



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: June 1, 2017
CASE NO: PZ 17-11

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Ahsan Usman to amend an existing Special Use Ordinance Nos. 14,028 and 16,174, as amended, in a Class C-1 (General Commercial) District for a Hotel, to construct a building addition and utilize portions of an existing building for an Assisted Living Facility, for the property identified as Parcel Identification No. 14-30-101-007 with an address of 2726 W Lake Avenue, Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to a construct a building addition and utilize portions of an existing building for an Assisted Living Facility. The Assisted Living Facility will include approximately 70 units and the hotel will include 60 units. The property, including the existing hotel and proposed assisted living facility, is described below based on a revised site plan:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	117 total parking spaces, of which 5 are handicap accessible	None	Payment of \$2,000 impact fee or provide permeable parking surface for spaces over the 109 allowed by right
Mechanical & Utility Screening	Must be screened from view of the public right-of-way.	None	Prior to issuance of a building permit.
Landscaping	Front yard and parking lot landscaping provided on site plan.	None	Parking lot landscaping is deficient 57 points.
Signs	Existing signs to be retrofitted.	None	A separate application is required for sign approval
Exterior Lighting	Not to exceed ½ foot candle in new parking lot and at property line	None	Prior to issuance of a building permit
Setbacks & Yards	Entrance canopy is setback 19 ft. from the front property line. Minimum district requirement is 20 ft.	Reduce the front yard setback to 19 feet	No objection
Height	New building height is 58' 1" to tallest point of cupola. Maximum zoning district height is 35 ft.	Increase height of building to 58' 1".	No objection
Access & Circulation	Access provided by three existing entrances from Lake Ave.	Access road encroaches into setback 8' 6".	No objection

BACKGROUND

Property Characteristics

The subject property contains 2.6 acres of land and is currently developed as the Studio 6/Motel 6. The property is zoned Class C-1 (General Commercial) and surrounded by R-6 (Multi-Family Residential) zoning to the west and north, C-2 (Large Scale Commercial) zoning east, and Interstate 74 to the south.

History

The property is approved as a Special Use for a hotel, which was built in 1978. Subsequent amendments to the special use were approved for signage, a hotel canopy addition, and roof top signs.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	C3 (General-Commercial)
1990 - Present	C1 (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
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Compliance with Section 8.2 Landscaping
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the proposed Assisted Living Facility subject to the following condition:

- 1) Provide a revised landscape plan which is in compliance with the requirements of Section 8.2 of the Unified Development Code for landscaping.
- 2) Payment of \$2,000 parking impact fee or provide permeable parking surface.

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. Site Plan
4. Elevations and/or Renderings