

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Special Use Permit Public Hearing for 512 24th Street
Date: October, 12, 2015**



Bent River Brewing Company has filed an application for a Special Use Permit to continue to use a 22' x 30' open area off of 24th Street for outside pallet storage and enclose the area with an 8-foot tall opaque fence. The property is zoned B-3 (community commercial) district. The commercial brewery/bar and drive-up coffee shop are permitted uses in a B-3 zoning district.

Nature of the Use:

The applicant relocated the pallets from the northwest corner of the site upon completion of construction of an accessory building that is being used for refrigeration of product. There is no inside space within the new accessory building or the principal building on the site to store the pallets, so the business operator has been storing them in the outside area off of 24th Street. The applicant originally indicated that they would locate an 8-foot tall opaque fence, but agreed with staff that a 10-foot fence would better screen the pallets from adjacent properties.

Parking and Signs:

No additional parking or signs are proposed for the property.

Analysis:

Staff understands the need for the pallets to be on the property and recommends a stipulation that a ten-foot opaque fence be erected and that the pallets not be stacked higher than 10 feet within the outside storage area. Staff also believes that with these stipulations that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The storage site will be adequately screened and the use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

RECOMMENDATION: That the request be approved because Approval should be subject to the following stipulations:

1. That a 10-foot opaque fence shall be located around the outside storage area at the southeast corner of the site and that the pallets shall not be stacked higher than 10 feet within this area.
2. That no other area on the site shall be used for outside pallet storage.
3. The use shall meet all other applicable codes and ordinances.

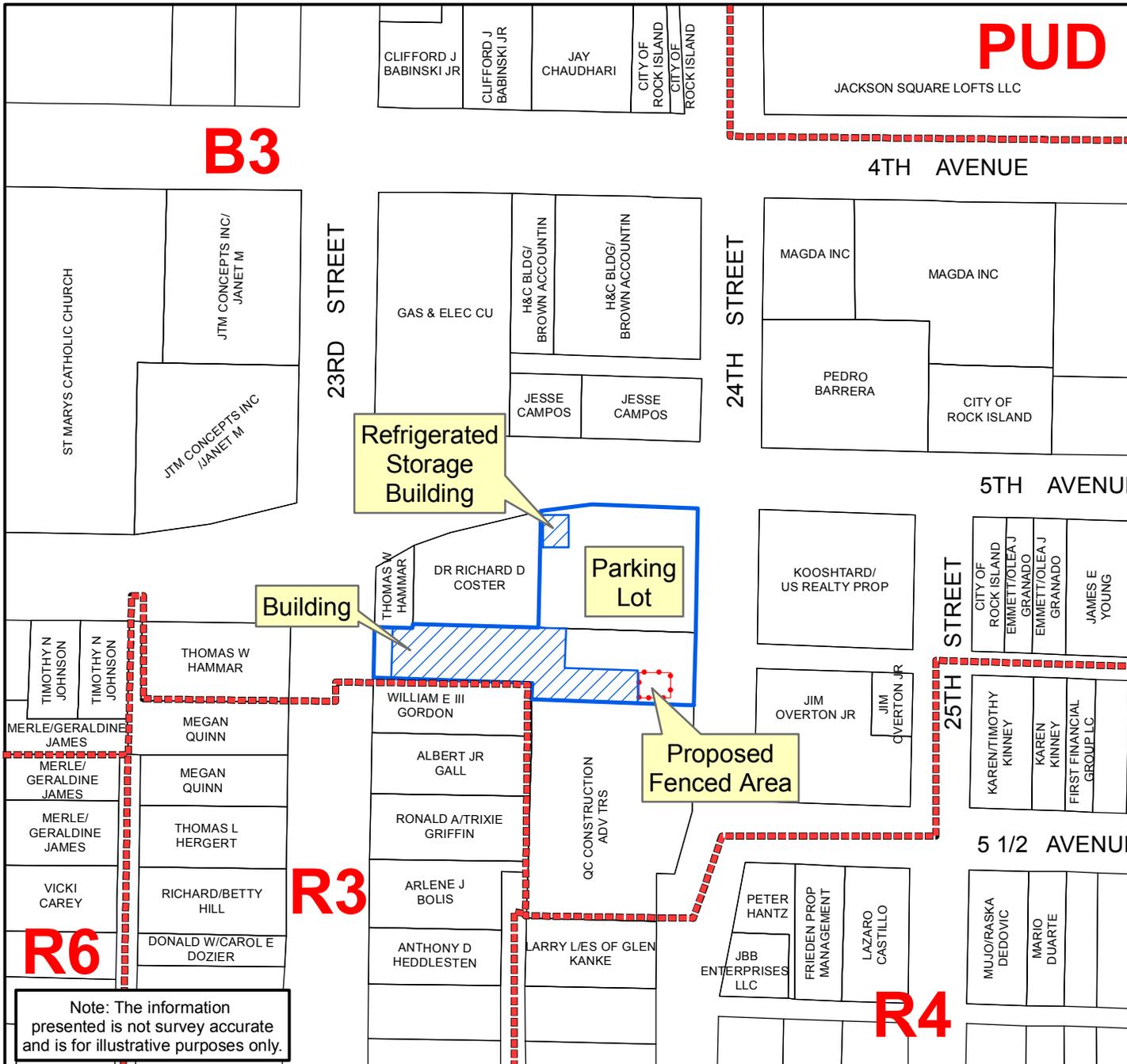
Legal Description of Property:

Replat of part of Outlot 18 and Outlot 19 of Bailey and Boyle's Second Addition to the City of Rock Island, also known as 512 24th Street.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
Jeff Eder, Assistant City Manager / CED Director**

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL

2015-9

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 250 100 150 200
Feet

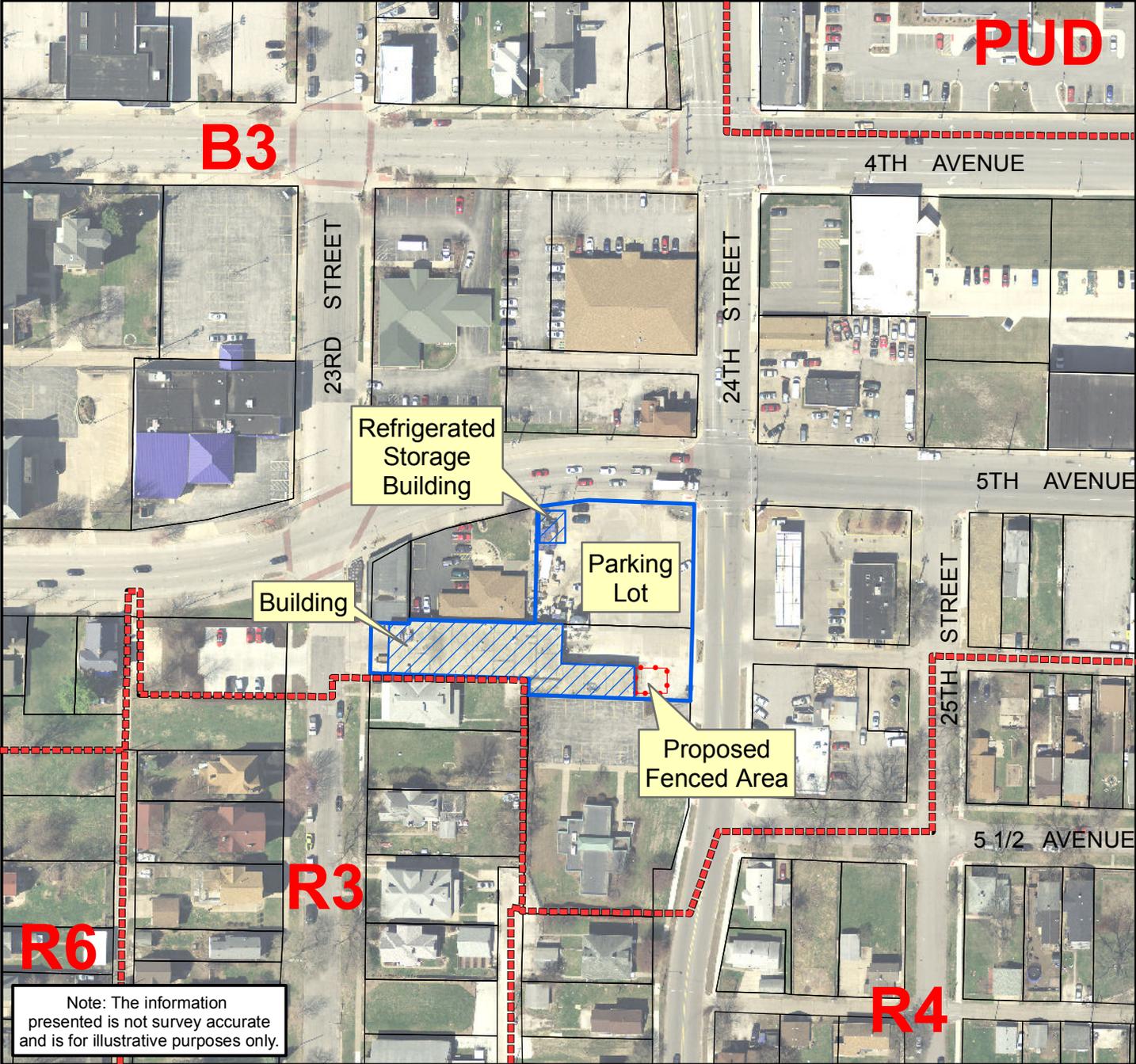
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2015-9 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

0 2550 100 150 200 Feet

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