

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Request for Special Use Permit for 1215 6th Street

Date: March 14, 2016



Ms. Sheila Parker is again requesting permission to apply for Special Use Permit to operate a non-perishable food store out of a residential structure located at 1215 6th Street, zoned R-3 (one and two family residence) district (see attached letter). The structure is currently used as a single family residence, but if the Special Use permit is approved Ms. Parker will renovate the structure to be only used as a business use for the neighborhood and not as a residence. A public hearing for a similar request was considered withdrawn due to action taken by the City Council at its January 4, 2016 meeting. Withdrawn items require the applicant to begin the process again.

In the new letter Ms. Parker has provided some additional information regarding her request. She now proposes only two non-resident employees working at the store. She also indicates that she will improve the off-street parking space on the subject site to meet Zoning Ordinance parking space requirements (8.5' x 19' minimum size).

She also will make three off-street parking spaces available to her additional employee and customers in a rear yard parking area of an adjacent property she owns (610 12th Avenue). This property is located just to the northeast of the subject site off the same alley that her on-site parking will be. Hours are expected to be similar to her first proposal (approximately 9:00 a.m. to 8:00 p.m., seven days a week during the summer to 9:00 a.m. to 7:00 p.m. the same seven days a week during the winter months). The letter lists some of the non-perishable items to be sold (pre-packaged goods, frozen items and paper products).

The impact of the use on neighboring and adjoining property owners can best be determined by a public hearing. Staff believes that a Special Use Permit request is the appropriate process to consider this business use in a low density residential neighborhood.

Recommendation:

That Ms. Parker be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Assistant City Manager/CED Director

Approved by: Thomas Thomas, City Manager

City of Rock Island

To whom it may concern, I Sheila Parker, am writing this letter to request a special permit for my property at 1215 6th street. Rock Island Il. to be used as a small business to sell non perishable items, prepackaged goods, frozen items and paper products. This will be a family ran business in which; myself a long with one of my children will be the occupant of store. I feel this is something that is much needed in neighborhood for nearby homes and families. The store will provide a convenience for those that have difficulties with transportation so they will be able to purchase items that is needed on daily basis. I have a nearby property adjacent to this location approximate 30 ft which I will use for parking for customers as needed; also on a normal daily week basis there's no parking on public street which will also allow for additional parking. I also have a car port on property to provide parking for myself . I will have a sign available for store hours. There have been neighborhood stores in the past in this area or nearby areas that has depleted for whatever reasons, and there is a high demand by the people in this neighborhood for a store of convenience. I have canvas the area and found that majority of people living in the area are excited about having a store nearby for convenience in a safe location.

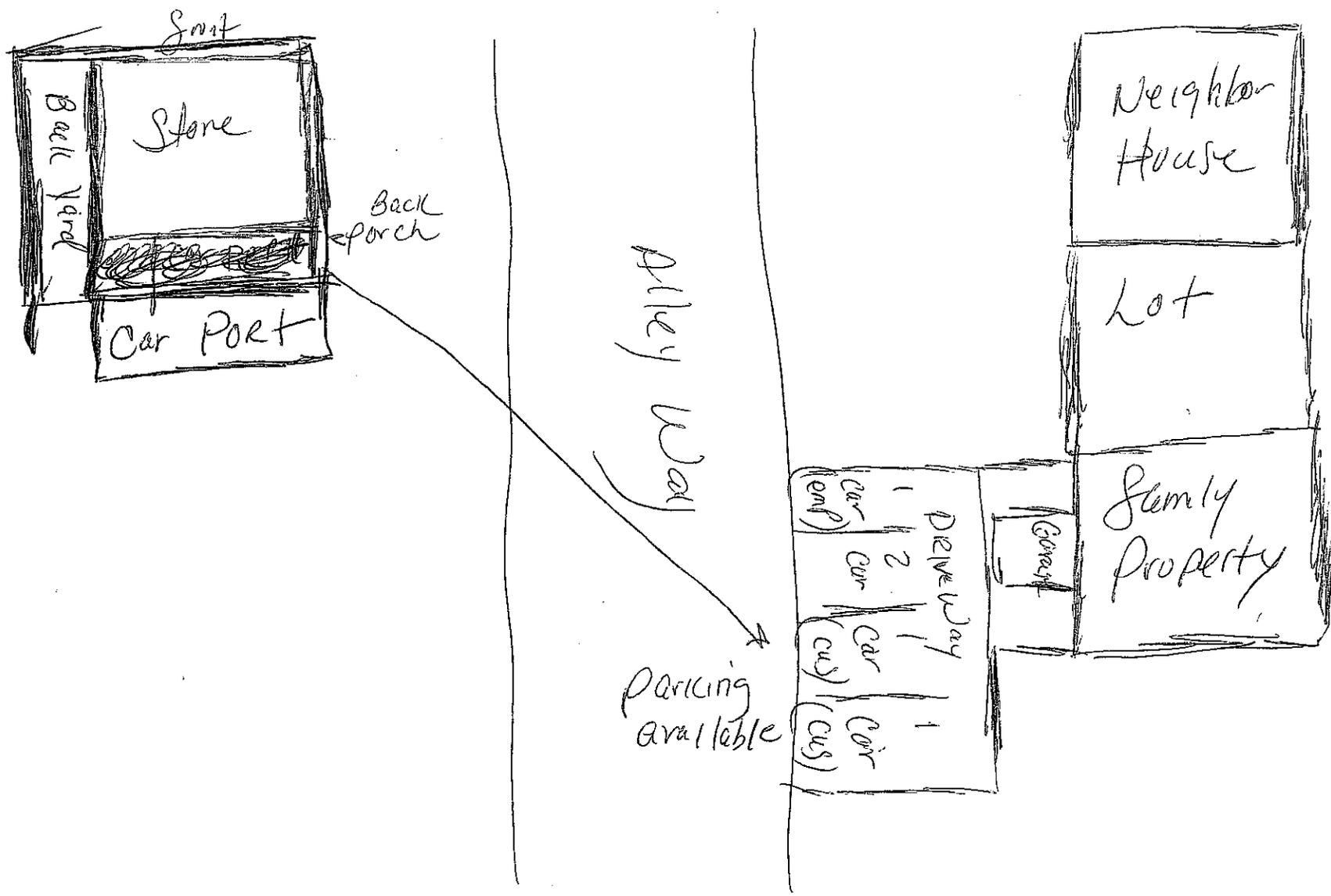
Thanks

Sheila Parker

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