

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Approval of Rezoning from R-7 (mobile home/manufactured home residence) District to PUD (Planned unit development) District and Approval of a Preliminary Plan and Final Site Plan for Office and Business Park at 4422, 4512 and 4520 9th Street and 4630 and 4700 11th Street.

Date: April 3, 2013

Missman Inc. has filed an application for a rezoning from R-7 (mobile home/manufactured home residence) district, R-4 (one to six family residence) district and B-4 (highway business) district to PUD (planned unit development) district and approval of a Preliminary Plan and Final Site Plan for an office/business park development at 4422, 4512 and 4520 9th Street and 4630 and 4700 11th Street. One of the larger former land uses of the now-undeveloped site is the former Michael's Trailer Home Park.

The final site plan is for two office structures on the site (Black Hawk College Adult Learning Center and Christine Elsberg Insurance Office). The preliminary plan is to locate up to five additional office, service or commercial structures on the site (including the future site for Missman, Inc.). It is intended at the onset, that the developer will combine all of the existing parcels into one site (zoned PUD) and then likely sell-off segments in a condo-lot type of arrangement. The PUD zoning district allows for location of multiple principal structures on one parcel. One currently undeveloped parcel located in the northwest corner of the site (owned by the Moose Lodge) is currently not owned by either the City or the developer, but approval has been obtained from the Moose to include this parcel in the rezoning and preliminary site plan review.

Size of Property to be Rezoned:

The total site is approximately 349,103 square feet, or eight acres.

Existing Land Use:

The site is currently undeveloped.

North: Moose Lodge, zoned R-4.

East: Business uses and an undeveloped parcel, zoned B-4.

South: Single-family residences, zoned R-4.

West: Railroad tracks, single-family residences and undeveloped parcels, zoned R-3.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies general commercial for the parcels that include the former trailer home park and parcels south of that former use. The existing parcels to the west and north of the existing City Limits Saloon and Grill are identified as medium density residential land use.

Access:

The site has access to 9th and 11th Streets and 47th Avenue. The main access to the development will be at 11th Street/46th Avenue (Blackhawk Road). Secondary access will be at 11th Street and 47th Avenue to the south and along 9th Street to the north (adjacent to "Building F" as identified in the site plan). The City Council has approved a contract with Missman, Inc. to perform a traffic corridor study, develop required IDOT intersection

design studies and design construction plans for the intersection improvements.

A separate vacation request to the City Council will be made in the future by the applicant for a segment of 9th Street between 45th and 46th Avenues. If approved, this will increase the size of the site to the east, adjacent to proposed Building C on the site plan.

Physical Characteristics:

The site has a slight, gentle slope to the west and then slopes approximately 15 feet downward, adjacent to the railroad tracks along the western edge of the site.

Coverage and Setbacks:

As previously indicated, the business and office park development will have multiple principal office and/or business structures on one parcel and sell spaces in a condo-lot arrangement. Staff has identified the building setback requirements for the adjacent B-4 zoning district as the appropriate setbacks to be used to evaluate the site plan. These setback requirements include a 20-foot east front yard setback and a 30-foot west rear yard setback. Since the north and south yards are adjacent to residential zoning, a 15-foot building/bufferyard side yard setback is required.

The two structures identified in the final site plan are identified as “Building B (Black Hawk College Adult Learning Center) and Building C (Christine Elsberg Insurance Office). The other five structures are proposed as “concept” locations in the preliminary plan. Staff will have additional information based on the building elevation drawings at the public hearing.

The Black Hawk College structure (Building B) is located along the western edge of the site adjacent to the railroad tracks. This office and education use is being relocated to the site from the Watchtower Plaza location further north on 11th Street. The one-story structure will have a total building area of 14,100 square feet. The building setback will have a 360-foot front yard setback and a 10-foot rear yard setback (rear yard adjacent to railroad tracks). The north side yard setback will be 420 feet and the south side yard will be 80 feet. A west rear yard building setback variance is needed for this structure.

The Elsberg Insurance Office structure (Building C) is located near the main entrance at 11th Street and 46th Avenue. This office use is also being relocated from the Watchtower Plaza area. The one-story proposed structure will have a 40-foot east front yard setback based on the future vacation of this segment of 9th Street (vacated right-of-way will become private property and added to the site). There will be a 400-foot west rear yard setback. North side yard will be 440 feet and the south side yard will be 360 feet.

The preliminary plan identifies up to five office/business/retail structures to be located on the site. The projected location and total area of these five buildings are as follows:

1. Missman, Inc. structure is located in the northwest segment of the site (Building E). This likely two-story structure will have a total area of 16,200 square feet. Missman is relocating its existing Rock Island office from 1011 27th Avenue to the site. The two-story office building will have an 80 foot east front yard and west rear yard setback. North side yard setback will be 65 feet and the south side yard will be 600 feet.
2. Building A is a one-story retail structure located on the southern segment of the site adjacent to 47th Avenue (12,500 square feet in total area). The east front yard setback is 45 feet and the south front yard setback is 26 feet. The west rear yard setback is 200 feet.
3. Building D is a one-story office structure located in the center of the development (3,300 square feet in

total area). The east front yard setback is 160'. The north side yard setback is 10 feet, while the west rear yard setback is 340 feet.

4. Building F is a one-story office structure located at the north end of the development (3,000 square feet in total area). The east front yard setback is 35 feet. The north side yard is ten feet, while the west rear yard is 85 feet.
5. There is a structure identified at the southeastern corner of the concept plan to be located south of 47th Avenue. No detailed information is available for this structure.

Parking:

The Zoning Ordinance requires one off-street parking space for each 250 square feet of office floor area. The site plan (final and preliminary) identifies approximately 52,100 square feet of total office area for the buildings proposed in the final and preliminary site plan. This would require a total of 208 parking spaces for the site. The preliminary site plan proposes 330 parking spaces for the entire site development. There will be several private "streets" and off-street parking areas throughout the development. Cross easement parking agreements will provide parking arrangements for the proposed office and business uses.

The parking along the north side of 47th Avenue (adjacent to Building A) will have parking spaces which back onto 47th Avenue, a dead-end street. This would require a variance from zoning regulations that only allow the backing out of parking spaces into an alley.

Landscaping/Signs/Lighting:

A detailed landscaping plan has not yet been provided. Ordinance landscape standards identify "Type C" Bufferyards to be located to the north, west and south due to the site's location adjacent to residential zoning. The site's location adjacent to the railroad tracks to the west reduces the need for landscaping in this area, but landscaping to the north and south should be encouraged. Parking lot landscaping should also be provided (10-foot wide buffer) along the parking lot on the eastern edge of the site. The site plan identifies a 21,995-square foot storm water detention area to be located on the western segment of the site (to the north of Building B, the Black Hawk College structure).

Details about signage have also not yet been provided, but the concept is for a monument sign identifying the office park development at the main entrance (11th Street and Blackhawk Road) and at the 11th Street and 47th Avenue entrance. These signs would need to meet requirements of the City's Sign Ordinance. No lighting details have been submitted as of this date.

Interior site sidewalks are identified leading from 11th Street (main entrance) to bus shelters located adjacent to the parking lot to the east of the Black Hawk College building. Public sidewalks will also be located along the western side of the 11th Street right-of-way.

Analysis:

The proposed development will provide a needed relocation space for at least two businesses located in the Watchtower redevelopment area and future relocation of another Rock Island business, Missman, Inc. The proposed development meets the land use designation on the Future land Use Map (community commercial land use). The identified variances (several principal structures on one main parcel, building setback for rear yard for Black Hawk Building and the backing out of parking spaces onto a street) are reasonable (the City Engineer has recommended approval of the parking space backing variance) and will not alter the character of the neighborhood.

The proposed site plan will be a well-designed development that provides an attractive “entry” into the City that also has adequate parking and access.

Public Hearing Comments:

Pat Eikenberry, representing Missman Inc., was the only speaker at the public hearing.

Recommendation:

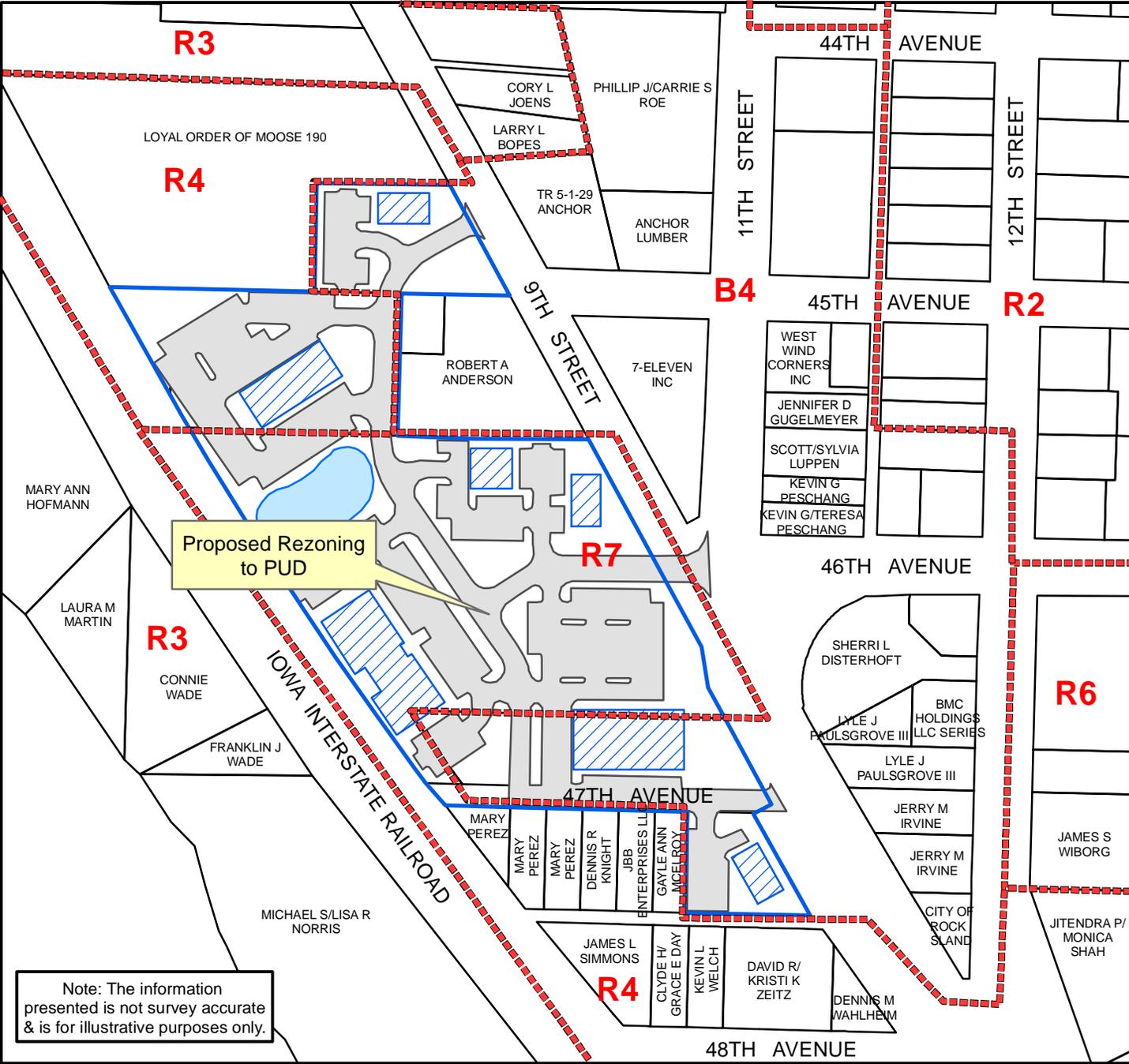
The Planning Commission voted nine to zero to recommend approval of the of the rezoning for the entire site to PUD and also approval of the final and preliminary site plans with requested variances, because the proposed new office/business park development is an attractive, functional and well planned design that will have adequate access and parking that meets the standards for the Planned Unit Development zoning district.

Approval of the final site plan is subject to receipt of an adequate landscape and lighting plan that meets parking lot, bufferyard and illumination standards found in the City’s Zoning Ordinance.

Submitted by: Alan Fries, Urban Planner II
 Ben Griffith, Planning and Redevelopment Administrator
 Jeff Eder, Community and Economic Development Director

Approved: **Thomas Thomas, City Manager**

PLANNING COMMISSION



PLANNING COMMISSION
2013-2

Legend

- Subject Property
- Zoning District Line

DR. BY: K.G.D.

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



0 50 100 200 300



Feet

City of Rock Island

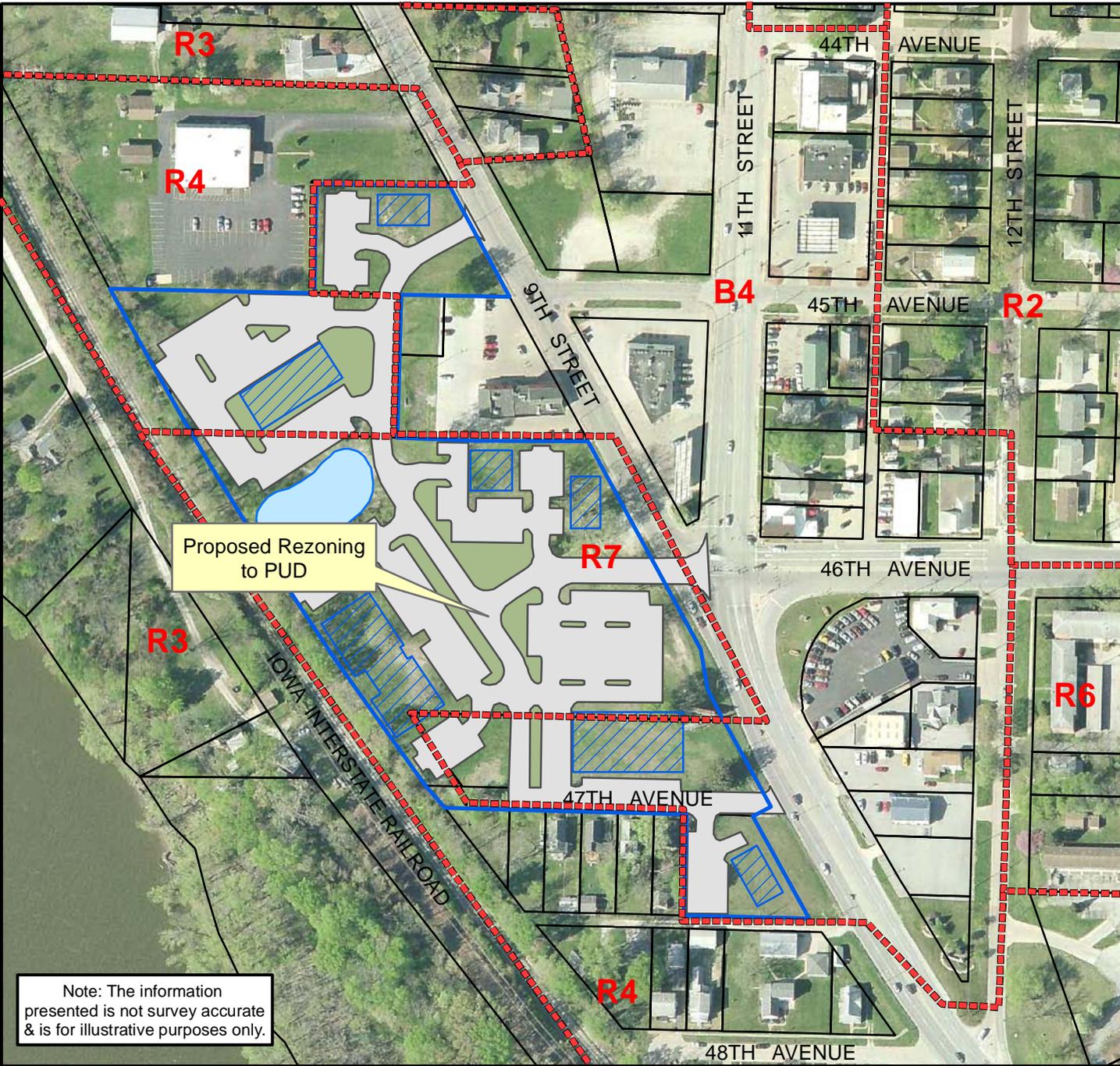
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

PLANNING COMMISSION



PLANNING COMMISSION 2013-2 Aerial

Legend

-  Subject Property
-  Zoning District Line

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



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



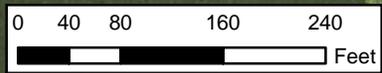
Note: The information presented is not survey accurate & is for illustrative purposes only.



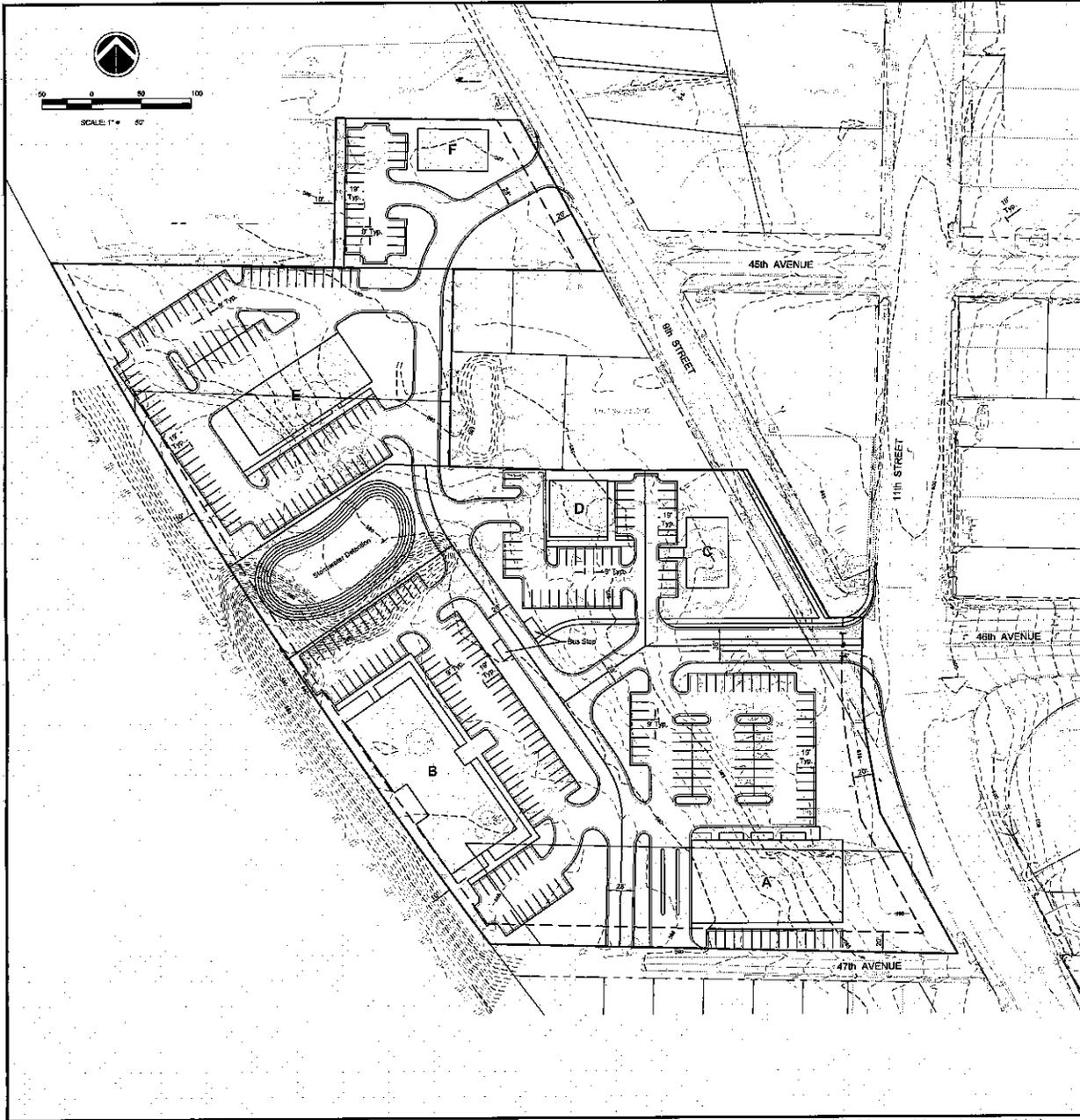
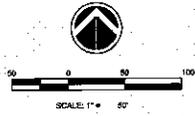
9th & 11th Streets / 46th Avenue Development



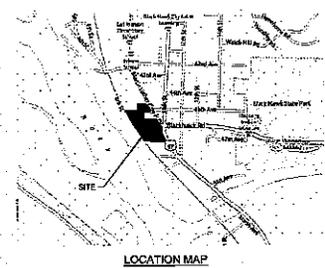
Storm/Water
Detention
Water
Feature



Prepared By: City of Rock Island,
Community and Redevelopment Dept.
Reproduction of Conceptual Site Plan
from Missman, Inc.



Building	Footprint Area	Height	Total Building Area	Approx. Lot Area	Use	Parking Spaces
A	12,500	1-Story	12,500	85,838 SF	Retail	82
B	14,100	1-Story	14,100	75,260 SF	Institutional	88
C	3,000	1-Story	3,000	27,291 SF	Office / Professional	11
D	3,300	1-Story	3,300	35,708 SF	Office / Professional	31
E	8,100	2-Story	16,200	79,652 SF	Office / Professional	96
F	3,000	1-Story	3,000	34,062 SF	Office / Professional	
				21,995 SF	Stormwater Detention	



REVISIONS	DESCRIPTION	DATE
No.		

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL
Rockford, IL
Bloomington, IL

(815) 398-3333
(815) 398-3333
(815) 398-3333

www.missman.com

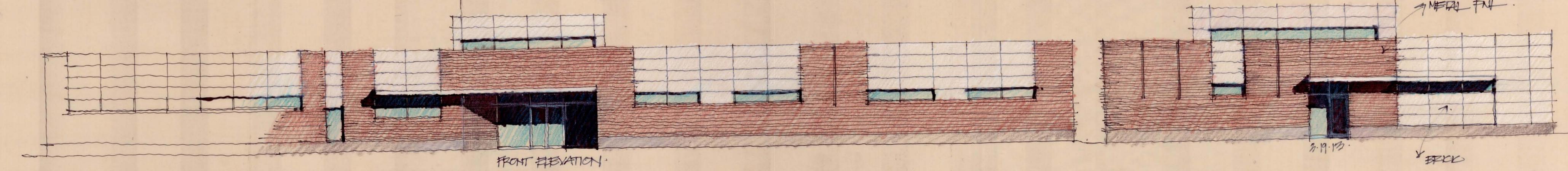
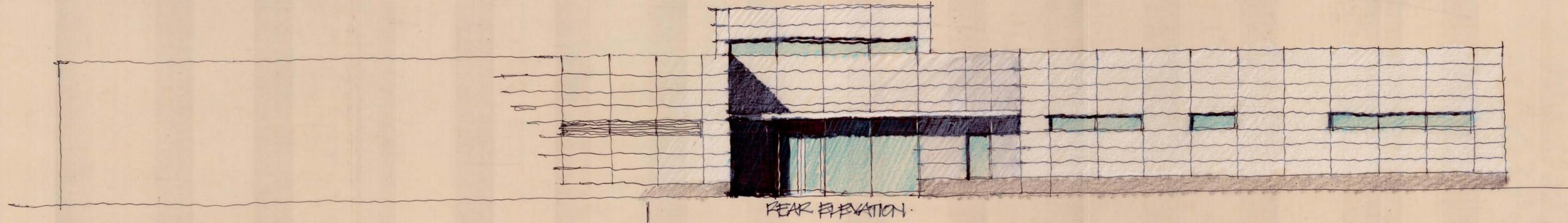
11th STREET REDEVELOPMENT
ROCK ISLAND, ILLINOIS
REZONING EXHIBIT

Missman Project No:
C12L057

File Name:
C:\1057\Public\1057_P10_Rev
C:\1057\Public\1057_P10_Rev
C:\1057\Public\1057_P10_Rev

Field Book No:
Drawn By: CAM
Checked By: JLH
Date: MAR 2013

ILLINOIS DESIGN FIRM NO. 084-000943



30 YEAR ASPHALT SHINGLES
ON 15# FELT UNDERLAYMENT ON 5/8
OSB SHEATHING ON PRE-ENGINEERED
ROOF TRUSS (TYPICAL)

PREFINISHED ALUMINUM GUTTER
AND DOWNSPOUT (TYP.)

BRICK COLOR #1
(AS SELECTED BY OWNER)

1" INSULATED GLASS IN
THERMALLY BROKEN
ANODIZED FRAME (TYP.)

PRE-CAST TRIM

BRICK COLOR #2
(AS SELECTED BY OWNER)

CEMENT BOARD SIDING
(AS SELECTED BY OWNER)

Top of Wall
12' - 4 1/2"

Top of Brick Wall
9' - 0"

Top Of Sill
2' - 8"

FLOOR PLAN
0' - 0"

HVAC CONDENSING UNITS
ELECTRICAL PANEL

4 East Elevation
1/4" = 1'-0"

30 YEAR ASPHALT SHINGLES ON
15# FELT UNDERLAYMENT ON
5/8 OSB SHEATHING ON PRE-ENGINEERED ROOF TRUSS
(TYPICAL)

PREFINISHED ALUMINUM GUTTER
AND DOWNSPOUT (TYP.)

1" INSULATED GLASS IN THERMALLY
BROKEN ANODIZED FRAME (TYP.)

CEMENT BOARD SIDING #1
(AS SELECTED BY OWNER)

BRICK COLOR #1
(AS SELECTED BY OWNER)

BRICK COLOR #2
(AS SELECTED BY OWNER)

PRE-CAST TRIM

Top of Brick Wall
9' - 0"

Top of Wall
12' - 4 1/2"

Top Of Sill
2' - 8"

FLOOR PLAN
0' - 0"

3 South Elevation
1/4" = 1'-0"

2 North Elevation
1/4" = 1'-0"

30 YEAR ASPHALT SHINGLES
ON 15# FELT UNDERLAYMENT
ON 5/8 OSB SHEATHING ON
PRE-ENGINEERED ROOF TRUSS
(TYPICAL)

PREFINISHED ALUMINUM GUTTER
AND DOWNSPOUT (TYP.)

1" INSULATED GLASS IN
THERMALLY BROKEN
ANODIZED FRAME (TYP.)

CEMENT BOARD SIDING
(AS SELECTED BY
OWNER)

BRICK COLOR #1
(AS SELECTED BY OWNER)

BRICK COLOR #2
(AS SELECTED BY OWNER)

PRE-CAST TRIM

CONTINUOUS METAL
GUTTER AND DOWNSPOUT;
SEE ELEVATIONS/PLANS FOR LOCATIONS

CEMENT BOARD SIDING
(AS SELECTED BY OWNER)

Top of Wall
12' - 4 1/2"

Top of Brick Wall
9' - 0"

Top Of Sill
2' - 8"

FLOOR PLAN
0' - 0"

FYPON (OR EQUAL)
COLUMN WRAP-PAINTED
ON STONE CAP

1 West Elevation
1/4" = 1'-0"