



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: December 5, 2019

CASE NO: PZ 19-34

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark D. Walton, on behalf of Ron DiGiacomo of Trinity M.M.J., LLC to obtain a Special Use in a Class C-1 (General Commercial) District for Adult Use Cannabis Dispensary for the property located at 2301 W. Glen Avenue (Parcel Identification No. 14-19-255-012, Peoria IL (Council District 4)).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to obtain a Special Use in a Class C-1 (General Commercial) District for Adult Use Cannabis Dispensary

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	52 spaces, (2 of which are accessible)	N/A	Signage is required for the accessible spaces; and two bike parking spaces are also required.
Mechanical & Utility Screening	Existing roof top mechanicals; proposed screening for dumpster.	N/A	Current proposal.
Landscaping	Existing conditions, no additional landscaping is proposed.	Waivers requested to allow existing conditions for parking lot landscaping points, and parking lot perimeter requirements.	Add three shade trees along Northland Ave.
Signs	Remove existing freestanding sign and roof-top sign	NA	No objection. Signs as existing are nonconforming.
Exterior Lighting	Not yet determined.	N/A	Compliance required.
Setbacks, Yards, Build To	Existing conditions, no additional yards are proposed.	Waivers for existing conditions related to setbacks and yards.	Need to correct right-of-way encroachments. Redesign front yard parking along Glen Ave. to allow for seeded/sodded yard.
Access & Circulation	Existing conditions, no changes proposed.	Waiver from sidewalk requirement on Renwood St and Northland Ave	The three drive approaches are non-compliant and need to be corrected. Deny sidewalk waiver request. Sidewalks are required on all three frontages, and a pedestrian and bicycle pathway is required to the main entrance.

BACKGROUND

Property Characteristics

The subject property contains 0.99 acres of land and is currently developed a vacant retail establishment. The property is zoned Class C-1 General Commercial and surrounded by the same.

History

Date	Zoning
1931 - 1958	Not yet annexed
1958 - 1963	Not yet annexed
1963 - 1990	C-2, Neighborhood Commercial
1990 - Present	C-1, General Commercial

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 DRB Review	DRB Condition Request & Justification
The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.	Met	Provide required accessible space signage.
The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.	Met	Correct right-of-way encroachments. Provide sidewalks on all three frontages, and corresponding right-of-way dedications as needed. Provide a pedestrian and bicycle pathway to the main entrance. Add three shade trees along Northland Ave.
The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	Met	N/A
Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided.	No	Address per Public Works drainage requirements.
Adequate measures have been or will be taken to provide ingress and egress so deigned as to minimize traffic congestion in the public streets.	No	Revise drive approaches along Renwood, Northland, and Glen.
The proposed special use is not contrary to (supports and furthers) the objectives of the adopted plans.	Met	N/A

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
If a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need, and provide a public benefit.	N/A	N/A
The special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.	Met	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs.	N/A
City Council Strategic Plan Goals	Grow Peoria.	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

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

The Development Review Board recommends approval of the proposed use with the following waivers and conditions:

Waivers

1. Waivers requested for parking lot landscaping points, and parking lot perimeter requirements.
2. Waiver for existing conditions for setback along Northland, Glen and Renwood.

Conditions

1. Revise drive approaches along Renwood.
2. Meet drainage Ordinance requirements.
3. Correct right-of-way encroachments.
4. Provide required accessible space signage.
5. Provide sidewalks on all three frontages, and corresponding right-of-way dedications as needed.
6. Provide a pedestrian and bicycle pathway to the main entrance.
7. Add three shade trees along Northland Ave.
- 8.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photometric Plan
5. Elevations and/or Renderings
6. Trip Generations