

MEMORANDUM

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 R-1 (one family residence) district at 3316 Blackhawk Road.

Date: August 3, 2011

At its regular meeting on December 6, 2011, the Planning Commission held a public hearing to consider a request from the Knowledge Learning Corp. (KinderCare) 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 3316 Blackhawk Road.

Size of Property:

Total site (includes two existing parcels) is 179.5' x 146.7' x 150.3' x 116.66' (approximately 22,643 square feet).

Comprehensive Plan Designation:

1986 Plan: General commercial

Zoning History:

Board of Zoning Appeals Case #83-30 - Request for a parking variance was approved.

Existing Land Use:

The site is occupied by the KinderCare Learning Center.

North: Cemetery, zoned R-2.

East: Single family residence, zoned R-1.

South: Multifamily residential site, zoned PUD.

West: Multifamily residential site, zoned PUD.

Access:

The site has access from Blackhawk Road.

Physical Characteristics:

The site slopes down approximately eight feet from Blackhawk Road.

Proposed Sign:

Currently there is a 20 foot tall freestanding sign (approximately 4' x 10' in area) located in the north front yard at the northwestern corner of the site. This sign will be replaced by the proposed lighted monument style freestanding sign (see attached drawing) 3'4" x 10' in area and a total height of 10 feet from grade to top of sign. There is also an attached sign (3' x 10') on the north façade that will remain.

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 reduce the height yet be a simple, clean, and unobtrusive identification of the facility. Staff recommends that low level landscaping be provided around the sign.

Public Hearing Comments:

No one was present at the public hearing.

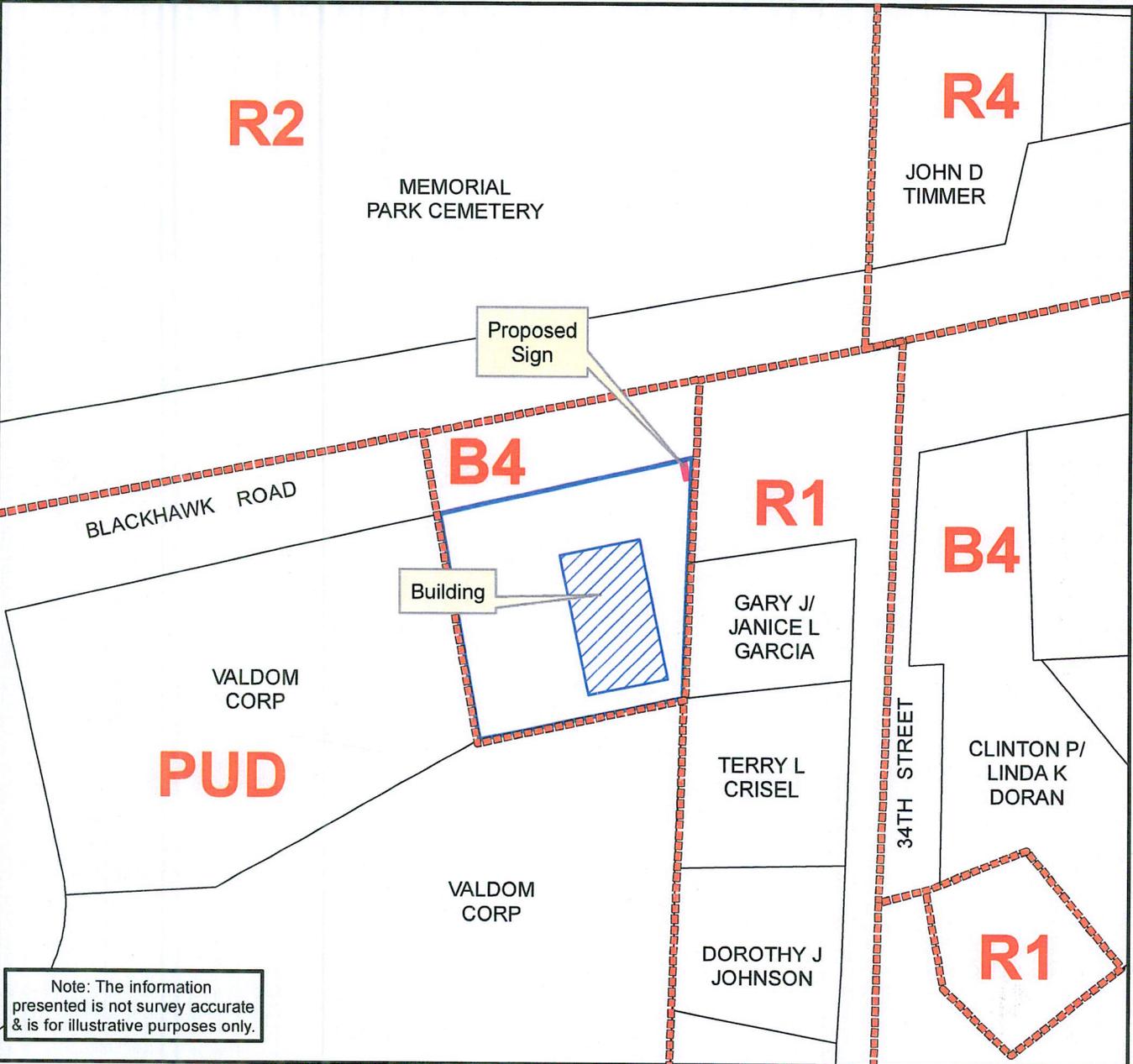
Recommendation:

The Planning Commission voted eight to zero to recommend approval of the request (with low level landscaping) because it 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: Thomas Thomas, City Manager

PLANNING COMMISSION



**PLANNING COMMISSION
2011-7**

Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

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


 0 20 40 80 120 160 Feet

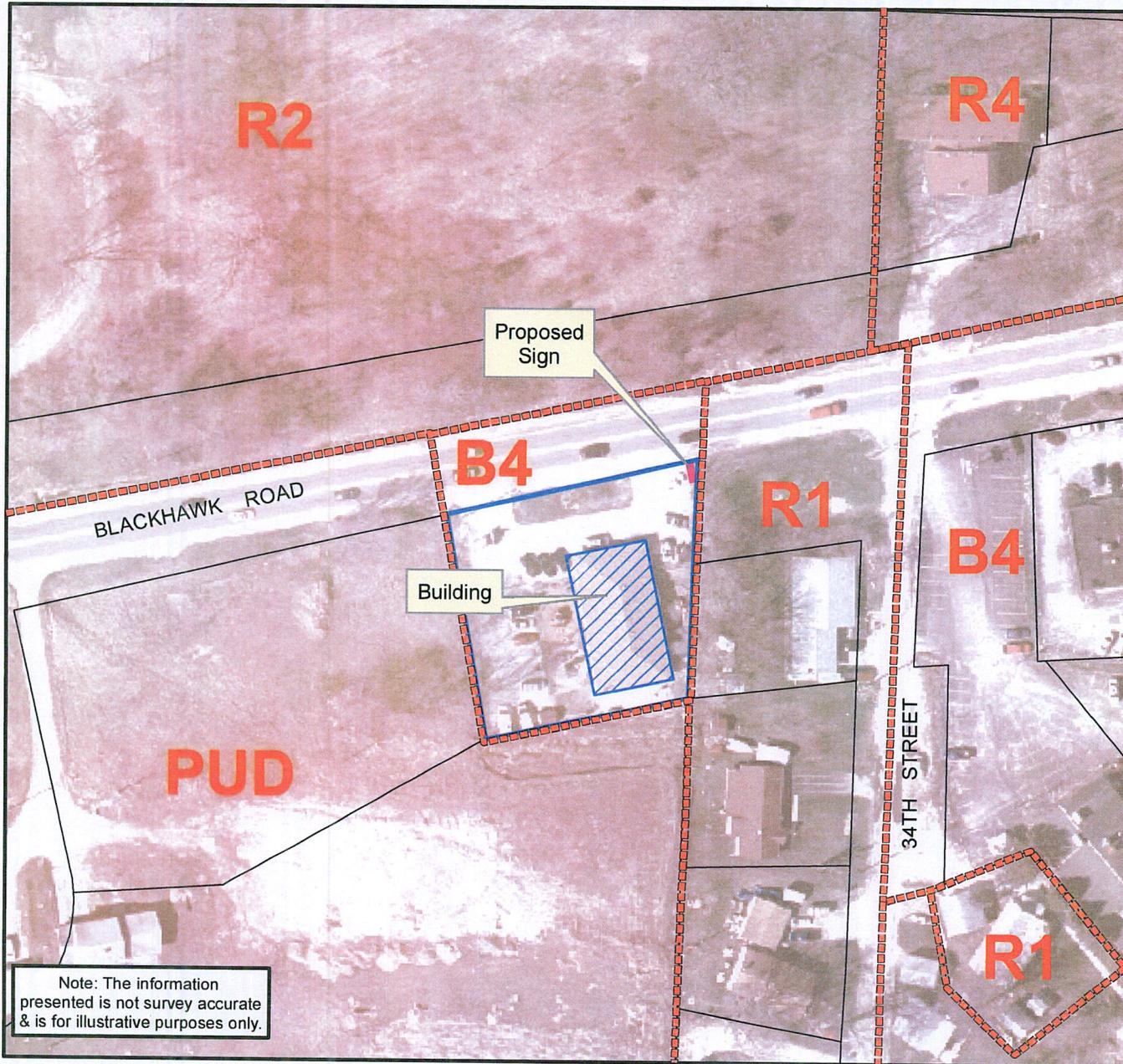
City of Rock Island

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



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PLANNING COMMISSION 2011-7 Aerial

Legend

-  Parcels
-  Subject Property
-  Zoning District Line

DR. BY: K.G.D.

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0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
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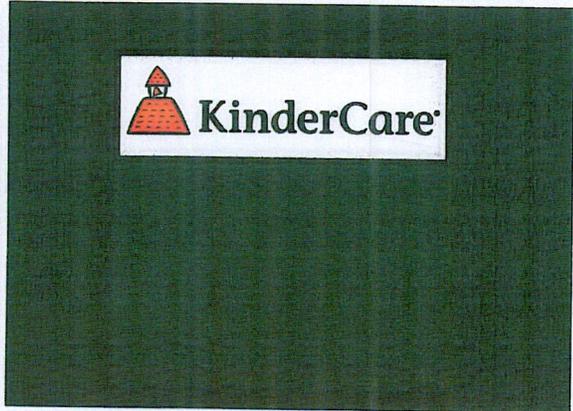




1/2"=1'-0" 33.3 sq. ft.

NOTE: Landscaping by Others

Night View



D/F Internally Illuminated Monument

SIGN Specifications

CABINET/RETAINERS
SignComp Wide Body w/ 2 1/4" Ret.
PAINT BLACK

FACES
FLAT WHITE LEXAN

GRAPHICS
3M SCOTCHCAL SERIES 230
TRANSLUCENT VINYL APPLIED
FIRST SURFACE

CLADDING
ALUMINUM CONSTRUCTION
PAINT COLOR TO BE DETERMINED WITH
LIGHT TEX-COTE FINISH

INSTALLATION
INSTALL CENTER PIPE DIRECT BURY

LOGO
OUTLINE, SHINGLE MARKS AND TEXT
230-22 BLACK
ROOF AND BELL BACKGROUND
230-143 POPPY RED

ILLUMINATION
INTERNALLY ILLUMINATE WITH
FLUORESCENT LAMPS AS REQUIRED,
WITH ENERGY EFFICIENT ELECTRONIC
BALLASTS 110 V

**Remove and dispose of current pylon sign.
Steel Poles to be cut at grade.**



JONES SIGN
1711 Scheuring Road De Pere, WI 54115
Tel: 920-983-6700 Fax: 920-983-9145
www.jonesign.com

PROJECT
KinderCare
3316 Blackhawk Rd.
Rock Island, IL

CUSTOMER APPROVAL
Authorized Signature
X _____
Date: ___/___/___

REVISIONS

1	11.07.11 sk photo/tree
2	
3	
4	
5	
6	
7	

REPRESENTATIVE
Dave Heideman

DRAWN BY
Jim Pogo

DATE
10/28/11

SCALE
as noted

SHEET
1 of 3

DRAWING #
85210_2

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Jones Sign Co. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Jones Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.