



Legislation Details (With Text)

File #:	19-133	Version:	2	Name:	
Type:	Ordinance	Status:		Adopted	
File created:	4/5/2019	In control:		City Council	
On agenda:	5/28/2019	Final action:		5/28/2019	
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to ADMINISTRATIVE DEVIATIONS FOR WALL SIGNS.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD NO 17,684 (Item No. 19-133), 2. Ordinance for PZ 19-F, 3. Staff Report for PZ 19-F, 4. Meeting Minutes for PZ 19-F

Date	Ver.	Action By	Action	Result
5/28/2019	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 and Zoning Commission and Staff to ADOPT an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to ADMINISTRATIVE DEVIATIONS FOR WALL SIGNS.

BACKGROUND: Wall signs within the Form districts must be placed within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.

Currently an administrative deviation, which is the smallest of the three types of variances, is available for the placement of a wall sign on a single story building only. An administrative deviation is not available for wall signs placed on multiple story buildings, thus a special use is required.

The proposed text amendment will allow the administrative deviation process for the placement of a wall sign on a building regardless of the number of stories. A special use will no longer be required.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 4 to 0 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 administrative deviations for wall signs on all building types.

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. Have an efficient government.

DEPARTMENT: Community Development