

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Approval for Riverfront Corridor Overlay District Site Plan Review in an I-2 (general industrial) district at Approximately 600 Mill Street

Date: July 18, 2012

The Planning Commission held a public hearing on July 17, 2012 to consider a request from the Rock Island River terminal Corporation for a Riverfront Corridor Overlay District site plan review for proposed construction of a new office and industrial shop structure and fertilizer warehouse structure at approximately 600 Mill Street. The applicant will demolish all existing structures on the site to facilitate the new use (see site plan). The proposed development is proposed to be an 8.3 million dollar investment on the site.

The City owns the site and staff is in the process of renegotiating a lease arrangement with Alter Company to operate the new facility property. The final negotiated terms will be subject to City Council approval.

Size of Property:

The property measures 1,100' x 450' x 65.28' x 556.71' x 120.85' x 22.5' x 140.95' x 261.12' x 290.92' x 1,800' x 500' (approximately 893,900 square feet, or 20.52 acres).

Existing Land Use:

The site consists of the existing barge terminal facility.

North: Industrial use, zoned I-2.

East: Industrial use, zoned I-2.

South: Industrial use and City Sewage Treatment Plant Facility zoned I-2.

West: Mississippi River.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies heavy industrial land use for the site.

Access:

The site has access to Mill Street.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

The proposed 4,500 square foot office and industrial shop will be located on the eastern segment of the site adjacent to Mill Street. The one-story structure will be vinyl sided (see building elevation). The proposed office structure will meet the building setbacks for the I-2 zoning district (which is 20-foot front yard and rear yard and a 15-foot side yard). The structure will be set back approximately 50 feet from the east property line.

The proposed 66,240 square foot fertilizer warehouse structure will be located to the northwest of the proposed office. The one-story concrete structure will have 18'6" side walls and a tall angled gable wood roof (65' total building height to peak) to accommodate special machinery and equipment (see building elevation). This structure will also meet the building setbacks for the I-2 district as it will be set back approximately 175 feet from the east property line. The two structures will cover approximately eight per cent of the site.

Parking:

The Zoning Ordinance requires four spaces for every 1,000 square feet of office floor area. There is not a specific parking requirement in the Ordinance for the type of materials storage warehouse proposed. Currently there are approximately 17 improved parking spaces on the site. Existing parking on the site appears to be adequate for the type of use proposed. The applicant may add additional parking adjacent to the office building, but the total number of spaces has yet to be determined. Any new parking area would need to meet the current requirements of being improved to either asphalt or concrete.

Landscaping/Lighting/Signs:

The site plan does not identify any additional landscaping. In the past Alter Company has given the City money to provide landscaping adjacent to the bike path on the edge of the site. Company officials have expressed they are open to considering additional funding for landscaping on the site. Since the site is adjacent to other I-2 zoning there is not a buffer yard landscape requirement on the perimeter of the site. If additional parking is provided (in excess of four parking spaces) landscaping should be provided around the perimeter of the parking area.

No additional lighting or fencing is proposed, but repairing and/or replacing may take place at various locations on the site. No new freestanding signs are proposed. There is an existing freestanding sign at the entrance to the site (off Mill Street) that will remain, but the lettering will be revised to identify the new use.

Analysis:

The proposed new construction is Phase One of the site development. The bulk (non-explosive) fertilizer storage development will store the product, which will be reclaimed and shipped out in either rail cars or trucks. Currently, 300,000 tons of product (including salt) passes through the site every year. This amount is expected to increase somewhat. The new operation is expected to be faster and smoother from barge to truck or rail as current loading is not feasible during inclement weather (loading time is also expected to be reduced from 25 minutes to five minutes). Truck and rail traffic is also increase between 20 to 30 per cent.

The site plan identifies a second phase of the development, which includes additional warehouse storage expansion to the south of the proposed warehouse. There is no time frame for this future expansion, but when it occurs it will likely affect the current storage location of the salt pile. The salt pile would need to be relocated to either another area of the site, or possibly off-site. The existing facility employs ten to eleven employees. The new development is expected to add four to five new employees.

The site will have adequate parking for the proposed facility. Staff believes that the site plan meets the standards of the Riverfront Corridor Overlay District in terms of property size, compatibility, site planning, access and parking.

Public Hearing Comments:

Larry Daily and Tim Pressly, representing Alter Company (parent company of the Rock Island River Terminal Corp.) both spoke and answered questions at the public hearing. Mr. Daily said the new structures are needed because the existing fertilizer structure is not feasible repair or renovate due to its age and condition. He said Alter has a lease with the City since 1980 that they are now in the process of renegotiating a lease arrangement

through 2055 to operate the new facility property. Both he and Mr. Pressly answered questions on flood control, fertilizer type (not type of fertilizer subject to terrorism concerns) and construction schedule (Hope to be in operation Spring 2013).

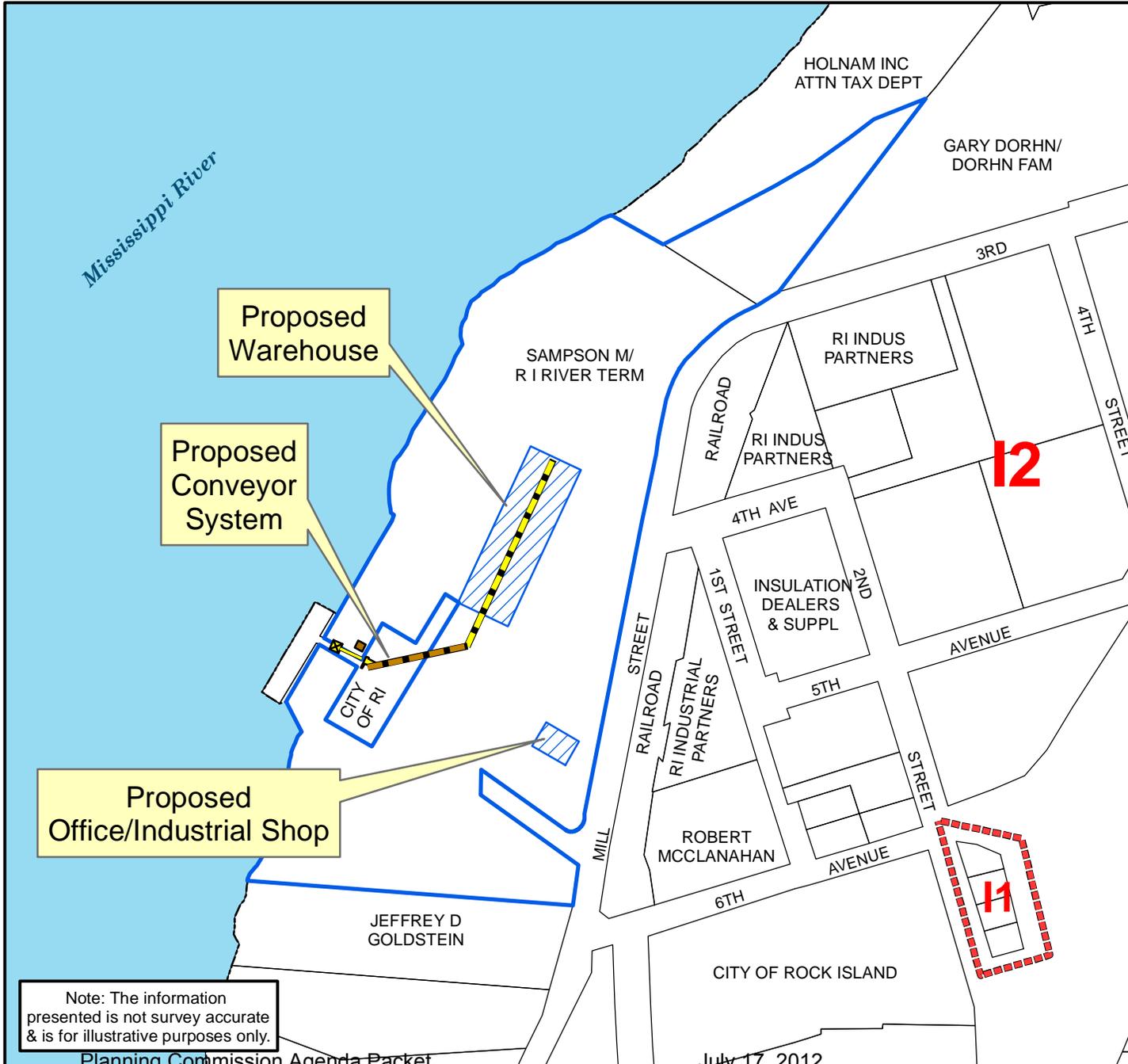
Recommendation:

The Planning Commission voted ten to zero to recommend to the City Council that the request be approved because the proposed new development is an attractive, functional and well planned design that will have adequate access and parking that meets the standards for the Riverfront Corridor Overlay District.

Submitted by: Alan Fries, Urban Planner II
 Alan M. Carmen, Planning and Redevelopment Administrator
 Jeff Eder, Community and Economic Development Director

Approved: **Thomas Thomas, City Manager**

PLANNING COMMISSION



PLANNING COMMISSION 2012-6

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300 400
Feet

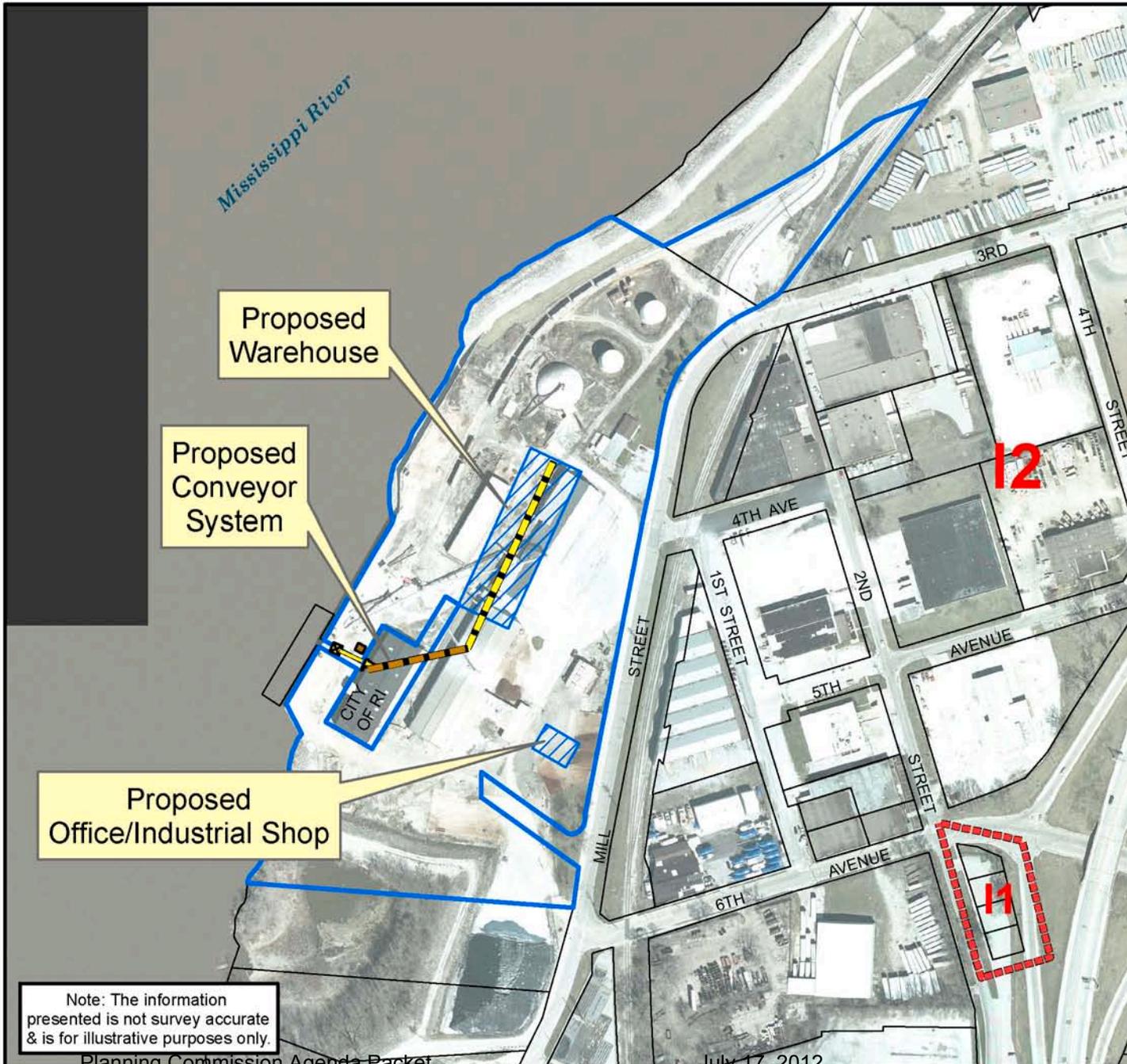
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

PLANNING COMMISSION



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

PLANNING COMMISSION 2012-6 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

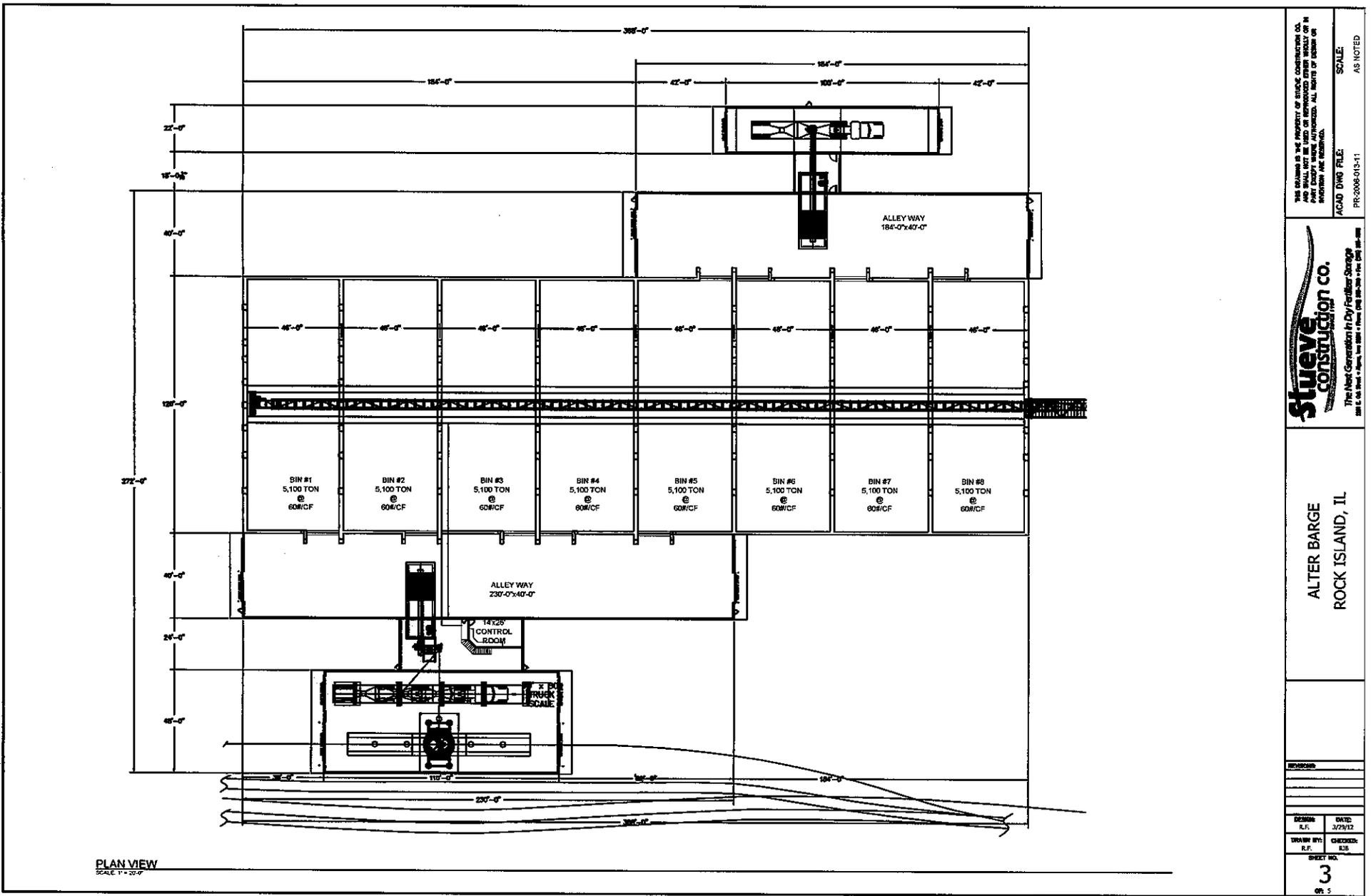


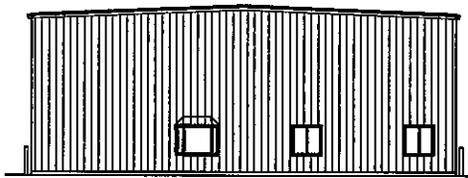
0 50 100 200 300 400
Feet

City of Rock Island

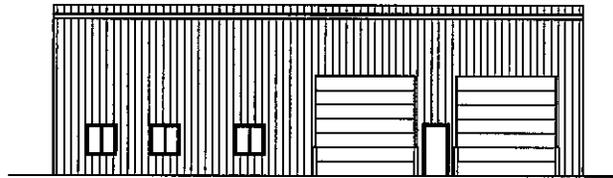
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



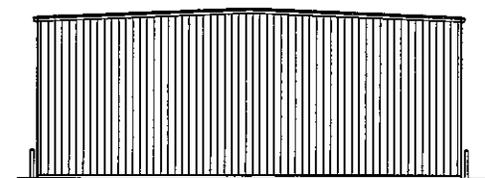




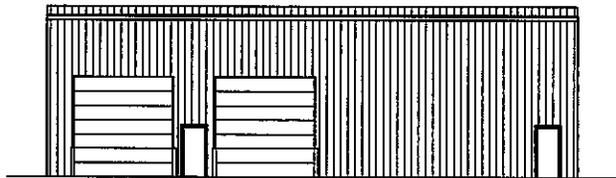
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



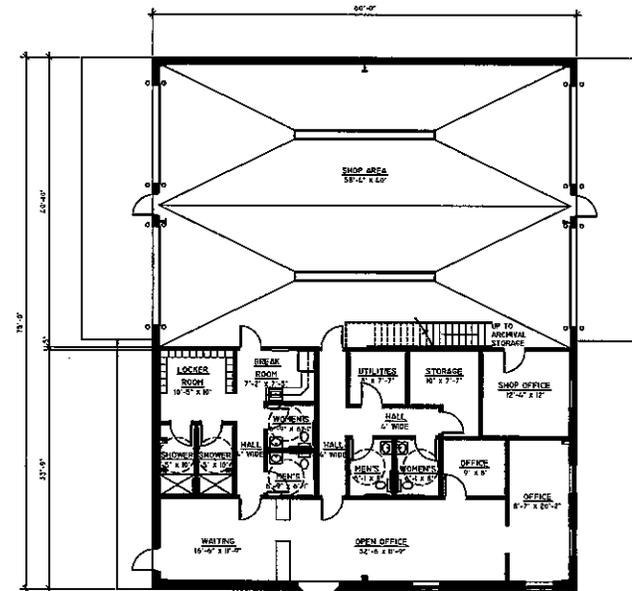
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

KELLY & ASSOCIATES - ARCHITECTURE
3800 Archer Drive, Suite 100
East Moline, Illinois 61244
Telephone (800) 761-8026 FAX (800) 761-8028

**PROPOSED BUILDING
R.I. RIVERDR. TERMINAL
ROCK ISLAND, ILLINOIS**

DNW R.A.H.
CHK D.M.J.
DATE 6/28/12
BY [Signature]
1
SHEETS