

**Memorandum  
Community & Economic Development Department**



**To:** Randall Tweet, Interim City Manager  
**Subject:** Rezoning Request for 909 3rd Avenue  
**Date:** January 9, 2017

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At its January 4, 2017, the Planning Commission considered a request from Masco and Leticia Taliaferro for a rezoning from R-6 (multi-family residence) district to B-3 (community business) district at 909 3rd Avenue. The applicant proposes to rezone the subject property to conform to the zoning of applicant owned commercial property to the east. The applicant will then consolidate the subject property with the adjacent property and construct an agricultural accessory structure commonly identified as a hoop house and also apply for a future Special Use Permit request to raise crops (vegetables and fruit trees) in order to sell them on-site and off-site. The Zoning Ordinance requires agricultural zoning for this type of use. Agricultural zoning is not appropriate for this area of the city.

The Comprehensive Plan identifies “mixed residential use” land use for the site and surrounding neighborhood. This land use category is intended for a variety of residential uses focused on multiple family housing. Small public and institutional uses are also considered as nonresidential uses that are compatible within this land use category.

Public Hearing Comments:

Mr. Taliaferro spoke at the hearing and indicated that his wife is pursuing growing organic crops year round within the 30’ x 70’ hoop house and also locate fruit trees on the subject site. No one else spoke at the public hearing.

Planning Commission Comments & Recommendation:

The Planning Commission voted 8-0 to recommend approval of the rezoning because it conforms to adjacent business zoning in the area.

**Recommendation:** Planning staff also recommends approval of the rezoning because it conforms to adjacent business zoning in the area including the adjacent property owned by the applicant.

Legal Description of Subject Property:

Southwest corner Block 15 of Chicago or Lower Addition to the City of Rock Island, also known as 909 3<sup>rd</sup> Avenue, Rock Island, Illinois.

**Submitted by:** Alan Fries, Urban Planner II  
Ryan Berger, Interim, Planning & Redevelopment Administrator  
Chandler Poole, Community and Economic Development Department  
Director

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

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: December 21, 2016

Subject: Case #2017-01- Request for Rezoning from R-6 (multi-family residence) district to B-3 (community business) district at 909 3<sup>rd</sup> Avenue.

The Rock Island City Planning Commission has received a request from Masco and Leticia Taliafero to consider a rezoning request from R-6 (multi-family residence) district to B-3 (community business) district. The former City owned site is also located within the Riverfront Corridor Overlay District.

The applicant proposes to rezone the subject property to conform to the zoning of applicant owned commercial property to the east. The applicant will then consolidate the subject property with the adjacent property for a future Special Use Permit request to raise crops (vegetables and fruit trees) in order to sell them on-site and off-site. Staff does not believe agricultural zoning is appropriate for this area of the city.

### Size of Property to be Rezoned:

170' x 70' x 190' (approximately 5,590 square feet).

### Existing Land Use: The site is undeveloped.

North: Industrial uses north of the Rock Island Parkway, zoned I-2.

East: Auto body shop owned by applicant, zoned B-3.

West: Industrial uses west of the Rock Island Parkway, zoned I-2.

South: Residential use for people with disabilities, zoned R-6.

### Zoning History

None for the subject parcel.

### Comprehensive Plan Designation:

The Comprehensive Plan identifies mixed residential use for the site and surrounding neighborhood.

### Access:

The site has access to 3rd Avenue. The property owned by the applicant to the east is a corner lot that has access to 3<sup>rd</sup> Avenue and 10<sup>th</sup> Street.

### Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

The subject parcel has been undeveloped for some time, while the easterly property has been used for several commercial uses (some nonconforming commercial uses) for many years. In 1988 the easterly 120 feet of the adjacent property was rezoned from R-6 to B-3 for a pump repair shop to be operated out of a former two bay service garage and small office space. In 1999 the westerly 38 feet of the adjacent site to the east was also rezoned from R-6 to B-3 to allow for an expansion of the pump repair business. The subject site was never considered for a rezoning for further expansion of the pump repair business.

The “mixed residential” land use category is intended for a variety of residential uses focused on multiple family housing. Small public and institutional uses (parks, schools and churches) are also considered nonresidential uses that are compatible within this land use category. This small odd-shaped parcel is not large enough to accommodate multi-family housing and its required parking needs, so it is viewed as only useful to be consolidated with the B-3 zoned property to the east.

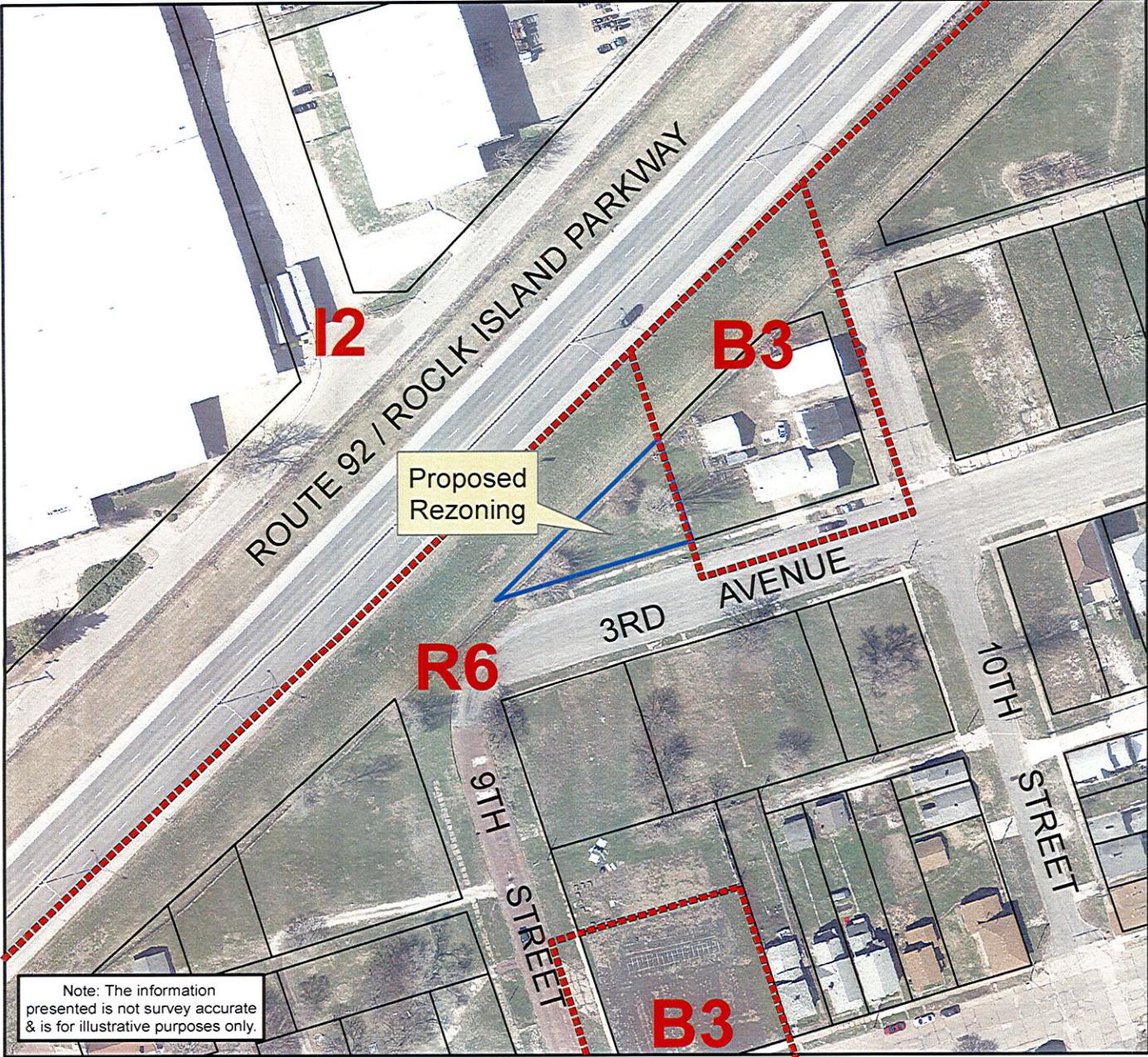
The applicant intends to apply for a Special Use Permit for the consolidated site for the previously identified agricultural use. The applicant intends to construct an agricultural accessory structure commonly identified as a hoop house that will be used for growing crops and fruit and will extend from the subject property eastward to a segment of the adjacent B-3 zoned property.

Recommendation:

Staff recommends approval of the rezoning because it conforms to adjacent business zoned property owned by the applicant.



# PLANNING COMMISSION



PLANNING COMMISSION  
2017-1 Aerial

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.  
APPR. BY: RB AT

North arrow pointing up with the letter 'N' below it.

Scale bar: 0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



CALL 800-845-1234  
563  
711-1102