

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

**SUBJECT: Request for Approval for Proposed Building Expansion Within Riverfront Corridor
Overlay District Site Plan Review in an I-2 (general industrial) district at 1306 Mill Street.**

Date: April 4, 2012

Crawford Companies has filed an application for a Riverfront Corridor Overlay District site plan review for a building expansion at 1306 Mill Street. The applicant proposes to expand the existing business by constructing an approximate 20,000 square foot production/light manufacturing area addition and 26 additional parking spaces to the site (see site plan).

Size of Property:

The property measures 395.9' x 400' x 442' x 105.5' (approximately 158,302 square feet, or 3.63 acres).

Existing Land Use:

The site consists of the existing approximate 47,000 square foot Crawford Company facility.

North: Industrial use and City Sewage Treatment Plant facility, zoned I-2.

East: City Public Works facility, zoned I-2.

South: Industrial use, zoned I-2.

West: Industrial use, zoned I-2.

Zoning History

Board of Zoning Appeals Case #95-9- Request for front yard setback variance for 3,600 square foot addition on west front yard was approved.

Board of Zoning Appeals Case #2000-32- Request front yard setback variance for 552 square foot addition on west front yard was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies heavy industrial land use for the site.

Access:

The site has access to Mill Street on the east and "Old Mill Street" on the west. The site plan identifies four new access points to the site to accommodate access to new parking areas (see site plan).

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

The proposed addition will have a stucco type siding and several windows. The addition meet the building setbacks for the I-2 zoning district (which is 20-foot front yard and rear yard and a 15-foot side yard). The addition will extend towards the east front yard and it will be set back the required 20-foot east front yard setback. Other existing building setbacks will remain unchanged. The existing structure has a zero-foot west front yard setback (based on variances received in 1995 and 2000), a 90-foot north front yard setback and a 60-foot south side yard setback. The entire structure (existing and new addition) will cover approximately 42 per cent of the site.

Parking:

The Zoning Ordinance requires three spaces for every four employees for a manufacturing use expansion and one space for every 250 square feet of office area in an industrial facility. The business will add five new employees with the potential to add five additional employees in three to five years. Currently there are 26 improved parking spaces on the site and 26 additional parking spaces will be added to areas to the north side of the building expansion and the extreme north end of the site. The site meets the parking requirements for the addition and is making the parking situation better for total employees of the business. (see site plan for location of proposed 52 parking spaces).

Landscaping/Lighting/Signs:

The attached landscape plan identifies two landscape “islands” off Mill Street adjacent to an existing parking area that will include three Autumn Blaze Maple trees, junipers, roses and other shrubs and perennials. The area to the north of the parking area (on the extreme north end of the site) includes three Norway spruce trees. The area to the east of the proposed building addition includes three additional Norway spruce trees and four Autumn Blaze Maple trees, along with perennials. A low level landscaped area will also be added along the east and north facades of the original structure.

No new lighting is proposed. The applicant has not yet determined what signs will be proposed. The landscape plan does identify a monument type freestanding sign at the south east corner of the site, but the applicant has not yet determined if this or an attached sign will be used. If it is determined that a freestanding sign is proposed the request will come back to the planning Commission for consideration.

Analysis:

The proposed building expansion will add additional production and fabrication space to the current facility and double the improved parking area and add landscaping. The facility currently employs 75 people and five additional employees are expected to be added as a result of the proposed addition. Future employment expansion is also expected.

The site will have adequate parking for the existing facility and the proposed addition. Attractive landscaping will be added to enhance the company’s presence in the Sunset Industrial Park. Staff believes that the site plan meets the standards of the Riverfront Corridor Overlay District in terms of property size, compatibility, site planning, access and parking.

Public Hearing Comments:

Ian Frink, representing Crawford Companies, was the only speaker at the public hearing.

Recommendation:

The Planning Commission voted nine to zero to recommend approval of the request because the proposed expansion of the structure and parking area are an attractive, functional and well planned design for the proposed light assembly addition that will have adequate access, parking and landscaping that meets the standards of the Riverfront Corridor Overlay District.

Submitted by: Alan Fries, Urban Planner II
 Alan M. Carmen, Planning and Redevelopment Administrator
 Robert Hawes, Interim Community and Economic Development Director

Approved: Thomas Thomas, City Manager

PLANNING COMMISSION

I2

SUNSET PARK PROPERTIES LL

CITY OF ROCK ISLAND

IOWA INTERSTATE RAILROAD

STREET

13TH

AVENUE

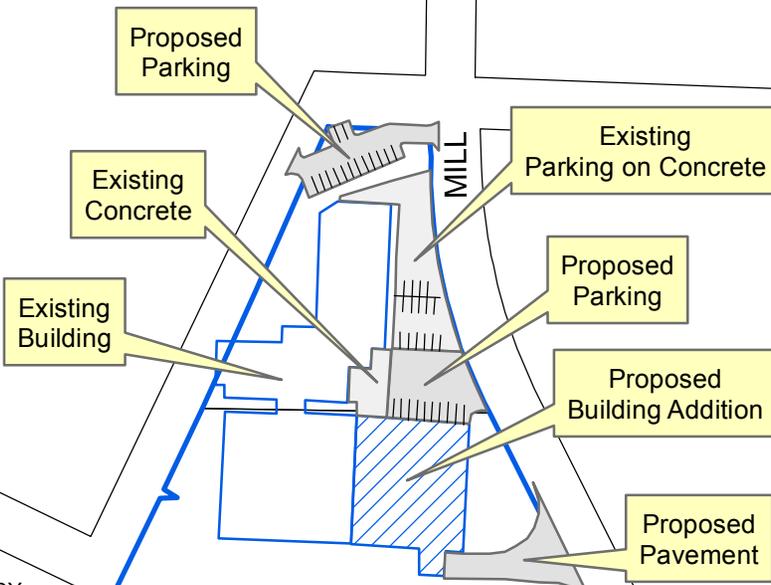
STREET

1ST

RI READY MIXED CONCRETE

CITY OF ROCK ISLAND

16TH AVENUE



PLANNING COMMISSION 2012-2

Legend

Parcels

Subject Property

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

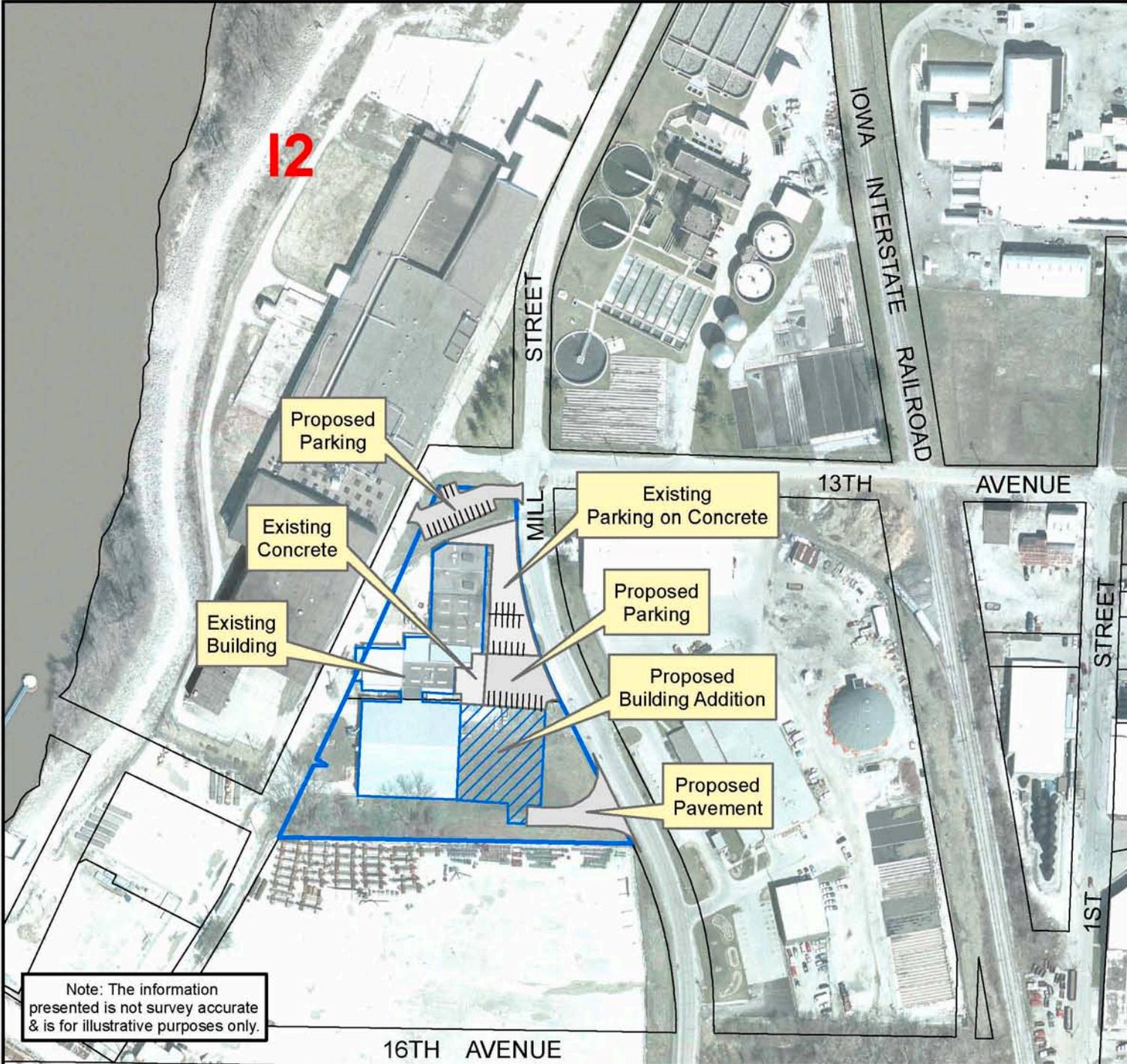


ROCK ISLAND
ILLINOIS

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

PLANNING COMMISSION

12



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PLANNING COMMISSION 2012-2 Aerial

Legend

 Parcels

 Subject Property

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



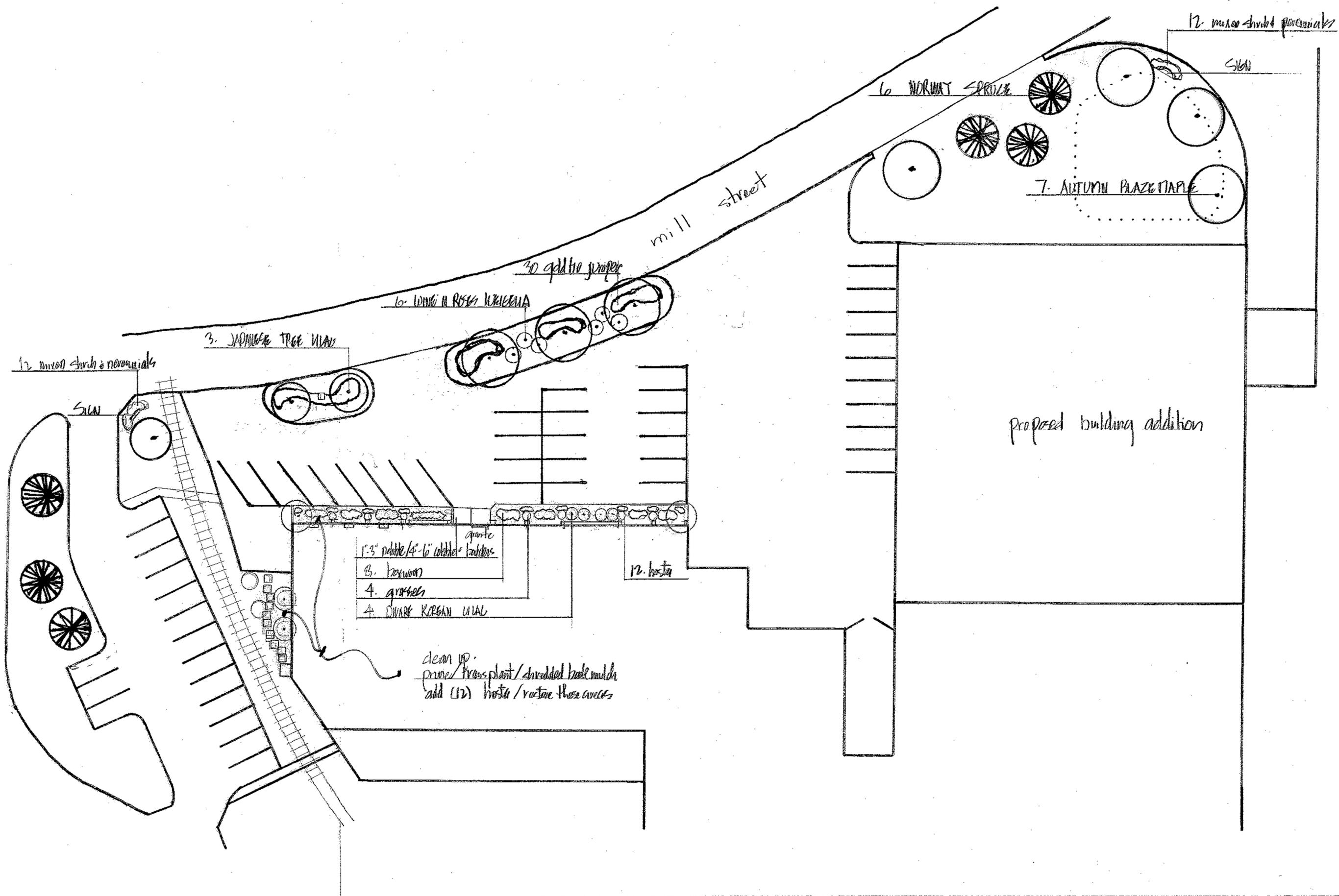
0 50 100 200 300
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS



SUBURBAN LANDSCAPE

- landscape design
- trees • shrubs • flowers
- retaining walls
- paver patios
- seat walls • fire pits
- grill enclosures
- arbors • pergolas
- water features
- landscape lighting
- sprinkler systems

CRAWFORD

Customer

COMPANY

1306 MILL ST

Address

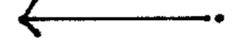
ROCK ISLAND, IL

MARCH 19, 2002

Date

1" = 20'

Scale



North

monty mitchell
Designer

Suburban Landscape
20875 Brady Street
Davenport, Iowa 52804
Phone: 563.388.9898
Fax: 563.386.1303

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