



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: April 2, 2020
CASE NO: PZ 20-5

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Erin Taylor Nevitt to obtain a Special Use in a Class C-2 (Large Scale Commercial) District for an Assisted Living Facility for the property located at 7615 N Harker Drive (Parcel Identification No. 14-07-227-005), Peoria IL. (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVER

The petitioner is requesting to obtain a Special Use for an Assisted Living Facility located in an existing single-story building. The property and proposed use are described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	34 total parking spaces of which 2 are handicap accessible	None	In compliance except for handicap parking sign, which must be updated.
Mechanical & Utility Screening	No change.	None	In compliance
Landscaping	No change to existing landscaping proposed at this time.	All additional landscaping requirements	Front yard landscaping requires 64 points (approx. 4 shade trees). Parking lot perimeter requires a landscape hedge or decorative wall.
Signs	None proposed at this time.	None	New signage will require a separate sign permit.
Exterior Lighting	Exterior lighting to be compliant with zoning requirements.	None	Minimum pkg lot lighting & maximum at property line is 0.5 foot candles.
Setbacks, Yards	No change	None	In compliance
Height	One story building	None	In compliance
Access & Circulation	Ingress/egress is provided via one driveway entrance from Harker Dr.	None	In compliance
Pedestrian Connectivity	No change	Sidewalk along frontage	A 5-foot wide sidewalk is required along the lot frontage.

BACKGROUND

Property Characteristics

The subject property contains 1.5 acres of land and is currently developed with a single-story building. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by C-2 (Large Scale Commercial) zoning to the north, south, east, and west.

History

The property was developed in 1997 for an office building.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	I1 (Light-Industrial)
1990 - Present	C2 (Large Scale 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 for Special Use	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
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Handicap parking signage, front yard and parking lot perimeter landscaping.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request subject to the following conditions:

- 1) Update handicap parking fine to \$350.
- 2) Provide 64 points of trees for front yard landscaping.
- 3) Provide continuous landscape hedge, decorative masonry wall or combination thereof for parking lot perimeter landscaping along Harker Dr.
- 4) Install sidewalk along the frontage of Harker Dr.

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
5. Statements
 - a. Economic Statement
 - b. Environmental Statement
 - c. Public Services Statement

7615 N Harker Drive

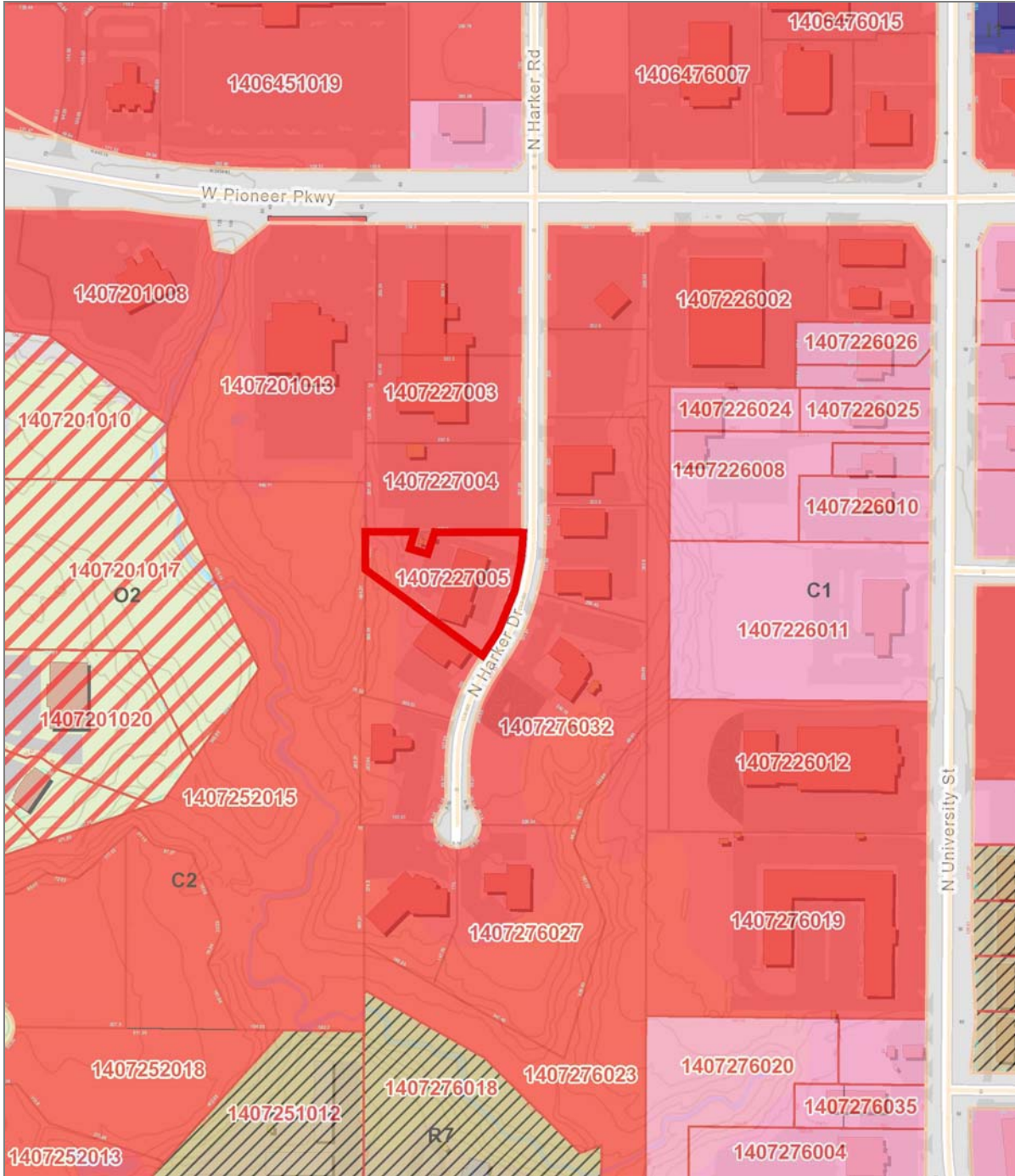


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 83 feet
3/12/2020



7615 N Harker Drive



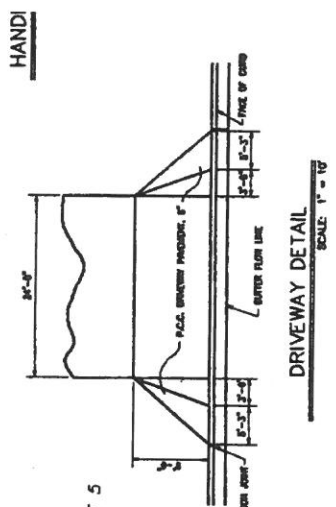
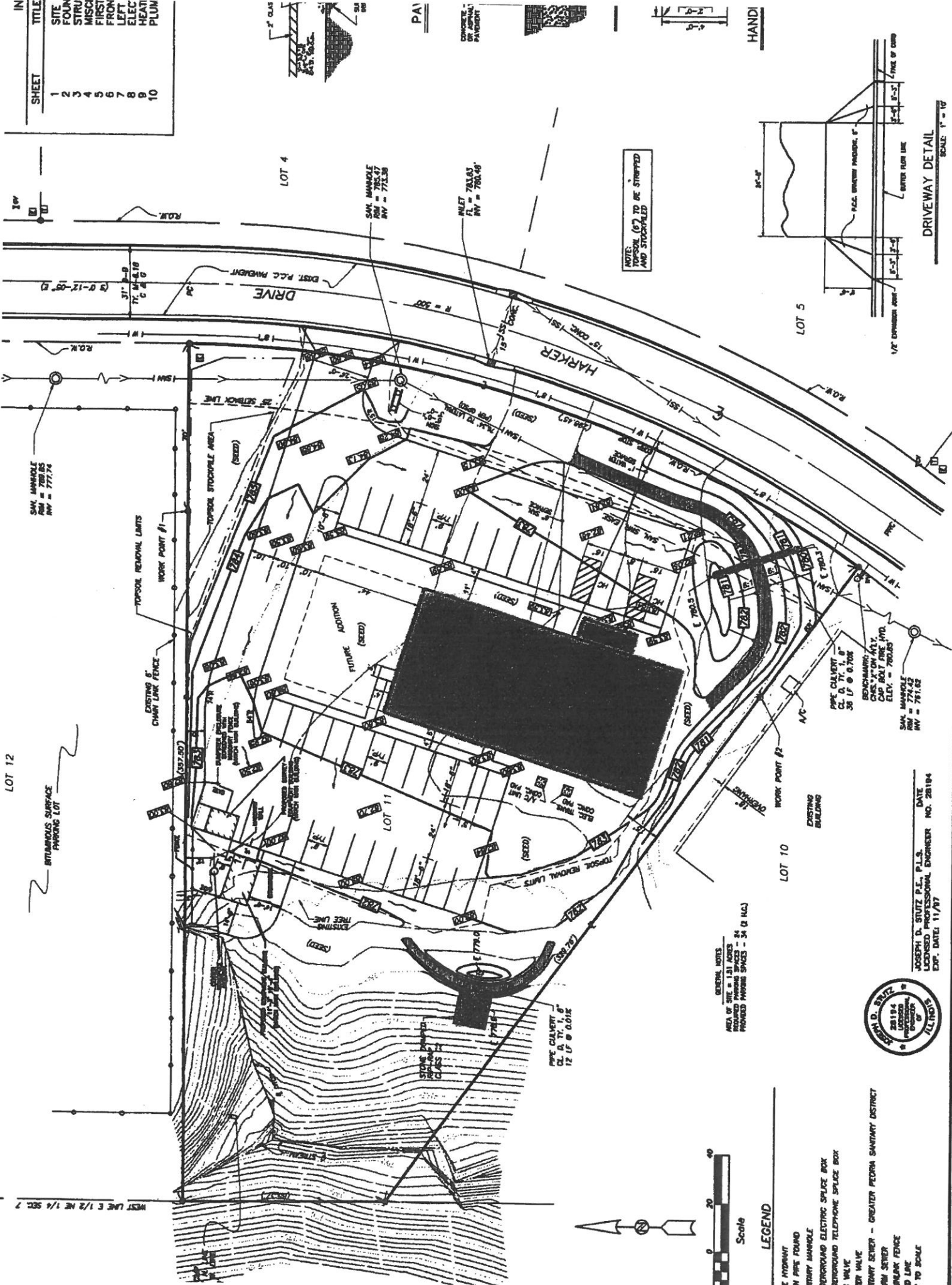
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Map Scale
1 inch = 333 feet
3/12/2020



SHEET	TITLE
1	SITE
2	FOUN
3	STRU
4	MISC
5	FIRST
6	FRON
7	LEFT
8	ELEC
9	HEAT
10	PLUM



NOTES:
TOPSOIL (6") TO BE STRIPPED
AND STOCKPILED

DRIVEWAY DETAIL
SCALE: 1" = 10'



JOSEPH D. STUTZ P.E., P.L.S.
LICENSED PROFESSIONAL ENGINEER NO. 28194
DATE
EXP. DATE 11/97

GENERAL NOTES
AREA OF SITE = 1.51 ACRES
REQUIRED PARKING SPACES = 24 (8 N.A.)
PROPOSED PARKING SPACES = 34 (8 N.A.)



LEGEND

- 1" HYDRANT
- 2" PIPE FOUND
- UTILITY MANHOLE
- BACKGROUND ELECTRIC SPURCE BOX
- BACKGROUND TELEPHONE SPURCE BOX
- 6" VALVE
- 7" VALVE
- UTILITY CENTER - GREATER PEORIA SANITARY DISTRICT
- DRM CENTER
- POULARK FENCE
- ED LINE
- IF TO SCALE

LOT 12

LOT 11

LOT 10

LOT 5

LOT 4

WEST LANE E 1/2 NE 1/4 SEC. 7

BITUMINOUS SURFACE
PARKING LOT

TOPSOIL STOCKPILE AREA

FUTURE ADDITION

P.C.C. CURBWAY
CL. 6.71 @ 0.01%
12' LF @ 0.01%

P.C.C. CURBWAY
CL. 6.71 @ 0.70%35' LF @ 0.70%

BENCHMARK
C&G 447
C&G 447 ELEV. 1470
ELEV. = 760.83

S&L MANHOLE
RM = 774.3
INV = 781.62

S&L MANHOLE
RM = 785.47
INV = 771.36

INLET
EL = 783.83
INV = 780.48

DRIVE

HARPER DRIVE

DIST. P.C.C. PAVEMENT

3" SERVICE LINE

TOPSOIL REMOVAL LIMITS

WORK POINT #1

EXISTING 6" CHAIN LINK FENCE

EXISTING FENCE LINE

EXISTING FENCE LINE

EXISTING FENCE LINE

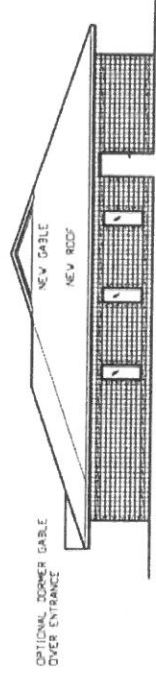
EXISTING FENCE LINE

EXISTING FENCE LINE

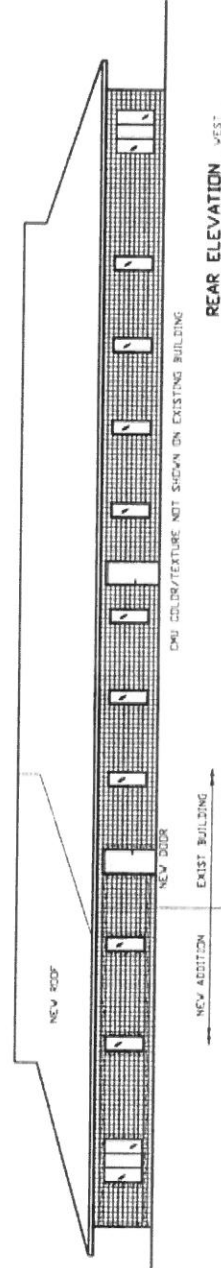
EXISTING FENCE LINE

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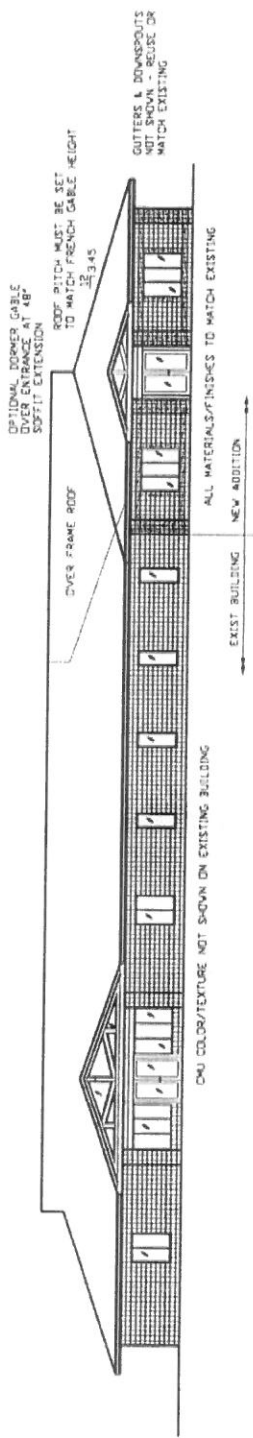
DATE	11/11/11
DRAWN BY	LRP
CHECKED BY	LRP
SCALE	AS SHOWN
PROJECT NO.	11-11-11
SHEET NO.	3
TOTAL SHEETS	3
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



NEW ADDITION
END ELEVATION NORTH
 SCALE: 1/8" = 1'-0"



REAR ELEVATION WEST
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION EAST
 SCALE: 1/8" = 1'-0"

7615 N Harker Drive

Special Use

Estimated Traffic Generation

Minimal impact. We estimate the traffic would be similar or less than the previous business.

Development Impact Statement

A. Economic Statement

1. Projected property tax generation: There may be limited change to property tax generation based on the sale price and improvements to the building.
2. Projected sales tax generation adjusted for economic shift: No anticipated sales tax is anticipated to be generated on the property. Some goods and supplies to support the operation will be purchased locally and contribute sales tax revenue to the community.
3. Projected benefits due to expanded customer/consumer service/product mix to be provided to the community: Projected benefits would be a minimum of 10-12 new jobs and a safe living environment for 16 senior residents who are no longer able to live independently.
4. Impacts on surrounding property values: There may be minimal positive or negative impact based on sale price and improvements. There should be some positive impact on surrounding property value based on the building no longer being vacant.

B. Environmental Statement

1. Existing storm and sanitary sewers and their capacity: There should be no change to the storm capacity. There should be minimal increase on the sanitary sewer based on few daytime users but the addition of bathing facilities and nighttime users.
2. Soils—type and classification for agricultural uses and structural stability: No change.
3. Slope, proposed cut and fill: No change.
4. Flood plain locations and impact of proposed development: No change.
5. Protected water table recharge areas and development impacts: No change.
6. Impacts on surrounding land use, [and] quality of life factors relating to physical, cultural, and aesthetic impacts the proposed development may have on surrounding existing land uses: Minimal impact as a now vacant building will be in use by a low impact user.
7. Construction phases impacts, traffic on residential streets, erosion, inconvenience: Some light remodel will take place but it is all interior and should have no impact on the neighborhood.

C. Public Services Statement

1. Transportation systems network impact: There should be minimal impact on the transportation system.
2. Police/fire protection impact: There should be minimal impact on the police/fire protection services.
3. General services impact: There should be minimal impact on local general services.
4. Not applicable / See comments above.