

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Approval for Proposed Freestanding Sign Located Within Riverfront Corridor Overlay District Site Plan Review in a B-4 (highway business) district at 4600 46th Avenue.

Date: October 5, 2011

The Plumbers and Pipefitters Local Union #25 has filed an application for a Riverfront Corridor Overlay District site plan review for a proposed lighted freestanding sign in the north front yard in a B-4 (highway business) district at 4600 46th Avenue.

Size of Property:

Total site (includes two existing parcels) is 172.29' x 109.54' x 111.84' x 71.24' x 647.3' x 274.55' x 86.77' x 50' x 95' x 50' x 68.42' x 162.33' x 304.9' (approximately 236,487 square feet, or 5.42 acres).

Comprehensive Plan Designation:

1986 Plan: General commercial

Zoning History:

Planning Commission Case # 2008-9 - Request for site plan review to construct a 13,200 square foot building addition was approved.

Planning Commission Case #99-2 - Request for site plan review to construct a 32,740 square foot structure was approved.

Existing Land Use:

The site is occupied by the union office and training facility.

North: Single family residences, zoned R-1 and R-2.

East: Veterans Memorial Bridge at Carr's Crossing in City of Moline zoned B-3.

South: Undeveloped property zoned B-4.

West: Vacant commercial property zoned B-4.

Access:

The site has access to 47th Avenue Court.

Physical Characteristics:

The site slopes down approximately ten feet from Blackhawk Road and is at street level at 47th Avenue Court.

Proposed Sign:

Currently there is not a freestanding sign on the property. There are attached signs located on the north, east and west facades of the building. The proposed lighted freestanding sign will be perpendicular to Blackhawk Road and located adjacent to the parking lot one foot from the north property line (see attached map). The proposed sign will have an identification sign (approximately 67.5 square feet in area) on top and an LED message board (approximately 24 square feet in area) below the identification sign. Total area of the sign will be 91.5 square feet. Total height from base to top of sign is 20' 9" (25 feet is maximum height allowed in a B-4 zoning district).

Analysis:

The proposed sign meets the intent and standards of the Riverfront Corridor overlay District, which allows only one freestanding sign per property. The proposed sign will be an attractive and efficient design that will better identify the facility and provide information via the message board. Staff recommends that low level landscaping be provided around the sign.

Public Hearing Comments:

Thomas McCune Jr., representing the Plumbers and Pipefitters Union Local 25, was the only speaker at the public hearing.

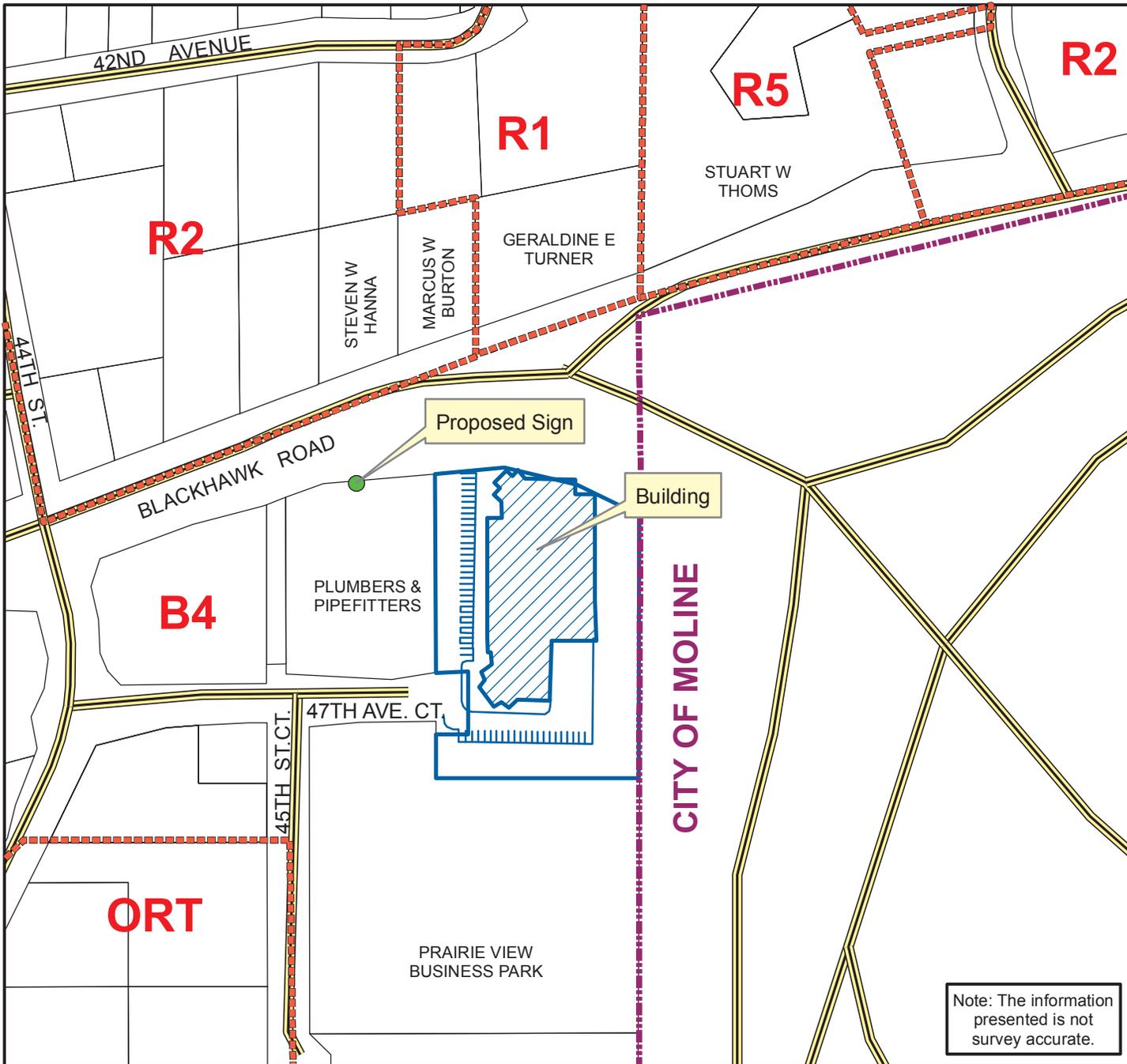
Recommendation:

The Planning Commission voted seven to zero to recommend approval of the request, with the addition of low level landscaping around the sign, because better identifies the facility and meets the intent and standards of the Riverfront Corridor Overlay District and the requirements in the Sign Ordinance.

Submitted by: Alan Fries, Urban Planner II
 Alan M. Carmen, Planning and Redevelopment Administrator
 Gregory S. Champagne, Community and Economic Development Director

Approved: Robert Hawes, Interim City Manager

PLANNING COMMISSION



PLANNING COMMISSION 2011-5

Legend

-  Streets
-  Parcels
-  Subject Property
-  Zoning District Line

DR. BY: K. G. D.

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



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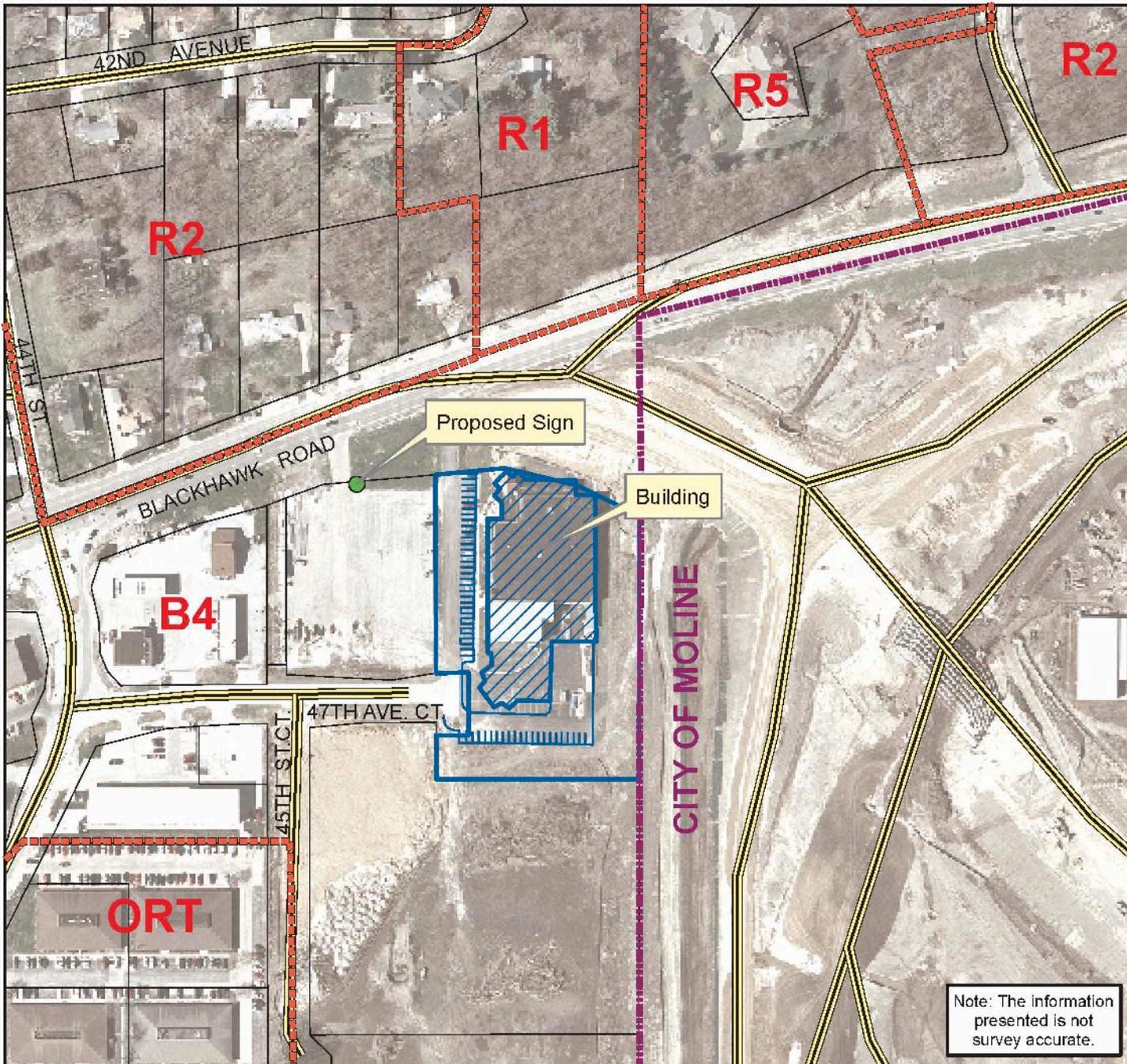
City of Rock Island

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Note: The information
presented is not
survey accurate.

PLANNING COMMISSION



PLANNING COMMISSION 2011-5 Aerial

Legend

- Streets
- Parcels
- Subject Property
- Zoning District Line

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