



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

THRU: Site Plan Review Board

FROM: Leah Allison, Senior Urban Planner

DATE: December 3, 2015

CASE NO: PZ 15-55

SUBJECT: Public Hearing on the request of Laura Tobben to rezone certain property from a Class O-1 (Arterial Office) District to a Class R-3 (Single Family Residential) District for the property identified as Parcel Identification No. 13-02-100-009, located on the north side of Wood Sage Road, Peoria, IL (Council District 5)

PROPERTY CHARACTERISTICS

The subject property is 1.28 acres in size. It is zoned Class O-1 (Arterial Office) and surrounded by Class R-3 (Single Family Residential) zoning to the north, east and west and Class O-1 (Arterial Office) to the south.

HISTORY

In 1999, the subject property was part of a 500+ acre annexation to the City of Peoria. Upon annexation the property was zoned R2 (Single Family Residential). In 2003, the subject property, as part of a larger parcel, was rezoned to R3 (Single Family Residential) followed by a Special Use for a Residential Cluster Development. In 2006, the Residential Cluster Development was scaled back to include the western half of the parcel only and the eastern portion, which included the subject parcel, was rezoned to the current class O1 (Arterial Office).

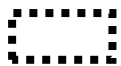
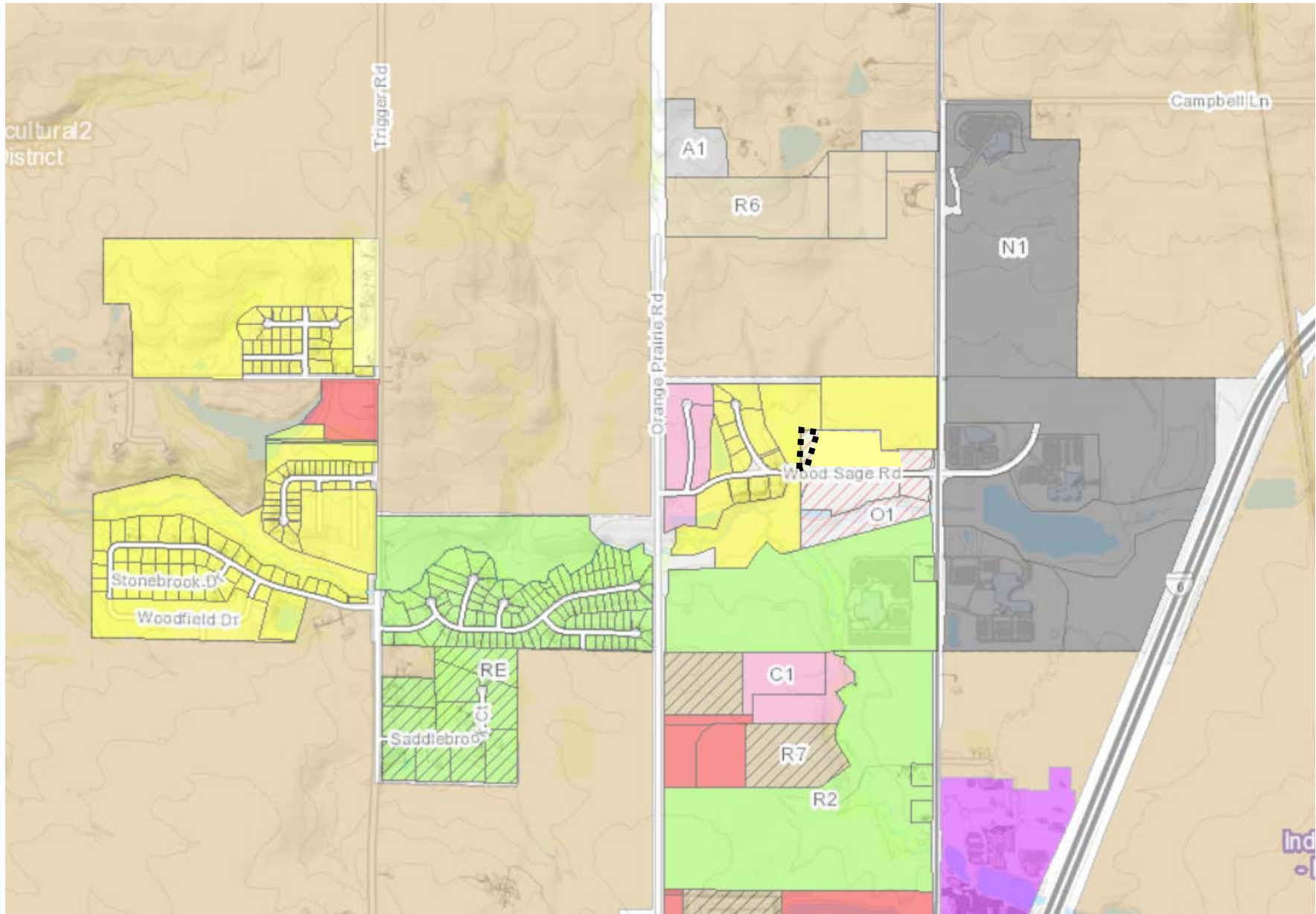
SUMMARY OF PROPOSAL

The subject parcel is adjacent to parcel PIN 13-02-103-001, which was recently rezoned to R3 (Single Family Residential) for a proposed assisted living facility. It was noted at the October Planning & Zoning Commission meeting that this subject parcel was intended to be rezoned concurrently with the adjacent parcel but did not meet the legal notification requirements.

The subject parcel is an unbuildable outlot and will remain as a natural vegetative buffer.

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request, which will eliminate a "spot" zoning of O1 Arterial Office.



Subject Property

**PZ 15-55
Rezone O1 to R3
Wood Sage Road
December 3, 2015**

North

