

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Riverfront Corridor Overlay District Site Plan review in a B-2 (central business) district for Approximately 1907 2nd Avenue.

Date: August 8, 2012

MetroLINK of Rock Island County has filed an application for a Riverfront Corridor Overlay District site plan review for construction of a 2,028 square foot bus transfer station structure with a freestanding sign at approximately 1907 2nd Avenue. The site is located at the southeast corner of the one-half city block between 19th and 20th Streets and 1st and 2nd Avenues (see site plan). The project is a result of a development agreement between MetroLINK and the City to utilize a segment of a City parking lot for the development.

Size of Property:

The subject area of the proposed development is approximately 100' x 100' (10,000 square feet) area of the one-half city block.

Existing Land Use:

The site consists of a City parking lot.

North: City parking lot, zoned B-2.

East: Spencer Towers, zoned B-2.

South: Post Office and Federal Courthouse, zoned B-2.

West: Business uses, zoned B-2.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies general commercial land use for the site.

Access:

The site has access to 2nd Avenue and 20th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

The Zoning Ordinance does not have any building setback requirements for structures in a B-2 district. The proposed 2,028 square foot one-story structure will have a setback of 26 feet off 2nd Avenue and 28 feet off 20th Street (both front yards for this corner site). Canopies will extend from the structure to each front property line to provide outdoor covered areas for passengers waiting for buses. The structure will cover approximately 20 per cent of the 100' x 100' site.

There will also be approximately ten bus canopies to be located in public right-of-way along 2nd Avenue and 20th Street to also provide additional covered areas for passengers boarding buses.

Parking:

There are no off-street parking requirements identified in the Zoning Ordinance for any uses within the B-2 zoning district. Seven spaces to the north of the structure and one handicapped space to the west of the structure will be designated by the City for use by employees and/or passengers utilizing the bus transfer station.

Buses will park along both 20th Street and 2nd Avenue in angled spaces adjacent to the covered canopies.

Landscaping/Signs/Lighting:

Several street trees will need to be removed along 20th Street and 2nd Avenue to accommodate bus canopies (see building elevation renderings). The applicant has submitted the attached landscape plan which includes a landscape hedge along segments of the south edge of the site and directly to the west and north of the structure and several trees along the north side of the structure (see landscape plan). There will also be an as-yet undetermined water feature under the proposed freestanding sign located at the corner of the site.

The proposed freestanding sign will be four internally lighted sign panels (10' x 14', or 140 square feet in area) on top of 15-foot tall standards. Total height of the sign from grade to top of sign will be 29 feet (see sign drawing). This sign height and total area will require variances from Sign Ordinance requirements for a B-2 zoning district (120 square feet is maximum area allowed and 15 feet is maximum height allowed). Up lighting will be provided under the canopies to provide better visibility for boarding and also for security.

Analysis:

The bus transfer station will be an unmanned facility that will provide an inside waiting room with rest room facilities and a maintenance utility closet (see floor plan). The facility will open at approximately 6:00 a.m. and close at approximately 6:00 p.m. The one-story structure will have large window features on the south and east facades.

Public Hearing Comments:

Mike McNeil, architect from Gere/Dismer Architects in Rock Island, represented the request at the public hearing. He responded to questions regarding to parking and hours of operation saying that on-street parking on the south side of 2nd Avenue will not be affected by the bus parking on the north side of the avenue and that the unmanned facility will close at 6:00 p.m. mainly due to potential vandalism late at night (he indicated that potential changes to hours of operation could also be considered by MetroLINK of Rock Island County in the future).

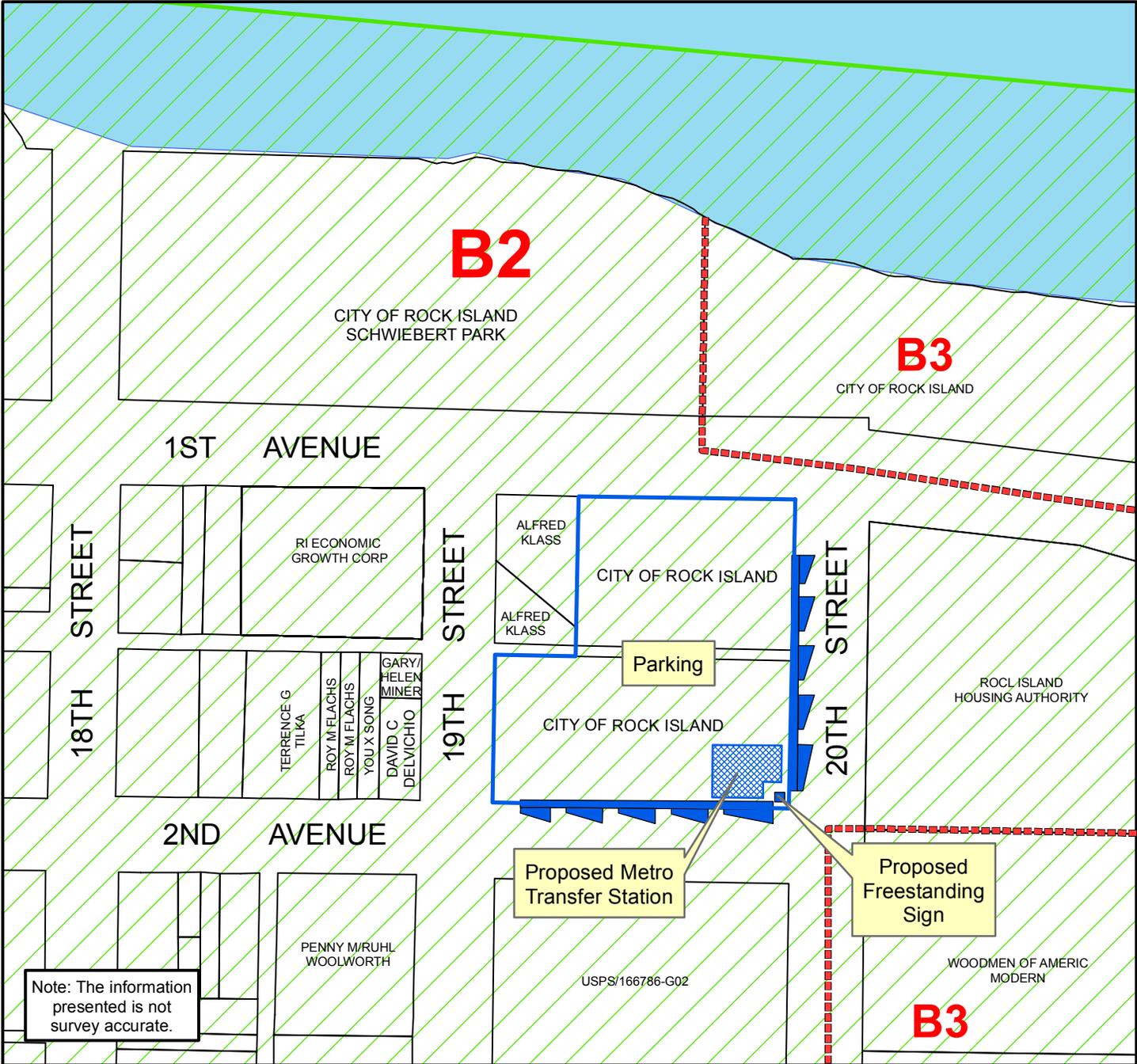
Recommendation:

The Planning Commission voted seven to zero, with one Commissioner abstaining from voting due to a conflict of interest, to recommend approval of the site plan 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



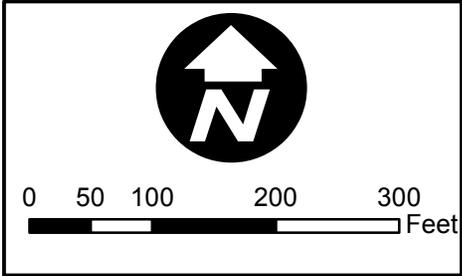
PLANNING COMMISSION
2012-7

Legend

- Parcels
- Riverfront Overlay
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

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

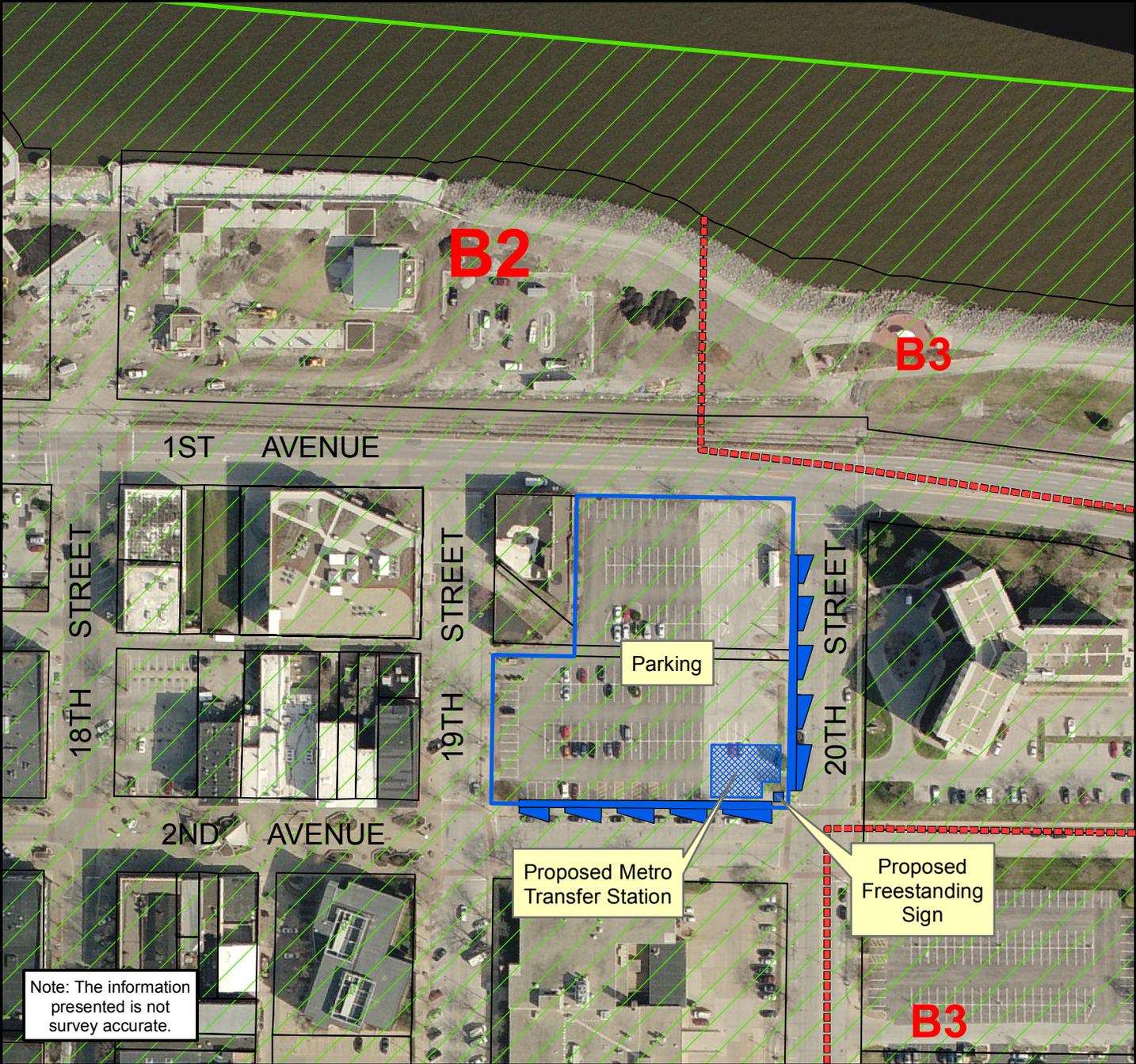


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

Note: The information presented is not survey accurate.

PLANNING COMMISSION



**PLANNING COMMISSION
2012-7 Aerial**

Legend

- Parcels
- Riverfront Overlay
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

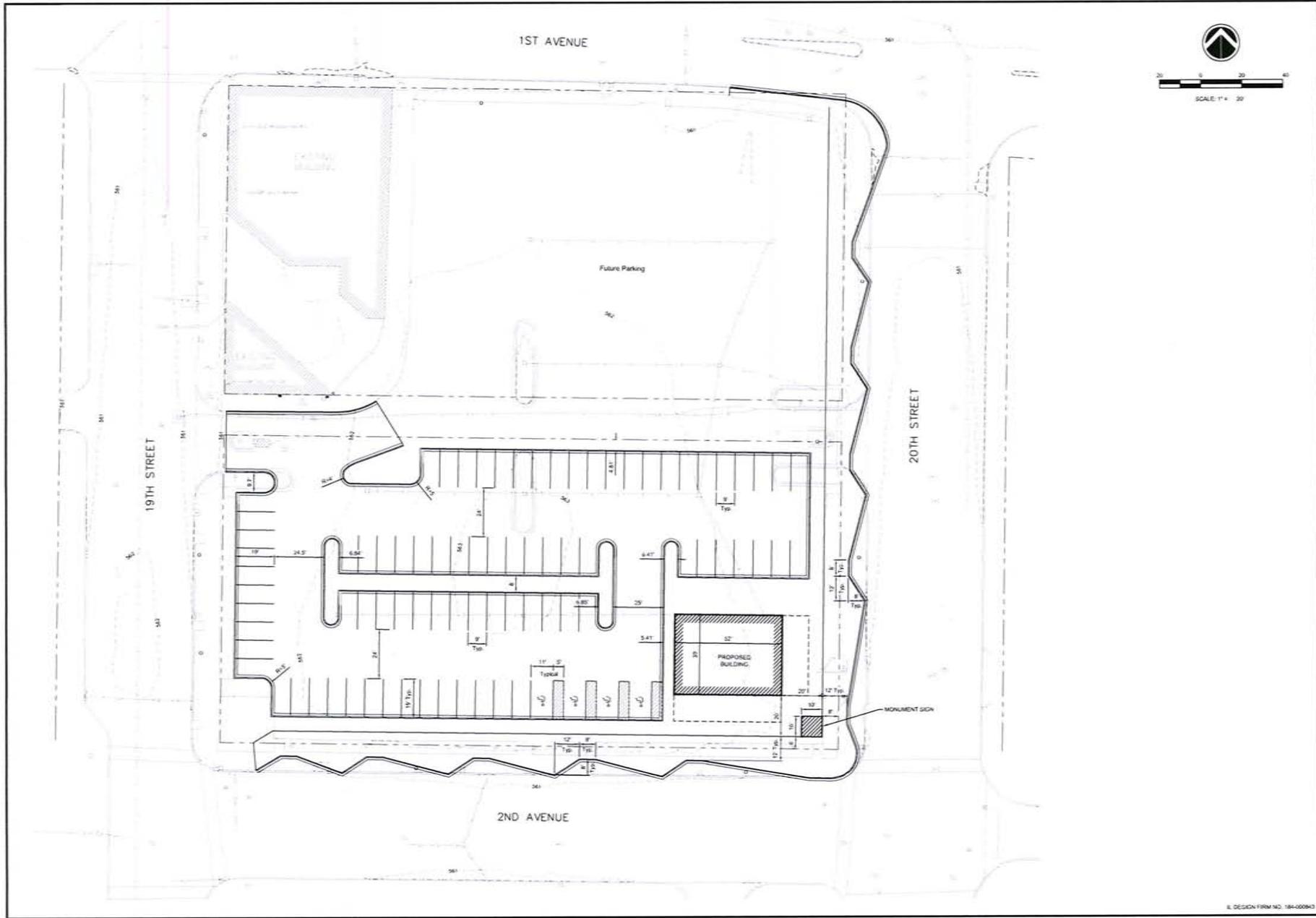
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City of Rock Island

COMMUNITY AND ECONOMIC
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Planning and Redevelopment

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ILLINOIS



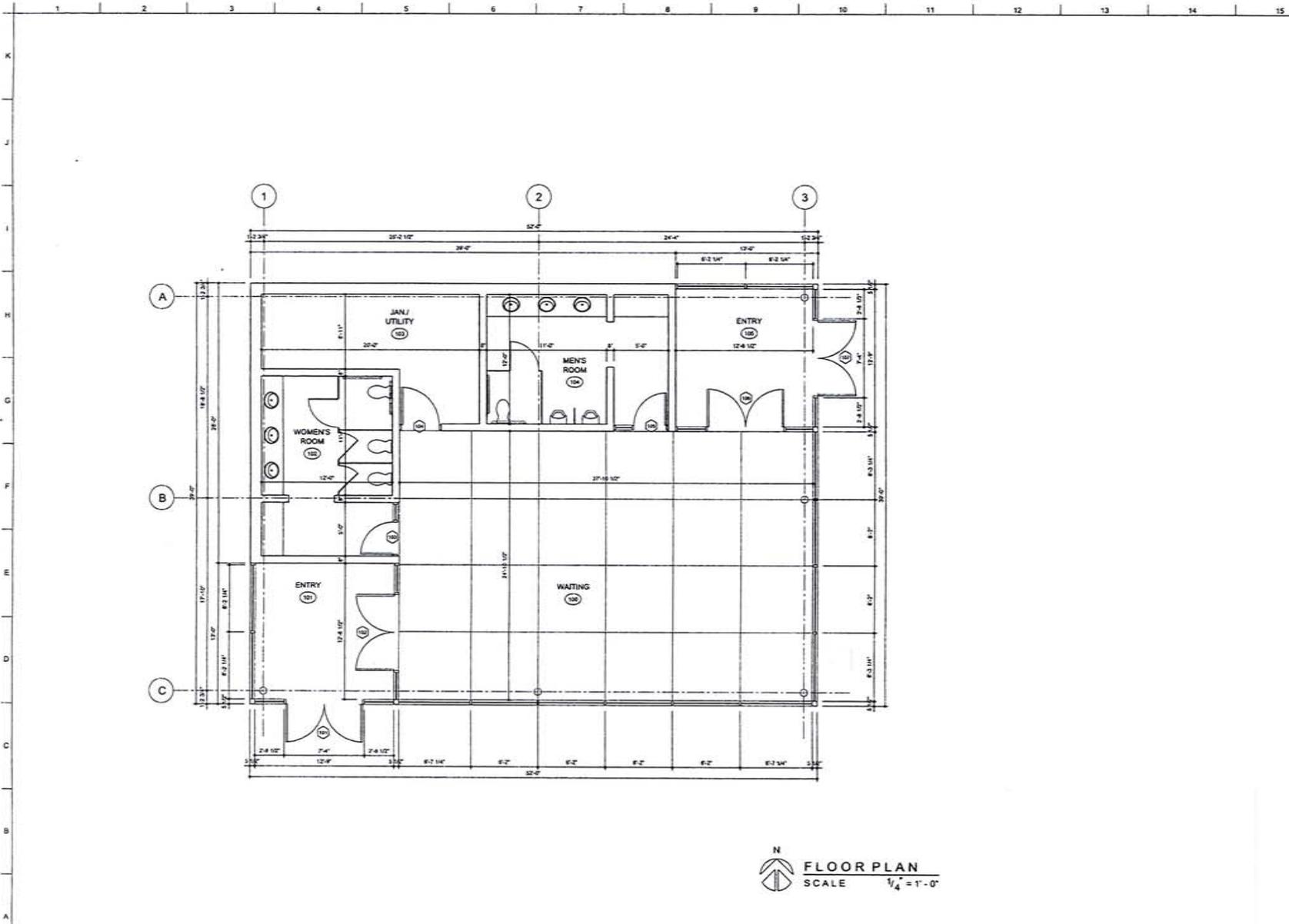
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Rock Island Bus Transfer Station
Rock Island, Illinois
PRELIMINARY BUS PARKING LAYOUT

Missman Project No: C12L019
File Name: C:\12L019.dwg
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Field Book No:
Drawn By: CAM
Checked By: JLH
Date: 07-17-12

C-1
Sheet 1 of 1



N
 FLOOR PLAN
 SCALE 1/4" = 1'-0"

GERE/DISMER
 ARCHITECTS, L.L.C.
 134 Arts Alley
 Rock Island, Illinois 61201
 309-784-9960

PROJECT# 1221



RL TRANSFER STATION
MetroLINK

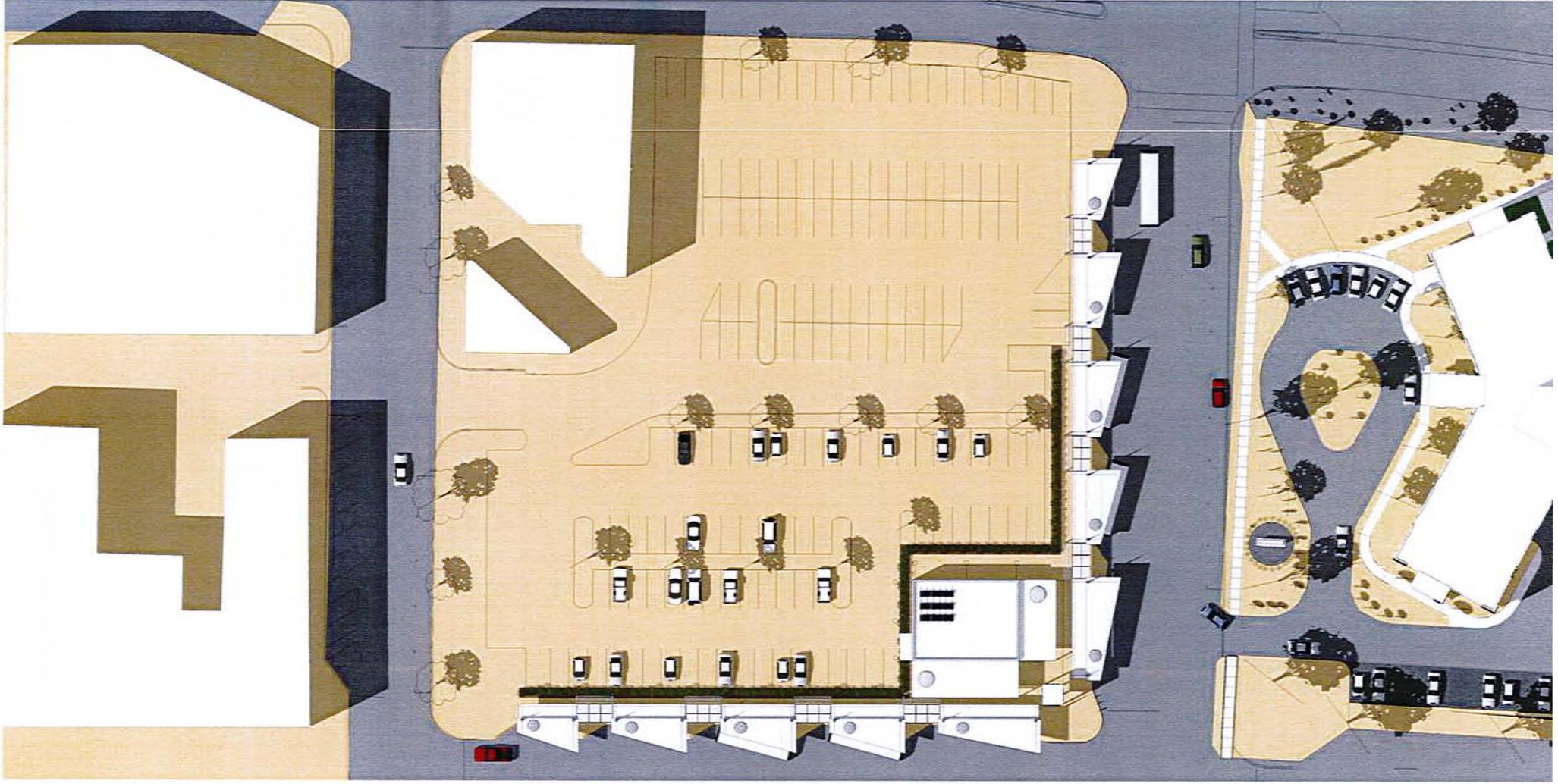
2nd AVENUE
 ROCK ISLAND, ILLINOIS

SCHEMATIC DESIGN

JUNE 2012

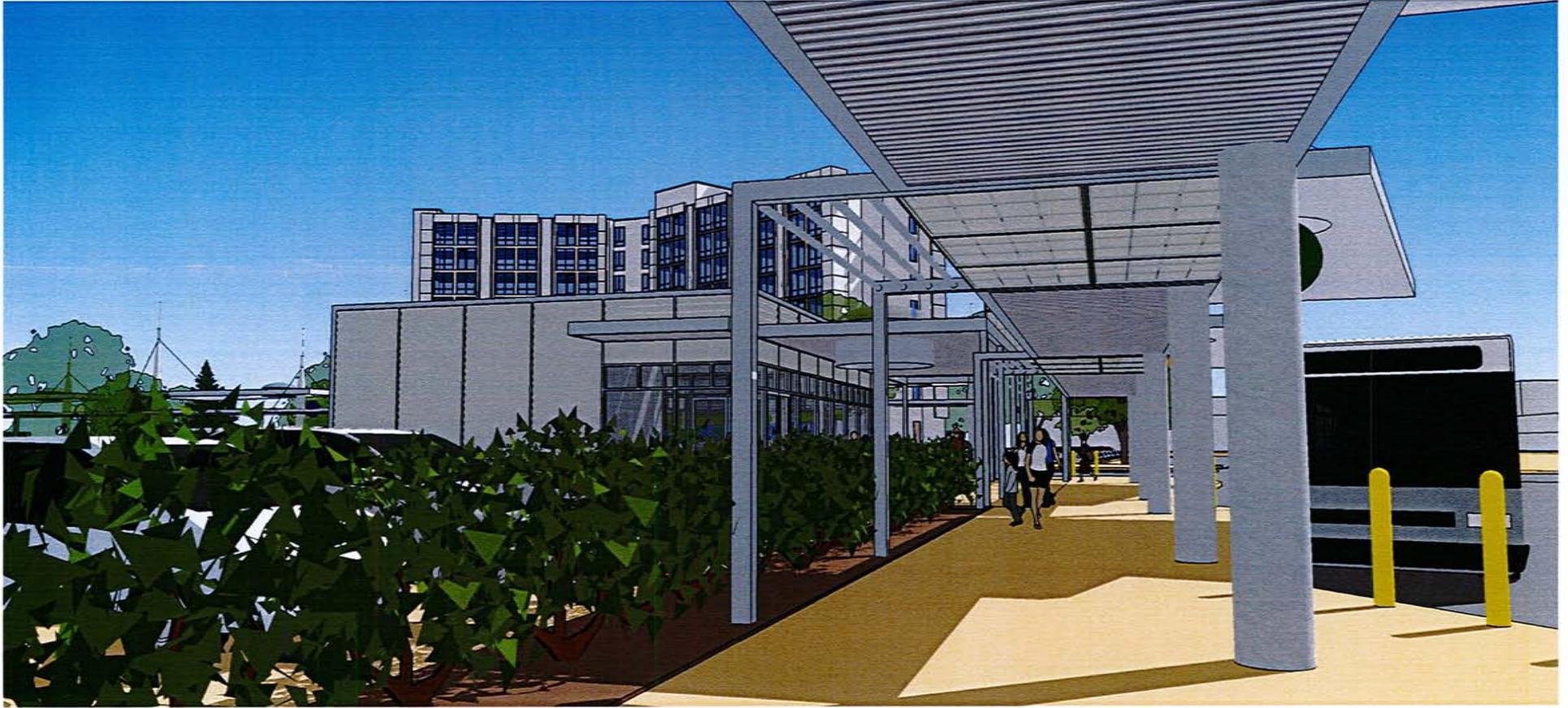
FLOOR PLAN

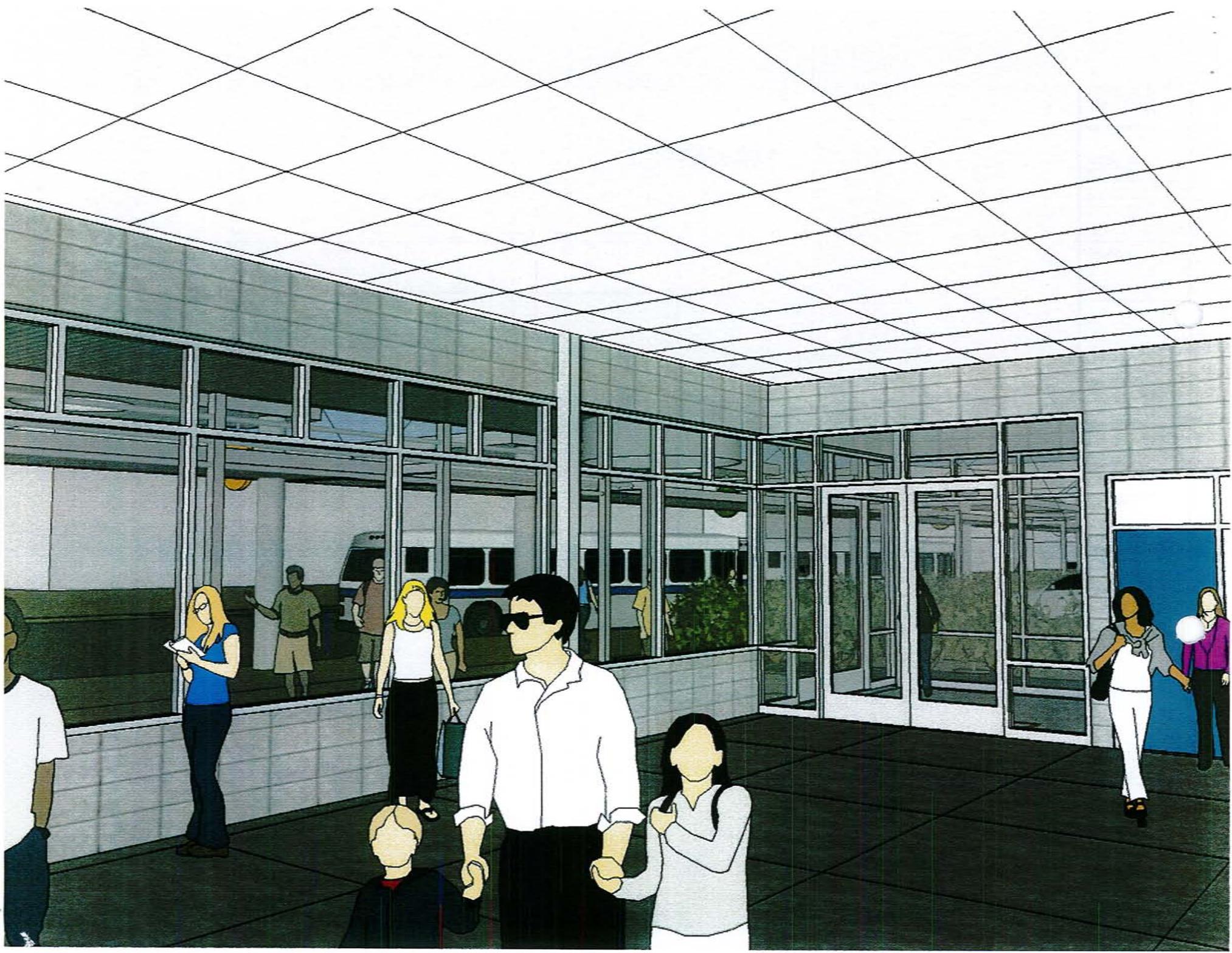
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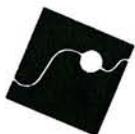
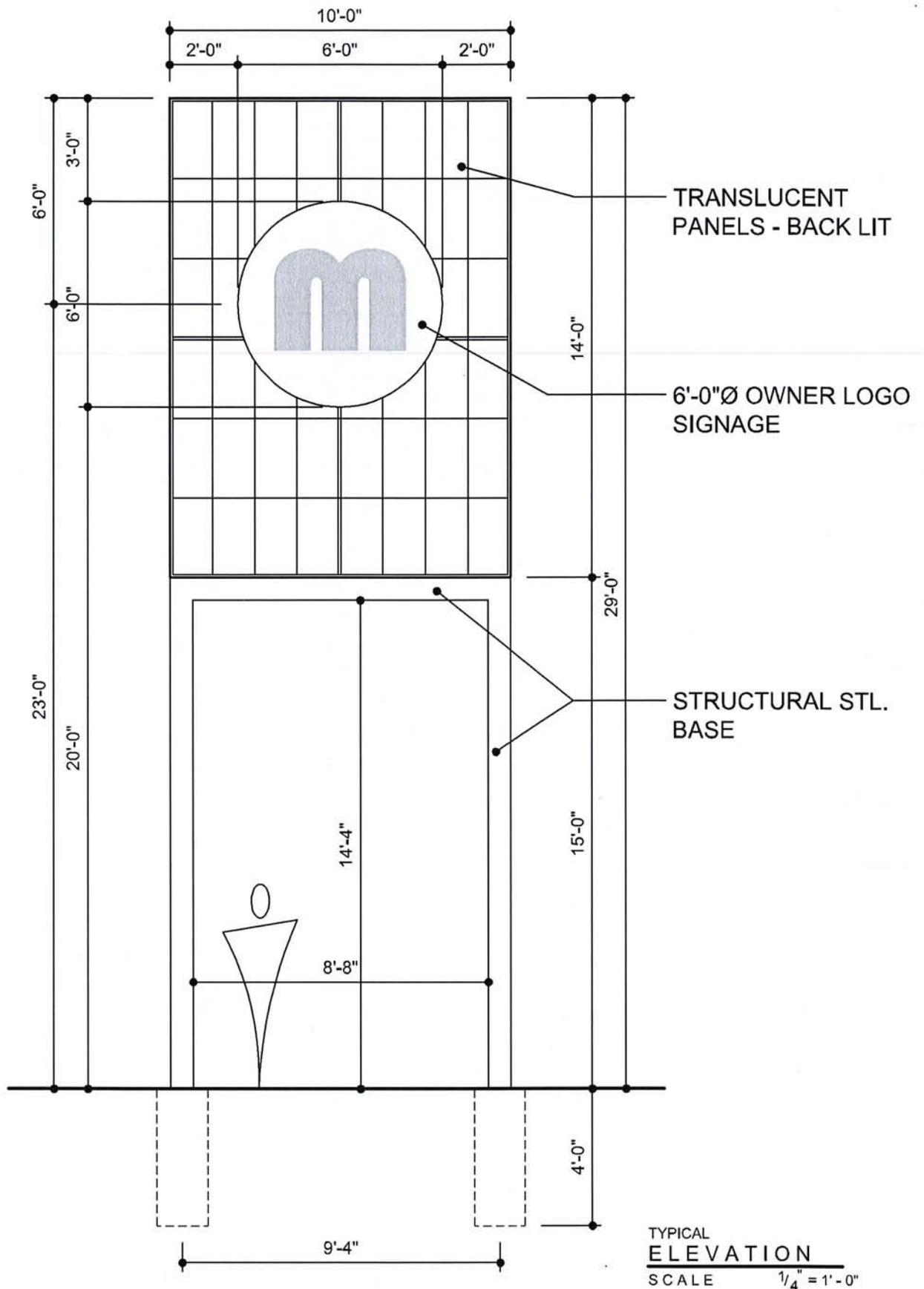












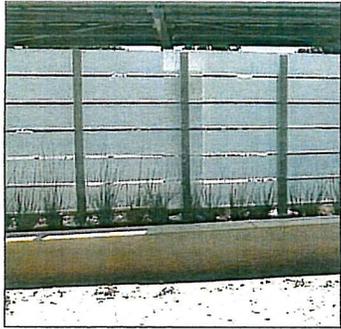
Rock Island Transfer Station
MetroLINK - Monument Sign

GERE / DISMER ARCHITECTS

1221

07.17.12

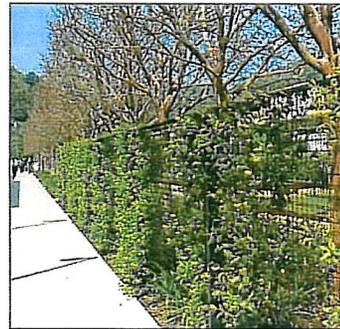




Resin Screen (3Form)



Wood Slat Screen



Green Screen Trellis



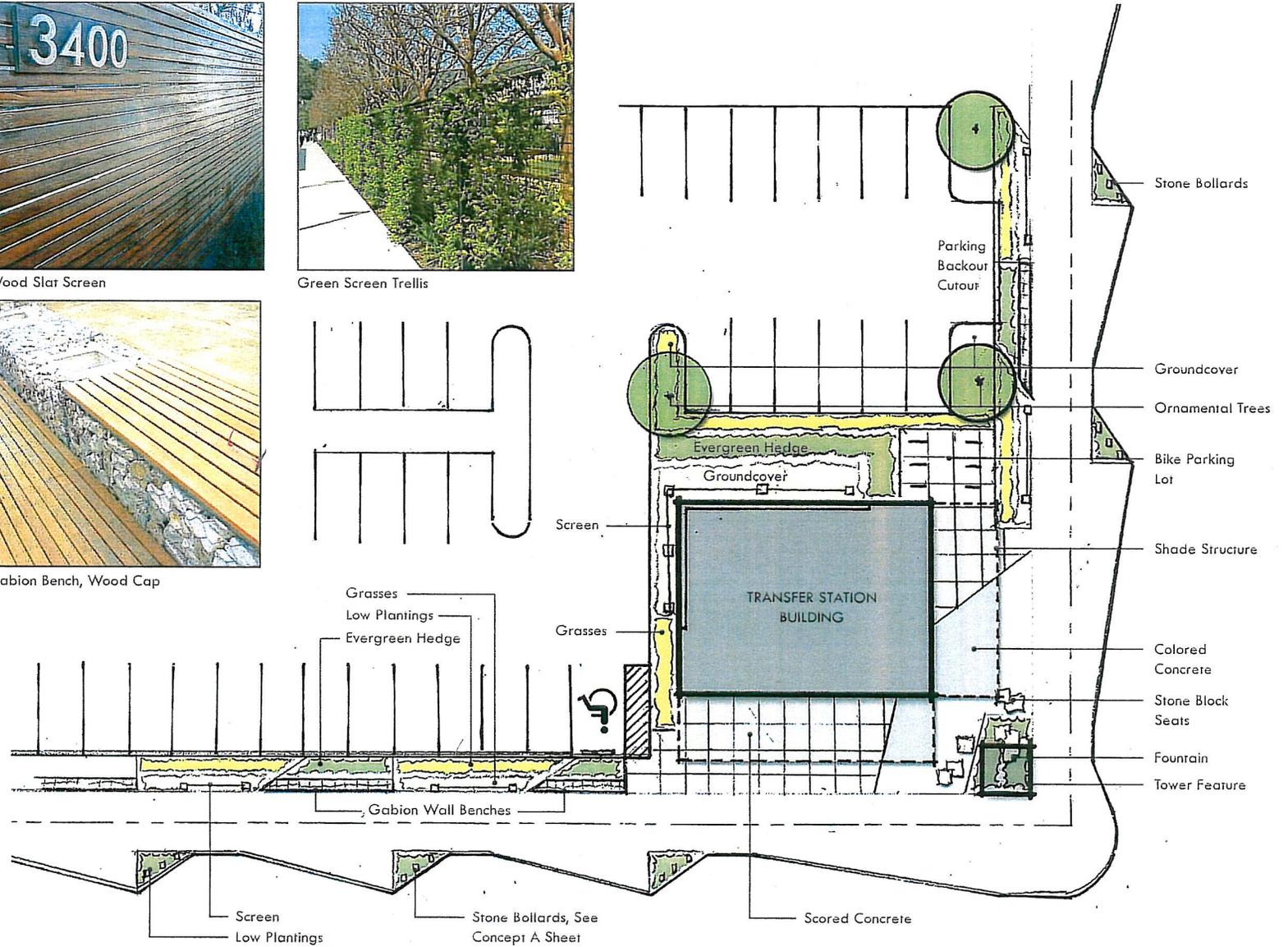
Gabion Bench, Fiberglass Cap



Gabion Bench, Wood Cap



Gabion Water Feature



CONCEPT B