

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

**Subject: Planning Commission Recommendation for Addition to
Existing Structure at Approximately 350 44th Street**

Date: May 8, 2014



At its May 7, 2014 meeting the Planning Commission held a public hearing to consider a request from Scott Christensen for Riverfront Corridor Overlay District site plan review for a proposed building expansion in order to construct three, one-story additions to an existing industrial building at approximately 350 44th Street, zoned I-1 (light industrial) district. front yard. The site was recently subdivided from the larger industrial property to the south in order to create a parcel to accommodate the relocation of the Hill and Valley Company from Watchtower Plaza.

Size of Property:

The total site is 204' x 279' x 30.15' x 262' x 223' x 206' x 10.71' x 56' x 103' x 110' x 43' x 19' x 98' x 210' x 76' x 182' x 142' (136,637 square feet in area, or 3.137 acres).

Existing Land Use:

The site consists of a former industrial building.

North: City open-space property, zoned I-1.

East: New Metrolink facility, zoned I-1.

South: Industrial property, zoned I-1.

West: Industrial property, zoned I-1.

Zoning History:

The property has recently been subdivided into the subject lot (final plat of Quad City Industrial Center First Addition) from the larger parcel owned by the applicant (Quad City Industrial Center property).

Comprehensive Plan Designation:

The plan identifies the property as industrial land use.

Building Setbacks:

The I-1 zoning district requires a 20 foot front and rear yard building setback and a 15-foot side yard building setback. When the City Council approved the final plat it also approved rear and side yard setback variances due to the existing building location in relation to the proposed lot lines. The applicant now proposes three, one-story building additions identified in the attached building floor plan drawing (32,290 square foot food processing area in the south rear yard; 1,960 square foot shipping dock in the west side yard and a 2,356 square foot receiving dock in the north front yard). Due to the already approved side and rear yard variances the only addition that will require a variance is the 2,356 square foot receiving dock in the north front yard. The addition is proposed to be constructed to within two feet from the north property line.

Access:

The site will have access on 3rd Avenue. An off-site parking lot located on the property to the south will have access to 4th Avenue.

Physical Characteristics:

The site is flat and at street level.

Parking:

The Zoning Ordinance requires three parking spaces for every four employees on a maximum shift. The business is expected to employ up to 60 people. The applicant is asking for a parking variance as no on-site parking is proposed. Mr. Christiansen owns the adjacent property to the south and will execute a cross easement parking agreement to make approximately 80 parking spaces available to Hill and Valley employees in a proposed parking lot on that property.

Analysis:

Staff believes the development meets the intent of the Riverfront Corridor Overlay District by “recognizing, preserving, maintaining and promoting economically viable uses that are a benefit to the city and is a physically attractive pattern of development for the general welfare of the city.” The final site plan with the three building additions and requested variances meets Riverfront Corridor Overlay District site plan performance standards by providing adequate access and off-site parking (with cross easement parking agreement on adjacent property). The building setback variance on the north side of the building will also not have a negative effect on adjacent properties and is reasonable expansion to provide adequate truck receiving area adjacent to 3rd Avenue. The proposed use and proposed improvements is a compatible development with adjacent land uses.

Public Hearing Comments:

Daryl Brickner from Missman, Inc., representing Mr. Christensen, was the only speaker at the public hearing.

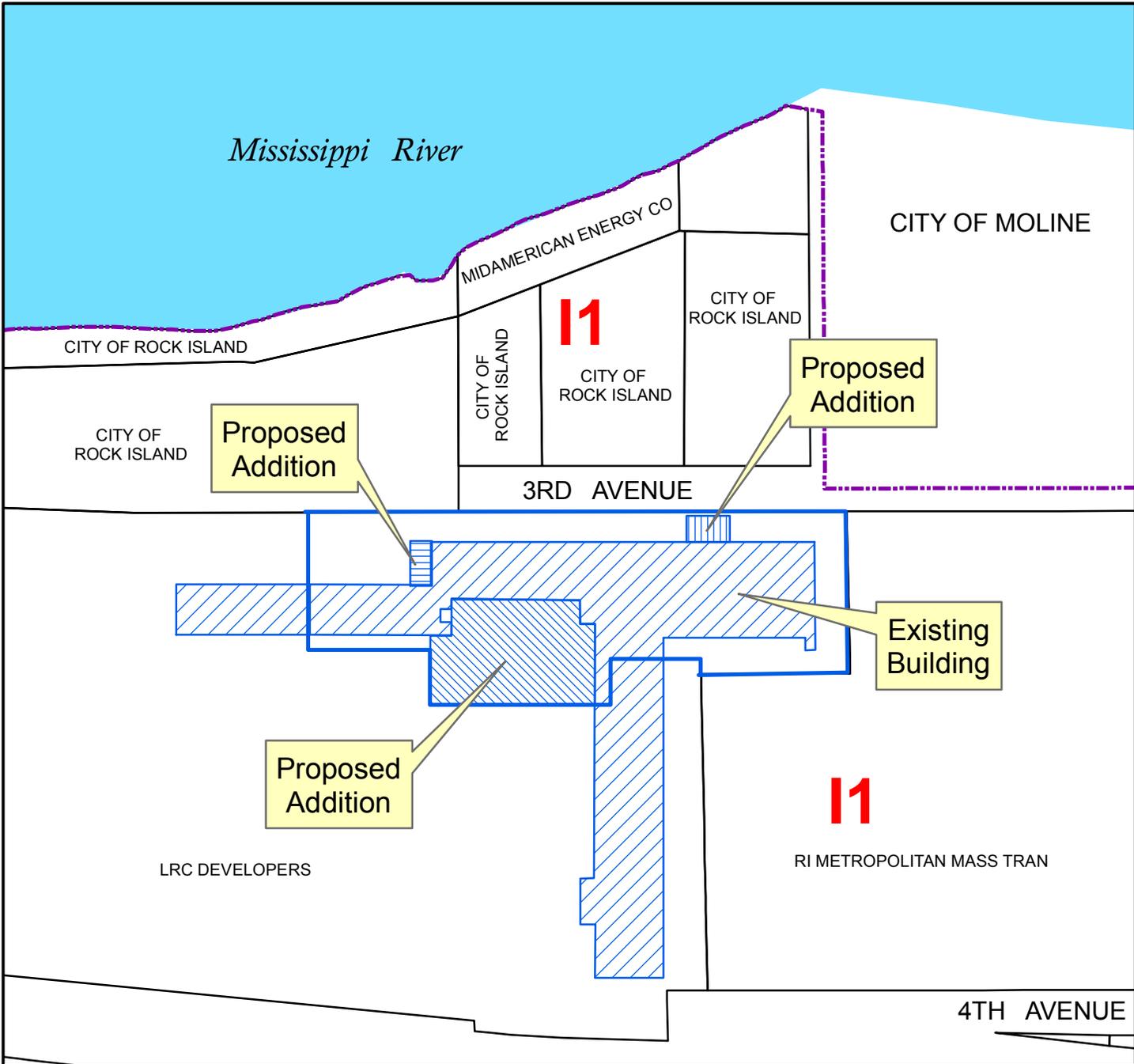
Recommendation:

The Planning Commission voted unanimously (8—0) to recommend to the City Council approval of the request because with requested variances because adequate access and parking will be provided with a cross easement parking agreement on the adjacent property and the proposed use is compatible with adjacent land use.

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

Approved by: Thomas Thomas, City Manager

PLANNING COMMISSION



**PLANNING COMMISSION
2014-3**

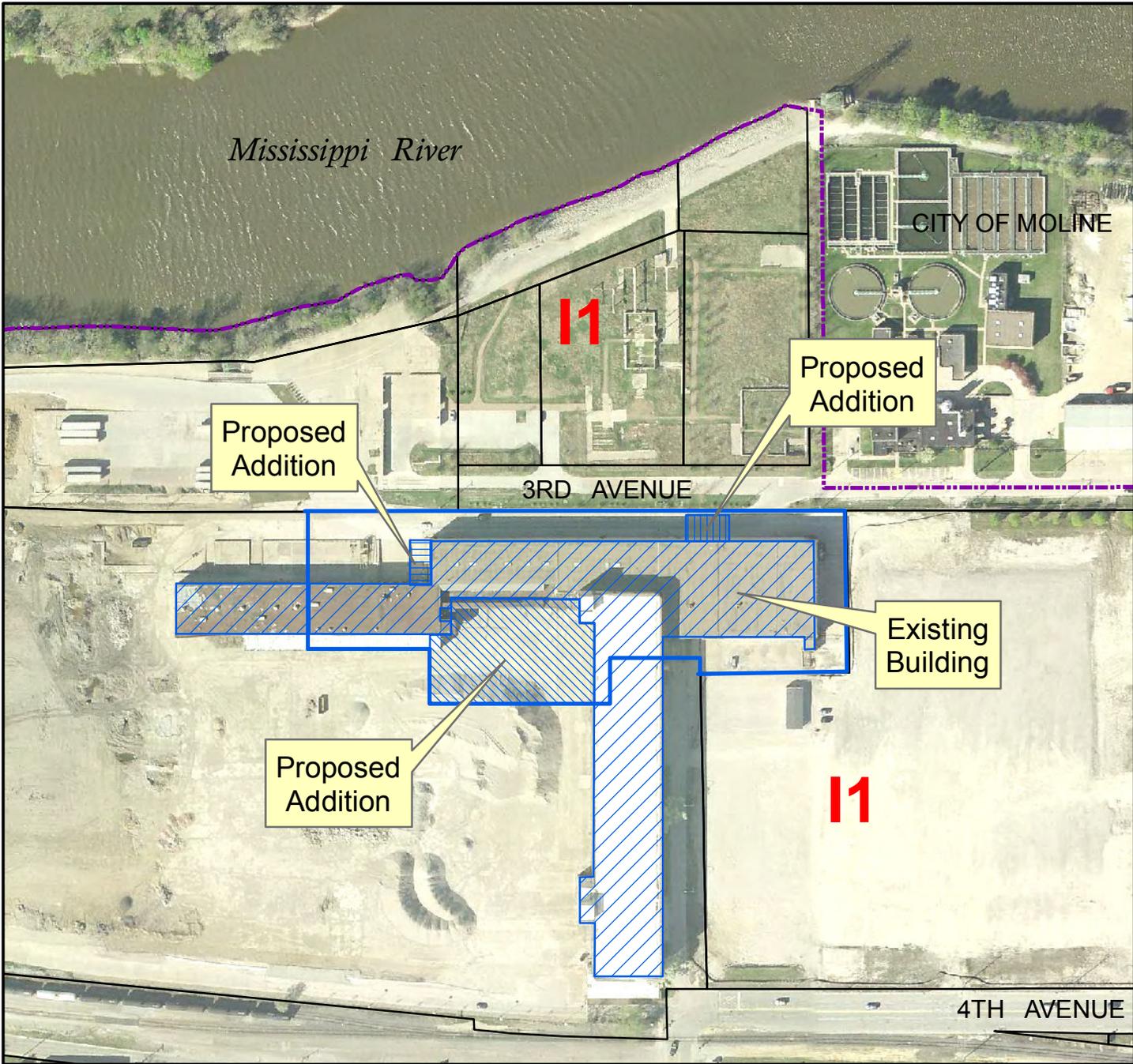
- Municipal Boundaries
- R.I. City Parcels
- Rivers
- Subject Property

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

PLANNING COMMISSION



PLANNING COMMISSION 2014-3 Aerial

Legend

- Municipal Boundaries
- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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0 50 100 200 300 400 Feet

City of Rock Island

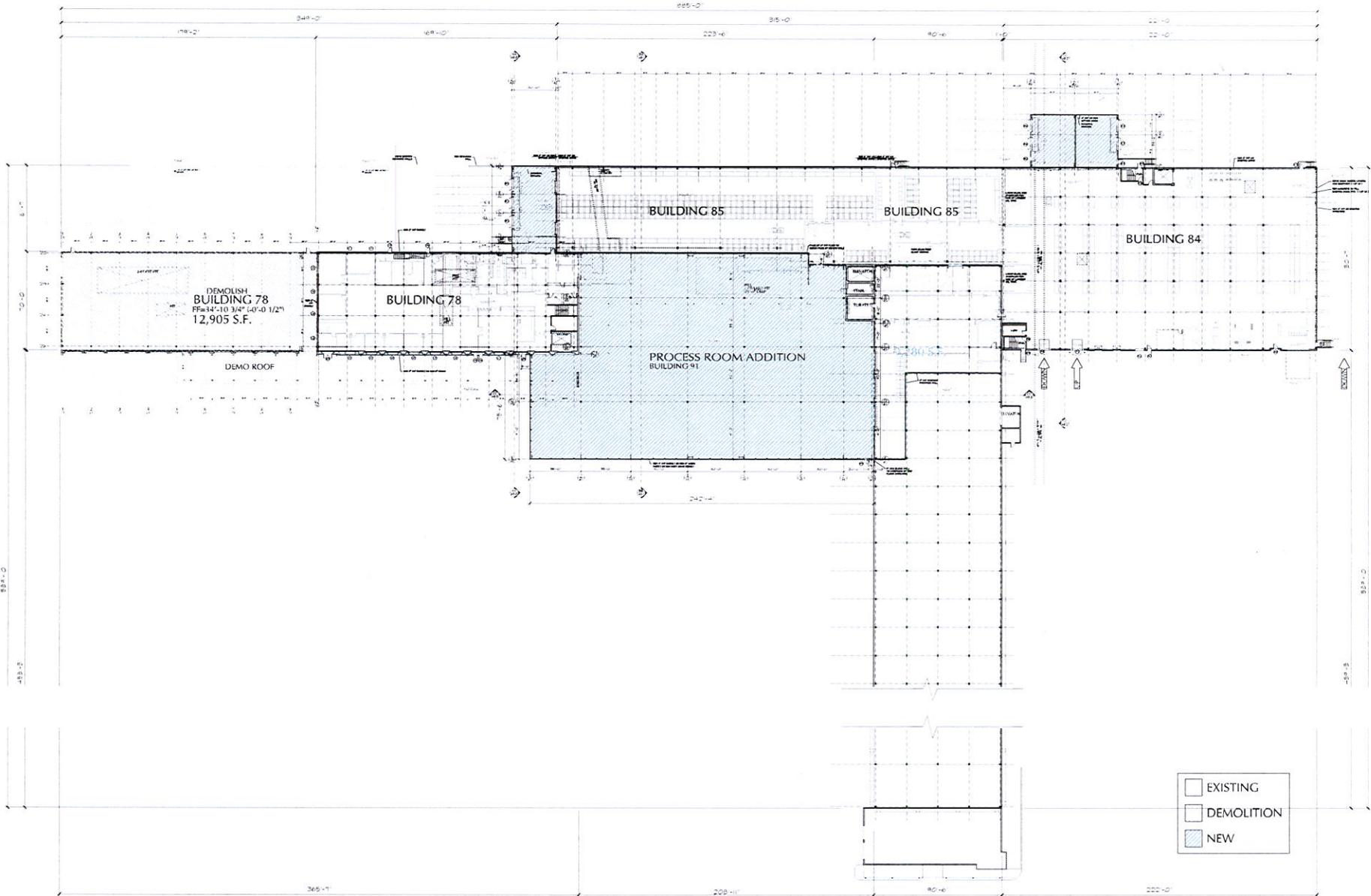
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS



ARCHITECTS
& INTERIOR
DESIGNERS, PC

201 W. 2ND ST. 660
DAVENPORT, IOWA
PH. 563/326-2355
DAVIDSGGM@NE



-  EXISTING
-  DEMOLITION
-  NEW

129,410 S.F.
PLAN - FIRST FLOOR
SCALE: 1/4" = 8'-0"

HILL & VALLEY PREMIUM BAKERY
QUICK FARMALL SITE, ROCK ISLAND, ILLINOIS

ISSUE RECORD
PREFILED: 04/01/2014

PROJECT
1348
NUMBER

SHEET
A1.0B
NUMBER