

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Amendment Public Hearing for 3204 27th Avenue

Date: October 19, 2011

The Route Six Equity Growth Corporation (former Aqualetic Swim Club property) has filed an application to amend a Special Use Permit to identify the corporation as the new owner, continue the four approved dwelling units and lease the former first floor clubhouse facility for professional office space in a R-2 (one family residence) district. The new owner will remove the swimming pool and the swimming club use and have also chosen to not request an amendment to continue the previously approved first floor space for receptions and parties (this first floor space is now where the office use is proposed).

Nature of the Use:

The applicant will no longer use the site as a private swim club (as previously stated the swimming pool will be removed), but the applicant will continue to lease the four dwelling units on the site. The additional use proposed is a professional office space on the first floor, which will employ up to five people. Proposed hours of operation for the office will be 8:00 a.m. to 5:00 p.m., Monday through Friday. No specific office use has been identified by the applicant.

Parking and Lighting:

The Zoning Ordinance requires two off street parking spaces per dwelling (eight spaces would be required for the four dwelling units). Ordinance parking requirements for an office use is one space for every 250 square feet of office area. The office area is expected to be no more than 2,000 square feet in total area. Total parking requirements for the four dwelling units and the proposed office area are 16 spaces. The existing parking lot has approximately 70 parking spaces and there is also a two car garage on the site that can be used for parking (total of 72 spaces available for the proposed uses).

Signs:

The applicant proposes a 12 square foot attached unlighted sign for the office use to be located on the main principal structure.

Analysis:

Staff believes that the four dwelling units in this single family residential zoning district is the maximum density that should be allowed for the site. The additional office space will add traffic to this secluded site, which has access through a narrow driveway that to local streets in a low density single family residential neighborhood. There is also the likelihood of traffic congestion due to the one and only one access point to the site (off of 32nd Street).

Findings:

Staff believes that amending the Special Use Permit to change the ownership and continuing the four dwelling units meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance. There is adequate parking and due to the seclusion and lot size the four dwellings will not

have a negative impact on the character of the neighborhood. The additional office use will detract from the low density residential character of the neighborhood because of non residential use and the potential for increased, traffic and congestion.

Recommendation:

That the request be to amend the Special Use Permit to identify the new owner and continue to allow the four dwelling units be allowed because there is adequate parking and the seclusion and size of the site will result in it not having a negative impact on the character of the neighborhood.

Staff further recommends that the request for an amendment to allow a professional office and 12 square foot attached sign use be denied because it will detract from the low density residential character of the neighborhood and also have the potential of increased traffic and congestion in the area.

Legal Description:

Supervisor of Assessment Lot 235-1, Sheet 23 of South Rock Island Township, also known as 3204 27th Avenue, Rock Island, Illinois

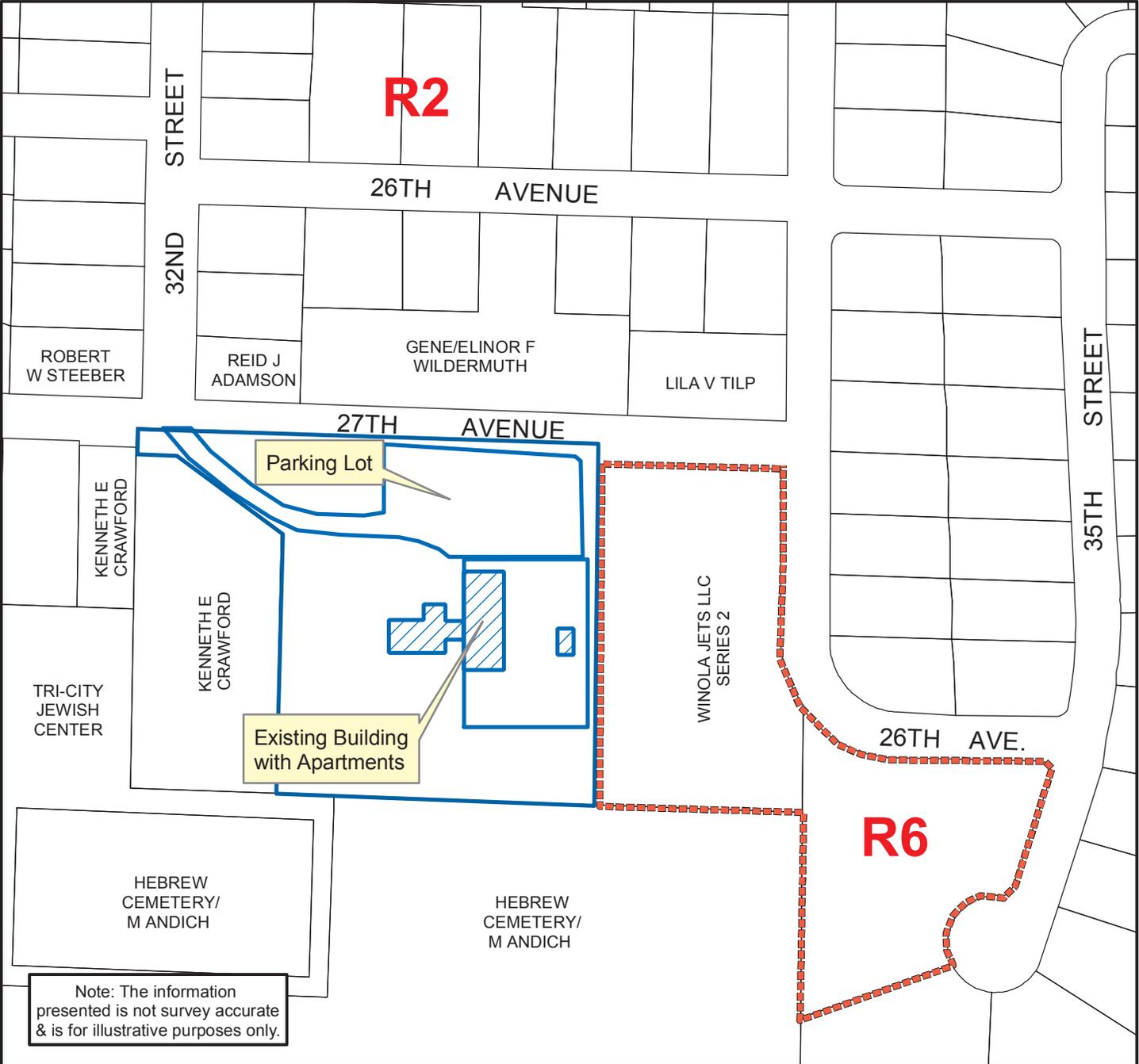
Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Gregory S. Champagne, Community and Economic Development Director

APPROVED: Robert Hawes, Interim City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2011-9

Legend

- R2 zoning district
- subject property
- zoning line

DR. BY: K. G. D.

APPR. BY: A.M.C./A.F.



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City of Rock Island

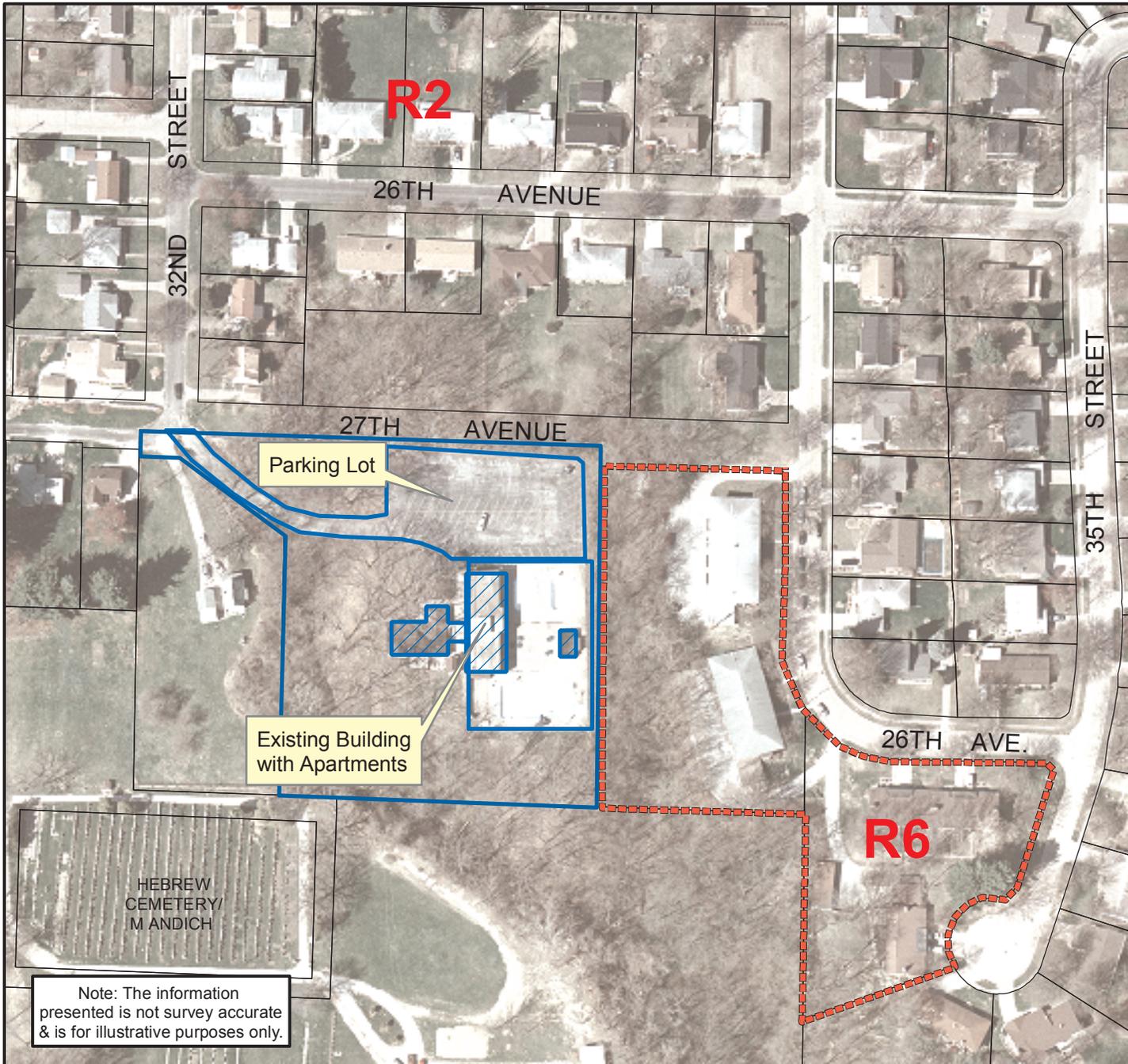
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2011-9 Aerial Legend

- R2** zoning district
-  subject property
-  zoning line

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