

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Approval of Amendment to Site Plan Within PUD (Planned Unit Development) District at 2101 16th Avenue.

Date: May 2, 2012

The Rock Island Center for Math and Science has filed an application for an amendment to an approved site plan for a site within a PUD (planned unit development) district. The amendment is to allow an internally lighted freestanding sign on the site that will identify the school and also provide a message board to list school activities.

The final site plan for the school development was approved in 2008. The school opened in August 2010. The two-story elementary school is approximately 70,600 square feet in total area and has between 500 and 550 students plus 60 faculty and administrators.

Site:

The property measures 400' x 860' x 600' x 365' x 70' x 310' x 220' x 200' (approximately 518,050 square feet, or 11.89 acres).

Signage:

There is an existing attached unlighted aluminum lettering sign (identifying school name) located above the main entrance. The proposed freestanding sign is 4' x 6' in area; 7.5 feet in total height from grade to top of sign and set back approximately 160 feet from the south property line and 60 feet from the east property line (see sign drawing). The Sign Ordinance regulates signs for schools and churches located in residential zoning districts by limiting the total area to 30 square feet, total height to six feet and setback to ten feet. The site is surrounded by residential zoning, so this standard is being used for the proposed sign. The proposed sign meets the total area and setback requirements, but requires a variance of 1.5 feet from the maximum height requirement.

Preservation Commission Comments:

The Preservation Commission has the responsibility to comment to the Planning Commission regarding amendments to the site plan because the site is located adjacent to the Highland Park Historic District. The Commission met on April 25th and unanimously approved the comment that the "sign have a brick accent matching the colors of the brick in the building to keep with the style of the property".

Neighbor Comments:

Staff received three correspondences prior to the public hearing. All three (Sue Swords, representing the Highland Park Executive Board, Linda Anderson, 1718 21st Street and Peter and Teresa Cone, 1604 22nd Street) expressed their desire to have the proposed sign incorporate some type of brick work in its design.

Staff believes that the proposed sign, with the sign height variance, meets the intent and standards of the PUD site plan review amendment requirement. The proposed sign will be the only freestanding sign on the property and will provide a way to relay information about school activities to the public. The sign will be set back 160 feet from the south property line and residential properties to the south, so it will not have a negative impact on adjacent residential neighborhoods. There is adequate landscaping in the area around the sign, so that additional landscaping is unnecessary. The sign will be internally lighted and staff recommends that the light be set on a timer to turn off at 9:00 p.m. to minimize any light or glare on adjacent properties.

Public Hearing Comments:

Tom Kossaris, Assistant Principal of the Rock Island Center for Math and Science, was the only speaker at the public hearing. He indicated that the support standard for the proposed sign will be smaller in width than what the drawing depicts (approximately four-inches compared to approximately four feet). He also indicated that they would like to add brick, but it has taken the school two years to raise the funds for the sign and it would take an additional two years to raise funds for accent brickwork. He added support for the stipulation to turn off the light for the sign at 9:00 p.m. and that they will also add a flower garden around the support standard of the sign.

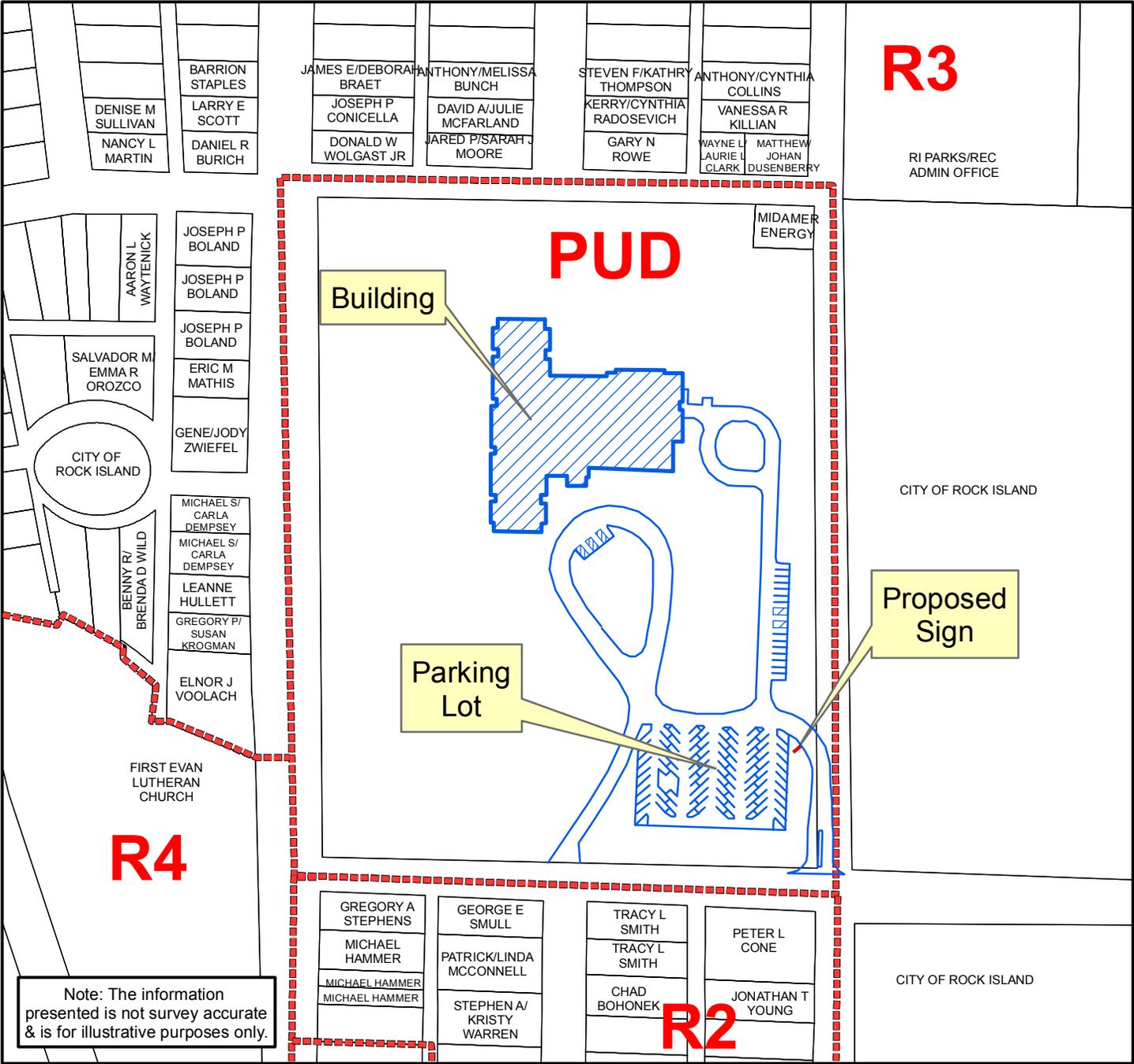
Recommendation:

The Planning Commission voted nine to zero, with one Commissioner abstaining, to recommend approval (with the sign height variance and stipulation for the sign to be set on a timer to turn off at 9:00 p.m.) because it is an attractive sign that identifies the school and school activities and meets the intent and standards of the planned Unit development district site plan review and the Sign Ordinance.

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



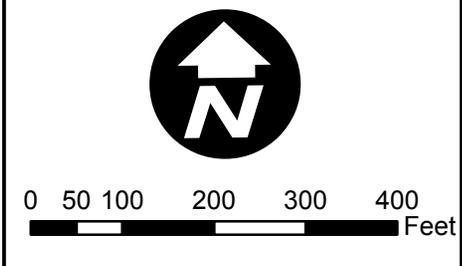
PLANNING COMMISSION
2012-5

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



City of Rock Island

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



PLANNING COMMISSION 2012-5 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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0 50 100 200 300 400 Feet

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COMMUNITY AND ECONOMIC
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4'x6'

ROCK ISLAND CENTER

FOR MATH AND SCIENCE

5 LINES

OF 4''

CHANGEABLE

COPY