



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (Prepared by Leah Allison)

DATE: August 1, 2019

CASE NO: PZ 19-20

REQUEST: Hold a Public Hearing and forward a recommendation on the request of Robert Smith to rezone property from a present Class R-3 (Single Family Residential) District to a Class P-1 (Parking) District for the properties located at 1311 E Paris Ave and 1315 E Paris Ave, (Parcel Identification Nos. 14-27-401-016 and 14-27-401-017), Peoria IL. (Council District 3)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone property from single family residential to parking.

BACKGROUND

Property Characteristics

The subject property contains 0.27 acre (11,761 sq. ft.) of land and was previously developed with a single family residential structure on each lot. The structures were demolished in 2015, leaving vacant lots. The property is surrounded by R-3 (Single Family Residential) zoning to the east, south, and west, and CN (Neighborhood Commercial) zoning to the north.

History

Date	Zoning
1931 - 1958	A (One Family Dwelling)
1958 - 1963	A (One Family Dwelling)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R3 (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 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 and residential to the east, 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	Unknown
<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.	Unknown
<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 allow for development of an off-street parking lot.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property may be suitable for the parking zoning class as the adjacent properties to the north are zoned 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.	Approximately four years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is Low Density Residential

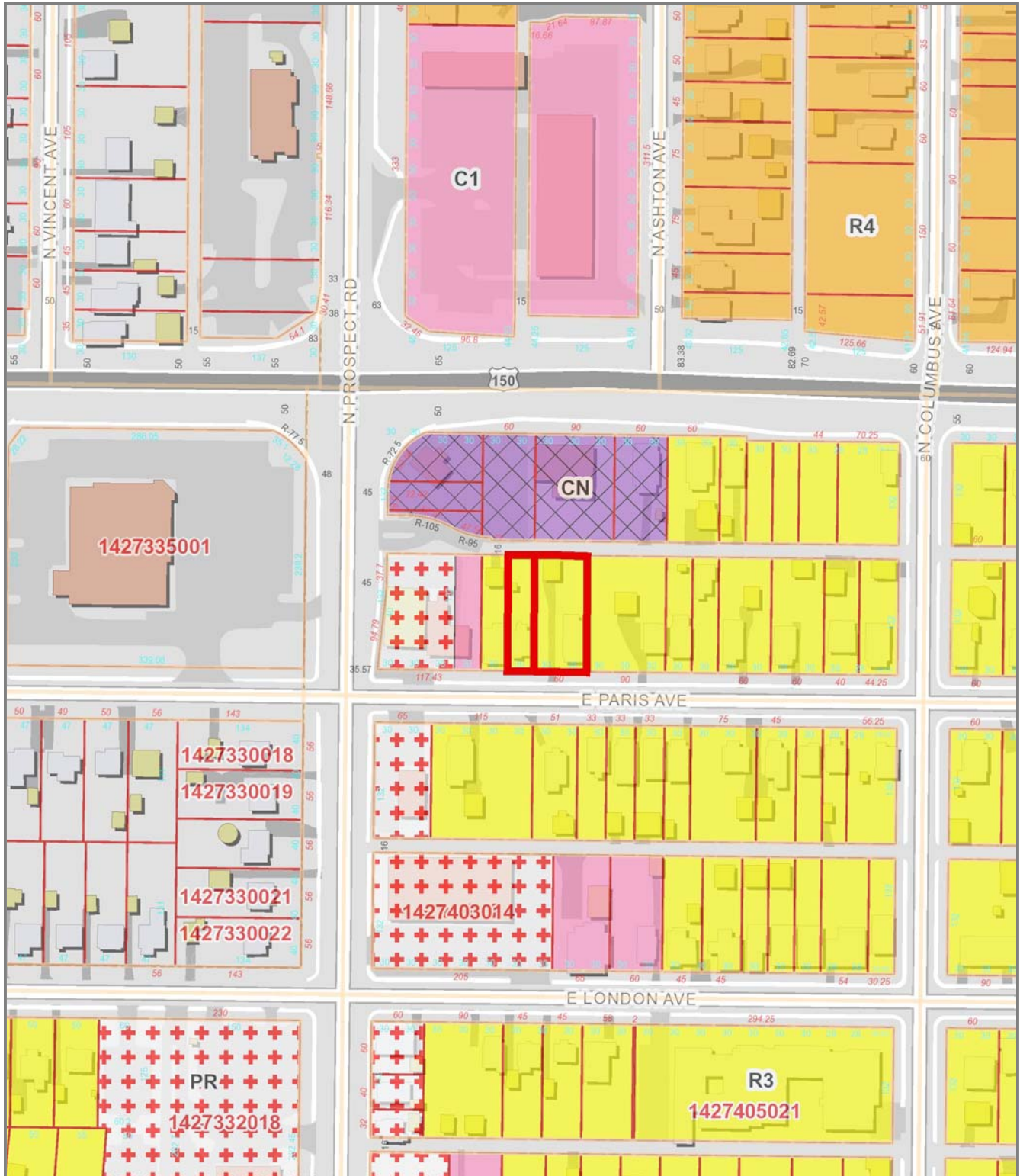
DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo

1311 - 1315 E Paris 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 = 167 feet
 7/2/2019



1311 - 1315 E Paris Ave



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