



Legislation Details (With Text)

File #:	16-155	Version:	3	Name:	Unified Development Code
Type:	Ordinance	Status:		Status:	Adopted
File created:	4/14/2016	In control:		In control:	City Council
On agenda:	10/11/2016	Final action:		Final action:	10/11/2016
Title:	Communication from the City Manager and the Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving the UNIFIED DEVELOPMENT CODE by Combining and Amending Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD NO 17,403 Unified Development Code, 2. Table - Significant Changes Articles ALL, 3. Ordinance for Appendix A Unified Code, 4. Unified Development Code

Date	Ver.	Action By	Action	Result
10/11/2016	3	City Council	adopted	Pass
9/13/2016	3	City Council	deferred	Pass
8/23/2016	3	City Council	deferred	Pass
8/9/2016	3	City Council	deferred	Pass
6/28/2016	2	City Council	deferred	Pass
5/10/2016	1	City Council	received and filed	Pass

ACTION REQUESTED:

Communication from the City Manager and the Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving the UNIFIED DEVELOPMENT CODE by Combining and Amending Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code.

BACKGROUND:

Over the last several months, Staff has worked to combine Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code into a Unified Development Code. As part of the process to combine all three codes into one, some changes were made to make processes more streamlined.

The Planning & Zoning Commission also held three special meetings to provide direction and feedback to staff on changes included in the unified code. The attached table provides a summary of the changes, including those suggested by the Commission at the special meetings.

At the request of Council during the June 28th City Council Meeting, City staff conducted two informational sessions with Chamber of Commerce members; a breakfast chat and a lunch and learn. In addition, City staff attended a Peoria Area Association of Realtors Meeting to present and answer questions from the members.

The Unified Development Code has been deferred since August 2016 in anticipation of proposed amendments

to development standards. On September 27, 2016, Council approved the fires reading for changes to infrastructure design. The amended development standards have been included in Section 2.13 Subdivision of the Unified Development Code and noted in the attached summary table.

FINANCIAL IMPACT: N/A

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

IMPACT IF APPROVED: The Unified Development Code will replace Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code in their entirety.

IMPACT IF DENIED: The Unified Development Code will not be adopted. The existing Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code will remain as currently codified.

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. Financially Sound City Government, Effective City Organization
2. Grow Peoria: Businesses, Jobs, and Population

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

1. Have an efficient government.
2. Grow employers and jobs.
3. Support sustainability.

DEPARTMENT: Community Development