



Legislation Text

File #: 15-129, **Version:** 1

ACTION REQUESTED:

Communication from the City Manager and the Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff to APPROVE a RESOLUTION, which Approves a Preliminary Plat for BEACHLER'S SUBDIVISION, a two lot subdivision, with a waiver, for the Property Location at 3623 N UNIVERSITY STREET (Parcel Identification Nos. 14-29-326-002 & -003), Peoria, IL. (Council District 2).

BACKGROUND:

Petitioner: Steve Kerr of Mohr and Kerr Engineering and Land Surveying, PC for Terry Beachler of UTGMBH, LLC

Current Use: The property is currently occupied by a gas and auto service station.

Present zoning: C-2 (Large Scale) Commercial District

Proposed zoning: C-2 (Large Scale) Commercial District

The property is surrounded by: The property is surrounded by C-2 (Large Scale Commercial) District to the north, west and south, and C-2 (Large Scale Commercial) and C-1 (General Commercial) District to the east.

Future land use designation: The future land use designation is for the property is commercial.

Acreage: Approximately 1.93 acres

History:

| <u>Date</u> | <u>Zoning</u> |
|-----------------|---------------------------------------|
| 1963 to 1990 | C-4 (Highway Commercial) District |
| 1990 to Present | C-2 (Large Scale Commercial) District |

STAFF COMMENTS:

The minimum required lot size in the C-2 (Large Scale Commercial) District is 50,000 square feet. Currently parcel 14-29-326-002 meets the minimum requirement, with an approximate size of 68,389 square feet and parcel 14-29-326-003 has an approximate lot size of 15,682 square feet and therefore does not currently meet the minimum requirement.

Each newly created parcel is required to meet the minimum lot size requirement of 50,000 square feet. In this instance, neither proposed parcel meets the minimum lot area requirement. Lot 1 (PIN 14-29-326-002) has a proposed lot size of 22,651 square feet and Lot 2 (PIN 14-29-326-003) has a proposed lot size of 43,996 square feet. Therefore a waiver is requested to allow two lots which are less than the required 50,000 square foot lot size.

In addition, please note that the current parcel boundaries incorporate a portion of the public right-of way and the proposed plat resolves that as well.

REQUESTED WAIVER:

| Code Requirement | Requested Waiver | Zoning Commission Recommendation | Staff Recommendation |
|--|---|----------------------------------|----------------------|
| 1. Appendix B, Article 9.7.e.1.: The minimum lot size in the C-2 District is 50,000 square feet. | Waiver to allow parcel densities less than the minimum required in the C-2 District. The proposal includes a new subdivision with two lots, in which lot one will contain 22,651 square feet and lot 2 will contain 43,996 square feet. | Approve | Approve |

REQUESTED CONDITIONS

| Condition | Detail | Zoning Commission Recommendation | Staff Recommendation |
|---------------|--|----------------------------------|----------------------|
| 1. Final Plat | When the final plat is submitted, a copy at 1" = 100' must be provided for the City records. | Support | Support |

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 parcel boundaries will be modified to allow each building on a separate parcel and dedication of public right-of-way.

IMPACT IF DENIED: No change

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. Grow employers and jobs.

DEPARTMENT: Community Development