



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board, prepared by Shannon Techie
DATE: June 7, 2018
CASE NO: PZ 18-16

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Robert Culp of Midwest Engineering and Associates, Inc. for Peoria Public Schools District 150, to rezone property from a Class R-3 (Single-Family Residential) District to a Class C-1 (General Commercial) District, for a portion of the property (approximately 4.3 acres in the southwest corner of the property) located at 400 E War Memorial Drive (Parcel Identification Number 14-28-276-001), and commonly known as Peoria Stadium, Peoria, Illinois (Council District 3).

SUMMARY OF PROPOSAL

In response to feedback from neighborhood residents, the Petitioner is amending their request to C-N (Neighborhood Commercial), as opposed to C-1 (General Commercial) zoning.

The intent of the C-N District is for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of gross floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

The attached subdivision plat shows the area to be rezoned. The subdivision process is an administrative process through the Development Review Board. The proposed plat is included with the rezoning request for reference only, to provide documentation of the area proposed to be rezoned.

BACKGROUND

Property Characteristics

The entire stadium property contains approximately 82.32 acres and the portion to be rezoned contains approximately .772 acres. The property is currently zoned R-3 (Single-Family Residential) and is surrounded by R-3 (Single-Family Residential) to the west, C-1 (General Commercial) to the east, R-4 (Single-Family Residential), C-N (Neighborhood Commercial) and C-G (General Commercial) to the south, and C-1 (General Commercial) and R-3 (Single-Family Residential) to the north.

History

The property at 400 E War Memorial contains a legal non-conforming use of outdoor recreation.

The property has historically been zoned as follows:

Date	Zoning
1958-1963	A (One Family)
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	R-3 (Single-Family Residential)

COMMUNITY DEVELOPMENT DEPARTMENT 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 the City's Comprehensive Plan.*

Standard	Standard Met per Community Development Dept. Review
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	There is commercial zoning across War Memorial Drive to the south and across New York Avenue to the East. In addition, the types of uses allowed in the C-N District are compatible with the existing development pattern in the area. Further, the existing use of the stadium (outdoor recreation) is more similar to a commercial use than a single-family residential use.
<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 C-N, as there is other commercially zoned property in the vicinity of this site.
<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.	A rezoning to C-N would provide a public benefit, as it would allow for the existing commercial uses to expand and continue to serve the immediate residential neighborhood and commercial corridor, as intended by the Unified Development Code.
<u>LaSalle Factor #4</u> : Relative gain to the public as compared to the hardship imposed on the individual property owner.	The rezoning would allow for uses that would complement the existing mixed-use (large and small scale commercial and single-family residential) character of the neighborhood.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The subject parcel is suitable for commercial development, with the location along a major thoroughfare (War Memorial Drive) and other parcels in the area already developed as commercial.
<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 is not vacant.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	The existing use of the property would align with the uses allowed in the C-N (Neighborhood Commercial) District.
<u>Comprehensive Plan Future Land Use Designation</u>	Partially, as the Future Land Use Designation is public/semi-public.

The Community Development Department examines each application against the appropriate standards found in the Code of the City of Peoria.

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

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
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. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

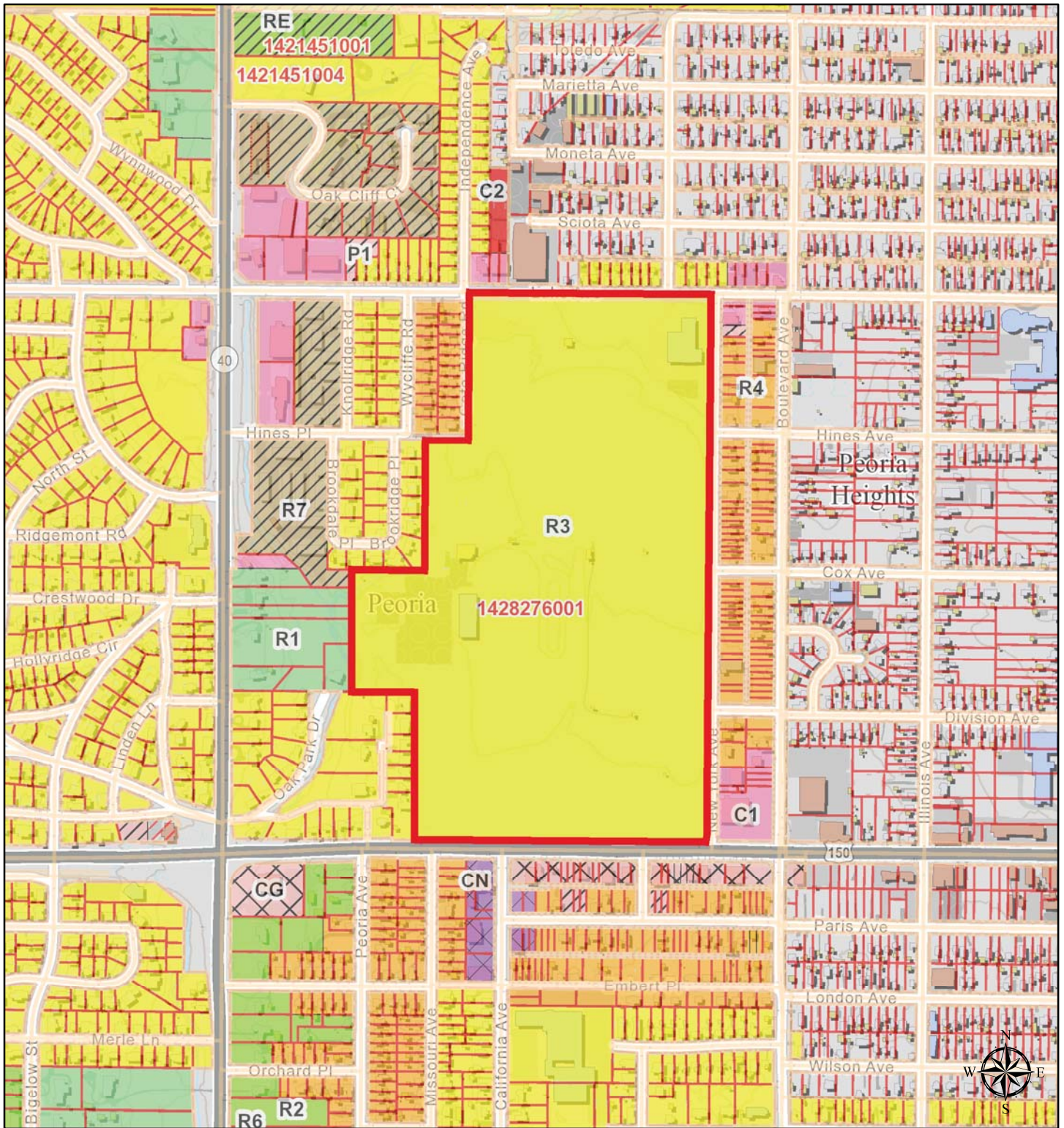
The Community Development Department recommends approval of the request.

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.

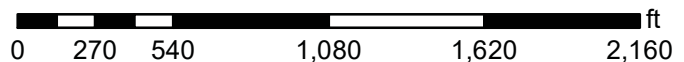
ATTACHMENTS

1. Proposed subdivision plat (for reference to the area proposed to be rezoned)
2. Surrounding Zoning (County GIS Print in Color)
3. Aerial Photo (County GIS Print in Color)

Surrounding Zoning - 400 East War Memorial Drive



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

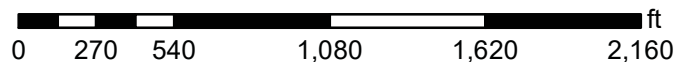
Peoria County, IL, HERE, USGS



400 East War Memorial Drive Aerial



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

County of Peoria, Tri-County Regional Planning Commission,
Kucera International, Inc.
Peoria County, IL, HERE, USGS

