



Legislation Details (With Text)

File #:	17-296	Version:	1	Name:	Special Use for Convenience Cash Business at 5201 N Big Hollow Rd
Type:	Ordinance	Status:		Status:	Adopted
File created:	9/11/2017	In control:		In control:	City Council
On agenda:	9/26/2017	Final action:		Final action:	9/26/2017
Title:	Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to: A. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-1 (General Commercial) District with Waivers to Allow the Establishment of a Convenience Cash Business, for the Property Located at 5201 NORTH BIG HOLLOW RD (Parcel Identification No. 14-19-177-010); or Recommendation from Staff to: B. DENY an ORDINANCE Approving a SPECIAL USE in a Class C-1 (General Commercial) District with Waivers to Allow the Establishment of a Convenience Cash Business, for the Property Located at 5201 NORTH BIG HOLLOW RD (Parcel Identification No. 14-19-177-010).				

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD NO 17,504, 2. PZ 17-33 - 5012 N Big Hollow Rd - Special Use Ordinance .pdf, 3. PZ 17-33 - 5012 N Big Hollow Rd - Commission Packet.pdf, 4. September 2017 PZ Minutes.pdf

Date	Ver.	Action By	Action	Result
9/26/2017	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to:

- A. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C-1 (General Commercial) District with Waivers to Allow the Establishment of a Convenience Cash Business, for the Property Located at 5201 NORTH BIG HOLLOW RD (Parcel Identification No. 14-19-177-010); or

Recommendation from Staff to:

- B. DENY an ORDINANCE Approving a SPECIAL USE in a Class C-1 (General Commercial) District with Waivers to Allow the Establishment of a Convenience Cash Business, for the Property Located at 5201 NORTH BIG HOLLOW RD (Parcel Identification No. 14-19-177-010).

BACKGROUND: The petitioner is requesting a Special Use with separation waivers for a Convenience Cash Business by proposing to occupy an existing tenant space in an existing multi-tenant building at the subject property. The Unified Development Code requires a 1500-Foot separation from residentially zoned property and other established Convenience Cash Businesses. The subject property is approximately 162 feet from residentially zoned property to the northeast and 172 feet from an existing Convenience Cash Business to the southeast. The waiver request is 90% and 88.5%, respectively, from the required 1500-Foot separation.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: None stated at the hearing

IMPACT IF APPROVED: The Convenience Cash Business would be allowed to establish at the subject property. Discussion was held during the Commission meeting regarding the precedence of allowing the business to establish with such a significant waiver. Please see the attached minutes for more information.

IMPACT IF DENIED: The Convenience Cash Business would not be allowed to establish at the subject property.

ALTERNATIVES: There are currently 4 locations in the City of Peoria that meet the buffer standards contained within the ordinance and are detailed in the following table:

PIN	Address	Status
08-36-300-015	N Radnor Rd	Vacant Land Zoned C2
13-11-151-013	7515 N Grand Prairie Rd	Steak and Shake Restaurant Zoned C2
14-06-300-010	8305 N Allen Rd	Summit Crossing Shopping Center Zoned C2
14-06-476-003	2006 W Altorfer Dr	Radio Station Complex Zoned C2

EEO CERTIFICATION NUMBER: N/A

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

1. Choose an item.
2. Choose an item.
3. Choose an item.

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

1. Choose an item.
2. Choose an item.
3. Choose an item.

DEPARTMENT: Community Development