



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: July 7, 2016

CASE NO: PZ 16-23

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on a request of Yvonne Long of Peoria Housing Authority, for a Multifamily Plan in a Class R-8 (MultiFamily Residential) District, for the property located at 101 Irving (Parcel Identification Numbers 18-10-106-001 through 18-10-106-003; and a portion of 18-03-361-001), Peoria, Illinois (Council District 1)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain approval of a Multifamily Plan as described below:

Development Item	Applicant Proposal	Applicant Waiver Request	SPRB Comment
Dwelling units	44 - one and two bedroom apartments	None	In compliance
Parking	44 spaces provided	Waiver to allow 1 space per unit, instead of 2 per unit.	No objection.
Location of dumpster enclosure	One of the two enclosures will encroach into the required 30 feet setback.	Waiver requested. The location is buffered by an existing parking.	No objection.
Height	3 stories, not to exceed 35 feet	None	In compliance
Materials	Incorporate architectural fiber cement wall panels and insulated vinyl siding through-out. The fiber cement panels are available in a variety of textures, including stone, brick, wood, block and metallic.	None	None
Density	Maximum 43 dwelling units per acre	None	In compliance

All other items for which a waiver is not requested, including signage, lighting, and landscaping, must meet the requirements of the Land Development Code.

BACKGROUND

Property Characteristics

The subject property contains 2.57 acres of land. It is undeveloped, with the exception of a portion of an existing parking lot that is part of the adjacent, existing multifamily site. All of the property is now zoned Class R-8 (Multifamily Residential). It is surrounded by R-8 zoning to the north and west; and I-3 (Heavy Industrial) to the east and south.

History

The parcel located at 101 Irving was rezoned by the City Council on May 24, 2016 from I-3 (General Industrial) to a Class R-8 (Multifamily Residential) District.

Date	Zoning
1931 - 1958	K – Heavy Industrial
1958 - 1963	K – Industrial
1963 - 1990	I-4 Heavy Industrial
1990 - Present	I-3 General Industrial

SITE PLAN REVIEW BOARD ANALYSIS

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No – parking and setback waivers requested	None
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

Note the surface materials for emergency access on the northern portion of the plan have not yet been specified by the applicant; the final surface must be specified prior to final zoning and building permit approval.

Additionally, pedestrian connectivity to the existing development on the adjacent site, until it is demolished, is requested.

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request with the following waivers and conditions:

Waivers

1. Waiver to allow 1 parking space per unit, instead of 2 per unit.
2. One of the two dumpster enclosures to encroach into the required 30 feet rear yard setback.

Conditions

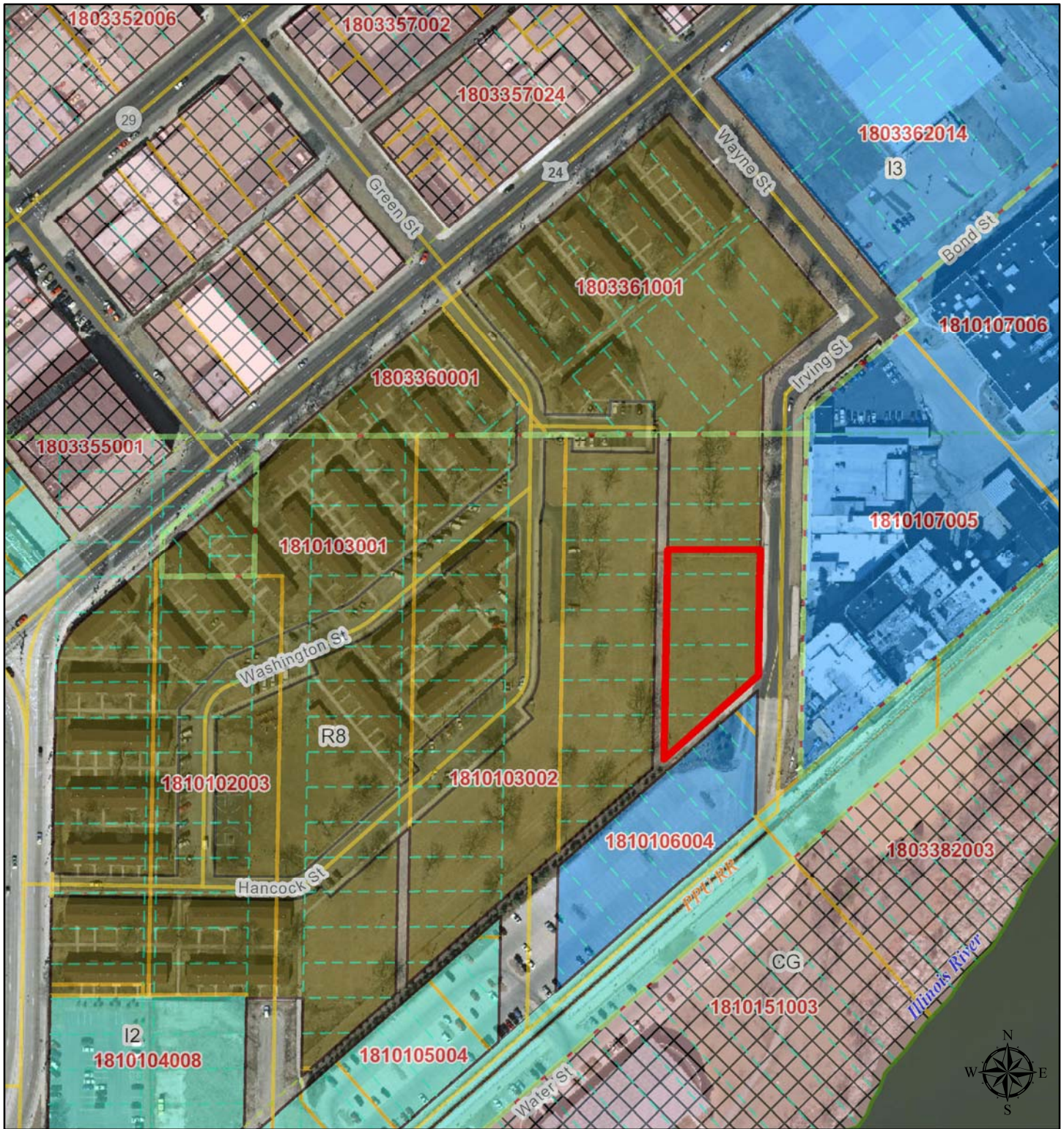
1. Emergency access on the northern portion of the site must be built to accommodate a 90,000 pound vehicle and related turning radius requirements.
2. Post signs along the emergency access to indicate no parking, emergency access only.
3. The emergency access surface must be designed to allow for adequate maintenance in winter conditions.
4. Continue the proposed walkway to add pedestrian connectivity to the existing, adjacent site.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meetings all applicable code requirements through all phases of the development.

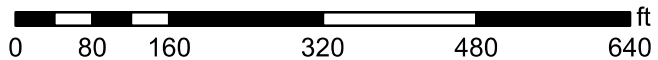
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings

PZ 16-23



1 inch = 200 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

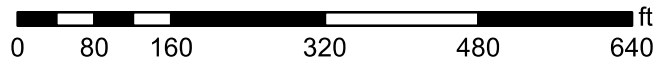
Peoria County, IL, HERE, USGS
 County of Peoria, IL and the Sanborn Map Company, Inc.



PZ 16-23



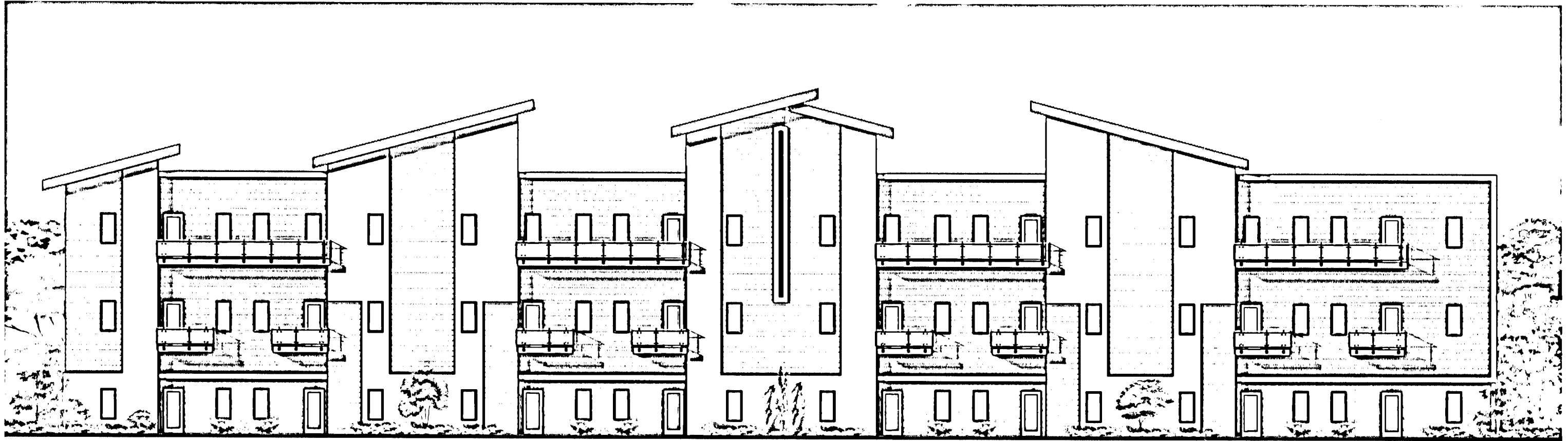
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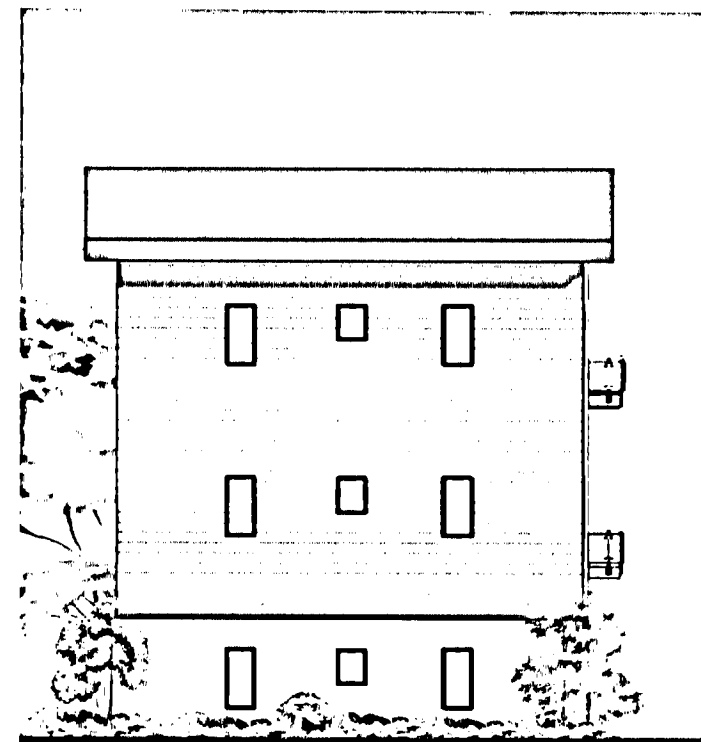
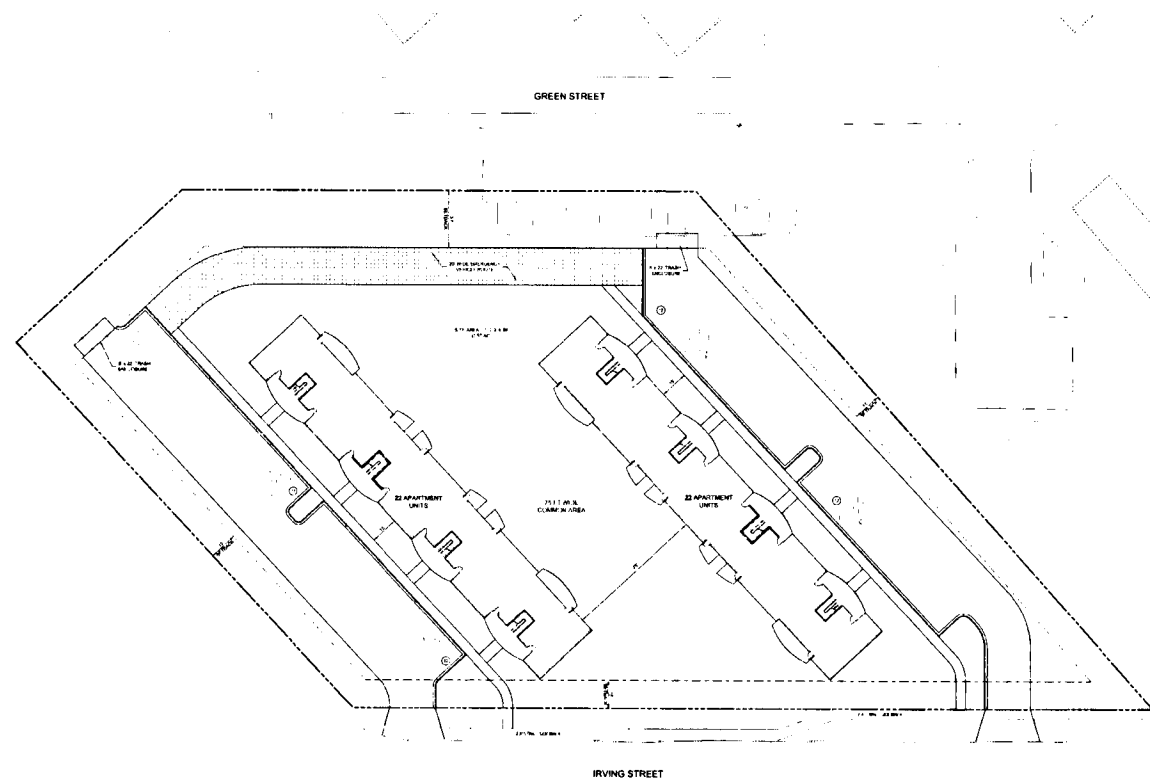
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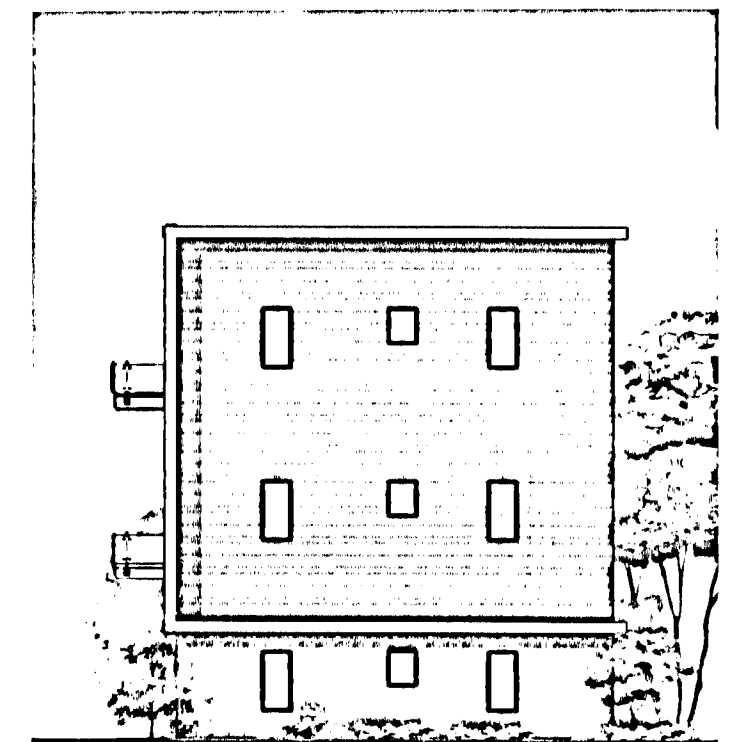




COURTYARD ELEVATION



LEFT ELEVATION

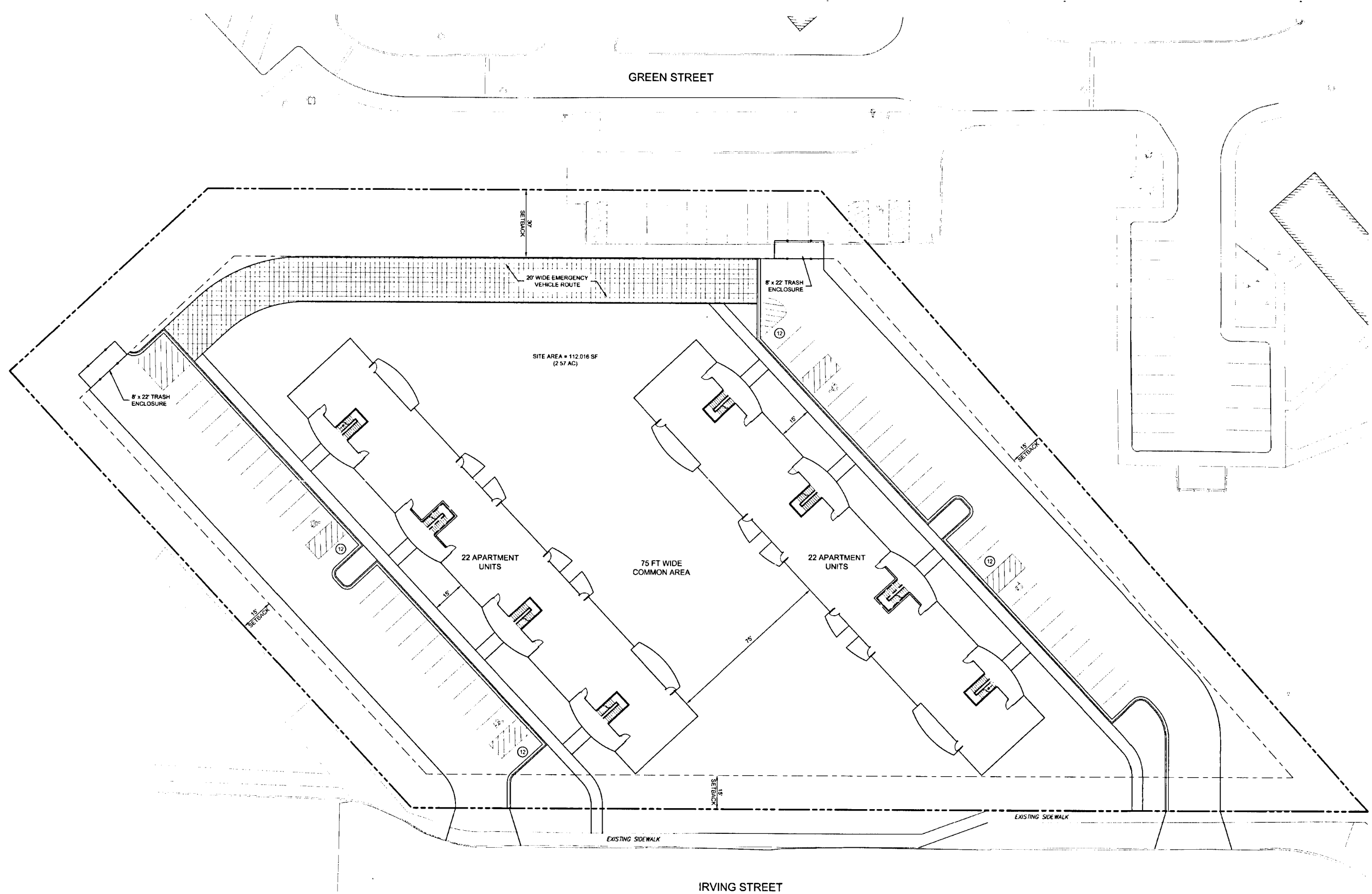


RIGHT ELEVATION

TAFT REDEVELOPMENT

CONCEPTUAL ELEVATIONS
PEORIA, IL | JUNE 2, 2016

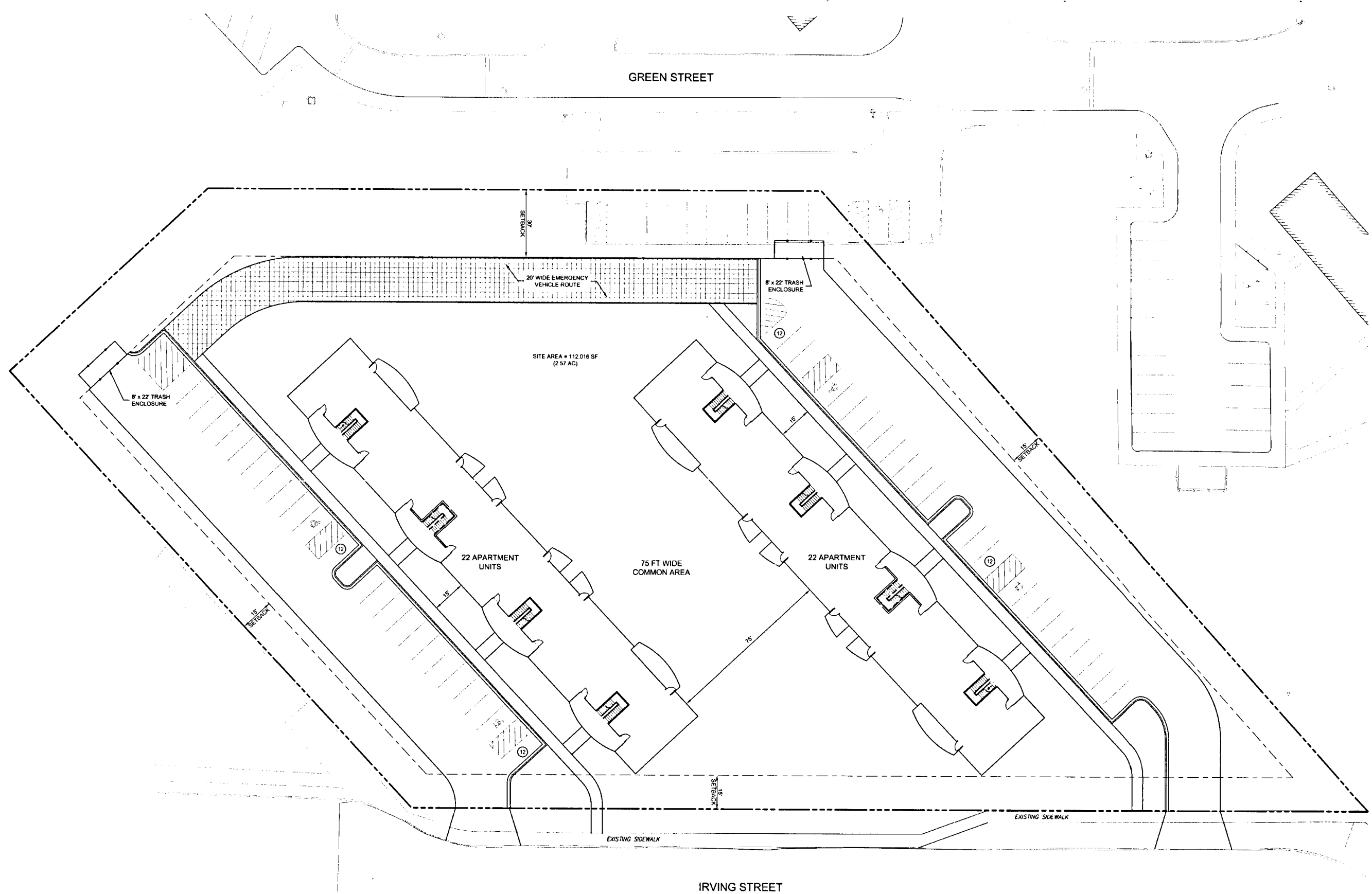
PEORIA HOUSING AUTHORITY | Farnsworth GROUP



TAFT REDEVELOPMENT

CONCEPTUAL SITE PLAN
 PEORIA, ILLI | JUNE 6, 2015

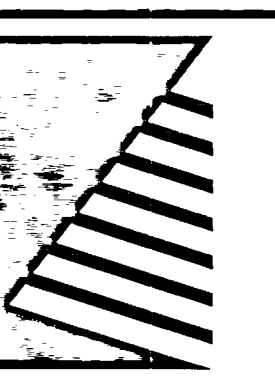
PEORIA HOUSING AUTHORITY | **Farnsworth GROUP**



TAFT REDEVELOPMENT

CONCEPTUAL SITE PLAN
 PEORIA, ILLI | JUNE 6, 2015

PEORIA HOUSING AUTHORITY | **Farnsworth GROUP**



Farnsworth GROUP

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ISSUE:

#	Date:	Description:

**MULTI-FAMILY PLAN
NOT FOR CONSTRUCTION**

PROJECT:
Peoria Housing Authority

**TAFT HOMES
REDEVELOPMENT**

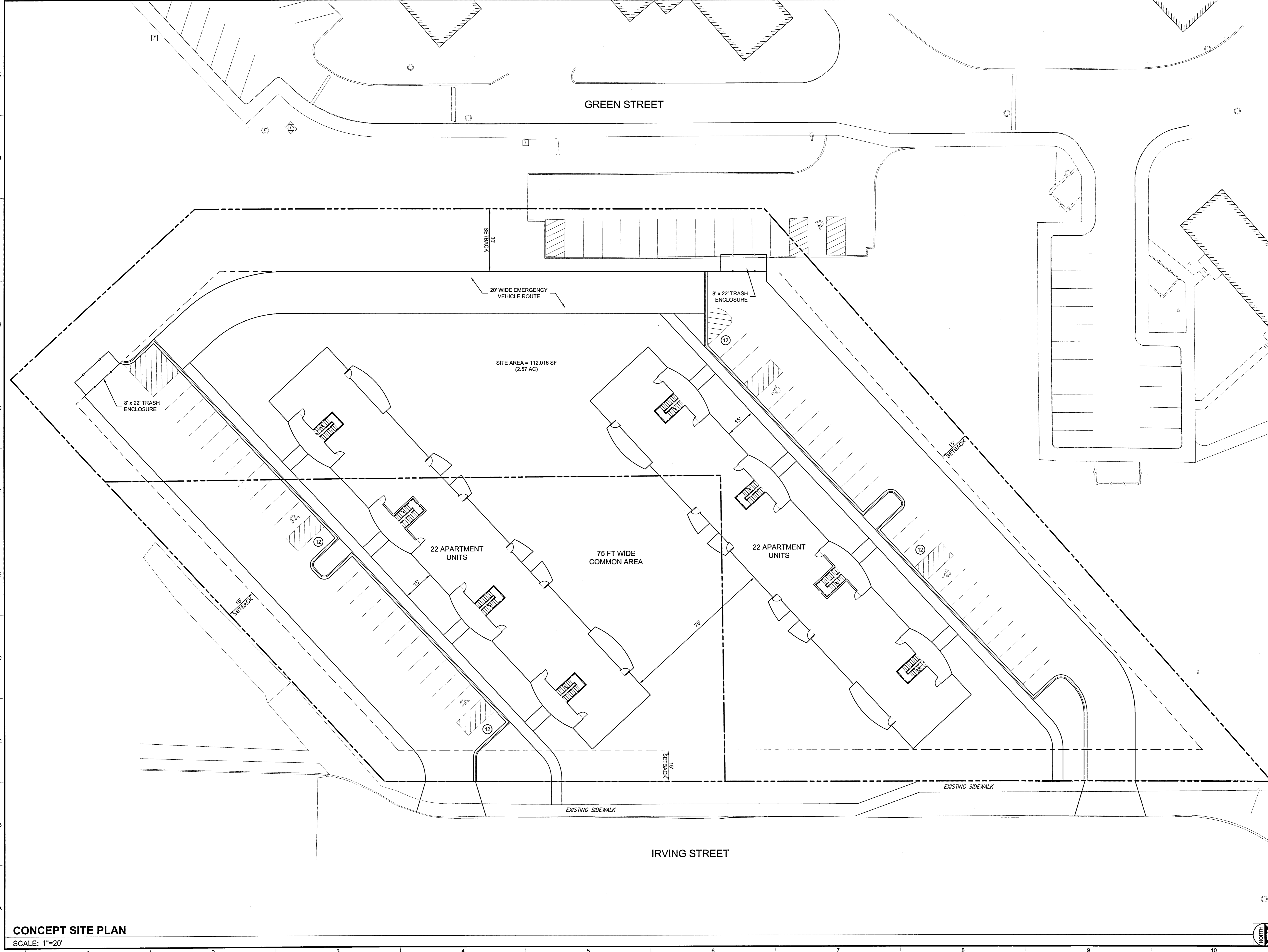
Peoria, Illinois

Date: 05/20/2016
Design/Drawn: MPS
Reviewed:
Book No.:

CONCEPTUAL SITE PLAN

SHEET NUMBER:
1

Project No.: 0160476.00



CONCEPT SITE PLAN
SCALE: 1"=20'

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