



Legislation Text

File #: 15-131, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE REZONING Property from a Class R-4 (Single-Family Residential) District to a P-1 (Parking) District for the Property Located at 1312 - 1314 W GIFT AVENUE (Parcel Identification Nos. 14-32-180-019 & -018), Peoria, IL. (Council District 2).

BACKGROUND:

Petitioner: Daniel Agatucci for James and Gerald Agatucci.

Current Use: The property is currently undeveloped.

Present zoning: R-4 (Single-Family Residential) District

Proposed zoning: P-1 (Parking) District.

The property is surrounded by: Surrounded by C-N (Neighborhood Commercial) zoning to the east, R-4 (Single-Family Residential) zoning to the north and west, and R-3 (Single-Family Residential) zoning to the south.

Future land use designation: The future land use designation is for the property is medium density residential

Acreage: Approximately .28 acres.

History:

<u>Date</u>	<u>Zoning</u>
1931 to 1958	A (One Family Dwelling) District
1958 to 1963	A (One Family Dwelling) District
1963 to 1990	R-1 (Low Density Residential) District
1990 to Present	R-4 (Single Family Residential) District

STAFF COMMENTS:

While the proposed request does not align with the Comprehensive Plan Designation of the property, the current request to rezone the property to P-1 (Parking) District would provide a transition from the more intensive commercial zoning to east to the less intensive residential zoning to the west and therefore staff does not object. A zoning of P-1 would also limit the use of the property to parking and, as a result, restrict more intensive uses.

ZONING COMMISSION ACTION:

The Zoning Commission found that the request met the Findings of Fact requirements and VOTED 7 to 0 to APPROVE.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: N/A

IMPACT IF APPROVED: The zoning of the subject property will be changed from R-4 (Single-Family Residential) District to P-1 (Parking) District.

IMPACT IF DENIED: The current zoning of R-4 (Single-Family Residential) District will remain.

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. Grow Peoria: Businesses, Jobs, and Population

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

1. Reinvest in neighborhoods.
2. Grow employers and jobs.

DEPARTMENT: Community Development