

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Riverfront Overlay District Site Plan Review Request for  
4501 47<sup>th</sup> Avenue Court  
**Date:** September 8, 2014

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At its September 3, 2014 meeting, the Planning Commission considered a request from Northpoint Avenue Investments LLC for a Riverfront Corridor Overlay District site plan review for a proposed 13,000 square-foot medical office and clinic for UnityPoint Gastroenterology at approximately 4501 47<sup>th</sup> Avenue Court. Six doctors will be among the total of 30 employees working at the facility located at a 1.64-acre B-4 (highway intensive business) district zoned site. The Future Land Use Map in City's Comprehensive Plan identifies "community business" land use for the site. The only variance requested was from Zoning Ordinance maximum lighting illumination requirements at the southern property line adjacent to a shared private drive and parking area with currently undeveloped parcel to the south.

**Public Hearing Comments:**

The applicant (Kevin Koellner representing Build to Suit) stated that the proposed one-story building was similar to another UnityPoint office/clinic built recently at 53<sup>rd</sup> Street and John Deere Road in Moline. There were no other members of the public in attendance and no other public comments were received.

**Planning Commission Comments & Recommendation:**

The Planning Commission voted 8-0-1 (Commissioner Berlinda Tyler-Jamison abstaining) to recommend approval of the site plan, with the requested variance for lighting, to the City Council because there is adequate parking and access and the proposed use is compatible with adjacent land use.

**Submitted by:** Alan Fries, Urban Planner II  
Ben Griffith, AICP, Planning & Redevelopment Administrator  
Jeffery A. Eder, Assistant City Manager / CED Director

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**Approved by:** Thomas Thomas, City Manager

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: August 27, 2014

Subject: Case #2014-6 Review of Riverfront Corridor Overlay District Final Site Plan  
Review at approximately 4501 47<sup>th</sup> Avenue Court.

Northpoint Avenue Investments LLC has filed an application to approve a final site plan within the Riverfront Corridor Overlay District for a 13,000 square foot medical office and clinic for UnityPoint Gastroenterology. Six doctors will be among the 30 total employees working at the facility located in B-4 (highway intensive business) district.

### Comprehensive Plan Designation:

The plan identifies community business land use for the site.

### Size of Property:

471' x 77' x 117' x 86' x 66' x 209' x 261' (71,256 square feet, or 1.64 acres).

### Existing Land Use:

The site is undeveloped.

North: Plumbers and Pipefitters training facility, zoned B-4.

East: Rock River Bridge approach within the City of Moline.

South: Undeveloped parcel and Eye Surgeons offices, zoned B-4.

West: Office uses off of 44<sup>th</sup> Street, zoned B-4

### Access:

The site is a corner lot with frontage off of 47<sup>th</sup> Avenue Court and 45<sup>th</sup> Street Court. The site plan identifies driveway access points only off of 45<sup>th</sup> Street Court.

### Physical Characteristics:

The site is flat and slightly above street level.

### Building Setbacks:

The B-4 zoning district requires a 20-foot front yard setback and a 10-foot rear yard setback requirement. The proposed structure will have a 25-foot west front yard setback and over 150-foot north front yard setback. The south rear yard setback will be approximately 35 feet. The west side yard setback will also be approximately 35 feet. The building will cover approximately 18 per cent of the site.

### Parking/Lighting:

The Zoning Ordinance requires two parking spaces per medical treatment room and one space per employee during a maximum shift. There will be 30 total employees working at the facility. Based on this number and the proposed number of treatment rooms a total of 71 spaces are required. The site plan identifies a total of 81 parking spaces.

Along the south property line of the site there are 22 parking spaces that will back up into a private drive (see site plan). This area is also located within an ingress/egress and utility easement and is expected to be used for similar parking for any future development to the south of the subject site (approved final plat for subject site and adjacent lot is also attached). The Zoning Ordinance does not allow backing into a public street, but does allow backing into a private drive, or parking lot.

This area will have “street” light standards to light the parking and private drive. The attached “site lighting” map identifies that the foot-candle level of these light standards exceeds the ordinance requirement of one foot-candle at the south property line. This requires a variance. Staff recommends approval since the area will be used as parking and a shared private drive.

### Signs:

The applicant proposes two freestanding signs for the development. There will be a 144.5 square-foot site identification sign located at the northwest corner of the site (intersection of 47<sup>th</sup> Avenue Court and 45<sup>th</sup> Street Court). This sign will be located 25 feet from the north and west property lines. The sign will have two panels identifying the clinic and medical offices (see attached sign drawing). Total height of the internally lit sign will be 25 feet from the finished grade to top of sign (B-4 zoning allows up to a 25-foot total freestanding sign height).

The second freestanding sign will serve more as a directional sign and will be located north of the 45<sup>th</sup> Street entrance and will be approximately 25 feet from the west property line. The sign will have a total area of 15 square feet and a height of 7’ 6” from grade to top of sign.

### Landscaping:

The attached landscape plan identifies an approximate 25 to 30 foot wide landscape area along the north, east and west edges of the parking lot on the north side of the development (see landscape plan). The western edge of this landscaped area includes three white pine and two frontier elm trees. The northern and eastern edge also includes three white pine trees, one frontier elm tree and adds three bald cypress trees to this area. The northern parking lot also includes several landscaped “islands” with red maple canopy trees. Islands are not required by ordinance, but add an attractive landscape addition to the plan. Additional landscaping, not specifically required by ordinance but added around the structure (low level day lilies, blue muffin viburnum and summerwine ninebark shrubs) enhances the attractiveness of the site design.

### Analysis:

The proposed single-story structure will be located perpendicular to 45<sup>th</sup> Street Court and have its main entrance facing north. There will be a 14-foot tall canopy covering a patient drop off area adjacent to the north entry doors to the facility (attached are building elevations for the proposed

structure). The structure will have a pre-cast cement board finish with a concrete base. This design is similar to other new UnityPoint health facilities constructed in the area.

The applicant has indicated to the Fire Marshal that the structure will have an automatic sprinkler system. The Fire Marshal's comments on the site plan are that Fire Department vehicle access to the front and rear of the structure is adequate meeting the Fire Code since the building has a sprinkler system, but he also recommends that the turn radius for the drive at the southeast corner of the building have its radius increased to accommodate larger Fire Department vehicles. The existing radius meets Fire Code requirements, but it is a recommendation since it is likely this turn will be used by larger fire and other private vehicles.

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 for the medical office/clinic use units meets Riverfront Corridor Overlay District site plan performance standards by providing adequate parking and access for the development and is a compatible with adjacent land uses.

The only variance requested is for the foot-candle lighting level along the south property line adjacent to the private drive. Planning staff recommends approval of this variance.

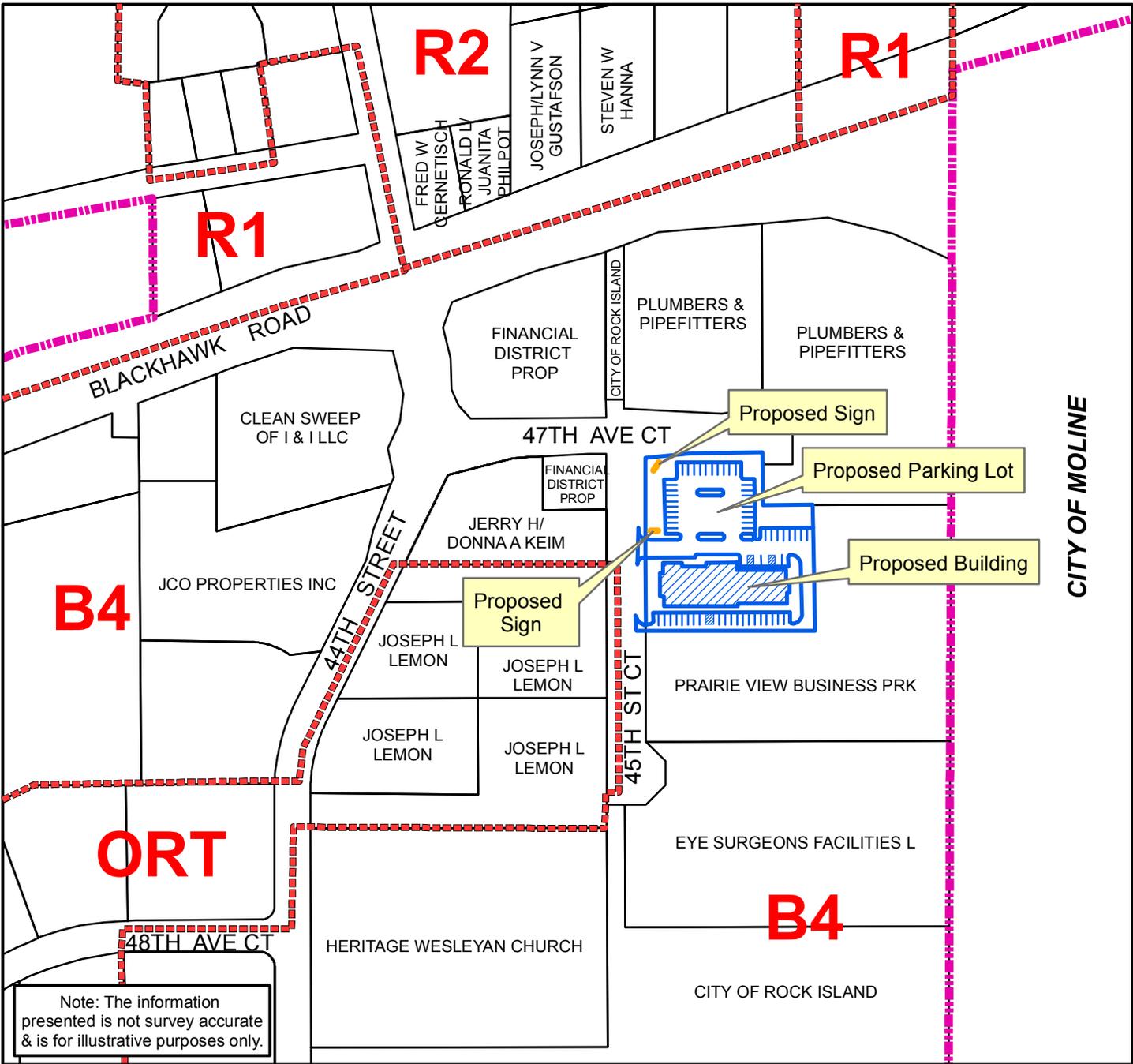
Recommendation:

That the attached final site plan be approved, with the requested variance for lighting along the southern private drive and parking area, because there is adequate parking and access and the proposed use is compatible with adjacent land uses.

City Council Schedule:

The Planning Commission recommendation to City Council will be scheduled to be on its September 15<sup>th</sup> agenda.

# PLANNING COMMISSION



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

**PLANNING COMMISSION  
2014-6**

**Legend**

- Municipal Boundary
- Parcels
- Subject Property

DR. BY:     K.G.D.    

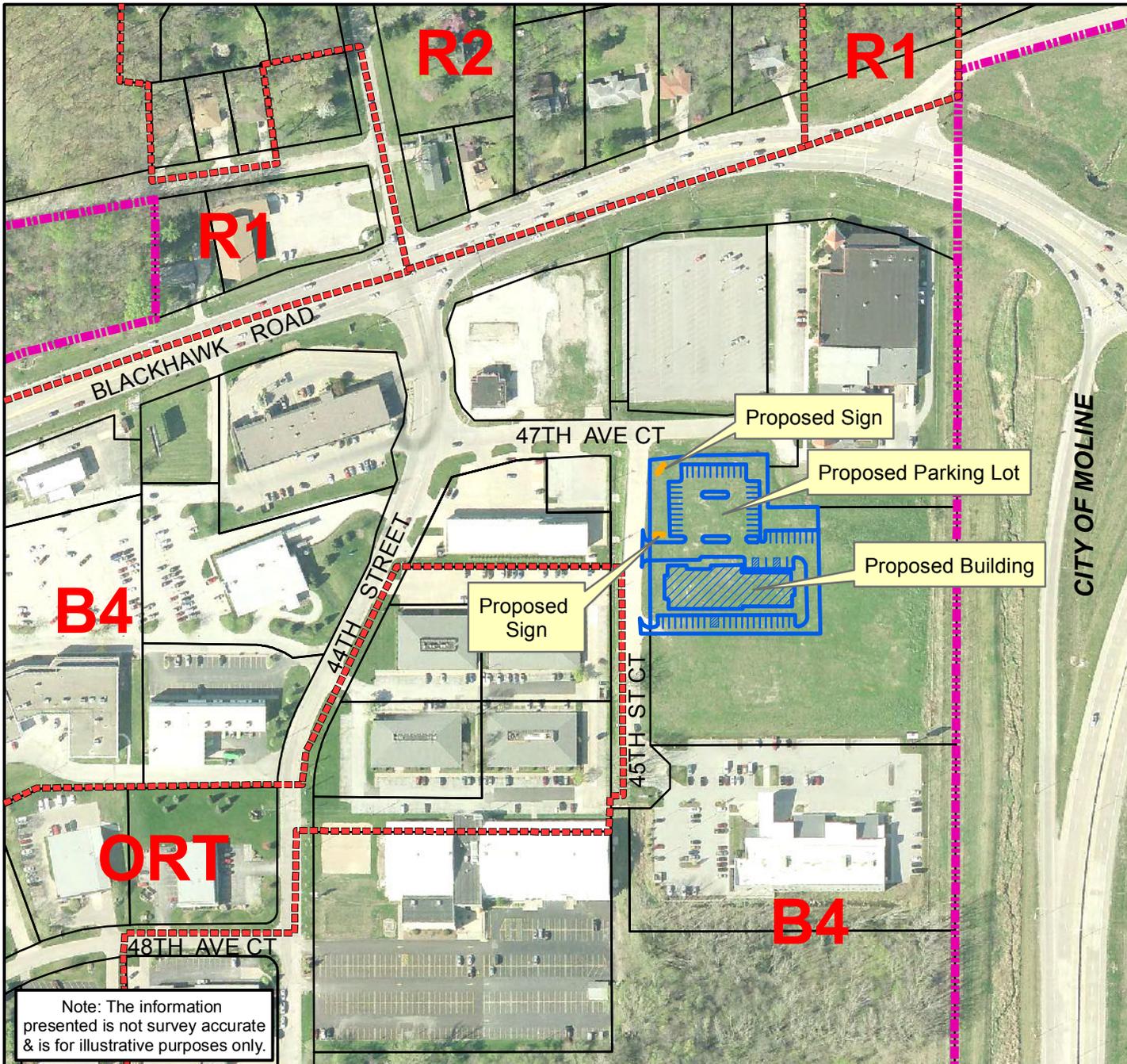
APPR. BY:     B.G./A.F.    

0 50 100 200 300 400 Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# PLANNING COMMISSION



## PLANNING COMMISSION 2014-6 Aerial

### Legend

-  Municipal Boundary
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

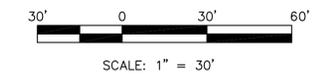


0 50 100 200 300 400 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





**LEGAL DESCRIPTION**  
 LOT 2 OF PRAIRIE VIEW BUSINESS PARK  
 PART OF THE EAST HALF OF THE NW 1/4 OF SECTION 18,  
 TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN,  
 CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

**OWNER/SUBDIVIDERS**  
 PRAIRIE VIEW BUSINESS PARK, LLC  
 2100 18TH AVENUE, SUITE 2-S-S  
 ROCK ISLAND, IL 61201  
 PHONE: (309) 786-9920

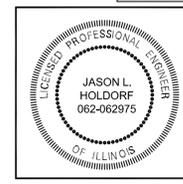
LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		OPEN GRATE STORM MH
		FLARED END SECTION
		SANITARY MANHOLE
		UNKNOWN MANHOLE
		WATER VALVE
		HYDRANT
		WATER METER
		POWER POLE
		POWER POLE W/ METER
		ELECTRIC METER
		TELEPHONE POLE
		TELEPHONE PEDESTAL
		GAS VALVE
		GAS METER
		LIGHT POLE
		SIGNS
		CONTOUR
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		SURVEY BOUNDARY
		EASEMENT LINE
		SETBACK LINE
		R.O.W. LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		PROPOSED PAVEMENT
		PROPOSED WALK

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE MUSCATINE DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.

**SITE INFORMATION**

ZONING DISTRICT:	B-4 HIGHWAY BUSINESS
SITE LOCATION:	47TH AVENUE COURT, ROCK ISLAND ILLINOIS
SITE AREA	199,373 S.F. ±
FRONT YARD REQUIRED	4.58 ACRES ±
SIDE YARD REQUIRED	20'
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	12,431 S.F.
PARKING REQUIREMENT:	2 PER TREATMENT ROOM, PLUS 1 PER EMPLOYEE DURING THE MAXIMUM SHIFT
REQUIRED PARKING =	71 SPACES
PROVIDED =	81 (INCLUDING 4 HANDICAPPED)
TOTAL VEHICULAR USE AREA (V.U.A.) =	38,260 S.F. ±
CONSTRUCTION ACTIVITY DESCRIPTION:	The construction involves a proposed building, utility services, and an 81 parking stall parking lot. There will be a regional detention designed for the entire subdivision being developed. The detention basin will include sub-drains to maintain a dry bottom.



I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Illinois.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Jason L. Holdorf  
 License No. 062-062975  
 My license renewal date is November 30, 2015  
 Pages or sheets covered by this seal: \_\_\_\_\_

REVISIONS	DESCRIPTION	DATE
No.		

**Missman, Inc.**  
 Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL  
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 www.missman.com

**UNITY POINT MEDICAL OFFICE BUILDING**  
 ROCK ISLAND, ILLINOIS

**SITE PLAN**

Missman Project No: C14L018  
 File Name: C14L018-BASE.dwg  
 © COPYRIGHT 2014 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: AEK  
 Checked By: JLH  
 Date: 08/05/2014



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

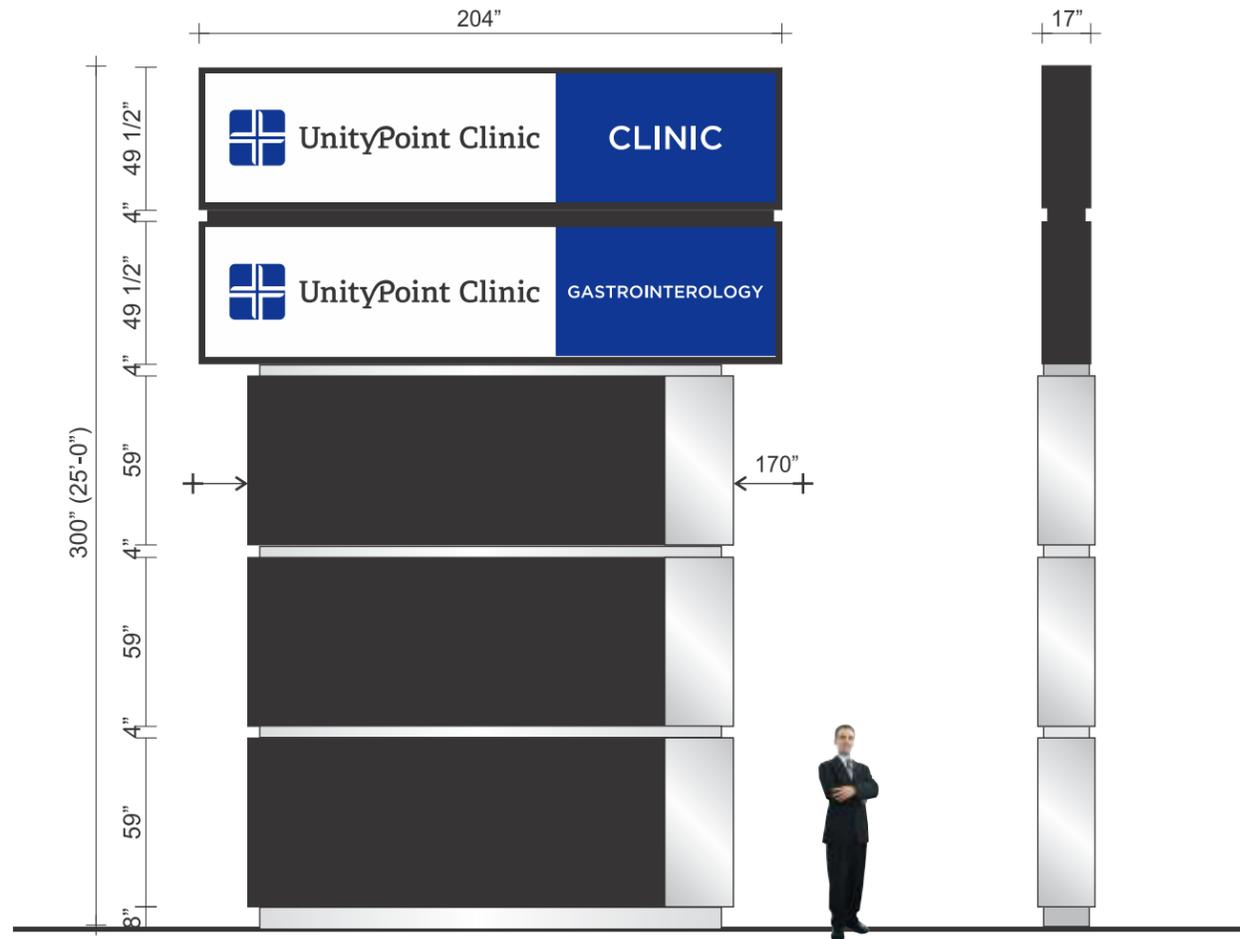
UNITY POINT HEALTH - TRINITY MEDICAL CENTER  
GASTRO - INTESTINAL CLINIC & ENDOSCOPY CENTER  
ROCK ISLAND, ILLINOIS

ISSUE RECORD  
PRELIM. 8/05/14

PROJECT  
**1441**  
NUMBER

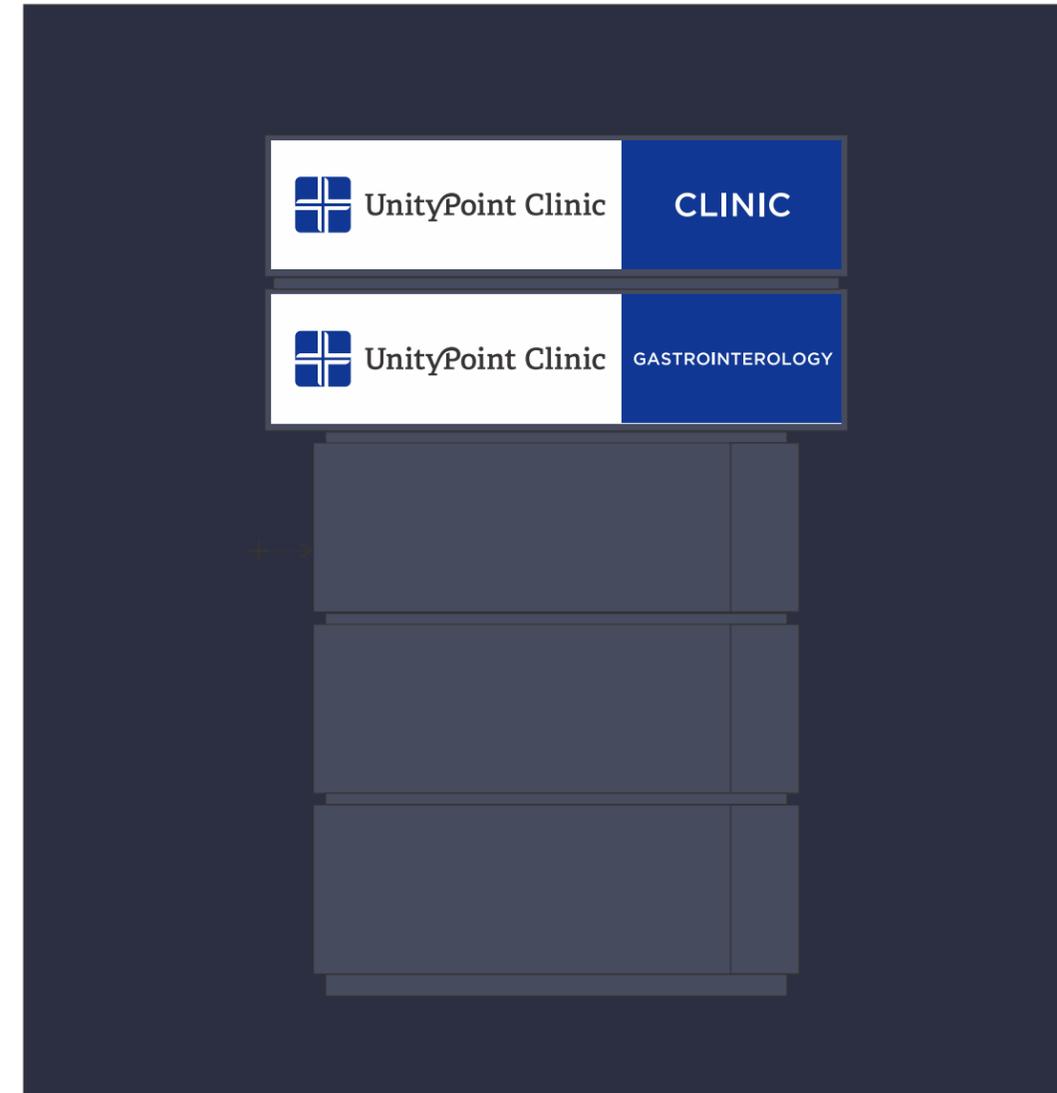
SHEET  
**A2.1**  
NUMBER

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Scale: 3/16"=1'-0"

Total Sign Area =144.5Sq. Ft.

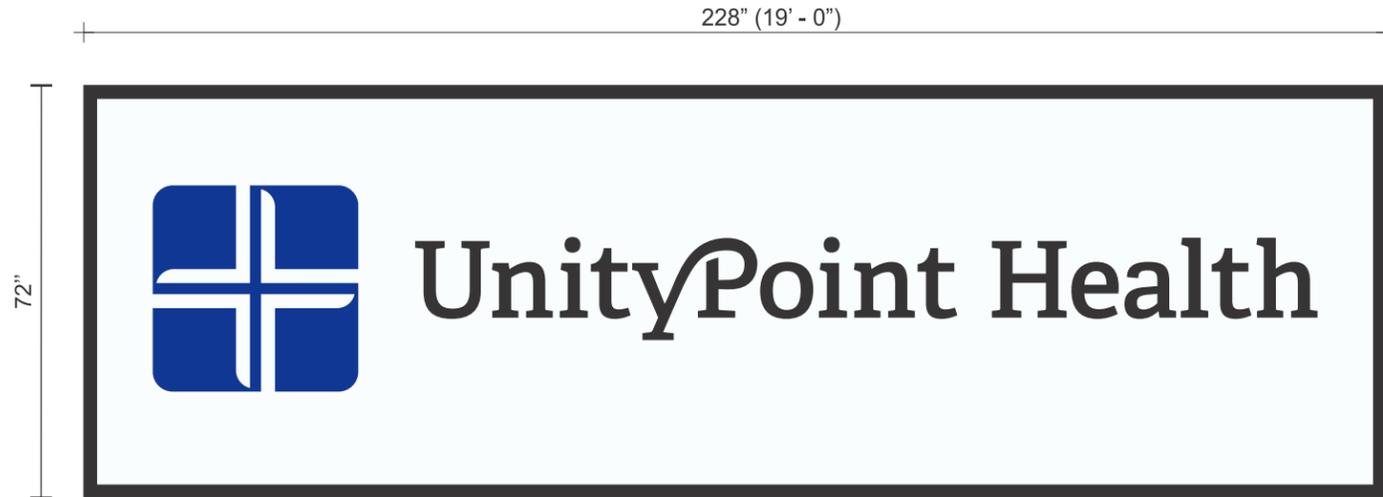


Night View

D/F Illuminated sign  
Cabinets D/F Extruded aluminum illuminated with white flex faces translucent vinyl applied.  
Cabinets illuminated with fluorescent lamps, cabinet sprayed black  
Fabricated aluminum reveal sprayed black  
Pipe cover fabricated from 1" & 2" square aluminum tubing with reveals  
sprayed black and brushed aluminum



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Scale: 3/8"=1'-0"

Total Sign Area =114 Sq. Ft.

S/F Extruded aluminum illuminated cabinet with white flex faces translucent vinyl applied,  
Cabinets illuminated with fluorescent lamps and sprayed black



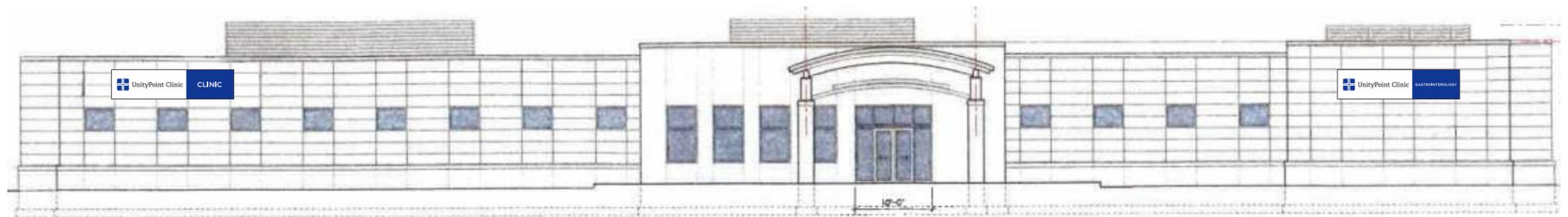
Scale: 3/8"=1'-0"

Each Sign Area =55.05 Sq. Ft.

Quantity (2)

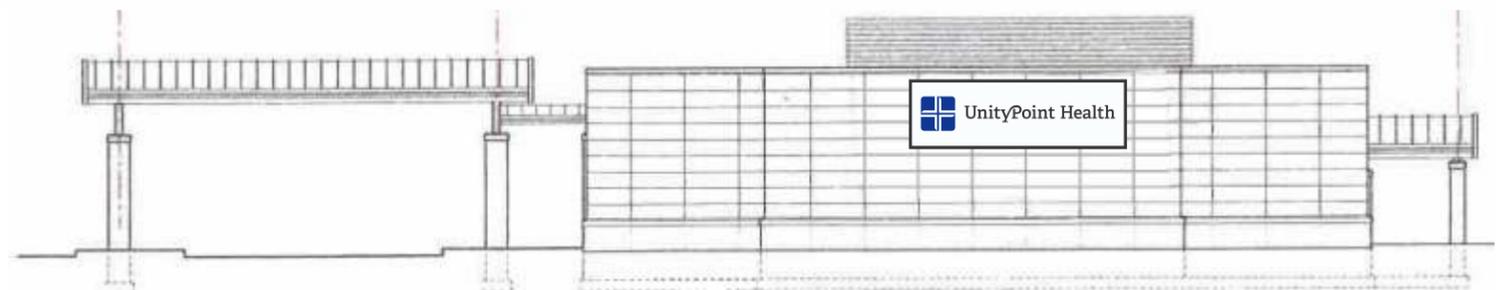
S/F Extruded aluminum illuminated cabinet with white flex faces translucent vinyl applied,  
Cabinets illuminated with fluorescent lamps and sprayed black

\*NOTE copy is different on each sign



**South Elevation**

Scale: 1/16"=1'-0"

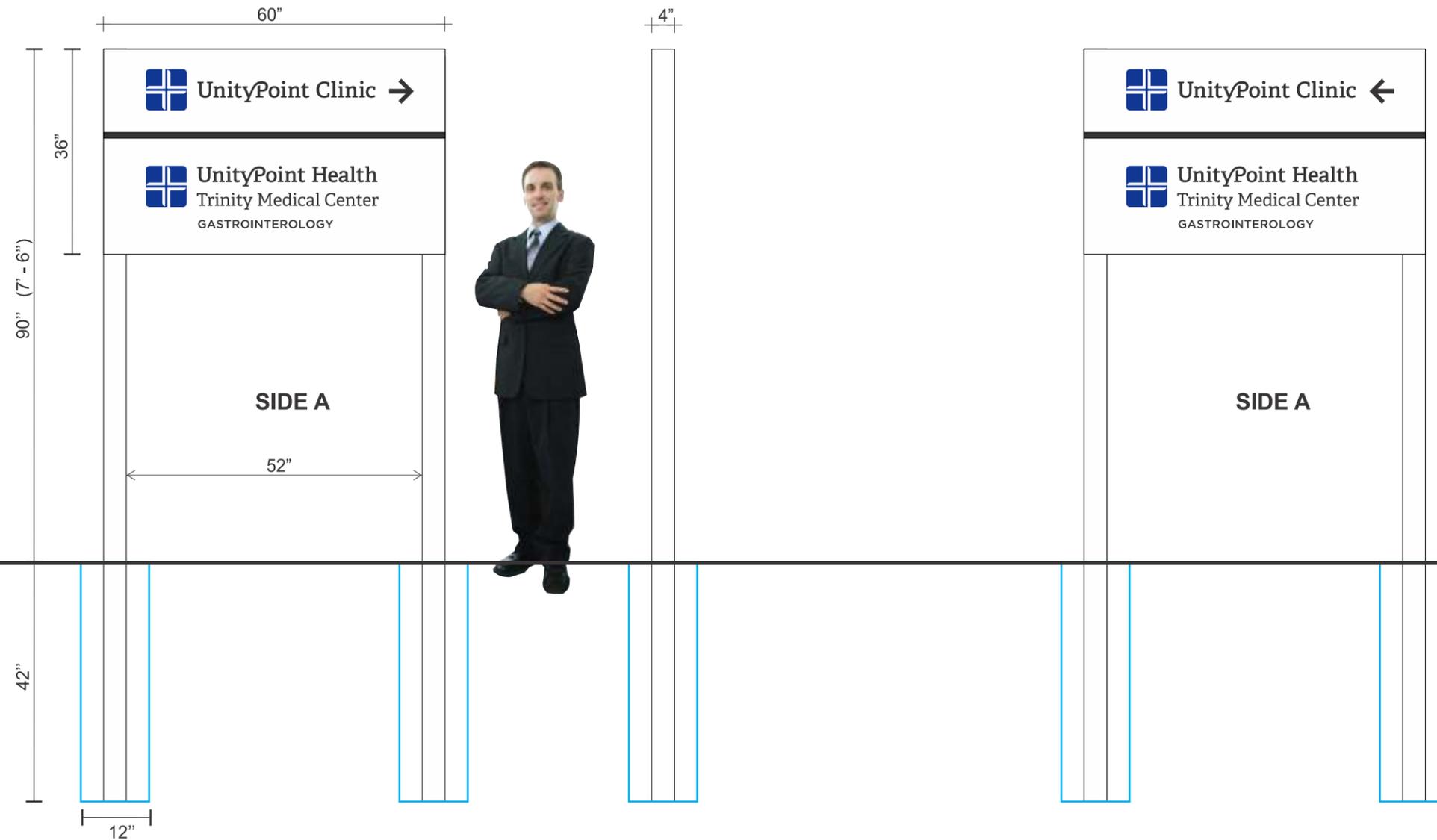


**East Elevation**

Scale: 1/16"=1'-0"



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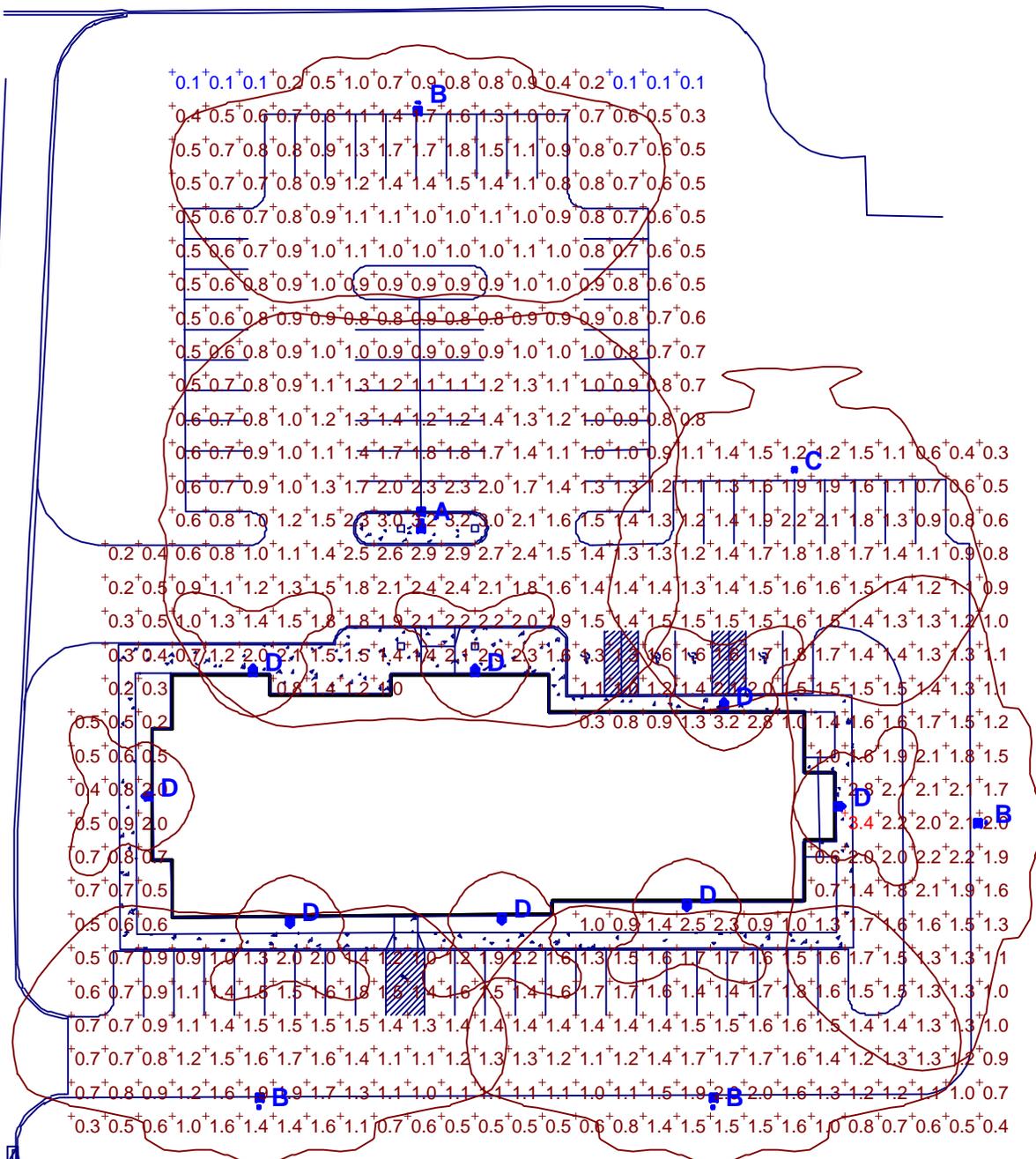


D/F non illuminated post and panel directional  
Cabinet fabricated from 4" square aluminum  
tubing with flat aluminum panels attached  
with opaque vinyl applied, sign and posts  
sprayed white

Total Sign Area = 15 Sq. Ft.

Scale: 1/2"=1'-0"

		
3630-37 Sapphire Blue	3630-12 Black	White



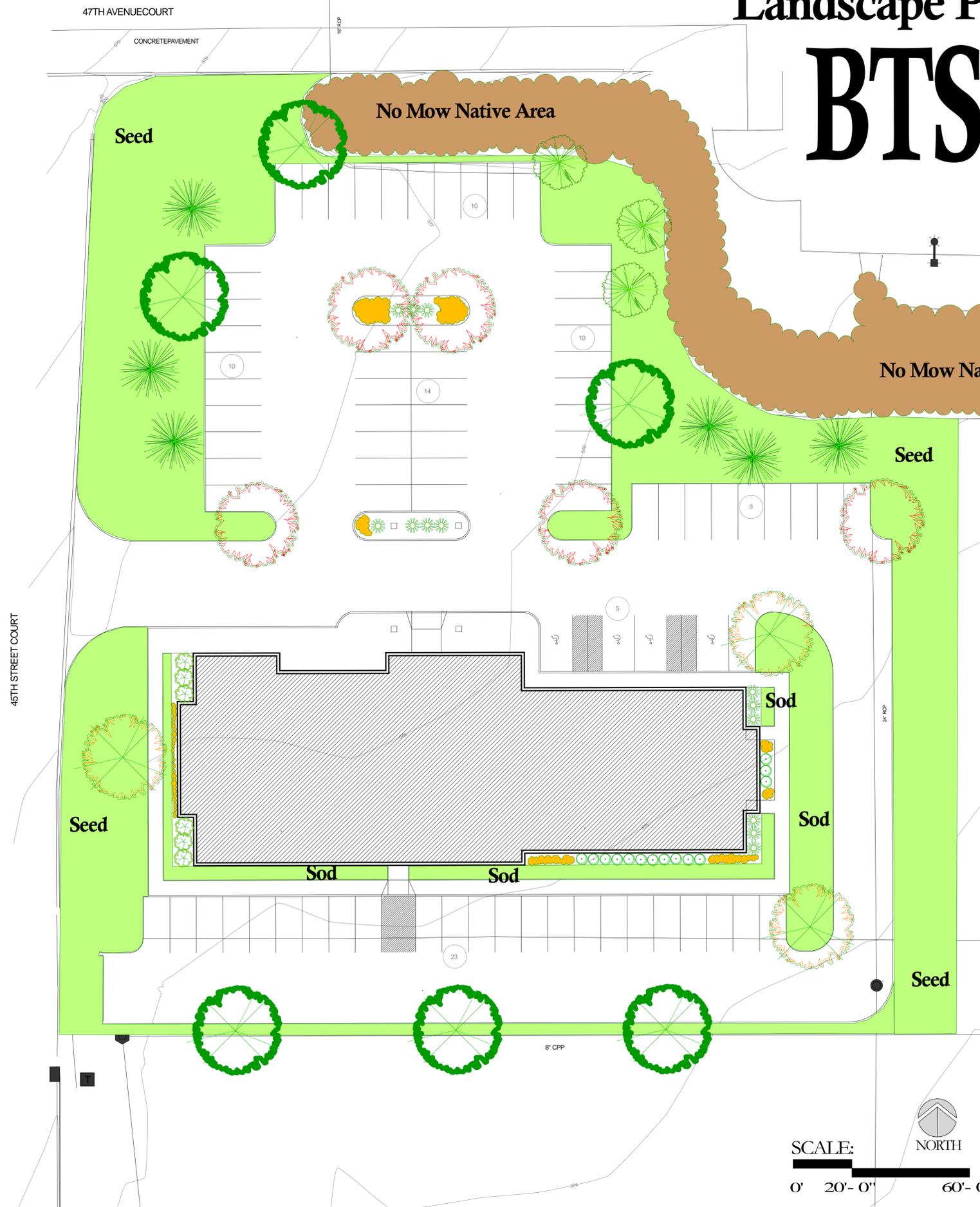
**Plan View**  
Scale 1" = 50'

Site Lighting  
% TCE

Designer TTG
Date Aug 1 2014
Scale
Drawing No.

# Landscape Plan

# BTS - Gastro R.I.



### Plant Schedule

Qty.	Size	Name	Symbol
5	2.0" cal.	Red Sunset Maple	
6	6' hgt.	White Pine	
3	2.0" cal.	Swamp White Oak	
6	2.0" cal.	Frontier Elm	
3	2.0" cal.	Bald Cypress	
6	24" hgt.	Blue Muffin Viburnum	
14	24" hgt.	Summerwine Ninebark	
13	5 gal.	Karl Foerster Reed Grass	
100	1 gal.	Stella Daylily	

### Landscape Notes:

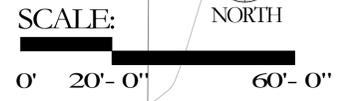
1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
4. Amend plant bed areas with compost (tilled into existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
6. 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

### Turf Notes:

1. Fine grade and prepare disturbed areas for seed or sod. Fine grade is defined as plus or minus 1".
2. Hydroseed will be a premium Bluegrass/Perennial Rye blend applied at the rate of 10#/1000 sf. Fiber mulch will be a bonded fiber matrix blend applied as per manufacturer's recommendations.
3. Cover slopes greater than 3:1 with Futerra Erosion Blanket.
4. Watering and care of all turf (seed or sod) is the responsibility of the Owner.

### Landscape Requirements:

- Parking Provided = 81 spaces
- Trees Required = 17 / Trees Provided = 20
- Buffer Required = None



**MARK A. SLIFKA**  
REGISTERED LANDSCAPE ARCHITECT  
ILLINOIS #157-000731 IOWA #0465

**GREENSPACE ASSOCIATES**  
6749 VALLEY DR. BETTENDORF, IOWA 52722  
563-355-8148 563-355-8115 fax  
sales@greenspaceassociates.com

LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

USE OF THIS PLAN FOR BIDDING, PRICING, OR OTHER PURPOSES, WITHOUT THE WRITTEN CONSENT OF GREENSPACE ASSOCIATES, INC. IS PROHIBITED.

