

**Memorandum
Community and Economic Development
Department**

**To: Randall Tweet, Interim City Manager
Subject: Special Use Permit Request for 935 3rd Avenue
Date: February 27, 2017**



Ms. Leticia Taliafero has filed an application for a Special Use Permit to raise crops (vegetables and fruit trees) on the western segment of the site, zoned B-3 (community business) district. The City Council approved a rezoning from R-6 (multi-family residence) district to B-3 for the western segment of the site in December 2016. The western segment of the site has been undeveloped for some time, while the easterly segment has been used for several commercial uses (some nonconforming commercial uses) for many years. The existing approved body shop operating out of a commercial building on the eastern segment of the site will remain.

Nature of the Proposed Use:

The applicant has consolidated the site into one B-3 zoned parcel and desires to grow crops and fruit to sell on and off-site. The Zoning Ordinance identifies this land use as fitting the definition of a “farm”, which is identified by the Ordinance as a permitted use in both agricultural and SE-1 (suburban estates low density) districts. The applicant intends to also construct an agricultural accessory structure (30’ x 84’) commonly identified as a hoop house that will be used for growing crops (see attached photo). The hoop house will not be open to the public.

Various fruit trees will be planted around the hoop house structure. The applicant also desires to locate an approximate 10’ x 10’ outside selling accessory stand adjacent to the hoop house that will operate during warmer months of the year. On-site sales will be Monday through Saturday from 8:00 a.m. to 5:00 p.m. The applicant indicates that their long term expectation is to relocate the sales side of the agricultural operation within the permanent structure currently used for the body shop.

Parking:

The Zoning Ordinance does not have specific parking requirements for this type of agricultural/commercial operation. Ms. Taliafero would be the only employee of the business and it would seem reasonable to require a minimum of two off-street parking spaces for the proposed business (one for employee and one for a customer). Currently, there is a two space driveway off of 3rd Avenue that provides parking and access to the body shop structure. There are also four improved parking spaces off of 10th Street adjacent to a second structure on the site.

Signs:

The applicant proposes a 4’ x 10 freestanding sign in the south front yard a minimum of ten (10) feet from the south property line (see attached map for sign location). The proposed sign meets Sign Ordinance requirements for the B-3 zoned property.

Analysis:

The small odd-shaped western segment of the site is unique in its configuration and location and also is also not large enough to accommodate significant additional commercial expansion on the site. The agricultural use is also unique to zoning regulations, but since it will be smaller operation than a typical farm use staff believes that with the recommended stipulations

it will meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance. There is adequate parking and the proposed new use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

The property has had nuisance issues in the past (parking of vehicles on unimproved surfaces and outside storage of pallets). Staff has made the applicant aware of these past issues and includes the staff recommendation in this report that Special Use Permit approval is contingent with meeting the stipulation that the “property shall meet all applicable code requirements”, including nuisance codes.

Legal Description of Property:

Lots 8 and 9 and 10, Block 15 of Chicago or Lower Addition to the City of Rock Island,, also known as 935 3rd Avenue, Rock Island, Illinois.

Recommendation:

That the request be approved because the use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as there is adequate parking for the proposed use it will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Approval should be subject to the following stipulations:

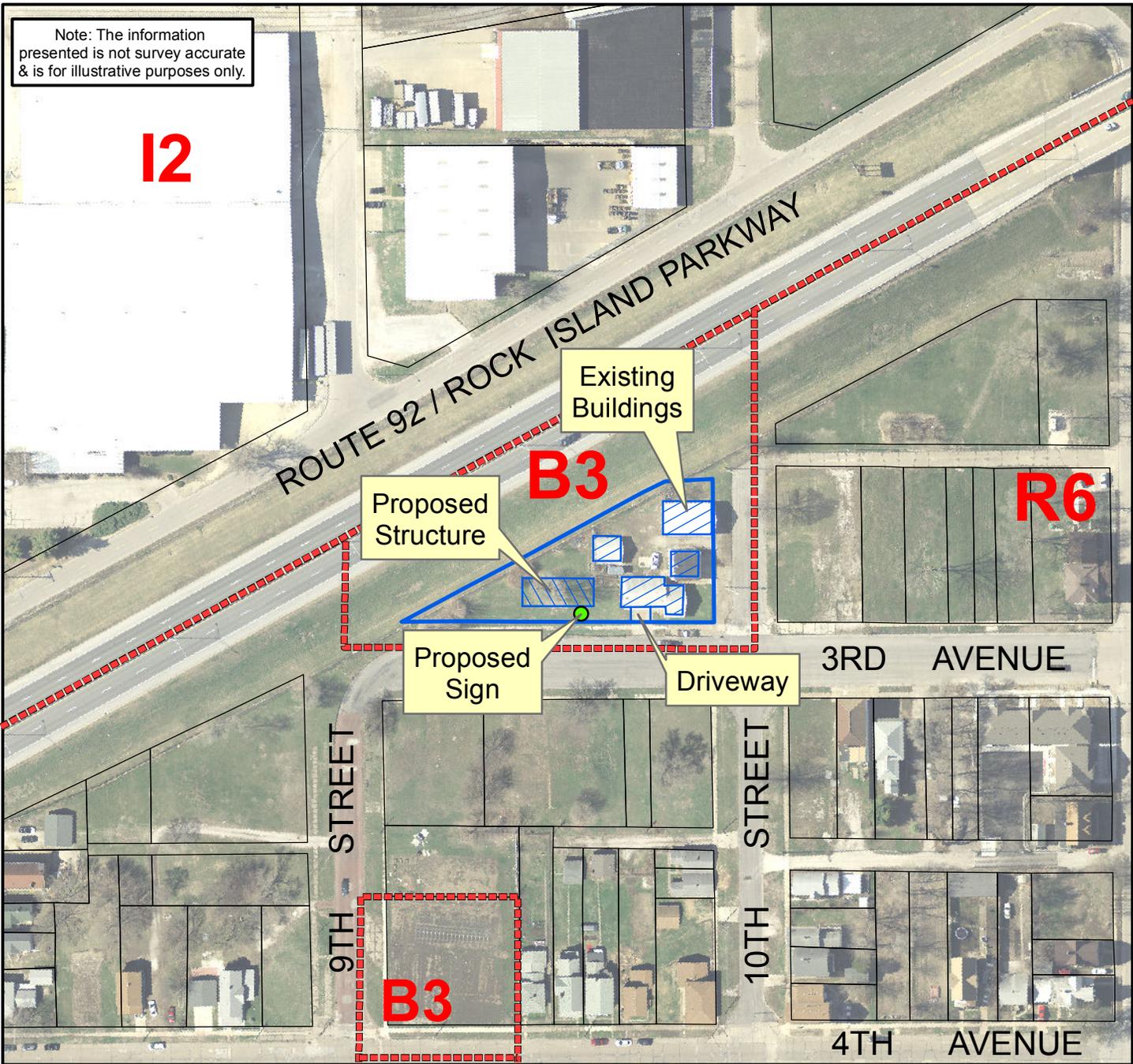
1. Hours of operation for the on-site agricultural sales shall be limited to 10:00 a.m. to 6:00 p.m., Monday through Friday.
2. The on-site agricultural sales be limited to one employee.
3. Six (6) on-site parking spaces shall be maintained.
4. The property shall meet all applicable code requirements.

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

Approved by: Randall Tweet, Interim City Manager

SPECIAL USE PROPOSAL

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



SPECIAL USE PROPOSAL

2017-2 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

