



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Glen Wetterow)
DATE: June 10, 2021
CASE NO: PZ 317-2021
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of City of Peoria to amend Appendix A, the Unified Development Code relating to Fulfillment Centers.

SUMMARY

An amendment to Appendix A of the Unified Development Code (UDC) is proposed to allow Fulfillment Centers. Fulfillment Centers, in general, are a facility where goods are stored for a limited time to fill off-site customer orders. There is little to no on-site retail sale. The activities that occur at a fulfillment center, such as boxing, shipping and accepting returns distinguishes it from a traditional warehouse. The proposed text amendment allows such use based on the size of the facility. A small scale fulfillment center is allowed up to 15,000 square feet of ground floor area. A large scale fulfillment center is larger than 15,000 square feet. This amendment will allow greater flexibility in the UDC to address this business sector.

The proposed text amendment recommends the following:

Type of Fulfillment Center	Zoning District	
	Permitted Use	Special Use
Fulfillment Center, Small Scale	O1, O2, CN, C1, CG, C2, I1, I2, I3	
Fulfillment Center, Large Scale	C2, I1, I2, I3	CG

See the attached proposed ordinance for complete details.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

ATTACHMENTS

1. Proposed Ordinance