



Legislation Details (With Text)

**File #:** 16-259      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 7/14/2016      **In control:** City Council

**On agenda:** 7/26/2016      **Final action:** 7/26/2016

**Title:** Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a MULTIFAMILY PLAN in a Class R-8 (Multifamily Residential) District for the Property Located at 101 IRVING (Parcel Identification Numbers 18-10-106-001 Through 18-10-106-003; and a Portion of 18-03-361-001), Peoria, Illinois. (Council District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD NO 17,391 (Item No. 16-259), 2. PZ 16-23 PACKET.pdf, 3. PZ 16-23 - Ordinance.pdf, 4. PZ 16-23 site plan & elevation.pdf, 5. PZ 16-23 zoning.pdf, 6. PZ 16-23 aerial.pdf, 7. 2016 7 PZ Minutes.pdf

Date	Ver.	Action By	Action	Result
7/26/2016	1	City Council	adopted	Pass

**ACTION REQUESTED:**

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a MULTIFAMILY PLAN in a Class R-8 (Multifamily Residential) District for the Property Located at 101 IRVING (Parcel Identification Numbers 18-10-106-001 Through 18-10-106-003; and a Portion of 18-03-361-001), Peoria, Illinois. (Council District 1)

**BACKGROUND:** The petitioner is proposing a multifamily development.

The Planning and Zoning Commission **VOTED 5 - 0 TO APPROVE** the Multifamily Plan, with the following waivers and conditions:

*Waivers:*

1. Land Development Code Section 8.1.6. Parking Schedule: Waiver to allow 1 parking space per unit, instead of 2 per unit.
2. Land Development Code Section 4.1.4. Building Envelop Standards: Waiver to allow encroachment into the required 30 feet rear yard setback.

*Conditions:*

1. Emergency access on the northern portion of the site must be built to accommodate a 90,000 pound vehicle and related turning radius requirements.
2. Post signs along the emergency access to indicate no parking, emergency access only.
3. The emergency access surface must be designed to allow for adequate maintenance in winter conditions.
4. Continue the proposed walkway to add pedestrian connectivity to the existing, adjacent site.
5. The existing parking lot in the northwest of the site will be removed and replaced with green space at such time as it is no longer needed for the existing, adjacent development.

For additional background information, please refer to the Staff memorandum to the Planning and Zoning Commission, dated July 7, 2016.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS:** Two citizens spoke in support of the project. Another submitted a letter with discussion points that were addressed at the hearing.

**IMPACT IF APPROVED:** Two buildings totaling 44 units will be built.

**IMPACT IF DENIED:** The buildings will not be built as proposed.

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Attractive Neighborhoods with Character: Safe and Livable

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Reinvest in neighborhoods.

**DEPARTMENT:** Community Development