

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Final Site Plan in a PUD (planned unit development) district at Approximately 4422 9th Street.

11th Street Redevelopment Partners, LLC has filed an application for a final PUD site plan review for a proposed two-story 16,200 square foot office building for Missman, Inc. located at the northwesterly segment of the Blackhawk Commons development (approximately 4422 9th Street). Missman is relocating its existing Rock Island office from 1011 27th Avenue to the site.

The developers have also submitted a final plat for the proposed development area with public streets and a replat of the development area to the south of the proposed Missman structure (these are separate attached reports from the Planning Commission).

Size of Property:

PUD development site measures 156.93' x 368.26' x 341.37' x 168.68' x 46.94' (69,884 square feet, or 1.60 acres).

Existing Land Use:

The site is undeveloped.

North: Moose Lodge, zoned R-4.

East: City Limits Pub, zoned B-4.

South: Blackhawk College structure currently under construction, zoned PUD.

West: Railroad tracks, single-family residential, zoned R-3.

Zoning History:

Planning Commission Case #2013-2- Rezoning to PUD and preliminary PUD site plan for proposed Missman structure.

Comprehensive Plan Designation:

The Comprehensive Plan identifies medium density residential land use for the site.

Access:

The site has access off of 9th Street to a new interior public street (site plan identifies street name as Black Hawk Commons drive).

Physical Characteristics:

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

Coverage and Setbacks:

The proposed two-story office building will have an east front yard setback of 50 feet. The north side yard setback will be 55 feet and the south side yard setback will be 85 feet. The west rear yard setback will be 85 feet. There is a proposed 24' x 30' detached storage building located in the west rear yard. This building will be used to store survey equipment. The proposed structures will cover approximately twelve per cent of the property.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of floor area. Based on the total floor area of 16,200 a total of 65 parking spaces is required. The final site plan identifies a total of 80 parking spaces.

Landscaping/Signs/Lighting:

The owner/developer of the site (Pat Eikenberry from 11th Street Redevelopment Partners, LLCA) said he has seen and approved a detailed landscape plan and will submit that to the City. He said it will exceed City requirements and will include landscaping the adjacent to the water retention area.

A stone monument freestanding sign will be located in the eastern front yard adjacent to the entrance to the parking lot. This sign will be three feet in height and two feet in width. The parking lot will be lighted and the owner/developer has submitted a photometric lighting plan that meets ordinance requirements (see attached photometric plan).

Analysis:

The proposed development will provide for the relocation of an existing Rock Island business. The proposed office building meets building setback and parking requirements and is consistent with other development under construction and proposed within the site. The proposed site plan will be a well-designed development that provides adequate parking and access.

Public Hearing Comments:

One person spoke at the public hearing in response to the request. Ms. Sandra Bopes, 4417 9th Street, asked about signs at the northerly entrance to the development (proposed 9th Street entrance at Black Hawk Commons Drive) and possible road configurations for 45th Avenue and the intersection of 11th Street and 46th Avenue (Blackhawk Road). She was informed that there would be a monument sign at the entrance off of 9th Street that may or not be lighted. She was also informed that there would not be a reconfiguration of 45th Avenue, but the intersection of 11th Street and Blackhawk Road would be reconfigured to meet Illinois Department of Transportation (IDOT) requirements.

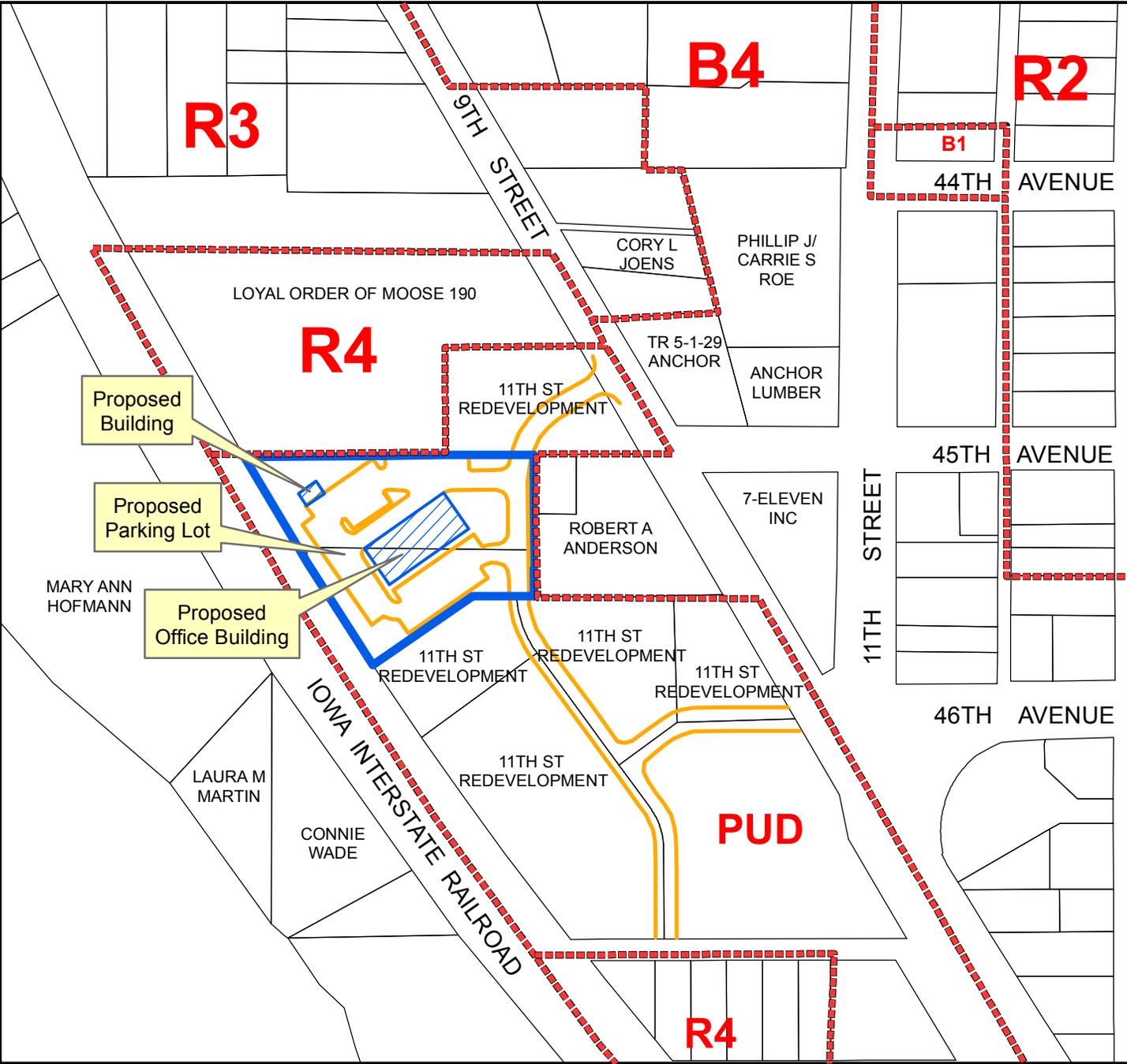
Recommendation:

The Planning Commission voted ten to zero to recommend approval of the final site plan subject to receipt of an adequate landscape plan that meets parking lot landscaping 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
2013-13**

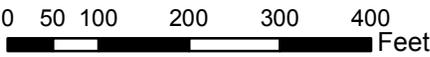
Legend

- City Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

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





0 50 100 200 300 400 Feet

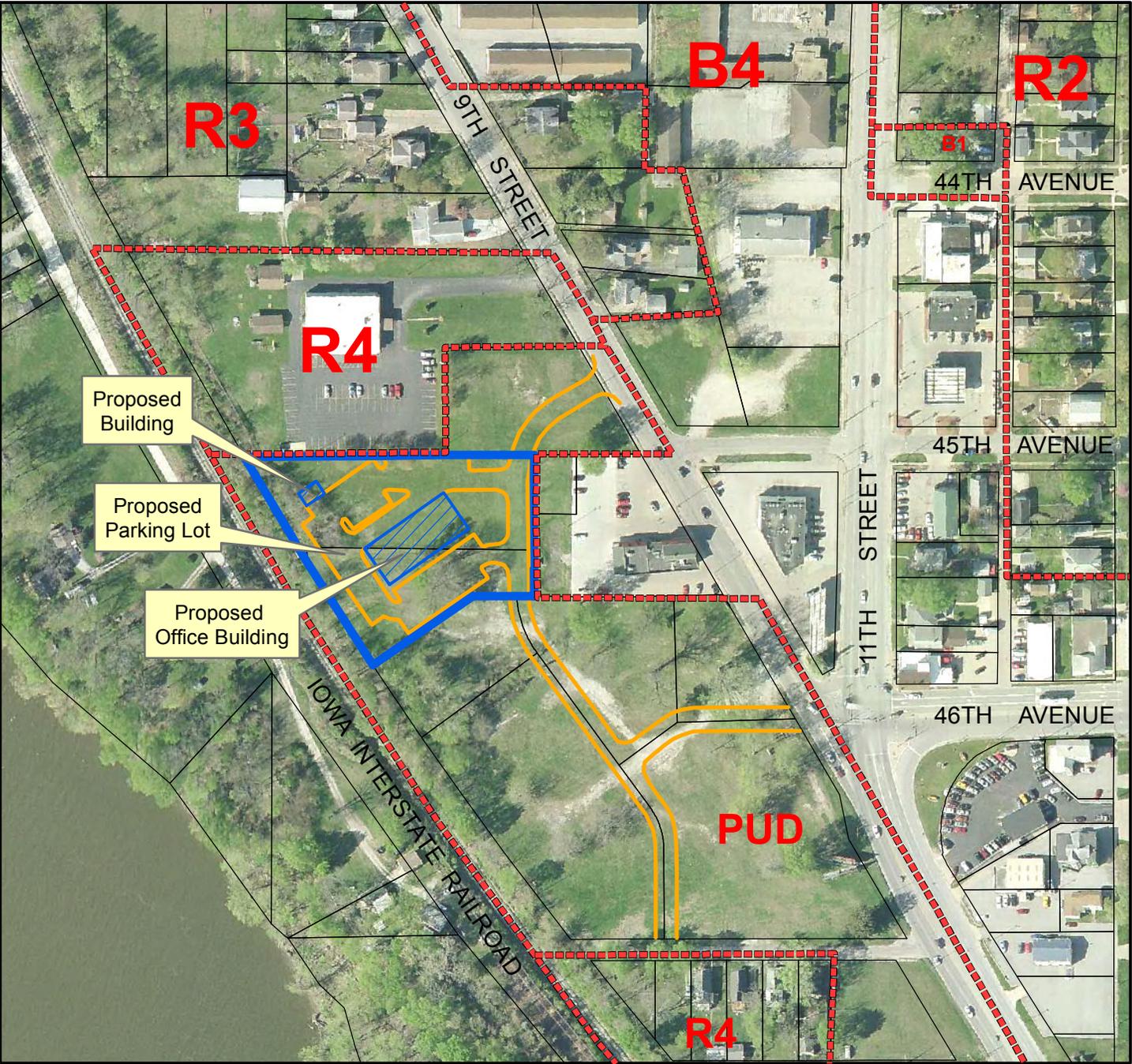
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

PLANNING COMMISSION



PLANNING COMMISSION 2013-13 Aerial

Legend

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0 50 100 200 300 400 Feet

City of Rock Island

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No.	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors

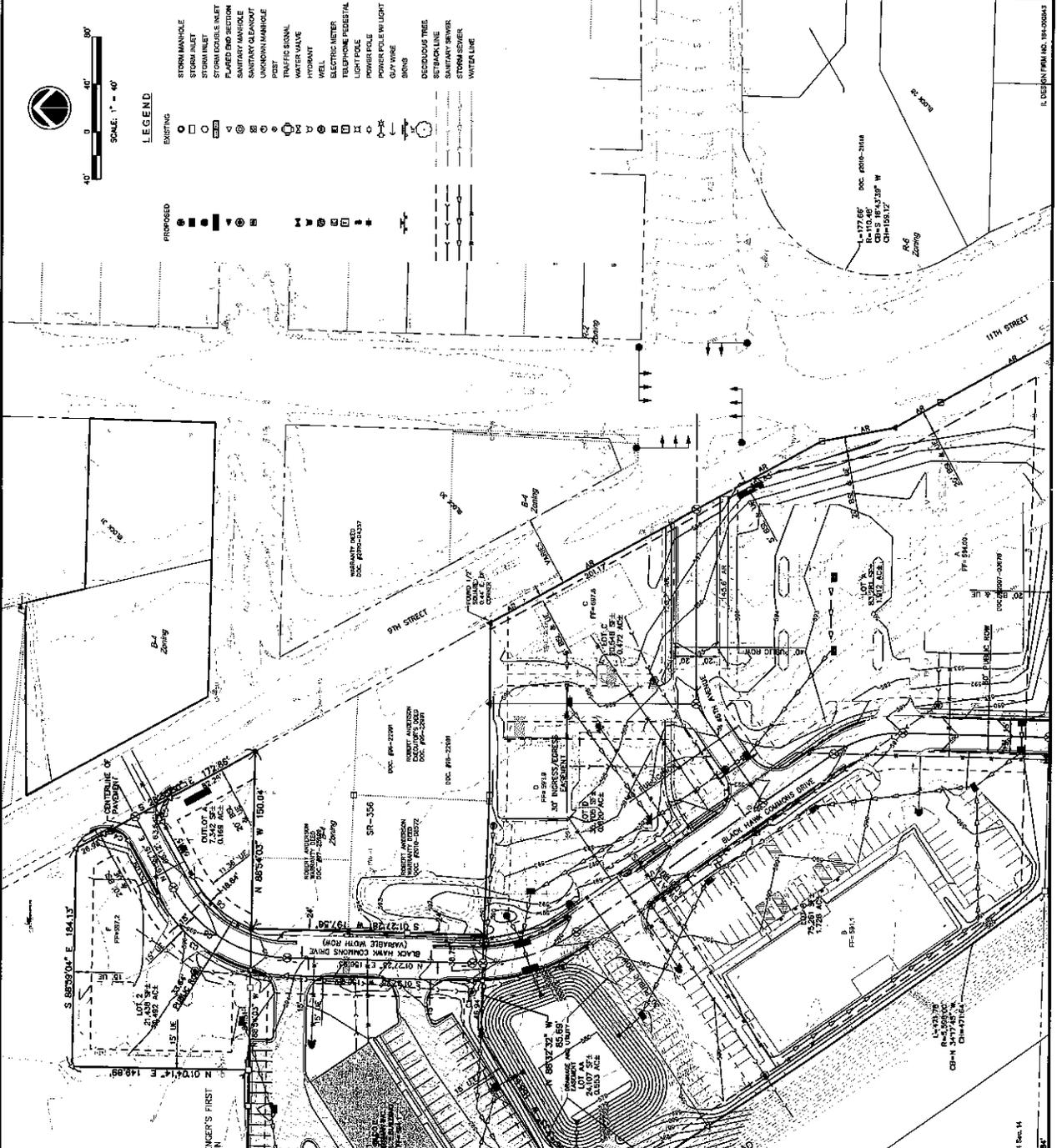
Rock Island, IL (309) 798-1644
Rock Island, IL (309) 798-4400
Rock Island, IL (309) 798-2825

www.missman.com

P.U.D. PLAN
ROCK ISLAND, IL
11TH ST. COMMERCIAL PARK

Missman Project No. C121057
File Name C:\PROJECTS\11TH ST COMMERCIAL PARK\11TH ST COMMERCIAL PARK.PUD
CD EXPIRY DATE ALL RIGHTS RESERVED
Field Book No. #0000
Drawn By: JEB
Checked By: J.L.H.
Date: 10/03/2013

Sheet 1 of 2
C-1



Building	Footprint Area	Height	Total Building Area	Approx. Lot Area	Use	Building Stories
A	12,500	3-Story	37,500	37,500	Residential	3
B	3,000	3-Story	9,000	9,000	Office / Professional	3
C	3,300	3-Story	9,900	9,900	Office / Professional	3
D	3,300	3-Story	9,900	9,900	Office / Professional	3
E	4,200	3-Story	12,600	12,600	Office / Professional	3
F	4,200	3-Story	12,600	12,600	Office / Professional	3

LEGEND

EXISTING

- STORM MANHOLE
- STORM INLET
- STORM MAIN
- PLAIED PRO SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- POST
- TRAFFIC SIGNAL
- WATER VALVE
- WATER MAIN
- WELL
- ELECTRIC METER
- TELEPHONE PEDIESTAL
- LIGHT POLE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- BRIS
- DECIDUOUS TREE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE

PROPOSED

- STORM MANHOLE
- STORM INLET
- STORM MAIN
- PLAIED PRO SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- POST
- TRAFFIC SIGNAL
- WATER VALVE
- WATER MAIN
- WELL
- ELECTRIC METER
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- GUY WIRE
- BRIS
- DECIDUOUS TREE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE

11TH STREET REDEVELOPMENT CONCEPTUAL DESCRIPTION

This plan is to be used for the development of the 11th Street Commercial Park in Rock Island, Illinois, as shown on the attached site plan. The plan shows the layout of the park, including the location of the buildings, parking lots, and streets. The plan is subject to the approval of the City of Rock Island and the Illinois Department of Transportation.

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11th St. Commercial Park
11th Street
Black Hawk Commons Drive
Chicago Rock Island Professional Road

S. 88°53'04" E. 184.13'
S. 88°53'04" E. 148.89'
N. 07°41' E. 148.89'
S. 88°53'04" E. 184.13'
N. 88°53'04" W. 180.04'
S. 01°27'28" E. 193.54'
S. 88°53'04" E. 283.75'
N. 88°53'04" W. 180.04'
S. 01°27'28" E. 193.54'
S. 88°53'04" E. 184.13'
N. 07°41' E. 148.89'
S. 88°53'04" E. 184.13'
N. 07°41' E. 148.89'
S. 88°53'04" E. 184.13'
N. 07°41' E. 148.89'

R-4 Zoning
R-3 Zoning

S. Line NW 1st Sec. 14
S. 88°53'04" E. 338.54'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	B	4	DSX1 LED 40C 1000 50K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 5000K, @ 1000mA	LED	DSX1_LED_40_Absolute C_1000_50K_T 3M_MVOLT.ie	Absolute 0.95	0.95	138
■	C	4	OLLWU DDB	OUTDOOR LED up/down cylinder		OLW14.ies	Absolute 0.95		

