



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Site Plan Review Board

DATE: February 4, 2016

CASE NO: PZ 16-02

REQUEST: Public Hearing on the request of Larae Tucker of Vertical Construction Management to amend an existing Special Use Ordinance No. 13,450 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Restaurant with a Drive-Thru for the property identified as Parcel Identification Nos. 14-29-327-003, 14-29-327-021, 14-29-327-025, and 14-29-327-026, with an address of 3425 - 3525 N University Street and commonly known as University Plaza Shopping Center. (Council District 2)

SUMMARY OF PROPOSAL

The petitioner is requesting to amend an existing Special Use for a Shopping Center to add a Hardee's restaurant building as described below:

Buildings & Yards

The proposed restaurant building is 2,500 sq. ft. in size and 23 feet in height. The restaurant also includes a single lane drive-through. The building is to be constructed in an existing parking lot along the frontage of University Street.

Exterior building materials will include Faux Stone Veneer and EIFS system materials.

Parking & Access

The proposed restaurant building will occupy a portion of an existing parking area. Thirty-four (34) parking spaces will remain to serve the restaurant. Access to the shopping center is provided from existing entrances off of University St. Access to the restaurant is available via internal cross access within the shopping center. No new entrances from University Street are requested.

Landscaping, Lighting, and Screening

A landscaping plan has been submitted for the restaurant site and the existing shopping center, which is in compliance with requirements of the Zoning Ordinance. An exterior photometric lighting plan has also been submitted illustrating compliance with lighting requirements.

The petitioner states that ground, rooftop and wall mechanical/utility equipment and refuse collection for the restaurant building will be screened.

Signage

An existing multi-tenant freestanding sign for the University Plaza shopping center is located along the frontage of University Street. The petitioner is proposing a second freestanding sign which is 15 feet in height and 68.25 sq. ft., located 91 feet to the north of the existing sign. The Zoning Ordinance requires a minimum 150 feet separation between freestanding signs located on the same parcel. A waiver has been requested.

Building signage is also proposed on the west, north and south facades.

REQUESTED WAIVER:

- 1) Section 17.11.c: Reduce the separation of free standing signs on a parcel from 150 feet to 91 feet.

PROPERTY CHARACTERISTICS

The subject property contains approximately 13 acres of land and is developed as the University Plaza shopping center. The property is zoned C2 (Large Scale Commercial) and is surrounded by C2 (Large Scale Commercial) to the north, west, and south, and C1 (General Commercial) to the east.

HISTORY

In 1988, a Use with Approval was granted for a shopping center and offices at the subject property. Several amendments since have revised the landscaping, signage, parking, and buildings. Most recently, the shopping center was amended to add the Golden Coral restaurant and remove an adjacent parcel from the special use boundaries.

SITE PLAN REVIEW BOARD RECOMMENDATION

The Site Plan Review Board recommends APPROVAL of the request, not including the requested waiver. The request to place a second free-standing sign less than 150 feet from the existing multi-tenant sign conflicts with Section 17.1 of the City's Sign Ordinance, which in part is intended to:

- 1) Lesson congestion of land and air space;
- 2) Provide against undue concentration of signs which distract and endanger traffic safety and flow; and
- 3) Avoid uncontrolled proliferation of signs

In addition to the recommendation for approval, Site Plan Review Board recommends the following condition:

- 1) The City's 2016 University Avenue Reconstruction will include installation of property line sidewalks along the property frontage. In exchange for new sidewalks, the property owner will be asked to donate any required right-of-way or temporary easements. Plans should indicate that contractor should coordinate sidewalk construction abutting ROW sidewalk with Public Works Department.