



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: March 4, 2022

CASE NO: PZ 745-2022

REQUEST: Public Hearing on the request of Rick Ellis of Cook Portable Warehouses to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for Manufactured/Modular Building Sales for the property located at 1501 W Pioneer Parkway (Parcel Identification No. 14-05-353-007), Peoria, IL (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use for the sale of manufactured/modular buildings. The buildings will be placed on a paved surface in a linear manner and will not exceed 12 feet in height. The proposal is further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	4 regular parking spaces and 1 handicap accessible space	None	Parking space must be at least 8½ feet in width and at least 18½ feet in length. Handicap parking space must be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length. 1 bicycle parking space is required.
Mechanical & Utility Screening	None	None	All ground and rooftop mechanical/utility equipment must be screened from view.
Landscaping	None	None	Compliant landscaping plan with existing and/or proposed plantings must be provided with building permit application.
Dumpster Screening	None	None	If a dumpster is placed on the site, it must be placed in a 6 to 7-foot tall four sided solid enclosure with a gate for access.
Signs	None	None	Building and freestanding signs are allowed with a separate sign permit.
Exterior Lighting	None	None	Exterior lighting cannot exceed 0.5 foot candles when measured at the property lines.
Office Building	New approximately 380 sq. ft. office building will replace existing building.	None	In compliance
Building Setbacks	Modular bldgs setback 70 ft from front property line and 20 ft from side property lines. Office bldg centrally located on the lot.	None	In compliance
Access & Circulation	Existing access from Pioneer Parkway	None	None

BACKGROUND

Property Characteristics

The subject property contains 1.48 acres and is currently developed with a single-story commercial structure and paved parking surface. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the west, south and east, and I-1 (Industrial/Business Park) zoning to the north.

An existing double-sided off-premise sign with monopole design is located along the west property line.

History

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	I1 (Light-Industrial)
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

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

Standard for Special Use	Standard Met per DRB Review	DRB 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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	Upon submittal of a scaled site plan showing dimensions of parking spaces and submittal of a landscaping plan.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request with the following conditions:

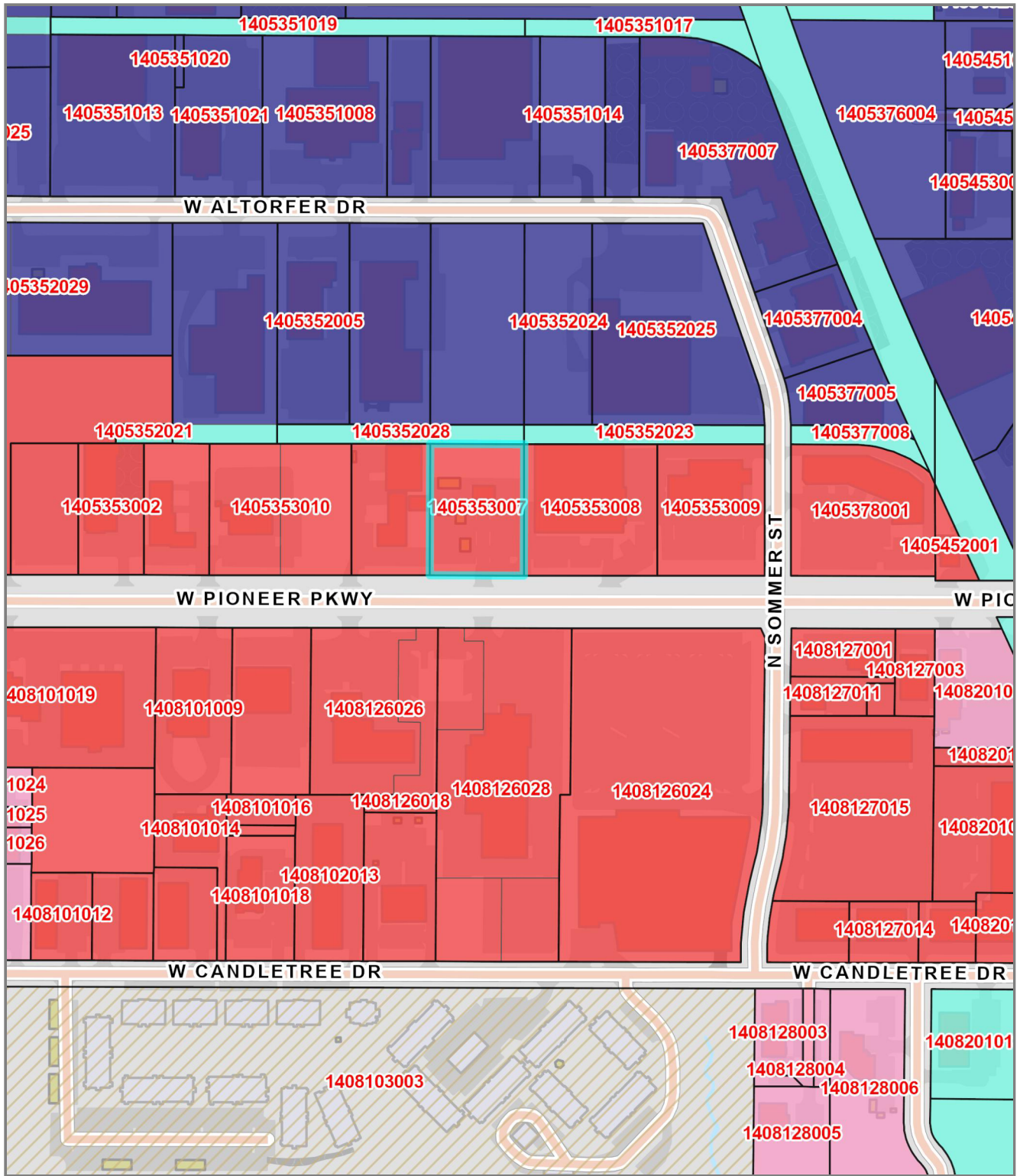
- 1) Provide a scaled site plan with striping for parking spaces at least 8½ feet in width and at least 18½ feet in length. Handicap parking space must be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18½ feet in length.
- 2) Install the R 7/8 and \$350 fine identification signs for the handicap parking.
- 3) Provide for one bicycle parking space.
- 4) Compliance with performance standards:
 - a. Buildings displayed for sale cannot exceed 150 sq. ft. in size
 - b. On-site staff is required during standard business hours

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
2. Aerial Photo
3. Site Plan
4. Photos

1501 W Pioneer Parkway



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



Map Scale
1 inch = 333 feet
 2/18/2022

1501 W Pioneer Parkway

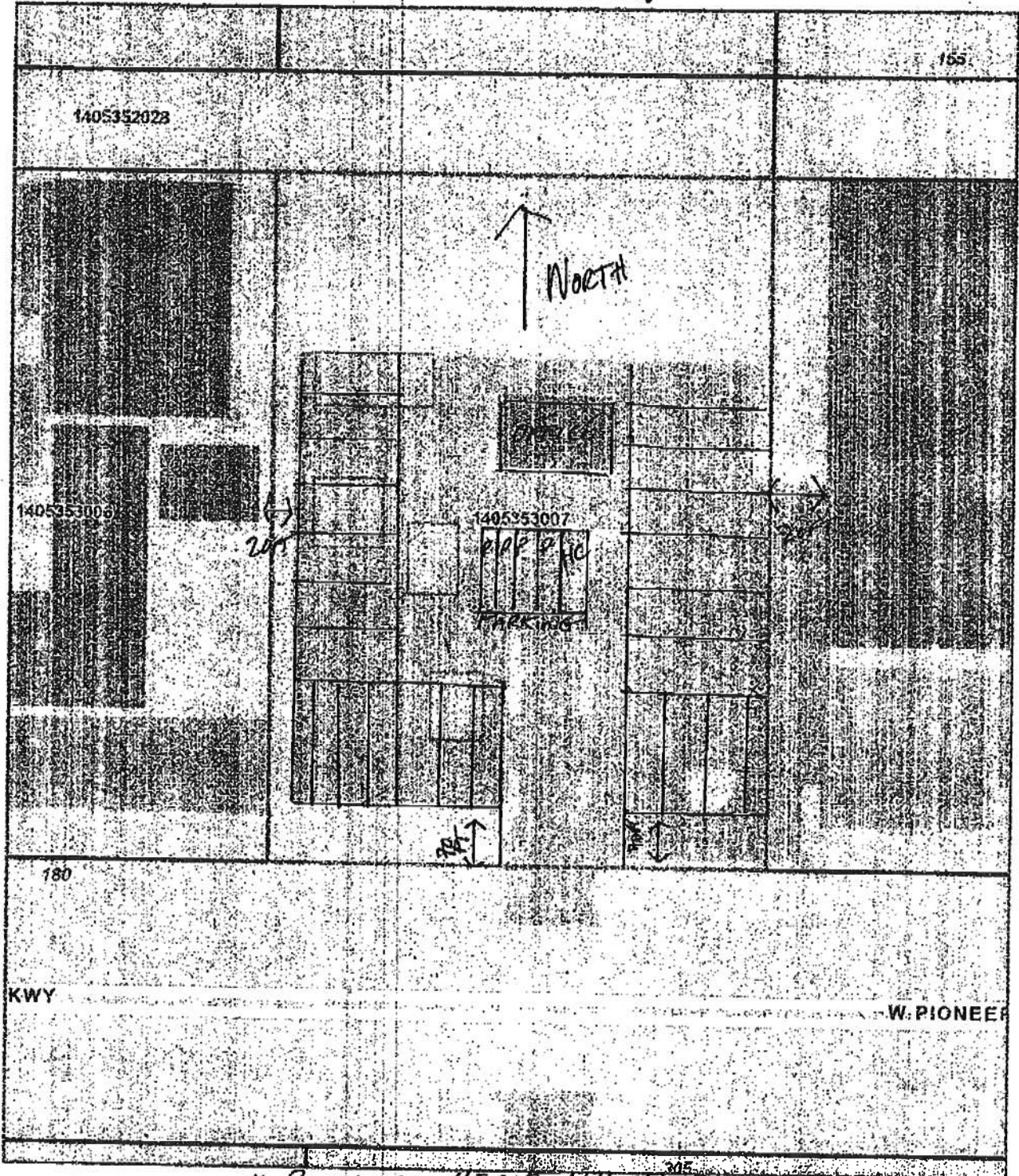


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Map Scale
1 inch = 63 feet
2/18/2022

1501 W Pioneer Parkway



* BUILDING HEIGHT WILL NOT EXCEED 12 FT

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Map Scale
 1 inch = 63 feet
 2/15/2022

