

Chairperson Wiesehan opened the public hearing at approximately 1:10pm. There being no public testimony, the public hearing was closed at approximately 1:10pm.


Motion:

Commissioner Heard made a motion to defer the request to the February 2020 meeting of the Planning and Zoning Commission; seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0



PZ 20-C

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking in the Warehouse Form District.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-C into the record. Ms. Allison provided a summary of the case and explained that the proposed text amendment was a cleanup of previous changes to the Unified Development Code.

Discussion was held around the potential effects of the proposed ordinance change. Ms. Allison clarified that:

- 1) A 30-foot setback from the right-of-way would be required for parking spaces only located on the first story of a structure.
- 2) The setback is not required for parking spaces located at or below grade (not within a structure).
- 3) The setback is not required for parking spaces within a structure that are located above the first story.

The proposed text amendment encourages retail or commercial uses to occupy the first story, in an effort to encourage a lively and active streetscape.

Chairperson Wiesehan opened the public hearing at approximately 1:23pm. There being no public testimony, the public hearing was closed at 1:23pm.

Motion:

Commissioner Barry made a motion to APPROVE the request as presented; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

PZ 19-L (deferred from December meeting)

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-L into the record. Ms. Weick explained that staff requests a deferral of the case, as feedback from the December 9, 2019 public meeting is being integrated into the proposed text amendment.

Discussion was held around the findings of the December 9, 2019 public meeting. Ms. Weick provided a summary of the public discussion, mentioning that attendees were in general agreement that local regulations were needed to provide legality to short term rental use.