



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Shannon Techie)
DATE: December 7, 2017
CASE NO: PZ 17-42

REQUEST: Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to rezone property from a Class P-R (Prospect Road) Form District to a Class C-N (Neighborhood Commercial) District, and remove property from the Prospect Road Form District Regulating Plan, for the property located at 3618 N Prospect Road, 3612 N Prospect Road, 1312 E War Memorial Drive, and 1320 E War Memorial Drive (Parcel Identification Numbers 14-27-401-001, 14-27-401-002, 14-27-401-003, 14-27-401-004, 14-27-401-005, & 14-27-401-006), Peoria, Illinois. (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The City is requesting to rezone property from a Class P-R (Prospect Road Form) District to a Class C-N (Neighborhood Commercial) District.

The Form Districts are intended to promote traditional urban form and a lively mix of uses. These districts are intended to allow for shopfronts, sidewalk cafes, and other commercial uses at the street level, with wide sidewalks and canopy shade trees, overlooked by upper story residences and offices. The Prospect Road Form District anticipates infrastructure changes to become more pedestrian oriented; however, the properties located along War Memorial, a primary thoroughfare, have developed in a manner consistent with an automobile gateway and would be better suited as commercial zoning. The subject properties are located within the Heart of Peoria area and therefore only C-N (Neighborhood Commercial) and C-G (General Commercial) zoning are permitted.

BACKGROUND

Property Characteristics

The subject property contains .82 acres of land and is currently developed with commercial businesses and a residential dwelling at 1320 E. War Memorial Drive. The property is zoned Class P-R (Prospect Road Form) District and is surrounded by C-1 (General Commercial) to the north, R-3 (Single-Family Residential) zoning to the east, R-3 (Single-Family Residential), C-1 (General Commercial) and P-R (Prospect Road Form District) zoning to the south, and Peoria Heights to the west.

History

The property at 1320 E. War Memorial Drive was rezoned from R-3 (Single-Family Residential) to P-R (Prospect Road Form) District in 2012, to allow for mixed-use development.

The property has historically been zoned as follows:

Date	Zoning
1931-1958	E (Commercial)
1958-1963	E (Commercial)
1963 - 1990	C2 (Neighborhood-Commercial) and C-3 (General Commercial)
1990 - 2007	C1 (General Commercial)

2007 - Present	PR (Prospect Road Form), apart from 1320 E War Memorial which was rezoned to P-R Form District in 2012.
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COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of LaSalle National Bank of Chicago V. Cook County and the City's Comprehensive Plan.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	While there is no other C-N (Neighborhood Commercial) Zoning immediately adjacent to this property, there is C-1 (General Commercial) zoning immediately to the north. Further, there is C-N zoning both east and west of the subject property, along War Memorial Drive. In addition, the types of uses allowed in the C-N District are compatible with the existing development pattern.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to C-N, as uses similar to what is allowed in the P-R District are also allowed in the C-N District.
<u>LaSalle Factor #3</u> : Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	A rezoning to C-N would provide a public benefit, as it would allow for the existing commercial uses to expand and continue to serve the immediate residential neighborhood and commercial corridor, as intended by the Unified Development Code.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for uses that would complement the existing mixed-use (large and small scale commercial and single-family residential) character of the neighborhood.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for commercial development, with the majority of the parcels already developed as commercial.
<u>LaSalle Factor #6</u> : Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The property is not vacant.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The existing use of the property would align with the uses allowed in the C-N (Neighborhood Commercial) District.
<u>Comprehensive Plan Future Land Use Designation</u>	Partially, as the Future Land Use Designation is Mixed use, which allows for commercial uses.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

The Community Development Department recommends approval of the request.

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 meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color)

Prospect and War Memorial Rezoning



1 inch = 167 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



Prospect and War Memorial Aerial Photo



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