



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: May 11, 2023
CASE NO: PZ 1323-2023

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Foster for Pelia Academy Inc. and Southside Mission of Peoria, to rezone property from Class R-4 (Single-Family Residential) District to Class CN (Neighborhood Commercial) District for the property located at 3006; 3008, & 3012 W Garden Street (Parcel Identification Nos. 18-18-153-010; 18-18-153-011; 18-18-153-023; 18-18-153-024), Peoria IL (Council District 1)

SUMMARY OF PROPOSAL

The applicant is requesting to rezone the subject property to Class CN (Neighborhood Commercial) District. The current use of the property is a single-family home and a community garden. The applicant proposes to establish an Urban Farm at the site and use the existing home as a Farm Stand / Commercial Kitchen / Cold Food Storage.

BACKGROUND

Property Characteristics

The subject property contains three vacant parcels and an existing single-family home. The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District in all directions, excepting towards the northeast, which is CN (Neighborhood Commercial) District. Surrounding land use is residential in all directions, excepting the South Side Mission property to the northeast which is commercial.

History

Zoning class has consistently been residential.

Date	Zoning
1931 - 1958	B (Two Family Dwelling)
1958 - 1963	B (Two Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

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 Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property.	Yes
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning.	Yes
<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.	Yes
<u>LaSalle Factor #4:</u> Relative gain to the public as compared to the hardship imposed on the individual property owner.	Yes

Standard	Standard Met Community Development Dept. Review
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	Yes
<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.	NA
<u>LaSalle Factor #7</u> : Public need for the proposed use.	Yes
Comprehensive Plan Future Land Use Designation	Medium Density Residential

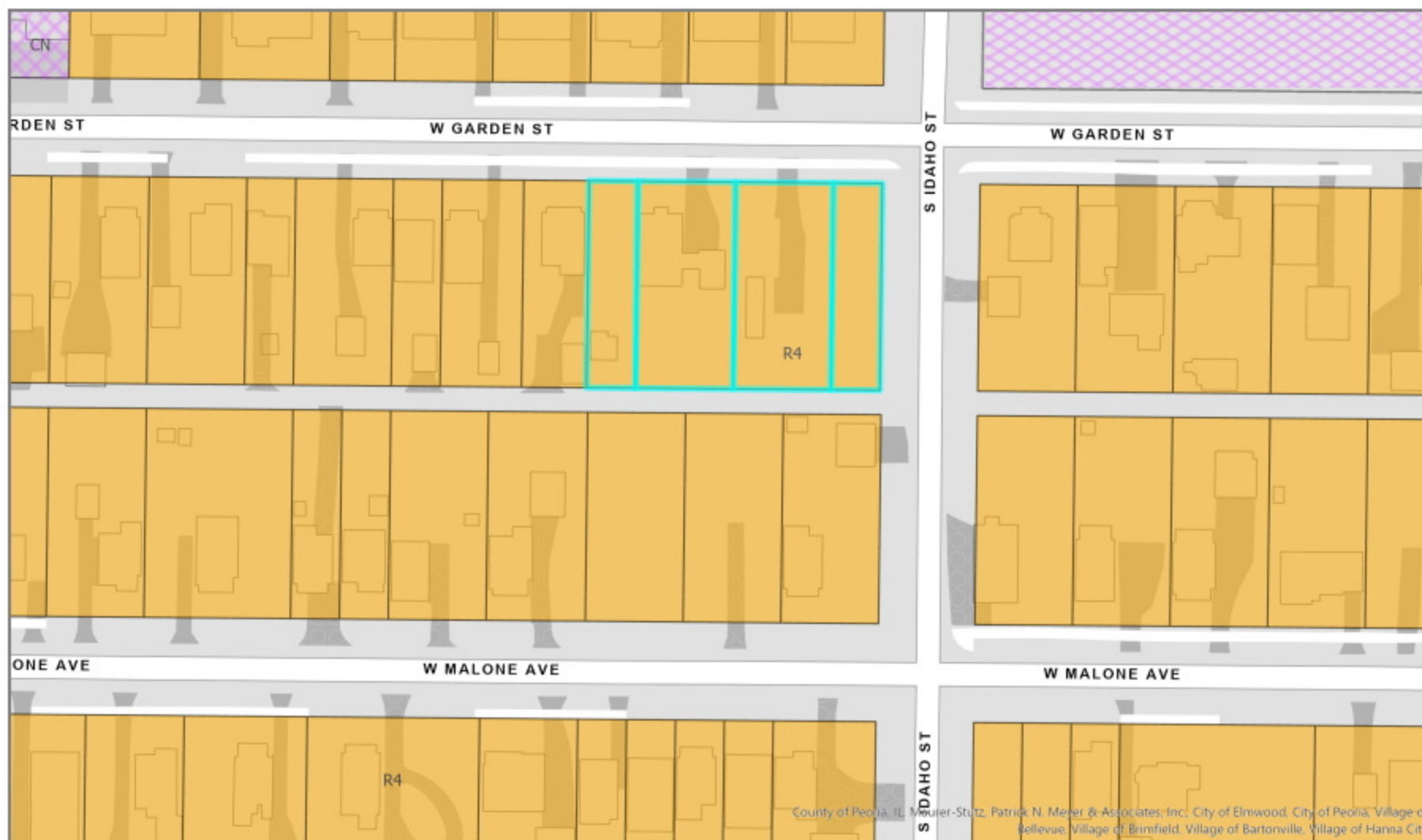
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the rezoning request. All appropriate building permits must be received prior to occupancy of the building.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Preliminary Site Plan
4. Project description and supporting documents

3012 W Garden St



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 = 94 feet
4/12/2023

3012 W Garden St



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