



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-C

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 Off-Street Parking Schedule and Over-Parked Impact Fee

SUMMARY OF PROPOSAL

In 2014, City Council approved changes to parking regulations that replaced minimum parking requirements with a maximum parking allowed by-right. The maximum number of parking spaces may be exceeded upon payment of a \$250 per parking space impact fee. The intent was to reduce the amount of impervious surfaces especially in a shopping center development where parking is shared.

Last year the City began collecting a stormwater utility fee based on the amount of impervious surface area on a property. Like the over-parked impact fee, the stormwater utility fee may encourage property owners to reduce the amount of impervious surfaces.

Now that the stormwater utility fee is in effect, Staff is proposing to eliminate both the maximum off-street parking schedule and the over-parked impact fee.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

ATTACHMENTS

- 1) Proposed Ordinance