

**Memorandum
Community and Economic Development
Department**

To: Randall Tweet, Interim City Manager

Subject: Special Use Permit Public Hearing for 547 23rd Street

Date: October 20, 2016



People's Missionary Baptist Church has filed an application for a Special Use Permit to construct a five stall accessory parking lot at an undeveloped parcel at 547 23rd Street, zoned R-3 (one and two family residence) district. The subject property is located to the north of the church structure, which is located at 553 23rd Street.

Nature of the Use:

The proposed parking area will be located on the east segment of the subject site with the five spaces backing out onto a dead-end north/south public alley located east of the property. The existing dirt and gravel area will be improved to concrete meeting Zoning Ordinance improvement requirements. The existing landscaping along the north property line and at the southeast corner of the property meet Ordinance landscaping 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.

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.

Preservation Commission Comment:

The site is located in the Broadway National Register Historic District. The Preservation Ordinance allows the Preservation Commission to comment on how proposed land use changes may affect the historic district. At its October 19th meeting the Commission voted unanimously to recommend passage of the Special Use Permit.

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 five (5) space accessory parking lot shall be located along the east segment of the property with the spaces backing out onto the dead-end north/south alley;

2. That existing landscaping along the north property line and at the southeast corner of the subject lot shall be maintained;
3. The use shall meet all other applicable codes and ordinances.

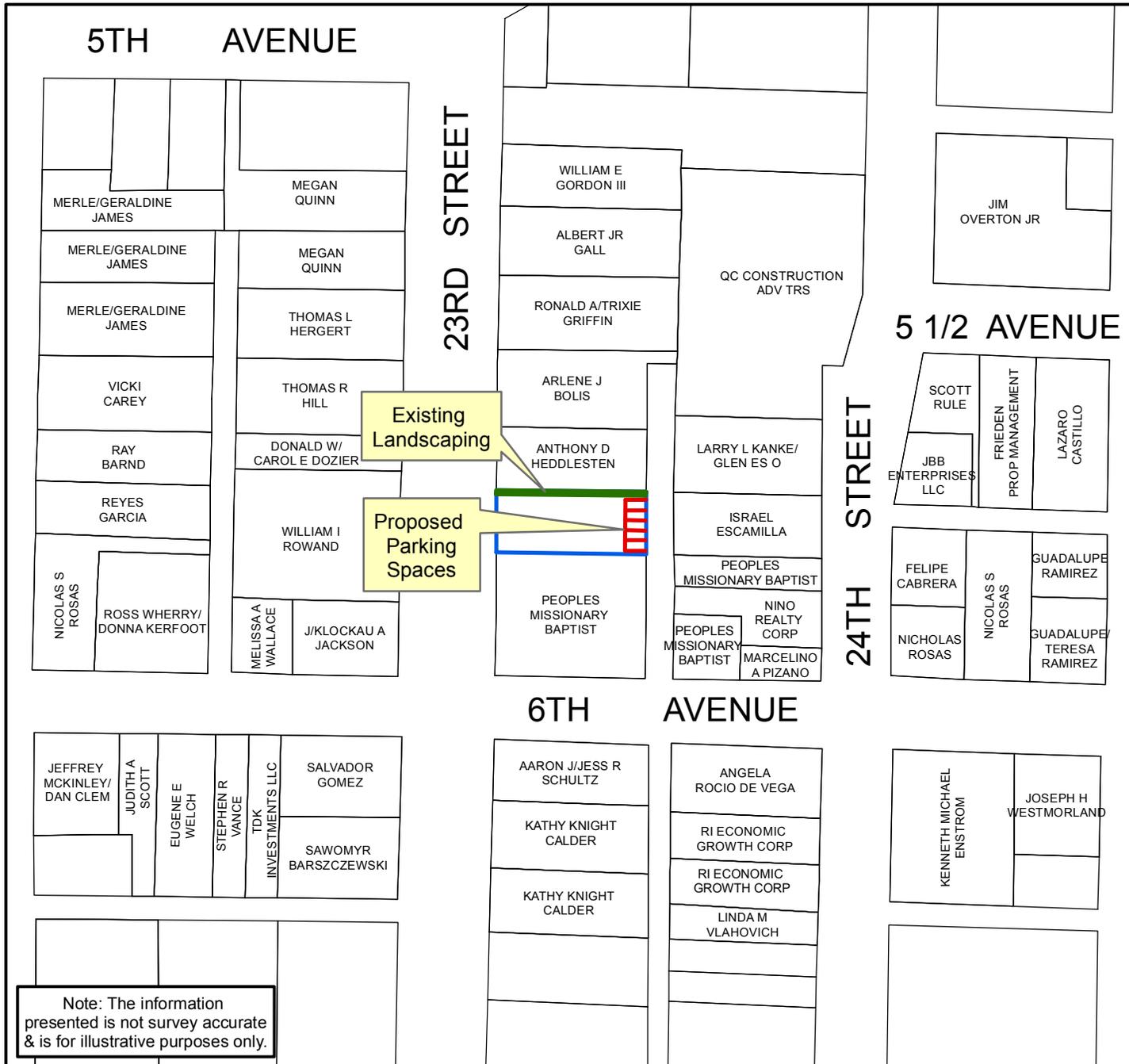
Legal Description of Property:

Lot 3, Block 1 of Bailey and Boyle 2nd Addition to the City of Rock Island, also known as 547 23rd Street, Rock Island, Illinois.

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

Approved by: Randall Tweet, Interim City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL

2016-8

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



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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2016-8 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS



23RD STREET



5 Parking Spaces

Peoples Missionary Church
553 23rd Street
Rock Island, IL



Prepared By: City of Rock Island,
Community and Economic Development Dept.
Planning and Redevelopment Division
September 2016
(Note: Aerial Flown April 2014)

6TH AVENUE