



Legislation Text

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File #: 20-050, Version: 1

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**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Re zoning Property from the Present Class R-6 (Multi-Family Residential) District to a Class R-3 (Single Family Residential) District for the Property Located at 6847 N ALLEN ROAD (Part of Parcel Identification No. 14-07-376-003), Peoria, IL (Council District 5)

**BACKGROUND:**

Petitioner, Mark Davis of Woodland Baptist, is requesting to rezone 0.568 acres, which is developed as a parking lot and part of a larger 3.5-acre parcel owned by Peoria Rescue Ministries.

Woodland Baptist Church is located at 6915 N Allen Road, immediately north of Peoria Rescue Ministries located at 6847 N Allen Road. Each property has a Special Use approval. In 2008, Ordinance No. 16,275 modified the special use boundaries of both properties to remove/add 0.568 acres respectively. See attached ordinance no. 16,275. The current request to rezone aligns with the special use boundary amendments approved in 2008. Upon approval of this rezoning, a survey plat will be recorded to transfer ownership of the 0.568 acres and amend the property line.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 to APPROVE the request.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting):** None

**IMPACT IF APPROVED:** 0.568 acres of land will be rezoned from class R-6 (Multi-Family Residential) to class R-3 (Single Family Residential) to align with the previously amended special use and facilitate a transfer of ownership.

**IMPACT IF DENIED:** The 0.568 acres of land will not be rezoned and will remain class R-6 (Multi-Family Residential). If ownership is transferred without the rezoning, the subject parcel will have split zoning of R-3 (Single Family Residential) and R-6 (Multi-Family Residential).

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Grow Peoria

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

**RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.

**DEPARTMENT:** Community Development