



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** August 2, 2018

**CASE NO:** PZ 18-31

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Shane Sharp to obtain a Special Use, in a Class R-6 (Multi-Family Residential) District, for Additional Dwelling Units in an Accessory Structure, for the property located at 255 NE Randolph Avenue (Parcel Identification No. 18-04-329-014), Peoria, IL (Council District 2).

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use to add four dwelling units in an existing carriage house. The main house contains 9 dwelling units, which are lawful through the establishment of a continuous non-conforming use. The 9 dwelling units in the main house along with the proposed 4 dwelling units in the carriage house results in 13 dwelling units on the subject property. A comprehensive review of the property is provided in the following table:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	5 off-street plus 3 on-street parking spaces. Requirement (UDC Sec 8.1.6): 20 parking spaces (1.5 spaces per dwelling unit) for 13 dwelling units.	Reduce the number of required parking spaces from 20 to 5 off-street and 3 on-street due to existing site conditions.	No objection. Staff notes that the proposed site plan may only accommodate 4 off-street parking spaces. One parking space must be designated as handicap accessible.
Landscaping	Existing trees for front yard and parking area.	None	In compliance
Garbage Dumpster Screening	Unscreened garbage dumpster located behind the carriage house accessible from the alley. Requirement (Ch 13): All dumpsters must be placed in a solid enclosure.	Eliminate requirement to screen dumpster due to limited space.	No objection
Height	Main house is 3 stories. Carriage house is 2 stories.	None	In compliance
Density	50 dwelling units per acre (13 dwelling units/0.26 acre). Current density for the 9 dwelling units is 34.9. District maximum (UDC Sec 4.2.4): 15.02 dwelling units per acre.	Increase density from the district maximum of 15.02 to 50 dwelling units per acre. Note the current density is 34.9 dwelling units per acre.	No objection

**BACKGROUND**

**Property Characteristics**

The subject property contains 0.26 acres of land and is currently developed with a 9-unit residential building and carriage house. The property is zoned Class R-6 Multi-Family residential and surrounded by R-6 (Multi-Family Residential) zoning to the north, south, east, and west.

The property is located within the West Bluff National Historic District and the Randolph-Roanoke Historic District.

### **History**

The main house and carriage house were built in 1890. Since 1930, the City Directory cites the property with 9 dwelling units.

<b>Date</b>	<b>Zoning</b>
1931 - 1958	D (Apartment)
1958 - 1963	D (Apartment)
1963 - 1990	R2 (Medium-Density Residential)
1990 - Present	R6 (Multi-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.

<b>Standard</b>	<b>Standard Met per DRB Review</b>	<b>DRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Waivers for density, parking and garbage dumpster enclosure due to existing site conditions, availability of on-street parking and limited space for garbage enclosure.
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

### **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request with the following conditions and waivers:

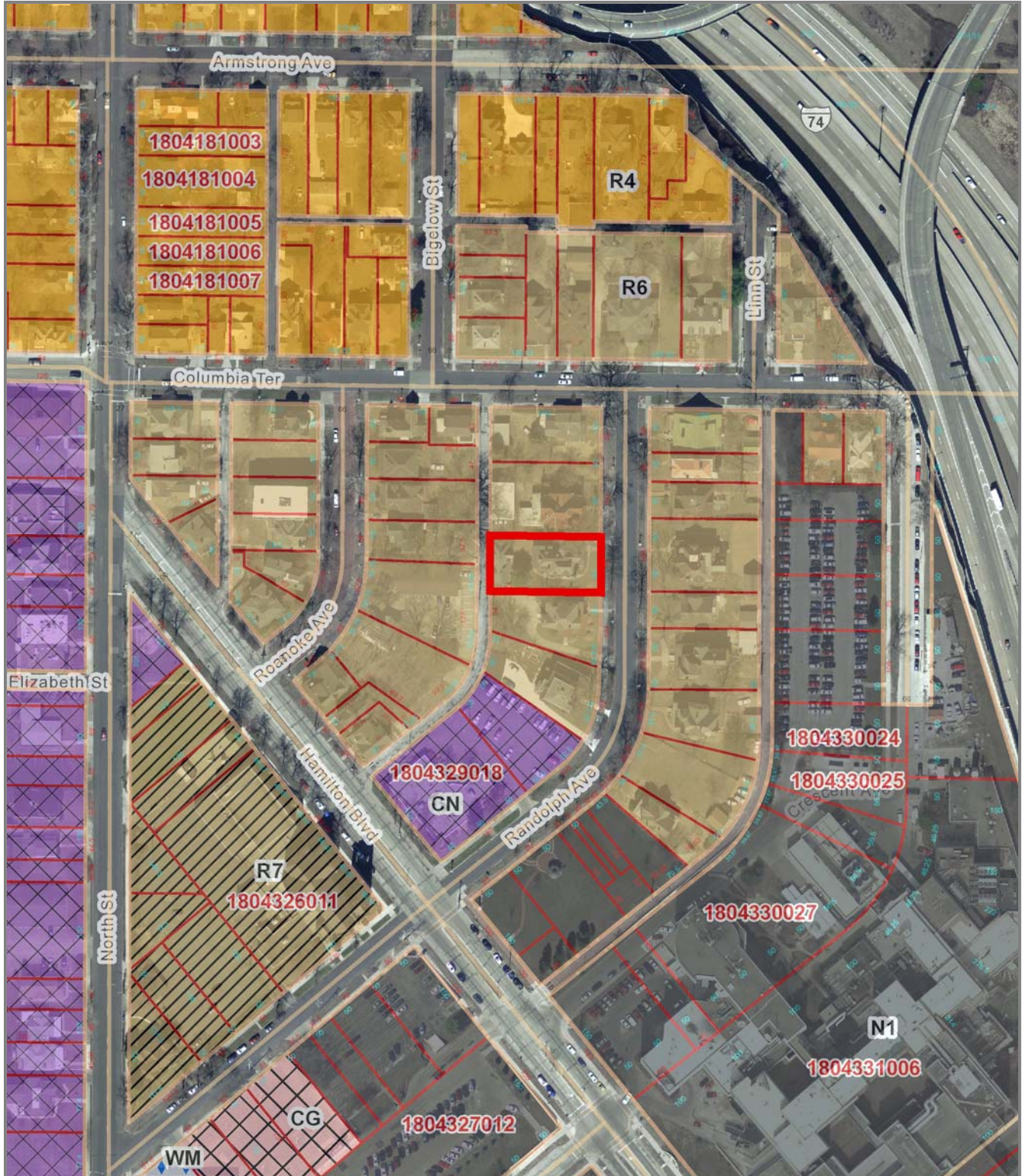
- 1) Obtain the necessary building permits and Historic Preservation Commission approval prior to commencing any interior or exterior work on the main house and carriage house.
- 2) Provide one handicap parking space.
- 3) Waiver to increase density from the district standard of 15.02 to 50 dwelling units per acre. Note the current density is 34.9 dwelling units per acre.
- 4) Waiver to reduce the number of required off-street parking spaces from 20 to 4.
- 5) Waiver to eliminate the requirement for a garbage dumpster enclosure as long as dumpster is placed behind the carriage house and accessible from the alley.

**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

### **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photos

### 255 NE Randolph Ave



*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 = 200 feet**  
 7/24/2018



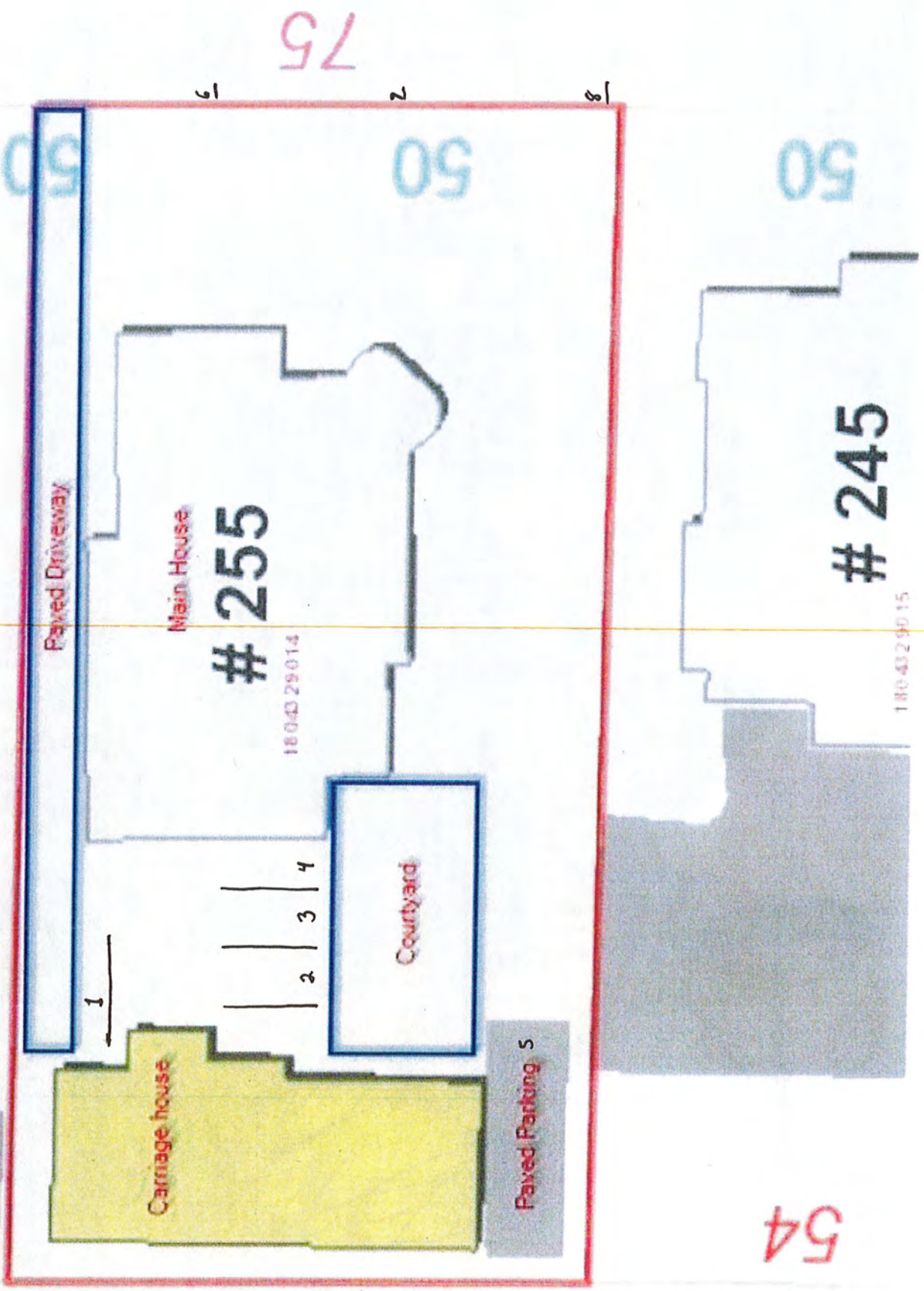
255 NE Randolph Ave



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Map Scale  
**1 inch = 25 feet**  
 7/24/2018







FRONT CARRIAGE HOUSE



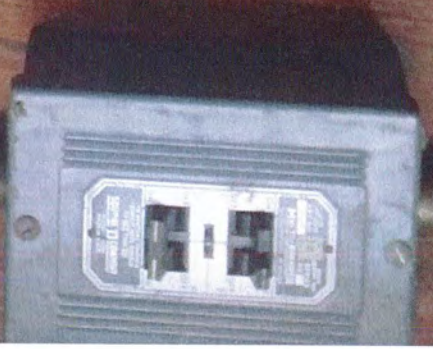
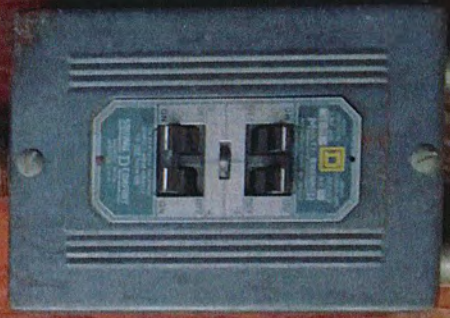
REAR CARRIAGE HOUSE



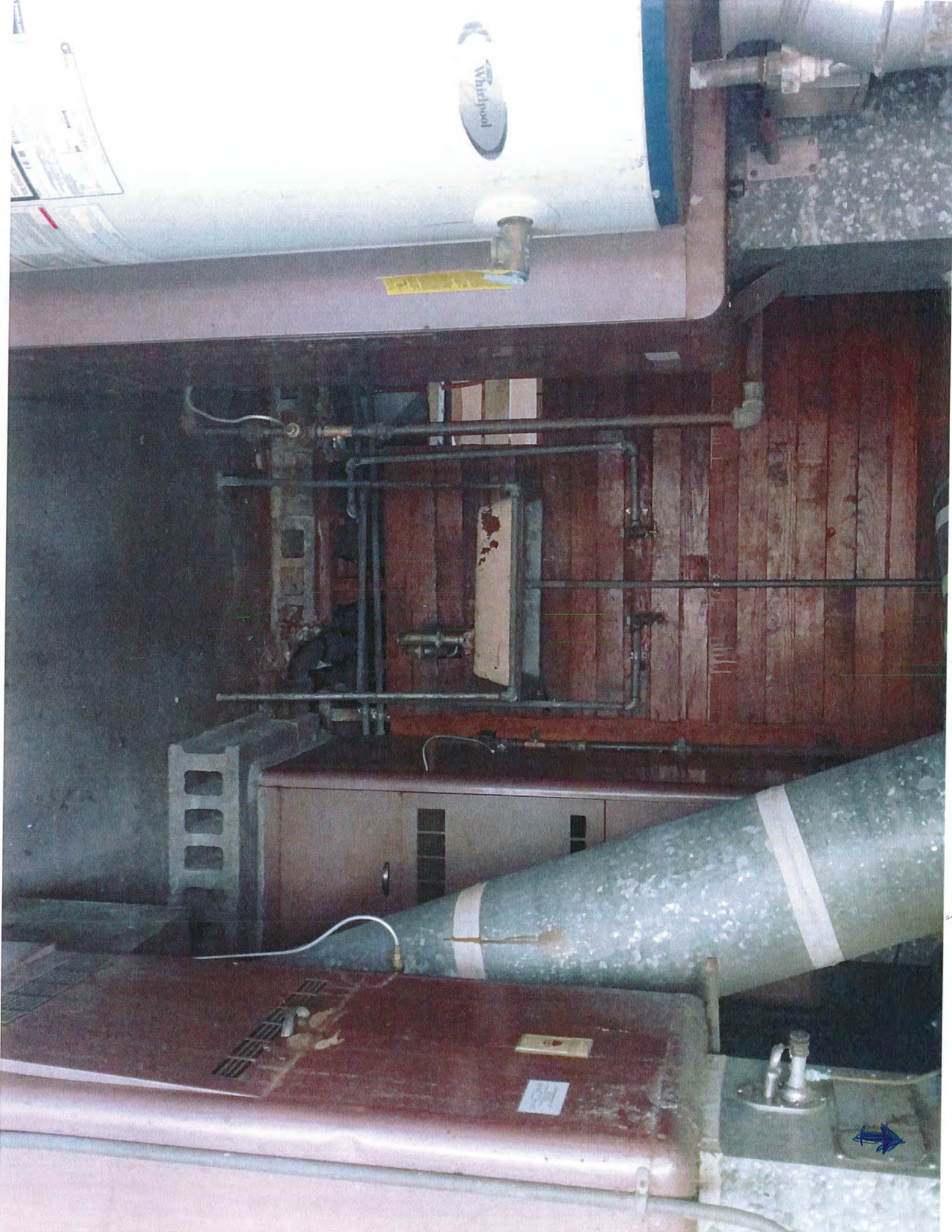
TYPICAL BATH CARRIAGE HOUSE



TYPICAL KITCHEN CARRIAGE HOUSE

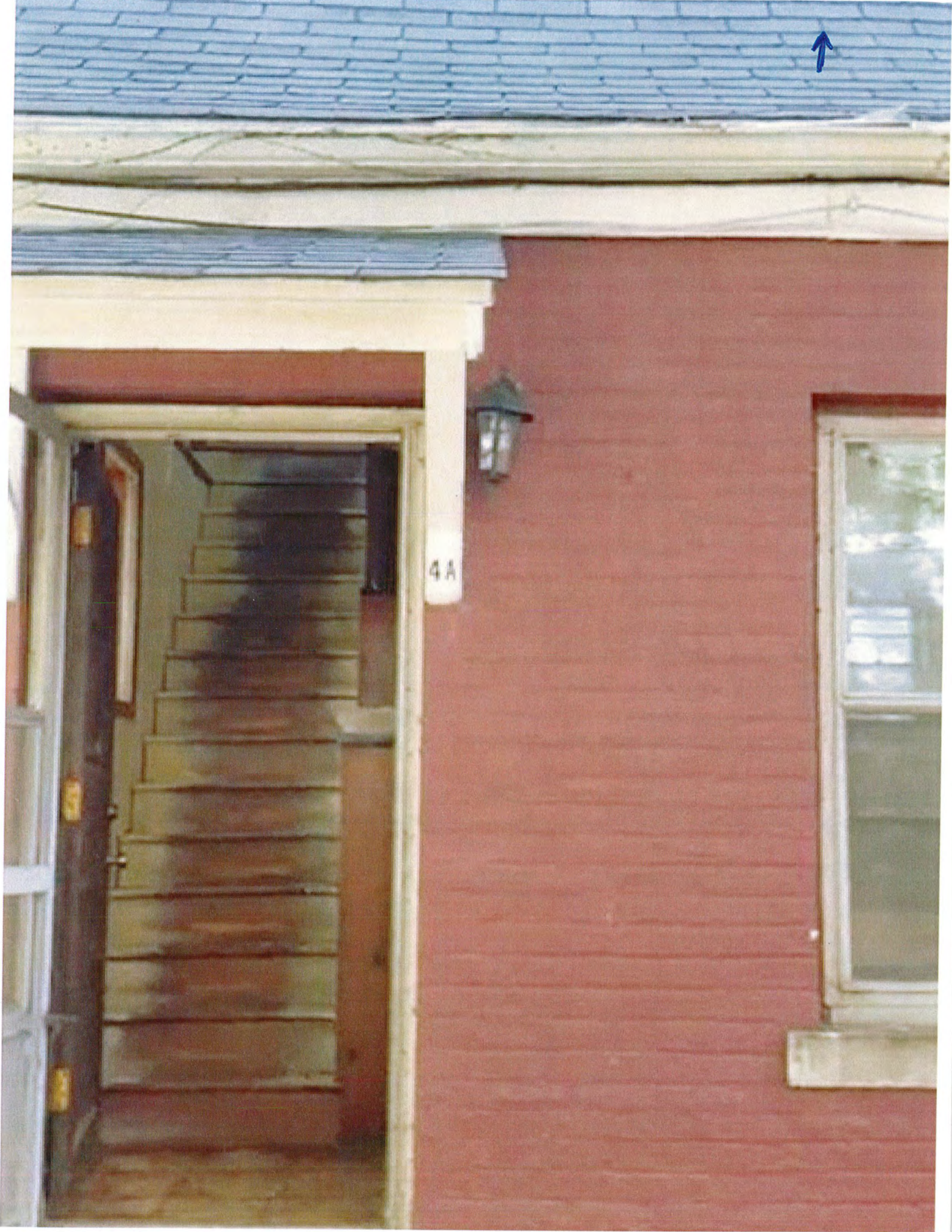


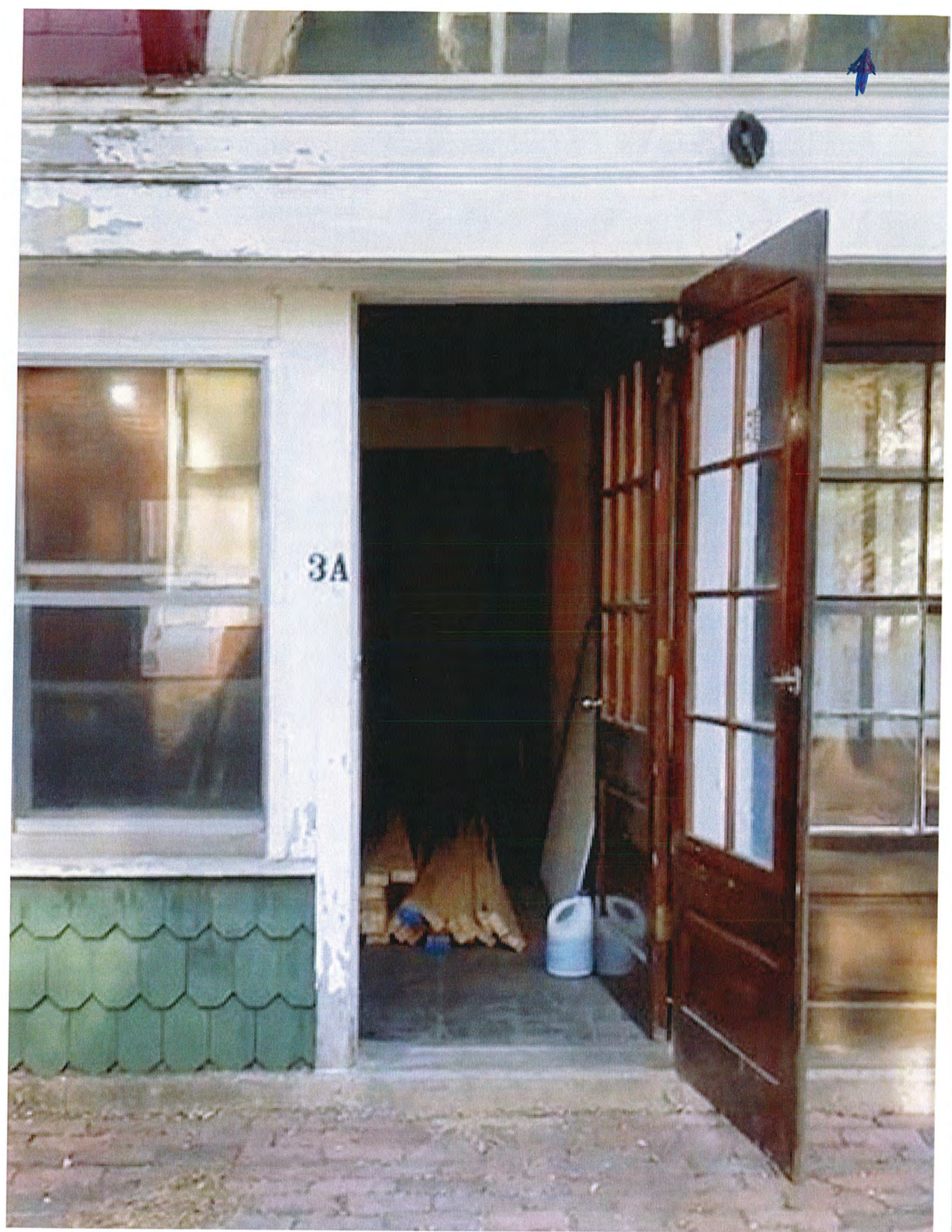






4A





3A



11

21

Worn Shingles  
(Replaced per HPS)

