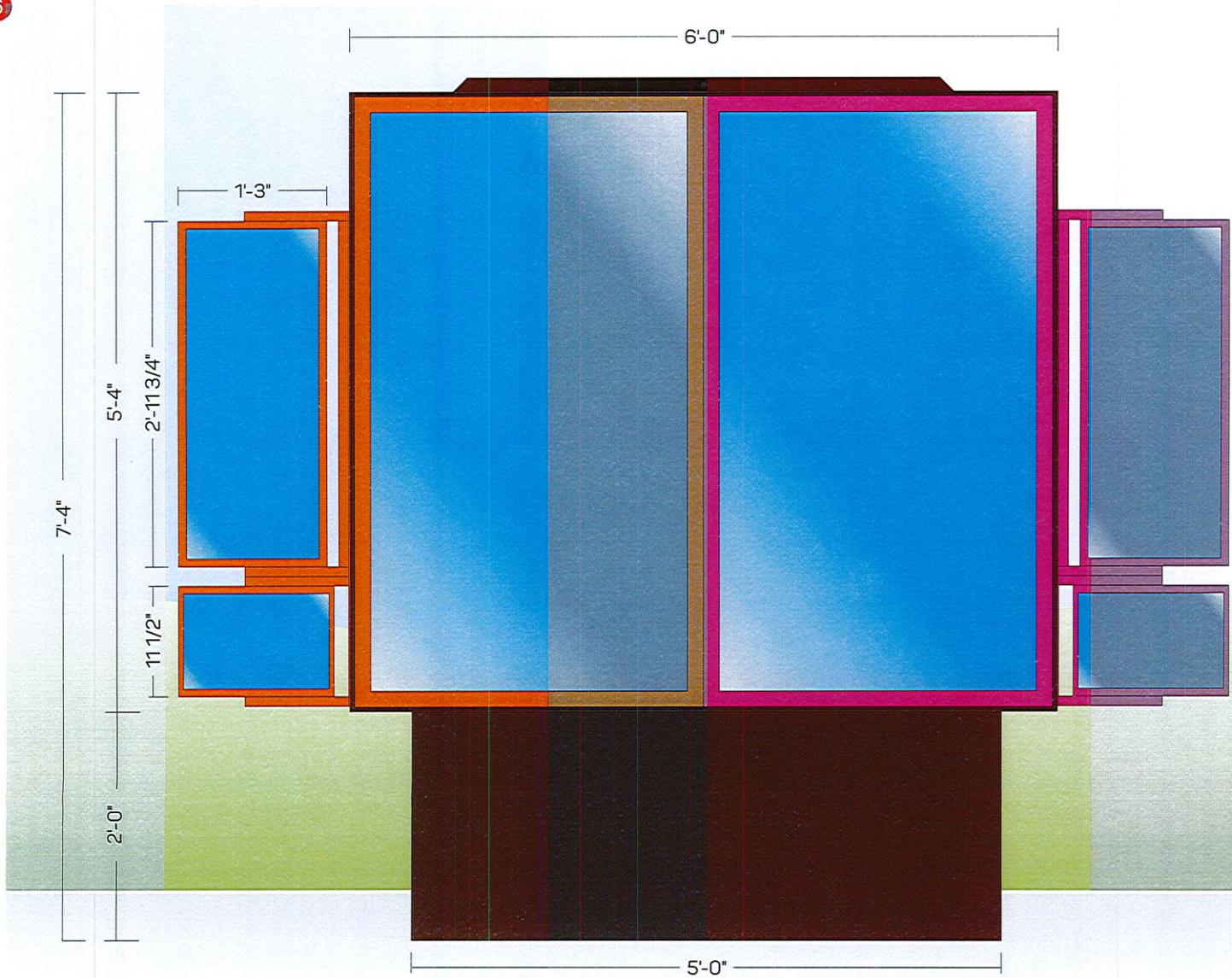


BLADE AWNING PROFILES  
SCALE: 1/4" = 1'-0"

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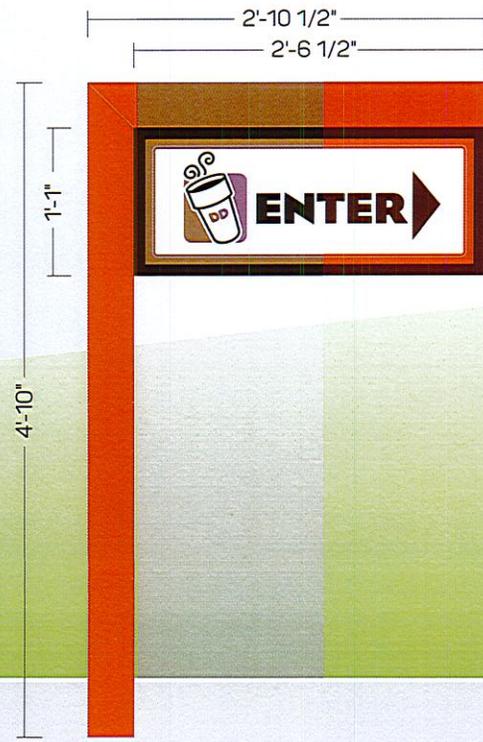


MENU BOARD / NO SPEAKER  
SCALE: 3/4" = 1'-0"

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Customer: <b>DUNKIN DONUTS</b>	Date: <b>05APR17</b>	Prepared By: <b>SC</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
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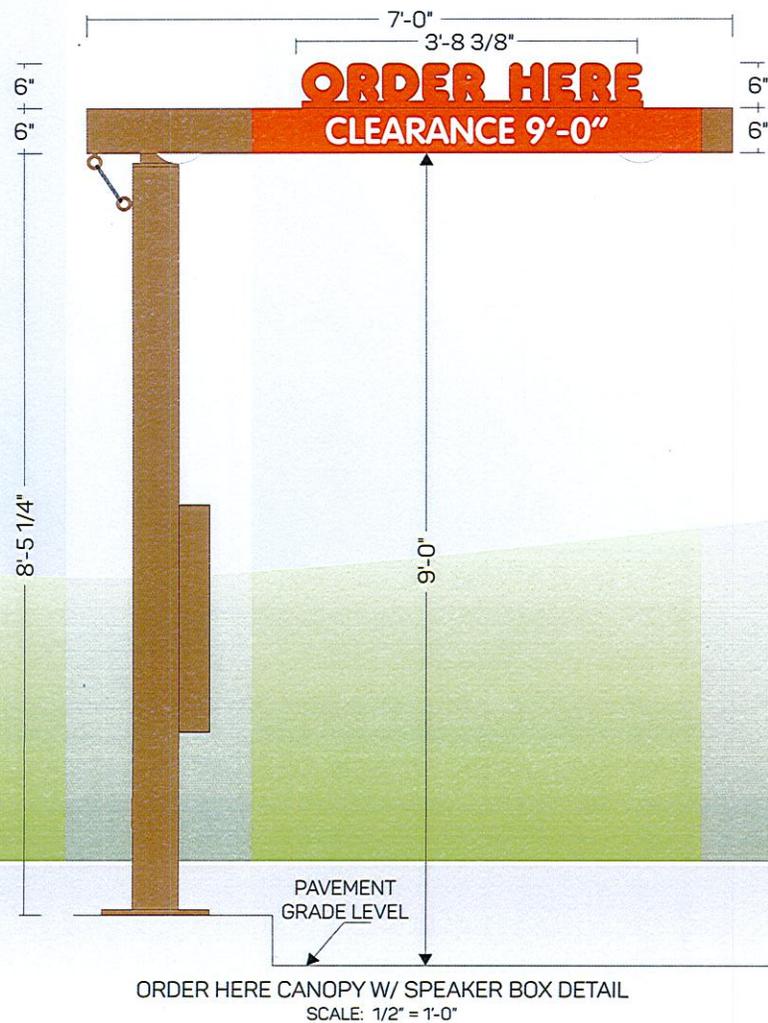
DIRECTIONAL SIGN  
SCALE: 3/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: EXACT COPY TBD

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Customer: <b>DUNKIN DONUTS</b>	Date: <b>05APR17</b>	Prepared By: <b>SC</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: <b>ROCK ISLAND, IL</b>	File Name: <b>155880 - R3 - ROCK ISLAND, IL - SIGN PACKAGE</b>	Eng: <b>-</b>			



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL	Date
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Location: <b>ROCK ISLAND, IL</b>	File Name: <b>155880 - R3 - ROCK ISLAND, IL - SIGN PACKAGE</b>	Eng: -			



153598 Duluth MN

Store # 1762

Drawn By:

Checked By:

Date: 4/25/2017

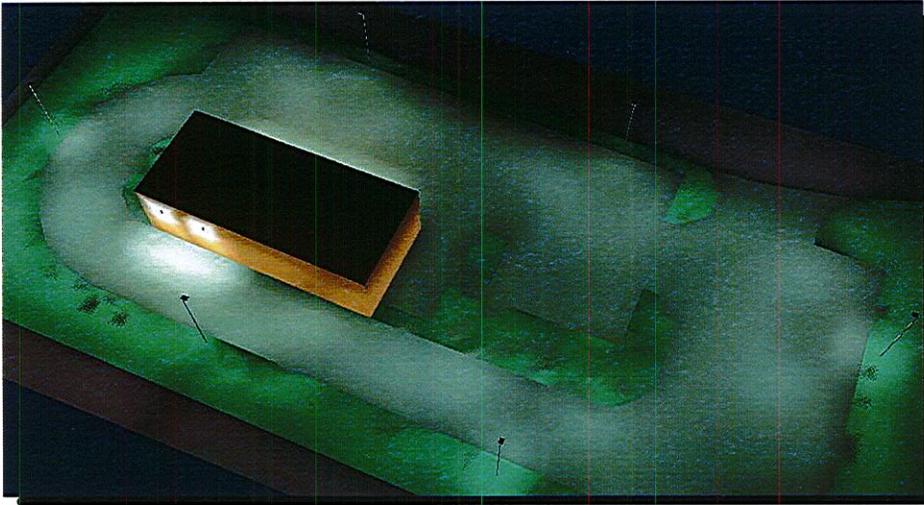
Scale:

Revisions:

#	Date	Comments



Experience in Illumination  
Engineering Software  
Since 1981  
www.agi32.com  
www.kennedy-graphics.com



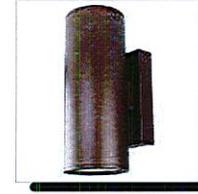
VP-S-48NB-110-5K-T2



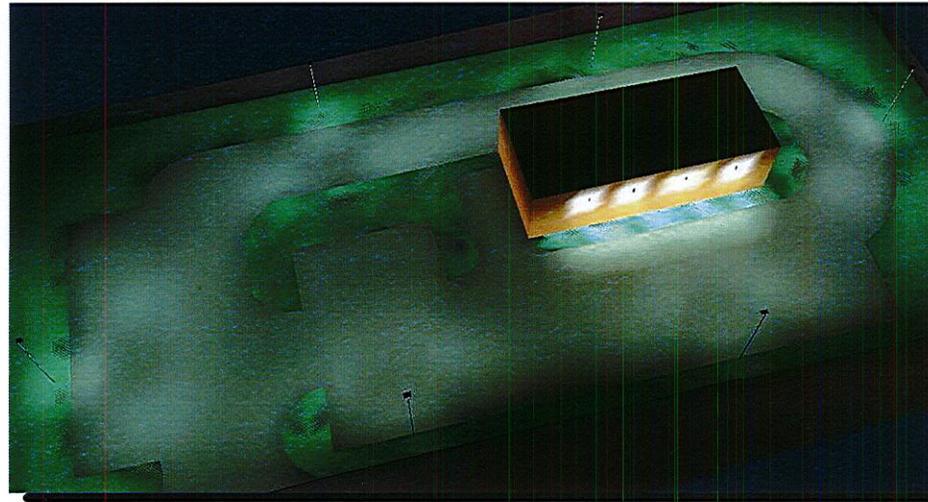
VP-S-48NB-110-5K-T4



VP-S-48NB-110-5K-T4-BLC



Cylinder up/Down



#	Date	Comments

Drawn By:	Checked By:
Date: 4/25/2017	Scale:

155188 Roseville MN  
Store # 63

Qty	Tag	Symbol	Arrangement	Description
1	48NBT2	•	SINGLE	VP-S-48NB-110-5K-T2
3	48NB	•	SINGLE	VP-S-48NB-110-5K-T4
6	cyl WM	○	SINGLE	R4NC630K12D-C4322W-CLR
2	48NB BLC	•	SINGLE	VP-S-48NB-110-5K-T4-BLC

Label	CalcType	Units	Avg	Max	Min
CalcPts_1	Illuminance	Fc	1.93	21.6	0.0

# VIPER S SERIES

SMALL VIPER LUMINAIRE

Cat.#

Job

Type



Approvals

## SPECIFICATIONS

### Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

### Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is  $\geq .90$  at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

### Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details.

### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

### Finish:

- IFS polyester powder-coat electro-statically applied and thermocured.
  - IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
  - The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.
- ### Listings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/GPL>
  - Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
  - 3G rated for ANSI C136.31 high vibration applications with SF2 mounting
  - IDA approved

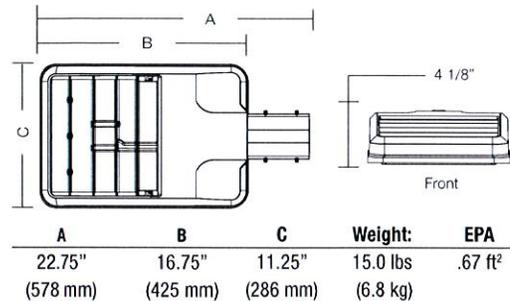
### Warranty:

Five year limited warranty for more information visit: [www.hubbellighting.com/resources/warranty](http://www.hubbellighting.com/resources/warranty)

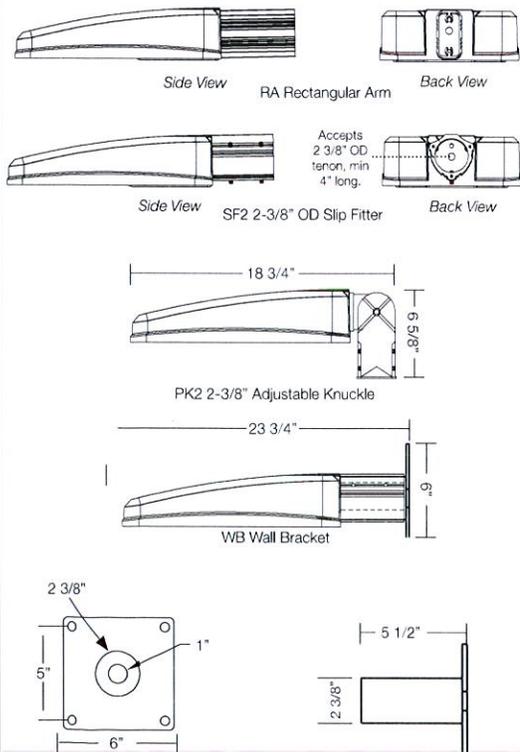
## PRODUCT IMAGE(S)



## DIMENSIONS



## MOUNTING OPTIONS



## CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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HUBBELL  
Lighting

# E-S21, E-S22, E-S23 Series

LED Decorative Wall Sconce - Up & Down - Small, Medium, Large  
Replaces 100W Incandescent, 50W / 70W PSMH



## Recommended Use

- Steps
- Walkways
- Entryways

## Input Voltage

- Universal (120V through 277V Operation)

## Certifications



## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: April 21, 2017

Subject: Case #2017-04- Consideration of Amendments to Zoning Ordinance Regarding Definitions, Parking Requirements and Zoning District Permitted Use for Self Service Storage Facilities.

CED Staff has been directed by the Interim City Manager to prepare a draft amendment to the Zoning Ordinance regulating self service storage facilities. Proposed amendments are to Articles 3, 8, 28, 30 and 31 of the Zoning Ordinance. The proposed revisions define and identify parking requirements for self service storage facilities, delete these uses as authorized uses in the B-4 (intensive/highway business) district and identify these uses as permitted uses with performance standards in the I-1 (light industrial) and I-2 (general industrial) districts.

### Background:

Prior to adoption of the Rock Island version of the “Illinois Quad Cities Unified Zoning Ordinance” in November 2002 the previous Zoning Ordinance did not specifically identify mini-warehousing and/or any other type of self service storage facilities. The City had allowed these types of uses as permitted uses in the B-4 zoning district (4315 9<sup>th</sup> Street and 2640/2644 Blackhawk Road are examples). Through the adoption process of the current Zoning Ordinance mini-warehouses were identified as uses “Authorized by the Board of Zoning Appeals” in the B-4 zoning district (Section 28.4C of Zoning Ordinance). Currently, there is not a definition in the Ordinance of mini-warehousing uses, but there is a 100’ separation requirement for these uses from residentially zoned private property. There are no additional performance standards or any off-street parking requirements in the current regulations.

### Proposed Changes:

The City continues to focus many economic development efforts to redevelop undeveloped business zoned parcels and vacant commercial structures along major business corridors and areas in the city. Staff believes that mini-warehousing uses can detract from retail commercial corridors and areas as they are perceived more of a semi-industrial land use that is more appropriate in an industrial zoned area. These uses typically do not have an on-site sales or service land use other than providing a “warehousing” space for personal or business related items and/or vehicles. Many also do not have on-site staff working at the facility.

As previously identified staff proposes amendments to the Zoning Ordinance to allow these types of uses in the I-1 (light industrial) and I-2 (general industrial) zoning districts and delete their identification in the B-4 zoning district. Staff believes that these Ordinance revisions will better support the City’s retail commercial economic development efforts, will better protect adjacent commercial and/or residential properties, and also will better support the public interest of strengthening the retail commercial tax base in Rock Island.

The proposed amendments are attached. These proposed amendments delete “mini-warehousing” as authorized uses in the B-4 district and further define and regulate newly defined “Self-Service Storage” facilities as two separate types of storage uses to be allowed as permitted uses only in the I-1 (light

industrial) and I-2 (general industrial) zoning districts. These types of uses will not be identified as Authorized Uses in any zoning district.

The amendments defines a “Self Service Storage Facility” as either having only an exterior unit access (typically with an exterior roll-up door) or an “interior unit access with all units contained within that building and all units having an access door from an interior hallway”. Off-street parking requirements are proposed and a performance standard of requiring any “individual unit exterior access doors” be screened from a public street or adjacent non-industrial zoned property.

Recommendation:

Staff recommends approval of the attached amendments to the Zoning Ordinance.

## Proposed Zoning Ordinance Amendments

### Article 3- Definitions:

Self Service Storage Facility ( mini-warehousing/climate-controlled/indoor storage/single or multi-story): a non-residential building, portion of building, or group of buildings with defined storage space or units rented to and accessible to the public for the storage of household and personal property, operable vehicles, and recreational vehicles, including, but not limited to, RVs, boats, snowmobiles, enclosed or open air trailers, etc.

- A. Exterior Unit Access: an exterior access self-storage facility generally consists of a long, single-story, simplified building structure with roll-up doors and direct improved drive-up access to conventional outside units.
- B. Interior Unit Access: an interior accessed self-storage facility consists of a building with all units contained within that building and all units having an access door from an interior hallway.

### Article 8.14D: Off-Street Parking and Loading:

Exterior Unit Access Self-Service Storage Facility Including Manager's Quarters- one space per 20,000 square feet of gross floor area and/or one space per 50 vehicle or boat storage spaces, with a minimum of 3 spaces.

Indoor Access Self-Service Storage Facility- one space per 200 square feet of gross floor area for office area and one space per 50 units or one space per 10,000 square feet of gross floor area, whichever is greater, with a minimum of 3 spaces.

### Article 28.4C: When Authorized by the Board of Zoning Appeals:

Delete- "Mini-warehousing with structures at least one hundred feet (100') from residentially zoned private property".

### Article 30.2L: I-1 (Light Industrial District), Permitted Uses:

Delete- "except mini-warehousing"

### Article 30.2: I-1 (Light Industrial District), Permitted Uses:

Self Service Storage Facility, views of individual unit exterior access doors shall be screened from the public street or from adjacent non-industrial zoned property.

### Article 31.2: I-2 (General Industrial District), Permitted Uses:

Self Service Storage Facility, views of individual unit exterior access doors shall be screened from the public street or from adjacent non-industrial zoned property.