



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: April 4, 2019

CASE NO: PZ 19-D

REQUEST: 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 Buildable Area in the Class CN (Neighborhood Commercial) District

SUMMARY OF PROPOSAL

The Class CN (Neighborhood Commercial) is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. The maximum ground floor area for a building in the CN district is 15,000 sq. ft. Proposed developments with buildings larger than 15,000 sq. ft. must either downsize, rezone the property to a more intense zoning class (that may not be appropriate for the surrounding neighborhood), or abandon the development all-together.

Staff is proposing the Special Use process for new buildings in the Class CN (Neighborhood Commercial) district that exceed 15,000 sq. ft. in size. This will allow for additional development opportunities that will be reviewed through a public hearing and final approval by City Council.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS

- 1) Proposed Ordinance