

**Memorandum  
Community and Economic Development  
Department**

**To: Randall Tweet, Interim City Manager**

**Subject: Special Use Permit Public Hearing for 2317 6<sup>th</sup> Avenue**

**Date: October 19, 2016**



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People's Missionary Baptist Church has filed an application for a Special Use Permit to construct a ten stall accessory parking lot at an undeveloped parcel at 2317 6<sup>th</sup> Avenue, zoned R-4 (one to six family residence) district. The subject property is located to the across a public alley to the east of the church structure, which is located at 553 23<sup>rd</sup> Street.

Nature of the use:

The proposed parking area will have access to 6<sup>th</sup> Avenue. There will be no access proposed from the dead-end north/south public alley located west of the subject property. The existing dirt and gravel area will be improved to concrete meeting Zoning Ordinance improvement requirements. Currently, church attendees park on adjacent public streets as there is only two improved parking spaces for church vehicles on the site where the church structure is located.

Parking lot landscape requirements in the Zoning Ordinance require a five foot landscaped area along side and rear yards and a ten foot landscaped area along a front yard including a minimum of two canopy trees and low level shrubs. Staff recommends that landscaping only be required along the north, east and west side and rear yards. The proposed parking lot will be small in area and its south front yard will be located across the street from the rear yard of 602 24<sup>th</sup> Street, which is a corner lot. Requiring the ten foot landscaped area would also eliminate two of the ten proposed parking spaces.

The applicant has contacted a landscape business and has submitted the attached pictorial representation of proposed landscaping along the eastern edge of the site (see attached drawing). Staff believes that the proposed canopy trees depicted on the drawing would be better located along the north property line due to the location of a privacy fence on the neighboring property to the east. Additional shrubs should be provided along the north, west and east property lines.

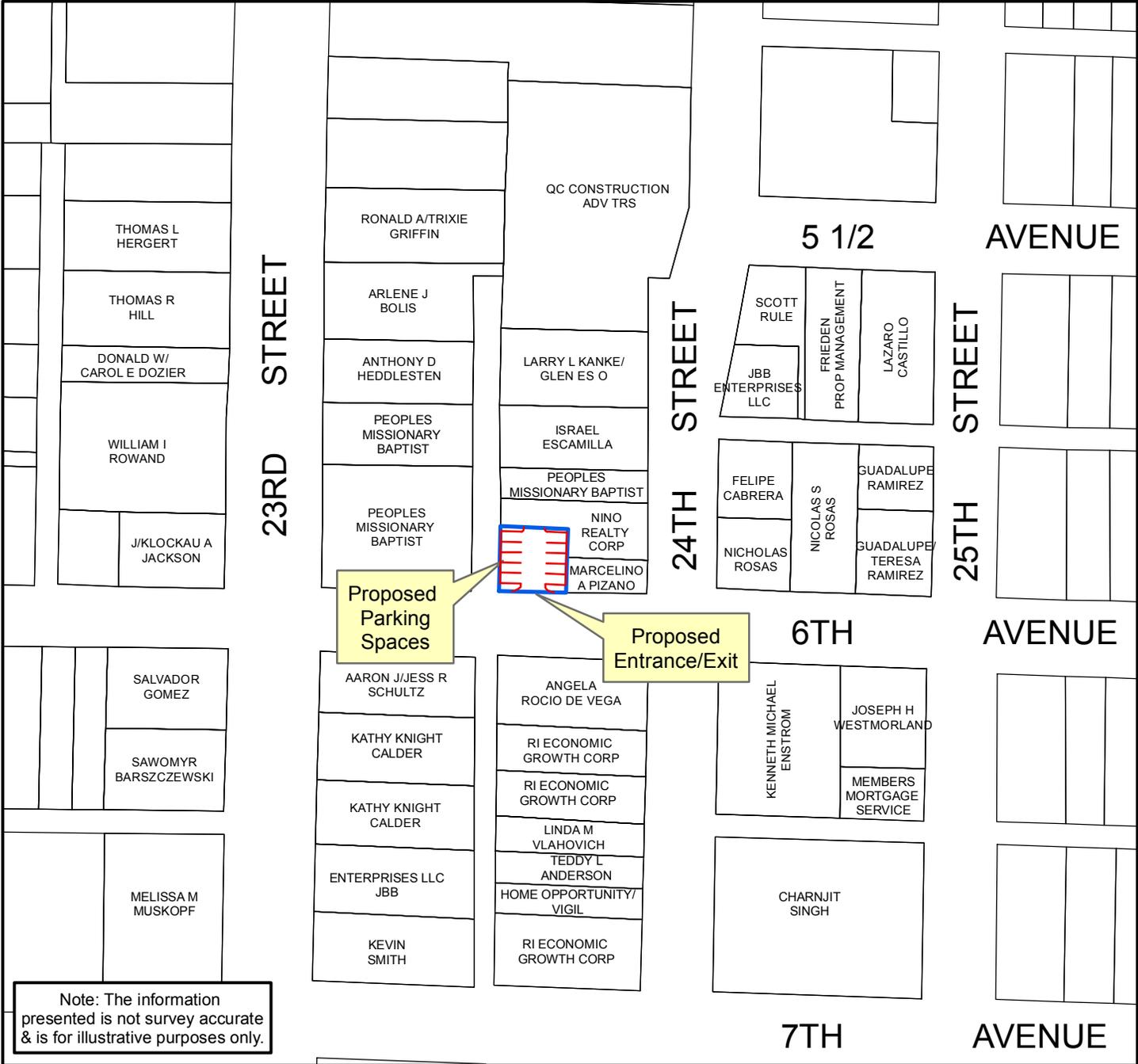
Signs:

No signs are proposed.

Analysis:

Staff believes that the proposed use meets all seven conditions for approving a Special Use permit identified in the Zoning Ordinance. The proposed use adds off-street parking for the church located on an adjacent property that has minimal off street parking at its site. The use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

# SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL**  
**2016-9**

**Legend**

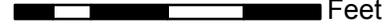
- Parcels
- Subject Property

DR. BY:           K.G.D.          

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



0 25 50 100 150 200 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.

**Recommendation:**

That the request be approved because the proposed use will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. The accessory parking lot be limited to ten (10) spaces;
2. Parking lot landscaping be provided in five foot wide areas along the north, west and east property lines and shall include a minimum 5% landscape coverage of shrubs in these areas and also a minimum of two canopy trees along the north landscaped area;
3. The use shall meet all other applicable codes and ordinances.

**Legal Description of Property:**

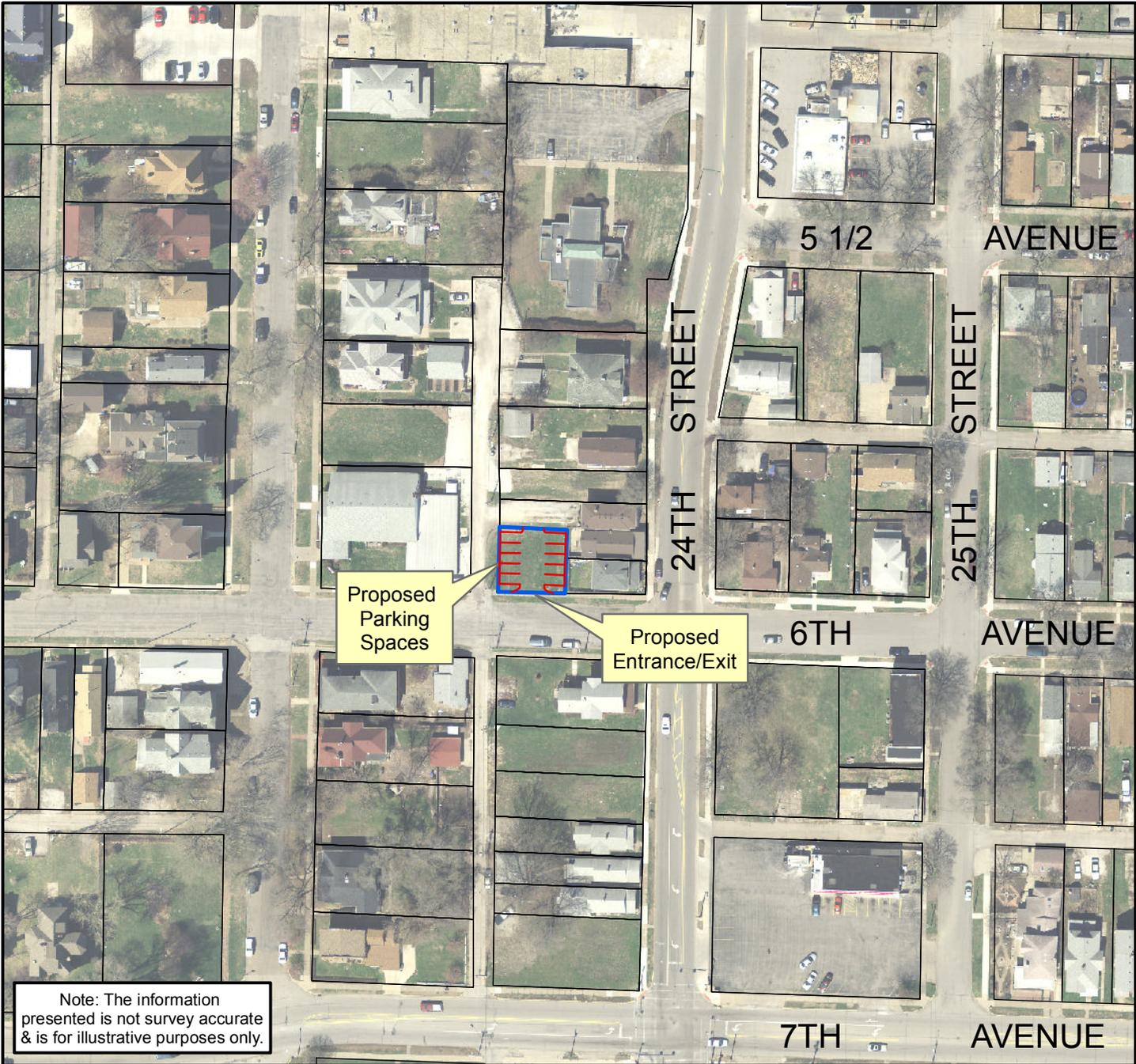
The west 62.28 feet of Lot 6, Block 1, of Bailey and Boyles 2<sup>nd</sup> Addition to the City of Rock Island, also known as 2317 6<sup>th</sup> Avenue, Rock Island, Illinois.

**Submitted by: Alan Fries, Urban Planner II  
Ryan Berger, Interim, Planning and Redevelopment Administrator  
Thomas Ayers, Interim CED Director**

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**Approved by: Randall Tweet, Interim City Manager**

# SPECIAL USE PROPOSAL



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SPECIAL USE PROPOSAL  
2016-9 Aerial

**Legend**

- Parcels
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS

CHURCH

WALK

CONCRETE

FUTURE PAVING

24

18

9

NEW APPROACH

6TH AVENUE

N

