



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** December 6, 2018

**CASE NO:** PZ 18-38

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone certain property from Class R-8 (Multi-Family Residential) District, Class C-G (General Commercial) District, and Class I-2 (Railroad/Warehouse District, to a Class R-3 (Single Family Residential) District and rescind a Multi-Family Plan for the property located at the foot of Morton Street, (Parcel Identification No. 18-03-382-003), Peoria IL (Council District 1)

## SUMMARY OF PROPOSAL

The City of Peoria is requesting to rezone the subject property to Class R-3 (Single Family Residential) and rescind a previously approved multi-family development plan for River Front Trail apartments. The proposed apartment development plan is no longer being pursued, therefore the City is requesting to return the property to its previous single family zoning class.

## BACKGROUND

### Property Characteristics

The subject property contains 19.5 acres of park-like land located along the IL River. The property is zoned Class R-8 (Multi-Family Residential) District, Class C-G (General Commercial) District, and Class I-2 (Railroad/Warehouse District. It is surrounded by I-2 (Railroad/Warehouse Industrial), I-3 (General Industrial), and C-G (General Commercial) to the north and west, and R-8 (Multi-Family Residential) and the IL River to the south and east.

### History

In 2015, the subject property was rezoned to Class R-8 (Multi-Family Residential) along with approval for a multi-family development plan.

Date	Zoning
1931 - 1958	K (Heavy Industrial)
1958 - 1963	K (Heavy Industrial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R3 (Single-Family Residential), R-8 (Multi-Family Residential), C-G (General Commercial) & I-2 (Railroad/Warehouse)

**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.

<b>Standard</b>	<b>Standard Met per Community Development Dept. Review</b>
<u>LaSalle Factor #1</u> : Existing uses of and zoning of nearby property	The subject property is adjacent to I-2 (Railroad/Warehouse Industrial), I-3 (General Industrial), and C-G (General Commercial) to the north and west, and R-8 (Multi-Family Residential) and the IL River to the south and east. Existing uses of nearby property include a commercial and industrial businesses.
<u>LaSalle Factor #2</u> : Extent to which property values are diminished by the particular zoning	Property values should not be diminished by the R-3 (Single Family Residential) zoning, since it has previously been residentially zoned.
<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.	None
<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 development opportunities or remain as open space.
<u>LaSalle Factor #5</u> : Suitability of the property for the zoned purpose.	The property is suitable for the R-3 zoning class with adequate acreage and existing public access.
<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 has been open space for 25+ years.
<u>LaSalle Factor #7</u> : Public need for the proposed use.	None
Comprehensive Plan Future Land Use Designation	The Future Land Use Designation is High Density Residential.

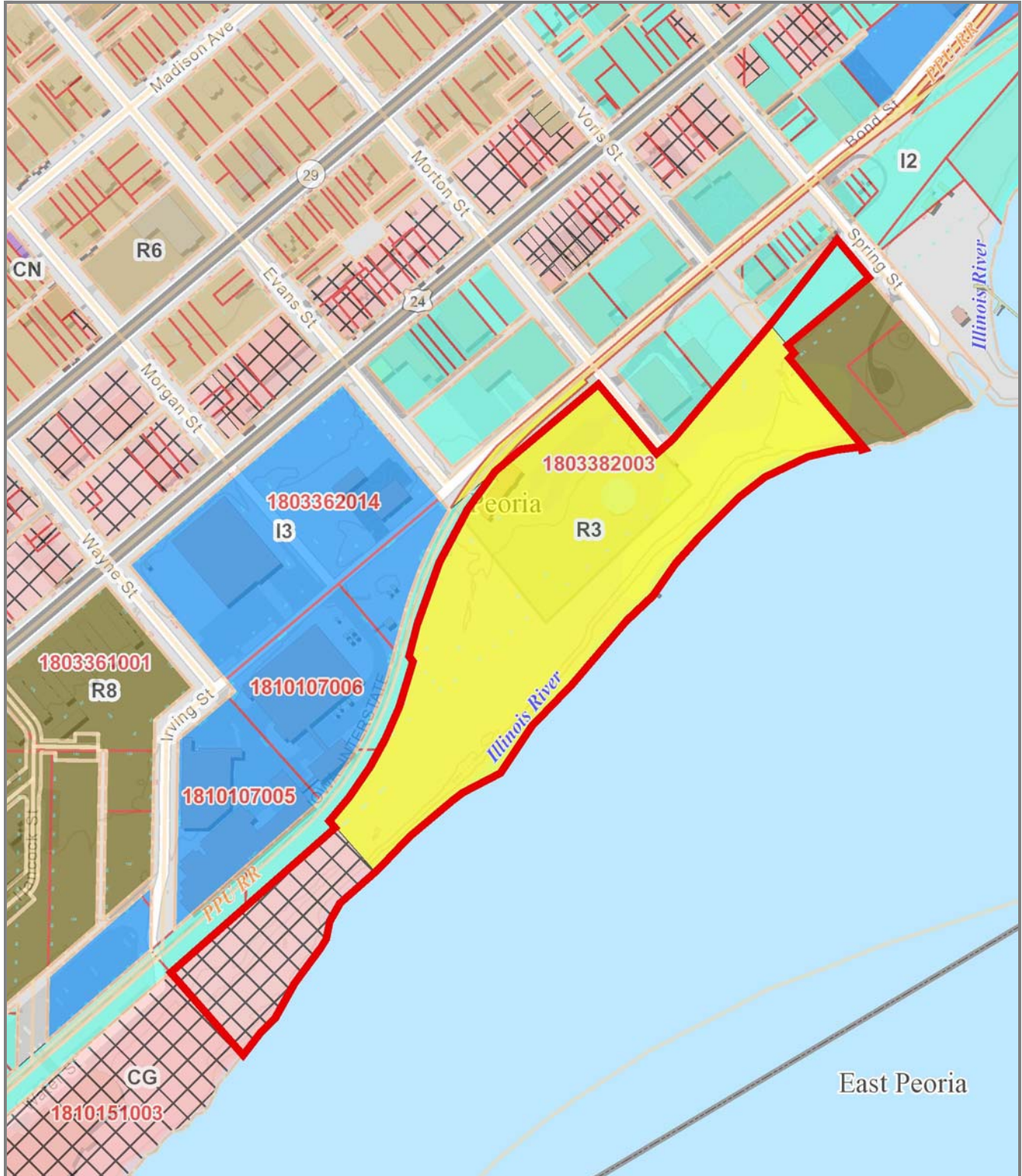
**DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the request.

**ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo

### Morton St



*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*

Map Scale  
**1 inch = 400 feet**  
 11/7/2018





### Foot of Morton Street



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Map Scale  
**1 inch = 333 feet**  
11/15/2018

