



## Legislation Details (With Text)

<b>File #:</b>	19-131	<b>Version:</b>	2	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Adopted	
<b>File created:</b>	4/5/2019	<b>In control:</b>		City Council	
<b>On agenda:</b>	5/7/2019	<b>Final action:</b>		5/7/2019	
<b>Title:</b>	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 Amending APPENDIX A, the Unified Development Code, Relating to BUILDABLE AREA IN THE CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT.				

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**Attachments:** 1. ORD NO 17,682 (Item No. 19-131), 2. Ordinance for PZ 19-D, 3. Staff Report for PZ 19-D, 4. Meeting Minutes for PZ 19-D

Date	Ver.	Action By	Action	Result
5/7/2019	2	City Council	adopted	Pass
4/23/2019	1	City Council	received and filed	Pass

### 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 Amending APPENDIX A, the Unified Development Code, Relating to BUILDABLE AREA IN THE CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT.

**BACKGROUND:** The Class CN (Neighborhood Commercial) is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. The maximum ground floor area for a building in the CN district is 15,000 sq. ft. Proposed developments with buildings larger than 15,000 sq. ft. must either downsize, rezone the property to a more intense zoning class (that may not be appropriate for the surrounding neighborhood), or abandon the development all-together.

Staff is proposing the Special Use process for new buildings in the Class CN (Neighborhood Commercial) district that exceed 15,000 sq. ft. in size. This will allow for additional development opportunities that will be reviewed through a public hearing and final approval by City Council.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 3 to 1 to approve the text amendment.

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:** The Land Development Code will be amended to allow a Special Use for proposed building additions or new construction larger than 15,000 sq. ft. in the Class CN (Neighborhood Commercial) District.

**IMPACT IF DENIED:** The Land Development Code will not be amended.

**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