

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 2405 34th Avenue

Date: January 27, 2014



Wanda Shelton has filed an application for a Special Use permit to operate a resale shop out of the attached two-car garage at her residence (2405 34th Avenue) in an R-2 (one family residence) district. She indicates that proceeds from the shop will be donated to a local church.

Nature of the Use:

The garage space is connected to the living area of the residence by a breezeway. The access door to the garage is also located through this breezeway. The business will have a total of two employees working at a time and the applicant will be a resident employee of the proposed use. Hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 2:00 p.m. on Saturdays.

Parking:

The Zoning Ordinance requires a total of six off-street parking spaces for the residence and proposed shop (two off-street parking spaces for the residence and four spaces for the business, based on shop floor area and number of employees). There is space to park a total of four vehicles on the site (parking for two vehicles on the driveway extending from the street to the garage door and space to park two additional vehicles on a concrete drive extending from the street to an adjacent accessory structure).

Signs:

The applicant proposes an unlighted freestanding sign (3' x 3') to be attached to a tree located in the south front yard.

Analysis:

Staff believes that the proposed use does not meet the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. Standard number four in this section requires "that adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided". Standard number five requires "that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets". Adequate off street parking is essential to meet both of these standards. The site does not meet the off-street parking requirements identified in the Zoning Ordinance. Operating both the residence and the proposed shop without adequate parking alters the character of the neighborhood.

Legal Description of Property:

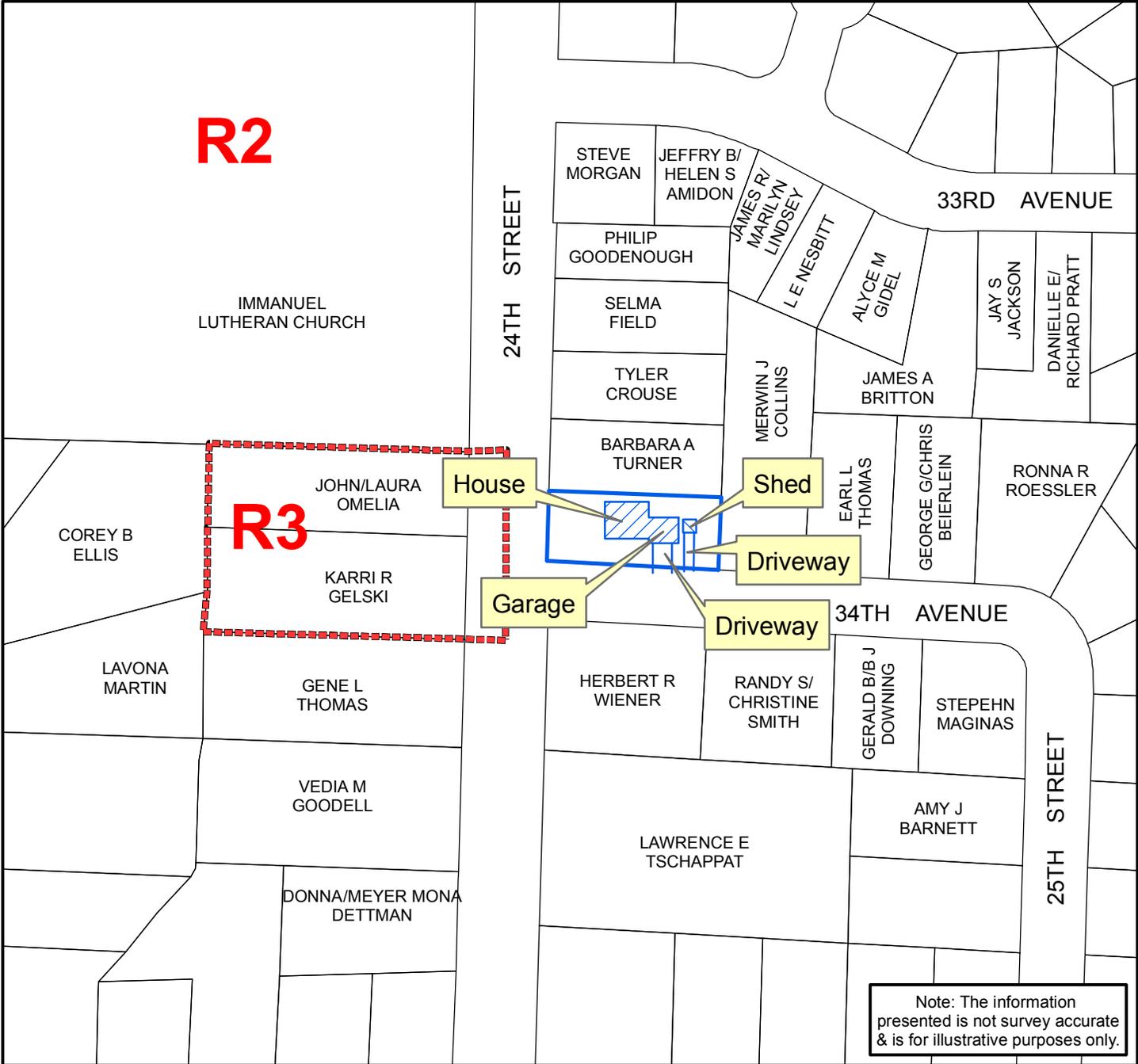
Lot 17 of Pleasant Hills Third Addition to the City of Rock Island, also known as 2405 34th Avenue, Rock Island, Illinois.

RECOMMENDATION: That the request be denied because the site does not meet the seven standards identified in the Zoning Ordinance for approving a Special Use Permit and approving the use without adequate parking would alter the character of the neighborhood.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Community and Economic Development Director**

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2014-1

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 200 Feet



City of Rock Island

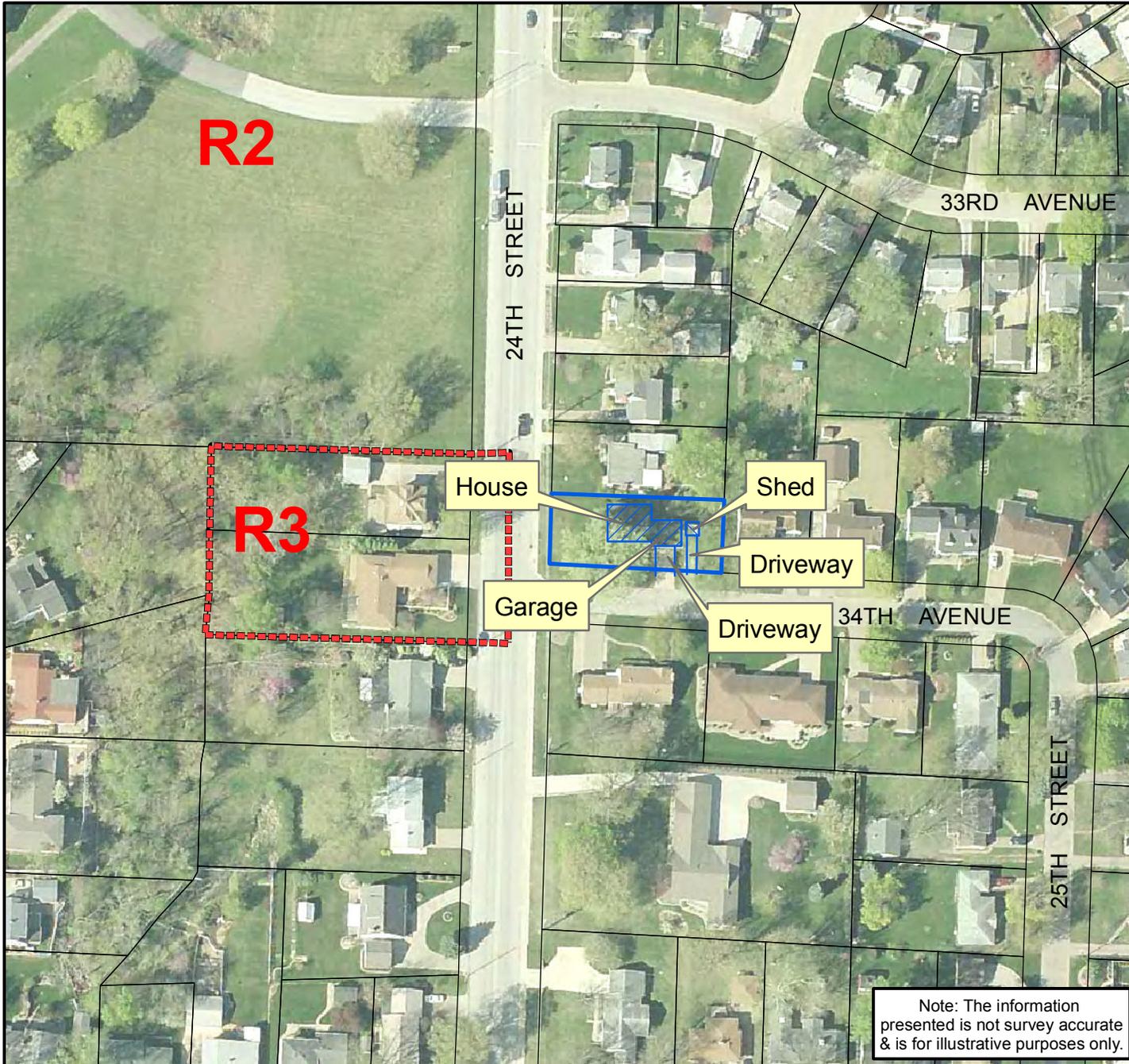
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2014-1 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 200 Feet

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Photos of residence and attached garage supplied by applicant