



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: February 7, 2019
CASE NO: PZ 18-D
REQUEST: Hold 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 Off-Premise Signs.

SUMMARY OF PROPOSAL

The current off-premise sign regulations have been in place since 2001 and include permitted and special use signs, a replacement schedule specific to each Council District, and separation requirements from residential properties and other signs.

Staff has reviewed these regulations in order to simplify and provide flexibility for locations without increasing the number of signs. The proposed amendment will:

- 1) Allow off-premise signs up to 300 sq ft in size as permitted uses in commercial and industrial zoning districts.
- 2) Allow off-premise signs up 700 sq ft in size as permitted uses in C-2 (Large Scale Commercial) and industrial zoning districts.
- 3) Replace the Council District replacement schedule with a city-wide cap.
- 4) Measure the separation requirements radially for residential properties and on a continuous frontage for other signs.
- 5) Require a major variance for any waiver of these regulations.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

ATTACHMENTS

- 1) Proposed Ordinance