



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 4, 2019
CASE NO: PZ 19-F
REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Administrative Deviations for Wall Signs.

SUMMARY OF PROPOSAL

Wall signs within the Form districts must be placed within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.

Currently an administrative deviation is available for the placement of a wall sign on a single story building. An administrative deviation is not available to multiple story buildings, thus a special use is required.

The proposed text amendment will allow the administrative deviation process for the placement of a wall sign on a building regardless of the number of stories. A special use will no longer be required.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the proposed text amendment.

ATTACHMENTS

- 1) Proposed Ordinance