



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Site Plan Review Board (Prepared by Leah Allison)
DATE: July 7, 2016
CASE NO: PZ 16-21

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Zachary Weaver to rezone property from a Class A-1 (Agricultural) District to a Class R-3 (Single Family Residential) District for the property identified as part of Parcel Identification No. 13-15-226-006 with an address of 6515 N Orange Prairie Road. (Council District 5)

SUMMARY OF PROPOSAL

The petitioner is requesting to rezone the subject property from a Class A-1 (Agricultural) District to a Class R-3 (Single Family Residential) District.

BACKGROUND

Property Characteristics

The subject property contains 5.4 acres of undeveloped land currently part of a 40 acre tract. The property is zoned Class A-1 (Agricultural) and surrounded by A-1 (Agricultural) zoning to the north, R-2 (Single-Family Residential) zoning to the west, R-3 (Single Family Residential) to the east and County-zoned Residential1 to the south.

History

In 1982 the subject property was annexed into the City. Since annexation the property has been zoned Agricultural.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	A1 (Agricultural)
1990 - Present	A1 (Agricultural)

SITE PLAN REVIEW BOARD ANALYSIS

The Community Development Department examines each rezoning application against the standards that resulted from the case of *LaSalle National Bank of Chicago V. Cook County and Peoria's Comprehensive Plan*.

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1:</u> Existing uses of and zoning of nearby property	The subject property is surrounding by single family residential zoning to the west, south, and east. Residential uses have developed nearby the property.
<u>LaSalle Factor #2:</u> Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the rezoning to R-3 (Single Family Residential), as the surrounding properties are also zoned residential.

Standard	Standard Met per Community Development Dept. Review
<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.	None
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning will allow for additional residential uses.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for R-3 (Single Family Residential).
<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.	The property has never been developed.
<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 with areas of conservation.

The Community Development Department 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 SPRB Review	SPRB Condition Request & Justification
No negative impact on existing uses within general area of property	Yes	None
The zoning classification is within the general area	Yes	None
Suitability of property to uses permitted in existing classification	Yes	None
Trend of development	Yes	None
Suitability of property to uses permitted in proposed classification	Yes	None
Objectives of the Comprehensive Plan	Yes	None
Investigation of other suitable ways to accomplish intended purpose	Yes	None
No detriment to public health, safety, or general welfare	Yes	None
Enjoyment of property by neighbors for intended use	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends approval of the request subject to the following condition:

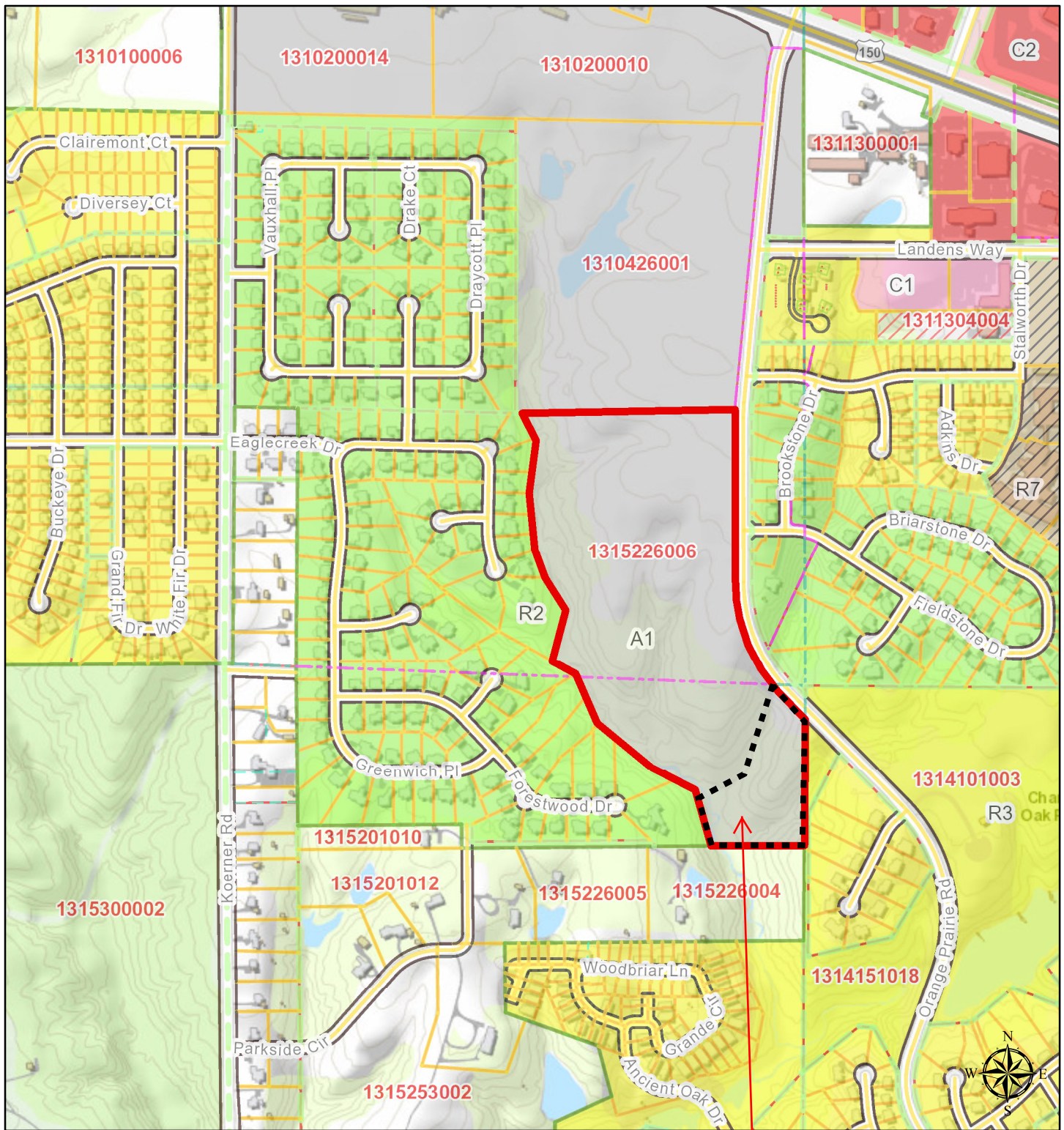
- 1) Prior to City Council review of the requested rezoning, a subdivision plat, conforming to the requirements of the Subdivision Ordinance to create the 5.4-acre parcel, must be submitted for review.

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

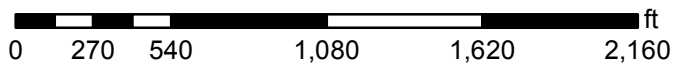
1. Surrounding Zoning
2. Aerial Photo
3. Rezoning Plat

6515 N Orange Prairie Rd



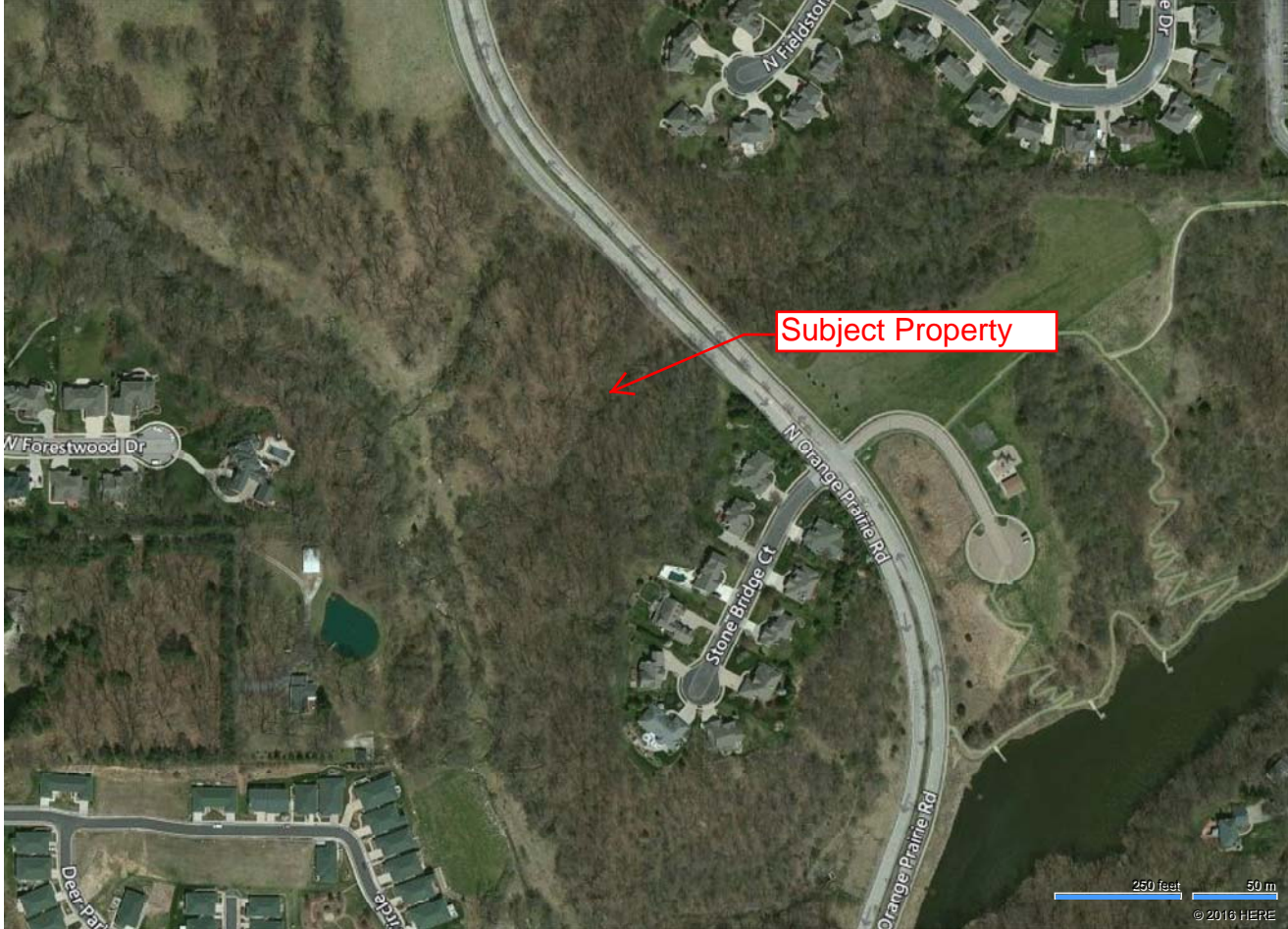
Subject Property

1 inch = 667 feet



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

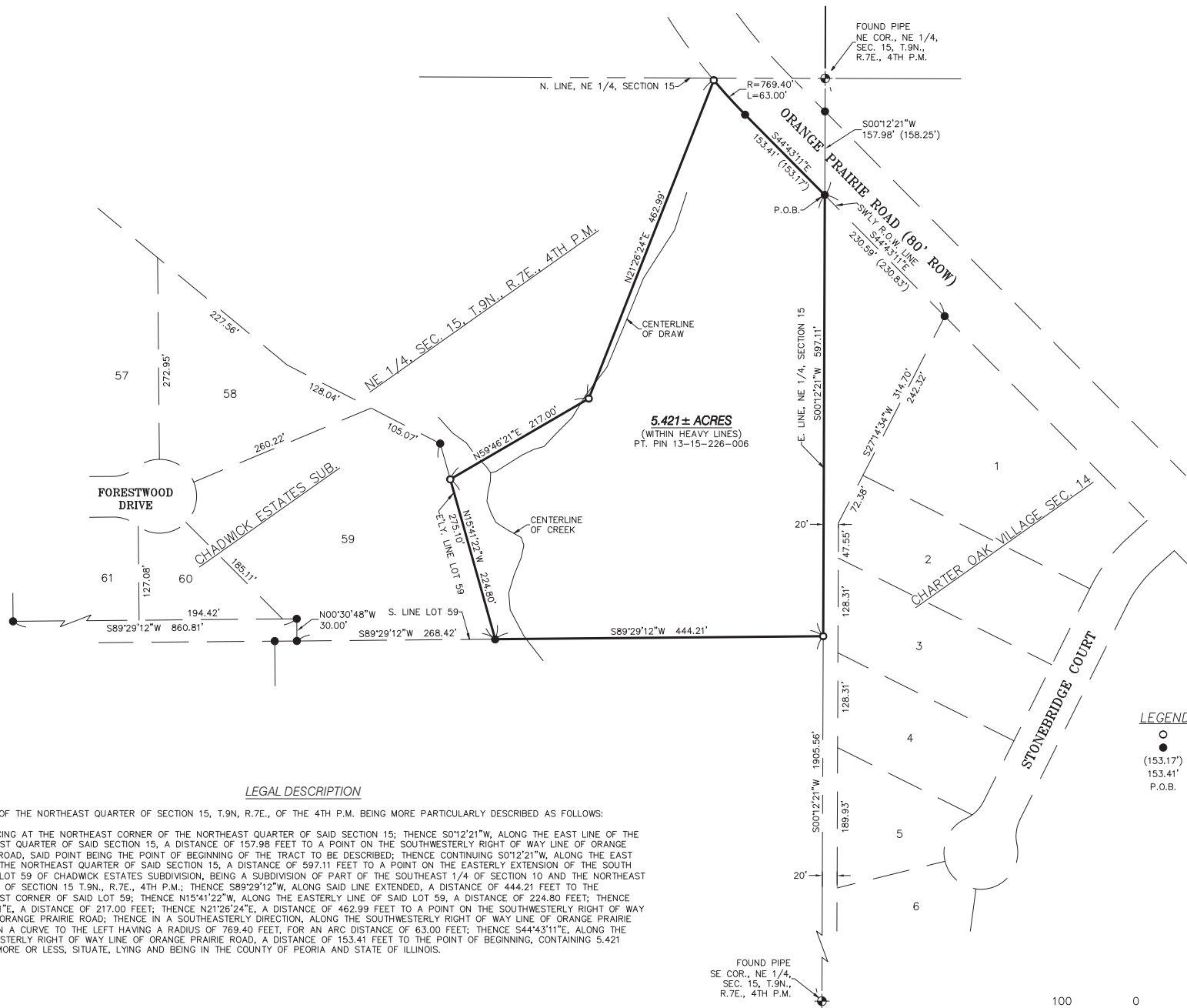




Subject Property

250 feet 50 m

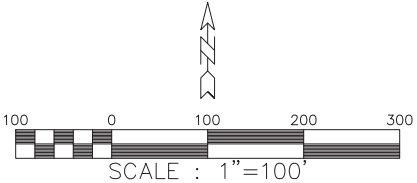
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LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 15, T.9N., R.7E., OF THE 4TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE S0°12'21"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 157.98 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING S0°12'21"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 597.11 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 59 OF CHADWICK ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15 T.9N., R.7E., 4TH P.M.; THENCE S89°29'12"W, ALONG SAID LINE EXTENDED, A DISTANCE OF 444.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59; THENCE N15°41'22"W, ALONG THE EASTERLY LINE OF SAID LOT 59, A DISTANCE OF 224.80 FEET; THENCE N59°46'21"E, A DISTANCE OF 217.00 FEET; THENCE N21°26'24"E, A DISTANCE OF 462.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, ON A CURVE TO THE LEFT HAVING A RADIUS OF 769.40 FEET, FOR AN ARC DISTANCE OF 63.00 FEET; THENCE S44°43'11"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD, A DISTANCE OF 153.41 FEET TO THE POINT OF BEGINNING, CONTAINING 5.421 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

- LEGEND**
- IRON SURVEY PIPE SET
 - IRON SURVEY PIPE FOUND
 - (153.17) PREVIOUS PLATTED DISTANCE
 - 153.41' ACTUAL FIELD MEASUREMENT
 - P.O.B. POINT OF BEGINNING



DRAWN BY: MJF
 APPROVED BY: GRZ
 DATE: JUNE 1, 2016
 DWG: 20518-X-001

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

REZONING PLAT
 FOR
ZACHARY WEAVER

1 / 1
 JOB NO. 20,518