



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: March 7, 2019

CASE NO: PZ 19-08

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Haresh Patel to rezone property from a Class R-4 (Single Family Residential) District and Class P-1 (Parking) District to a Class C-1 (General Commercial) District for the properties located at 3728, 3802, and 3804 N Prospect Road, (Parcel Identification Nos. 14-27-255-004, 14-27-255-003, and 14-27-255-002), Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL

Petitioner Haresh Patel is requesting to rezone three parcels from R-3 (Single Family Residential) and P-1 (Parking) to C-1 (General Commercial).

BACKGROUND

Property Characteristics

The subject properties contain 0.36 acres of land and are currently developed with two residential structures, accessory garages, and a parking lot. Two parcels are zoned Class R-4 (Single Family Residential) and one parcel is zoned P-1 (Parking). The properties are surrounded by C-1 (General Commercial) zoning to the north and south, B-2 (General Retail Business) to the west (Village of Peoria Heights), and R-4 (Single Family Residential) zoning to the east.

History

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	C1 (Commercial-Residential) and P1 (Off-Street Parking)
1990 - Present	R4 (Single-Family Residential) and P1 (Parking)

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	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	The subject properties are adjacent to commercial zoning on the north, south, and west. Existing uses of nearby property include commercial and residential.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values will not be diminished by the C-1 (General Commercial) zoning.
<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.	None

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The proposed zoning will provide uniform commercial zoning for the complete street frontage.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is suitable for the C-1 (General Commercial) zoning class as the adjacent properties on the same street frontage are also zoned C-1 (General 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.	Unknown
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Commercial and Medium Density Residential

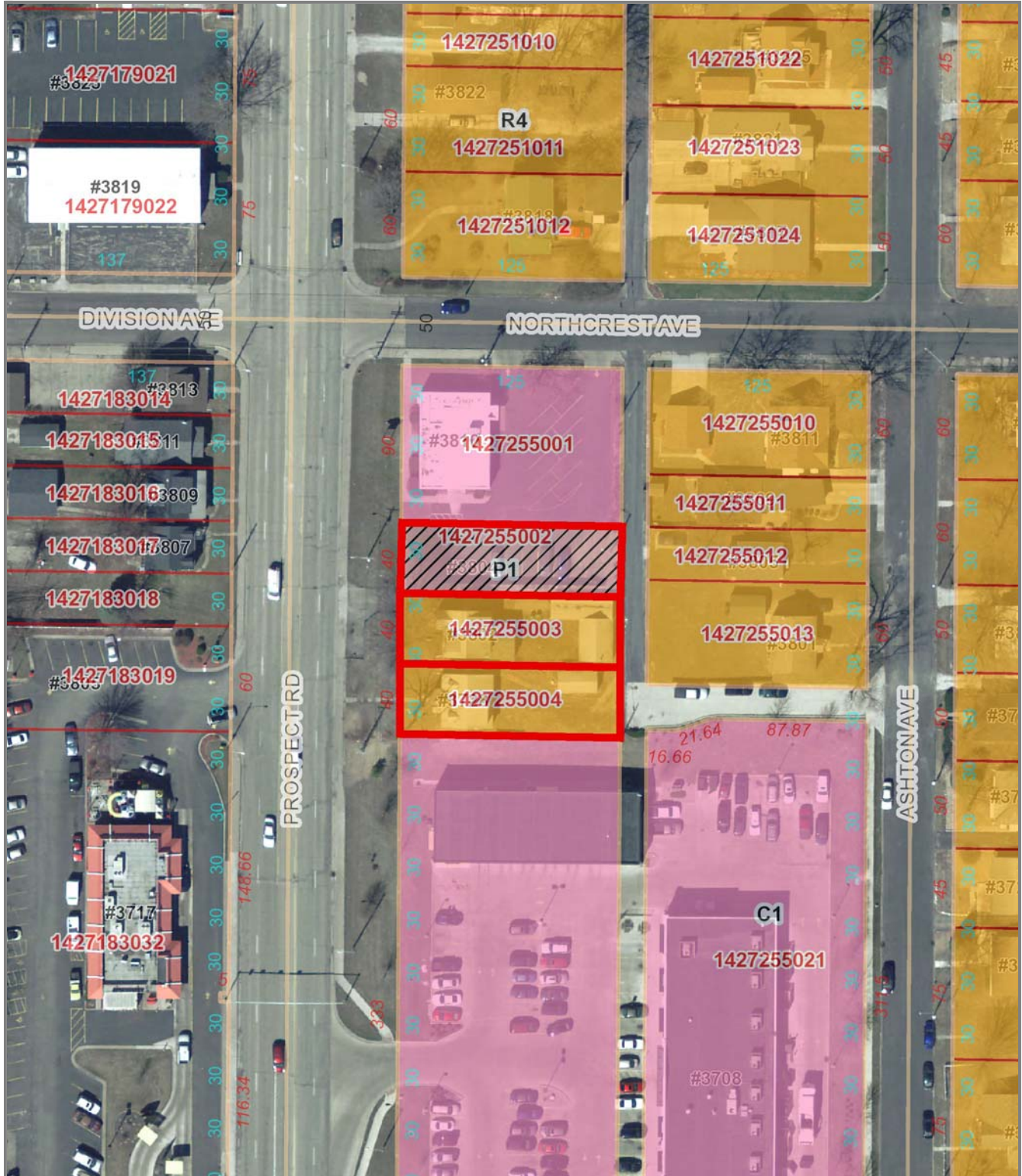
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

3728-3804 N Prospect Rd



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 = 83 feet
 2/6/2019



3728-3804 N Prospect Rd



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